

Item # 4-1

**City of Carson City
Agenda Report**

Date Submitted: January 9, 2006

Agenda Date Requested: January 18, 2006

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a request from Julian and Joanna Smith for Historical Tax Deferment status on property zoned Residential Office (RO), located at 502 North Division Street, APN 003-237-04 (Orion Clemens House). File HRC-06-214

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.

Type of Action Requested:

☐ Resolution

☐ Ordinance

☒ Formal Action/Motion

☐ Other

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: None

Historic Resources Commission Action: December 14, 2006 - Approval 5 Ayes, 0 Nays, 2 Absent.

Recommended Board Action: I move to approve a request from Julian and Joanna Smith for Historical Tax Deferment status on property zoned Residential Office (RO), located at 502 North Division Street, APN 003-237-04 (Orion Clemens House). File HRC-06-214

Explanation for Recommended Board Action: The Historic Resources Commission's decision was properly based on the required findings 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.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.06 (Historic District).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) To deny HRC-06-214 or, 2) Refer back to the Historic Resources Commission for further review.

**Supporting Material: HRC-06-214 Staff Report
Case Record**

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By: Walter Sullivan

(Walter Sullivan, Planning & Community Development Director)

Date: 1-9-07

Jennifer Pruitt

(Jennifer Pruitt, Planning & Community Development Senior Planner)

Date: 1-9-07

Larry Weber

(Larry Weber, Development Services Director/City Engineer)

Date: _____

Linda Ritter

(Linda Ritter, City Manager)

Date: 1-9-07

Melanie Bruketta

(Melanie Bruketta, Chief Deputy District Attorney)

Date: 1-9-07

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR HISTORIC RESOURCES COMMISSION MEETING OF
DECEMBER 14, 2006**

AGENDA ITEM: F-2

FILE NO: HRC-06-214

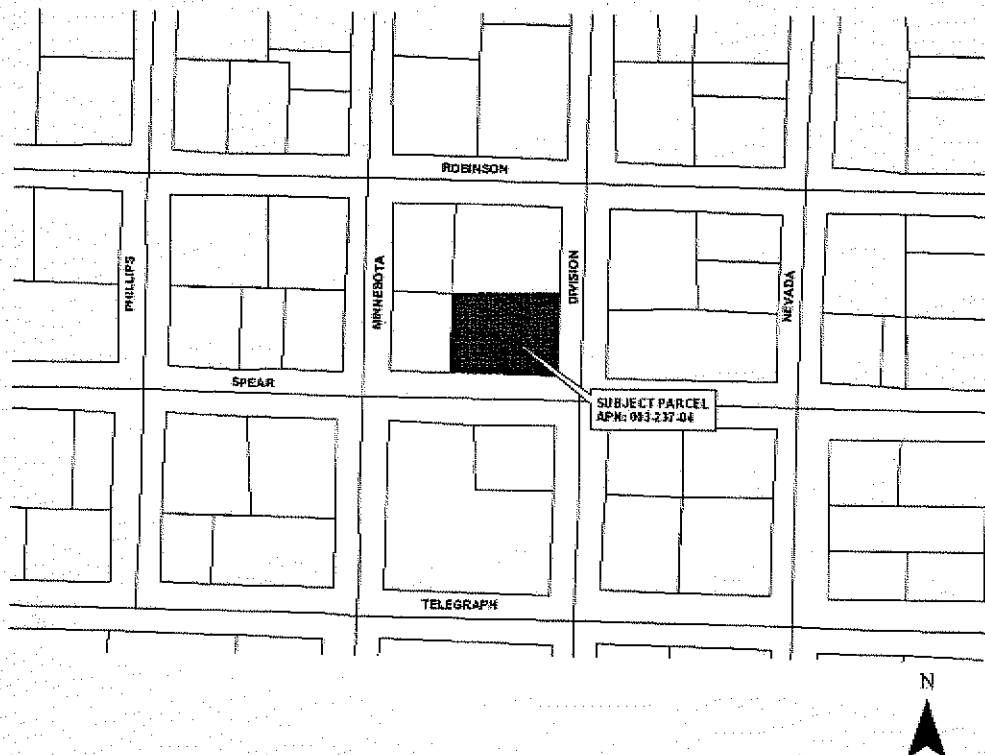
STAFF AUTHOR: Jennifer Pruitt, AICP, Senior Planner

REQUEST: A request for Historical Tax Deferment status for the Orion Clemens House

APPLICANT/OWNER: Julian and Joanna Smith

LOCATION/APN: 502 North Division Street, APN 003-237-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-06-214, a request from Julian and Joanna Smith, for Historical Tax Deferment on property zoned Residential Office (RO), located at 502 North Division Street, APN 003-237-04. 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. 2. The property must be in good repair and the applicant is encouraged to present photographs as evidence. 3. Any alteration on the property must be of compatible historical character. 4. The property must be in compliance with Historic Resources Commission guidelines."



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

The subject site is listed on the Carson City Resources Inventory of March 1980, completed by Historic Environment Consultants. Per information provided by the historical survey, this is a two- story stucco surfaced structure with design elements from Gothic Revival and Greek Revival styles. The structure is environmentally and architecturally compatible to its neighbors and the Historic District of Carson City.

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

A site visit was conducted on December 6, 2006, and the site was found to be in excellent condition. Staff will provide photographic documentation at the December 14, 2006, HRC meeting.

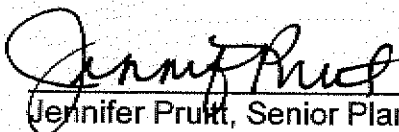
3. Any alteration on the property must be of compatible historical character.

No alterations are proposed at this time. The structure was built in 1863. This structure has a historic name of the Orion Clemens House. This structure is approximately 3,555 square feet. The structure is currently used as a professional office use, and the current zoning of the subject parcel is Residential Office (RO).

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

The subject site is currently in compliance with the Historic Resources Commission Guidelines. There have been no complaints generated referencing non-compliance.

PLANNING DIVISION


Jennifer Pruitt, Senior Planner

JP/rmj

**CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD**

MEETING DATE: December 14, 2006

AGENDA ITEM NO.: F-2

APPLICANT(s) NAME: Julian and Joanna Smith
PROPERTY OWNER(s): Same

FILE NO.: HRC-06-214

ASSESSOR PARCEL NO(s): 003-237-04
ADDRESS: 502 North Division Street

APPLICANT'S REQUEST: an application for Historical Tax Deferment status on property zoned Residential Office (RO). (Orion Clemens House).

COMMISSIONERS PRESENT: ☒ BAKER ☒ SPEULDA ☒ DREWS
 ☐ SMITH ☒ OSSA ☐ LOPICCOLO ☒ DARNEY

STAFF REPORT PRESENTED BY: Jennifer Pruitt

STAFF RECOMMENDATION: ☒ CONDITIONAL APPROVAL

APPLICANT REPRESENTED BY: Julian Smith

☒ REPORT ATTACHED

☐ DENIAL

☒ APPLICANT/AGENT
PRESENT

☐ APPLICANT/AGENT
SPOKE

☐ APPLICANT/AGENT
NOT PRESENT

☐ APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL

☒ WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Darney SECOND: Baker PASSED: 5/AYE 0/NO 0/DQ 2/AB

SCHEDULED FOR THE BOARD OF SUPERVISORS DATE: January 18, 2007

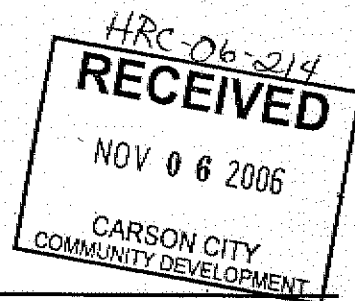


CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Jennifer Pruitt, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: November 3, 2006
RE: Historical Site Assessment
Parcel No. 003-237-04



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

The 2007/2008 assessed values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 35,998	LAND: 102,851
IMPROVEMENTS: 32,579	IMPROVEMENTS: 93,083

The new values for the 2007/2008 after receiving the Historical Deferment are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 26,639	LAND: 76,111
IMPROVEMENTS: 24,109	IMPROVEMENTS: 68,883

These values will be for the 2007/08 fiscal year if the application is recorded on or before June 30, 2007.

Please proceed accordingly.

Thank you.

Kimberly Adams
Property Appraiser I

DAVID A. DAWLEY - CARSON CITY ASSESSOR

201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139