



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 18, 2021

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 and zoned Residential Office, located at 408 West Robinson, APN 003-236-01. (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:** Consent

Proposed Motion

I move to approve the historical tax deferment.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of January 14, 2021, the Historic Resources Commission ("HRC") voted 7 – 0 to recommend approval of the request.

Background/Issues & Analysis

See the January 14, 2021 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 and 21.02.040; NRS 361A.170 to 361A.250, inclusive

Financial Information

Is there a fiscal impact? No

If yes, account name/number: Subject property is currently receiving the deferment. The request is due to a change of ownership.

Is it currently budgeted? Yes

Explanation of Fiscal Impact: N/A

Alternatives

Do not approve the request for the Historical Tax Deferment.

Attachments:

[HRC report of January 14.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JANUARY 14, 2021

FILE NO: HRC-2020-0037

AGENDA ITEM: F-1

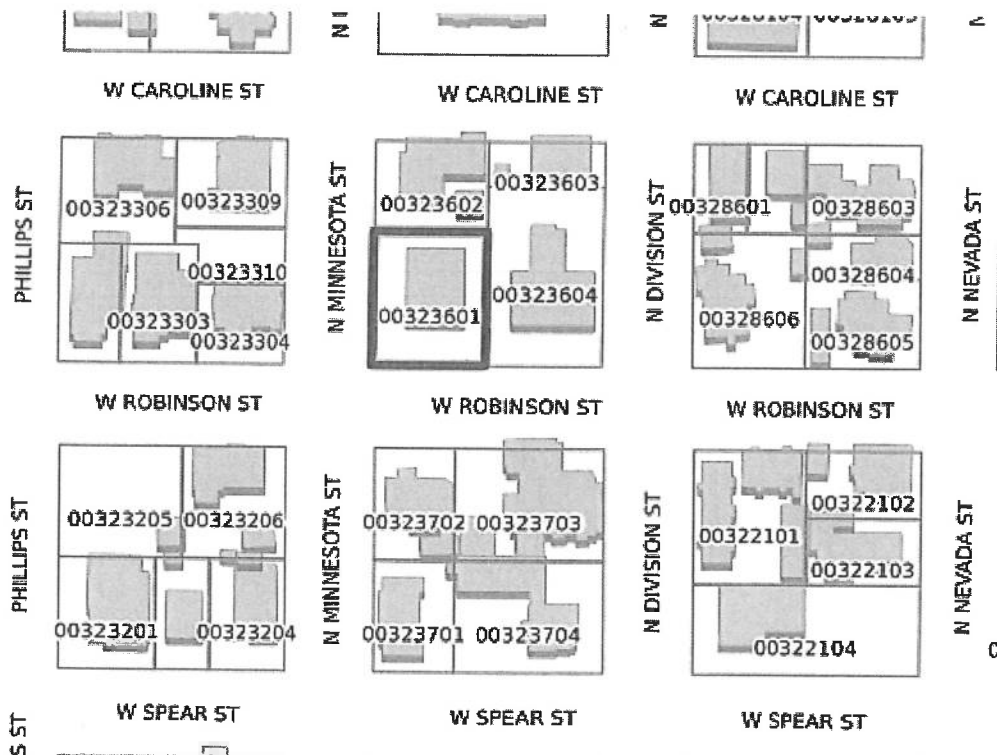
STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

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 408 West Robinson Street, APN 003-236-01. (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-2020-0037 with no exclusions, 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 2011 Architectural Survey. Per the survey, the primary structure is estimated to have been constructed in 1905. The structure is one and a half stories in height and embodies Classical and Colonial Revival design influences and Bungalow proportioning. The foundation is 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 is created by the roof overhang and supported by double columns with capitals and extends the full width of the front façade.

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

A site visit was conducted on January 4, 2021, 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.

- 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*

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. Also, in July 2018, the HRC recommended approval of the tax deferment.

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

During the site visit conducted on January 4, 2021, 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 2011 Survey.



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Hope Sullivan, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: December 10, 2020
RE: Historical Site Assessment
Parcel No. 003-236-01

Enclosed you will find an application for Historical tax deferment status. This property IS currently receiving the deferment.

The current values are as follows:

ASSESSED VALUE:		TAXABLE VALUE:	
LAND:	21,000	LAND:	60,000
IMPROVEMENTS:	31,085	IMPROVEMENTS:	88,813

The Historical Deferment values will not change upon approval.

Please proceed accordingly.

Thank you.

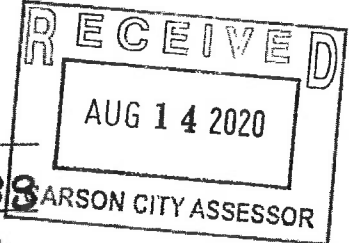
Kimberly Adams
Chief Deputy Assessor

THIS PAGE IS NOT RECORDED FOR INNER OFFICE USE ONLY

APN: 003-236-01

PROPERTY LOCATION: 408 W ROBINSON STREET

TO BE COMPLETED BY THE APPLICANT



OWNER NAME: JOHN MAYES

OWNER MAILING ADDRESS: 2101 ARROWHEAD DR - #38 CARSON CITY, NV 89706

OWNER PHONE NUMBER: 512-233-0911

OWNER EMAIL ADDRESS: JCM@JMA.COM

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: Aug. 12, 2020

DATE RETURNED TO ASSESSORS OFFICE: Aug. 14, 2020

DATE FORWARDED TO COMMUNITY DEVELOPMENT: Dec. 10, 2020

EXISTING HISTORICAL PROPERTY: Yes.

CURRENT VALUES

ASSESSED VALUE: LAND: 21,000 IMPROVEMENTS: 31,085

TAXABLE VALUE: LAND: 60,000 IMPROVEMENTS: 88,813

ESTIMATED VALUES AFTER DEFERMENT FOR F/Y (if recorded by:)

ASSESSED VALUE: LAND: IMPROVEMENTS: N/A

TAXABLE VALUE: LAND: IMPROVEMENTS:

IMPROVEMENTS EXCLUDED FROM DEFERMENT:

DATE RECORDED: DOCUMENT NUMBER:

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

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: JOHN MAYES Representative: _____
Address: 2101 ARROWHEAD DR #38 Address: _____
City, State, Zip: CARSON CITY, NV 89706 City, State, Zip: _____

This property is .199 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) RESIDENTIAL

For what reasons do you feel the above-described property should be classified as open space/historic:
The Bliss Bungalow is a long-contributing historic house built in 1914.

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

If not, explain: Private Residence
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 W ROBINSON STREET
- 3) The improvements were constructed in 1914 : (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.

[Signature] 2101 ARROWHEAD DR #38, CC, NV 8-12-20
Signature of Applicant or Agent - Address Date

Signature of Applicant or Agent - Address Date

Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>01/14/2020</u>	<u>LA</u>
		Date	Initial
<input type="checkbox"/>	Property Inspected	_____	_____
		Date	Initial
<input type="checkbox"/>	Income Records Inspected (if applicable)	<u>N/A</u>	_____
		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

INFORMATION AND INSTRUCTION FOR OPEN-SPACE USE ASSESSMENT

Pursuant to Nevada Revised Statutes, Chapter 361A, the legislature has authorized the creation of a special category of real property for tax purposes to be defined as "open-space real property". Persons whose property fits within the definition of open-space use, and otherwise meet the requirements of law, may secure reduced property tax assessments on such land during the period of time that such use is continued.

An application must be filed with the assessor in the county where the property is located on or before June 1 of any given year. If located in more than one county, an application must be filed with each applicable assessor. If open-space use assessment is granted, the application need not be re-filed again unless there is a change in ownership or a conversion to a higher use of any portion of the property.

Important Statutory Definitions Relevant to Open-Space Assessment:

"Open-space real property" means:

- 1) Land
 - a) Located within an area classified pursuant to NRS 278.250 and subject to regulations designed to promote the conservation of open-space and the protection of other natural and scenic resources from unreasonable impairment;
 - b) Devoted exclusively to open-space use;
- 2) The improvements on the land used primarily to support the open-space use and not primarily to increase the value of surrounding developed property or secure an immediate monetary return.

"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 Department of Cultural Affairs, State Historic Preservation Office.

"Owner" means any person having a legal or equitable freehold estate in open-space real property, including a contract vendee of a land sales contract respecting the property but excluding a lessee or tenant of the property.

"Higher use" means any use other than open-space use.

Open-space use assessment may additionally be restricted by criteria or ordinance procedures adopted by the county commissioners or other governing body applicable to the location of the land.

EFFECT OF APPROVAL OF APPLICATION

If an application is approved, the assessment will be based on the open-space use of the land rather than on the taxable value of the higher use. However, if the property use changes from open-space to a higher use, the owner will be liable for deferred taxes based upon the difference between open-space and higher use assessments of a period not to exceed 7 years. A 20 percent penalty will also be attached if the owner does not promptly notify the assessor of a change from open-space use to a higher use.

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

John Chartz House

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
<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)				

Property Name/Address John Chartz House

Page No. 2

5B. Historic Use

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

6. CURRENT ACCESS

	Permitted-local public resource	<input checked="" type="checkbox"/>	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)
--

9. RESOURCE DESCRIPTION

9A. Resource Type

<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	Porch		Balcony
<input checked="" type="checkbox"/>	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
------	--	-------

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.



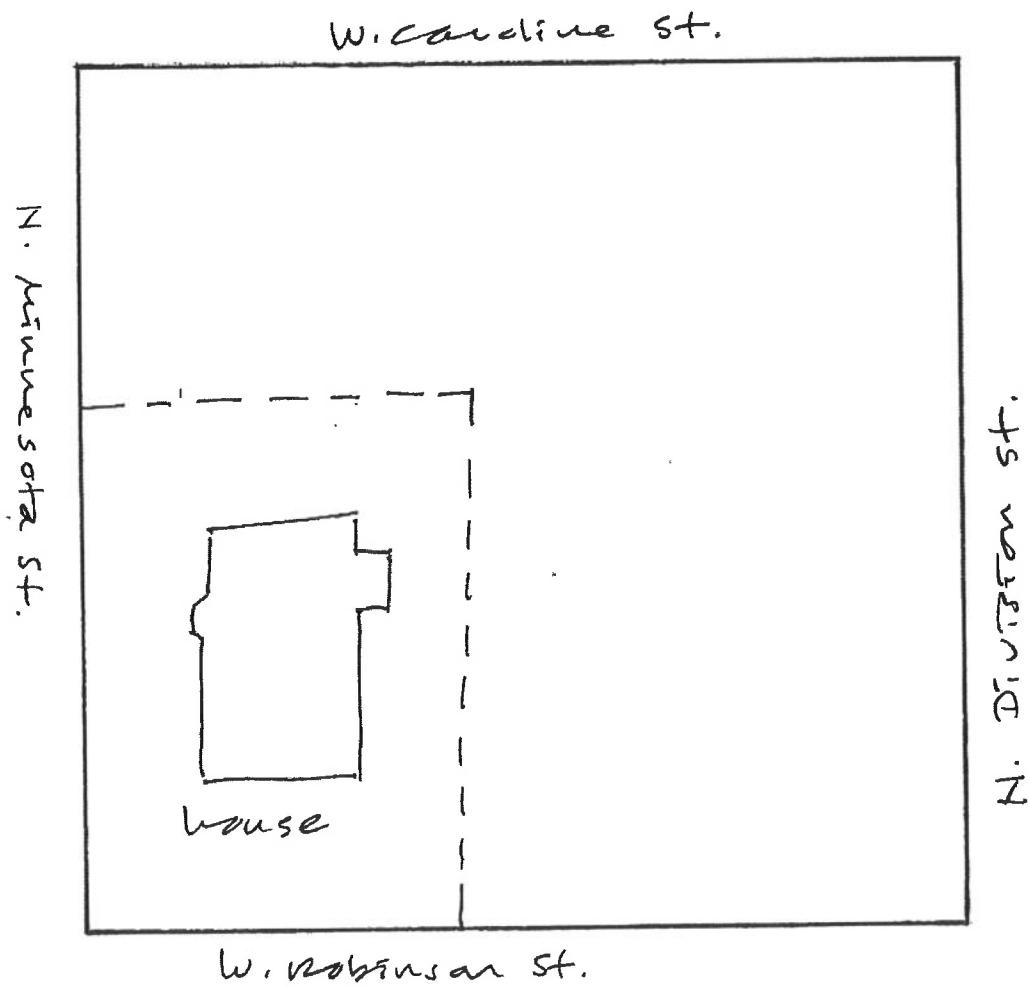
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: John Chartz House

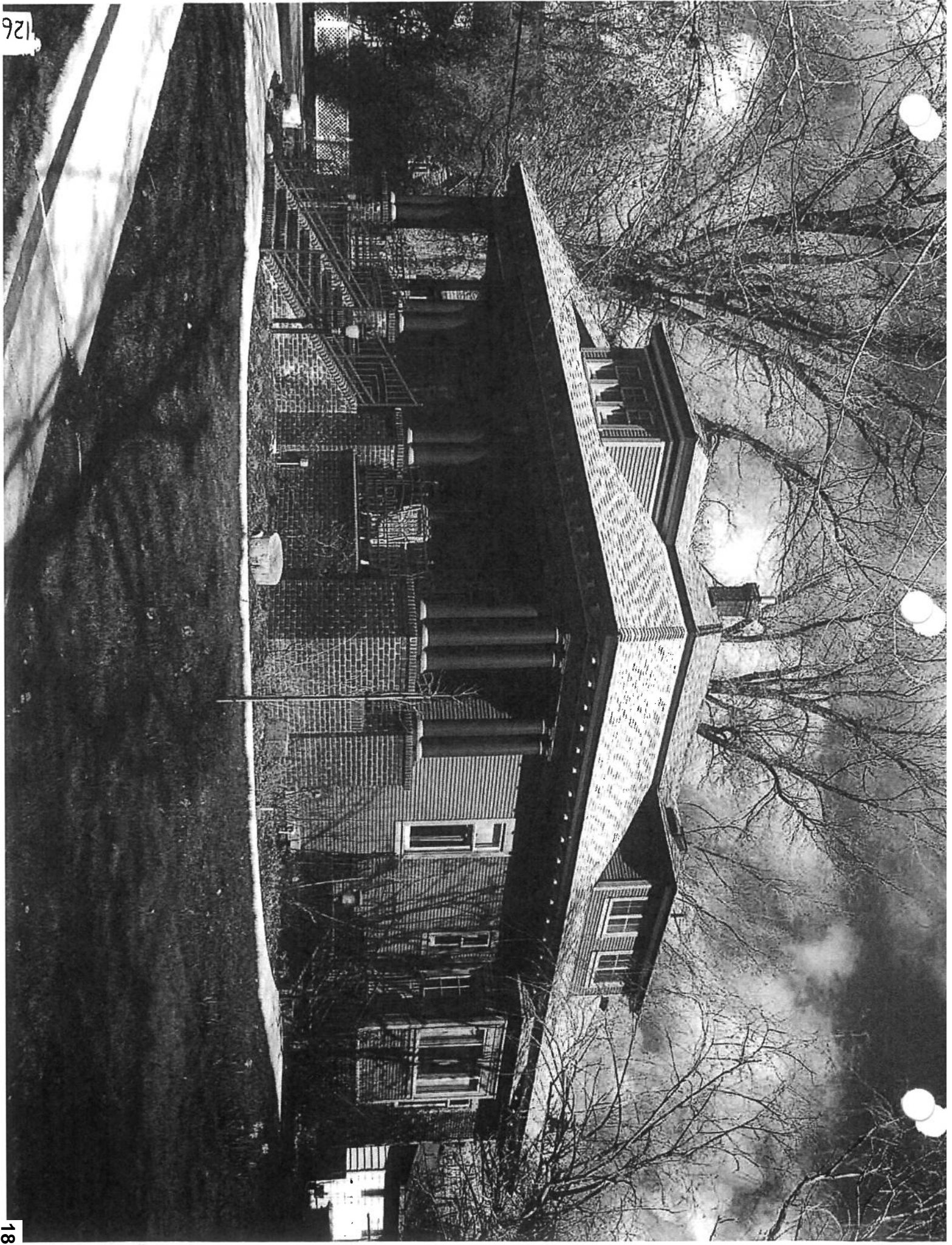
City, County: Carson City

Section No. 13: Site Plan

Page No. 6







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.

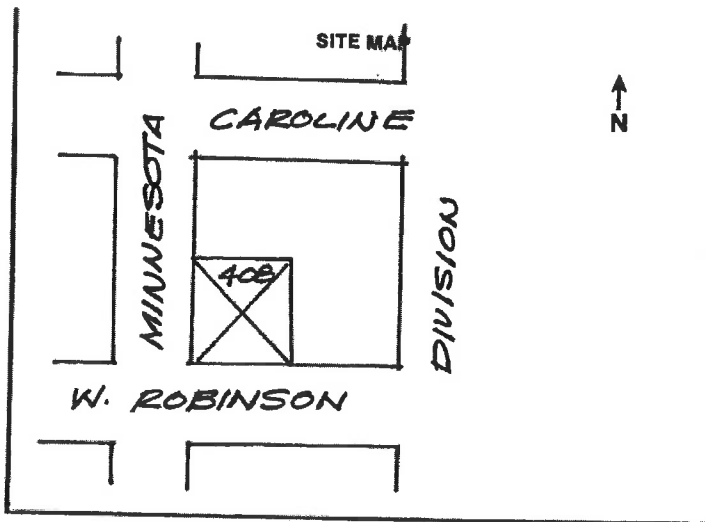
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



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.

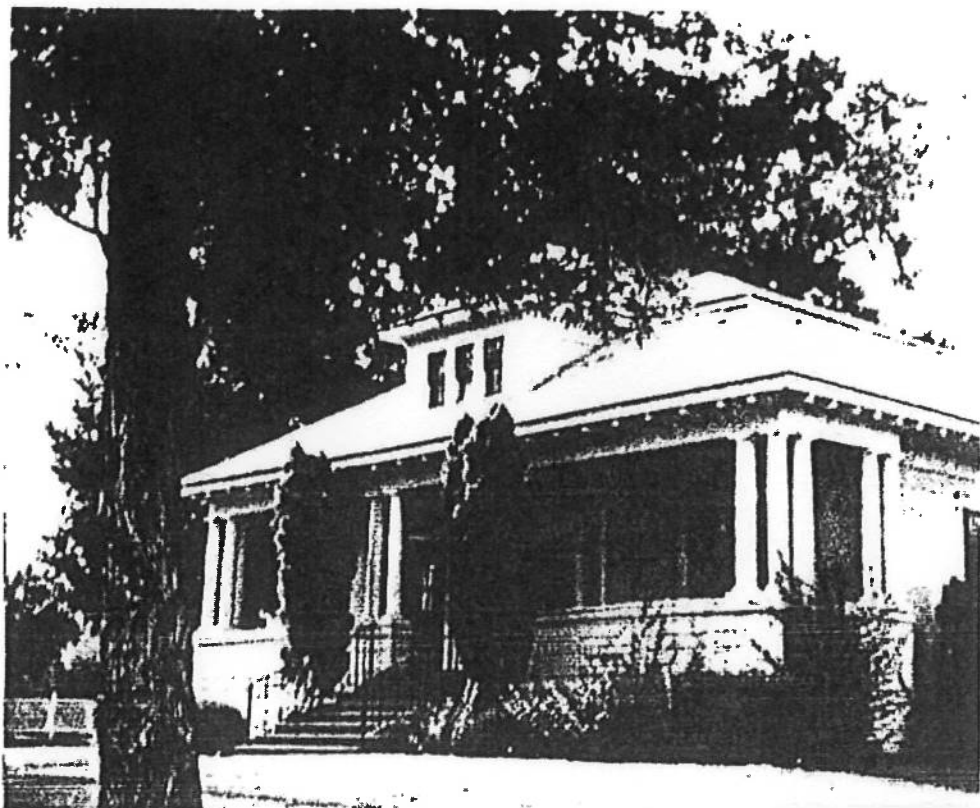
He died on April 21, 1963, in Carson City.

SOURCES OF INFORMATION:

Carson Daily Appeal, August 17, 1914.

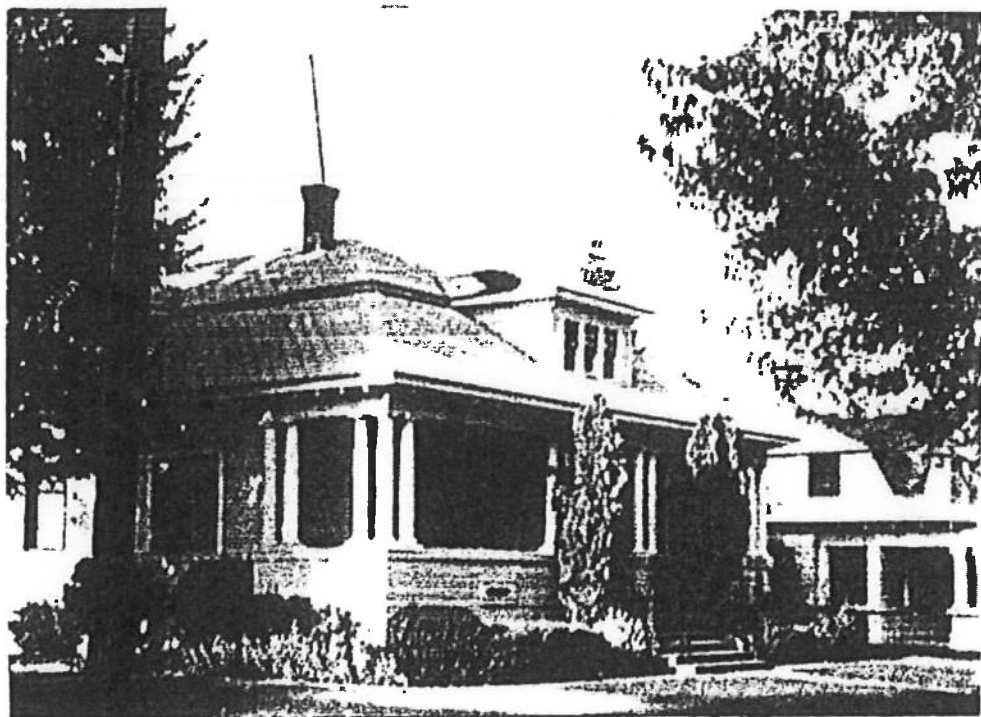
Nevada Appeal, April 21, 1963.

ILLUSTRATIONS - JOHN CHARTZ HOUSE



Looking N.W.

1993.



Looking N.E.

1993.

12.2

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:

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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:

One Known Private Development _____
Mining Public Works Project _____
Disaster 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: _____

Structure on Original Site? _____ Moved? _____ Unknown

SIGNIFICANCE:

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

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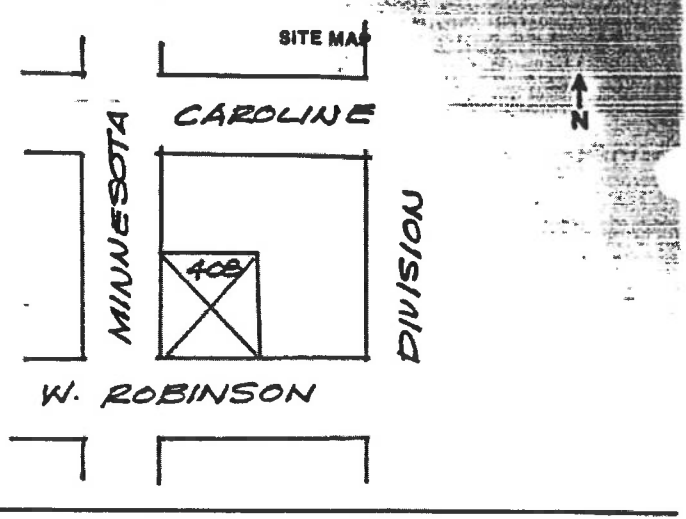
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Appearance Changes:

Financing:



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