



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 2, 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 408 West Robinson Street, APN 003-236-01.

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 408 West Robinson Street, APN 003-236-01".

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of July 12, 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. The subject property is currently receiving a deferment. The request is due to a change in ownership.

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 JULY 12, 2018**

AGENDA ITEM: E-1

FILE NO: HRC-18-076

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 408 W. Robinson Street.

OWNER: August Worchell Trust

LOCATION/APN: 408 W. Robinson Street / 003-236-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to recommend to the Board of Supervisors approval of HRC-18-076, a request for Historical Tax Deferment on property zoned Residential Office, located at 408 West Robinson Street, APN 003-236-01. 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, the Kit Carson Trail Inventory, and the 2011 Architectural Survey. The property is known as the Bliss Bungalow.

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

A site visit was conducted on July 2, 2018, and the site was found to be in good condition.

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

Alteration of the property has been done after review by the HRC, and consistent with the standards and guidelines of the Historic District. Over the last nineteen years, the HRC has reviewed the following requests.

HRC-12-037: Fence

HRC-06-213: Sign

HRC-05-058: Demolish the garage, parking, front windows

HRC-04-082: Guard rail

H-00/01-5: Parking space, ramp

H-99/00-27: Remove garage, add parking, gazebo, fencing, ramp, and satellite dish

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

The subject property has been maintained in compliance with the Historic Resource Commission's 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.

Property Information from the 2011 Architectural Survey

APN 003-236-01

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>MARK AUGUST WORITELL</u>	Representative: <u>SELF</u>
Address: <u>[REDACTED]</u>	Address: <u>3589 DRAGO WAY</u>
City, State, Zip: <u>CARSON CITY 89703</u>	City, State, Zip: <u>CARSON CITY NV 89703</u>
Phone #: <u>323 490 9606</u>	Phone #: <u>323 490 9606</u>

This property is 0.199 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) _____

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

EXISTING HISTORICAL PROPERTY
building is contributing property to historic district

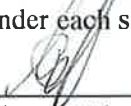
Is the property available and accessible to the general public? The exterior is available
"for public viewing from the sidewalk"

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 Bliss Bungalow
- 2) The address of the property is 408 Robinson
- 3) The improvements were constructed in 2005 and 2006 (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.

 ~~XXXXXXXXXX~~ / 3589 ORALCO WAY 4/25/18
Signature of Applicant or Agent - Address and Phone Number CARSON CITY NV Date
89703

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 type="checkbox"/> | Application Received | <u>4/30/18</u>
Date | <u>ICA</u>
Initial |
| <input type="checkbox"/> | Property Inspected | <u>7/21/18</u>
Date | <u>HS</u>
Initial |
| <input type="checkbox"/> | Income Records Inspected (If applicable) | <u>—</u>
Date | <u>—</u>
Initial |
| <input type="checkbox"/> | County Commission Action | <u> </u>
Date | <u> </u>
Initial |
| <input type="checkbox"/> | Written Notice of Approval or Denial Sent to Applicant | <u> </u>
Date | <u> </u>
Initial |

Reasons for Approval or Denial and Other Pertinent Comments:

Signature of Official Processing Application Title Date

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 408 West Robinson APN 3-236-01
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: John and M.K. Chartz
- 5. Address (if not occupant): 57 W. Poplar Ave., San Mateo, CA 94402
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this wood frame structure embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is of concrete and the structure is sheathed with narrow clapboard. The hipped roof is made more distinctive by an intermediate cornice that connects and caps the dormer windows. The porch created by the roof overhang is supported by double columns with capitals and extends the full width of the front facade. A slanted bay window projects from the north facade. Brackets under the eave line punctuate the wide overhang.

French doors have replaced the original front door, and the front steps and stair rail have been replaced.

RELATIONSHIP TO SURROUNDINGS:

The structure is compatible with its surrounding residential counterpoints in terms of scale, height, and material.



Street Furniture: ---

Landscaping: mature row of trees lining W. Robinson, ample landscaping

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

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: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

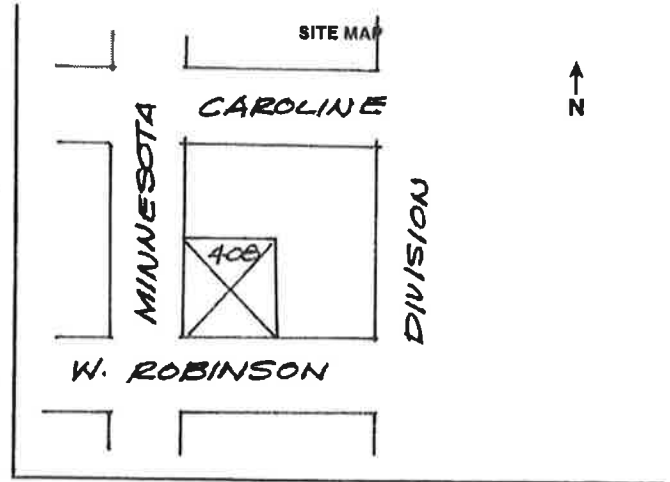
Date of Construction 1905 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The structure is a competent and attractive example of its style.

Its formalistic qualities derive from its essentially symmetrical form and Classical detailing. As a building constructed in the first years of the 20th century, this residence is an important architectural example of an era of relatively slow growth. The structure is an intact, handsomely detailed and well executed design, and reflects a combination of styles relatively uncommon to the city. Part of a cohesive neighborhood, the structure is important to the visual quality of Preservation District #2.



SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

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

IDENTIFICATION:

- 1. Address: 408 West Robinson 09 3-236-01
- 2. Common Name: _____ CHARTZ, JAMES K
- 3. Historic Name: _____ 57 W POPLAR AVE
- 4. Present Owner: John and M.K. Chartz SAN MATEO CA 94402
- 5. Address (if not occupant): 57 W. Poplar Ave., San Mateo, CA 94402
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

One and a half stories in height, this wood frame structure embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is of concrete and the structure is sheathed with narrow clapboard. The hipped roof is made more distinctive by an intermediate cornice that connects and caps the dormer windows. The porch created by the roof overhang is supported by double columns with capitals and extends the full width of the front facade. A slanted bay window projects from the north facade. Brackets under the eave line punctuate the wide overhang.

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RELATIONSHIP TO SURROUNDINGS:

The structure is compatible with its surrounding residential counterpoints in terms of scale, height, and material.



Street Furniture: ---

Landscaping: mature row of trees lining W. Robinson, ample landscaping

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

74

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: 30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

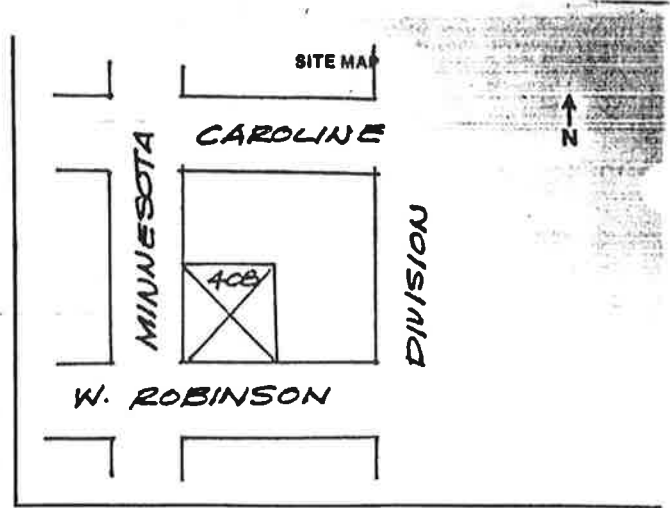
Date of Construction 1905 Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

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SOURCES:

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

KIT CARSON TRAIL INVENTORY

NAME: JOHN CHARTZ HOUSE.

ADDRESS: 402 WEST ROBINSON STREET.

LOCATION: .

CONSTRUCTION DATE: 1914.

ARCHITECT: NONE KNOWN.

BUILDER: NONE KNOWN.

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

The six-room John Chartz house was built in 1914. It was constructed for Ormsby District Attorney John Chartz, who lived there until his death in 1963.

John Chartz, son of Alfred Chartz, was born in Virginia City on May 4, 1889. He was raised in Carson City and attended the local schools, and was a graduate of Hastings School of Law in San Francisco. John returned to Carson City and went into practice with his father. He served Ormsby County as district attorney for twenty-four years before returning to private law practice. John Chartz was active in community affairs and served as chief of the Warren Engine Company No. 1 fire department for ten years. He was a member of the Nevada and American Bar Associations and the Carson City Area #106 Fraternal Order of Eagles.

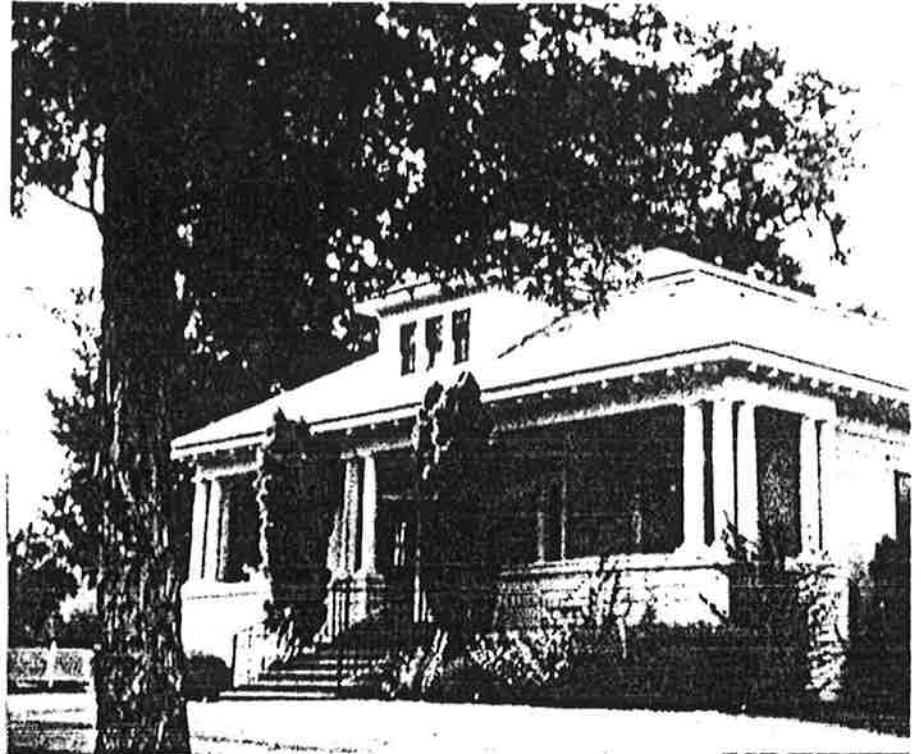
He died on April 21, 1963, in Carson City.

SOURCES OF INFORMATION:

Carson Daily Appeal, August 17, 1914.

Nevada Appeal, April 21, 1963.

ILLUSTRATIONS - JOHN CHARTZ HOUSE



Looking N.W.

1993.



Looking N.E.

1993.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

John Chartz House

YR Built _____
NR Eligible? Y / N
District? Y / N

1B. Current/Common Name

Bliss Bungalow

2. PROPERTY ADDRESS

Street Address	408 W. Robinson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	Harrington, Joyce Lynn Rev TR
Mailing Address	408 W. Robinson St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-236-01

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
	Other (please specify)				

5B. Historic Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource	X	By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

0.2		Estimated
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8. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260790E 4338810N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)
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9. RESOURCE DESCRIPTION

9A. Resource Type

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1.5	Number of stories
X	Porch		Balcony
X	Dormer(s)	X	Chimney (flues)
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-24 Weatherboard
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-1 Brick

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)		Yes	X	No
---	--	-----	---	----

9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
	Moved from		

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

unknown

10B. Builder/Contractor

unknown

10C. Architectural Style/Period (See Appendix B)

Craftsman

10D. Construction Date(s)

1914		Circa
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10E. Date(s) of Significance

1914

10F. Historic Resource Theme (See Appendix C)

Government and Politics: State and Local Government

10G. National Register Eligibility (See Appendix D)

	Listed			Date Listed			
X	Eligible under:						
X	Criterion A		Criterion B	X	Criterion C		Criterion D
	Other (specify)						
	Not Eligible						
	Unevaluated						

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: John Chartz House City, County: Carson City

Section No. 9G, 11

Page No. 5

The story-and-a-half frame house is an early and finely detailed example of the Craftsman bungalow type. The dual-pitched hip roof supports hipped dormers on all four sides and it engages a front porch with clustered classical columns on tall pedestals of dark textured brick. Modern metal railings of decorative design extend between the pedestals and are also used as railings for brick steps on the east and west sides. Other features include a projecting sunroom-like vestibule on the east side, an angled bay window on the west side, 4/1 windows and dentil moldings in the dormers, large and smaller 1/1 windows, and deep eaves decorated with modillions.

The house is currently operated as the Bliss Bungalow Bed and Breakfast. The inn's website states that the house was built for former District Attorney John Chartz, who lived here with his wife, Marguerite, and their children. The house was restored in 2005.

The property is classified as a contributing resource in the West Side Historic District.

Sources

Bliss Bungalow website (www.blissbungalow.com).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



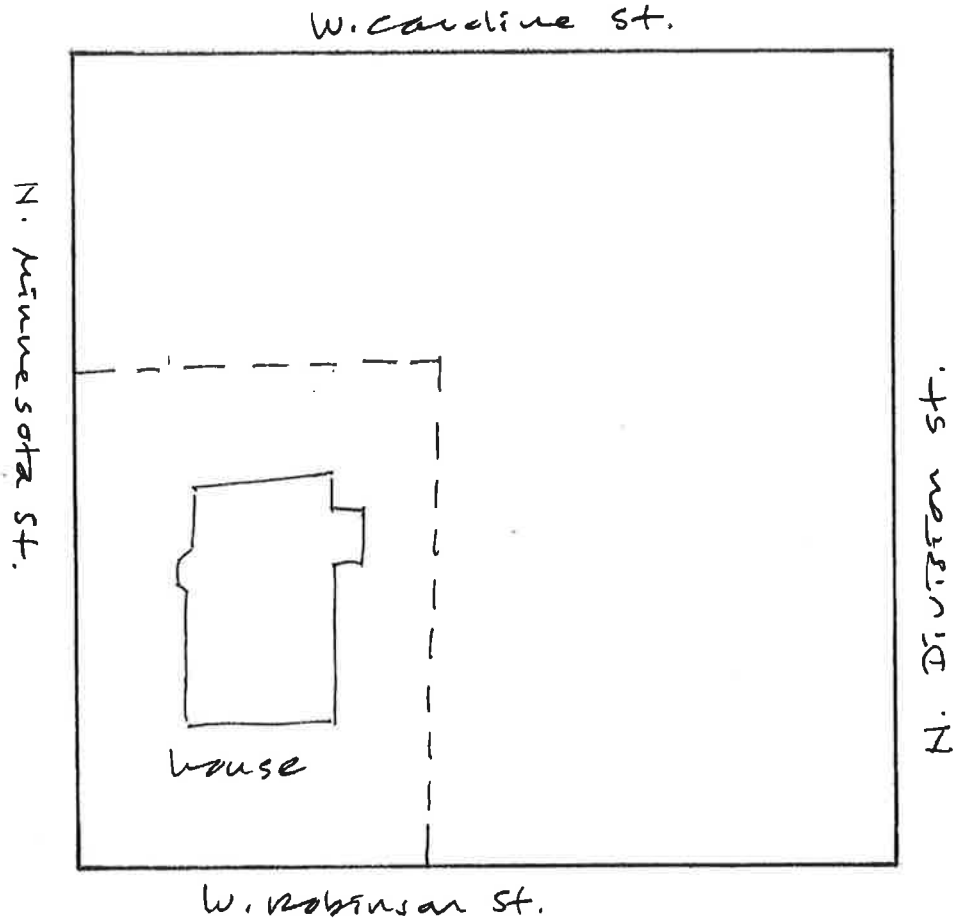
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: John Chartz House

City, County: Carson City

Section No. 13: Site Plan

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