

Carson City Planning Division

2621 Northgate Lane, Suite 62

Carson City, Nevada 89706

(775) 887-2180

Plandiv@ci.carson-city.nv.us

www.carson-city.nv.us

MEMORANDUM

Historic Resources Commission meeting of September 08, 2011

TO: Historic Resources Commission **Item F-3**

FROM: Jennifer Pruitt, Principal Planner

DATE: September 08, 2011

SUBJECT: **HRC-11-057** – Presentation and action to provide comments to Carson City Open Space regarding the Buzzy's Ranch and the request for the demolition of the ranch house on site.

Recommended Motion: "I move to approve a request from Carson City Open Space to allow the demolition of the existing ranch house on site located at 4900 Carson River road, APN 010-021-47, which has been determined to be a safety hazard ."

Discussion:

The duty of the HRC is to serve as advisor to the Board in all matters concerning the identification, designation, preservation and enhancement of areas, sites and structures of historic significance in Carson City and take action on open space use assessments, National Register nominations, the survey and preservation of archaeological sites, and the survey and inventory of properties of historic significance and proposed projects governed by this Chapter.

Carson City purchased the subject site in 2010 for open space purposes. Carson City Open Space has contracted with Architect, J. P. Copoulos to evaluate the structures on the 257 acre site. Mr. Copoulos has prepared a Historic Determination, see the attached report. The accessory structures on site are not proposed for demolition at this time. Mr. Copoulos will provide a brief presentation to the HRC related to the proposed request.

The structure has been determined to be a hazard to public health or safety and repairs and stabilization are not feasible as determined by Mr. Copoulos who is a professional Architect with demonstrated experience in historic preservation rehabilitation.

Attachments:

Application (HRC-11-057)
Historic Determination of Property
Building Division comments
Engineering Division comments

H:\PIngDept\HRC\2011\Staff Reports\Sept 2011\HRC-11-057 Buzzy's Ranch.doc

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandep@ci.carson-city.nv.us

FILE # HRC - 09 - HRC - 11 - 057

PROPERTY OWNER

Carson City Open Space

MAILING ADDRESS, CITY, STATE, ZIP

3303 Butti Way bldg 9 Carson City, nv

PHONE #

887-2262

FAX #

E-MAIL ADDRESS

jguzman@carson.org

**Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT**

J.P. Copoulos

PHONE #

885-7907

MAILING ADDRESS, CITY, STATE ZIP

P.O. Box 2517 Carson City, Nv 89702

PHONE #

885-7907

FAX #

E-MAIL ADDRESS info@jpcarchitect.com

FOR OFFICE USE ONLY:

RECEIVED

AUG 19 2011

CARSON CITY
PLANNING DIVISION

**HISTORIC RESOURCES
COMMISSION**

FEE: None

SUBMITTAL PACKET

- ☐ Application Form with signatures
- ☐ 12 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 11 Copies)
- ☐ CD containing application data (pdf format)
- ☐ Documentation of Taxes Paid-to-Date

Application Reviewed and Received By:

Submittal Deadline: See attached HRC application submittal schedule.

Project's Assessor Parcel Number(s):

010-021-47

Street Address

4900 Carson River Road

ZIP Code

89701

Project's Master Plan Designation

Project's Current Zoning

A

Nearest Major Cross Street(s)

none

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

Demolition portion of ranch house as described in attached drawings

Does the project require action by the Planning Commission or the Board of Supervisors? ☐ Yes ☒ No If Yes, please explain:

No

Will the project involve demolition or relocation of any structure within or into the Historic District? ☐ Yes ☒ No If Yes, please describe:

Demolition but not in the historic district

Reason for project: Existing structure structurally unsafe and is currently
an attraction for vandalism

SUPPORTING DOCUMENTATION

Each application requires 12 copies, folded to 8 ½ x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.

Owner's Signature

Owner's Printed Name

Applicant's/Agent's Signature

Applicant's/Agent's Printed Name

J.P. COPOULOS, ARCHITECT

P.O. BOX 2517 CARSON CITY, NEVADA 89702 775 885 7907

August 17, 2011

Juan Guzman, Open Space Manager
Carson City Open Space Division
3303 Butti Way, Bldg 9
Carson City, Nevada 89701

Re: 4900 Carson River Road
Carson City, Nevada
A.P.N. 010-021-47

Dear Juan,

We have reviewed the existing conditions and history of this property and offer the following comments in relation to the Historic Resource Commission criteria as eligibility as a Historic Resource.

Our research consisted of site visits to the property with as- built drawings, architectural documentation on Nevada SHPO Historic Resource Inventory Forms, Deed Research at the Carson City Recorder's office to identify property owners associated with the site, and Web based publication research of those persons to glean any pertinent facts that might be useful from a Historic perspective. We have carefully considered this data and have reached these conclusions:

The property's association with events of historic importance is not significant to history of the area. The Andersen Family were prominent ranchers in the area, but no noteworthy events occurred on this property.

The property's association with people of historic importance is not significant to history of the area. Ira Andersen has a historic legacy in regard to his profession as pilot, but this has no tie to the property other than his role as property owner.

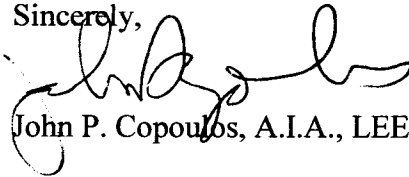
The age of a portion of main house certainly qualifies this building as historic in nature, but we feel that this building with its extensive modern additions, remodeling, and dilapidated condition offer no unique architectural features that add to the historic fabric of the Carson City area. The stone shed attached to the ranch house complex has unique architectural character and is of materials unique to Carson City and should be preserved.

The stables and north shed, while not unique in features, lend character to the ambiance of the ranch complex and should be preserved.

We concluded that the ranch house main buildings have no unique historic architectural elements and do not meet any of the criteria as a Historic Resource. We recommend demolition of this complex of structures to eliminate a hazard and to ensure public safety.

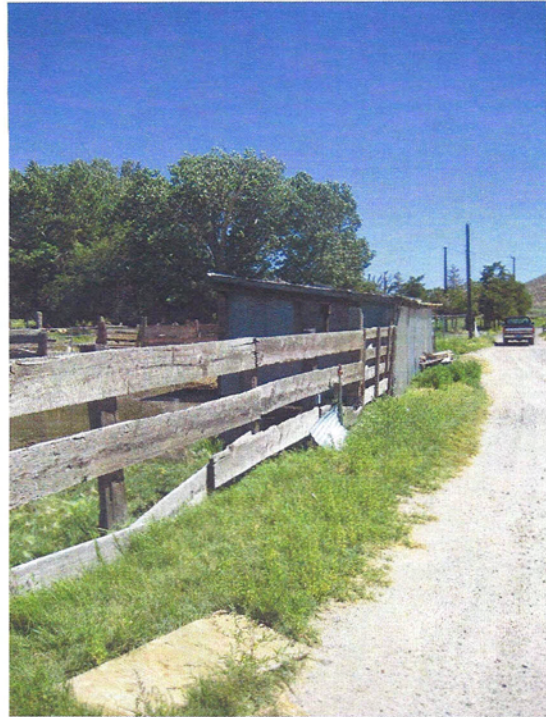
We hope these comments will be useful in HRC's review of this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'John P. Copoulos', written over the printed name.

John P. Copoulos, A.I.A., LEED AP

Buzzy-hrc criteria.doc



HISTORIC DETERMINATION OF PROPERTY

**for
BUZZY'S RANCH
4900 CARSON RIVER RD
CARSON CITY, NEVADA**

**J.P. COPOULOS, ARCHITECT
P.O. BOX 2517
CARSON CITY, NEVADA
89702**

Historic Determination of Property for Buzzy's Ranch

Table of Contents

Ownership Timeline

Maps

Assessors Map

Aerial Maps

Site Plans

Historic Resource Inventory Forms

Appendix

Historic Resource Inventory Material Code

Andersen News Article

OWNERSHIP TIMELINE

Buzzy's Ranch Ownership Timeline

- 1890 Map of Ormsby County lists Rosalie Moores as property owner.
- 1912 Map of Ormsby County lists P. Isola & Quilici as property owners, and then Elissondoberry as property owner.
- 1912 No records found transferring ownership to
to Andersen Family during this time period.
1983 (all records pertain to the extensive family
holdings at the Home ranch on the west side
of Carson City)
- 1983 See attached ownership history
to
present

Ownership History for Parcel # 010-021-47

Current Owners		Prior Owners		
Name	From	Name	From	To
CARSON CITY 3505 BUTTI WY CARSON CITY, NV 89701-0000	2010	JARRARD, J P TR & JARRARD, K TR % JAMES JARRARD 3860 GS RICHARDS BLVD CARSON CITY, NV 89703-0000	2010	2010
		JARRARD, JAMES ALLEN TRUSTEE 3505 BUTTI WY CARSON CITY, NV 89701-0000	2010	2010
		JARRARD, KAE TRUST 3505 BUTTI WY CARSON CITY, NV 89701-0000	2010	2010
		JARRARD, JAMES ALLEN SUCC TTEE 3505 BUTTI WY CARSON CITY, NV 89701-0000	2010	2010
		JARRARD, KAE TRUSTEE 37.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2010
		JARRARD, KAE TRUST % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2010
		JARRARD, JAMES ALLEN TTEE 62.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2010
		JARRARD, JIMMIE P CHILDREN'S TR	2001	2010
		JARRARD, JIMMIE P CHILDREN'S TR % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		JARRARD, JAMES ALLEN TTEE 62.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		JARRARD, KAE 25.0% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		ANDERSEN, ROBERT "BOBBIE" 12.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		JARRARD, JIMMIE P CHILDREN'S TR % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		JARRARD, JAMES ALLEN TTEE 62.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		JARRARD, KAE 37.5% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	2001	2001
		ANDERSEN, ROBERT "BOBBIE" 25.0% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	2001
		JARRARD, KAE 25.0% % KAE JARRARD	1998	2001

4900 CARSON RIVER RD CARSON CITY, NV 89701-0000		
JARRARD, JAMES ALLEN TTEE 50.0% % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	2001
JARRARD, JIMMIE P CHILDREN'S TR % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	2001
ANDERSEN, ROBERT "BOBBIE" % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	1998
JARRARD, KAE % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	1998
JARRARD, JAMES ALLEN TTEE % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	1998
JARRARD, JIMMIE P ESTATE % KAE JARRARD 4900 CARSON RIVER RD CARSON CITY, NV 89701-0000	1998	1998
ANDERSEN, ROBERT "BOBBIE" % KAE JARRARD 4908 CARSON RIVER RD CARSON CITY, NV 89701	1997	1998
JARRARD, KAE % KAE JARRARD 4908 CARSON RIVER RD CARSON CITY, NV 89701	1997	1998
ANDERSEN, WILLIE M % KAE JARRARD 4908 CARSON RIVER RD CARSON CITY, NV 89701	1997	1998
ANDERSEN, DONALD A TRUST % JIMMIE JARRARD 4908 CARSON RIVER RD CARSON CITY, NV 89701	1991	1997
ANDERSEN, DONALD A TRUSTEE % JIMMIE JARRARD 4908 CARSON RIVER RD CARSON CITY, NV 89701	1991	1997
ANDERSON, WILLIE M	1991	1997
ANDERSEN, WILLIE M	1983	1991
ANDERSEN, DONALD A	1983	1991
ANDERSEN, I R	1	1983
ANDERSON, JEANNE E	1	1983

NOTE: This is not a complete history and should not be used in place of a title search.

Close Window

MAPS


[Assessor Home](#)
[Back to Search List](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 010-021-47

Location

 Property Location [4900 CARSON RIVER RD](#)

Town

[Add'l Addresses](#)

Subdivision Lot Block

Property Name

[Legal Description](#)

Ownership

 Assessed Owner Name [OPEN SPACE, CITY OF
CARSON CITY](#)

 Mailing Address [3505 BUTTI WY
CARSON CITY, NV 89701-0000](#)
[Ownership History](#)
[Document History](#)

 Legal Owner Name [CARSON CITY](#)

 Vesting Doc#, Date [401214 05/28/10](#) Book/Page /

Map Document #s

Description

 Total Acres [257.000](#) Ag Acres [.000](#) W/R Acres [.000](#)

Improvements

Single-fam Detached 0	Non-dwell Units 0	Bdrm/Bath 0/00
Single-fam Attached 0	MH Hookups 0	Stories .0
Multi-fam Units 0	Wells 0	
Mobile Homes 0	Septic Tanks 0	
Total Dwelling Units 0	Bldg Sq Ft 0	
	Garage Sq Ft 0	Attch/Detch
Improvement List	Basement Sq Ft 0	Finished 0

Appraisal Classifications

 Current Land Use Code [182](#) [Code Table](#)

 Zoning [A](#)

 Re-appraisal Group [6](#) Re-appraisal Year [2008](#)

Orig Constr Year Weighted Year

Assessed Valuation

Assessed Values	2012-13	2011-12	2010-11
Land	899,500	899,500	899,500
Improvements	5,676	5,676	5,944
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	905,176	905,176	905,444
Net Assessed Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

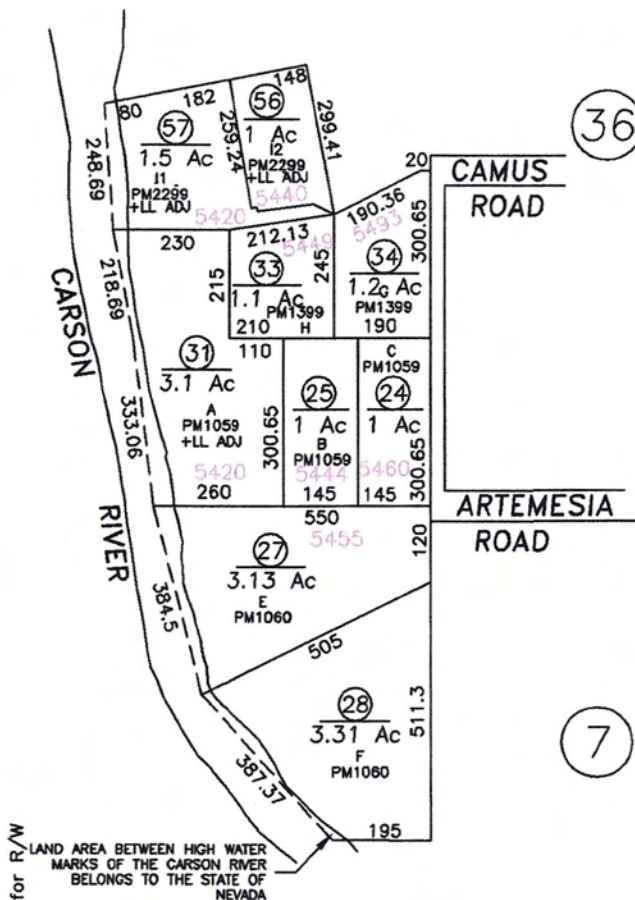
Taxable Values	2012-13	2011-12	2010-11
Land	2,570,000	2,570,000	2,570,000
Improvements	16,217	16,217	16,983
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	2,586,217	2,586,217	2,586,983
Net Taxable Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY, IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT www.carson-city.nv.us

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.



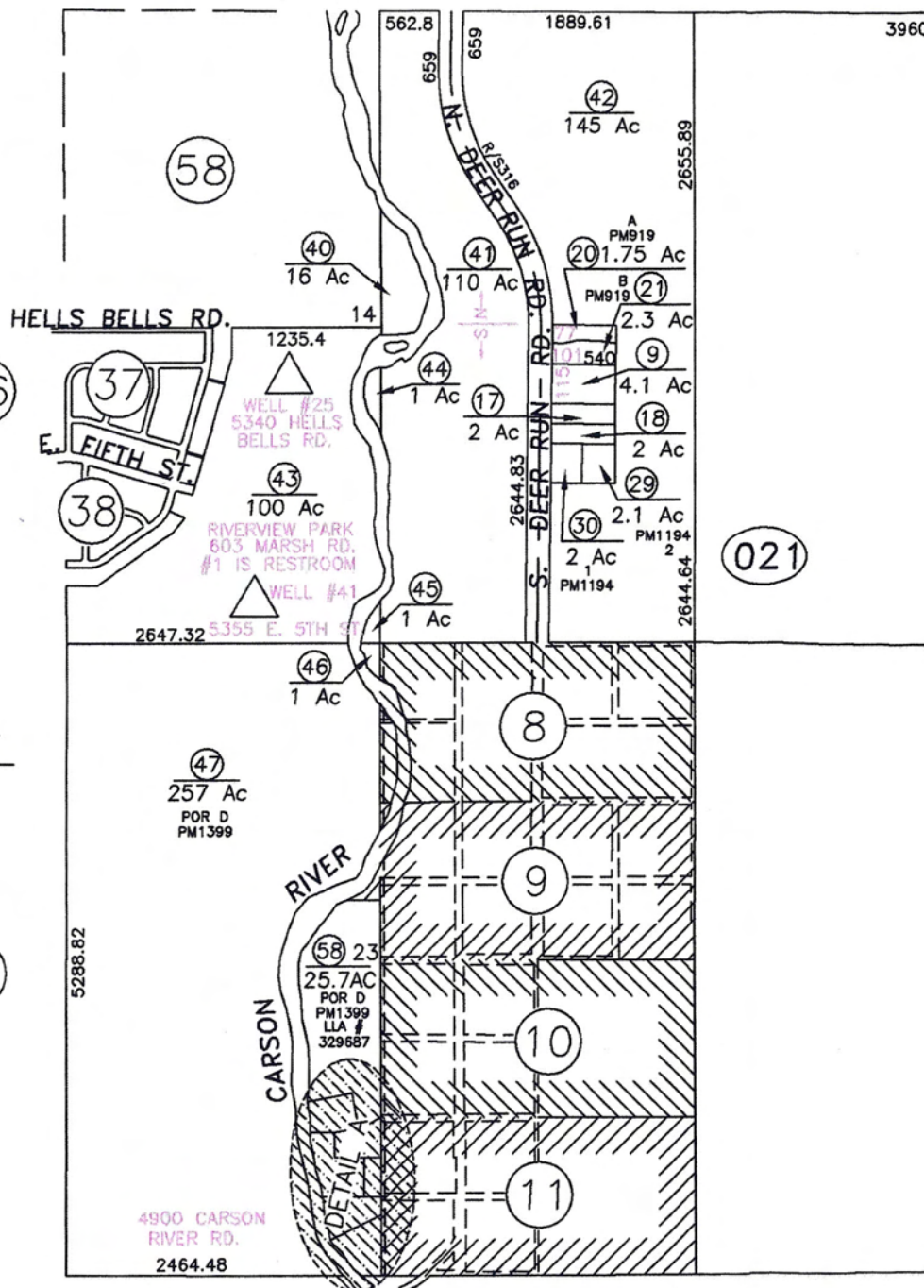
WELL SITE



LAND AREA BETWEEN HIGH WATER MARKS OF THE CARSON RIVER BELONGS TO THE STATE OF NEVADA

DETAIL A

Scale: 1"=300'



4900 CARSON RIVER RD.
2464.48

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Nevada in Maps

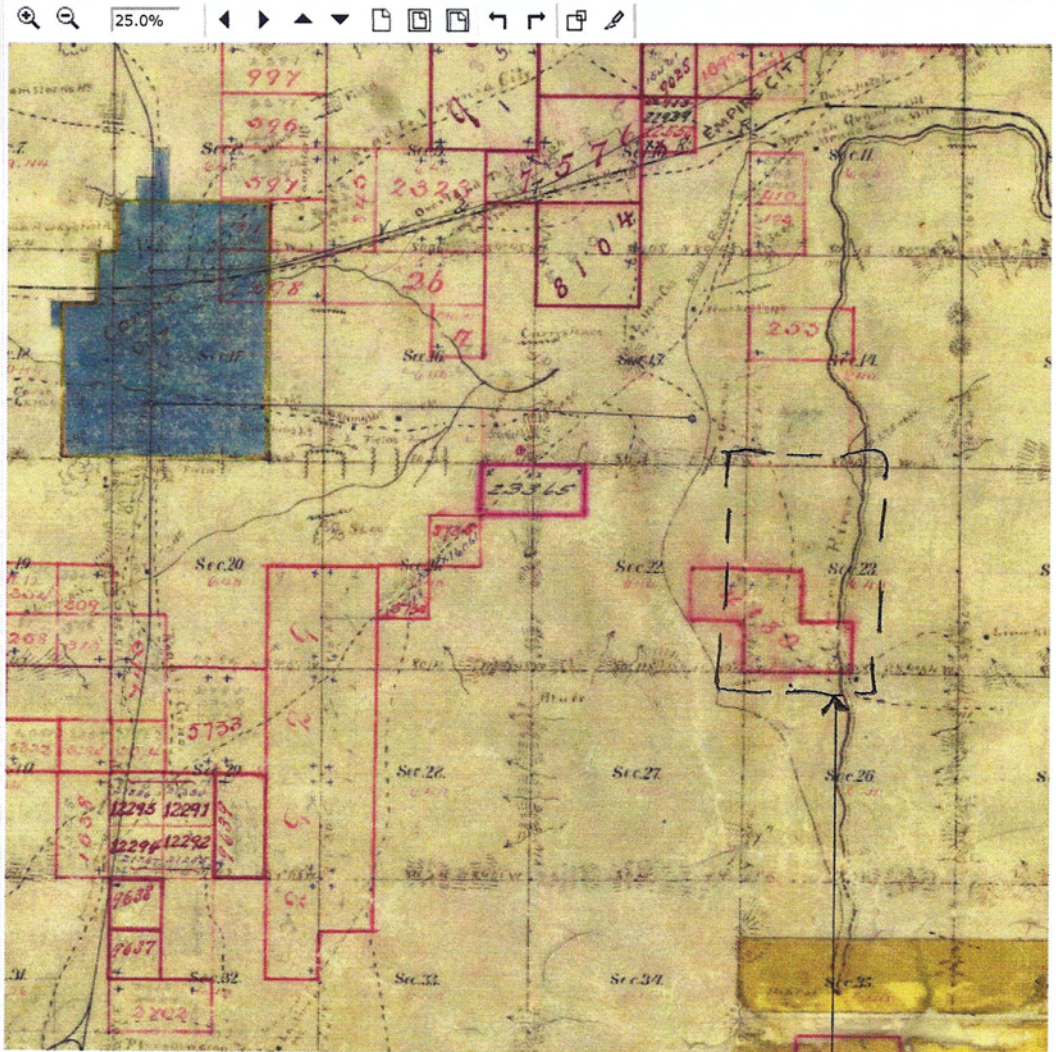
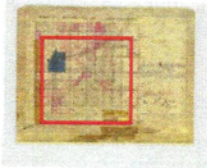
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[previous page](#) · [next page](#)

Plat Maps for Range 20 East (R20E)

- Township 11 North -- Range 20 East -- Sheet 1 (T11NR20E.1)
- Township 11 North -- Range 20 East -- Sheet 2 (T11NR20E.2)
- Township 11 North -- Range 20 East -- Sheet 3 (T11NR20E.3)
- Township 12 North -- Range 20 East -- Sheet 1 (T12NR20E.1)
- Township 12 North -- Range 20 East -- Sheet 2 (T12NR20E.2)
- Township 12 North -- Range 20 East -- Sheet 3 (T12NR20E.3)
- Township 13 North -- Range 20 East -- Sheet 1 (T13NR20E.1)
- Township 13 North -- Range 20 East -- Sheet 2 (T13NR20E.2)
- Township 14 North -- Range 20 East -- Sheet 1 (T14NR20E.1)
- Township 14 North -- Range 20 East -- Sheet 2 (T14NR20E.2)
- Township 14 North -- Range 20 East -- Sheet 4 (T14NR20E.4)
- Township 15 North -- Range 20 East -- Sheet 1 (T15NR20E.1)
- Township 15 North -- Range 20 East -- Sheet 2 (T15NR20E.2)
- Township 16 North -- Range 20 East -- Sheet 1 (T16NR20E.1)
- Township 16 North -- Range 20 East -- Sheet 2 (T16NR20E.2)
- Township 16 North -- Range 20 East -- Sheet 3 (T16NR20E.3)
- Township 16 North -- Range 20 East -- Sheet 4 (T16NR20E.4)



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PROJECT
AREA

[^ to top ^](#)



Google
2010

Eye alt: 14003 ft

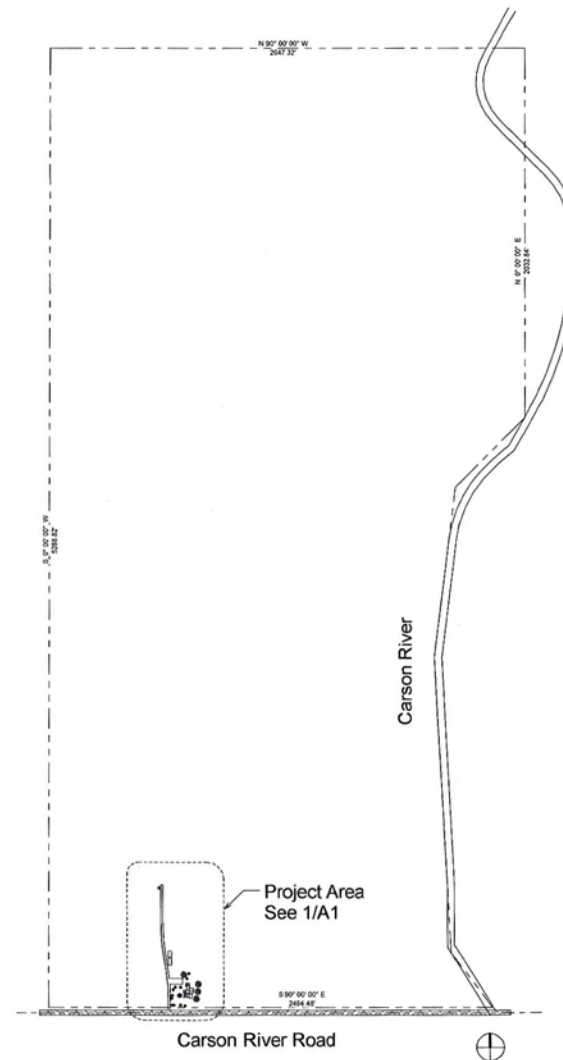
© 2011 Google
Image U.S. Geological Survey
39°08'55.73" N 119°42'36.37" W elev 4592 ft

Imagery Date: 8/31/2008 1990





② Location Map
3" = 1'-0"



① Site Plan
1" = 300'-0"

J.P. COPOULOS
ARCHITECT ©

P.O. Box 2517
Carson City
Nevada
89702

T 775-885-7907
F 775-885-6806

www.jpcarchitect.com

Project Owner:
Open Space
City of Carson City
3001 South Hwy
Carson City, Nevada 89701
775-881-2262

Project Address:
4900 Carson River Road
Carson City, Nevada
A.P.N. 010-021-47

No.	Description	Date

Open Space
Carson City

Buzzy's Ranch

Site Plan

Project number: 8-10-11
Date: 8-10-11
Drawn by: Author
Checked by: Checker

C1

Scale: As Indicated

J.P. COPOULOS
ARCHITECT ©

P.O. Box 2517
Carson City
Nevada
89702

T 775-885-7907
F 775-885-6806

www.jparchitect.com

Project Owner:
Open Space
City of Carson City
3501 Butte Way
Carson City, Nevada 89701
775-885-2552

Project Address:
4900 Carson River Road
Carson City, Nevada
A.P.N. 610-021-41

No.	Description	Date

Open Space
Carson City

Buzzy's Ranch

Overall Plan

Project number

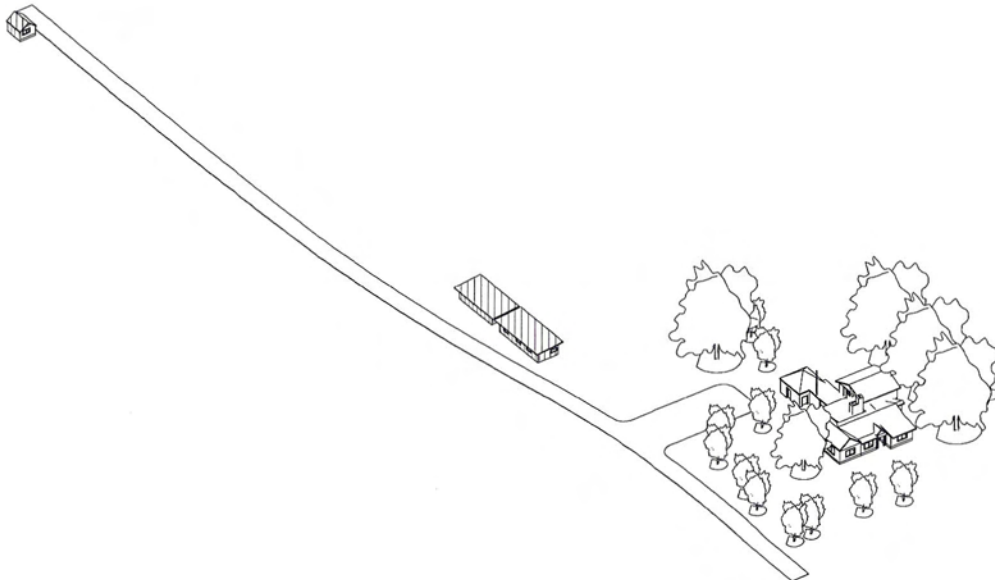
Date 8-19-11

Drawn by Author

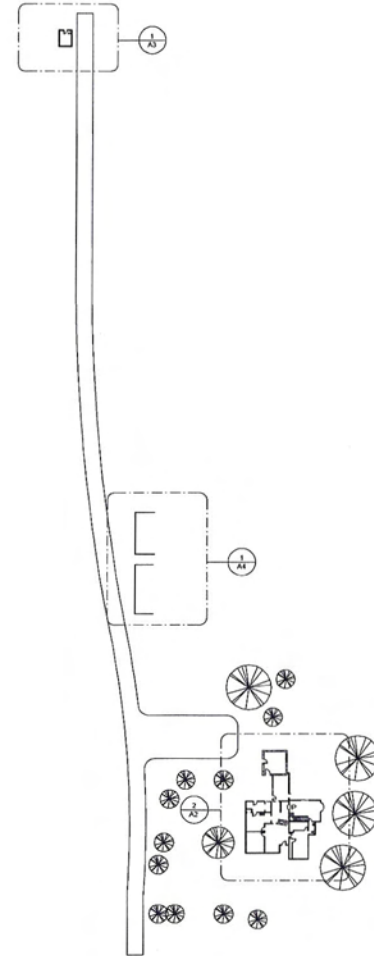
Checked by Checker

A1

Scale 1" = 40'-0"



② Aerial View



① Overall Plan
1" = 40'-0"

**HISTORIC RESOURCE
INVENTORY FORMS**

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

Buzzy's Ranch – North Shed

1B. Current/Common Name

Same

2. PROPERTY ADDRESS

Street Address	4900 Carson River Road
City, Zip Code	Carson City, Nevada 89701
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Andersen
------	----------

3B. Current Owner

Name	Carson City Open Space
Mailing Address	3303 Butti Way, Bldg 9 Carson City, Nevada 89701
Assessor's Parcel Number (APN)	010-021-47

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

5B. Historic Use

	Residential		Commercial		Religious
	Educational		Governmental		Industrial
X	Other (please specify)	Ranching			

6. CURRENT ACCESS

X	Permitted-local public resource		By owner permission only
	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

257		Estimated
-----	--	-----------

8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone	__	E	__	N	Zone	__	E	__	N	Zone	__	E	__	N
------	----	---	----	---	------	----	---	----	---	------	----	---	----	---

8B. Township/Range/Section/Map

Township 15 North – Range 20 East – Section 23
--

9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

	Basement	1	Number of stories
	Porch		Balcony
	Dormer(s)		Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-5	ES-16 & ES-17
9E. Building Structural System	9F. Foundation Structural System
SS-8	F-8