

### **Carson City Planning Division**

108 E. Proctor Street Carson City, Nevada 89701 (775) 887-2180

> planning@carson.org www.carson.org/planning

# MEMORANDUM

To:

Historic Resources Commission

F-1

From:

Jennifer Pruitt, Principal Planner

Date:

July 21, 2011

Subject:

HRC-11-034

**National Register District Nomination** 

#### **DISCUSSION:**

This is the third of multiple invitations to the property owners of the project area to participate in this process. Our purpose is to gather citizen comments through a series of meetings and then proceed with the proposed nomination, if acceptable, in the fall of 2011. The historic preservation movement has always been strong in the public participation action, and this tradition will be well integrated into this preservation effort.

The following are benefits related to a National Register district:

- Eligibility for federal tax credit: The SHPO administers a federal tax credit program that can save building owners twenty percent of the cost of rehabilitating their National Register-listed commercial, industrial, or rental residential building.
- Open Space Use Assessment: This program allows owners of properties
  designated as historic to apply for a reduction in assessed value of the
  property. The program is designed as an incentive to assist property
  owners in the preservation of historic resources.

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 Building Code Leniency: Under Chapter 34 of both the Uniform Building Code and International Uniform Building Code and under Chapters 4-6 of the Uniform Code for Conservation, National Register properties, and other certified historic buildings, are eligible to be considered for waivers of certain normal code requirements in the interest of preserving the integrity of the property.

The National Register of Historic Places is the Nation's official (<u>honorary</u>) list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources.

Private property owners may object to the listing of their property in the National Register District by sending a *notarized letter* to that effect to the State Historic Preservation Office prior to final review. In the case of a historic district, a majority of property owners must object in order to stop a nomination. Individual property owners within a historic district may not "opt out" if the majority of owners have not objected. To-date there has been one notarized letter submitted for the purpose of opting out of the National Register District, see attached.

The proposed National Register nomination will <u>not</u> change in any way, the existing Historic Resources Commission requirements of Carson City Historic District.

The Planning Division has created the following link for interested parties to review the draft of the Carson City National Register District nomination document, <a href="http://www.carson.org/Index.aspx?page=792">http://www.carson.org/Index.aspx?page=792</a>. City staff and the HRC were provided copies of the draft National Register District nomination via email on June 29, 2011.

Attachments:

Letter #3 to property owners Opt Out letter received



### **Carson City Planning Division**

108 E. Proctor Street Carson City, Nevada 89701 (775) 887-2180

www.carson.org www.carson.org/planning

Date: July 08, 2011

**Dear Property Owner:** 

The Historic Resources Commission will have a meeting on July 21, 2011, to discuss the potential Carson City's National Register District nomination, HRC-11-034. The attached map identifies the proposed nomination area. Your property is within the proposed project area, which is also within the **existing** boundaries of the Carson City Historic District.

This is the third of multiple invitations to the property owners of the project area to participate in this process. Our purpose is to gather citizen comments through a series of meetings and then proceed with the proposed nomination, if acceptable, in the fall of 2011. The historic preservation movement has always been strong in the public participation action, and this tradition will be well integrated into this preservation effort.

Opportunities for a collaborative exchange and discussion of information between the Historic Resources Commission and the public are important, both in exchanging information and recommendations, as well as providing the public with information so they can understand the process, the issues, the values, and can participate effectively.

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- Building Code Leniency: Under Chapter 34 of both the Uniform Building Code and International Uniform Building Code and under Chapters 4-6 of the Uniform Code for Conservation, National Register properties, and other certified historic buildings, are eligible to be considered for waivers of certain normal code requirements in the interest of preserving the integrity of the property.

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HRC-11-034
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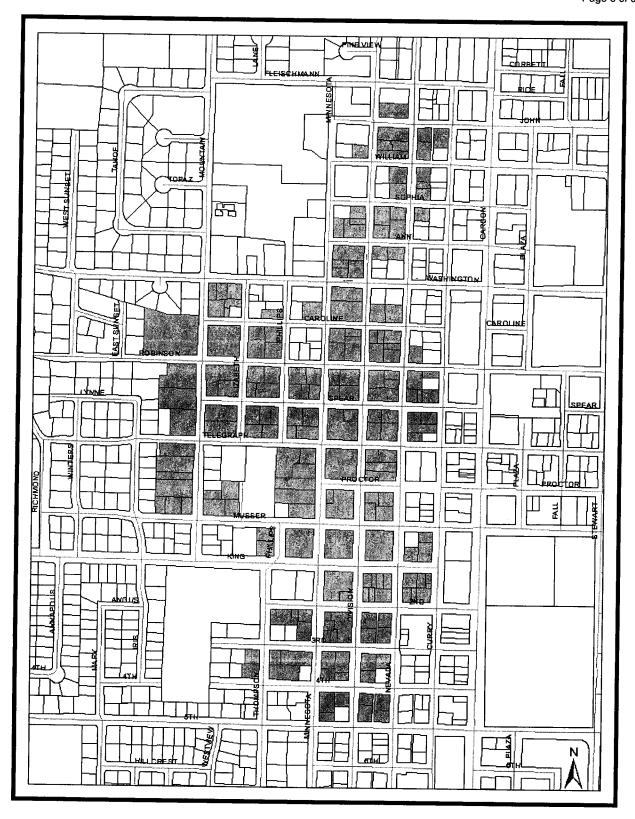
If you are interested in reviewing a draft of the Carson City National Register District nomination document, please go to this link <a href="http://www.carson.org/Index.aspx?page=792">http://www.carson.org/Index.aspx?page=792</a> and select National Register of Historic Places Registration Form.

If you have any questions regarding the national nomination process, please contact this office at your earliest convenience at (775) 283-7076 or attend the Historic Resources Commission meeting on July 21, 2011 at 5:30 PM at the Community Center, Sierra Room, 851East William Street.

Sincerely,
Public Works Department, Planning Division

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP Principal Planner



CAROL J. AALBERS, Ph.D.

Licensed Psychologist PY0345 Marriage and Family Therapist 0583

## RECEIVED

June 20, 2011

JUN 2 2 2011

CARSON CITY PLANNING DIVISION

Jennifer Pruitt Carson City Planning Division 108 E. Proctor St. Carson City, Nevada 89701

Dear Ms. Pruitt,

Please accept this letter as my objection to my building at 205 South Minnesota Street being included in the National Register District. My experience with the planning division and the hurdles involved with being in a historic district are egregious to the extreme. It would not be in my best interest to support this.

Yallen PhD

Thank you for your consideration.

Sincerely,

Carol J. Aalbers

State of Nevada) Carson City

This instrument was acknowledged before me on June 21 5th

(Notary stamp)

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(Signature of notarial officer)