

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**  
**Minutes of the Special August 21, 1998 Meeting**  
Page 1 DRAFT

A special meeting and workshop of the Carson City Historic Architecture Review Commission was held on Thursday, August 21, 1998 in the City Hall Capitol Conference Room, 201 No. Carson St., Carson City, NV at 5:30 p.m.

**PRESENT:** Chairperson Peggy Twedt  
Vice Chairperson Mike Drews  
Art Hannafin  
Scott Klette  
Mark Lopiccolo

**STAFF:** Rob Joiner, Principal Planner  
Fran Smith, Recording Secretary  
(HAR 8/21/97 1-0000.5)

**NOTE** - Unless otherwise indicated each item was introduced by Chairperson Twedt. Individuals speaking are identified following the heading of each item. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

**A. CALL TO ORDER** - Chairperson Twedt called the meeting to order at 5:33 p.m. A roll call was taken and a quorum was present although Commissioners Brooks-Miller and Horton were absent.

**B. APPROVAL OF MINUTES** - None.

**C. MODIFICATION OF AGENDA** - None.

**D. PUBLIC COMMENT** - Zee Braun, a resident of the Historic District, had a newspaper article regarding historic structures and the National Register. She asked if this meant the entire Carson City Historic District was being named to the National Register and Mr. Joiner said yes. She asked how they could keep track of what is happening on something like this and how would they know what the boundaries are. Mr. Joiner said he could provide her with a map of the boundaries. He also explained their home could be individually listed should they so desire and Commissioner Drews described the process.

(1-0106.5) Noland Prater, also a resident of the District, said he plans to build a structure next to the existing garage on his property. He asked about building materials and siding in particular. Several were mentioned and Mr. Prater said he would be filing an application with Mr. Joiner to appear before the Commission.

**E. PUBLIC HEARINGS**

**1. H-97/98-8 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM JOSEPH MIGUEL, APPLICANT (JOE MIGUEL, MIA KEATING, AND WALLACE FAMILY TRUST - PROPERTY OWNERS) TO REMOVE AND REPLACE SIDEWALK ADJACENT TO PROPERTIES LOCATED AT 101 MOUNTAIN ST., APN 3-194-06, 105 MOUNTAIN ST., APN 3-194-01, 103 MOUNTAIN ST., APN 3-194-02 - (1-0173.5)** Mr. Miguel described what had happened to his property during the flood last winter. This related to the damage it and the tree roots had done to his sidewalk and those of his neighbors. He felt if a new sidewalk was put down in the same area it would be lifted again. He said he did not want to remove the trees because they are mature and beautiful. He added that there is more distance between the street and the trees than there is between the trees and his yard and said it was his hope to relocate the sidewalk to the street side of the trees. He also reported he had spoken to Arborist Molly Sinnott who had said the tree roots could not be removed and that moving the sidewalk would be a better solution. He provided two drawings of the proposed sidewalk. One jogged around the trees and the other was the plan to move it between the trees and the street. At this point Commissioner Lopiccolo said he and Mr. Joiner had visited the site to determine what they felt would be the best location. He explained why he felt the straight line of the proposed relocation would be appropriate. Mr. Miguel then indicated a desire to build a fence along his property and that of Ms. Keating. She agreed and said she also supported the idea of moving the sidewalk between the trees and the street. Mr. Joiner then expressed his feeling that there is no other alternative. Commissioner Klette said for the record that the

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**  
**Minutes of the Special August 21, 1998 Meeting**  
Page 2 DRAFT

sidewalk, although it has a lot to do with the appearance of the District as a whole, is not a permanent strike against the continuity of the historic structures because if there were a new owner in the future they might want to change its configuration. Commissioner Drews then moved to approve Item 1 H-97/98-8 regarding a request from Joseph Miguel, applicant (Joe Miguel, Mia Keating, and Wallace Family Trust - property owners) to remove and replace sidewalk adjacent to properties located at 101 Mountain St., APN 3-194-06; 105 Mountain St., APN 3-194-01; 103 Mountain St., APN 3-194-02; the plans show the sidewalk at the curb line in front of the three addresses; subject plans are approved with the finding that they comply in general conformance with the Secretary of the Interior's Standards and Guidelines, Carson City Historic District guidelines, and HARC policies and are subject to the five standard conditions of approval. Commissioner Klette seconded the motion. At this point Commissioner Klette commented on the information Mr. Miguel would need when his fence project comes before the Commission for consideration. Motion carried 5-0.

A recess was taken at 6:00 p.m. Chairperson Twedt reconvened the meeting at 6:05 p.m. and a quorum was present.

The following discussion then took place.

**HISTORIC ARCHITECTURE REVIEW COMMISSION WORKSHOP**

**2. H-96/97-22 WORKSHOP WITH DISCUSSION AND POSSIBLE ACTION ON: DEVELOPMENT OF A STRATEGIC PLAN FOR THE HISTORIC ARCHITECTURE REVIEW COMMISSION AND THE CITY'S HISTORIC PROGRAMS WHICH MAY INCLUDE, AMONG OTHER ITEMS, THE FOLLOWING:**

**Formulation of a Promotion Program for the Historic District, Historic Architecture Review Commission, and Historic District Programs.**

**Overview of Existing Historic District Codes and Ordinances with Discussion Regarding What they Currently Provide, and Consideration of Amendments.**

**Review of Existing Historic Architecture Review commission Policy Statements and Discussion of Need for Additional Policy Statements.**

**Future Direction of Grant Programs.**

- 1. Research of Historical Background of Cultural Resources.**
- 2. Pursuit of National Register of Historic Places Designation for Historic District.**
- 3. Assessment of Historic District Property Owner Support of Grant Program Projects.**

**NOTE** - A tape recording of the workshop discussion was made but no formal Minutes were prepared.

**F. 1. Commission Member Reports (Non-Action) - None.**

**2. Staff Reports (Non-Action) - None.**

**3. Strategic Planning Workshop Dates - Previously discussed.**

**G. ADJOURNMENT** - There being no further business Chairperson Twedt entertained a motion to adjourn. Commissioner Klette moved to adjourn. Commissioner Drews seconded the motion. Motion carried 5-0. Chairperson Twedt adjourned the workshop and special meeting at 8:10 p.m.

The Minutes of the August 21, 1998 special meeting of the Carson City Historic Architecture Review Commission

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**  
**Minutes of the Special August 21, 1998 Meeting**  
Page 3 DRAFT

ARE SO APPROVED \_\_\_10/13\_, 1998

/s/ \_\_\_\_\_  
Peggy Twedt, Chairperson