

# STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JULY 12, 2018

AGENDA ITEM: E-1

FILE NO: HRC-18-076

STAFF AUTHOR: Hope Sullivan, AICP, Planning Manager

REQUEST: A request for Historical Tax Deferment status for the property located at 408 W. Robinson Street.

OWNER: August Worchell Trust

LOCATION/APN: 408 W. Robinson Street / 003-236-01

**RECOMMENDED MOTION:** It is recommended that the Historic Resources Commission "Move to recommend to the Board of Supervisors approval of HRC-18-076, a request for Historical Tax Deferment on property zoned Residential Office, located at 408 West Robinson Street, APN 003-236-01. 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."



**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, the Carson City Resources Inventory updated in 1988, the Kit Carson Trail Inventory, and the 2011 Architectural Survey. The property is known as the Bliss Bungalow.*

**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 2, 2018, and the site was found to be in good condition.*

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

*Alteration of the property has been done after review by the HRC, and consistent with the standards and guidelines of the Historic District. Over the last nineteen years, the HRC has reviewed the following requests.*

*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*

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

*The subject property has been maintained in compliance with the Historic Resource Commission's guidelines.*

**Attachments**

Application for Open Space / Historic Use Assessment

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

Property Information from the Carson City Resources Inventory updated in 1988.

Property Information from the Kit Carson Trail Inventory.

Property Information from the 2011 Architectural Survey

**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 1<sup>st</sup>. 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: MARK AUGUST WORCITELL

Representative: SCIF

Address: ██

Address: 3589 DRAGO WAY

City, State, Zip: CARSON CITY NV 89703

City, State, Zip: CARSON CITY NV 89703

Phone #: 3234909606

Phone #: 3234909606

This property is 0.199 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.)

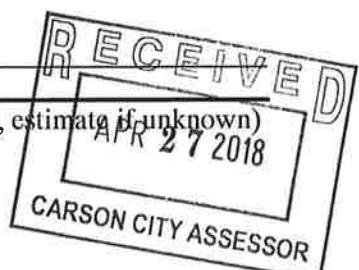
For what reasons do you feel the above-described property should be classified as open space/historic:

EXISTING HISTORICAL PROPERTY  
building is contributing property to historic district

Is the property available and accessible to the general public? The exterior is available  
"For Public Viewing from the Sidewalk"

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 405 Robinson
- 3) The improvements were constructed in 2005 and 2006 (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 of Applicant or Agent – Address and Phone Number 3589 Drakoway Date 4/25/18

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 type="checkbox"/> Application Received	<u>4/30/18</u>	<u>ICA</u>
<input type="checkbox"/> Property Inspected	<u>7/21/18</u>	<u>HS</u>
<input type="checkbox"/> Income Records Inspected (If applicable)	<u>~</u>	<u>~</u>
<input type="checkbox"/> County Commission Action	<u>~</u>	<u>~</u>
<input type="checkbox"/> Written Notice of Approval or Denial Sent to Applicant	<u>~</u>	<u>~</u>
	Date	Initial

Reasons for Approval or Denial and Other Pertinent Comments:

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Signature of Official Processing Application \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

## 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 counterparts in terms of scale, height, and material.



Street Furniture: ---

Landscaping: mature rof 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 *PD* 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.

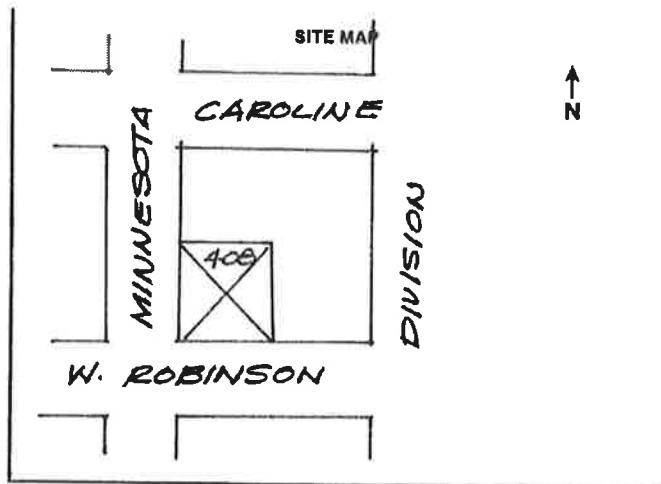
## SOURCES:

## SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Façade Changes:

Zoning:



## CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6<sup>th</sup>  
(1986 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:

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.

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Street Furniture: ---

Landscaping: mature rof 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 PD Public Works Project \_\_\_\_\_

Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

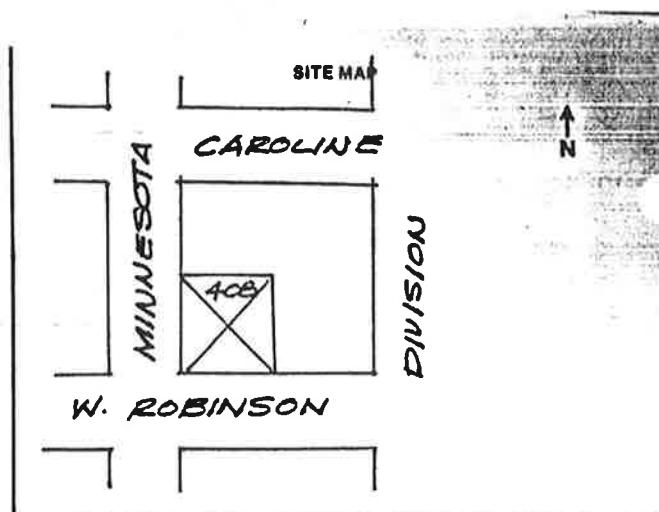
## ADJACENT LAND USES:

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 

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## SOURCES:

## SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

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

Façade 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

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	
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## 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

X	Occupied		Vacant
	Other (please specify)		

## 5. PROPERTY USE

## 5A. Current Use

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

**5B. Historic Use**

X	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

**6. CURRENT ACCESS**

Permitted-local public resource	X	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**

X	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
X	Porch		Balcony
X	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
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**9H. Associated Structures/Features**

Associated structures/features (submit <i>Associated Structures Summary</i> )		Yes	X	No
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**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
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**10. RESOURCE DATE AND SIGNIFICANCE****10A. Architect/Engineer/Designer**

unknown
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**10B. Builder/Contractor**

unknown
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**10C. Architectural Style/Period (See Appendix B)**

Craftsman
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**10D. Construction Date(s)**

1914		Circa
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**10E. Date(s) of Significance**

1914
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**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](http://www.blissbungalow.com)).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.



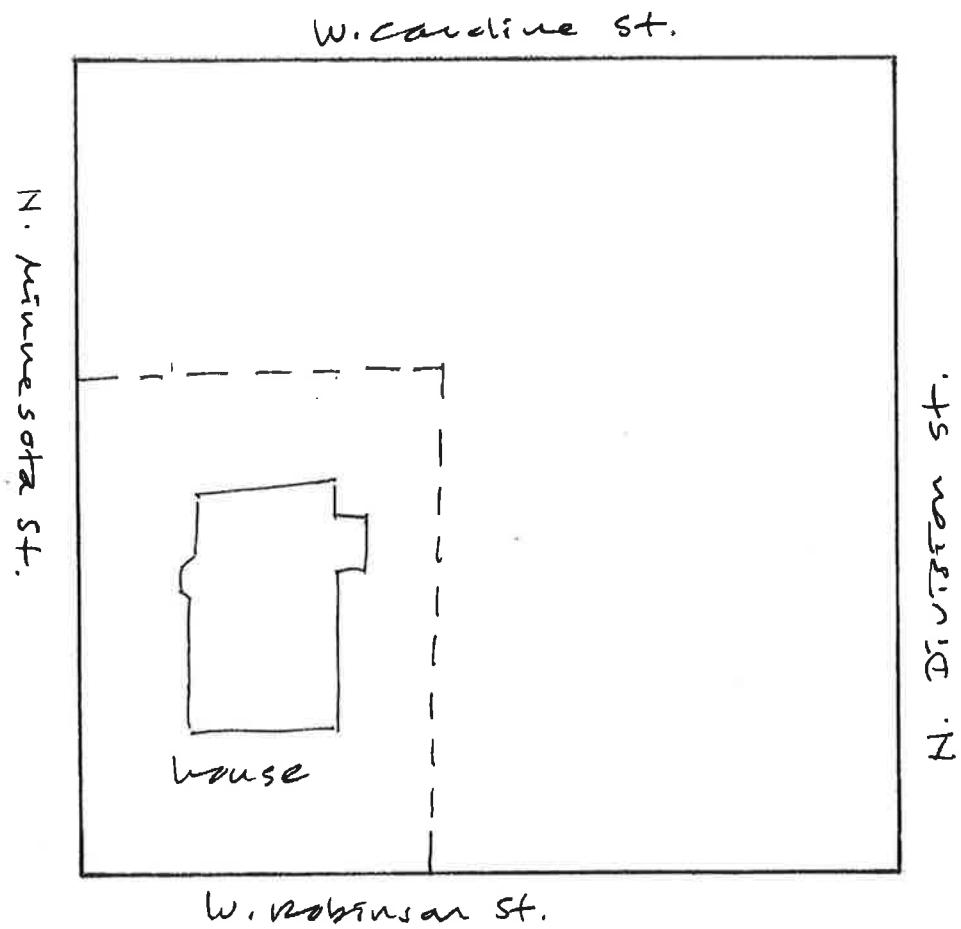
NEVADA STATE HISTORIC PRESERVATION OFFICE  
HISTORIC RESOURCE INVENTORY FORM  
*CONTINUATION SHEET*

Property Name: John Chartz House

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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