

Dear Ms. Sullivan,

Thank you for advising me that my application “was not responsive to Carson City Municipal Code (CCMC) 18.06.075.” However, at the time I submitted my application, you and your office found the application sufficient. CCMC 18.06.075 provides in significant part:

18.06.075 - Demolition of historic place or cultural resource in historic district.

1. Any application for demolition or removal of a cultural resource located in a historic district shall be approved when the HRC finds that one (1) or more of the following conditions exist:

- a. The cultural resource is a hazard to public health or safety and repairs and stabilization are not feasible as determined by **a professional with demonstrated experience in historic preservation rehabilitation projects**; or
- b. The cultural resource does not meet national register significance criteria. (Emphasis added.)

The CCMC requires the opinion of “a professional with demonstrated experience in historic preservation rehabilitation projects.” I submitted the opinion of a licensed general contractor which you and your office accepted as sufficient. You are now asking me to provide the opinion of **“an expert in historic preservation.”** This new requirement of yours goes far beyond the requirements of CCMC 18.06.075. The property located at 202 S. Nevada St., Carson City, Nevada consists of a vacant lot with an old, dilapidated shed. This property does not generate any income with which to hire an expert in historic preservation.

Over twenty-three years ago, on March 10, 1998, the Carson City Historic Architecture Review Commission approved demolition of this shed. The shed at that time was declared to be a hazard to public health or safety and repairs and stabilization were not feasible. This shed also apparently did not meet national register significance criteria at that time. The condition of the shed has not improved over the last twenty-three years.

I am a native Nevadan and have an abiding love for this state and its historic artifacts. If this shed in some small way materially contributed to the historic preservation of Nevada, I would support its preservation. Sadly however, it does not contribute to the historic preservation of Carson City or the state of Nevada and there are no funds to preserve it. I have struggled with decisions about what family heirlooms should be maintained and which should be discarded. These are not easy decisions, but one cannot keep everything. The time has come to discard this shed with fond remembrances of the original owners.

Please share this response with the HRC. Thank you for your assistance.

Respectfully,

Gregg Damm