



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 Downtown Mixed Use, located at 112 North Curry Street, APN 003-215-02 (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

Proposed Motion

I move to approve the request for a Historical Tax Deferment on the entire property excluding the modern garage.

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. The action recommended to the Board of Supervisors reflects the HRC's recommendation.

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? Yes

If yes, account name/number: Reduction of \$242 per year in property taxes will affect various revenue accounts.

Is it currently budgeted? No

Explanation of Fiscal Impact: Taxable value before the historical tax reduction is \$130,788. Taxable value after the historical tax reduction is \$100, 257. Taxes are currently capped at \$110,477. This translates into a reduction of approximately \$242 per year assuming the current tax rate.

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[HRC-2019-0010 January 9, 2020 report to the HRC with attachments.pdf](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

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

FILE NO: HRC-2019-0010

AGENDA ITEM: E-2

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 Downtown Mixed Use (DT-MU), located at 112 North Curry Street, APN 003-215-02. (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-2019-0010 for the primary building and wrought iron fencing 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.”

Per CCMC 21.02.040, property designated as historic by the Carson City board of supervisors may be eligible for the open-space use assessment.

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, as well as in the 1988 update, and in the September 1998 Historic Survey. Per the survey, the primary structure was constructed prior to 1875. The structure is one and a half stories in height, and exhibits Stick / Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap.

Per the Assessor’s records, the 760 square foot detached garage was constructed in 1994. Therefore, staff recommends that the detached garage not receive the 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 items have been reviewed and approved by the Historic Resource Commission with respect to the subject property.

H-92/93: Re-roof

H-93/94: Re-roof

HRC-04-035: Conference room, garage conversion, remove trees, repairs to porch and steeple.

HRC-06-013: Demolish sign and replace.

HRC-12—104: Re-roof

HRC-14-073: Replace steeple cover

HRC-16-072: Re-roof

In approving these modifications, the HRC 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.

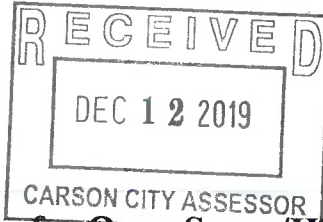
Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in March 1980, 1988 update, September 1998 Survey.

APN 003-215-02

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>Curry Musser Proctor & Green LLC</u>	Representative: <u>Jed Block</u>
Address: <u>112 N. Curry St</u>	Address: <u>112 N. Curry St</u>
City, State, Zip: <u>CC NV 89703</u>	City, State, Zip: <u>CC NV 89703</u>

This property is 11 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Residential Commercial/Commercial business

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

Build in 1867 by Theodore Winters

Is the property available and accessible to the general public? yes

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 Winters House
- 2) The address of the property is 112 N. Curry St, CC NV 89703
- 3) The improvements were constructed in 1867, 1898. (Indicate year, estimate if unknown)
1994, 2005

(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.

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

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>12/12/19</u>	<u>KA</u>
		Date	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: 112 North Curry APN 3-215-2
- 2. Common Name: Sunset Wedding Chapel
- 3. Historic Name: _____
- 4. Present Owner: Jack Lagrange, Jr. (Donald & Jacquelyn Abrams)
- 5. Address (if not occupant): 214 Smithridge Park; Reno, Nevada 89502
- 6. Present Use: wedding chapel Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one and a half stories in height, and exhibits Stick/Eastlake forms and detailing in its design. A tall rectangular tower stands at an angle in the corner of the house. The structure has a stone foundation, a gabled roof, and the exterior surface material is shiplap. Ornamentation includes fish scale shingles in the porch, a fine iron fence, a diagonal Stick pattern in the tower, and windows with stained glass surrounds.

The rear porch is screened and the southern porch canopy appears later. A large sign stands on the roof and another one is free standing, mounted in the lawn.

A small stone building stands at the rear. It is not certain whether the adjacent metal garage stands on this or adjacent property.

RELATIONSHIP TO SURROUNDINGS:

The building is smaller than structures to the east and south but larger than those to the north. The style is unusual in this area of mixed building types.



Street Furniture: fine iron fence, inappropriate signage

Landscaping: bushes, a few mature trees

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

70

THREATS TO SITE:

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

ADJACENT LAND USES:

commercial/government/residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

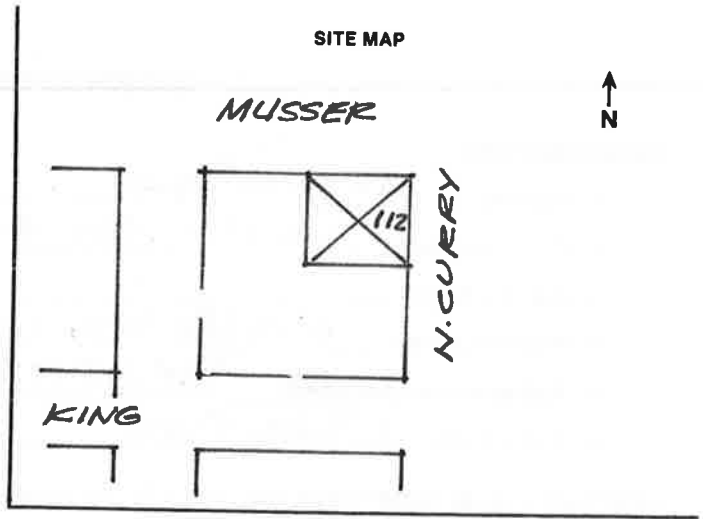
Builder (if known) _____

Date of Construction pre-1875 Estimated _____ Factual X Source: 1875 Bird's Eye Map

Is Structure on Original Site? pre-1875 Moved? _____ Unknown X

SIGNIFICANCE:

The structure is a fine example of this style, well executed and interestingly detailed. The angled rectangular tower is an unusual and striking form, and is particularly appropriate to this location. The building is an interesting composition and well sited for its design. The style is rather rare in Carson City, and this building is one of the best representatives in the city.



SOURCES:

1875 Bird's Eye View Map

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

1. Address: 112 North Curry 09 3-215-02
 2. Common Name: _____ ABRAMS, DONALD & JACQUELYN L
 3. Historic Name: _____ 5625 MEACHUM ST
 4. Present Owner: _____ CARSON CITY NV 89704
 5. Address (if not occupant): _____
 6. Present Use: vacant Original Use: residence

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Landscaping: bushes, a few mature trees

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

62

THREATS TO SITE:

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

ADJACENT LAND USES:

commercial/government/residential

PHYSICAL CONDITION:

Excellent _____ Good _____ Fair X Deteriorated _____

APPROXIMATE SETBACK: 12 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

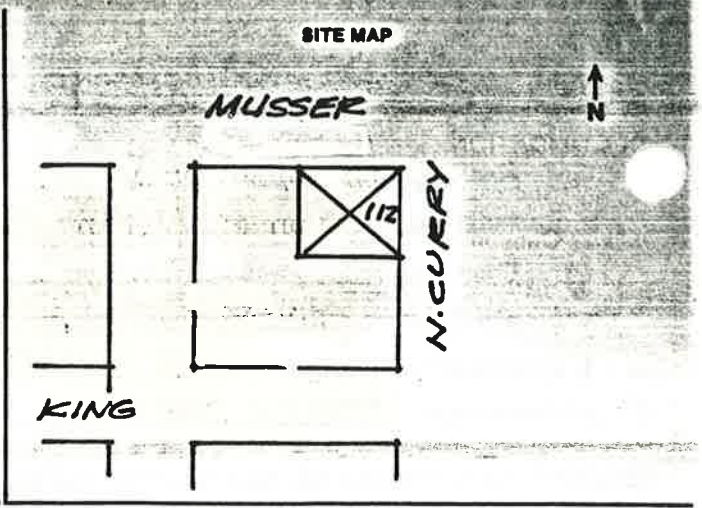
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SOURCES:

1875 Bird's Eye View Map

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Adaptive Use:

Facade Changes:

Zoning:

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

Historic Survey 1860-1948
Occupational & Residential

**HISTORICAL SURVEY
CARSON CITY HISTORICAL DISTRICT
CARSON CITY COMMUNITY DEVELOPMENT**



NAME: William Roberts House
ADDRESS: 112 N. Curry
LOCATION: Southwest corner N. Curry and W. Musser
CONSTRUCTION DATE: 1931 (assessor); pre-1875 (SHPO)

HISTORICAL BACKGROUND

This building is Stick/Eastlake in design, and one and a half stories in height. There is a tall tower on the northeast corner of the structure, rectangular in shape with a steeply pitched shingled roof. The building appears on the 1875 Bird's Eye view of Carson City. A porch was added sometime later.

The property was owned by a number of individuals in the 1860s: Theodore Winters, James Hearty, and Matthias Rinckel. In 1871 the parcel was purchased by William and Ellen Roberts. The Roberts were probably recently arrived in Carson City; they were not listed on the 1870 census. In the 1871 city directory, however, William Roberts was included and listed his occupation as carpenter. He lived on King Street at that time, but by the

1878 directory he was living on Curry between King and Musser, where 112 N. Curry is located.

Ownership is a bit murky after that, but by 1896 the house was owned and occupied by **Joseph Raycraft**, who was retired. It passed to **Ellen Raycraft** from Joseph's estate in 1907. Two years later the house was sold to **Margaret Kelly** and stayed in the Kelly family until 1948. During that time the house was rented by other individuals. **Callie M. Beckwith**, a widow lived there in 1917 with **Carolyn Beckwith** who was a clerk for J. E. Bray. That same year **Charles J. Rulison**, a master mechanic for the V & T Railroad was a roomer at 112 N. Curry. By 1920 members of the Kelly family were back in the house; **Arthur Kelly**, a carrier for the post office lived there with **Mrs. Maude M. Kelly**, a telephone operator for Bell Telephone. Maude Kelly was still living there in 1948.

In 1948 the house was purchased by **G. H. Ross**, who was a Carson City physician and member of the Nevada State Board of Medical Examiners from 1943 to 1961. Dr. Ross came to Carson City from Virginia City to fill in for Dr. Richard Petty, who was going off to World War Two, and stayed for the remainder of his years in practice.

The building was used as a wedding chapel for a number of years and a tall wooden cross was added to the roof of the tower. That cross has been removed, and currently the property houses an antique business.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1906, George Meyers; 1908, Marcella Rinckel; 1914, A. J. Kelly; 1925, Glenn O. Kelly.

SOURCES:

Stewart Title; Carson City Resources Inventory; Carson City Directories; Carson City Telephone Directories; *Reflection, Recollection, and Change* (52)