CARSON CITY HISTORIC RESOURCES COMMISSION

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A regular meeting of the Carson City Historic Resources Commission was scheduled for 5:30 p.m. on Tuesday, June 10, 2003 in the City Hall Capitol Conference Room, 201 North Carson Street, Carson City, Nevada.

PRESENT: Chairperson Michael Drews

Vice Chairperson Mark Lopiccolo

Richard Baker Robert Darney Rebecca Ossa Peter Smith

STAFF: Jennifer Pruitt, Associate Planner

Dave Dawley, Assessor

Kathleen King, Recording Secretary

NOTE: A tape recording of these proceedings is on file in the Clerk-Recorder's Office and is available for review and inspection during regular business hours.

- **A. CALL TO ORDER AND DETERMINATION OF A QUORUM** (1-0008) Chairperson Drews called the meeting to order at 5:32 p.m. Commissioner Speulda was absent.
- **B. ACTION ON APPROVAL OF MINUTES May 13, 2003** (1-0015) Commissioner Baker moved to approve the minutes. Commissioner Smith seconded the motion. Motion carried 5-0.
- C. MODIFICATION OF AGENDA (1-0032) Commissioner Smith suggested modifying the agenda to address item F-1 once a representative of the Presbyterian Church was present. Ms. Pruitt advised that David Berger indicated he would be representing the Presbyterian Church at the meeting.
- **D. PUBLIC COMMENTS** (1-0044) None.
- **E. DISCLOSURES** (1-0052) Chairperson Drews advised of having been working with the grant recipient on the documentation project.

F. PUBLIC HEARING:

F-1. H-02/03-14 ACTION REGARDING A REQUEST FROM THE FIRST PRESBYTERIAN CHURCH OF CARSON CITY TO REPLACE WINDOWS AND INSTALL NON-ILLUMINATED SIGNS ON THE NORTH AND SOUTH WALLS OF THE BUILDING ON PROPERTY LOCATED AT 110 NORTH NEVADA STREET, APN 003-214-05 (CONTINUED FROM THE MAY 13, 2003 MEETING) (1-1765) - Due to the fact that a representative of the Presbyterian Church did not appear at the meeting, this item was continued to a future meeting. Ms. Pruitt acknowledged that she would call the Presbyterian Church tomorrow and that she would advise Compliance Officer Alan Biddle to monitor the situation to ensure no signs are installed prior to the

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Commission reviewing this matter. She discussed recent contacts with church representatives.

F-2. PRESENTATION BY DAVE DAWLEY, ASSESSOR (1-0060) - [Vice Chairperson Lopiccolo arrived at 5:36 p.m.] Commissioner Smith introduced Mr. Dawley, who reported sales trends in the historic district over the past four years. He discussed a bill proposed in this year's Legislature and research done over the last three years seeking to eliminate depreciation which will affect the assessed value of property. He explained the statutory provision for depreciation, and advised that homes are fully depreciated at 75%. He noted that historic district property owners would be the "hardest hit" if the bill were to pass. He anticipates that it will be pursued in future Legislative years. Discussion took place with regard to the same, and Mr. Dawley discussed the change from a market value to a replacement cost program in approximately 1979.

In response to a question, Mr. Dawley explained that the redevelopment district designates a \$35 million base for the assessed value of properties. Anything over and above the base is allocated to the redevelopment district. Mr. Dawley advised that assessed values of historic buildings increase primarily because they are fully depreciated. He further advised of a proposal to expand the redevelopment district. In response to a question, Mr. Dawley explained that the \$35 million base includes the entire redevelopment district which is a different boundary than the historic district. He acknowledged that it would be difficult to compare the two districts.

Mr. Dawley discussed the Nevada State Senate's plan to exempt the first \$70,000 of assessed valuation, roughly \$200,000 taxable value. Any property with an assessed value under \$70,000 will not be impacted at all. Any property with an assessed value over \$70,000 will be taxed at \$.33. Discussion took place regarding sales trends throughout the City, and Mr. Dawley offered the assistance of the Assessor's Office at any time. Chairperson Drews thanked Mr. Dawley for the data provided for the GIS project, and invited him to stay for the presentation later in the meeting.

F-3. PRESENTATION REGARDING THE GIS DOCUMENTATION PROJECT GRANT

(1-0630) - Chairperson Drews provided background information on this item, introduced Graham Ross, and discussed the process leading to his recruitment. Chairperson Drews discussed how the database information provided by Mr. Dawley and other database information integrates with the system. Mr. Ross described and demonstrated the capabilities of the system. Discussion took place regarding links from the system to the Assessor's records, and the various functions of the system. At Chairperson Drews' request, Mr. Ross displayed the Sanborn maps included in the system and additional discussion took place regarding the importance of updates and maintenance. At Chairperson Drews' request, Mr. Ross reviewed the database portion of the system, and Chairperson Drews discussed the function of the State Historic Preservation Office data sheet. [Commissioner Smith left the meeting at 6:50 p.m. A quorum was still present.] Additional discussion took place regarding the scope of the system and the next step in its development, the possibility of involving high school students in the documentation process, and ways to involve GIS Department staff in the upcoming grant process. Chairperson Drews thanked Mr. Ross for his assistance in the presentation.

F-4. DISCUSSION REGARDING GRANTS (1-0349) - Ms. Pruitt advised that the grant to

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survey the 40 parcels on the east side of town was awarded. Economic Development/Redevelopment Manager Joe McCarthy was awarded a partial amount of the grant for which he applied. Planning and Community Development staff will be working with Mr. McCarthy to develop the necessary paperwork, and with Commissioner Ossa to implement the project. Chairperson Drews advised that the GIS project will provide an opportunity to review and evaluate existing records to determine completeness and accuracy. He suggested applying for grant funding during the next cycle to begin entering that data into the new database. Using the data provided by Mr. Dawley, the database records can be populated without ever referring to the old paper copies. Ms. Pruitt responded to questions regarding the purpose of the survey project. She acknowledged that the grant funding will provide for survey of 40 properties which have not yet been specifically designated. In response to an additional question, Ms. Pruitt advised that an RFP process will be initiated prior to hiring a person to conduct the survey. Vice Chairperson Lopiccolo and Commissioner Smith volunteered to serve on the interview panel. In response to a question, Commissioner Ossa advised that the application deadline for the next grant cycle is December 1, 2003. Chairperson Drews requested Ms. Pruitt to agendize discussion regarding the grant process for the September Commission meeting.

- **F-5. DISCUSSION REGARDING HISTORIC DISTRICT BOUNDARIES** (1-0529) Ms. Pruitt discussed the possibility of revising historic district boundaries, and advised that the Planning and Community Development Department staff have been working with Mr. McCarthy and the Downtown Task Force associated with the Economic Vitality Coalition. Ms. Pruitt acknowledged that workshops and public comment periods will be scheduled. She provided details on some of the proposals to generate more pedestrian usage of the downtown area. Commissioner Smith requested Ms. Pruitt to agendize a report once additional details are known.
- **G. FUTURE COMMISSION ITEMS** (1-1809) Chairperson Drews acknowledged his preference that the Presbyterian Church windows and sign be agendized as separate items. Following discussion, Ms. Pruitt advised that the Preservation Week awards will be presented at the July 17th Board of Supervisors meeting.
- **H. ACTION ON ADJOURNMENT** (1-1855) Commissioner Ossa moved to adjourn the meeting at 7:03 p.m. Commissioner Baker seconded the motion. Motion carried 5-0.

The Minutes of the June 10, 2003 meeting of the Carson City Historic Resources Commission are so approved this 8th day of July, 2003.

MICHAEL DREWS, Chair