



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** February 16, 2023

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Julian and Joanna Smith, trustees of the Smith Trust 9/12/2011 ("Applicant") for a Historic Tax Deferment on property zoned Downtown Mixed-Use ("DT-MU"), located at 204 W. Spear Street, Assessor's Parcel Number ("APN") 003-222-04. (Heather Ferris, hferris@carson.org)

Staff Summary: The subject property is eligible for the Open Space Use Assessment, commonly known as the Historic Tax Deferment, as a result of its conformance to specific standards and its historical status in Carson City. There has been a change in ownership, and the owner is seeking to continue receiving the Historic Tax Deferment.

Agenda Action: Formal Action / Motion **Time Requested:** Consent Agenda

Proposed Motion

I move to approve the Historical Tax Deferment.

Board's Strategic Goal

Quality of Life

Previous Action

January 12, 2023 (Item 5B): The Historic Resources Commission ("HRC") voted 4-0, 2 absent, 1 vacant, to recommend approval of the request.

Background/Issues & Analysis

See the January 12, 2023 report to the HRC (attached) for background information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 361A.170 to 361A.250; CCMC Chapter 18.06; and CCMC 21.02.040

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? Yes

Explanation of Fiscal Impact: The property is currently receiving the deferment. This request is due to a change of ownership.

Alternatives

Do not approve the request for the Historical Tax Deferment and/or provide alternative direction to staff.

Attachments:

[5.B Staff Report with Supporting Materials.pdf](#)

Board Action Taken:

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

(Vote Recorded By)

STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF JANUARY 12, 2023

FILE NO: HRC-2022-0466

AGENDA ITEM: 5.B

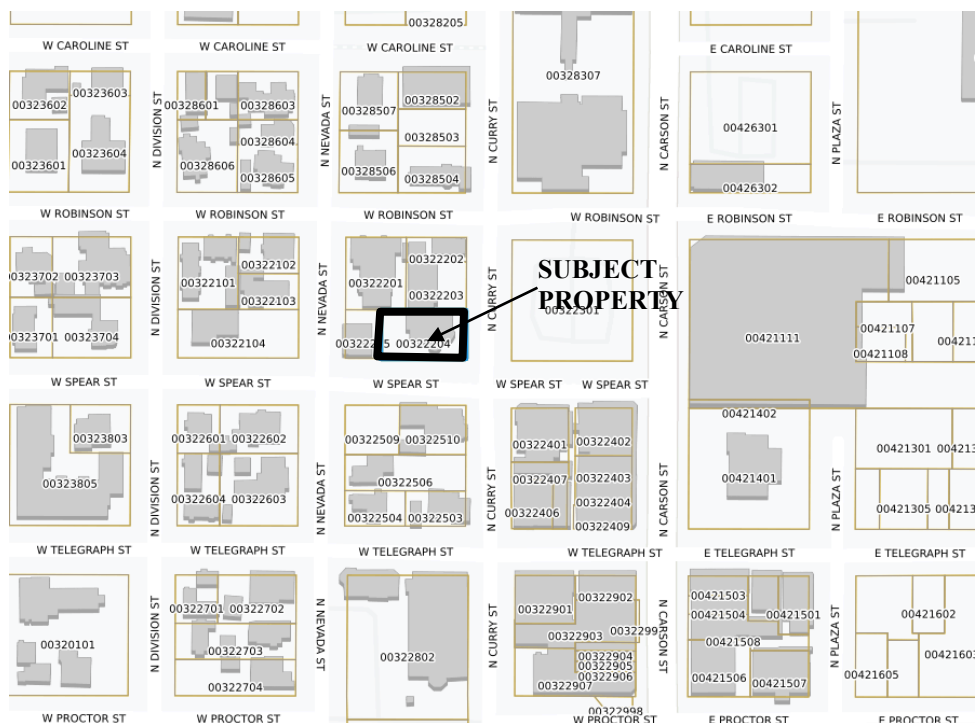
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For possible action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request from Julian and Joanna Smith, trustees of the Smith Trust 9/12/2011 (“Applicant”) for a Historic Tax Deferment on property zoned Downtown Mixed-Use (“DT-MU”), located at 204 W. Spear Street, Assessor’s Parcel Number (“APN”) 003-222-04. (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 the Historic Resources Commission policies.

RECOMMENDATION: “I move to recommend to the Board of Supervisors approval of HRC-2022-0466, 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; however, the property recently sold and therefore the new owner must apply to continue the 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, and the architectural survey completed in 2011. Per these surveys, the house was built between in 1903 by Wilson Brougher, the owner of the Arlington Hotel. The house was also home to Senator Charles Sprague and his wife and later purchased by Ernest Bath in 1936. The house is representative of the Colonial Revival and Queen Ann styles with classical detailing and a round tower with conical roof topped with a finial.

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 4, 2023, 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-07-004 Tax Deferment

HRC-06-251 Monument Sign

HRC-06-211 Monument Sign

HRC-04-013 Metal fencing

H-01/02-14 Installation of handicap ramp; new handrail; and replace steps for compliance

H-00/01-9 Replace balconies and reconstruct porch

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 January 4, 2023, 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

OCT 26 2022

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Heather Ferris, Community Development
FROM: Kimberly Adams, Assessor's Office
DATE: October 25, 2022
RE: Historical Site Assessment
Parcel No. 003-222-04

Enclosed you will find an application for Historical tax deferment status. This property is currently receiving the deferment, however, was sold and therefore the new owner must apply to continue the deferment. Please see attached breakdown of valuation and proceed accordingly.

Thank you.

Kimberly Adams
Chief Deputy Assessor

APN: 003-222-04

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 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>Julian C Jr & Joanna Smith, Trustees</u>	Representative:	_____
Address:	<u>8255 Eastlake Blvd.</u>	Address:	_____
City, State, Zip:	<u>Washoe Valley, NV 89704</u>	City, State, Zip:	_____

This property is .1890 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:

Property is on both the National and State Historical registers.

Property is currently under "Open Space/Historical Use assessment."

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 Brougher Bath Mansion
- 2) The address of the property is 204 W. Spear Street, Carson City, NV
- 3) The improvements were constructed in **approx.. 1903.** (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.

John C. Smith Jr., Trustee Smith Trust 10/20/22
Signature of Applicant or Agent – Address Date

Signature of Applicant or Agent – Address Date

Signature of Applicant or Agent – Address Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

- Application Received _____
Date Initial
- 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

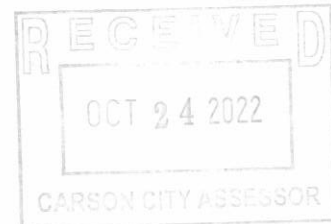
THIS PAGE IS NOT RECORDED FOR INNER OFFICE USE ONLY

APN: 003-222-04

PROPERTY LOCATION: 204 W SPEAR ST

OWNER NAME: JULIAN C JR & JOANNA SMITH, TRUSTEES

OWNER MAILING ADDRESS: 8255 EASTLAKE BLVD WASHOE VALLEY, NV 89704



OWNER PHONE NUMBER: _____

OWNER EMAIL ADDRESS: _____

TO BE COMPLETED BY THE DEPARTMENT

DATE MAILED TO APPLICANT: October 17, 2022

DATE RETURNED TO ASSESSORS OFFICE: _____

DATE FORWARDED TO COMMUNITY DEVELOPMENT: _____

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

CURRENT VALUES

ASSESSED VALUE:	<u>003-222-04</u>	TAXABLE VALUE:	<u>003-222-04</u>
LAND:	\$46,104	LAND:	\$131,725
IMPROVEMENTS:	\$51,686	IMPROVEMENTS:	\$147,675
TOTAL ASSESSED:	\$97,790	TOTAL TAXABLE:	\$279,400

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

ASSESSED VALUE:	<u>003-222-04</u>	TAXABLE VALUE:	<u>003-222-04</u>
LAND:	\$46,104	LAND:	\$131,725
IMPROVEMENTS:	\$52,698	IMPROVEMENTS:	\$150,565
TOTAL ASSESSED:	\$98,802	TOTAL TAXABLE:	\$282,290

PYGAV: No change in the Prior Year Gross Assessed Value. This property is currently at the higher tax cap and the property taxes cannot increase more than 8.0 %.

IMPROVEMENTS EXCLUDED FROM DEFERMENT: 2010 Ornamental Iron Fence

DATE RECORDED: 10/04/2022

DOCUMENT NUMBER: 535866

PLEASE INCLUDE THIS PAGE WITH YOUR APPLICATION FOR PROPER PROCESSING

CARSON CITY RESOURCES INVENTORY

3-222-4 97
RC/RO

IDENTIFICATION:

1. Address: 204 West Spear APN 3-222-04
2. Common Name: Brougner Mansion
3. Historic Name: Wilson Brougner House
4. Present Owner: Dora Bath (Eric Swanson)
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

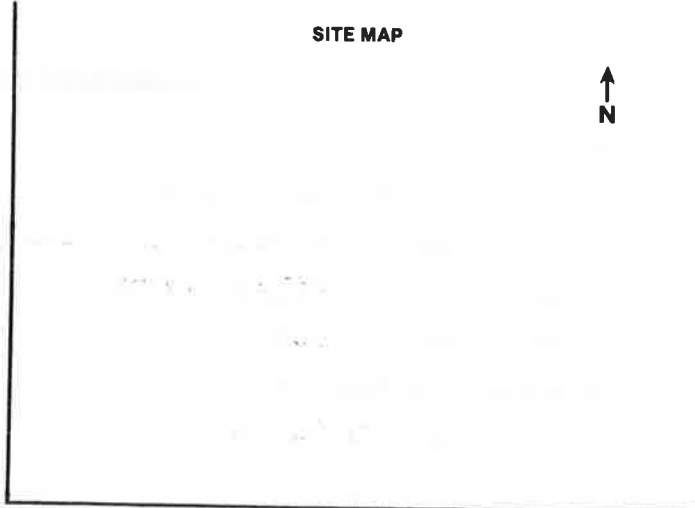
Sacramento, CA 95816

(916) 446-2447

Date March 1980

THREATS TO SITE:

None Known _____ Private Development X
Zoning RC/PD Public Works Project _____
Vandalism _____ Neglect _____ Other _____



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 Tour

Is 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:

CARSON CITY RESOURCES INVENTORY

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

IDENTIFICATION:

- 1. Address: 204 West Spear 08 3-222-04
- 2. Common Name: Brougher Mansion SWANSON, ERIC W ET AL
- 3. Historic Name: Wilson Brougher House % MARTHA WHITE
- 4. Present Owner: _____ 204 W SPEAR ST
- 5. Address (if not occupant): _____ CARSON CITY NV 89703
- 6. Present Use: residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

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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 X
Zoning RC/PO Public Works Project _____
Vandalism _____ Neglect _____ Other _____

SITE MAP



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 Tour

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

SIGNIFICANCE:

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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:

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

KIT CARSON TRAIL INVENTORY

NAME: BROUGHER-BATH MANSION.

ADDRESS: 204 WEST SPEAR STREET.

LOCATION: HOUSE LOCATED ON THE NORTHWEST CORNER OF CURRY AND SPEAR STREETS .

CONSTRUCTION DATE: 1903.

ARCHITECT: HOLESWORTH & FOWLER

BUILDER: HOLESWORTH & FOWLER.

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

Wilson Brougher "struck it rich" in the Tonopah boom in 1900¹ and came to Carson City when he purchased the Arlington Hotel located on North Carson Street. He built his home in 1903-1904 immediately behind the hotel and the mansion is named for him.

Wilson "Wilse" Brougher was born in Pennsylvania. He came to Nevada from Iowa about 1875, when he was twenty-one years old, and he worked as a wood chopper and charcoal burner. Later he became a merchant. In 1886 he was elected sheriff of Nye County on the Republican ticket, serving two terms. Then he was elected county recorder and auditor, serving in that capacity for twelve years, 1890-1902. He was elected Ormsby County state senator in 1902 and served in the 1903 and 1905 legislative sessions. At the expiration of his term he withdrew from politics and devoted his time to mining and other interests. In 1902 he bought the Arlington Hotel in Carson City and moved there. At the time of his death he was a large landholder in Pahrump Valley in southern Nye County. He was successful in drilling for water and had one of the first pumping plants in the valley. Brougher died in Oakland in May, 1922.

Brougher hired the firm of Holesworth² and Fowler of Reno to

¹. Wilson Brougher had a minor interest in several of the leading producers in Tonopah. He, along with Tasker L. Oddie, were partners with Jim Butler when he made his discovery of valuable silver ore deposits in 1900. A local mountain, Mount Brougher, was named to commemorate his involvement with the discovery of Tonopah.

². George E. Holesworth was one of the prominent Nevada architect and builders during the period 1900 to 1925. He was born in Nova Scotia, Canada in 1854. He was associated with the

design his Carson City mansion. The plans called for an expenditure of \$15,000 but it was estimated before the building was completed that \$20,000 would be spent. The residence was one of the handsomest in the state, with modern improvements, both exterior and interior and was an adornment to Carson City³.

Construction commenced in early August, 1903, when ground was broken for the foundation. This necessitated a team and scraper, and they worked steadily for several days to prepare the site. The plans called for a basement which housed the heating boilers for the home and it was necessary to excavate to quite a depth. Henry Elliott had the contract for the stone work, and considerable granite was quarried at Lake View.

In January, 1926, the Brougner Mansion was threatened by fire. Senator and Mrs. Charles S. Sprague⁴ were leasing it. A stove pipe leading from one room to another became red hot and the partition through which it passed caught fire. The blaze was quickly extinguished by the Warren Engine Company.

Ernest H. Bath purchased the mansion in 1936. He was born in Carson City on September 27, 1883, the son of Henry and Sarah Bath. He was educated in the Carson public schools and at the Carson Business College. Ernest married Dora Doty of Lionville, California on June 12, 1909; they had three daughters: Irene Frances, Martha E, and Ruth Mary. Ernest worked in merchandising in Carson City until 1904, then for a railroad company in California from 1904-1915. He returned to Carson City and got into the fuel business, where he remained until 1935, when he was appointed postmaster of Carson City.

construction and design of many prominent buildings in the state: John S. Cook Bank Building at Rhyolite, Majestic Theater, Jewish Temple Emanu-El (1922), Platt-Sinai building (1926) in Reno, Mizpah Hotel in Tonopah; he also worked on the Goldfield Hotel. Holesworth worked closely with architect Morrill John Curtis an influential architect from Reno. Curtis designed the Nevada State Printing Building behind the Capitol building.

³. The design follows a strong element of the Queen Ann style of architecture in its turret, stone foundation, prominent chimney and rounded porches. Outstanding features include a two-story circular porch, stained glass windows and curved glass in the windows of the conical-roofed tower section.

⁴. Charles Silvey Sprague was born in 1865 at McConnelville, Morgan County, Ohio. He was educated in journalism at Dennison and Princeton Universities. He was associated with the **McConnelville Herald**, and the **Evening Telegraph** in Colorado Springs. He was a member of the Colorado Legislature and was speaker of the house one session. He came to the booming camp of Goldfield during the winter of 1905-1906. He and J.P. Loftus purchased the **Goldfield News**.

SOURCES OF INFORMATION:

Thomas Wren, A History of the State of Nevada, Its Resources and People

Russell R. Elliott, Nevada's Twentieth Century Mining Boom. (Reno: University of Nevada Press, 1966).

National Register of Historic Places Inventory -- Nomination Form - Brouger Mansion, June 18, 1980.

Nevada Appeal, July 20, 1903; August 6, 1903; January 26, 1926.

Nevada State Journal, January 9, 1926.

Sam Davis, History of Nevada, vol. II

ILLUSTRATIONS - BROUGHER-BATH MANSION



1993.
Looking
N.W.



Looking west.

47.4



47.5

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

Brougher Mansion

1B. Current/Common Name

Brougher-Bath Mansion; Wilson Brougher House

2. PROPERTY ADDRESS

Street Address	204 W. Spear St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Wilson Brougher
------	-----------------

3B. Current Owner

Name	Bengochea LLC
Mailing Address	22070 Chipmunk Dr., Carson City, NV 89704
Assessor's Parcel Number (APN)	003-222-04

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
<input type="checkbox"/>	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
<input type="checkbox"/>	Other (please specify)				

10F. Historic Resource Theme (See Appendix C)

Commerce and Industry: Mining

10G. National Register Eligibility (See Appendix D)

X	Listed	Date Listed	1980		
	Eligible under:				
	Criterion A	Criterion B	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: Brougher Mansion City, County: Carson City

Section No. 9G, 11

Page No. 5

The Brougher House is an inspired fusion of the Queen Anne and Classical Revival styles. The salient feature of the hip-roofed two-story frame house is its round turret and matching round double-tiered porch. The turret has a conical roof capped by a metal finial and a cornice with dentils and modillion-like brackets that extends the full way around the house. On the first story of the turret is a large three-part window with a round-arch plate-glass center window and smaller 1/1 flanking windows surmounted by decorative panels (the house's other windows are mostly 1/1). The porch has monumental Ionic columns with smooth shafts and turned balusters on both tiers. Inside the first tier is a main entry with sidelights and a segmental-arch fanlight and in the second tier is an entry and sidelights in the form of a Palladian window. The upper-tier entry is flanked by oval windows. On the rear north elevation is a bowed one-story bay window adjoined by a back entry under a small shed-roofed porch. In the second story is a bowed bay window, which projects less from the wall, over the one on the first story, and a small balcony with turned balusters that appears to be a modern addition. Other features of the house include a brick chimney and stove flue with a decoratively stepped and canted single asymmetrical shoulder; a two-story angled bay window at the southwest corner; a one-story hip-roofed wing with a small porch on the west side; and a flared water table.

According to historian Wilbur Wieprecht, Wilson Brougher, who had the house built in 1903-04, "came to Nevada as a penniless wood cutter and died one of the more wealthy men in the state." Brougher began his climb in the mercantile trade, then in 1876 he was elected sheriff of Nye County, followed in 1878 by his election as Nye County Auditor and Recorder. In the 1890s he moved to Carson City and was elected a state senator representing Ormsby County. He was the proprietor of the Arlington Hotel, which became an important gathering place for legislators and business leaders. (The hotel stood on North Carson Street next to the site the mansion.) Brougher had interests in mining concerns in Tonopah when a major silver lode was discovered there in 1900. With the resulting fortune he built this house, one of Carson City's largest historic residences. Brougher and his wife, Julia Amelia Cannon Brougher, had three daughters—Irene, Ida, and Nelli—who are identified as the architects of the house, although they were presumably assisted in the design by their builder Henry Heidenreich, who was also an architect.

Sources

Wieprecht, Wilbur E. "Brougher Mansion." National Register of Historic Places
Inventory-Nomination Form, ca. 1980.

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



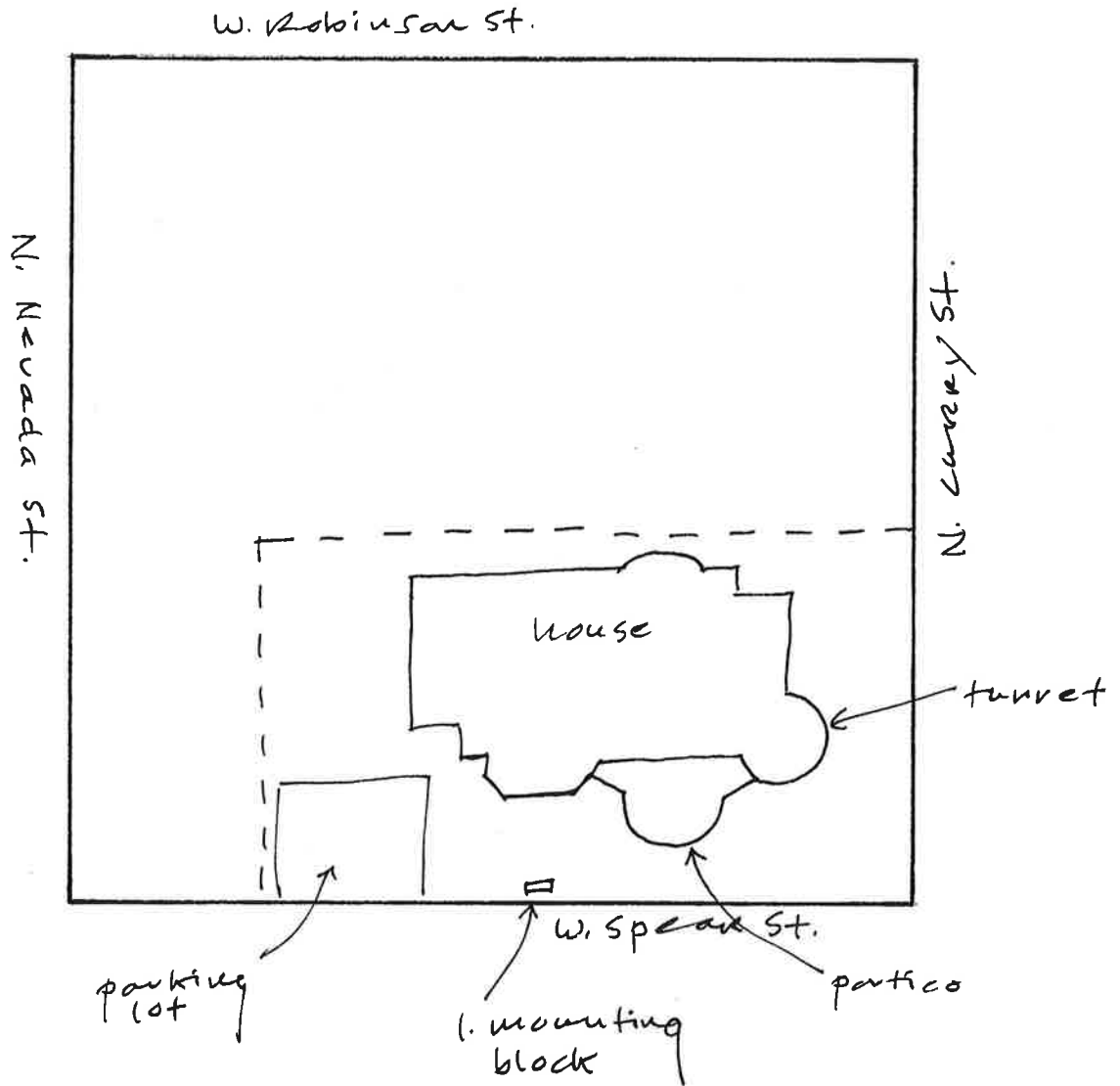
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Brougher Mansion

City, County: Carson City

Section No. 13: Site Plan

Page No. 6



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N

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

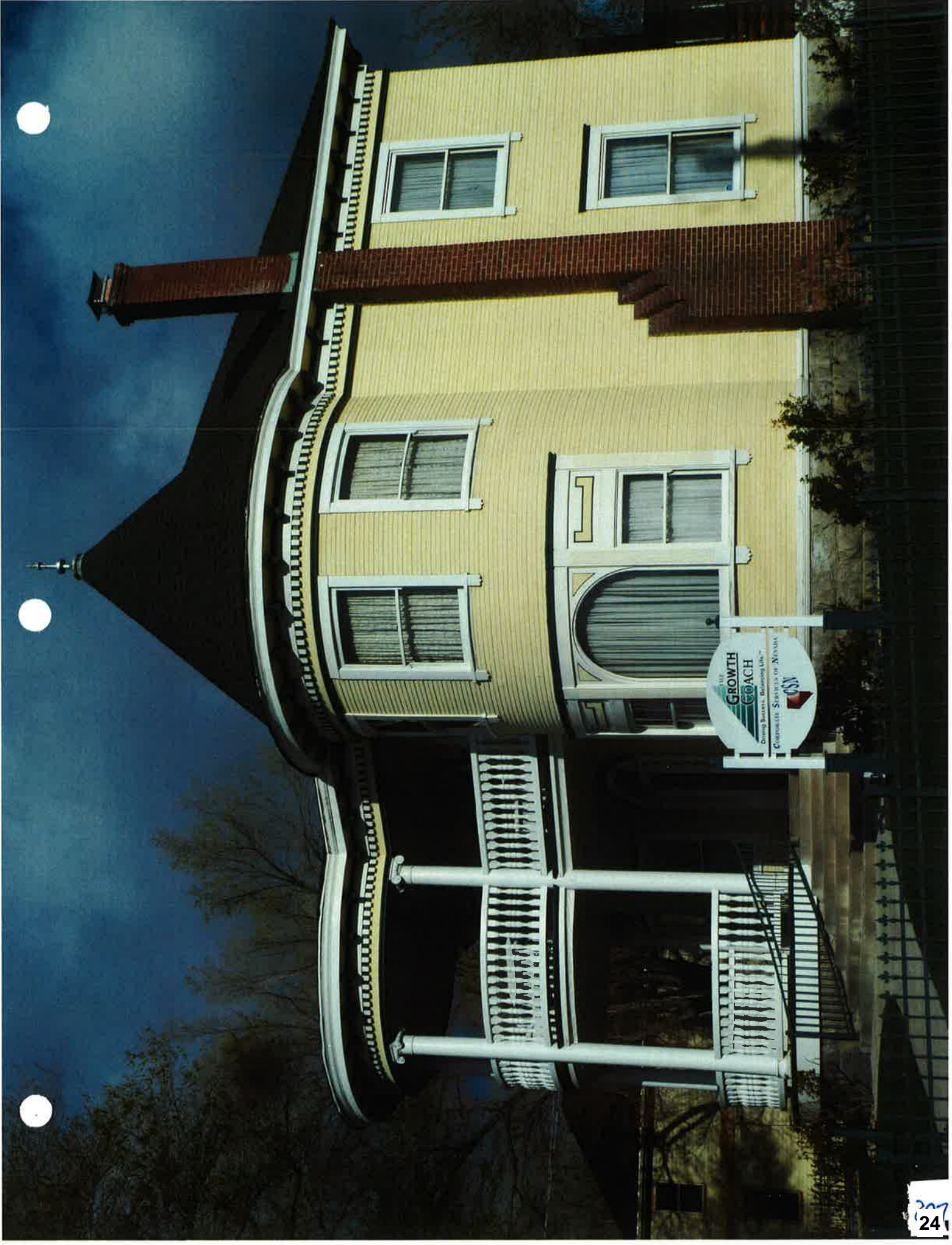
Property Name: Brougher Mansion City, County: Carson City

Section No. 13

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	1	1	Contributing	Noncontributing
Number of associated features:			Contributing	Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Object	Property Type	
Historic Use	Mounting block	Historic Use	
Current Use		Current Use	
Style (if applicable)	No style	Style (if applicable)	
Materials	Concrete	Materials	
Construction date	Ca. 1904	Construction date	
Integrity	Good	Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	



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