

City of Carson City Agenda Report

Date Submitted: April 08, 2008

Agenda Date Requested: April 17, 2008

Time Requested: Consent

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to approve a request from Maureen Lamerdin for Historical Tax Deferment Status on property located within the Historic District, 512 North Division Street, APN 003-237-03, (Henry Marvin Yerington House). File HRC-07-202

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.

Type of Action Requested:

() Resolution

() Ordinance

(X) Formal Action/Motion

() Other

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: None

Historic Resources Commission Action: March 13, 2008 - Approval 5 Ayes, 0 Nays, 1 Absent, 1 Vacant position.

Recommended Board Action: I move to approve a request from Maureen Lamerdin for Historical Tax Deferment Status on property located within the Historic District, 512 North Division Street, APN 003-237-03. (Henry Marvin Yerington House)". File HRC-07-202

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-07-202 or, 2) Refer back to the Historic Resources Commission for further review.

Supporting Material: HRC-07-202 Staff Report
Assessor's application
Case Record

Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By: LaPrel
(Planning Division Director) Date: 4/8/08
Walter Bullejain
(Development Services Director) Date: 4/8/08
SO
(City Manager) Date: 4-8-08
Melanie Rosketter
(District Attorney) Date: 4-8-08

Board Action Taken:

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

(Vote Recorded By)

CARSON CITY HISTORIC RESOURCES COMMISSION
CASE RECORD

MEETING DATE: March 13, 2008

AGENDA ITEM NO.: F-1

APPLICANT(s) NAME: Maureen Lamerdin

FILE NO. HRC-07-202

PROPERTY OWNER(s): Sierra Acupuncture & Healing

ASSESSOR PARCEL NO(s): 003-237-03

ADDRESS: 512 North Division Street

APPLICANT'S REQUEST: Action to consider an application for Historical Tax Deferment Status on property zoned Residential Office (RO)

COMMISSIONERS PRESENT: BAKER SPEULDA DREWS
 HAYES OSSA LOPICCOLO DARNEY

STAFF REPORT PRESENTED BY: Jennifer Pruitt REPORT ATTACHED

STAFF RECOMMENDATION: APPROVAL DENIAL

APPLICANT REPRESENTED BY:

APPLICANT/AGENT
PRESENT

APPLICANT/AGENT
SPOKE

APPLICANT/AGENT
NOT PRESENT

APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT SHE 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:

No public comment

MOTION WAS MADE TO RECOMMEND APPROVAL FOR HISTORIC TAX DEFERMENT STATUS

MOVED: Speulda SECOND: Darney PASSED: 4/AYE 0/NO 2/AB 1/Position Vacant

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: April 17, 2008

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF MARCH 13, 2008**

AGENDA ITEM: F-1

FILE NO: HRC-07-202

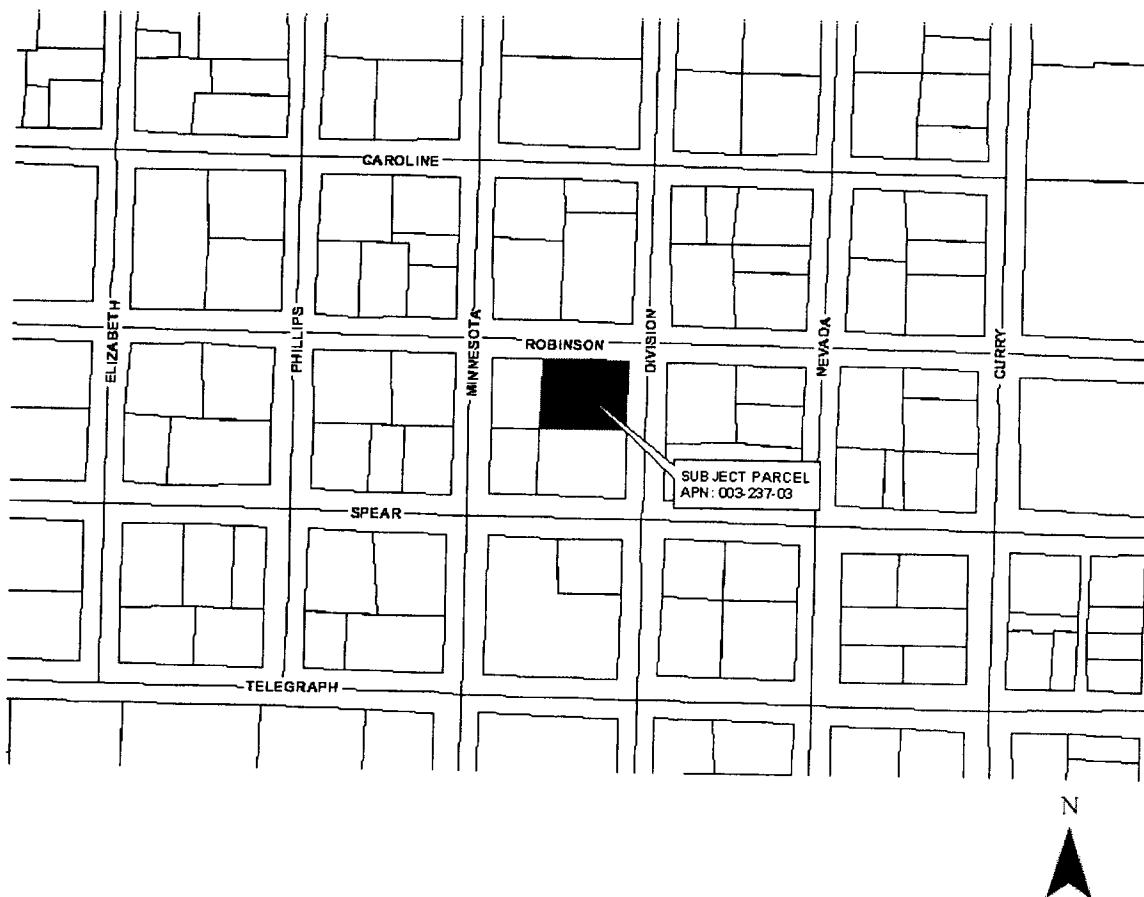
STAFF AUTHOR: Jennifer Pruitt, Senior Planner

REQUEST: A request for Historical Tax Deferment status for the Yerington House.

APPLICANT/OWNER: Maureen Lamerdin

LOCATION/APN: 512 N. Division Street / APN 003-237-03

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-07-202, a request from Maureen Lamerdin, for Historical Tax Deferment on property zoned Residential Office (RO), located at 512 N. Division Street, APN 003-237-03. 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 Henry Marvin Yerington House. Design inspirations derive from the Greek Revival, Gothic Revival and Italianate origins, with the latter being predominant. The north and south wings were very early additions, both occurring prior to 1872. Further changes to the south wing placed the sun-porch and the square bays onto the house by 1876.

The existing structure is 4,086 square feet with a 572 square foot detached garage. 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.

This property was a recipient of the Historic Resources Commission Preservation Award of 2007.

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

A site visit was conducted on March 04, 2008, and the site was found to be in excellent condition. There have been interior and exterior upgrades to the property within the last few months. This property was the subject of a public hearing on December 13, 2007 for certain exterior improvements, and on January 10, 2008 for new signage on site both before the Historic Resources Commission.

A new owner has purchased this parcel and has moved her acupuncture/massage therapy business to this location. The Carson City Building Division required ADA access upgrades on this property prior to the next commercial tenant.

Staff will provide photographic documentation of the property at the March 13, 2008 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 1870. The subject site is .21 acres in size. This structure, located at the northeast corner of Robinson and Division Streets, is primarily a one-story structure with a limited second-story in the taller gabled portion of the structure. The historic name of this property is the Henry Marvin Yerington House. Design inspirations derive from the Greek Revival, Gothic Revival and Italianate origins, with the latter being

predominant. The north and south wings were very early additions, both occurring prior to 1872. Further changes to the south wing placed the sun porch and the square bays onto the house by 1876. As noted above, the structure has recently upgraded the interior and exterior, and is currently compatible with the historic character of Carson City.

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 applicant is purely because of the new ownership of Maureen Lamerdin.

Respectfully Submitted,

PLANNING DIVISION



Jennifer Pruitt, AICP, LEED AP
Senior Planner

JP/rmj



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

RECEIVED

DEC 19 2007

CARSON CITY
PLANNING DIVISION

HRC-07-202

TO: Jennifer Pruitt, Community Development

FROM: Kimberly Adams, Assessor's Office

DATE: December 18, 2007

RE: Historical Site Assessment
Parcel No. 003-237-03

Enclosed you will find an application for Historical tax deferment status. The buyer of this property has submitted her application prior to the close of escrow. Escrow should close on December 31, 2007.

The current values with the Historical Deferment are as follows:

ASSESSED VALUE:

TAXABLE VALUE:

LAND: 37,293
IMPROVEMENTS: 36,821

LAND: 106,551
IMPROVEMENTS: 105,203

The values if the Historical Deferment were removed:

ASSESSED VALUE:

TAXABLE VALUE:

LAND: 50,396
IMPROVEMENTS: 49,758

LAND: 143,989
IMPROVEMENTS: 142,166

These values will be for the 2008/09 fiscal year if the application is not recorded on or before June 30, 2008.

Please proceed accordingly.

Thank you.

Kimberly Adams

Property Appraiser II

DAVID A. DAWLEY - CARSON CITY ASSESSOR

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

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

APN (Assessor's Parcel Number)

003-237-03

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:	<u>Maureen Lamerdin</u>	Representative:	
Telephone #:	<u>775-841-3336</u>	Telephone #:	
Fax #:	<u>775-841-3337</u>	Fax #:	
Email Address:	<u>sierraacupuncture@sbcglobal.net</u>	Email Address:	
Mailing Address:	<u>512 N. Division St.</u>	Mailing Address:	
City, State, Zip:	<u>Carson City, NV 89703</u>	City, State, Zip:	

This property is .21 acres in size and the current use of this property is (i.e. grazing, recreation, residential, etc.) Office

For what reasons do you feel the above-described property should be classified as open space/historic:
The property is The Yerington House and has been classified as historic
since 1983. It is a stunning reflection of historic charm and was built
in 1870. It is also located on the Historic Blue Line Trail.

Is the property available and accessible to the general public? The owner will be willing to
give tours by appointment.
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 The Yerington House

Page 2 of 2

2) The address of the property is 512 N. Division Street

3) The improvements were constructed in 1870 (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.

Maya Ranch Inc. 304. W. Fifth St. C.C., NV 89703 (775) 841-3336
Signature of Applicant or Agent - Address and Phone Number Date

Signature of Applicant or Agent – Address and Phone Number **Date**

Signature of Applicant or Agent – Address and Phone Number **Date**

Date

FOR USE BY THE COUNTY ASSESSOR OR DEPARTMENT OF TAXATION

<input checked="" type="checkbox"/>	Application Received	<u>12/18/07</u>	Initial
<input type="checkbox"/>	Property Inspected	Date	Initial
<input type="checkbox"/>	Outside Agency Approval	Date	Initial
	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
	_____ <input type="checkbox"/> Approved <input type="checkbox"/> Denied		
<input type="checkbox"/>	County Commission Action	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	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
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CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 512 North Division APN 3-237-3
2. Common Name: Bullis, Manke and Nelson, Ltd.
3. Historic Name: Henry Marvin Yerington House
4. Present Owner: John and Bonnie Bullis
5. Address (if not occupant): P.O. Box 461; Reno Nevada 89501
6. Present Use: offices/residence Original Use: residence

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The structure is primarily one story in height with a limited second story in the taller gabled portion. Design inspirations derive from Greek Revival, Gothic Revival and Italianate origins, the latter being predominant. The northern wing is rectangular with a flat roof and served as the wine cellar and servant's quarters. The current southern wing has a flat roof and includes a square projecting facade bay with a series of slender arched windows, two square bays projecting to the south, and a wing at the rear. The original building is the central gabled form which now contains two square bays projecting from the north elevation, and the entry porch supported by double columns with decorative brackets and a recessed entrance with sidelights and transom. A frieze with dentil course and brackets surrounds the house at the eaves and is echoed in the eaves of the projecting bays.

The north and south wings were very early additions, both occurring prior to 1872. Further changes to the south wing placed the sunporch at the front by 1876. The square bays were probably added by then also. Divided into three units in the 1950's, two of the units have recently been returned to their original unity.

RELATIONSHIP TO SURROUNDINGS:

Although larger in scale and mass and unusual in style for this neighborhood, this structure is compatible with surrounding buildings because of its fine articulation of design features.



Street Furniture: stone hitching post

Landscaping: mature street trees, bushes and shrubs

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 Public Works Project _____

Vandalism _____ Neglect _____ Other _____

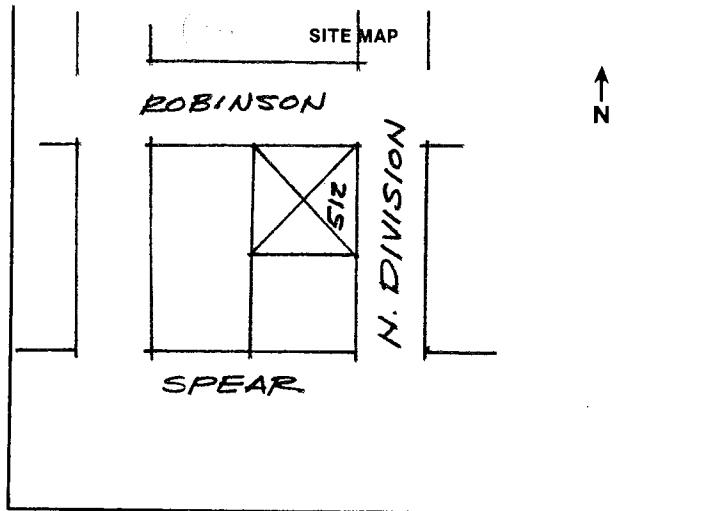
ADJACENT LAND USES:

offices/residential

PHYSICAL CONDITION:

Excellent _____ Good Fair _____ Deteriorated _____

APPROXIMATE SETBACK: 20 feet



HISTORICAL BACKGROUND:

Architect (if known) _____

Builder (if known) _____

Date of Construction 1863 Estimated _____ Factual Source: Ford/Sanborn Maps

Is Structure on Original Site? Moved? _____ Unknown _____

SIGNIFICANCE:

The structure is an exceptionally significant structure both historically and architecturally. The original portion was built by Thomas Haydon, a noted Carson City lawyer, in 1863. Henry Yerington purchased the house in 1869 and made additions to the structure. Yerington was an important figure in the early history of the state of Nevada. He was associated with major mining and lumber concerns and a key figure in the Virginia and Truckee Railroad. George Russell, another notable owner, served in various high level state and federal offices including State Treasurer.

The structure is a highly decorative and unique architectural design. Its variety of ornamentation reflects the exuberance of its era, and its cumulative quality, its growth. The building is an exceptional resource and contributes significantly to the character and heritage of the city.

SOURCES:

Victor Goodwin

Don Ford; Sanborn Maps

Historic American Building Survey, 1974

Carson City Historic Tour

SUGGESTED LAND USE AND FAÇADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning: