

Item # 4-4

**City of Carson City
Agenda Report**

Date Submitted: March 6, 2007

Agenda Date Requested: March 15, 2007

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to approve a request from Bengochea LLC for Historical Tax Deferment status on property zoned Downtown Commercial/Residential Office (DC/RO), located at 204 West Spear Street, APN 003-222-04 (Brougher Bath Mansion). File HRC-07-004

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 | ☐ Ordinance |
| ☒ Formal Action/Motion | ☐ Other |

Does This Action Require A Business Impact Statement: ☐ Yes ☒ No

Planning Commission Action: None

Historic Resources Commission Action: February 8, 2007 - Approval 5 Ayes, 0 Nays, 2 Absent

Recommended Board Action: I move to approve a request from Bengochea LLC for Historical Tax Deferment status on property zoned Downtown Commercial/Residential Office (DC/RO), located at 204 West Spear Street, APN 003-222-04 (Brougher Bath Mansion). File HRC-07-004

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-07-004 or, 2) Refer back to the Historic Resources Commission for further review.

Supporting Material: HRC-07-004 Staff Report
Case Record

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By:

Walter Sullivan
(Walter Sullivan, Planning Division Director)

Date: 3-05-07

Jennifer Pruitt
(Jennifer Pruitt, Planning Division Senior Planner)

Date: 3-6-07

Larry Werner
(Larry Werner, Development Services Director/City Engineer)

Date: 3/6/07

Linda Ritter
(Linda Ritter, City Manager)

Date: 3-6-07

Melanie Bruketta
(Melanie Bruketta, Chief Deputy District Attorney)

Date: 3-6-07

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD

MEETING DATE: February 8, 2007

AGENDA ITEM NO.: F-2

APPLICANT(s) NAME: Bengochea LLC
PROPERTY OWNER(s): Same

FILE NO. HRC-07-004

ASSESSOR PARCEL NO(s): 003-222-04

ADDRESS: 204 West Spear Street (Brougher Bath Mansion)

APPLICANT'S REQUEST: For Historical Tax Deferment Status on property zoned Downtown Commercial/Residential Office (DC/RO)

COMMISSIONERS PRESENT: [x] BAKER [] SPEULDA [x] DREWS
[x] HAYES [x] OSSA [] LOPICCOLO [x] DARNEY

STAFF REPORT PRESENTED BY: Jennifer Pruitt

STAFF RECOMMENDATION: ☐ [] ☒ **CONDITIONAL APPROVAL**

APPLICANT REPRESENTED BY:

[x] REPORT ATTACHED

☐ DENIAL

X APPLICANT/AGENT
PRESENT

 x 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:

- on historic list
- in good repair
- alterations compatible
- HRC compliance

MOTION WAS MADE TO RECOMMEND APPROVAL:

☒ WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Ossa SECOND: Hayes PASSED: 5/YE 0/NO 0/DQ 2/AB

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 3/15/07

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

APN (Assessor's Parcel Number)

003-222-04

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:	BENGOCHEA LLC	Representative:	Don Harmer
Telephone #:	775-883-3711	Telephone #:	
Fax #:	775-883-2723	Fax #:	
Email Address:	corpsvcs@msn.com	Email Address:	
Mailing Address:		Mailing Address:	
Address:	2270 Chipmunk Dr.		
City, State, Zip:	Washoe Valley 89704	City, State, Zip:	

This property is .19 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Professional offices and conference center

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

The mansion is a Carson City landmark that has been recognized as such by the U.S. Senate, the Governors office, the Board of Supervisors and the Historic Resources Comission.

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

If not, explain: _____

1) The historic name of the property is Brougner Bath Mansion

2) The address of the property is 204 W SPEAR ST. CARSON CITY, NV

3) The improvements were constructed in 1903 (Indicate year, estimate if unknown)

2270 Chipmunk Dr. _____
Signature of Applicant or Agent - Address and Phone Number
12/22/2006
Date

Signature of Applicant or Agent – Address and Phone Number Date

775-722-8396

Signature of Applicant or Agent – Address and Phone Number

Date

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STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
FEBRUARY 8, 2007

AGENDA ITEM: F-2

FILE NO: HRC-07-004

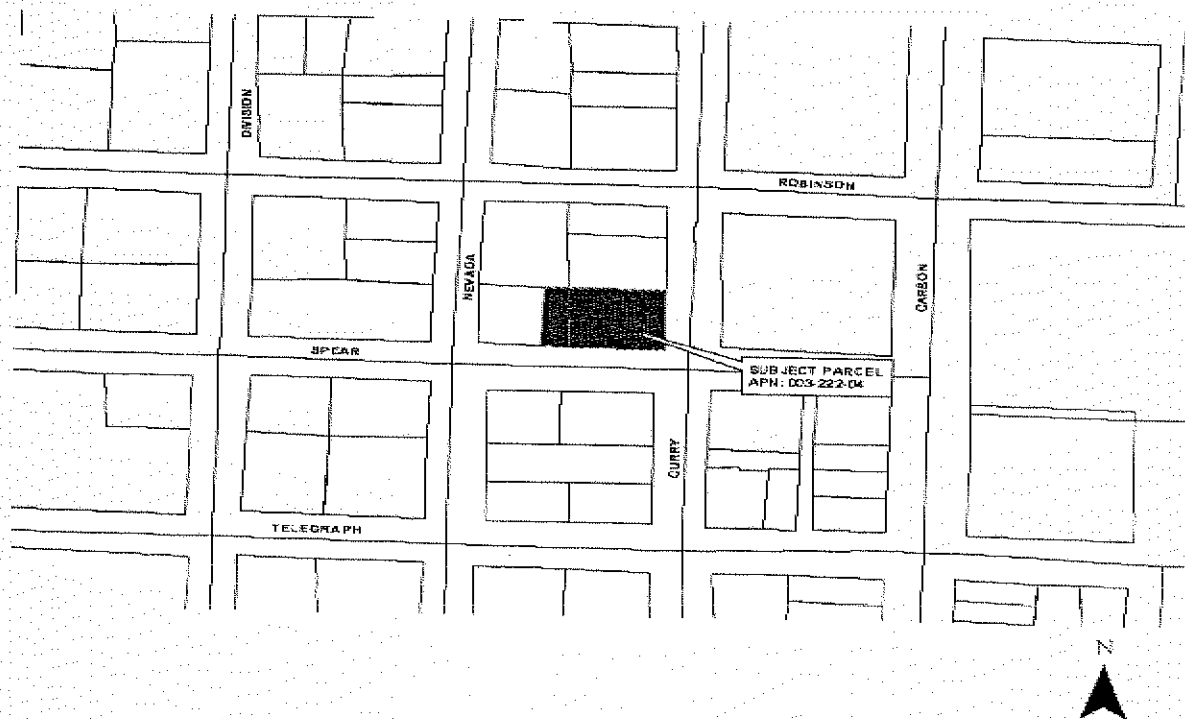
STAFF AUTHOR: Heidi Eskew-Herrmann, Assistant Planner

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

APPLICANT/OWNER: Bengochea, LLC

LOCATION/APN: 204 West Spear Street / APN 003-222-04

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-07-004, a request from Bengochea, LLC, for Historical Tax Deferment on property split-zoned Downtown Commercial/Residential Office (DC/RO), located at 204 West Spear Street, APN 003-222-04. 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. According to information provided by the historical survey, this is a two-story wood framed structure with design elements from the Colonial Revival and the Queen Ann styles. The structure is environmentally and architecturally compatible to its residential and commercial 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 January 30, 2007, and the site was found to be in excellent condition. There have been significant upgrades to the property within the last few years. The structure is painted light yellow with white and dark green trim. The parcel is fully fenced and landscaped. A previous owner received a Historic Preservation award for the upgrades. Staff will provide photographic documentation of the property at the February 8, 2007, Historic Resources Commission meeting.

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

No alterations are proposed at this time. According to the Historic Survey of 1980, the structure was built in 1907 (the Assessor's role notes that the structure was built in 1903). This structure has a historic name of the Wilson Brougher House. The building is approximately 3,307 square feet in size with a 1,004 square foot basement. There are additions on the north and rear of the structure and there are small out-buildings on the property. The structure is currently used as professional offices and conference center and the current zoning of the subject parcel is Downtown Commercial/Residential Office (DC/RO).

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.

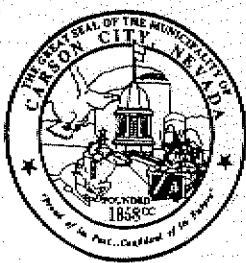
Respectfully Submitted,

PLANNING DIVISION


Heidi Eskew-Herrmann, Assistant Planner

HEH/rmj

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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Jennifer Pruitt, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: JANUARY 2, 2007
RE: Historical Site Assessment
 Parcel No. 003-222-04



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

The 2007/2008 assessed values are as follows:

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 40,317	LAND: 115,191
IMPROVEMENTS: 34,354	IMPROVEMENTS: 98,154

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

ASSESSED VALUE:	TAXABLE VALUE:
LAND: 29,835	LAND: 85,242
IMPROVEMENTS: 25,422	IMPROVEMENTS: 72,634

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

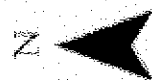
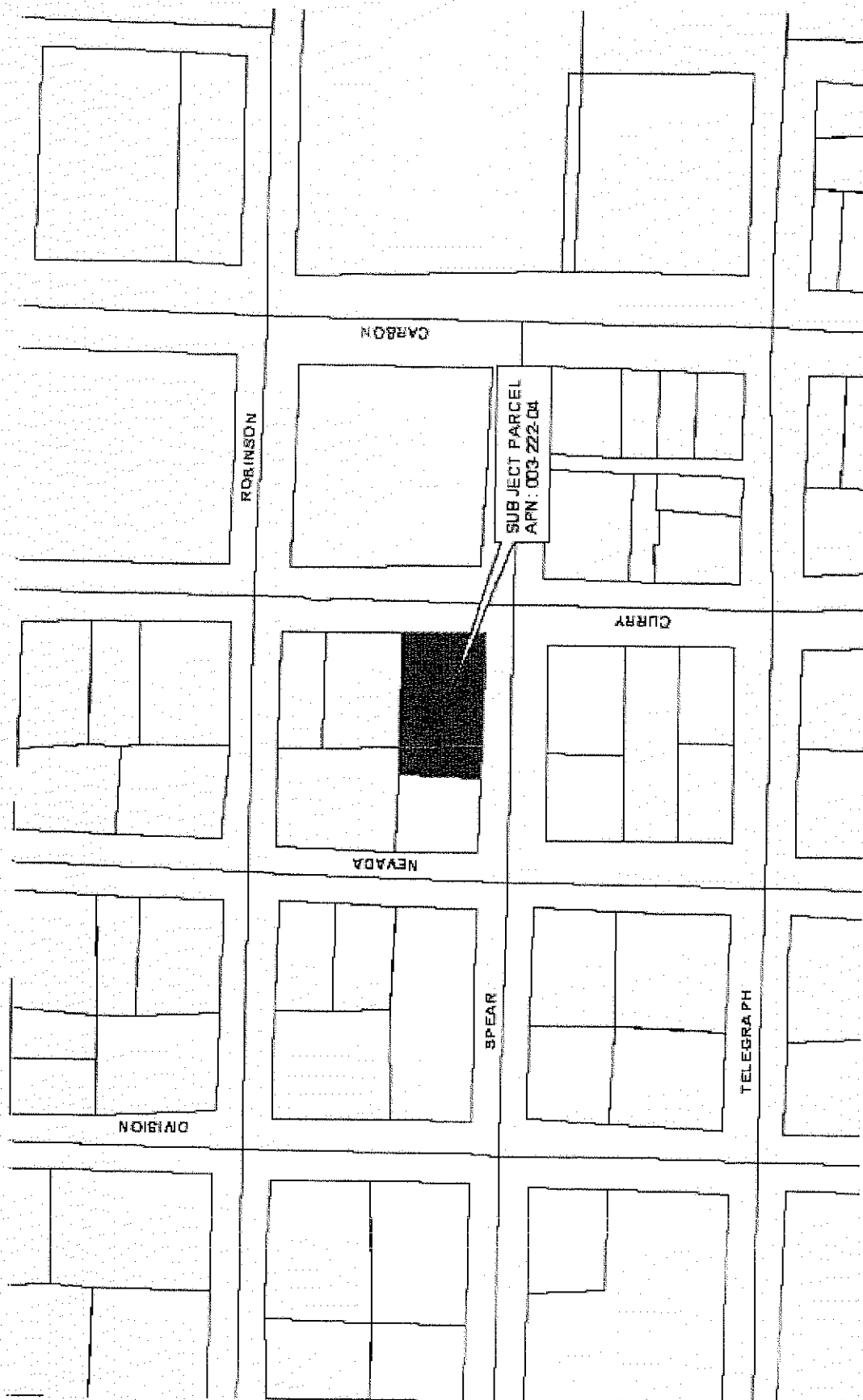
Please proceed accordingly.

Thank you.

Kimberly Adams
 Property Appraiser I

DAVID A. DAWLEY - CARSON CITY ASSESSOR

201 North Carson Street, Suite #6 • 89701 • (775) 887-2130 • Fax: (775) 887-2139



VICINITY MAP HRC-07-004

CARSON CITY RESOURCES INVENTORY

NC 103

IDENTIFICATION:

1. Address: 204 West Spear APN 3-222-04
2. Common Name: Brougher Mansion
3. Historic Name: Wilson Brougher House
4. Present Owner: Dora Bath
5. Address (if not occupant): _____
6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is a particularly large and impressive representative of Colonial Revival and Queen Ann styles. The round tower with conical roof topped with a finial is a standard Queen Ann feature, while the Calissical detailing is Colonial Revival in this context. The surface of the two story wood frame structure is narrow clapboard siding and the foundation is stone. An open two story circular tower protects the first floor entry and provides a covered second floor balcony. Balustrades with turned posts connect the tall turned columns with capitals, and a large round window on the second floor is flanked by two oval ones. The doorway of the first floor entrance is decorated with fine stained glass. A shallow two story slanted bay projects from the rear of the building and sits on a base of rusticated stone. Roof forms are gabled and conical. A large scaled dentil course and series of brackets beneath the cornice encircle the building at the eaves. A large arched windows flanked with smaller rectangular windows is centered on the first floor of the tower.

There are additions to the north and rear and there are small out-buildings on the property.

RELATIONSHIP TO SURROUNDINGS:

The structure is larger and taller than immediately adjacent structures but stands across a parking lot from the Nugget Casino and other two and three story Carson Street buildings, and therefore visually relates residential and commercial neighborhood components.



Street Furniture: carriage stone

Landscaping: lawn, mature trees, street trees

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 XZoning RC/RO Public Works Project _____

Vandalism _____ Neglect _____ Other _____

SITE MAP

↑
N

ADJACENT LAND USES:

residential/commercial/parking lot

PHYSICAL CONDITION:

Excellent _____ Good X Fair _____ Deteriorated _____APPROXIMATE SETBACK: 30-40 feet

HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction c. 1907 Estimated _____ Factual X Source: C.C. Historic TourIs Structure on Original Site? X Moved? _____ Unknown _____

SIGNIFICANCE:

The structure was built shortly after the turn of the century by Wilson Brougher, who became wealthy during the Tonapah bonanza. Brougher came to Carson City as the proprietor of the Arlington Hotel on North Carson Street and built his home here behind the hotel (since razed and now the Nugget parking lot).

The structure is the largest and finest example of its style in the city. Its design is very unusual and displays boldness in its composition. The juxtaposition and visual counterpoint of entrance porch and tower provides a strong and unusual design focus. The quality of craftsmanship of the building is high and it contains some exceptionally fine work, as in the stained glass windows.

SOURCES:

Carson City Historic Tour
Don Ford; Sanborn Maps
Carson City Nevada, Phyllis and Lou Zauner

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: