

# STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF MAY 12, 2022

FILE NO: HRC-2022-0112

AGENDA ITEM: 5.A

STAFF CONTACT: Heather Ferris, 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 Single Family 6,000 ("SF6"), located at 707 W Robinson Street, APN 003-242-04. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, because 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 Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with the Historic Resources Commission policies.

**RECOMMENDATION:** "I move to recommend to the Board of Supervisors approval of HRC-2022-0112, 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. Note that the property is already subject to the tax deferment.

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, the Kit Carson Trail Inventory completed in 1993. Per the survey, the house was built between 1866-1870 and is known as the Pozzi House or Bender House. The original owners of the building have early associations with the Virginia and Truckee Railroad. Later, David Bender, a freight and passenger agent for the railroad and J.T. Davis, the superintendent of the Virginia and Truckee Railroad, were both owners of the house. J.T. Davis purchased the house in 1900 and modified the front porch and made additions on the west side of the house. The house represents the traditional ideal of the past with the combination of Greek Revival and Italianate features.*

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

*A site visit was conducted on May 2, 2022, 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-12-106 Partial re-roof  
HRC-16-046 Wood picket fence with gate  
HRC-16-082 Wrought iron gate at porch entrance  
HRC-18-058 Tax Deferment*

*HRC-18-093 Re-roof*

*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.*

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

*During the site visit conducted on May 1, 2022, 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  
Historic Survey Information

RECEIVED

MAR 11 2022

CARSON CITY  
PLANNING DIVISION

**MEMORANDUM**

**TO:** Heather Ferris, Community Development  
**FROM:** Kimberly Adams, Assessor's Office  
**DATE:** March 10, 2022  
**RE:** Historical Site Assessment  
Parcel No. 003-242-04

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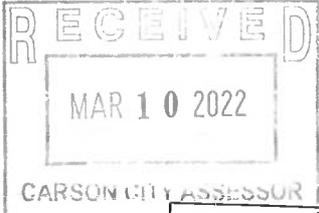
Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment; however, a "Contract of Sale" agreement was recorded on January 12, 2022, document number 528909. This application is necessary so that "all" owners that have a vesting interest appear on the Historic Deferment tax lien. Please see attached breakdown of valuation and proceed accordingly.

Thank you.

Kimberly Adams  
Chief Deputy Assessor

APN: 003-242-04

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:

**Ronald L & Karine  
Pollastrini  
Dustin J Braun & Christie  
M Casey-Braun (COS)**

Representative:

Address:

**707 W Robinson St.**

Address: \_\_\_\_\_

City, State, Zip:

**Carson City, NV 90703**

City, State, Zip: \_\_\_\_\_

This property is .485 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.): Historical

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

IT HAS BEEN A HISTORICAL HOME IN THE PAST AND CURRENTLY IS.  
WE WISH TO CONTINUE THIS IN THE FUTURE.

Is the property available and accessible to the general public? Yes

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 BENDER MANSION
- 2) The address of the property is 707 W. ROBINSON ST. CARSON CITY, NV 89703
- 3) The improvements were constructed in **approx.. 1875.** (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.

Ronald J. Pollastini 707 W. ROBINSON ST. CARSON CITY, NV 3-3-22  
 Signature of Applicant or Agent - Address Date

Kaine A. Pollastini 707 West Robinson St Carson City NV 3-3-22  
 Signature of Applicant or Agent - Address Date

Christie Casey-Brewer 707 West Robinson St Carson City, NV 3-5-22  
 Signature of Applicant or Agent - Address Date

[Signature] 707 West Robinson St. Carson City NV 3-3-22  
 Signature of Applicant or Agent - Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- Application Received Date 3/10/22 Initial [Signature]
- Property Inspected Date \_\_\_\_\_ Initial \_\_\_\_\_
- Income Records Inspected (If applicable) Date \_\_\_\_\_ Initial \_\_\_\_\_
- County Commission Action Date \_\_\_\_\_ Initial \_\_\_\_\_
- 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.

THIS PAGE IS NOT RECORDED  
FOR INNER OFFICE USE ONLY

APN: 003-242-04

PROPERTY LOCATION: 707 W ROBINSON ST

OWNER NAME: RONALD L & KARINE POLLASTRINI  
CONTRACTED TO SALE TO: DUSTIN J BRAUN & CHRISTIE M CASEY-BRAUN

OWNER MAILING ADDRESS: 707 W ROBINSON ST  
CARSON CITY, NV 89703

OWNER PHONE NUMBER: 775-240-7273

OWNER EMAIL ADDRESS: ChristieCasey78@gmail.com

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: February 16, 2022

DATE RETURNED TO ASSESSORS OFFICE: 3/10/2022

DATE FORWARDED TO COMMUNITY DEVELOPMENT: 3/10/2022

EXISTING HISTORICAL PROPERTY: YES, THIS IS AN EXISTING HISTORIAL PROPERTY

CURRENT VALUES

ASSESSED VALUE:	<u>003-242-04</u>	TAXABLE VALUE:	<u>003-242-04</u>
LAND:	\$26,068	LAND:	\$ 74,480
IMPROVEMENTS:	<u>\$41,483</u>	IMPROVEMENTS:	<u>\$118,523</u>
TOTAL ASSESSED:	\$67,551	TOTAL TAXABLE:	\$193,003

ESTIMATED VALUES WITHOUT DEFERMENT FOR F/Y 2022/2023  
(if NOT recorded by: June 1, 2022)

ASSESSED VALUE:	<u>003-242-04</u>	TAXABLE VALUE:	<u>003-242-04</u>
LAND:	\$40,060	LAND:	\$116,000
IMPROVEMENTS:	<u>\$54,957</u>	IMPROVEMENTS:	<u>\$157,021</u>
TOTAL ASSESSED:	\$95,557	TOTAL TAXABLE:	\$273,021

PYGAV: No change in the Prior Year Gross Assessed Value. If property remains "owner occupied" the increase in property taxes can not increase 3.0 %.

DATE RECORDED: 01/12/2022

DOCUMENT NUMBER: 528909

"CONTRACT OF SALE"

\*\*\*PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING\*\*\*

## KIT CARSON TRAIL INVENTORY

NAME: BENDER HOUSE.

ADDRESS: 707 WEST ROBINSON STREET.

LOCATION:    .

CONSTRUCTION DATE: 1867.

ARCHITECT: NONE KNOWN

BUILDER:    .

### HISTORICAL INFORMATION, INCLUDING HISTORICAL EVENTS & PERSONS CONNECTED WITH THE STRUCTURE.

George A. Nourse built this house in 1867. Nourse was born in Kenebec County, Maine in 1822. He came to Nevada in 1863, having served as U.S. District Attorney of Minnesota from 1861 to 1863. He practiced law and was elected from Washoe County to serve as a member of the Second Constitutional Convention in 1864. He also signed the constitution after its passage in 1864. Nourse was elected as Nevada's first attorney general in 1864 and served in that capacity until 1867. During his tenure as attorney general he fought back attempts by California interests in San Francisco to divert water from Lake Tahoe for municipal use. When he retired from the office of attorney general he resumed his legal practice in Carson City.

The house has nine rooms and one bath. The distinctive porch was added around 1901. There is an artesian well under the house which must be pumped out constantly to avoid flooding.

Nourse sold the house in 1871 to Nevada Supreme Court Justice Bernard Crosby Whitman<sup>1</sup>, who was appointed to complete the term of Justice H.O. Beatty and then was elected to the supreme court in 1871 and served until 1875. Judge Whitman had a legal practice on the Comstock when he was appointed to the supreme court. When Judge Whitman left the bench he moved to San Francisco and resumed the practice of law.

David A. Bender purchased the house from B.C. Whitman in 1873. He and his brother C. T. Bender came to Nevada Territory in 1863. He settled first in Virginia City and later moved to Reno. In 1871

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<sup>1</sup>. Before coming to Nevada B.C. Whitman served in the California Assembly in 1854 and also served as a district judge in Sacramento. He died at the Union Club in San Francisco on August 5, 1885.

the two brothers started the banking firm of D.A. Bender & Company.

In 1873, Bender was hired by H.M. Yerington as the general freight and passenger agent for the Virginia and Truckee Railroad. Bender's wife was a sister of H.M. Yerington. Bender moved his family to Carson City and this began his long association with the Virginia and Truckee Railroad Company. When his health began to fail he sold the house and moved to Berkeley<sup>2</sup>, California where he passed away a few years later, in March, 1916.

The house was acquired by James T. Davis in 1901. Davis was born at Bronson, Michigan on November 28, 1851. As a young man he came west with the other members of his family and settled in Nevada, first as an employee of the Southern Pacific as an office boy, and later as an agent and telegrapher. He was employed for a time at Reno, later was sent to Auburn, California and to different points in Nevada. For a number of years he acted as agent at Mound House. He came to Carson City to act as cashier of the Bullion and Exchange bank, and later in other banking capacities. Davis also worked as an assistant to the receiver of the State Bank and Trust Company.

James T. Davis served as mayor of Carson City from 1905 to 1909. In 1907, Mayor Davis appointed a committee of five to look into the question of a suitable site for the newly proposed Governor's Mansion. He selected State Supreme Courts Judges George Talbot, Frank Norcross, and James Sweeney and U.S. Judges E.S. Farrington and Thomas Hawley to find a suitable site for the structure. The committee visited and examined the various sites in Carson City offered for sale or donation. The committee recommended that the land offered for donation by T.B. Rickey be accepted as the site of the Governor's Mansion.

Archie Pozzi, Sr., acquired the house in 1922. He was born in Switzerland on May 6th, 1893, the son of Morris and Virginia (LaFranchi) Pozzi. He immigrated to the United States in 1903, and was educated in the public schools in California. Archie Pozzi married Leola Moore of Reno on March 28, 1918, and two children were born: Archie Jr., and Virginia. He worked as apprentice machinist at the Mare Island Naval yard from 1916-17 and 1919-1920. He opened the Pozzi Motor Company in 1922 and remained with the dealership until his retirement. The Pozzi Motor Company<sup>3</sup> was one of the oldest Ford dealers in the State. Archie Pozzi, Sr., served as county commissioner from 1926-1937. His son, Archie, Jr., assisted his father in the auto business and later owned the Bender House. He was born in Oakland, California on January 7, 1919. Archie, Jr., received his early education in Carson City, and graduated from the University of Washington in 1941. He assisted

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<sup>2</sup>. The Bender's first lived in San Rafael where they leased the Hoffman House.

<sup>3</sup>. The Pozzi Motor Company was located at 515 South Carson Street. It opened in 1922 and covered more than three-quarters of a block, employing eight men regularly.

his father with the active management of the company. The Pozzi family owned the house until the 1980s.

**SOURCES OF INFORMATION:**

**Carson City News**, March 11, 1916.

**Reno Evening Gazette**, March 10, 1916.

**San Francisco Call**, August 7, 1885.

**B.C. Whitman File**, Nevada Supreme Court Library, Carson City.

**Nevada Reports**, August 5, 1885.

**Gold Hill News**, October 11, 1866, October 20, 1866.

**Carson Daily Appeal**, April 15, 1873.

ILLUSTRATIONS - BENDER HOUSE

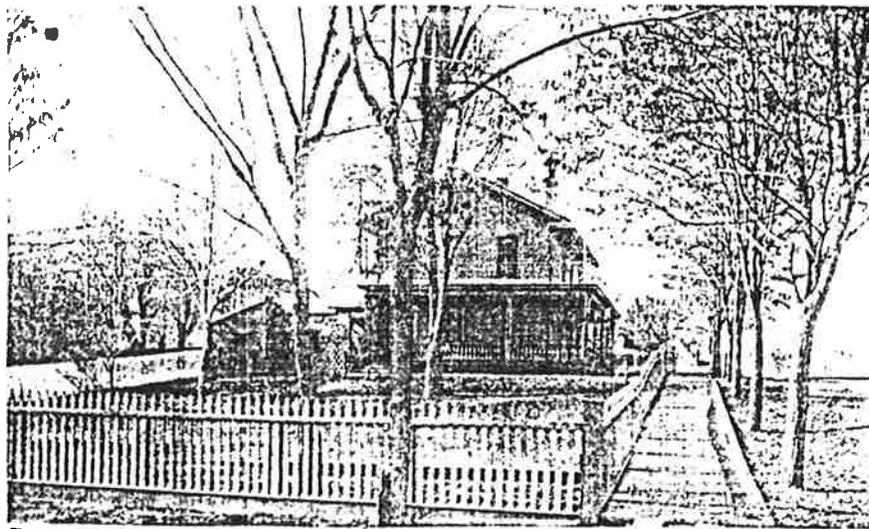


Looking S.W.

1993.



15.4



30  
Canaan City  
B.T.  
old Bender home  
2048.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

- 1. Address: 707 West Robinson APN 3-242-04
- 2. Common Name: Pozzi House
- 3. Historic Name: D.A. Bender House
- 4. Present Owner: Virginia Furman (John & Marcia Coughran)
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

While Greek Revival in form and proportion, this two story residence features Italianate decoration on later bays and porches. The wood frame structure is surfaced with clapboard and has a brick and concrete foundation. The roof is gabled, the eaves soffited, and a half-circle vent pierces the end gable. The curved front porch softens the angle of the roof gable and is supported by columns with a dentil course encircling the entire porch beneath the cornice. The eastern entry front door is recessed and flanked by sidelights with a transom above. Shutters adorn the windows which are predominantly six lights over six. A slanted bay with dentil course projects from the northern facade.

A one story rear wing has been added to the west as well as a south wing terrace. The north end of the porch has been enclosed with glass. Originally the porch was square in form but was changed to a circular shape in 1900. Shutters and the carriage light appear to be later.

RELATIONSHIP TO SURROUNDINGS:

This vertical building is compatible with surrounding residences in this neighborhood of fine and substantial buildings.



Street Furniture: stone hitching post, stone carriage block, slanted picket fence, carriage lights

Landscaping: large mature trees on property and on Robinson frontage

Architectural Evaluation: PS \_\_\_\_\_ NR X  
 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 SF 6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent X Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 20 feet from Robinson  
50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1866-70 Estimated X Factual \_\_\_\_\_ Source: Noreen Humphreys

Is Structure on Original Site? X Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built between 1866-70 the owners of this building have early associations with the Virginia and Truckee Railroad. David Bender, a freight and passenger agent for the Railroad and J.T. Davis, the superintendent of the Virginia and Truckee, were both owners of the house. It was Davis who purchased the house in 1900 and modified the front porch. Davis also made additions on the west side.

The imposing structure is one of the city's most outstanding buildings. Originally more formal in appearance, the round porch softens the straight lines of the central form. A fine example of its style and an interesting design, the house commands a superb view across the broad sweep of lawn. With its expansive grounds, planting, and large trees, the structure represents the traditional ideal of the past - a refined and leisurely 19th century lifestyle.

SOURCES:

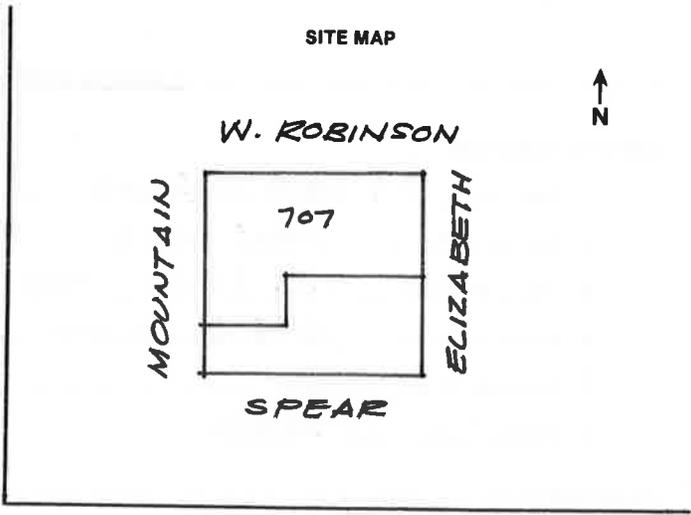
Carson City Historic Tour  
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:



CARSON CITY RESOURCES INVENTORY

1988 CC Resources Inventory N-6<sup>th</sup>  
(1980 updated)

IDENTIFICATION:

- 1. Address: 707 West Robinson 08 3-242-04
- 2. Common Name: Pozzi House SMITH, THOMAS R JR
- 3. Historic Name: D.A. Bender House 707 W ROBINSON ST
- 4. Present Owner: Virginia Furman (Jr) CARSON CITY NV 89703
- 5. Address (if not occupant): \_\_\_\_\_
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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Landscaping: large mature trees on property and on Robinson frontage

Architectural Evaluation: PS \_\_\_\_\_ NR X

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 SF 6000 Public Works Project \_\_\_\_\_  
Vandalism \_\_\_\_\_ Neglect \_\_\_\_\_ Other \_\_\_\_\_

ADJACENT LAND USES:

residential

PHYSICAL CONDITION:

Excellent  Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated \_\_\_\_\_

APPROXIMATE SETBACK: 20 feet from Robinson  
50 feet from Elizabeth

HISTORICAL BACKGROUND:

Architect (if known) \_\_\_\_\_

Builder (if known) \_\_\_\_\_

Date of Construction 1866-70 Estimated  Factual \_\_\_\_\_ Source: Noreen Humphreys

Is Structure on Original Site?  Moved? \_\_\_\_\_ Unknown \_\_\_\_\_

SIGNIFICANCE:

Built between 1866-70 the owners of this building have early associations with the Virginia and Truckee Railroad. David Bender, a freight and passenger agent for the Railroad and J.T. Davis, the superintendent of the Virginia and Truckee, were both owners of the house. It was Davis who purchased the house in 1900 and modified the front porch. Davis also made additions on the west side.

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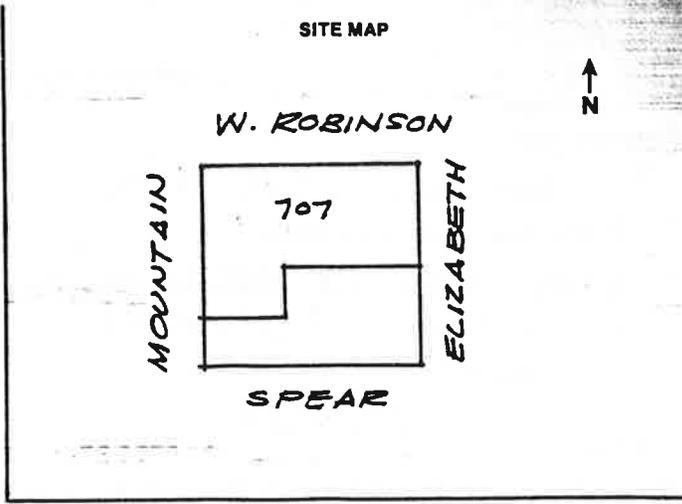
Carson City Historic Tour  
Noreen Humphreys

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