



Carson City Planning Division

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MEMORANDUM

Historic Resource Commission Meeting of May 13, 2021

TO: Historic Resource Commission E-5

FROM: Hope Sullivan, Planning Manager

DATE: March 4, 2021

SUBJECT: **HRC-2021-0065** Discussion and possible action regarding a review of Carson City Municipal Code Section 18.06.085 (avoiding demolition through owner neglect) and CCMC 18.06.090 (minimum maintenance of historic properties).

Per the request of the Commission, the following item is a standing item on the agenda. The Commission may discuss the following code sections or may identify properties that need attention based on these code sections.

CCMC 18.06.090 – Minimum maintenance of historic properties

The degree of maintenance and repair hereby required is that degree sufficient to prevent damage to a building's structural components and/or to its exterior that would cause the collapse of the structure or that would cause the building to become so deteriorated as to prevent its repair and preservation. Acts which the owner may be required to perform pursuant to this section may include but are not limited to the following: securing the building or structure by boarding up doors and windows; and stabilizing walls, roofs and other parts of the building or structure.

All owners of structures designated as historic properties or located in a historic district shall maintain their structures in conformity with the following minimum standards:

1. All structures shall be maintained in good repair.
2. Structural Elements.
 - a. All foundations shall support the structures and all points that provide for the structural integrity of the building shall be free of holes, wide cracks and buckling.
 - b. Exterior walls, trim and roofs shall be free of holes, wide cracks and loose, warped, protruding or rotting boards or any other condition which might admit moisture or other elements.
 - c. Masonry joints shall be maintained.
 - d. Exterior surfaces exposed to the weather shall be repaired and painted to protect them from further deterioration.
3. Windows, Doors, and Bulkheads. Windows, exterior doors, walls, and wood siding shall be watertight.
4. Flashing, Gutters and Ventilation.
 - a. Exterior flashing, including those at chimneys, doors and windows, shall be maintained in good repair.
 - b. Down spouts and gutters shall be maintained so that rain runoff is directed away from the structure.
 - c. Foundation and attic vents shall be maintained to ventilate the crawl and attic spaces.
5. Stairways, porches and appurtenances. Outside stairways, porches and appurtenances to stairways and porches shall be maintained in good repair.
6. Security and utilities for unoccupied buildings. Unoccupied buildings shall be secured from intrusion and all utilities shall be properly maintained.
7. Protection during construction. Existing structures shall be protected during construction or renovation in a manner that assures no damage by weather to interior spaces or structural components.

CCMC 18.06.085 - Avoiding demolition through owner neglect

The purpose of this section is to prevent the demolition by neglect of any building or structure designated as a historic place or located in a historic district. Demolition by neglect is the failure to provide ordinary maintenance and repair, whether by negligence or willful neglect, thus allowing vandalism or permanent damage or threatening permanent damage.

1. Any structure designated as a historic place or located in a historic district shall be preserved against decay and deterioration and free from certain structural defects.
2. Such structures shall be preserved and maintained by their owners in conformity with the standards of Title 18 (Minimum Maintenance of Historic Properties) and any standards adopted by the HRC after approval by the board.