



Carson City Planning Division

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MEMORANDUM

To: Historic Resources Commission

From: Jennifer Pruitt, Principal Planner

Date: June 09, 2011

Subject: HRC-11-034
National Register District Nomination

F-2

DISCUSSION:

This is the second 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.

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.

- **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 (**honorary**) 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.

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