



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 7, 2018

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To approve a request for a Historical Tax Deferment on property located within the Historic District, located at 406 North Nevada Street, APN 003-226-03.

Staff Summary: The subject property is eligible for the Open Space Use Assessment as a result of its conformance to specific standards and its historical status in Carson City.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

"I move to approve a request for an Historical Tax Deferment on property located within the Historic District, located at 406 North Nevada Street, APN 003-226-03".

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of May 10, 2018, the Historic Resources Commission recommended approval of the Historical Tax Deferment based on finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with the Historic Resources Commission's Policies. The staff report to the Historic Resources Commission is attached.

Background/Issues & Analysis

Carson City Municipal Code Section 21.02.040 states that any site or structure designated as historic by the Board of Supervisors shall be eligible for the Open Space Use Assessment. The subject property is a contributing property in the City's Historic District.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District), CCMC 21.02.040 Criteria for Open Space / Historic Use Assessment, and NRS 361A Taxes on Agricultural Real Property and Open Space.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Deny the request.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MAY 10, 2018**

AGENDA ITEM: E-3

FILE NO: HRC-18-069

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 406 N Nevada Street.

OWNER: Holly Ann Fant Trust 6/19/02

LOCATION/APN: 406 North Nevada Street / 003-226-03

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission **"Move to recommend to the Board of Supervisors approval of HRC-18-069, a request for Historical Tax Deferment on property zoned Residential Office, located at 406 North Nevada Street, APN 003-226-03. The subject approval is based on the finding that the property is in general conformance with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines, and with Historic Resources Commission Policies."**



1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed in the Carson City Resources Inventory completed in March 1980, the Carson City Resources Inventory updated in 1988, and in the Kit Carson Trail Inventory. Per the March 1980 survey data, the home was built in 1871, and “the architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.”

2. The property must be in good repair and the applicant is encouraged to present photographs as evidence.

A site visit was conducted on April 26, 2018, and the site was found to be in good condition.

3. Any alteration on the property must be of compatible historical character.

The property has not been altered, and retains the historical character.

4. The property must be in compliance with Historic Resources Commission guidelines.

The property is in compliance with the Historic Resources Commission guidelines.

Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in 1980.

Property Information from the Carson City Resources Inventory updated in 1988.

Property Information from the Kit Carson Trail Inventory.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED

APR 23 2018

CARSON CITY
PLANNING DIVISION

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 20, 2018
RE: Historical Site Assessment
Parcel No. 003-226-03

Enclosed you will find an application for Historical tax deferment status.

The current values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 34,675	LAND: 99,071
IMPROVEMENTS: 25,276	IMPROVEMENTS: 72,217

There will be no change in value. This property is currently receiving the Historical Deferment. Application is for new owner.

Please proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

DAVID A. DAWLEY – CARSON CITY ASSESSOR
201 North Carson Street, Suite 6 • 89701 • (775) 887-2130 • (775) 887-2139
Hearing Impaired use: 711



APN 003-226-03

Return this application to:
Carson City Assessor's Office
201 N. Carson St., Ste. 6
Carson City, NV 89701

This space above for Recorder's Use Only

Application for Open Space/Historic Use Assessment

Return this application to the County Assessor's Office at the address shown above no later than June 1st. If this application is approved, it will be recorded and become a public record.

IF MORE SPACE IS NEEDED, PLEASE ATTACH ADDITIONAL SHEETS TO THIS APPLICATION.

Please type in the following information for each owner of record or his representative.

Owner:	<u>HOLLY FANT TRUST</u>	Representative:	_____
	<u>HOLLY FANT, TRUSTEE</u>		
Address:	<u>406 N. Nevada St</u>	Address:	_____
City, State, Zip:	<u>CARSON CITY, NV 89703</u>	City, State, Zip:	_____
Phone #:	<u>408 230 4601</u>	Phone #:	_____

This property is .258 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Residential

For what reasons do you feel the above-described property should be classified as open space/historic:
This property is being owner occupied and restored

Is the property available and accessible to the general public? No

If not, explain: Private Residence

If open space real property classification is sought on the basis of the property being designated by law as *historic*, please answer the following questions:

- 1) The historic name of the property is Abraham Cury House
- 2) The address of the property is 406 N. Nevada Street
- 3) The improvements were constructed in 1871. (Indicate year, estimate if unknown)

(I) (We) hereby certify that the foregoing information submitted is true, accurate and complete to the best of (my) (our) knowledge. (I) (We) understand that if this application is approved, this property may be subject to liens for undetermined amounts. (Each owner of record or his authorized representative must sign. Representative must indicate for whom he is signing, in what capacity and under what authority.) Please print name under each signature.

Holly Ann Grant 406 N. Nevada St Carson City NV 8982304601 4/16/18
 Signature of Applicant or Agent – Address and Phone Number Date

Holly Ann Grant
 Signature of Applicant or Agent – Address and Phone Number Date

 Signature of Applicant or Agent – Address and Phone Number Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION			
<input checked="" type="checkbox"/>	Application Received	<u>4/18/18</u> Date	<u>KA</u> Initial
<input type="checkbox"/>	Property Inspected	_____ Date	_____ Initial
<input type="checkbox"/>	Income Records Inspected (If applicable)	_____ Date	_____ Initial
<input type="checkbox"/>	County Commission Action	_____ Date	_____ Initial
<input type="checkbox"/>	Written Notice of Approval or Denial Sent to Applicant	_____ Date	_____ Initial
Reasons for Approval or Denial and Other Pertinent Comments:			

_____		_____	_____
Signature of Official Processing Application		Title	Date

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 406 North Nevada APN 3-226-03
- 2. Common Name: _____
- 3. Historic Name: Abe Curry House
- 4. Present Owner: Duane and Anna Berning (Norsing & Wassner)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

Italianate in design origins, the substantial one story Curry House was built of stone quarried at the Nevada State Prison and laid in coursed ashlar bond. The building is an irregular L-shape with its extension at the rear and a projecting front entry porch. The roof is hipped and pierced by four chimneys. Detailing includes; double hung windows with four over four lights, stone lintels and sills, brackets at the eaves, a frieze banding encircling the house, and a recessed entrance with transom, side lights, and engaged columns in wood. A narrow concrete terrace extending the width of the building stands at the entrance but the door step is stone.

The house originally had an octagonal cupola centered on the ridge of the roof that served as a skylight for the dining room and a front porch with five bays, both of which were removed about 1926. The rear wing was built as a school room for a private school run by Maryette Curry and now serves as apartments.

A small one story, shiplap surfaced outbuilding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

Larger in scale and massing than its neighbors, the building is also unusual for the area in its design and extensive use of stone. It contributes importantly to the neighborhood however in terms of height and historic image.



Street Furniture: picket fence, concrete posts, walk

Landscaping: mature evergreens, large open corner side yard, Lombardy Poplar street trees

Architectural Evaluation: PS _____ NR X

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known Private Development _____
Zoning RD Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1871 Estimated _____ Factual Source: HABS

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built in 1871 by local businessman Abe Curry, who may have also been its designer. Curry was a prominent Carson City pioneer, having built the Warm Springs Hotel which housed the first legislature, and served as the Warden of the State Prison, Superintendent of the U.S. Mint, and as construction supervisor for both the Mint and the Virginia and Truckee Railroad Shops.

The architectural significance of the structure lies in the uniqueness of this style and form within the City, its impressive stone presence and the fine execution of its design.

Its siting, with its large corner lot adds importance to the building. While the City contains other structures built of ashlar masonry from this general era, this building is the only representative of its style. It is an early example of the Italianate influence and is well composed and proportioned in its design.

The structure was built of stone quarried at the Nevada State Prison of which Curry served as the Warden.

SOURCES:

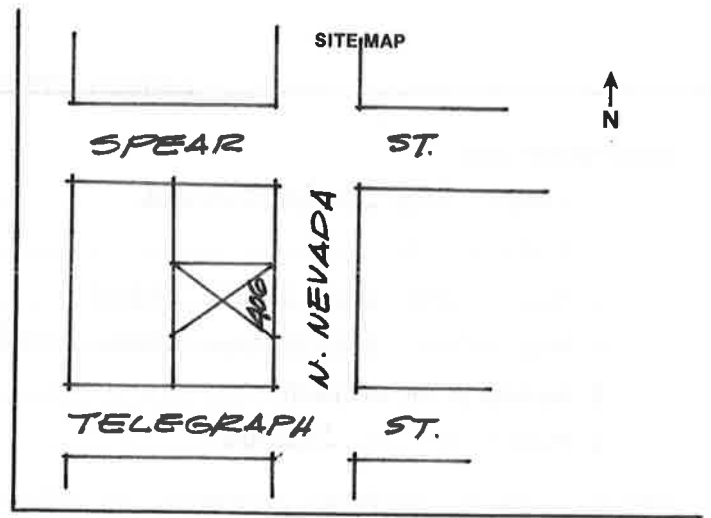
Historic American Building Survey, 1974
Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



KIT CARSON TRAIL INVENTORY

NAME: ABE CURRY HOUSE.

ADDRESS: 406 NORTH NEVADA STREET.

LOCATION: 406 NORTH NEVADA STREET.

CONSTRUCTION DATE: ca. 1871.

ARCHITECT: ABE CURRY?

BUILDER: ABE CURRY.

HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

Abe Curry built this house in 1871 of sandstone quarried from the Nevada State Prison. Originally the house had an octagonal cupola, which served as a skylight for the dining room of the house. There was also a front porch of five-bays in front of the projecting front pavilion which returned against the walls of the main block. Both the porch and cupola were removed during the Berning ownership.

Curry, one of the founders of Carson City¹, was born about 1814 in New York. Abraham Curry worked as a baker and a steamboat man before migrating to California, where he lived in Grass Valley and Downieville. He came to Carson County, Utah Territory in 1858 and in 1859 located a claim on the Comstock Lode, later incorporated as

¹. Abraham Curry arrived in western Utah Territory in 1858, but finding prices too high in Genoa, he resolved to "build a town of his own." He became known as the founder of Carson City. With partners B.F. Green, J.J. Musser and F.M. Proctor, Curry purchased the Eagle Valley Ranch for the price of \$500 in coin and some mustangs. By September, 1858, the site of Nevada's future capital was plotted, with ten acres set aside for the construction of a Capitol building.

a part of the Gould and Curry mine. Curry was warden and contractor for the Nevada Territorial Prison from 1862 to 1864, territorial assemblyman 1862-1863, territorial senator 1863 to 1864, Orsmy County surveyor 1866 to 1868, superintendant of construction of U.S. Mint at Carson City 1866-1869, and first superintendant of the mint 1869-1871. Curry's last major local construction job was the V. & T.'s Carson City shops. Construction of the building began in November, 1872, and was completed in July, 1873, in time for a grand Fourth of July Ball in 1873. On October 19, 1873, Curry died at the age of fifty-eight. His funeral was the largest held up to that time in Carson City and the Mint ceased operations for the day out of respect to its first superintendant. He is buried in Lone Mountain Cemetery

His wife lived in the house for many years. Curry's daughter Maryette taught a private school in the rear wing and borders were taken in to help pay bills. In addition, neighbors helped her pay bills and provided firewood. In 1875 and 1876 portions of the property were sold.

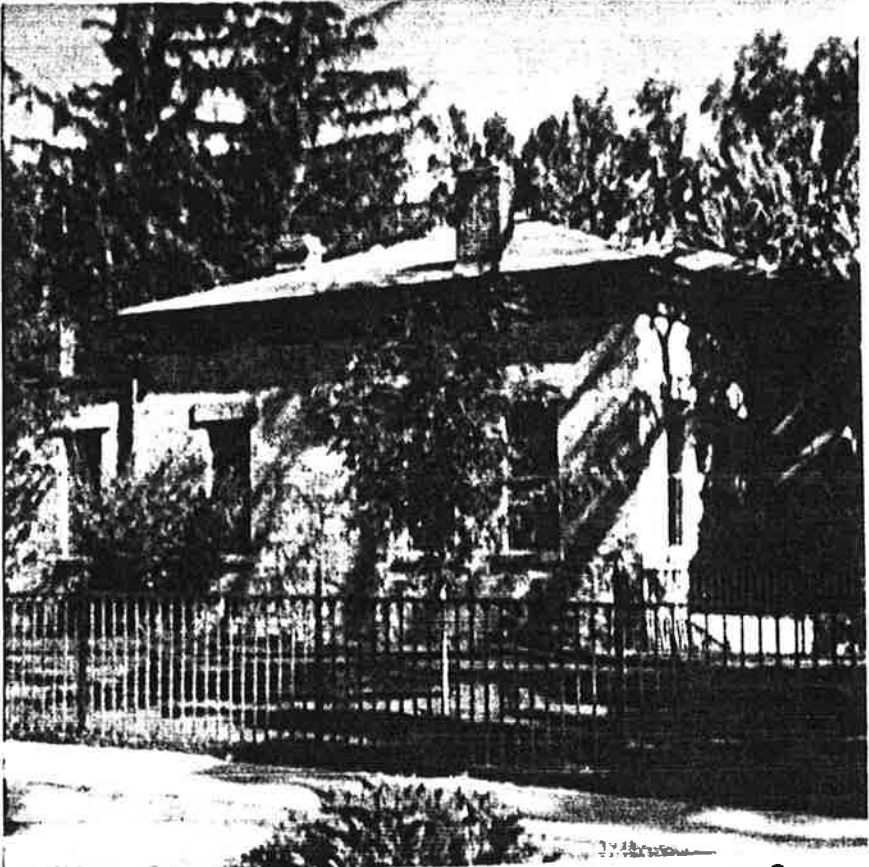
In 1902 there were deliquent taxes on the property and W.H. Cowan paid them and obtained title to the property. Cowan was the son of Abe Curry's daughter Elvira. The Cowans owned the property until 1919, when it passed out of the hands of the builder's family.

SOURCES OF INFORMATION:

Doris Cerveri, **With Curry's Compliments: The Story of Abraham Curry.**

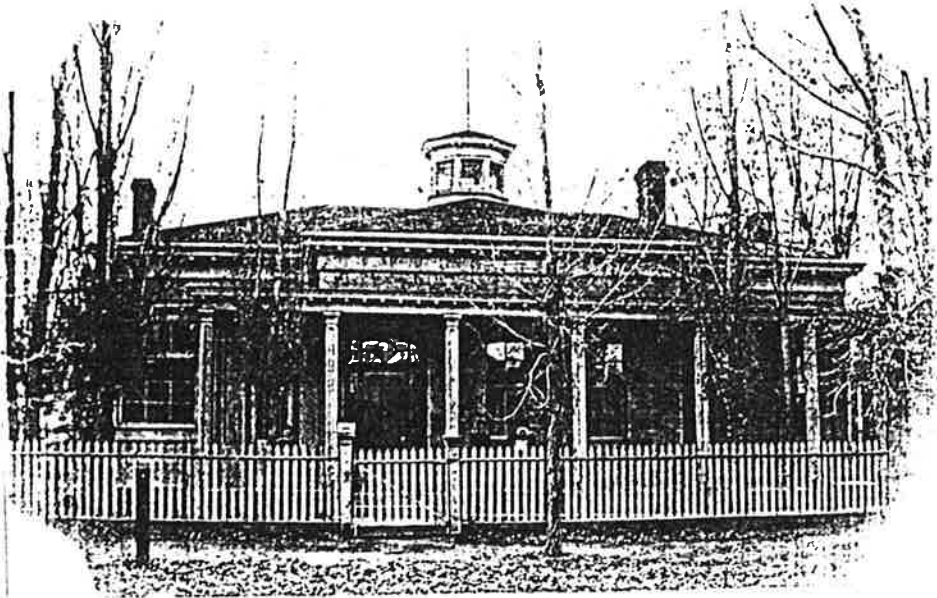
S. Allen Chamber, Jr. **The Architecture of Carson City, Nevada.**

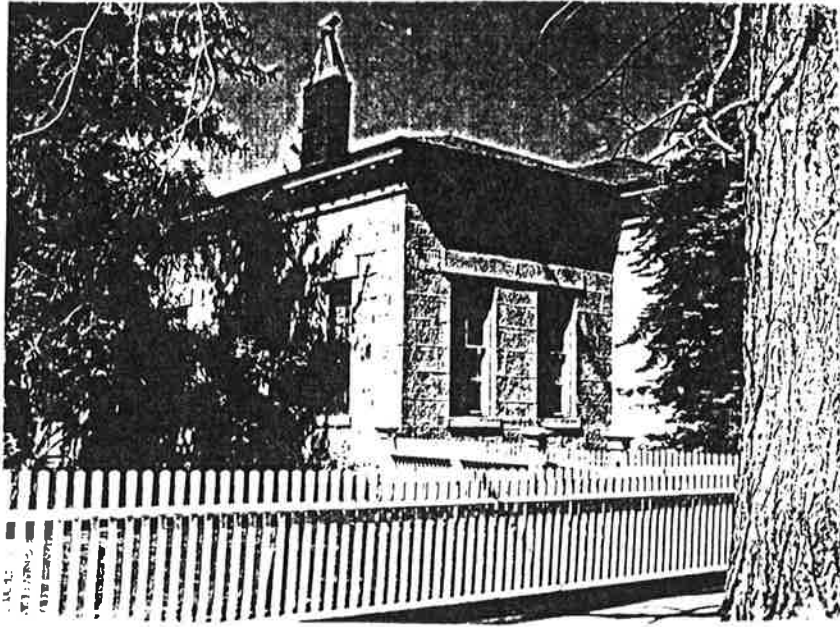
ILLUSTRATIONS - ABE CURRY HOUSE



Looking N.W.

1993.





CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

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- 1. Address: 406 North Nevada 09 3-226-03
- 2. Common Name: _____ HERRING & WASSNER
- 3. Historic Name: Abe Curry House 406 N NEVADA ST
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- 5. Address (if not occupant): _____
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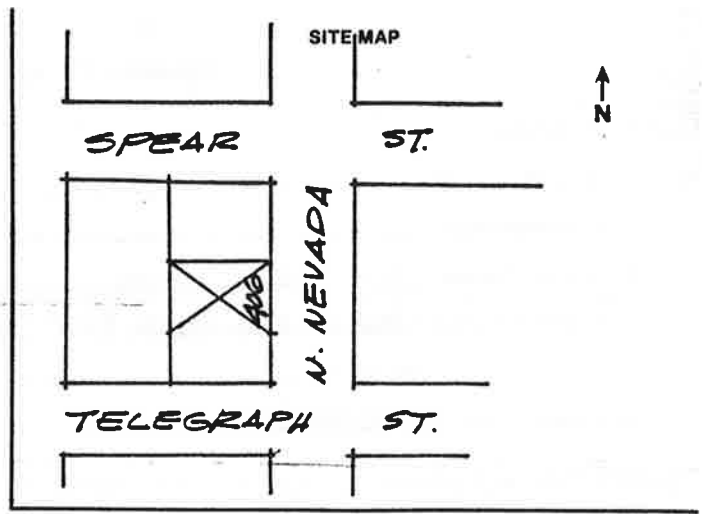
Historic American Building Survey, 1974
Carson City Historic Tour

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438