

***REVISED - NOTICE OF PUBLIC MEETING
CARSON CITY HISTORIC RESOURCES COMMISSION**

**THURSDAY, JANUARY 9, 2020
5:30 P.M.**

**COMMUNITY CENTER - SIERRA ROOM
851 EAST WILLIAM STREET, CARSON CITY, NEVADA**

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the secretary in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

AGENDA

A. Call to Order and Determination of Quorum

B. Public Comments **

Members of the public who wish to address the Commission may approach the podium at this time to speak on matters relevant to or within the authority of the Historic Resources Commission, including any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this public comment portion of the agenda.

C. For Possible Action: Approval of the Minutes from the November 14, 2019.

D. Modification of Agenda: Agenda Management Notice – Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

E. Meeting Items

E-1 HRC-2019-0009: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Residential Office (RO), located at 311 West Third Street, APN 003-124-01. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result 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 the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

E-2 HRC-2019-0010: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment

on property zoned Downtown Mixed Use (DT-MU), located at 112 North Curry Street, APN 003-215-02. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result 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 the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

E-3 2019-00000155: For Possible Action: Discussion and possible action regarding a request for replacement of a lawn area with rock, and repair of a curb located under a fence on property zoned Downtown Mixed Use (DT-MU) located at 112 North Curry Street, APN 003-215-02. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The applicant is seeking to replace a lawn area with rock as the irrigation system is compromising the building foundation. The applicant is also proposing to repair a curb that is located under an existing wrought iron fence. The Commission will review the request to determine if the proposal is consistent with the Development Standards for the Historic District.

E-4 HRC-2019-0011: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Single Family 6000 (SF6), located at 602 West Spear Street, APN 003-243-04. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result 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 the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

E-5 HRC-2019-0013: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a request for a Historic Tax Deferment on property zoned Residential Office (RO), located at 1614 North Curry Street, APN 001-155-02. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property may be eligible for the Open Space Use Assessment, commonly known as a Historical Tax Deferment, as a result 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 the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission policies.

E-6 HRC-2019-0014: For Possible Action: Discussion and possible action regarding a request for the addition of lights mounted on a fence on property zoned Residential Office (RO) located at 309 West King Street, APN 003-216-13. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The applicant is seeking to retain lights located at the corners of his fence. The Commission will review the request to determine if the proposal is consistent with the Development Standards for the Historic District.

E-7 HRC-2019-0015: For Possible Action: Discussion and possible action to approve the Historic Resources Commission Annual Report for 2019 to be presented to the Board of Supervisors. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Historic Resources Commission Policy and Procedures Manual requires the Historic Resources Commission to review a Historic Resources Commission Annual Report prepared by the Planning Division each year. This report will be forwarded to the Board of Supervisors in February 2020.

E-8 HRC-2019-0016: For Possible Action: Discussion and possible action to elect a Historic Resources Commission Chairman and Vice Chairman for the period February 2020 to January 2021. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Historic Resource Commission bylaws require the Commission to elect a chairman and vice-chairman each January.

E-9 For Discussion Only: Discussion regarding the potential demolition or relocation of Adele's Restaurant, 1112 N Carson Street, APN 001-178-06.

Summary: The subject building was constructed between 1875 – 1880. On October 7, 2019, the Community Development Director approved a request for the demolition of the subject building pursuant to CCMC 18.07.030. This approval was based on the economic feasibility of preserving or restoring the structure, which was damaged by fire. Per this approval, demolition may only occur in conjunction with an approved building permit for the replacement development of the property. At its meeting of December 17, 2019, based on a condition volunteered by the applicant, the Planning Commission approved a special use permit for the expansion of an existing gas station subject to the applicant making the building available for free to anyone who would like to move it to another location, provided the building is moved by March 1, 2020. The Commission will discuss these recent approvals.

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact the Community Development Director at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

F. Staff Reports

F-1 Discussion Only:

- Planning Division staff report to the Historic Resources Commission. (Hope Sullivan)
- Commissioner reports/comments.
- Future agenda items.

G. Public Comments**

Members of the public who wish to address the Commission may approach the podium at this time to speak on matters relevant to or within the authority of the Historic Resources Commission, including any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this public comment portion of the

agenda.

H. For Possible Action: Adjournment

****PUBLIC COMMENT:** *The Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting.*

ADDITIONAL INFORMATION

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Hope Sullivan at 775-887-2180 or planning@carson.org if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carson.org/agendas. All written comments to the Historic Resources Commission regarding an item must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commission's meeting to ensure delivery to the Commission before the meeting.

The Historic Resources Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

The next meeting is tentatively scheduled for 5:30 p.m., Thursday, March 12, 2020, at the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada 89701.

THIS AGENDA HAS BEEN POSTED AT THE FOLLOWING LOCATIONS
BEFORE 5:00 P.M. ON JANUARY 2, 2020:

Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way
Community Center, Sierra Room - 851 E. William Street
Community Development Department, 108 E. Proctor Street
Carson City Hall - 201 N. Carson Street

THIS AGENDA HAS ALSO BEEN POSTED ON THE FOLLOWING WEBSITES:

City Website at: <https://carson.org/government/meeting-information/agendas>
State of Nevada website at: <https://notice.nv.gov/>

* E9 section was added after original agenda was posted.