



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
JOE LOMBARDO, GOVERNOR
JAMES A. SETTLEMEYER, DIRECTOR
ROBIN K. REED, ACTING ADMINISTRATOR
JOSEPH CURTIS, CHAIR

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Tuesday, February 4, 2025

PLACE: Comstock Historic District Commission Office, 20 North E. Street, Virginia City, Nevada 89440

WORKSHOP MEETING: None

REGULAR MEETING TIME: 5:00 pm

CALL TO ORDER: 5:00 pm

AGENDA ITEM 1, PLEDGE OF ALLEGIANCE. The pledge was recited.

AGENDA ITEM 2, COMMISSIONER ROLL CALL. Quorum was achieved.

Clay Mitchell – Present

Nancy Cleaves – Present

Julie Workman – Present

David Bates – Present

Calvin Dillon – Present

Tammy Hendrix – Present

Nicole Ting – Present

Joe Curtis – Present

Mercedes de la Garza - Absent

Staff, Preservation and History Officer Shelley Smith – Present

AGENDA ITEM 4, PUBLIC COMMENT.

Comstock Historic District (CHDC) Chair, Joe Curtis, opened the meeting to public comment by stating that comment relevant to the CHDC would be taken at the beginning and the end of the meeting and taken at the discretion of the Chair on all agenda items listed for possible action. Comments were limited to three minutes per person and not restricted by viewpoint. It was advised that no action would be taken on any matters raised during the public comment period and all members of the public providing comment would first be asked to begin by stating their name for the record. The Chair opened the floor to the public for comment, there was no public comment, and the meeting proceeded.

AGENDA ITEM 3, APPROVAL OF FEBRUARY 4TH, 2025, AGENDA. (FOR POSSIBLE ACTION)

Chair Joe Curtis apologized for skipping Agenda Item 3 and accepted a motion for approval of the agenda for the February 4th, 2025, meeting of the CHDC and the motion carried unanimously.

AGENDA ITEM 5, ADMINISTRATIVE ITEMS.

- I. Chair's Report – None.
- II. Staff Report – Ms. Smith thanked everyone for their support in her new position. She reported that she had administratively approved four (4) Certificates of Appropriateness (COA), one of which was a renewal for a COA previously approved by the commission with no changes to the project scope. Other administratively approved COA included a project to replace the windows of a non-contributing structure with replacement windows by Anderson, a building product which was approved by the CHDC for a project on a contributing structure at the previous meeting; an enclosure meeting the current CHDC Standards for shipping containers on a non-contributing property to serve as accessory storage space; and the remaining COA she approved was for solar panels on the rooftop of a non-contributing residence to be installed on surface areas not visible from the public right-of-way. Ms. Smith then confirmed that all Commissioners were in possession of a bound hard copy of the current Comstock Historic District (CHD) Construction Standards and requested that the Commissioners review the document at their convenience while considering updates to the standards and guidelines for the CHD in 2025. Ms. Smith pointed out that the Standards have not been updated since 2005, that the cover page information on the CHDC was not correct, and that more new building products come onto the market regularly, new construction techniques are constantly being developed and requested feedback from the Commissioners. She stressed that while formal discussion was not warranted at that time, she would like to see plans move forward to update the document.
- III. Commissioner Comments – The Commission agreed that updating the Standards should warrant a scheduled workshop in the future.
- IV. Correspondence (FOR POSSIBLE ACTION) – None.

AGENDA ITEM 6, APPROVAL OF THE DECEMBER 3RD, 2025, MEETING MINUTES. (FOR POSSIBLE ACTION)

CHDC Chair, Joe Curtis, entertained a motion to approve the CHDC December 3, 2025, Meeting Minutes on the condition that the date reported on the original document was changed from 2024 to the accurate date of 2025. The motion carried unanimously.

AGENDA ITEM 7, ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING. 180 North C STREET, VIRGINIA CITY, NV, Pelosi Blacksmith Building - (FOR POSSIBLE ACTION)

The owner, Mr. Devin Palmer, attended the meeting virtually utilizing Teams. Joe Curtis reassured Mr. Palmer that all Commissioners received copies of the COA Application, including the scope of the proposed project, as well as the photographs and diagrams that were provided to the CHDC Office Staff by Mr. Palmer. Preservation and History Officer, Ms. Shelley Smith, assured the Commissioners that she had discussed the project with Mr. Palmer several times, that their conversations had been positive. She expressed pleasure at seeing a contributing structure with such rich heritage and unique characteristics receive attention and begin to come back to life. She advised the board that the current project scope pertained to weatherproofing and stabilizing the structure. The staff recommendation was given for approval. Chair Joe Curtis disclosed his knowledge of the commercial building's history and previous enterprises located on the property. With no additional comments or questions of concern from the Commissioners, Mr. Curtis entertained a motion for the approval of a COA and the motion carried unanimously. Ms. Smith thanked Mr. Palmer for joining the meeting and wished him good luck on all of his endeavors.

**AGENDA ITEM 8, NEW CONSTRUCTION OF A HOUSE OR OTHER BUILDING.
580 MILL STREET, VIRGINIA CITY, NV – (FOR POSSIBLE ACTION)**

The Application was stated as pertaining to a project relating to the new construction of a full structure. Owner Bruce Lincoln was present at the meeting virtually utilizing Teams. Mr. Lincoln stated for the record that he had received a COA for the project the previous year, but there were modifications to the materials, including a change to installing LP siding rather than cement, as well as a material change for the windows. A divided light at the new entrance was removed from the design and standard windows were selected while the window selection for the remaining windows was unchanged. Additionally, the material selection for the garage door had changed due to a change in vendor. The paint selection for the garage doors was changed to a heritage standard green. Commissioner Clay Mitchell commended Mr. Lincoln for his thoroughness on the Application. The staff recommendation was approval. Chair Joe Curtis entertained a motion for approval and the motion carried unanimously.

**AGENDA ITEM 9, ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING.
130 HIGH STREET, SILVER CITY, NV – (FOR POSSIBLE ACTION)**

The project architect, Mr. Chris Forsyth, attended the meeting virtually and identified himself for the record as the owner's representative. Mr. Forsyth verified that the Commissioners had reviewed the plans that he had submitted for the project. He then explained that the project scope involved a simple addition to the rear of the contributing residence for use as a sunroom with the added benefit of the installation of an entrance ramp due to the mobility concerns of the owners. Mr. Forsyth confirmed that all windows to be installed would match the existing double hung sash on the existing original structure. Ms. Smith stated that she had provided her own photographs of the existing residence and relayed that she had been in communication with Mr. Forsyth and was satisfied that the paint selection for the addition would match the existing structure. The staff recommendation was approval. Chair Joe Curtis entertained a motion for approval which was carried unanimously. Ms. Smith thanked Mr. Forsyth for attending the meeting and Mr. Forsyth wished everyone a good night.

AGENDA ITEM 10, PUBLIC COMMENT. None.

AGENDA ITEM 11, ADJOURNMENT. (FOR POSSIBLE ACTION). Chair Joe Curtis entertained a motion to adjourn, and the motion carried unanimously.

MEETING ADJOURNED: 5:40 pm