



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 16, 2020

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: PUBLIC HEARING:
For Possible Action: Discussion and possible action regarding a request to expand the Historic District by adding the property located at 1614 North Curry Street, APN 001-155-02. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property is listed in the Carson City Resources Inventory, completed in March 1980 and updated in 1988. Per the survey, the home was constructed in the early 1900's. The owner has requested that the home be added to the Historic District; current records do not indicate that this property is in the Historic District. However, in staff reports from December 1, 1994 and July 6, 1995 regarding an open space use assessment, the property is described as being located within the historic district. Therefore, this item also removes any confusion concerning the historic designation of the property. Per Carson City Municipal Code and NRS, the Board of Supervisors may create and expand the historic district by resolution.

Agenda Action: Resolution **Time Requested:** 5 Minutes

Proposed Motion

I move to approve Resolution 2020-R- _____.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of March 12, 2020, the Historic Resources Commission (HRC) voted 4 – 0, 3 absent to recommend approval of a Historic Tax Deferment, subject to the property being included in the boundaries of the Historic District. The property owner has agreed to adding the property to the Historic District.

Background/Issues & Analysis

Chapter 18.06 of the Municipal Code addresses the Historic District.

Section 18.06.035 states that any cultural resource may be designated a "Historic Place" by the board if:

- a. The cultural resource so designated has existed in the same basic form for more than fifty (50) years; and
- b. It is not unsound or dangerous; and
- c. It is possessed of one (1) or more the of the following characteristics:
 - (1) Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural past;
 - (2) Embodies the distinguishing characteristics of a style, period, method of construction or development in the city or serves as a valuable example of the use of indigenous materials or craftsmanship;

- (3) Represents the notable work of a master builder, designer or architect;
- (4) Represents a rare building type, style, design or indigenous building form;
- (5) Identifiable with person or events significant in local, state or national history.

A historic place may be located contiguous or non-contiguous to the historic district.

The Board may expand the boundaries of the Historic District through a resolution.

Per the Assessor's records, the home on the subject property was built in 1910, and the detached garage was constructed in 1942. Per the 1988 Carson City Resources Inventory, "the form of the building is unusual to Carson City Architecture of this era. The symmetrical building reflects the formality and symmetry of Classical Revival styles while employing decorative elements of Queen Ann design. The careful composition of the building and its ornament combine with the design of the picket fence to create a strong image of early 20th century Carson City."

The primary building is in good condition.

Current records do not indicate that this property is in the Historic District. However, in staff reports from December 1, 1994 and July 6, 1995 regarding an open space use assessment, the property is described as being located within the historic district.

The current property owner is in agreement with this property being included in the Historic District.

Attachments

- Draft Resolution
- 1988 Carson City Resources Inventory
- Tax Assessor's Information

Applicable Statute, Code, Policy, Rule or Regulation

NRS 384.005; CCMC 18.06 (Historic District)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Do not expand the Historic District to add the subject property to the District.

Attachments:

[Draft Resolution HRC-2020-0008 1614 N Curry.docx](#)

[HRC-2020-0008 1988 Carson City Resources Inventory.pdf](#)

[HRC-2020-0008 Tax Assessor's Information.pdf](#)

Board Action Taken:

Motion: _____ 1) _____

Aye/Nay

2) _____

(Vote Recorded By)

RESOLUTION NO. 2020-R- _____

A RESOLUTION EXPANDING THE HISTORIC DISTRICT BY ADDING THE PROPERTY LOCATED AT 1614 NORTH CURRY STREET, APN 001-155-02.

WHEREAS, the Historic District is intended to promote the educational, cultural and economic values of Carson City, and the health, safety and general welfare of the public through the preservation, maintenance and protection of districts, sites, buildings, and objects of significant historical, archaeological and cultural interest within Carson City; and

WHEREAS, the home at 1614 North Curry Street was constructed in 1910; and

WHEREAS, the home at 1614 North Curry Street is of a style that provides a strong image of early 20th century Carson City.

NOW, THEREFORE, the Carson City Board of Supervisors does hereby resolve that the Historic District will be expanded to include 1614 North Curry Street, APN 001-155-02.

ADOPTED this _____ day of _____, 2020.

VOTE:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Robert L. Crowell, Mayor
Carson City, Nevada

ATTEST

Aubrey Rowlett, Clerk
Carson City, Nevada

CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory A-M
(1980 updated)

IDENTIFICATION:

- 1. Address: 1614 North Curry 08 1-155-02
- 2. Common Name: _____ MILLER, RUTH P
- 3. Historic Name: _____ 1614 N CURRY ST
- 4. Present Owner: Ruth Miller CARSON CITY NV 89703
- 5. Address (if not occupant); _____
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is one story with a partial second floor. The vernacular structure possesses stylistic references to the Queen Ann in its form and porch ornamentation. The porch is supported by turned columns and decorated with fine fan-shaped brackets. A hip roofed dormer projects from the hip roof of the structure. A small cap-like cornice occurs at the peak. The rear extension has a shed roof.

The rear lean-to extension appears to have been added to the main building. The dormer windows are also probably not original and contain aluminum sash sliding windows.

A garage stands at the rear.

RELATIONSHIP TO SURROUNDINGS:

Though taller and unusual in style for the neighborhood the structure is generally compatible in terms of age and residential character.



Street Furniture: picket fence

Landscaping: pleasant yard, bushes, street trees

Architectural Evaluation: PS X NR _____

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

Date March 1980

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THREATS TO SITE:

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

ADJACENT LAND USES:

residential/commercial/vacant

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10-15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

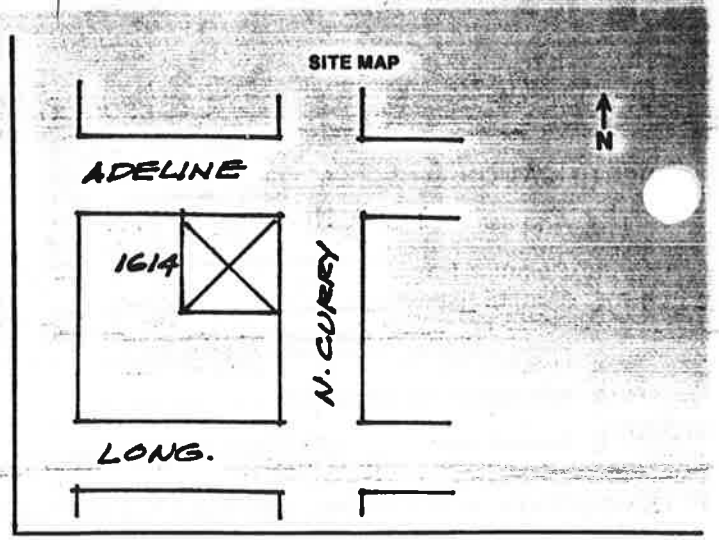
Builder (if known) _____

Date of Construction early 1900's Estimated Factual _____ Source: _____

Is Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

The form of the building is unusual to Carson City architecture of this era. The symmetrical building reflects the formality and symmetry of Classical Revival styles while employing decorative elements of Queen Ann design. The careful composition of the building and its ornament combine with the design of the picket fence to create a strong image of early 20th century Carson City. The corner siting of the structure adds to the character and the whole contributes to the quality of the neighborhood.



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

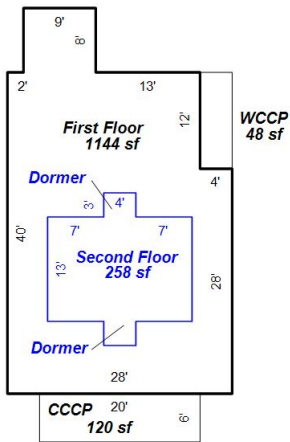
Carson City Property Inquiry

Property Information

Parcel ID	001-155-02	Parcel Acreage	0.1660
Tax Year	2020 <input type="text"/>	Assessed Value	27,370
Land Use Group	FARM	Public	AVERAGE STORY HEIGHT: 9 FT .74 HISTORIC DISC.
Land Use	624 - Sites designated as Historic - Commercial	Notes	
Zoning	RO		
Tax District	010		
Site Address	1614 N CURRY ST		

Sketches & Photos

Converted Sketch



Converted Parcel Image



Assessments				
Taxable Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	49,997	28,202	0	78,199
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	49,997	28,202	0	78,199

Assessed Value	Land	Building	Per. Property	Totals
Residential	0	0	0	0
Com / Ind.	17,500	9,870	0	27,370
Agricultural	0	0	0	0
Exempt	0	0	0	0
Pers. Exempt				0
Total	17,500	9,870	0	27,370

	New Land	New Const.	New P.P.	Omit Bldg
Residential	0	0	0	0
Com / Ind.	0	0	0	0
Agricultural	0	0	0	0
Exempt	0	0	0	0
Totals	0	0	0	0

Assessor Descriptions						
Assessor Descriptions	Subdivision Name	Section	Township	Range	Block	Lot
	CHEDIC ADDITION	08	T15N	R20E	9	3+4

No Personal Exemptions

Related Names	
OWNER	INTEGRITY NV PROPERTIES LLC,
Mailing Address	P O BOX 2462 RENO, NV 89505-0000
Status	Current
Account	

Structure 1 of 2

Structure 2 of 2

Sales History						
Year	Document #	Document Type	Sale Date	Sold By	Sold To	Price
1995	175464		5/10/1995	MADELYNE VOELLER	TAMMY BRUNSON	\$142,500
1994	164569		7/21/1994		MADELYNE VOELLER	\$131,000

No Genealogy Information
