



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 302 Thompson Street, APN 003-133-31.

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 302 Thompson Street, APN 003-133-31".

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-4

FILE NO: HRC-18-073

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 302 Thompson Street.

OWNER: Carson K. McFadden

LOCATION/APN: 302 Thompson Street / 003-133-31

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission **"Move to recommend to the Board of Supervisors approval of HRC-18-073, a request for Historical Tax Deferment on property zoned Single Family 6000, located at 302 Thompson Street, APN 003-133-31. 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 Carson City Historical Survey completed in 2000. Per the March 1980 survey data, the home was built in 1870's and the structure "is a vestige of the city's early architectural past and a representative of modest working man's housing of the 1870's."

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 30, 2018, and the site was found to be in good condition.

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

The front façade and the north side façade, which faces 3rd Street, are consistent with the historical character. In 1983, a large two story addition was placed on the property. In advance of this improvement being made, Architectural Historian James Hamrick reviewed the requested expansion and determined "no effect" on the Historic District. The addition does not compromise the character of the original building.

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 Carson City Historical Survey completed in 2000.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

APR 26 2018

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 26, 2018
RE: Historical Site Assessment
Parcel No. 003-133-31

Enclosed you will find an application for Historical tax deferral status. This property is currently receiving the deferral, however, was sold and therefore the new owner must apply in order to continue the deferral.

The Historical Deferral values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 15,540	LAND: 44,400
IMPROVEMENTS: 13,841	IMPROVEMENTS: 39,546

These values will be for the 2018/19 fiscal year if the application is recorded on or before June 30, 2018.

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 003-133-31

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>Carson McFadden</u>	Representative:	_____
Address:	<u>302 Thompson St CC, NV</u>	Address:	_____
City, State, Zip:	<u>89703</u>	City, State, Zip:	_____
Phone #:	<u>775-220-4444</u>	Phone #:	_____

This property is .17 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Residential

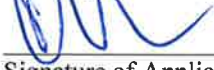
For what reasons do you feel the above-described property should be classified as open space/historic:
Built in 1915

Is the property available and accessible to the general public? No - Personal Home

If not, explain: _____
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 302 Thompson St CC, NV 89703
- 2) The address of the property is 302 Thompson St CC, NV 89703
- 3) The improvements were constructed in 1970's? . (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.

 302 THOMPSON SE CONSON CITY, MO 64703 4/23/18
Signature of Applicant or Agent – Address and Phone Number 777-220-4444 Date

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>4/25/18</u> Date	<u>LA</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: 302 South Thompson APN 3-133-31
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Robert and Patricia Polichio
- 5. Address (if not occupant): 1322 Clemens Drive; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one story house is a vernacular building with forms and some decorative influences of the Greek Revival style. Surfaced in composition siding, the roof of the wood frame structure is formed by intersecting gables and the foundation is brick, stone, and cement. The porch is supported by chamfered posts and windows are double hung with two lights over two. The front door is paneled with a transom above.

The porch is a later addition and the building has been resurfaced with composition siding.

RELATIONSHIP TO SURROUNDINGS:

The structure is environmentally and architecturally compatible to surrounding buildings and particularly relates well to 312 South Thompson.



Street Furniture: ---

Landscaping: apple trees, lilacs

Architectural Evaluation: PS X NR _____

District Designation: PD 2 NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

124

THREATS TO SITE:

None Known X Private Development _____
Zoning SF6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

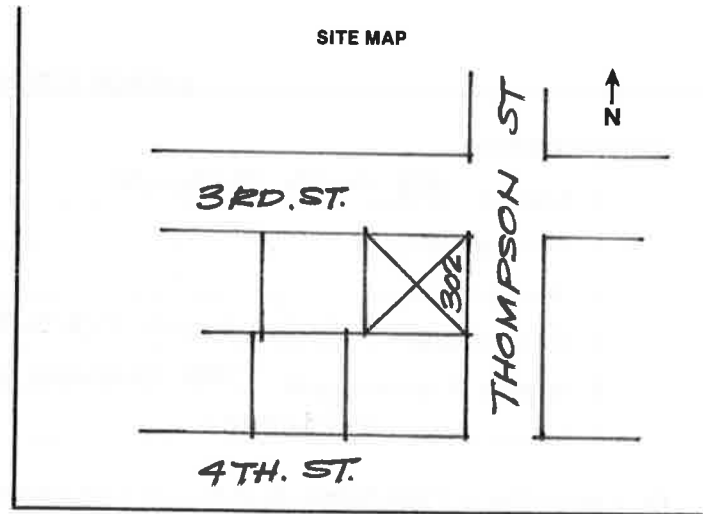
Builder (if known) _____

Date of Construction 1870's Estimated X Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:

Located on the 1875 Bird's Eye View Map, this small vernacular structure is a vestige of the city's early architectural past and a representative of modest working man's housing of the 1870's. With its mature, if somewhat overgrown, landscaping, it contributes to the character of the area.



SOURCES:

1875 Bird's Eye View Map

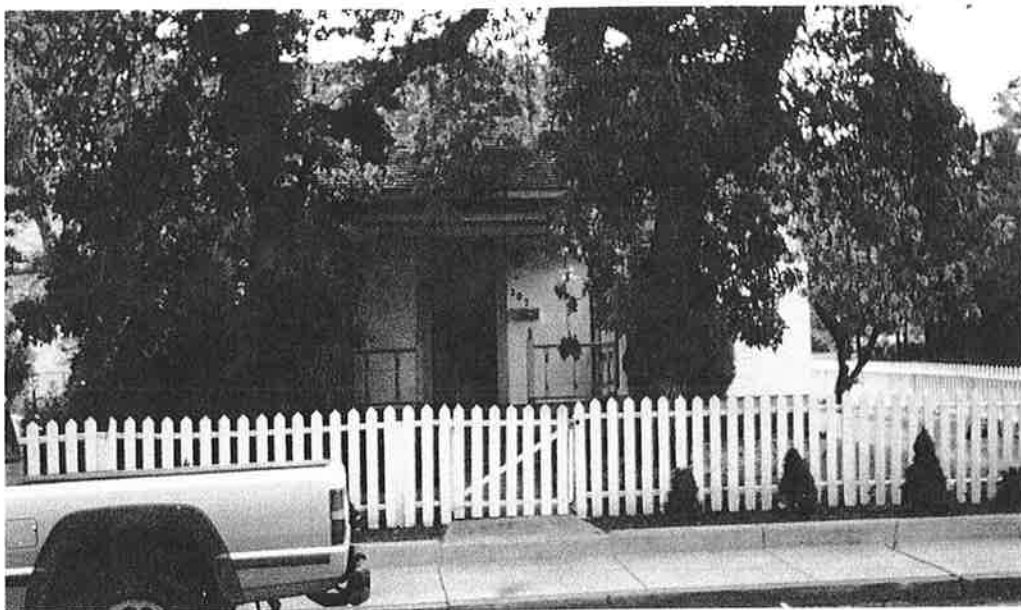
SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

**Historical Survey 2000
Carson City Historic District
Carson City Community Development**



Address: 302 Thompson

Location: Southwest corner S. Thompson and W. Third

Construction Date: 1915 (assessor)

Historical Background

Mrs. C. C. Ott was the occupant of this home in 1895. Celia Ott was a widow, age 73 in 1910. She had been born in Germany and raised two children.

Henry Killian was living in this home in 1917. Killian was a brewer at the Carson Brewing Company, and shared the home with another brewer, Frank Stupke. In 1923 two widows were living in the house, along with various individuals who were probably their children. Florence Baxter, widow of Matthew, was employed by the Carson Bakery, and later as an operator at Bell Telephone. Charlotte Smith, the widow of John C., did not list an occupation. The women lived in the home between 1923 and 1930. During those years, George Smith, who worked as a miner, lived with Baxter and Smith. John, Joseph, and William Baxter, all

employed as laborers, lived here, as did Mildred Baxter and George Baxter, who were both students.

By 1935, Clyde and Beatrice May were in residence. May was a cattle buyer. In 1948 Marcel and Agnes Theodoloz were at this address. Theodoloz worked as a janitor.

Sources: Stewart Title Posting Books; Carson City Directories; Carson City Telephone Directories; United States Census

CARSON CITY RESOURCES INVENTORY

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

IDENTIFICATION:

- 1. Address: 302 South Thompson
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Robert and Patricia Polichio
- 5. Address (if not occupant): 1322 Clemens Drive; Carson City, Nevada
- 6. Present Use: residence Original Use: residence

08 3-133-31
 POLICHIO, PATRICIA ANN
 302 S THOMPSON ST
 CARSON CITY NV 89703

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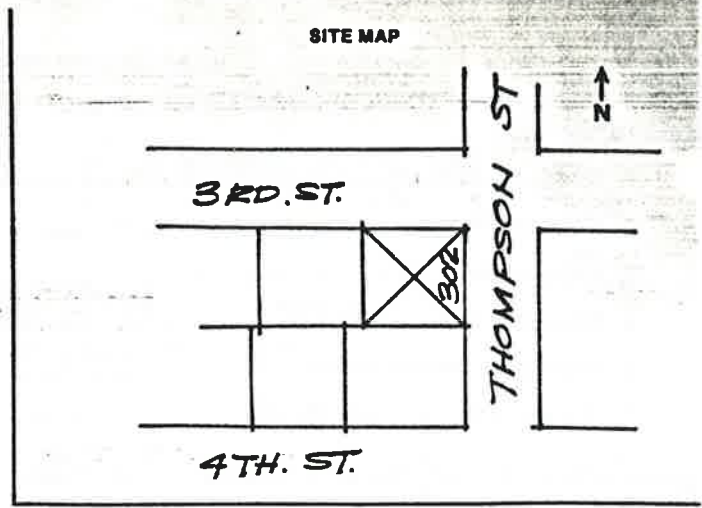
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1875 Bird's Eye View Map

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