

Item # 3-4

**City of Carson City
Agenda Report**

Date Submitted: September 26, 2006

Agenda Date Requested: October 5, 2006
Time Requested: Consent

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a request from Jennifer Verive & Gary Cain property owner, for a Carson City Historical Tax Deferment on property located at 412 North Curry Street, APN 003-225-10. (File HRC-06-160.)

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.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: None

Historic Resources Commission Action: September 14, 2006 - Approval 6 Ayes, 0 Nays, 1 Absent.

Recommended Board Action: I move to approve a request from Jennifer Verive & Gary Cain property owner, for a Carson City Historical Tax Deferment on property located at 412 North Curry Street, APN 003-225-10. File HRC-06-160.

Explanation for Recommended Board Action: The Historic Resources Commission's decision was properly based on the required findings 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.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.06 (Historic District).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) To deny HRC-06-160 or, 2) Refer back to the Historic Resources Commission for further review.

**Supporting Material: HRC-06-160 Staff Report
Case Record**

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By: Walter Sullivan Date: 9-26-06
(Walter Sullivan, Planning & Community Development Director)
Heidi Eskew-Hummans JP Date: 9-26-06
(Jennifer Pruitt, Planning & Community Development Senior Planner)
Andrew Burnham Date: 9-26-06
(Andrew Burnham, Public Works Director)
Linda Ritter Date: 9-26-06
(Linda Ritter, City Manager)
Michael T. Dugan Date: 9-26-06
(Melanie Bruketta, Chief Deputy District Attorney)

Board Action Taken:

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

(Vote Recorded By)

"The undersigned hereby affirms that there is no social security number contained in this document."

APN (Assessor's Parcel Number)

3-225-10

Return this application to:
Carson City Assessor's Office
201 N. Carson St. Ste 6
Carson City, NV 89701
(775) 887-2130

This space 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>Jennifer Verive & Gary Cain</u>	Representative:	<u>Jennifer Verive</u>
Telephone #:	<u>775-885-7593</u>	Telephone #:	<u>775-885-7593</u>
Fax #:		Fax #:	
Email Address:	<u>jenniferverive@yahoo.com</u>	Email Address:	<u>jenniferverive@yahoo.com</u>
Mailing Address:		Mailing Address:	
Address:	<u>412 N. CURRY ST</u>	Address:	<u>412 N. CURRY ST</u>
City, State, Zip:	<u>CARSON CITY NV 89703</u>	City, State, Zip:	<u>CARSON CITY, NV 89703</u>

This property is _____ acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) mixed use, downtown historic district

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

Built in 1877 by Hyman Olcaich; considered historic by City of Carson City; scholarly research shows historic value; rec'd historic preservation award in 2005 for our renovation efforts.

Is the property available and accessible to the general public? Yes - we open house 2-3 times per year for touring

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 Hyman Olconich House

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2) The address of the property is 412 N. Curry St

3) The improvements were constructed in 1876 (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.

Jon Verive 412 N. Curry St Carson City, NV 89703 7/21/06
 Signature of Applicant or Agent – Address and Phone Number / 775-885-7593 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			
<input checked="" type="checkbox"/>	Application Received	<u>7/21/06</u> Date	<u>JA</u> Initial
<input type="checkbox"/>	Property Inspected	_____ Date	_____ Initial
<input type="checkbox"/>	Outside Agency Approval	_____ Date	_____ Initial
	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied	_____ Date	_____ Initial
	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied	_____ Date	_____ Initial
<input type="checkbox"/>	County Commission Action <input type="checkbox"/> Approved <input type="checkbox"/> Denied	_____ 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	

**STAFF REPORT FOR HISTORIC RESOURCES COMMISSION MEETING OF
SEPTEMBER 14, 2006**

AGENDA ITEM: F-1

FILE NO: HRC-06-160

STAFF AUTHOR: Jennifer Pruitt, AICP, Senior Planner

REQUEST: A request for Historical Tax Deferment status for the Hyman Olcovich House.

APPLICANT/OWNER: Jennifer Verive and Gary Cain

LOCATION/APN: 412 North Curry Street, APN 003-225-10

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-06-160, a request from Jennifer Verive and Gary Cain, for Historical Tax Deferment on property located at 412 North Curry Street, APN 003-225-10. The subject approval is 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. 1. The property must have significance or be listed in the Carson City Historic Survey. 2. The property must be in good repair and the applicant is encouraged to present photographs as evidence. 3. Any alteration on the property must be of compatible historical character. 4. The property must be in compliance with Historic Resources Commission guidelines."

1. The property must have significance or be listed in the Carson City Historic Survey.

The subject site is listed on the Carson City Resources Inventory of March, 1980, completed by Historic Environment Consultants. Per information provided by the historical survey, this is a one and a half story, reflects decorative elements from the Stick Eastlake Architectural style. The structure is environmentally and architecturally compatible to its neighbors and the Historic District of Carson City.

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

A site visit was conducted on September 5, 2006, and the site was found to be in excellent condition. Staff will provide photographic documentation at the September 14, 2006, HRC meeting.

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

No alterations are proposed at this time. The site was residential in nature since it was built in 1876. This structure has a historic name of the Hyman Olcovich House. This structure is approximately 3,331 square feet. The structure includes a mix of uses resulting in a residential / commercial unit. The current zoning of the subject parcel is Downtown Commercial (DC).

There have been recent interior and exterior alterations to the property, which are compatible with the historic character of the Carson City Historic District.

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

The subject site is currently in compliance with the Historic Resources Commission Guidelines. There have been no complaints generated referencing non-compliance.

PLANNING DIVISION


Jennifer Pruitt, Senior Planner

JP/rmj

MEMORANDUM

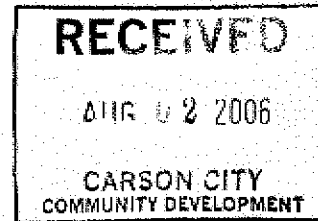
HRC-06-160

TO: Jennifer Pruitt, Community Development

FROM: Kimberly Adams, Assessor's Office

DATE: August 1, 2006

RE: Historical Site Assessment
Parcel No. 003-225-10



Enclosed you will find an application for Historical tax deferment status.

The 2007/2008 assessed values are as follows:

ASSESSED VALUE:		TAXABLE VALUE:	
LAND:	30,976	LAND:	88,503
IMPROVEMENTS:	28,623	IMPROVEMENTS:	81,780
TOTAL A.V.:	59,599	TOTAL T.V.:	170,283

The new values for the 2007/2008 after receiving the Historical Deferment are as follows:

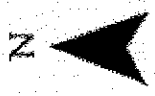
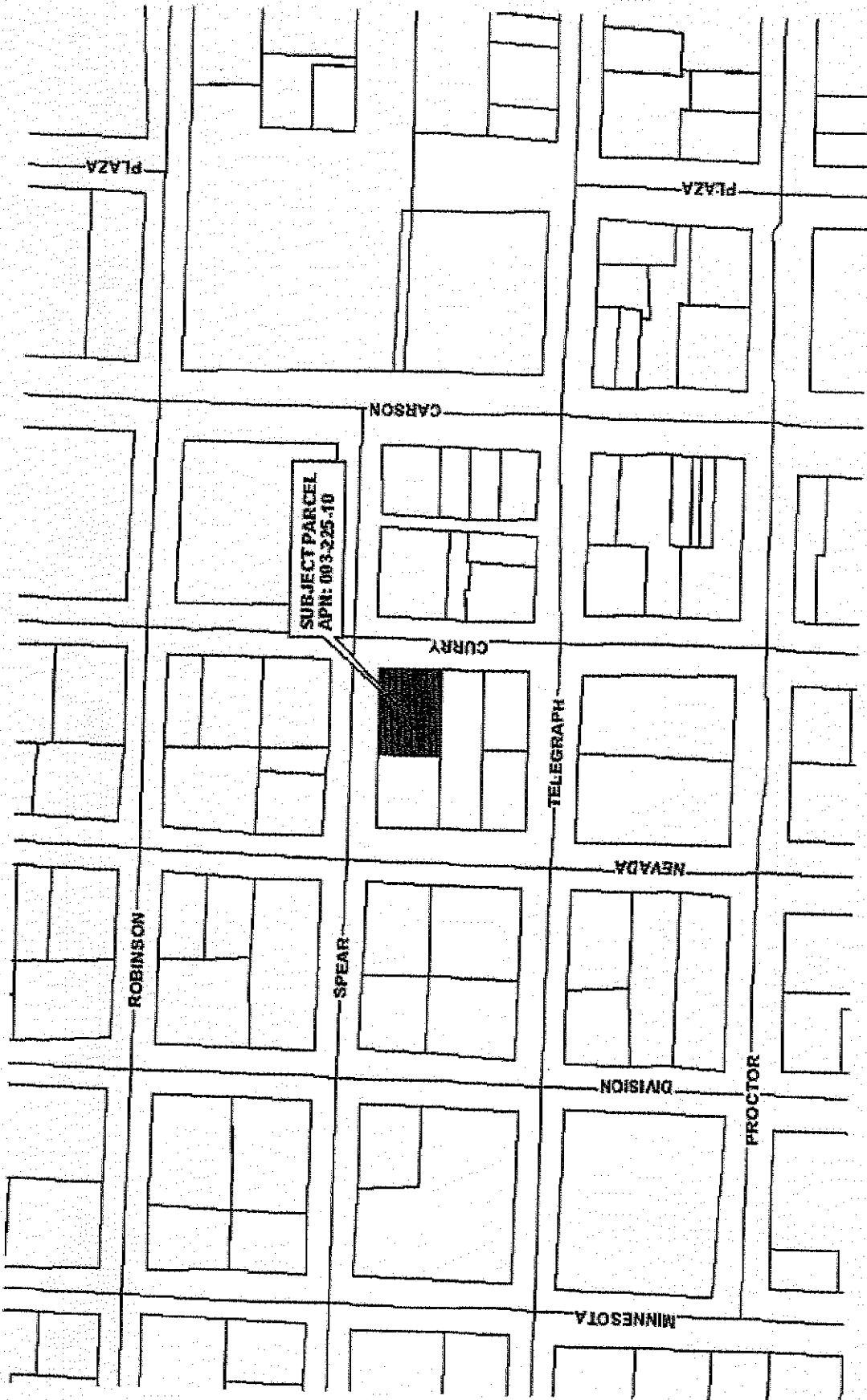
ASSESSED VALUE:		TAXABLE VALUE:	
LAND:	22,922	LAND:	65,492
IMPROVEMENTS:	21,181	IMPROVEMENTS:	60,517
TOTAL A.V.:	44,103	TOTAL T.V.:	126,009

These values will be for the 2007/08 fiscal year if the application is recorded on or before June 30, 2007.

Please proceed accordingly.

Thank you.

Kimberly Adams
Property Appraiser I



VICINITY MAP HRC-06-160

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 412 North Curry APII 3-225-1
2. Common Name: Law Offices: Carl Martillaro, Virgil Bucchianeri, Arthur Bayer
3. Historic Name: Hyman Olcovich House
4. Present Owner: Carl Martillaro
5. Address (if not occupant): _____
6. Present Use: offices Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The one and a half story building reflects elements of Stick/Eastlake design in its ornamentation. The roof shapes combine hip and gable types; the exterior surface material is shiplap and the foundation is stone. A porch extends across the full-width of the facade, supported by chamfered posts and containing a decorative freize and simple balustrade. The facade gable contains a tripartite window, ornamentation along the eaves and in the gable, and a decorative finial. Other gables have similar decoration. Windows are enhanced with a pediment, decorative molding and are double hung with two lights over two. There are dormers in the roof.

The structure has experienced some additions in the form of the dormer windows and an extension at the rear. The stairs at the entry are modified.

A small shiplap covered cottage at the back may be part of this property or one fronting on Nevada Street.

RELATIONSHIP TO SURROUNDINGS:

The structure is an important and related component of this streetscape grouping and this structure is the largest of the three (402, 406/408, and 412 North Curry). It provides a transition between the smaller southern buildings and the larger ones to the north.



Street Furniture: fence at side yard

Landscaping: 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

THREATS TO SITE:

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

ADJACENT LAND USES:
Commercial/residential

PHYSICAL CONDITION:
Excellent _____ Good X Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 10 to 15 feet

HISTORICAL BACKGROUND:

Architect (if known) _____
Builder (if known) _____
Date of Construction 1876-77 Estimated _____ Factual X Source: Ford; Sanborns
Is Structure on Original Site? _____ Moved? _____ Unknown X

SIGNIFICANCE:

The structure is one of the city's better examples of this decorative style. Its ornamentation is handsome and well executed, and the structure provides an important design element for this area due to its corner siting which allows full views of the structure and its gable decoration from several viewpoints. The house was built by Hyman Olcovich, co-owner of a general merchandising store, approximately 1876-77. The house was later owned by James Woodbury, superintendent of the Mexican Mill in the Carson River.

It has served as an attorney's office since 1974.

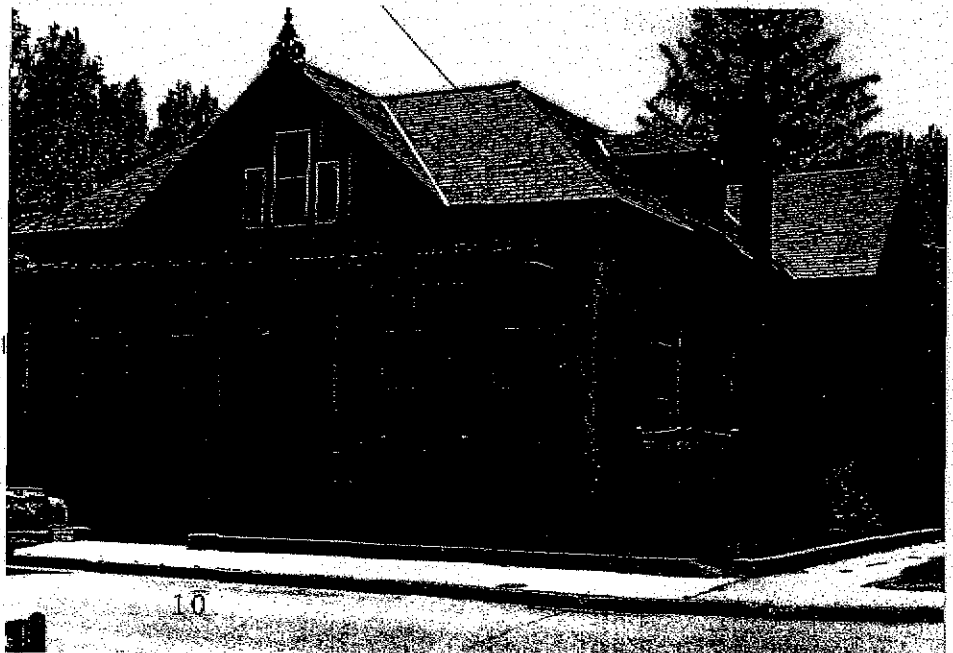
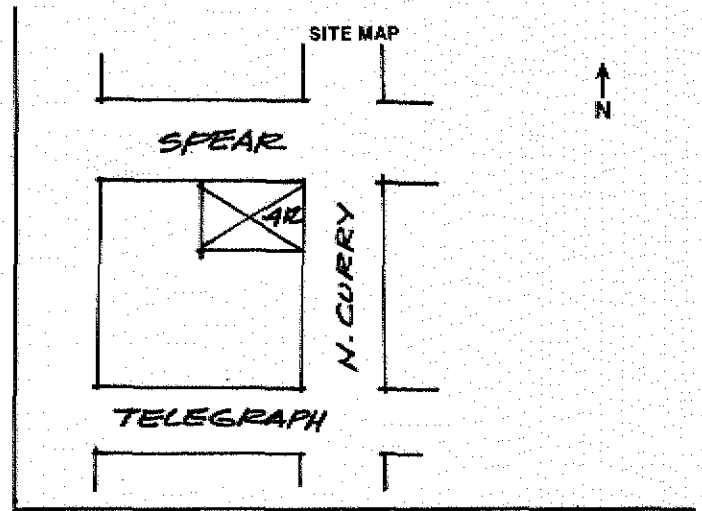
SOURCES:

Carson City Historic Tour
Noreen Humphreys
Don Ford; Sanborn Maps

SUGGESTED LAND USE AND FACADE MODIFI

Adaptive Use:
Facade Changes:

Zoning:



**CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD**

MEETING DATE: September 14, 2006

AGENDA ITEM NO.: F-1

APPLICANT(s) NAME: Jennifer Verive & Gary Cain
PROPERTY OWNER(s): Same

FILE NO.: HRC-06-160

ASSESSOR PARCEL NO(s): 003-225-10
ADDRESS: 412 North Curry Street

APPLICANT'S REQUEST: Historical Tax Deferment status (Hyman Olcovich House)

COMMISSIONERS PRESENT: BAKER SPEULDA DREWS
 SMITH OSSA LOPICCOLO DARNEY

STAFF REPORT PRESENTED BY: Jennifer Pruitt

REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

DENIAL

APPLICANT REPRESENTED BY: Gary Cain

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL

PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL:

WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Smith SECOND: Ossa PASSED: 6/AYE 0/NO 0/DQ 1/AB

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: October 19, 2006