



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** April 16, 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 Residential Office, located at 1614 North Curry Street, APN 001-155-02. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property is currently receiving an Open Space Use Assessment, commonly known as the Historic Tax Deferment. There has been a change of ownership, and the new owner is seeking to continue receiving the Historic Tax Deferment.

Agenda Action: Formal Action / Motion **Time Requested:** 5 mins

Proposed Motion

I move to approve the request for a Historical Tax Deferment with the exception of the detached garage.

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

Background/Issues & Analysis

See the March 12, 2020 report to the HRC (attached) for background information.

Attachments

- March 12, 2020 report to the HRC with attachments and late material.

Applicable Statute, Code, Policy, Rule or Regulation

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

Financial Information

Is there a fiscal impact? No

If yes, account name/number: The property is already subject to the deferment. The request is due to a change in ownership.

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[HRC-2019-0013 3-12-20 Packet.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-2019-0013

AGENDA ITEM: E-2

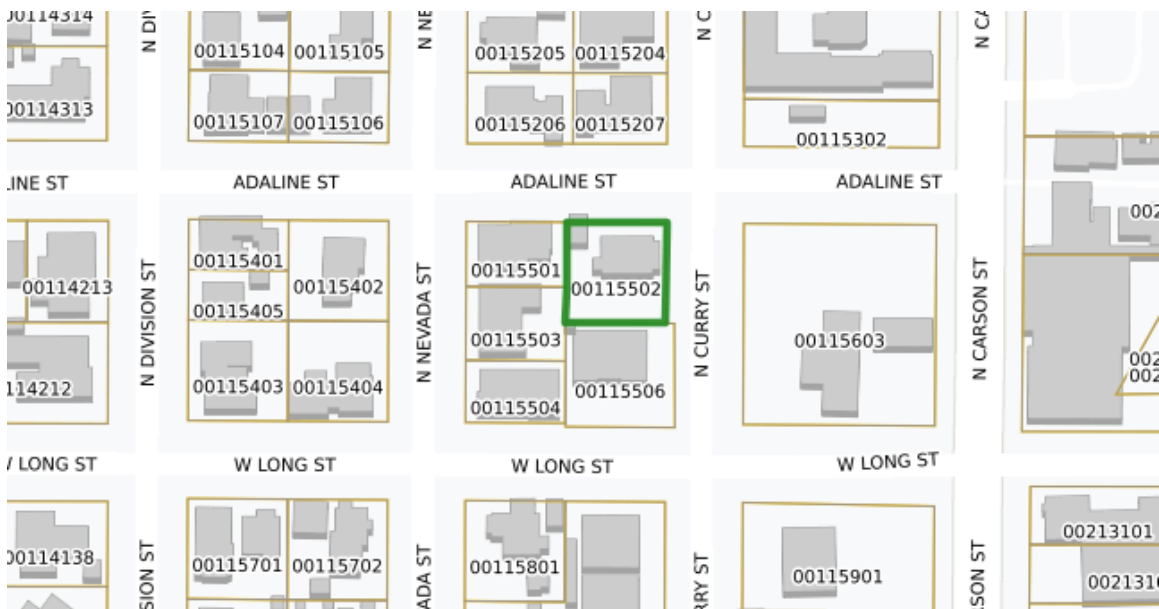
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

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 Residential Office (RO), located at 1614 North Curry Street, APN 001-155-02. (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-2019-0013 with the exception of the detached garage and subject to the property being incorporated into the historic district, 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 and subject to the property being incorporated into the historic district."

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. Of note, current records do not indicate that the property is designated as historic by the Board of Supervisors. The property is not 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.

Staff does not know if an error occurred in the 1994 and 1995 reports, or if the existing boundaries of the historic district are in error. However, to resolve the matter, staff, with the concurrence of the property owner, is recommending that as a condition of the deferment, the property must be added to the Historic District. The Board of Supervisors is authorized to add a property to the Historic District by resolution.

The subject property is currently receiving the Historic Tax Deferment. The current request is due to a change of ownership.

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 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. Per the survey, the home was constructed in the early 1900's. As stated in the survey "The symmetrical building reflects the formality and symmetry of Classical Revival styles while employing decorative elements of Queen Ann Design."

Per the Assessor's records, the home was built in 1910, and a detached garage was constructed in 1942. Staff recommends that the garage not be included in 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.

In 2016, the building had a re-roof. Per the survey, the rear lean-to extension appears to have been added to the main building, and the dormer windows are probably not original. However, staff finds that the building contributes to the historic character of the community.

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

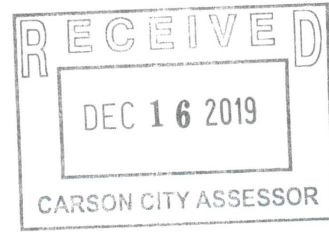
In 2016, the reroof was submitted for review by the Historic Resources Commission, and administratively approved. Staff believes it was referred to the Commission due to the historic deferment as opposed to be virtue of being located in the Historic District. To ensure the property stays in compliance with the Historic Resources Commission guidelines, staff recommends that the property be included in the Historic District.

Attachments

Application for Open Space / Historic Use Assessment

Property Information from the Carson City Resources Inventory completed in March 1980.

Assessor's information



APN 001-155-02

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>Integrity NV Properties, LLC</u>	Representative: <u>Kim Kandaras</u>
Address: <u>1614 N Curry St.</u>	Address: <u>P.O. Box 2462</u>
City, State, Zip: <u>Carson City, NV 89703</u>	City, State, Zip: <u>Reno NV 89505</u>

This property is .166 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Funeral home

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

This building was built in 1910. It is over 100 years old and still in its original state. Excellent condition.

Is the property available and accessible to the general public? no/yes

If not, explain: It is currently a privately owned business, but

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 unknown
- 2) The address of the property is 1614 N. Curry St.
- 3) The improvements were constructed in 1910 (est.). (Indicate year, estimate if unknown)

general public can freely walk in during normal business hours. 6

(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.

775.324.3479

Kim Kardaras P.O. Box 2462, Reno NV 89505 12/13/19
 Signature of Applicant or Agent – Address and Phone Number Date

Kim Kardaras, owner of Integrity NV Properties, LLC
 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	12/16/19 KA 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

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:

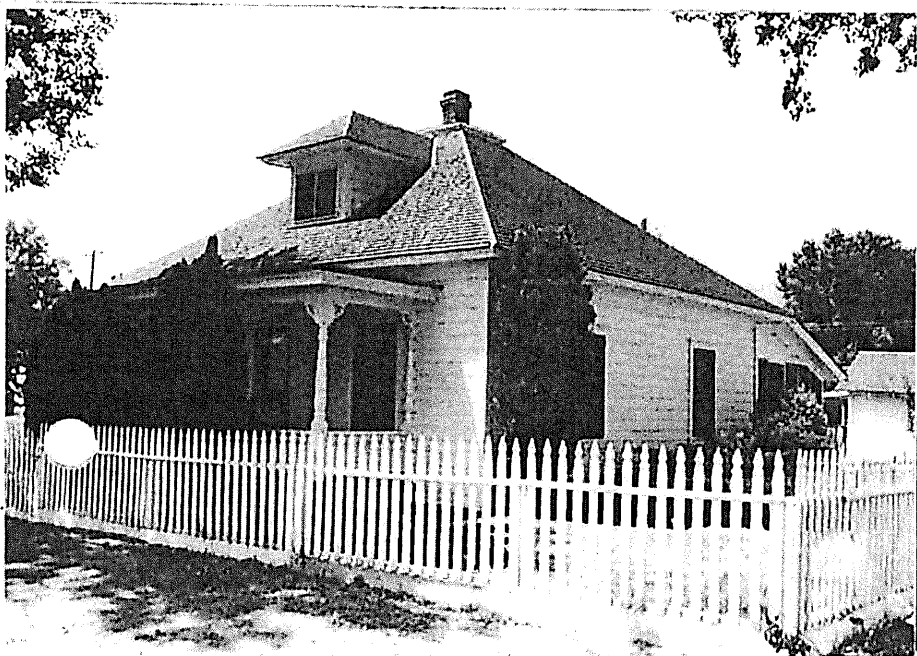
The structure is one story with a partial second floor. The vernacular structure possesses stylistic references to the Queen Ann in its form and porch ornamentation. The porch is supported by turned columns and decorated with fine fan-shaped brackets. A hip roofed dormer projects from the hip roof of 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 DLFA Public Works Project _____
Vandalism _____ Neglect _____ Other _____

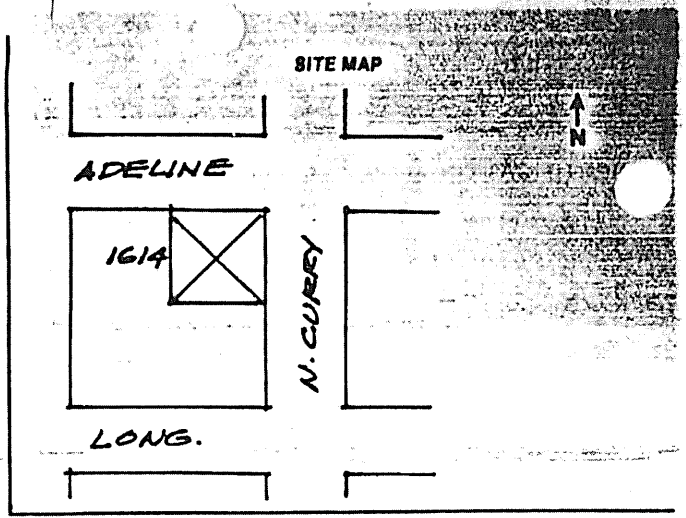
ADJACENT LAND USES:

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	Assessed Value	27,370
Land Use Group	FARM		
Land Use	624 - Sites designated as Historic - Commercial		
Zoning	RO		
Tax District	010		
Site Address	1614 N CURRY ST		

Sketches & Photos

Converted Sketch

The sketch shows a two-story house with a chimney. The first floor is 1144 sf and includes a dormer. The second floor is 258 sf and also includes a dormer. A separate structure labeled 'CCCCP' is 20' wide and 120 sf. A 'WCCP' area is 48 sf. Dimensions for the main house include 2', 9', 13', 12', 4', 28', 28', 13', 7', 7', 4', 4', 40', and 6'.

Converted Parcel Image

A black and white photograph of the house, showing its two-story structure, a central chimney, and a white picket fence in the foreground. The house is surrounded by trees and a clear sky.

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

No Personal Exemptions

Related Names	
OWNER	INTEGRITY NV PROPERTIES LLC,
Mailing Address	P O BOX 2462
	RENO, NV 895050000
Status	Current
Account	

Structure 1 of 2

Property Type	Description	Total Floor Area	Year Built
COM	OFFICE	1,402	1910

Section 1

Occupancies			Heating, Cooling & Ventilation	
Occupancy	Finished Area	Wall Height	Forced Air Unit	% of Total Floor Area 2 Climate

Exterior Walls	
Default Walls	100 % of Exterior Wall

Structure 2 of 2

Property Type	Description	Total Floor Area	Year Built
COM	Outbuilding Structure 1	0	2020

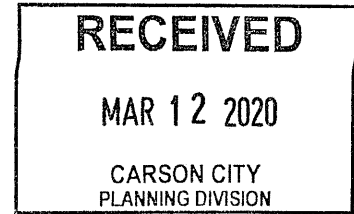
Miscellaneous		Categories	
DET GARAGE MTL/VINYL SIDING QUAL 1-4	264 Square Ft. Year Built: 1942	CONC COVERED PORCH- COMMERCIAL	168 Square Ft. Year Built: 1910
		CURB-ORNAMENTAL CONCRETE	100 Square Ft. Year Built: 1910
		FLATWORK-CONCRETE 3" LRG (1000- 2999SF)	1,053 Square Ft. Year Built: 1910
		ORNAMENTAL IRON FENCE PER SF	632 Square Ft. Year Built: 1910
		WD FENCE REDWOOD COMMON	2 Linear Ft. Year Built: 1910

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

LATE MATERIAL



From: Kim Kandaras <kkandaras@funeraltrust.org>
Sent: Thursday, March 12, 2020 10:44 AM
To: Hope Sullivan <HSullivan@carson.org>
Subject: 1614 N. Curry St, Carson City

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hope, I have reviewed the staff report regarding our building at 1614 N. Curry Street, Carson City. As legal owner of that building, I agree to the conditions of the approval. Please pass this information along to the Commission. I would be happy to answer any further questions they may have.

Thanks!

KIM KANDARAS, CPA

Owner

Walton's Funerals & Cremations
Cremation Society of Nevada

P.O. Box 2462
Reno, NV 89505
Ph: 775-324-3479
Fx: 775-789-4900