



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: August 4, 2016

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To approve a request from Christopher White for a Historical Tax Deferment on property located within the Historic District, located at 506 W. Spear Street, APN 003-232-01.

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. The property is currently receiving an Historical Tax Deferment, but it must be re-applied for whenever the property ownership changes.

Agenda Action: Formal Action/Motion

Time Requested: 5 minutes

Proposed Motion

"I move to approve a request from Christopher White for an Historical Tax Deferment on property located within the Historic district, located at 506 W. Spear Street, APN 003-232-01".

Board's Strategic Goal

Quality of Life

Previous Action

The Historic Resources Commission recommended approval of the Historical Tax Deferment based on 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 the Historic Resources Commission's Policies. The staff report to the Historic Resources Commission is attached.

Background/Issues & Analysis

Section 21.02.040 states that any site or structure designated as historic by the Board of Supervisors shall be eligible for the Open Space Use Assessment. The subject property is a contributing property in the City's Historic District. The property has been subject to a Historical Tax Deferment since 1995. The subject request is due to a change of ownership.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.06 (Historic District), CCMC 21.02.040 Criteria for Open Space / Historic Use Assessment, and NRS 361A Taxes on Agricultural Real Property and Open Space.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Deny the request.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JULY 14, 2016**

AGENDA ITEM: F-2

FILE NO: HRC-16-063

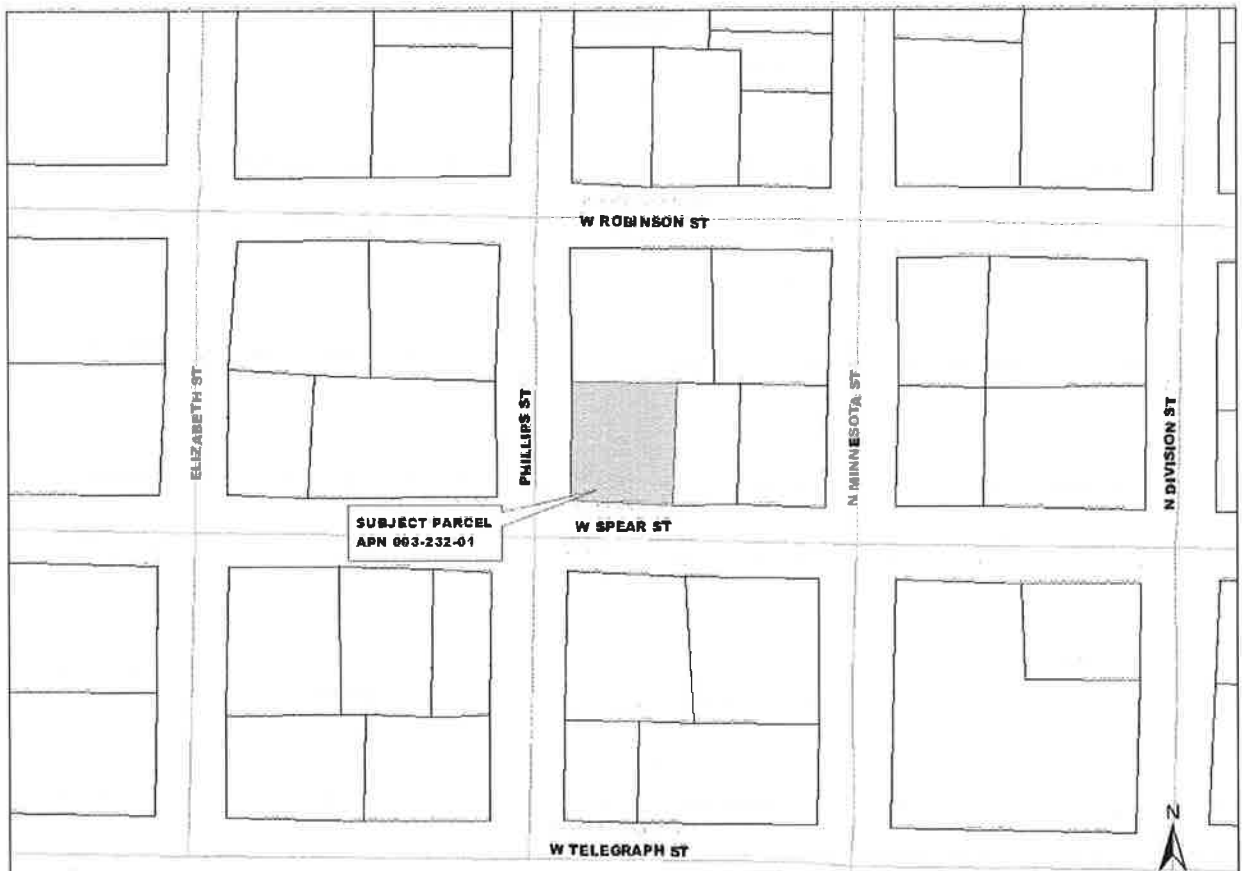
STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 506 W. Spear Street

OWNER: Christopher and Vanessa White

LOCATION/APN: 506 W. Spear Street/ 003-232-01

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-16-063, a request from Christopher White, for Historical Tax Deferment on property zoned Single Family 6,000 (SF6), located at 506 W. Spear Street, APN 003-232-01. 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.."



VICINITY MAP HRC-16-063

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 October 1980, completed by Historic Environment Consultants, as well as the 1988 Historic Inventory update prepared by Historic Environment Consultants, and the 1998 update. According to information provided by the historical survey, this is a one and a half story vernacular structure with clapboard siding and a gable roof. The structure was built in 1934; it was part of the upstairs of a four-plex residence provided for the mine workers at the Rio Tinto Mine. 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 July 7, 2016, and the site was found to be in good condition.

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

No exterior alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built in 1934. The structure is approximately 2,086 square feet in size, with an attached 416 square foot garage and a 864 square foot basement. The structure is currently used as single family residence and the current zoning of the subject parcel is Single Family 6, 000 (SF6).

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

During the site visit conducted on July 7, 2016, the Planning Division staff found the subject site to be in compliance with the Development Standards, Division 5, Historic District Design Guidelines.

In 1995, the previous owners, John Lee Gillie and Karen Louise Chandler Gillie received approval of a Historical Tax Deferment as requested. Historical Tax Deferments are specific to property ownership and not site specific. In 2012, property owner Robyn Laguzza received approval of a Historical Tax Deferment. Vanessa and Christopher White are the new property owners.

Respectfully Submitted,
Community Development Department, Planning Division



Hope Sullivan, AICP
Planning Manager

CARSON CITY RESOURCES INVENTORY

5-23-80
5169

IDENTIFICATION:

- 1. Address: 506 W. Spear & 501 N. Phillips APN 3-232-1
- 2. Common Name: _____
- 3. Historic Name: _____
- 4. Present Owner: Mr. & Mrs. William L. Richards (Marie Groschopf)
- 5. Address (if not occupant): _____
- 6. Present Use: residence Original Use: residence-part of a 4 plex

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

506 W. Spear Street is a one story vernacular structure with clapboard siding and a gable roof. It was built in 1934 at the Rio Tinto Mine which was located about a mile or two from Mountain City in Elko County, Nevada. At the time the house was built it was part of the upstairs of a four-plex residence provided for the mine workers. Each apartment contained 3 bedrooms, 1 bathroom, hallway, dining room, living room and kitchen.

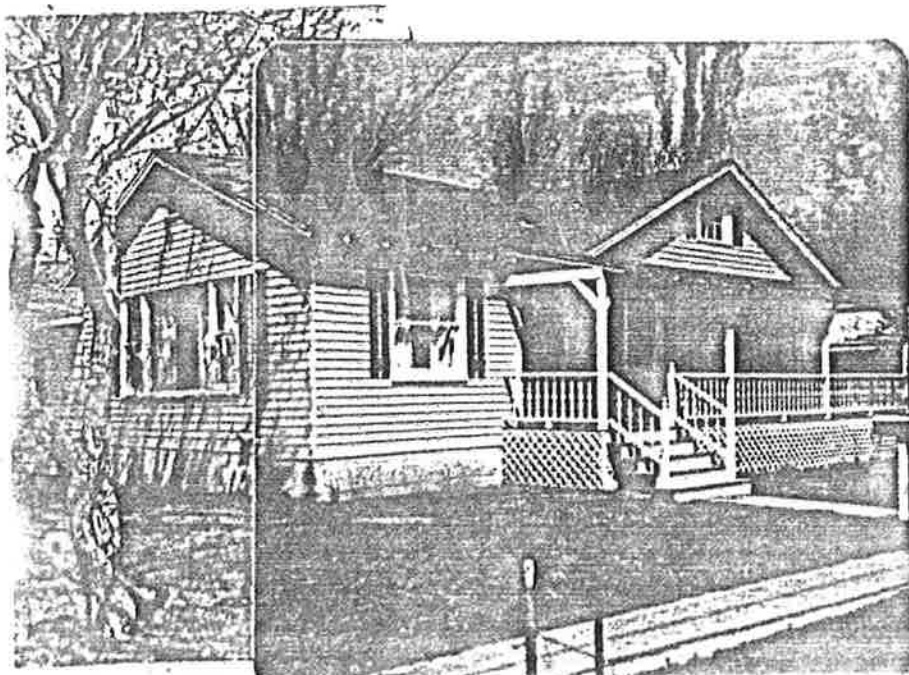
In 1949 the part of the four-plex that is now 506 W. Spear was moved to its present site by Art Bernard who added the attached garage and the apartment over the garage. That part of the structure is now known as 501 N. Phillips Street.

A ground level room was added along the west side of the structure (between the 506 W. Spear and the 501 N. Phillips part of the structure) probably sometime during the 1960's.

The porch on 506 W. Spear Street was added in 1975.

RELATIONSHIP TO SURROUNDINGS:

The building is compatible in scale, size and materials to its immediate neighbors, though younger in age.



Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS
2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447 Date October 1980

50

THREATS TO SITE:

None Known _____ Private Development _____
Zoning ?SFL6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

Excellent X Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20' - 25'

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard

Is Structure on Original Site? _____ Moved? X Unknown _____

SIGNIFICANCE:

The part of 506 W. Spear that was moved from the Rio Tinto Mine is of historic importance because it is an extremely well preserved (both interior and exterior) example of the type of housing that mine owners provided for their workers in a remote part of Nevada in the 1930's. (When mines closed most of the housing was either dismantled for its salvage value or remodeled to such an extent as to be virtually unidentifiable.) The interior of this part of the structure (from the Rio Tinto Mine) contains such features as glass door knobs (4 of which are lead crystal) and brass plates on all interior doors which are solid wood with indented panels. The three remaining original ceiling light fixtures are heavy etched glass with brass finials. All the original cabinets (including the laundry chute) and the heavy plaster walls have been kept in their original condition.

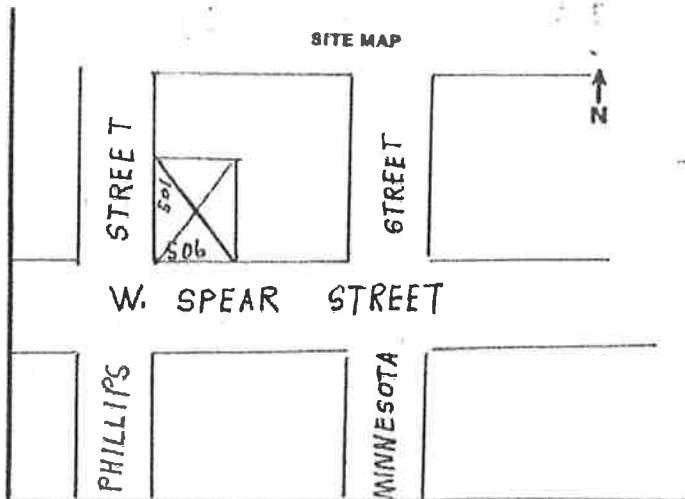
SOURCES:

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6th
(1980 updated)

IDENTIFICATION:

- 1. Address: 506 W. Spear & 501 N. Phillips APA' 3-232-01
- 2. Common Name: _____ 09 3-232-01
- 3. Historic Name: _____ RICHARDS, MARGIE ANN
- 4. Present Owner: Mr. & Mrs. William L. P O BOX 8752
- 5. Address (if not occupant): _____ INCLINE VILLAGE NV 89450
- 6. Present Use: residence Original Use: residence-part of a 4 plex

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Street Furniture: picket fence

Landscaping: pleasant yard with lawn and trees

Architectural Evaluation: PS _____ NR _____

District Designation: PD 2 NR _____

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2306 J Street, Penthouse
Sacramento, CA 95816

(916) 446-2447 Date October 1980

92

THREATS TO SITE:

None Known _____ Private Development _____
Zoning SE6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

PHYSICAL CONDITION:

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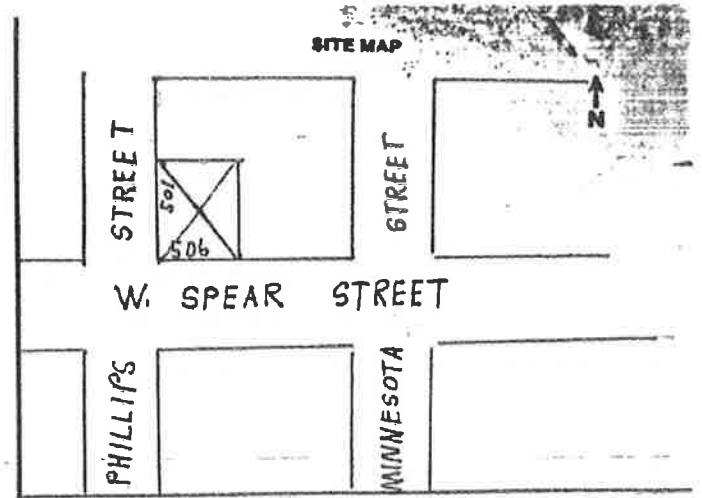
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Architect (if known) _____
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Date of Construction 1934 Estimated _____ Factual X Source: Art Bernard
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SOURCES:

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

Historic Survey 1860-1948

Occupational & Residential

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



NAME: Sproule House
ADDRESS: 506 W. Spear
LOCATION: Southeast corner W. Spear and Phillips
CONSTRUCTION DATE: 1935 (assessor); 1934 (SHPO)

HISTORICAL BACKGROUND

Like the property next door at 502 W. Spear, this property changed hands as part of the entire block for many years, well into the twentieth century. The William Stewart House had been constructed on the north portion of the block in 1887. In 1932, however, **Herbert C. Sproule**, a deputy in the Surveyor General's office, purchased the south portion of the block between N. Minnesota and Phillips Street. Sproule sold a portion of the parcel to **Elda Fricke**, a clerk in the Governor's office, in 1937. **David Bartley** purchased the property in 1941, and **Arthur Bernard**, the State Inspector of Mines, bought it in 1948.

OTHER NAMES ASSOCIATED WITH PROPERTY:

1863, H. L. Phillips, John Atchinson, Elizabeth Phillips; 1965,
W. E. Sheen, Charles Flandran; 1967, Z. Pierce; 1868, Sam Denson

SOURCES:

Stewart Title, Carson City Directories