

Item #5-1

**City of Carson City
Agenda Report**

Date Submitted: June 10, 2008

Agenda Date Requested: June 19, 2008
Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to approve a request from Stephen A. Brenneman and Cynthia A. Brenneman for Historical Tax Deferment Status on property located within the Historic District, 609 Elizabeth Street, APN 003-274-02 (Bliss Mansion). File HRC-08-051

Staff Summary: The subject property is eligible for the Open Space Use Assessment Historic Tax Deferment as a result of its conformance to specific standards and its historical status in Carson City. The subject site received a tax deferment in the 1990's; the need for this application at this time is because of the recent change of ownership.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other

Does This Action Require A Business Impact Statement: Yes No

Historic Resources Commission Action: May 08, 2008 - Approval 5 Ayes, 0 Nays, 1 Absent, 1 Vacant position.

Recommended Board Action: I move to approve a request from Stephen A. Brenneman and Cynthia A. Brenneman for Historical Tax Deferment Status on property located within the Historic District, 609 Elizabeth Street, APN 003-274-02 (Bliss Mansion).

Explanation for Recommended Board Action: The Historic Resources Commission's decision was based on the required findings that the subject 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-08-051 or, 2) Refer back to the Historic Resources Commission for further review.

Supporting Material: HRC-08-051 Staff Report
Assessor's application
Case Record

Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By:  Date: 6/10/08
(Planning Division Director)

 Date: 6/10/08
(Planning Division Planner)

 Date: 6-10-08
(Development Services Director)

 Date: 6-10-08
(City Manager)

 Date: 6-10-08
(District Attorney's Office)

Board Action Taken:

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

(Vote Recorded By)

**CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD**

MEETING DATE: May 8, 2008

AGENDA ITEM NO.: F-1

APPLICANT(s) NAME: Cynthia A. Brenneman, Trustee
PROPERTY OWNER(s): Brenneman Revocable Trust

FILE NO. HRC-08-051

ASSESSOR PARCEL NO(s): 003-274-02
ADDRESS: 608 Elizabeth Street

APPLICANT'S REQUEST: Action to consider an application from Stephen A. and for Historical Tax Deferment Status (Bliss Mansion), on property zoned Single Family 6,000 (SF6)

COMMISSIONERS PRESENT: BAKER SPEULDA DREWS
 HAYES OSSA LOPICCOLO DARNEY

STAFF REPORT PRESENTED BY: Jennifer Pruitt REPORT ATTACHED
STAFF RECOMMENDATION: APPROVAL DENIAL
APPLICANT REPRESENTED BY: N/A

___ 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.

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO APPROVE THE APPLICATION

WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT

MOVED: Darney SECOND: Ossa PASSED: 5/AYE 0/NO 1/Absent 1 Position Vacant

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
MAY 08, 2008

AGENDA ITEM: F-1

FILE NO: HRC-08-051

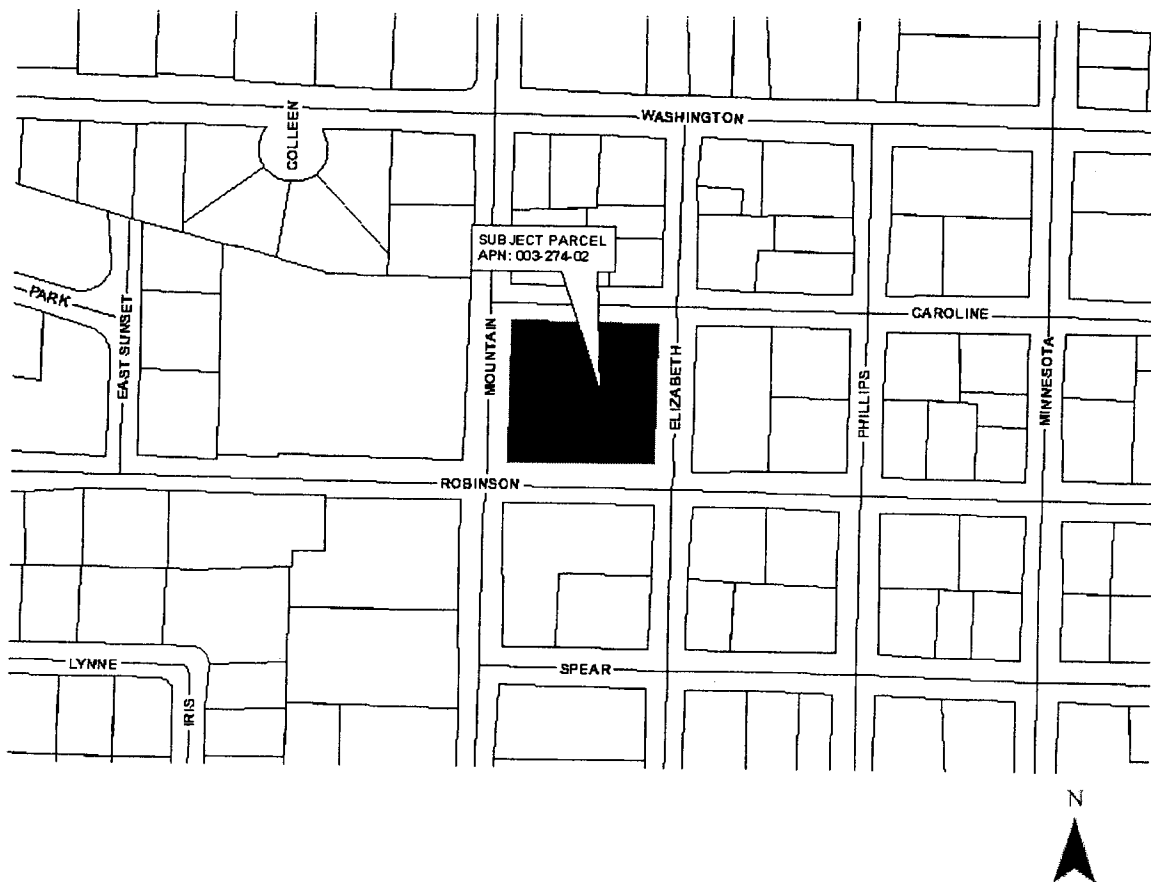
STAFF AUTHOR: Jennifer Pruitt, Senior Planner

REQUEST: A request for Historical Tax Deferment status for the Bliss Mansion.

APPLICANT/OWNER: Brenneman Revocable Trust

LOCATION/APN: 609 Elizabeth Street / APN 003-274-02

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-08-051, a request from Stephen A Brenneman, Trustee, for Historical Tax Deferment on property zoned Single Family 6,000 (SF6, located at 609 Elizabeth Street, APN 003-274-02. 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 historic name of this property is the Duane Bliss House. Design inspirations derive from the Italianate and Stick/Eastlake styles. This-two-and-a-half story vernacular structure was built in 1879, and consists of 15 rooms with seven marble fire places.

An architectural historical survey of 1980 included a review of this structure (see attached report). The subject site is listed on the Carson City Resources Inventory of March 1980, completed by Historic Environment Consultants.

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

A site visit was conducted on April 24, 2008, and the site was found to be in excellent condition. Staff will provide photographic documentation at the May 08, 2008, 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 1879. For many years the site was the home of the Bliss Bed and Breakfast; the use is currently a residence. The zoning of the subject parcel is Single Family 6,000 (SF6).

The existing structure is 7,897 square feet with two detached garages of 440 square and 1176 square foot in addition to a 392 square foot basement. There have been alterations to the property over the years, 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 referencing non-compliance. The subject site received a tax deferment in the 1990's; the need for this application is purely because of the new ownership of the Brenneman Revocable Trust.

Respectfully Submitted,

PLANNING DIVISION



Jennifer Pruitt AICP, LEED AP
Senior Planner

JP/rmj



HRC-08-051
(copy)

CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Jennifer Pruitt, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: April 18, 2008
RE: Historical Site Assessment
Parcel No. 003-274-02



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

This property has received Historical tax deferment for many years. There will not be any change in the values if the application is approved. The current values are as follows:

ASSESSED VALUE:		TAXABLE VALUE:	
LAND:	52,106	LAND:	148,874
IMPROVEMENTS:	97,536	IMPROVEMENTS:	278,674

These values will be for the 2008/09 fiscal year if the application is recorded on or before June 30, 2008. Please keep in mind that there is a portion of the property that does not receive the Historical tax deferment, the Duplex and the garages on the property.

Please proceed accordingly.

Thank you.

Kimberly Adams
Property Appraiser I

DAVID A. DAWLEY - CARSON CITY ASSESSOR
201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139

APN (Assessor's Parcel Number)

003-274-02

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:	<u>BRENNEMAN REVOCABLE TRUST</u>	Representative:	<u>STEPHEN A BRENNEMAN, TRUSTEE</u> <u>CYNTHIA A BRENNEMAN, TRUSTEE</u>
Address:	<u>608 ELIZABETH ST</u>	Address:	<u>608 ELIZABETH ST</u>
City, State, Zip:	<u>CARSON CITY, NV 89703</u>	City, State, Zip:	<u>CARSON CITY, NV 89703</u>

This property is .79 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) HISTORIC RESIDENTIAL

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

BLISS Mansion was built in 1879 and remains the largest
VICTORIAN/Italianate house in the city

Is the property available and accessible to the general public? Yes on specific events GhostWalk
Victorian Day, others

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 BLISS MANSION
- 2) The address of the property is 609 ELIZABETH ST, CARSON CITY, NV
89703

3) The improvements were constructed in 1879/1995. (Indicate year, estimate if unknown)

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(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.

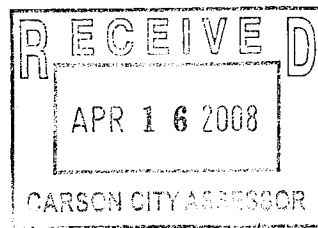
Stephen A Brennan TTE 608 ELIZABETH ST, CC, NV 89703 775-887-8988 4/10/08
 Signature of Applicant or Agent - Address and Phone Number Date

Cynthia Brennan TTE 608 ELIZABETH ST, CC, NV 89703 775-887-8988 4/10/08
 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>4/10/08</u> <u>KA</u>
		Date Initial
<input type="checkbox"/>	Property Inspected	_____
		Date Initial
<input type="checkbox"/>	Income Records Inspected (If applicable)	_____
		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



CARSON CITY RESOURCES INVENTORY

IDENTIFICATION: 608 Elizabeth Street

1. Address: 710 West Robinson APN 3-274-01
 2. Common Name: Bliss Mansion
 3. Historic Name: Duane Bliss House
 4. Present Owner: Richard and Yvonne Scarlett (Bernice Penny Sagan)
 5. Address (if not occupant): _____
 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

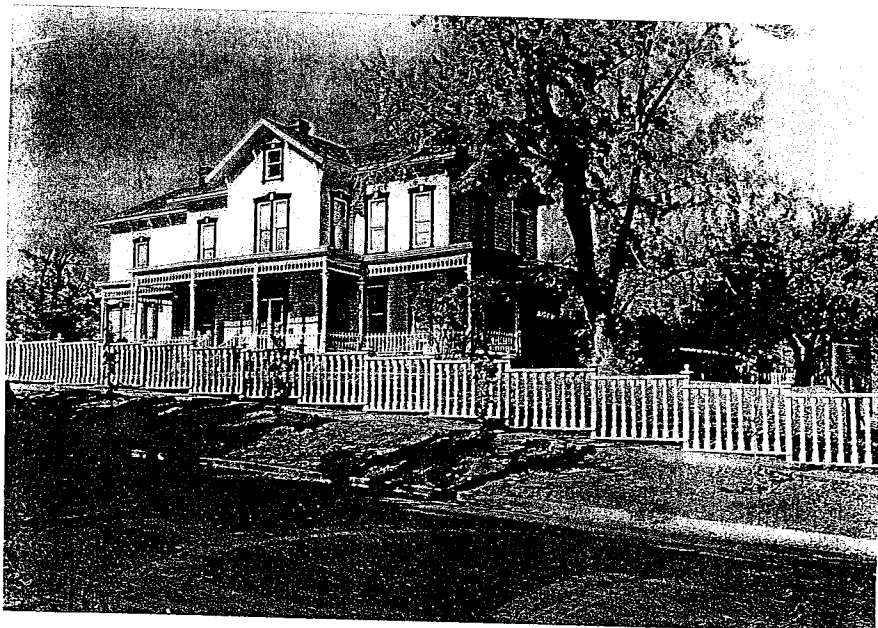
This two and a half story vernacular interpretation of Italianate and Stick/Eastlake styles is surfaced in shiplap and the roof is gabled and hipped. Decoration includes pediment shaped window moldings painted a dark color to contrast with the lighter color of the building. The window medallions are gold leafed. The porch is supported by square chamfered columns with capitals and a spoolwork frieze. Stick-like brackets support the eaves and gables. A square bay with paired windows projects from the facade. The entrance door is double with panels and a transom.

The double hung windows have been replaced and the balustrade of turned posts and knobs is later. A fence surrounding the property is newer and consists of inappropriately turned columns for the period of the structure. Brackets may have adorned the porch corners and the spoolwork frieze is a later addition.

A free standing garage is located on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure and its additive forms occupy the south half of the block and as such is a dominant member of the surrounding neighborhood.



Street Furniture: new surrounding fence
iron fence

Landscaping: formal and restrained lawn and garden, mature trees and shrubs, newer in material and treatment than the house

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 SFL6000 Public Works Project _____
Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

residential/Governor's Mansion

PHYSICAL CONDITION:

Excellent Good _____ Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 25-30 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1879 Estimated _____ Factual Source: Carson City Historic Cookbook

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

Consisting of fifteen rooms with seven marble fire places, this home was built in 1879 by Duane L. Bliss of clear sugar pine and cedar from his own Lake Tahoe mill. Bliss, important in both the early railroad and lumber industries of Nevada, established the Lake Tahoe Narrow-Gauge Railroad which freighted lumber to the Sierras where it was carried by flume to the mines.

The structure is an impressive representative of its style, well sited to take full advantage of its size and composition. The design of the building is high in quality and well executed.

The structure gains additional importance due to its position across from the Governor's Mansion.

SOURCES:

Carson City Historic Tour
Carson City Historic Cookbook
Noreen Humphreys

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

