



# STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** February 6, 2020

**Staff Contact:** Hope Sullivan, AICP, Planning Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding a request for a Historical Tax Deferment on property located within the Historic District on property zoned Single Family 6000, located at 602 West Spear, APN 003-243-04 (Hope Sullivan, hsullivan@carson.org).

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

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## Proposed Motion

I move to approve the request for a Historical Tax Deferment on the primary building and the land.

## Board's Strategic Goal

Quality of Life

## Previous Action

At its meeting of January 9, 2020, the Historic Resources Commission (HRC) voted 4 – 0, 3 absent to recommend approval of the request.

## Background/Issues & Analysis

See the January 9, 2020 report to the HRC (attached) for background information.

## Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District) and 21.02.040 (Criteria for Open Space / Historic Use Assessment); NRS 361A.170 – 361A.250.

## Financial Information

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:** Taxable value before the historical tax reduction is \$344,336. Taxable value after the historical tax reduction is \$289,749. However, taxes are currently capped at \$285,503.

## Alternatives

Do not approve the request for the Historical Tax Deferment.

**Attachments:**

[HRC-2019-0011 January 9, 2020 report to the HRC with attachments.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF  
JANUARY 9, 2020**

**FILE NO: HRC-2019-0011**

**AGENDA ITEM: E-4**

**STAFF CONTACT:** Hope Sullivan, AICP, Planning Manager

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Single Family 6000 (SF6), located at 602 West Spear Street, APN 003-243-04. (Hope Sullivan, hsullivan@carson.org)

**STAFF SUMMARY:** The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result of its historical status in Carson City. The Commission makes a recommendation to the Board of Supervisors 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.

**RECOMMENDATION:** "I move to recommend to the Board of Supervisors approval of HRC-2019-0011 for the primary building only, based on the finding that the request is consistent with the design guidelines for the historic district and the Secretary of the Interior Standards as noted in the staff report."

**VICINITY MAP**



**BACKGROUND**

Carson City Municipal Code (CCMC) 21.02 allows for an Open-Space Use Assessment. Per CCMC 21.02.020, "Open-space use means the current employment of land, the preservation of which use would conserve and enhance natural or scenic resources, protect streams and water supplies or preserve sites designated as historic by the Carson City Board of Supervisors and the division of historic preservation and archeology of the state department of conservation and natural resources."

As a practice, applications for Open Space Use Assessments are referred to the Historic Resource Commission, to provide a recommendation to the Board. The Historic Resources Commission, as a practice, utilizes the following four criteria in making a recommendation.

**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 2000 Historical Survey, and the 2011 Architectural Survey. Per the survey, the home was constructed in 1875. Per the survey, the structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.*

*Per the Assessor's records, the garage was built in 2006. Therefore, staff is recommending the garage not receive the tax deferment.*

**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 27, 2019, and the site was found to be in good condition.*

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

*The following applications have come before the HRC.*

*HRC-04-056: Demolition of a garage, and construction of a garage and dwelling.*

*HRC-04-121: Demolition of a garage, and construction of a garage and dwelling.*

*HRC-04-195: Replace fire damaged materials.*

*HRC-06-043: Gates and fences.*

*HRC-13-064: Replace windows.*

*HRC-15-057: Porch.*

*HRC-16-066: Build brick wall.*

*HRC-16-067: Remove porch and expose a transom window.*

*HRC-16-087: Re-roof*

*HRC-16-096: Fencing*

*HRC-17-059: Sandstone planters*

*HRC-17-105: Skylights added to garage apartment.*

*HRC-19-107: Relocate a shed and build a trash enclosure.*

*In approving these modifications, the HRC also found the proposed modifications to be in conformance with the Secretary of the Interior Guidelines and Standards for Rehabilitation, Carson City Historic District Guidelines, and the Historic Resources Commission policies.*

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

*During the site visit conducted on December 27, 2019, Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.*

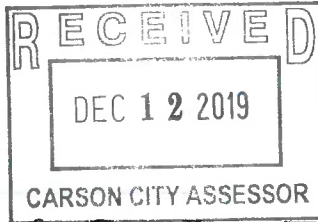
Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in March 1980, Historical Survey 2000, and the Architectural Survey 2011

APN 003-243-04

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 1<sup>st</sup>. 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: Spear + Phillips LLC

Representative: John Black

Address: 602 W. Spear St

Address: 112 N. Curry St

City, State, Zip: CC NV 89703

City, State, Zip: CC NV 89703

This property is .26 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Residential Apartments

For what reasons do you feel the above-described property should be classified as open space/historic:  
Built in 1875 by Walter Tobey

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

If not, explain: Private Residence / Apartments

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 Walter Tobey House
- 2) The address of the property is 602 W. Spear St / AKA 504 Phillips St
- 3) The improvements were constructed in 1875, 1884, 1954, 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.

John S. Block 112 N. Curry St CCNV 89703 11/1/19  
Signature of Applicant or Agent – Address and Phone Number 775-720-7313 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

- Application Received 12/12/19 LA
- Property Inspected Date Initial
- Income Records Inspected (If applicable) Date Initial
- County Commission Action Date Initial
- 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: 504 North Phillips (also includes 602 and 604 West Spear) APN 3-243-4
- 2. Common Name: \_\_\_\_\_
- 3. Historic Name: \_\_\_\_\_
- 4. Present Owner: Clifford and Myrtle Derosier
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: multi-family compound Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a vernacular version of the Greek Revival style with some Eastlake decorative influences. The two and a half story wood frame structure has a stone foundation and is surfaced with aluminum siding. The building's original rectangular form has been somewhat modified by later additions to the sides and rear. The roof is gabled with eave returns and the windows are double hung single pane over single pane, or metal casement. The porch is the structure's ornamented feature with its pierced balustrade, shallow arched bays, and capiteled post supports, and portions of it may be later than the original structure.

The structure has been resurfaced and received additions to the north and rear (west) elevations. The windows have been altered. The structure, once a single family residence, now appears to include five units. A free standing garage surfaced in metal siding stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

The height of the structure, somewhat taller than nearby buildings, is emphasized by its corner location. It is unusual for the area in detailing but not in building type.



Street Furniture: short masonry wall at the north

Landscaping: mature trees, shrubs

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 8



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THREATS TO SITE:

None Known  Private Development \_\_\_\_\_  
Zoning SF6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent \_\_\_\_\_ Good  Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 25 to 30 feet

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1875 Estimated  Factual \_\_\_\_\_ Source: \_\_\_\_\_

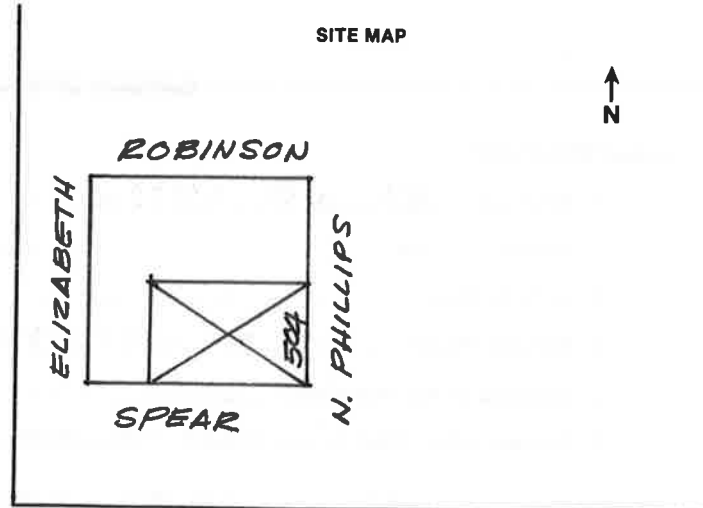
Is Structure on Original Site? \_\_\_\_\_ Moved? \_\_\_\_\_ Unknown

SIGNIFICANCE:

Although the basic type and form of the building is prevalent within the city, the decorative detailing of the porch is both unusual in design and highly ornamented. Its use in combination with such Greek Revival elements as the gable eave returns is also unusual.

The structure's alterations do not obscure its original image and it remains a strong contributor to the image of the area, and a finely decorated representative of its era. Its corner siting emphasizes its scale and design qualities.

SITE MAP



SOURCES:

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:** 602 W. Spear

**Location:** Northwest corner W. Spear and Phillips

**Construction Date:** 1925 (assessor)

### **Historical Background**

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Charles Flandran first sold this parcel to John Carmack in 1865. Rebecca Gregg had purchased the lots by 1870 and retained ownership for 14 years. According to the 1880 census, Gregg was a widow, age 52, with a son David, who was 13. She listed her occupation as “keeping house.”

The property was owned by members of the Jones family, John, Elizabeth and Parvin, between 1889 and 1924. Parvin Jones was a guard at the prison. He later worked as a clerk for the State Engineer.

By 1948 Clarence Belli was living in the house with Josephine Belli. Clarence was employed as a carpenter and Josephine worked as a stenographer.

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

NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

**For Office Use Only**

YR Built \_\_\_\_\_  
NR Eligible? Y / N  
District? Y / N

**1. PROPERTY NAME**

**1A. Historic Name**

Jones House

**1B. Current/Common Name**

602 W. Spear St.

**2. PROPERTY ADDRESS**

Street Address	602 W. Spear St.
City, Zip Code	Carson City, NV 89703
County	Carson City

**3. PROPERTY OWNERSHIP**

**3A. Original Owner**

Name	uncertain
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**3B. Current Owner**

Name	Spears & Phillips
Mailing Address	112 N. Curry St., Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-04

**4. CURRENT PROPERTY STATUS**

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

**5. PROPERTY USE**

**5A. Current Use**

<input checked="" type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	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**

0.26		Estimated
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**8. PROPERTY LOCATION**

**8A. UTM Location/Reference(s)**

Zone 11 260670E 4338740N
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**8B. Township/Range/Section/Map**

T15N, R20E, Sec 18, 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	2.5	Number of stories
X	Porch	X	Balcony
	Dormer(s)	X	Chimney
	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-17 Wood Shingle	ES-7 Aluminum
9E. Building Structural System	9F. Foundation Structural System
SS-8 Wood - Balloon	F-5 Stone

**9G. Written Description**

See continuation sheet

**9H. Associated Structures/Features**

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

Late Victorian

**10D. Construction Date(s)**

1880	X	Circa
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**10E. Date(s) of Significance**

Ca. 1880

**10F. Historic Resource Theme (See Appendix C)**

**Land Usage: Townsite Development and City Planning**

**10G. National Register Eligibility (See Appendix D)**

	Listed	Date Listed	
X	Eligible under:		
X	Criterion A	Criterion B	X Criterion C
	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)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

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

**Property Name: Jones House      City, County: Carson City**  
**Section No. 9G, 11              Page No. 5**

The two-story frame house has a front-gable roof with cornice and frieze returns. Its principal decorative feature is a one-story front porch with chamfered posts with molded caps and segmental-arch spans between the posts with turned bosses attached above the posts. The square balusters are replacements but a low roof balustrade with sawn and pierced balustrade panels and chamfered posts with turned bosses and urn finials dates to the original construction of the porch around the 1890s. The front entry has been shifted so that it opens off the porch into an enclosed stair on the north side of the house, an addition made when the house was converted to apartments in the twentieth century. The entry has an unusual molded surround. On the south side of the house is a two-story rectangular bay window added between 1890 and 1907. To the rear are telescoping one- and two-story rear wings. The two-story wing and middle one-story wing may be original to ca. 1880 whereas the one-story wing at the end is probably a mid-twentieth-century addition, as suggested by its exposed rafters. Other features include replacement 1/1 and metal-framed multi-pane windows, corbelled brick flue caps, and a pent roof supported by struts across the south side of the middle one-story rear wing.

The northwest corner of Spear and Phillips is shown as undeveloped on the 1875 bird's-eye perspective. A two-story house with the same basic form as the present dwelling appears on the 1885 and 1890 Sanborn maps. The house achieved its present form, with a front porch and side bay window, by 1907, as shown on the Sanborn map of that year. The style of the porch suggests it may have been added shortly after 1890. According to Anita Watson, Rebecca Gregg owned the house site from 1870 to 1884. Although it is possible she had the present house built between 1875 and 1874, the fact that she did not build on it between 1870 and 1875 and the fact that she was listed as a widow with a young son in 1880 makes it unclear whether she was the house's original owner. The family of Governor John E. Jones owned the property from 1889 to 1924. Jones built the house at the adjacent address of 603 W. Robinson in the 1890s, probably 1891, as his principal address. Whether he and his family lived in the pre-existing house at 602 W. Spear is unknown. Carpenter Clarence Belli lived at this address in 1948 with his wife, Josephine, who was a stenographer.

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

**Sources**

Watson, Anita Ernst. "Historical Survey 2000 Carson City Historic District." Report, 2000.

Koch, Augustus. "Birds Eye View of Carson City, Ormsby County, Nevada, 1875." Map, 1875. Reprint 1972.

Sanborn maps.





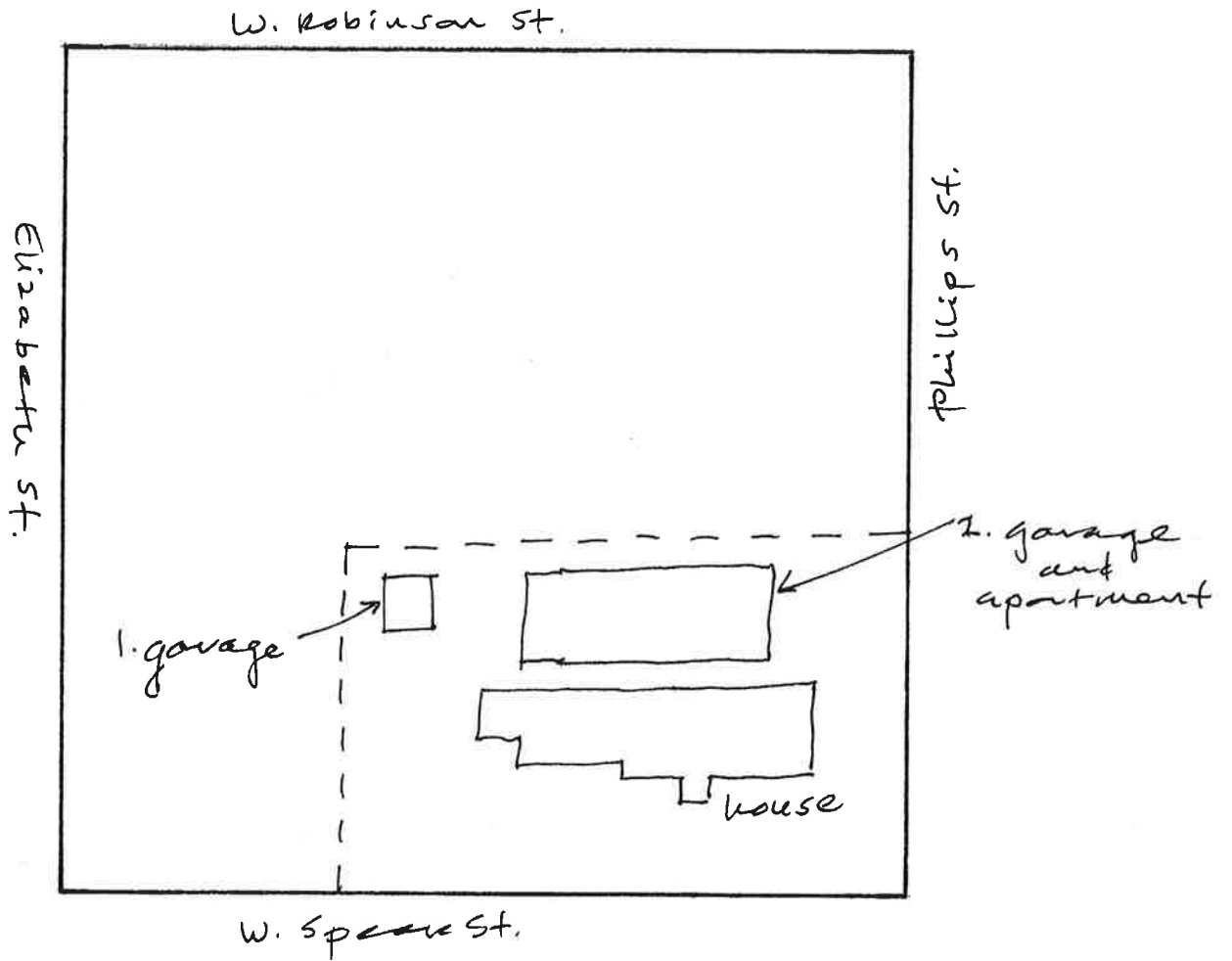
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
CONTINUATION SHEET

Property Name: Jones House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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**NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

**Property Name:** 602 W. Spear St.      **City, County:** Carson City

**Section No. 13**

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures: 2	1	Contributing	1	Noncontributing
Number of associated features:		Contributing		Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building	Property Type	Building
Historic Use	Garage	Historic Use	
Current Use	Garage	Current Use	Garage and apartment
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Wood	Materials	Wood
Construction date	Ca. 1920	Construction date	Ca. 2000
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	





