STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURALRESOURCES
JOE LOMBARDO, GOVERNOR
JAMES A. SETTLEMEYER, DIRECTOR
ROBIN K. REED, ACTING ADMINISTRATOR / DEPUTY SHPO
JOSEPH CURTIS, CHAIR

NOTICE OF PUBLIC MEETING & AGENDA
COMSTOCK HISTORIC DISTRICT COMMISSION

Tuesday, April 1, 2025, at 5:00 pm

There will not be a 4:30pm workshop.

Meeting Location

The meeting will be held via TEAMS conference, accessible via electronic devices connected to the internet with listening and microphone capabilities. Video camera capability will also allow users to watch others in the meeting who are also using a video camera. The in-person option will be held starting at 5:00pm, April 1, 2025:

Comstock History Center
Comstock Historic District Commission
20 North E Street,
Virginia City, NV 89440

To join the Comstock Historic District Commission Meeting:

Join the meeting now
Meeting ID: 284 273 691 556
Passcode: 4jM2QU9t

- Meetings are audio-recorded and/or transcribed as part of the public record.
- Action may be taken on those items denoted “For possible action.”
- At the discretion of the chair: items on the agenda may be taken out of order; two or more agenda items may be combined; agenda items may be removed from the agenda, or delay discussion relating to an item, at any time.

- **CALL TO ORDER.**
  Chair of the Comstock Historic District Commission (CHDC), Mr. Joe Curtis

- **CALL FOR THE START OF THE RECORDING OF THE MEETING.**
  CHDC Chair and Staff.

- **CALL FOR CONFIRMATION THE MEETING WAS PROPERLY POSTED.**
  CHDC Chair and Staff.

- **ROLL CALL OF COMMISSIONERS AND DETERMINATION OF QUORUM.**
  CHDC Chair and Staff.

- **APPROVAL OF AGENDA. (FOR POSSIBLE ACTION)**
  Approval of the Agenda for Tuesday, April 1, 2025.

- **PUBLIC COMMENT.** Public comments will be made on any matter relevant to the Commission. Public comments will be heard at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to three (3) minutes per person at the discretion of the Chair on specific agenda items. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. All those providing comments are asked to begin by stating their name for the record.

- **ADMINISTRATIVE ITEMS.**
  I. Chair's Report
  II. Staff Report
  - Announcement of the Upcoming Notice of Intent to Vote at May CHDC Meeting on Revised Proposed Regulation of the Comstock Historic District Commission, LCB File No. R016-24. **(NOT FOR DISCUSSION OR POSSIBLE ACTION) – APPENDIX A**
  - New CHDC Administrative Assistant.
  - Preservation Month in May. **(FOR POSSIBLE ACTION)**
  - Office Updates, Purchase of Double-door Locking Bulletin Board, and Future Projects.
  - CHDC Archives Special Collection & Future Research Library. **(FOR POSSIBLE ACTION)**
  - Administratively Approved COA.
  - Planning for an Update to the 2005 Comstock Historic District Construction Standards and Scheduling a Workshop**. (FOR POSSIBLE ACTION)**
  III. Commissioner Comments
  IV. Correspondence – **APPENDIX B**

- **APPROVAL OF FEBRUARY 4, 2025, MINUTES. (FOR POSSIBLE ACTION) – APPENDIX C**
  Minutes from February 4, 2025, CHDC Meeting.

- **ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING.**
  148 SOUTH C STREET, VIRGINIA CITY, NV 89440 - (FOR POSSIBLE ACTION) – APPENDIX D
  The Owner is Mr. Richard Siri, and the Owner's Representative is Mr. George LaFave. An application was submitted for approval to restore a balcony replacing an original balcony that was removed from the building prior to Mr. Siri's acquisition of the building. The proposed balcony will replicate the original balcony as accurately as possible as permitted by the current International Building Code and safety regulations. The building is located on the main commercial corridor of Virginia City and will be in keeping with the architectural style and scale of other existing balconies featured on the façades of retail establishments along C Street. Photographic documentation was used during the design process for the new balcony. *Staff Recommendation: Approval*

- **ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING.**
  321 SOUTH D STREET, VIRGINIA CITY, NV 89440 - (FOR POSSIBLE ACTION) – APPENDIX E
  Owners, Peter and Joy Lutz, are requesting approval for the construction of a 657 SF street level home addition with approximately 400 SF of 1st floor storage space. The proposed addition will be sided with building materials to match the existing siding. The new windows to be installed are to match the existing windows on-site and they are proposing the installation of a new metal roofing system.
  Staff Recommendation: Approval

- **CHDC DONATION FUND 5032. (FOR POSSIBLE ACTION)**
  CHDC Chair, Joe Curtis.

- **PUBLIC COMMENT.**
  Public comments will be heard on any matter relevant to the Commission. Public comment may be limited to three (3) minutes per person at the discretion of the Chair on specific agenda items. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. People providing comments will be asked to begin by stating their name for the record.

- **ADJOURNMENT. (FOR POSSIBLE ACTION)**

Members of the public who are disabled and require special accommodation or assistance at the meeting are requested to notify the Comstock Historic District Commission in writing at P.O. Box 128, 20 North E Street, Virginia City, Nevada 89440, by calling (775) 847-0281, or by emailing shelley.smith@shpo.nv.gov no later than 9:00am, March 31, 2025.

Supporting documents for agenda items are made available on our website at: https://shpo.nv.gov/comstock-historic-district-commission. Please contact the Commission office if you wish to obtain copies prior to the meeting by emailing the Comstock Preservation and History Officer, Shelley Smith, at shelley.smith@shpo.nv.gov, or by calling (775) 847-0281.

This notice will be posted on or before 9:00am, on or before the third working day before the meeting at:

- The Comstock Historic District Commission office located at 20 North E Street, Virginia City, NV 89440; all notices are also posted online at https://notice.nv.gov and http://shpo.nv.gov

APPENDIX A

FUTURE NOTICE OF INTENT TO ACT UPON A REGULATION DURING THE MAY CHDC MEETING:

A Notice of Hearing for the Adoption of Permanent Regulations of the

Comstock Historic District Commission

LCB File Number R016-24

THE OFFICIAL NOTICE OF INTENT TO ACT UPON A REGULATION
AND SMALL BUSINESS IMPACT STATEMENT
WILL BE POSTED NO LATER THAN 12:00PM ON THURSDAY, APRIL 3, 2025.

THE REVISIONS TO THE REGULATION TO BE INCLUDED IN
THE AGENDA FOR THE MAY CHDC MEETING FOR ACTION ON:
Tuesday, May 6, 2025, Comstock Historic District Commission May Meeting

Time: 5:00 PM

Location: Comstock History Center

20 North E Street, Virginia City, NV 89440

THE PROPOSED REVISIONS TO THE REGULATION HAVE BEEN INCLUDED IN THE APRIL AGENDA FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PUT FORWARD FOR DISCUSSION OR POSSIBLE ACTION AT THIS TIME.

The hearing will be held at the same time as the May public meeting of the Comstock Historic District Commission to consider and take action on the regulation.

All parties wishing to comment upon the proposed upcoming action of the Comstock Historic District Commission may address their comments, data, views or arguments, in written form, by emailing shelley.smith[at]shpo.nv.gov, or by mailing to the following address: P.O. Box 128, Virginia City, NV 89440.

Written submissions must be received by the Comstock Historic District Commission on or before 9:00am on May 6, 2025. If no person who is directly affected by the proposed action appears to request time to make comments, the Commission may proceed immediately to act upon any written submissions.

A copy of the official notice and the regulation to be amended will be on file at the State Library, Archives and Public Records, 100 Stewart Street, Carson City, Nevada, for inspection by members of the public during business hours.

Additional copies of the official notice and the regulation to be amended will be available at each Division office location detailed in the following section of this announcement and at the main public library in all counties in which an office of the agency is not maintained for inspection and copying by members of the public during business hours. The upcoming official notice and the text of the proposed revisions to the regulations will also be available in the State of Nevada Register of Administrative Regulations, which is prepared and published monthly

by the Legislative Counsel Bureau pursuant to NRS 233B.0653, and on the Internet at http://www.leg.state.nv.us. Copies of the official notice and the proposed revisions to the regulation will also be mailed to members of the public at no charge upon request.

Upon adoption of any regulation, the Comstock Historic District Commission (CHDC), if requested to do so by an interested person, either before adoption or within 30 days thereafter, shall issue a concise statement of the principal reasons for and against its adoption and incorporate therein its reason for overruling the consideration urged against its adoption.

ALL OFFICIAL NOTICES PERTAINING TO THE HEARING FOR THE ADOPTION OF PERMANENT REGULATIONS OF THE COMSTOCK HISTORIC DISTRICT COMMISSION, LCB File No. R016-24, WILL BE POSTED AT THE FOLLOWING LOCATIONS:

- The Comstock Historic District Commission Office, 20 North E Street, Virginia City, Nevada
- Nevada Public Notice website: https://notice.nv.gov
- The Comstock Historic District Commission website: https://shpo.nv.gov/comstock-historic-district-commission.
- Nevada State Legislature website: www.leg.state.nv.us/App/Notice/A/
- Nevada State Library and Archives, 100 N. Stewart Street, Carson City, NV
- Department of Conservation and Natural Resources, 901 S. Stewart Street, Carson City, NV
- Storey County Courthouse, 26 South B Street, Virginia City, NV
- Grant Sawyer State Office Building, 555 E. Washington Ave., Las Vegas, NV
- Nevada State Historic Preservation Office, Las Vegas Office, 4747 Vegas Drive, Las Vegas, NV

THE OFFICIAL NOTICE AND ITS SUPPORTING MATERIALS WILL ALSO BE AVAILABLE FOR PUBLIC INSPECTION AT THE FOLLOWING LOCATIONS:

- Washoe County Library, 301 South Center Street, Reno, NV
- Carson City Library, 900 North Roop Street, Carson City, NV
- Douglas County Public Library, 1625 Library Lane, Minden, NV
- White Pine County Library, 950 Campton Street, Ely, NV
- Elko County Library, 720 Court Street, Elko, NV
- Lincoln County Library, 63 Main Street, Pioche, NV
- Esmeralda County Library, Corner of Crook & 4th Streets, Goldfield, NV
- Pershing County Library, 1125 Central Avenue, Lovelock, NV
- Mineral County Public Library, 20 Nevin Way, Yerington, NV
- Lyon County Library, 20 Nevin Way, Yerington, NV
- Churchill County Library, 553 South Main St., Fallon, NV
- Battle Mountain Branch Library, 625 South Broad St., Battle Mountain, NV
- Humboldt County Library, 85 East 5th St, Winnemucca, NV
- Eureka County Library, 80 Monroe St., Eureka, NV
- Clark County Library, 1401 E. Flamingo Rd., Las Vegas, NV
- Tonopah Public Library, 167 Central St., Tonopah, NV
- Storey County Community Library, 175 Carson St., Virginia City, NV

THE OFFICIAL NOTICE WILL ADDITIONALLY BE INCLUDED IN THE MAY CHDC AGENDA PACKET AND POSTED NO LATER THAN 9:00AM, ON OR BEFORE THE THIRD WORKING DAY BEFORE THE MAY 6, 2025, MEETING AT:

- The Comstock Historic District Commission Office, 20 North E Street, Virginia City, Nevada
- Nevada Public Notice website: https://notice.nv.gov
- The Comstock Historic District Commission website: https://shpo.nv.gov/comstock-historic-district-commission

REVISED PROPOSED REGULATION OF THE

COMSTOCK HISTORIC DISTRICT COMMISSION

LCB File No. R016-24

January 6, 2025

EXPLANATION – Matter in ***italics*** is new; matter in brackets [~~omitted material~~] is material to be omitted.

AUTHORITY: §§ 1-3, NRS 384.050 and 384.090; §§ 4, 11 and 13, NRS 384.090; § 5, NRS 384.080, 384.090, 384.115 and 384.190; §§ 6 and 7, NRS 384.060 and 384.090; § 8, NRS 384.090 and 384.100; § 9, NRS 384.090 and 384.110; § 10, NRS 384.090 and 384.140; § 12, NRS 384.090 and 384.190.

A REGULATION relating to the Comstock Historic District; eliminating the offices of Secretary and Treasurer of the Comstock Historic District Commission; transferring certain duties of the Treasurer to the Chair of the Commission; revising the powers and duties of the Chair and Vice Chair of the Commission; revising the qualifications of members of an architectural committee; renaming the Office Manager employed by the Commission as the District Officer; revising the duties of the District Officer; revising requirements related to meetings of the Commission; revising a map of the boundaries of the historic district; revising requirements relating to an application for a certificate of appropriateness; requiring the Commission to consider certain standards when determining whether to issue a certificate of appropriateness; revising requirements relating to a preapplication review conducted by the Commission; clarifying the powers of a county or city building inspector designated by the Commission; and providing other matters properly relating thereto.

Legislative Counsel's Digest:

Existing law creates the Comstock Historic District Commission and requires the Commission to establish a historic district in certain areas of Storey and Lyon Counties. Existing law also: (1) prescribes the procedure for the establishment of a historic district; and (2) authorizes the Commission to alter or change the boundaries of the historic district by following the same procedure as provided for the establishment of a historic district. (NRS 384.040, 384.100) Existing regulations set forth a map of the boundaries of the historic district, as originally established. (NAC 384.150) **Section 8** of this regulation revises this map in accordance with alterations or changes made to the boundaries of the historic district.

Existing law grants the Commission various powers and duties related to the preservation and protection of any historic district established by the Commission. (NRS 384.080) Existing regulations require the Commission to elect or appoint a Chair, a Vice Chair, a Secretary and a Treasurer and set forth the powers and duties of these officers. (NAC 384.020-384.080) **Section 1** of this regulation eliminates the offices of Secretary and Treasurer of the Commission. **Section**

2 of this regulation transfers certain duties of the Treasurer to the Chair and **section 3** of this regulation authorizes the Vice Chair to perform such duties on behalf of the Chair. **Sections 2 and 13** of this regulation make conforming changes related to the elimination of these offices. Under existing regulations, the Chair of the Commission is required to supervise and control all of the business and affairs of the Commission. (NAC 384.040) **Section 2** removes this requirement.

Existing law authorizes the Commission to appoint any committees or subcommittees necessary to carry out its duties. (NRS 384.090) Existing regulations authorize the Commission to appoint an architectural committee composed of members who have expertise and background in architecture, engineering or design, particularly as it relates to the architectural design and engineering methods used between 1865 and 1880. (NAC 384.090) **Section 4** of this regulation removes the requirement that a member of the architectural subcommittee have particular experience relating to the architectural design and engineering methods used between 1865 and 1880, thereby authorizing the Commission to appoint any person who has expertise and background in architecture, engineering or design to an architectural committee.

Existing law authorizes the Commission to employ such personnel as the Commission deems necessary to carry out its duties. (NRS 384.080) Existing regulations: (1) authorize the Commission to employ an Office Manager; and (2) prescribe the duties of a person so employed. (NAC 384.110) **Section 5** of this regulation renames the Office Manager as the District Officer. **Section 5** also revises the duties of the District Officer by requiring the District Officer to perform certain duties previously performed by Secretary of the Commission.

Existing law authorizes the Commission to establish requirements related to meetings of the Commission. (NRS 384.060) Existing regulations require the Commission to meet on the first Tuesday of each month. (NAC 384.120) **Section 6** of this regulation eliminates this requirement and instead requires the Commission to hold at least one regular meeting each month unless an exception applies. **Section 6** exempts the Commission from this requirement if: (1) inclement weather or other uncontrollable circumstances make it impossible, impracticable or inadvisable for the Commission to meet; (2) a quorum of members is unable to meet; or (3) the Chair determines that there is not sufficient business to warrant meeting.

Existing regulations: (1) authorize the Commission to hold special meetings; and (2) require that written notice of any such meeting be delivered personally or sent by mail or telegram to each Commissioner. (NAC 384.120, 384.130) **Section 7** of this regulation authorizes the electronic transmission of this notice.

In general, existing law requires a person to obtain a certificate of appropriateness from the Commission before building or altering a structure within the historic district. Under existing law, an application for a certificate of appropriateness must be accompanied by such plans, specifications and other material as the Commission prescribes. (NRS 384.110) Existing regulations require each application for a certificate of appropriateness to be accompanied by drawings or plans of the proposed alterations, additions or changes. (NAC 384.160) **Section 9** of this regulation instead requires each application to be accompanied by a written description of the proposed alterations, additions or changes. **Section 9** also removes a requirement that certain applications for a certificate of appropriateness be accompanied by certain photographs. Finally, **section 9** authorizes the Commission to require an applicant to submit any additional information, documentation, drawings or photographs necessary to determine whether to issue a certificate of appropriateness to the applicant.

Existing law requires the Commission to consider certain factors in determining whether to issue a certificate of appropriateness. (NRS 384.140) **Section 10** of this regulation revises the principles that the Commission must consider when determining whether to issue a certificate of appropriateness. (NAC 384.170)

Existing regulations provide for the preapplication review of certain preliminary materials by the Commission. (NAC 384.180) **Section 11** of this regulation eliminates a requirement that certain notice be given to the Commission before a preapplication review.

Existing law prescribes the powers of a building inspector or other similar authority employed by the Commission. (NRS 384.190) Existing regulations authorize the Commission to designate a county or city building inspector to perform certain duties within the historic district. (NAC 384.190) **Section 12** of this regulation clarifies the powers granted to a county or city building inspector so designated. Finally, **section 13** eliminates the authorization for certain officers of the Commission to enter into contracts or sign checks on behalf of the Commission.

Section 1. NAC 384.020 is hereby amended to read as follows:

384.020 1. The officers of the Commission consist of a Chair ~~[, a]~~ ***and*** Vice Chair ***,*** ~~[, a Secretary and a Treasurer,]~~ as determined by the Commission.

2. The Commission may elect or appoint such other officers as it deems desirable. These officers shall perform the duties prescribed from time to time by the Commission.

3. Any two or more offices may be held by the same person, except the Office of Chair.

Sec. 2. NAC 384.040 is hereby amended to read as follows:

384.040 1. The Chair is the principal executive officer of the Commission ***.*** ~~[and shall supervise and control all of the business and affairs of the Commission.]~~

2. The Chair shall preside at all meetings of the Commission.

3. The Chair may sign, with the ~~[Secretary, or any other proper officer of the Commission authorized by the Commission,]~~ ***Vice Chair,*** any deeds, mortgages, bonds, contracts, or other instruments which the Commission has authorized to be executed, except in cases where the signing and execution is expressly delegated by the Commission, or by statute, to some other officer or agent of the Commission.

4. The Chair shall perform the duties incident to his or her office and such other duties as may be prescribed by the Commission from time to time.

5. The Chair has charge and custody of and is responsible for all funds and securities of the Commission. The Chair shall receive and give receipts for money due and payable to the Commission from any source whatsoever and shall deposit all such money in the name of the Commission in such banks, trust companies or other depositories as are selected by the Commission.

Sec. 3. NAC 384.050 is hereby amended to read as follows:

384.050 1. In the absence of the Chair, or in the event of his or her inability or refusal to act, as determined by a majority of the Commission, the Vice Chair shall perform the duties of the Chair.

2. When acting as Chair, the Vice Chair has all the powers of and is subject to all the restrictions upon the Chair.

3. The Vice Chair shall perform such other duties as from time to time may be assigned to him or her by the Chair or by the Commission.

4. The Vice Chair may perform any of the actions described in subsection 5 of NAC 384.040 on behalf of the Chair.

Sec. 4. NAC 384.090 is hereby amended to read as follows:

384.090 1. The Commission, by resolution adopted by a majority of the Commissioners, may designate one or more committees, each of which must consist of two or more Commissioners.

2. The committees, to the extent provided in the resolution, have and shall exercise the authority of the Commission and the management of the Commission; but the designation of

such committees and the delegation of authority to them does not operate to relieve the Commission or any individual Commissioner of any responsibility imposed upon the Commission or the Commissioner by law.

3. The Commission may appoint an architectural committee composed of members who have expertise and background in architecture, engineering or design **.** ~~[, particularly as it relates to the architectural design and engineering methods used and employed in the Comstock Era between 1865 and 1880.]~~ This committee's purpose is to advise and consult with the Commission on applications for certificates of appropriateness, make recommendations to the Commission, and perform such other duties and functions as the Commission deems advisable. The members of this committee need not be members of the Commission.

4. Other committees not having and exercising the authority of the Commission may be designated by a resolution adopted by the Commission. Except as otherwise provided in the resolution, the members of such a committee need not be members of the Commission. The Chair shall appoint the members of the committee. Any member of the committee may be removed by the Chair whenever in his or her judgment the best interests of the Commission will be served by the removal.

Sec. 5. NAC 384.110 is hereby amended to read as follows:

384.110 1. The Commission may employ ~~[an Office Manager]~~ ***a District Officer*** to ~~[supervise all]~~ ***carry out the powers and duties described in subsections 2 and 3.***

2. The District Officer shall:

(a) Supervise:

(1) The office and day-to-day ~~[routine]~~ ***operations*** of the Commission ~~[, supervise the]~~ ***;***

(2) Any personnel employed by the Commission pursuant to NRS 384.080; and

(3) Any building inspectors ~~[and handle violations.~~

~~2. The Office Manager shall advise]~~ ***designated by the Commission pursuant to NAC 384.190;***

(b) Advise the Commission of pending business and applications ~~[and report]~~ ***;***

(c) Report violations ~~[.~~

~~3. The Office Manager shall interview]~~ ***of this chapter or NRS 384.010 to 384.210, inclusive, and handle any such violations in any manner required by the Commission;***

(d) Interview and advise applicants according to law and practice, ~~[and shall advise them]~~ ***including, without limitation, advising applicants*** of approved standards and details ~~[.~~

~~4. The Office Manager shall review]~~ ***;***

(e) Review applications for presentation to meetings of the Commission ***;***

(f) Keep the minutes of the meetings of the Commission, in one or more books provided for that purpose;

(g) See that all notices are given in accordance with the provisions of this chapter or as required by law;

(h) Be custodian of the records of the Commission, including all applications for certificates of appropriateness, and their disposition, drawings, photographs, maps, and the library of the Commission;

(i) Keep a register of the mailing address of each member of the Commission; and ~~[shall perform]~~

(j) Perform such other duties as the Commission from time to time may assign.

3. The District Officer may:

(a) Issue certificates of appropriateness on behalf of the Commission in accordance with NRS 384.115; and

(b) Exercise the powers granted to a building inspector or similar authority by NRS 384.190.

Sec. 6. NAC 384.120 is hereby amended to read as follows:

384.120 1. ~~[Regular meetings of the Commissioners must be held]~~ ***Except as otherwise provided in subsection 2, the Commission will hold a regular meeting at least once each month*** at the Office of the Commission in Virginia City ***.*** ~~[on the first Tuesday of each month.]~~

2. The requirements of subsection 1 do not apply if:

(a) Inclement weather or other uncontrollable circumstances make it impossible, impracticable or inadvisable for the Commission to meet;

(b) A quorum of members is unable to meet; or

(c) The Chair determines that there is not sufficient business to warrant meeting.

~~[2.]~~ ***3.*** Special meetings of the Commissioners may be called by or at the request of the Chair or two Commissioners. The Chair shall fix the time of the special meeting and the place of the meeting, which may be within or without the ~~[Historic District.~~

~~3.]~~ ***historic district.***

4. If less than a majority of Commissioners are present, a majority of the Commissioners present may adjourn a meeting from time to time without further notice.

Sec. 7. NAC 384.130 is hereby amended to read as follows:

384.130 1. ~~[Notice]~~ ***Written notice*** of a special meeting of the Commission must be given at least 7 days before the meeting ***.*** ~~[, by written]~~ ***The*** notice ~~[delivered]~~ ***must be:***

(a) Delivered personally ~~[, or sent]~~ ***to each Commissioner;***

(b) Sent by ***regular*** mail ~~[or telegram]~~ to each Commissioner, at his or her address as shown on the records of the Commission ~~[.]~~ ***; or***

(c) Transmitted by electronic mail.

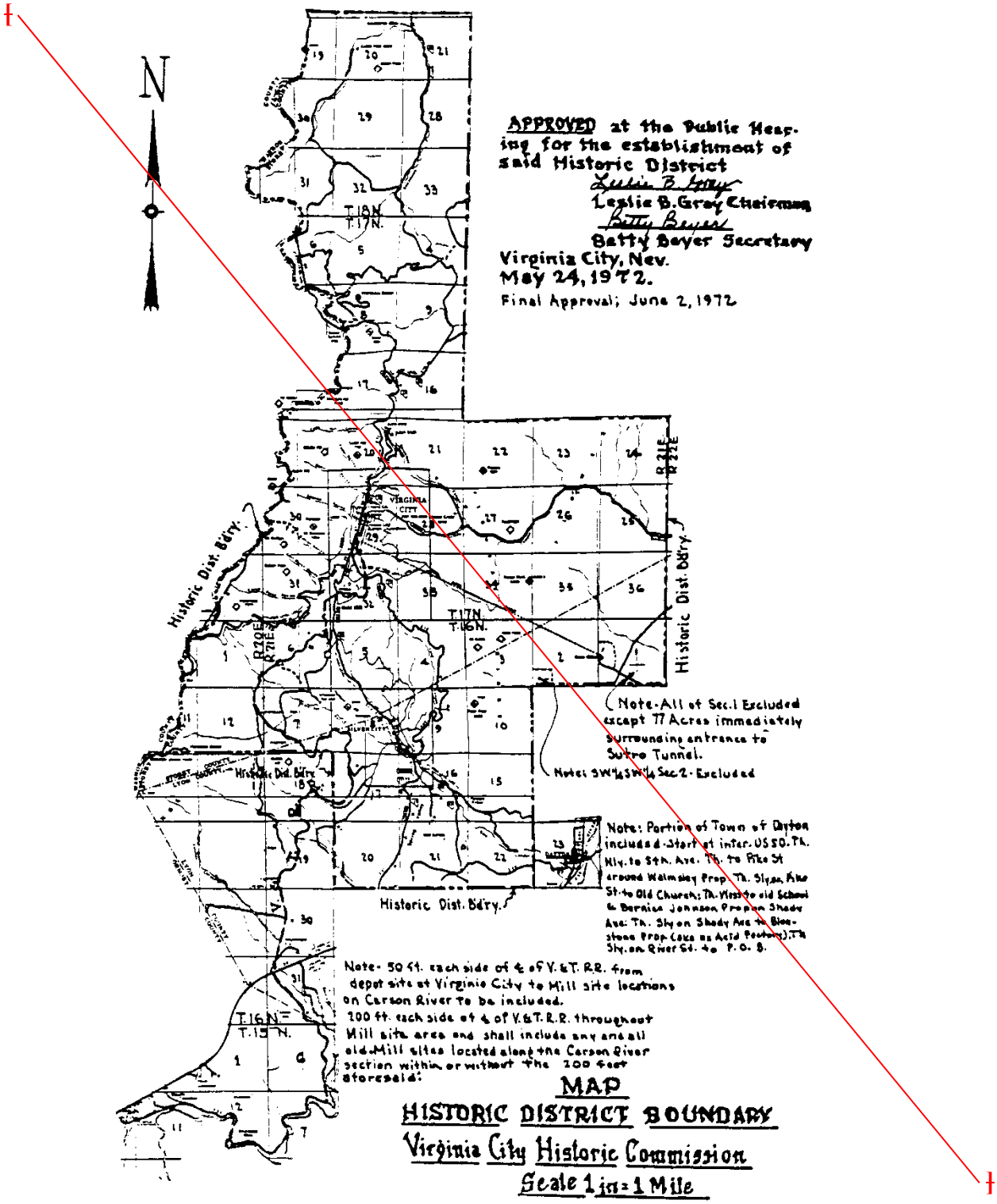
2. Any Commissioner may waive notice of any meeting.

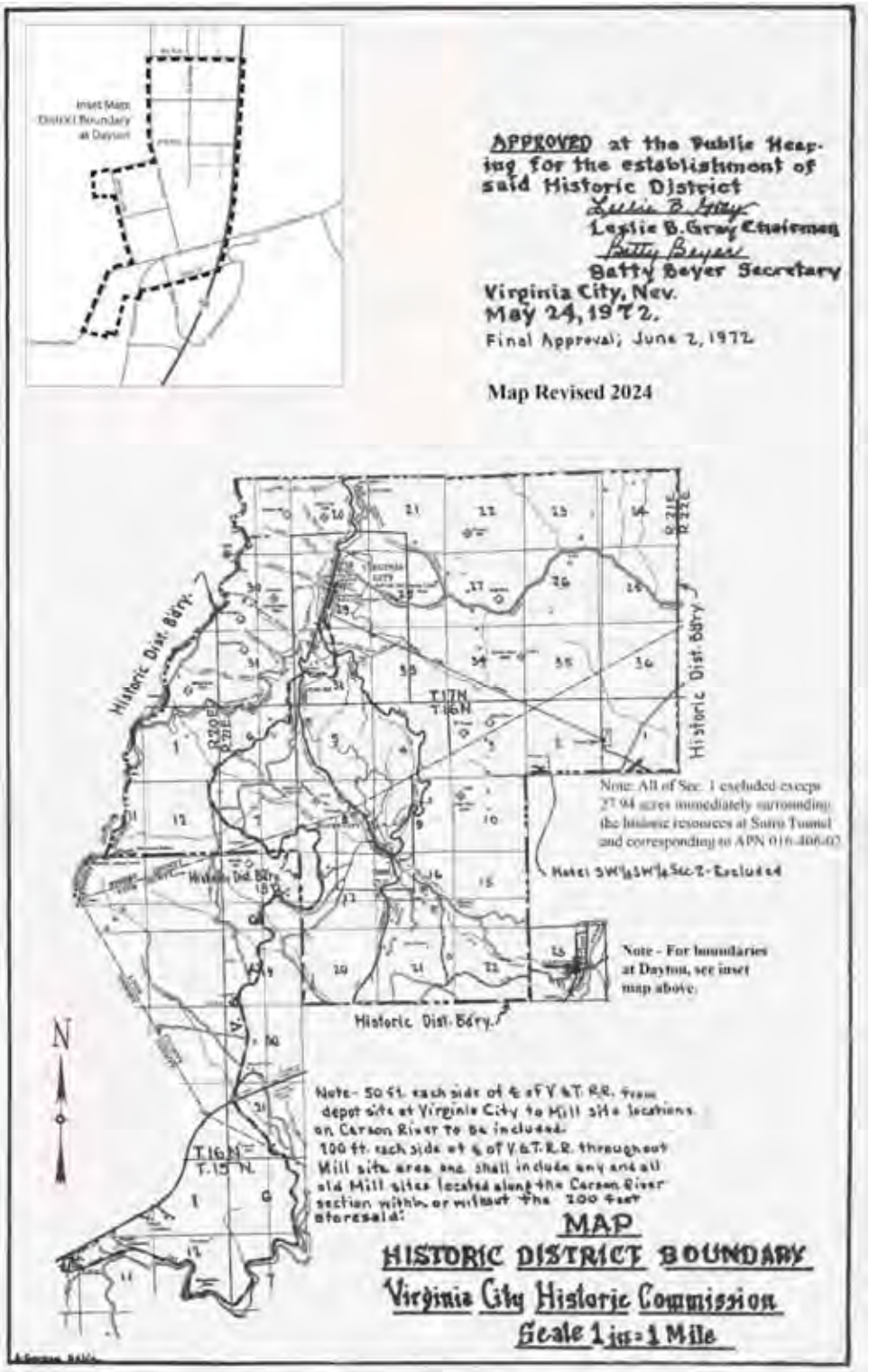
3. A Commissioner's attendance at a meeting constitutes a waiver of notice, except where the Commissioner attends for the express purpose of objecting to the transaction of business because it was not lawfully called.

4. The general nature of the business to be transacted at the special meeting must be set forth in the notice.

Sec. 8. NAC 384.150 is hereby amended to read as follows:

384.150


N
APPROVED at the Public Hearing for the establishment of said Historic District
Leslie B. Gray Chairman
Betty Beyer Secretary
Virginia City, Nev.
May 24, 1972.
Final Approval; June 2, 1972
T.18N.
T.17N.
T.17N.
T.16N.
T.16N.
T.15N.
R.20E.
R.21E.
R.22E.
VIRGINIA CITY
Historic Dist. Bdry.
Note-All of Sec.1 Excluded except 77 Acres immediately surrounding entrance to Sutro Tunnel.
Note: SW¼SW¼ Sec.2-Excluded
Note: Portion of Town of Dayton included-Start at inter. US 50. Th. Nly. to Sth. Ave. Th. to Pike St around Walmsley Prop. Th. Sly. on Pike St. to Old Church; Th. West to old School & Bernice Johnson Prop on Shady Ave: Th. Sly on Shady Ave to Bloxstone Prop (Cake as Acid Factory). Th Sly. on River St. to P.O.B.
Note- 50 ft. each side of ℄ of V.&T. R.R. from depot site at Virginia City to Mill site locations on Carson River to be included.
200 ft. each side of ℄ of V.&T. R.R. throughout Mill site area and shall include any and all old Mill sites located along the Carson River section within or without the 200 feet aforesaid.
MAP
HISTORIC DISTRICT BOUNDARY
Virginia City Historic Commission
Scale 1 in = 1 Mile


Inset Map
District Boundary
at Dayton
APPROVED at the Public Hearing for the establishment of said Historic District
Leslie B. Gray Chairman
Betty Beyer Secretary
Virginia City, Nev.
May 24, 1972.
Final Approval; June 2, 1972
Map Revised 2024
Historic Dist. Bdry.
T.17N
T.16N
Note: All of Sec. 1 excluded except 27.94 acres immediately surrounding the historic resources at Sutro Tunnel and corresponding to APN 016-406-02
Note: SW¼SW¼ Sec 2 - Excluded
Note - For boundaries at Dayton, see inset map above.
N
Note - 50 ft. each side of ℄ of V & T. R.R. from depot site at Virginia City to Mill site locations on Carson River to be included.
100 ft. each side of ℄ of V.&T.R.R. throughout Mill site area and shall include any and all old Mill sites located along the Carson River section within or without the 200 feet aforesaid.
T.16N
T.15N
MAP
HISTORIC DISTRICT BOUNDARY
Virginia City Historic Commission
Scale 1 in = 1 Mile

Sec. 9. NAC 384.160 is hereby amended to read as follows:

384.160 1. The Commission will prepare and make available applications for certificates of appropriateness to applicants desiring to erect, reconstruct, alter, restore, move or demolish any structure within the ~~[District,]~~ ***historic district,*** and may establish a reasonable fee to cover the cost of processing an application.

2. The Commission may issue guidelines or bulletins and instruction sheets from time to time setting forth the general policies of the Commission, design criteria, projects or work that may be undertaken without a certificate of appropriateness, and such other information and data which the Commission deems necessary to better inform and assist applicants in submitting their applications for such certificates. ***The guidelines, bulletins or instruction sheets issued pursuant to this subsection may include, without limitation, specific information concerning requirements related to exterior signage within the historic district.***

3. All applications for certificates of appropriateness must be filed with the Office of the Commission and must remain a part of its records.

4. Every application must be accompanied by ***a written description of the proposed alteration, additions or changes and may include, without limitation,*** drawings or plans of the proposed alteration, additions or changes, ~~[and for new construction of buildings or property use,]~~ signed by the person, architect, or draftsman who prepared them. ~~[As used in this subsection, "drawing" means plans and exterior elevation drawn to scale with sufficient detail to show, so far as they relate to exterior appearances, the architectural design of buildings, including proposed materials, textures and colors, including samples of materials or color samples, and the plot plan or site lay-out, including all improvements affecting appearances, such as walls, walks, terraces, planting, accessory buildings, signs, lights and other elements.]~~

5. ***The Commission may require an applicant to submit any additional information, documentation, drawings or photographs necessary to make a determination regarding the application.***

6. In the case of an application to alter or add to a structure within the ~~[District,]~~ ***historic district,*** the application ~~[must]~~ ***may*** be accompanied by legible photographs of all sides of the structure. In the case of applications for demolition of structures, the applicant shall submit legible photographs of all sides of the ~~[building]~~ ***structure*** under consideration and photographs showing contiguous properties. In the case of an application to construct a new building in the ~~[District,]~~ ***historic district,*** the application ~~[must]~~ ***may*** be accompanied by legible photographs of the adjoining properties. ***In accordance with subsection 5, the Commission may require an applicant to submit any photographs described in this subsection.***

7. As used in this section, "drawing" means plans and exterior elevation drawn to scale with sufficient detail to show, so far as they relate to exterior appearances, the architectural design of buildings, including proposed materials, textures and colors, including samples of materials or color samples, and the plot plan or site layout, including all improvements affecting appearances, such as walls, walks, terraces, planting, accessory buildings, signs, lights and other elements.

Sec. 10. NAC 384.170 is hereby amended to read as follows:

384.170 ~~[1. Preservation is the first responsibility of]~~ ***In addition to considering the factors set forth in NRS 384.140, in passing upon the appropriateness of an application pursuant to NRS 384.115 or 384.130,*** the Commission ~~[, and preservation is preferred]~~ ***will give consideration*** to ~~[restoration.]~~ ***:***

1. The Secretary of the Interior's Standards for the Treatment of Historic Properties set forth in 36 C.F.R. Part 68;

2. ***The following principles:***

(a) Architectural integrity ~~[is]~~ ***, authenticity and retention of historic building materials are*** preferable to ~~[synthetic style.~~

~~3. Change]~~ ***substitute building materials and conjectural changes.***

(b) Alterations should be ~~[considered]~~ in ~~[relation to]~~ ***keeping with*** the ~~[remainder]~~ ***character*** of the ~~[building]~~ ***structure*** and ~~[its neighboring structures.~~

~~4. Change]~~ ***the historic district.***

(c) Rehabilitating or restoring a structure to ~~[authentic]~~ ***its historic appearance*** is desirable.

~~[5.]~~ ***(d)*** In ~~[all]~~ ***planning*** new ~~[building plans,]~~ ***construction within the historic district,*** extreme care should be observed. ~~[Each new building should be worthy of the area and a pride to the neighborhood. Since all]~~ ***All*** new construction ~~[aims to capitalize on the merits of the historic background of the District, it]~~ should ~~[also]~~ contribute ~~[its share of]~~ ***to the*** quality, character and desirability ~~[.]~~ ***of the historic district. All new construction should be compatible with the historic character of the historic district and should not detract from the integrity of the historic district.***

~~[6.]~~ ***(e)*** Economic consideration should have little effect on the Commission's judgment insofar as permitting cheaper means of construction, decoration, and ~~[fabrication.~~

~~7. Imitations]~~ ***building material selection.***

(f) Direct imitation of ~~[old]~~ ***historic*** styles ~~[and fake architecture are]~~ ***is*** not desirable. It is more important that new construction be in scale with older structures and ~~[not detrimental]~~ ***be***

differentiated from them in order to ~~[buildings with historic and architectural worth.]~~ ***not lend a false sense of history.***

Sec. 11. NAC 384.180 is hereby amended to read as follows:

384.180 ~~[1.]~~ Prior to a preparation of working drawings or calling for proposals or bids from contractors, prospective property developers, owners or agents may prepare preliminary ~~[scale]~~ drawings ***,*** ~~[and outlines,]~~ specifications, including color samples for outside work ~~[,]~~ and photographs for review and informal discussion with the Commission. The purpose of this review is to acquaint the developer, owner or agent with the standards of appropriateness of design that are required of his or her proposed development.

~~[2. Preapplication review does not require formal application but does require notice to be given to the Commission at least 10 days before the date of the meeting in which the preliminary drawings are to be discussed.]~~

Sec. 12. NAC 384.190 is hereby amended to read as follows:

384.190 1. The Commission may designate any county or city building inspector within the ~~[District]~~ ***historic district*** to investigate, inspect and examine any structure, place or area within the ~~[District in accordance with NRS 384.190.]~~ ***historic district.***

2. ~~[When a certificate of appropriateness is granted,]~~ ***Upon request,*** a ***county or city*** building inspector ~~[may be authorized by the Commission to make]~~ ***designated pursuant to subsection 1 may:***

(a) Make periodic inspections ~~[and make]~~ ***of a structure, place or area within the historic district;***

(b) Provide progress reports to the Commission ~~[.~~

~~3. The inspector may also be requested to report any]~~ ***; and***

(c) Report violations of chapter 384 of NRS to the Commission and other appropriate authorities.

3. Except as otherwise provided in this section, a county or city building inspector designated by the Commission pursuant to subsection 1 does not have the authority granted to a building inspector or similar authority by NRS 384.190.

Sec. 13. NAC 384.060, 384.070 and 384.080 are hereby repealed.

TEXT OF REPEALED SECTIONS

384.060 Duties of Treasurer.

1. If required by the Commission, the Treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Commission determines.

2. The Treasurer has charge and custody of and is responsible for all funds and securities of the Commission. The Treasurer shall receive and give receipts for money due and payable to the Commission from any source whatsoever and, in accordance with subsection 3 of NAC 384.080, shall deposit all such money in the name of the Commission in such banks, trust companies, or other depositories as are selected by the Commission.

3. The Treasurer shall perform all the duties incident to his or her office and such other duties as from time to time may be assigned to him or her by the Chair.

384.070 Duties of Secretary. The Secretary shall:

1. Keep the minutes of the meetings of the Commission, in one or more books provided for that purpose;

2. See that all notices are given in accordance with the provisions of this chapter or as required by law;

3. Be custodian of the Commission's records, including all applications for certificates of appropriateness, and their disposition, drawings, photographs, maps, and the Commission's library;

4. Keep and maintain a card index system, as required by statute, and keep a register of the mailing address of each member of the Commission which must be furnished to the Secretary by the Commission; and

5. Perform all duties incident to his or her office and such other duties as from time to time may be assigned to him or her by the Chair or by the Commission.

384.080 Contracts, checks, deposits.

1. The Chair and Secretary may enter into any contract or execute and deliver any instrument in the name of and on behalf of the Commission.

2. All checks, drafts, or orders for the payment of money, notes, or other evidences of indebtednesses issued in the name of the Commission must be signed by the Treasurer and countersigned by the Chair or Vice Chair of the Commission.

3. All money of the Commission must be deposited from time to time to the credit of the Commission, in such banks, trust companies, or other depositories as the Commission may select. The Commission may also purchase time certificates of deposit.

APPENDIX B

REGION 9
SAN FRANCISCO, CA 94105

March 10, 2025

Comstock Historic District Commission
PO Box 128
Virginia City, NV 89440

Dear Comstock Historic District Commission,

For your records, attached are revised, final Enclosures for the Carson River Mercury Superfund Site Operable Unit (OU) 1 Remedial Cleanup of Soils in Yards of Privately-Owned Residential Properties in Silver City and Dayton, Lyon County, Nevada. These Enclosures have been revised based on input from our outreach last fall. We request that you do not distribute any documents to others without discussing with EPA first. Thank you.

Sincerely,

Laura Hall

Laura Hall
Community Involvement Coordinator
Environmental Protection Agency, Region 9
hall.laura@epa.gov
415-947-4143

Enclosures

cc: Mohamed Ibrahim, Patricia Bowlin, Kristen Young

APPENDIX C

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURALRESOURCES
JOE LOMBARDO, GOVERNOR
JAMES A. SETTLEMEYER, DIRECTOR
ROBIN K. REED, ACTING ADMINISTRATOR / DEPUTY SHPO
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

APPENDIX D

ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING.

148 SOUTH C STREET, VIRGINIA CITY, NV 89440 - (FOR POSSIBLE ACTION)

The Owner is Mr. Richard Siri, and the Owner's Representative is Mr. George LaFave. An application was submitted for approval to restore a balcony replacing an original balcony that was removed from the building prior to Mr. Siri's acquisition of the building. The proposed balcony will replicate the original balcony as accurately as possible as permitted by the current International Building Code and safety regulations. The building is located on the main commercial corridor of Virginia City and will be in keeping with the architectural style and scale of other existing balconies featured on the façades of retail establishments along C Street. Photographic documentation was used during the design process for the new balcony. *Staff Recommendation: Approval*

STATE OF NEVADA
COMSTOCK HISTORIC DISTRICT COMMISSION
P.O. BOX 128
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS APPLICATION

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for the work proposed below.

Building Address and/or APN: 148 S C St. Virginia City, NV 89440

Located In:

- [x] Virginia City
- [ ] Gold Hill
- [ ] Silver City
- [ ] Dayton

Building Description (e.g., name of building, type of building): retail

Building's Date of Construction: ?

Type of Project:

- [ ] New Construction – House or Other Large Building
- [ ] New Construction – Shed, Garage, Retaining Wall, Shade Structure, Etc.
- [ ] New or Altered Sign
- [x] Alteration, Addition, and/or Repairs to a Historic Building (built in 1942 or earlier)
- [ ] Alteration, Addition, and/or Repairs to a Non-Historic Building (built in 1943 or later)
- [ ] Moving an Existing Building
- [ ] Demolishing an Existing Building

Building Owner or Designated Representative:

Name - Siri Commercial Rentals, LLC
Mailing Address - PO Box 3818 Santa Rosa, CA 95402
representative **Email address -** GeorgeLaFave@ATTNet
Phone number - 707 217 9207

Signature - De Cinna of Siri LaFave
for Siri Commercial Rentals, LLC

Date of Request: 3/9/2025

- - PROPOSED SCOPE OF WORK ON NEXT PAGE - -

Please submit request form and supplementary materials to the Comstock Historic District Commission Office, 20 N. E Street / P.O. Box 128, Virginia City, NV 89440 or email the materials to shelley.smith@shpo.nv.gov.

PROPOSED SCOPE OF WORK

Supplementary Information:
Please indicate which of the following you have submitted–

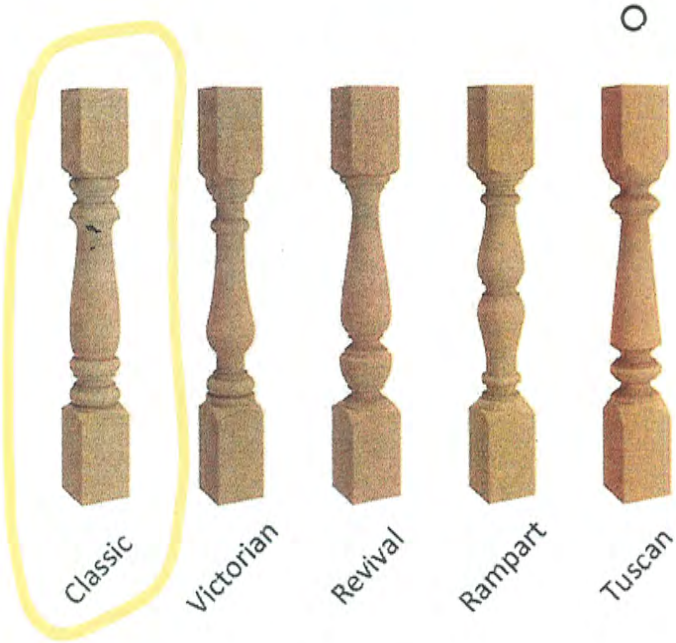
- ☐ Written description of proposed work (dimensions, materials, products, methods, colors, locations, etc.) ***-Required***
- ☐ Photographs of existing conditions ✓
- ☐ Sketches, plans, or architectural drawings depicting the proposed work
- ☐ Site plan sketch or aerial photograph indicating project location
- ☐ Specs of materials to be used (manufacturer's cut sheets, website screenshots, etc.)
- ☐ Historic photographs depicting past condition or design ✓
- ☐ Paint color samples
- ☐ Material samples
- ☐ ~~Materially Affected Property Owner List (see CHDC website to download)~~
- ☐ Other

Description of Proposed Work:
(Use as many pages as needed)

AMERICAN PORCH
ARCHITECTURAL DETAILS

PRODUCT CATEGORIES

HOME | SHOP BY SIZE | 6" WOOD BALUSTRADE | 3 1/2" WOOD SPINDLE

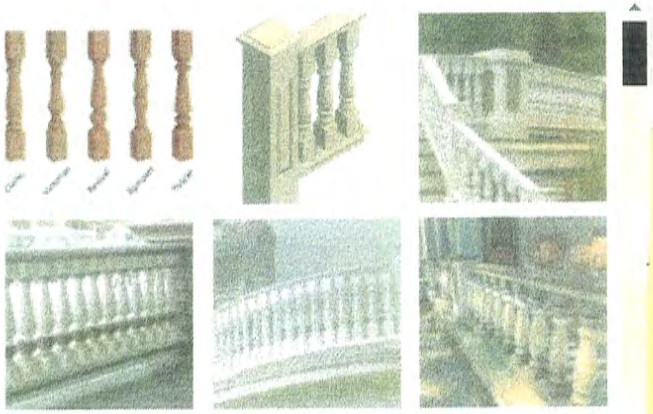


3 1/2" Wood Spindle

$39.00 – $109.00

3 1/2" Porch Spindles, our most popular size by far. Perfect for your traditional porch railing project.

Select Material	Western Cedar
Design	Classic
Length	32"
	Clear



32" spindle typically used for a 42" top rail height

$44.00

AMERICAN PORCH
ARCHITECTURAL DETAILS

Spindles, Turned Balusters

SPECIFICATIONS

Specifications

3 1/2″ wide porch spindles are *far and away* our best selling option. Their robust size and curvy look will be the centerpiece of your porch balustrade, and your neighborhood for that matter. Appropriate for even the largest of homes, they also look great on mid-size and even smaller porches.

These wood front porch spindles are available in Clear Western Cedar or Mahogany. Turned portion is 15″ long, centered in the spindle. Bottom notch option reduces length by 1/8″.

Use 6″ Porch Rail System

Spacing & Quantity: To meet the 4″ ball rule required by most building codes, space these spindles according to the following On Center spacing:
Revival: 5 1/2″ O.C.
Victorian: 5 3/4″ O.C.
Tuscan: 5 3/4″ O.C.
Rampart: 5 15/16″ O.C.
Classic: 6″ O.C.
Using the above spacing, you'll have a 3 7/8″ gap between them at the narrowest portion.

AMERICAN PORCH
ARCHITECTURAL DETAILS

26″ Porch Spindle: 35″ – 37″ (commonly used to meet the 36″ residential code)
32″ Porch Spindle: 41″ – 43″ (commonly used to meet the 42″ commercial code)

Using our 3-piece Porch Rail System with a 2″ to 4″ toe space, the following top rail heights will result:
20″ Porch Spindle: 26″ – 28″
26″ Porch Spindle: 32″ – 34″
32″ Porch Spindle: 38″ – 40″

Also available in Polyurethane, a synthetic material.

PRIMING OPTION (recommended): Premium acrylic primer in flat white available as an option, which allows for immediate installation. Our primer is applied in a light and proper manner. We do not apply our primer too heavy; we apply it correctly. It is normal to see wood grain through the primer after application. If you would like a thicker application, this can be achieved by using additional light coats of your paint. Expect some blemishes in the primer from shipping. This is normal and will not affect the finished result when painted after installation.

Concerned about stair spindles and sloped bottom rail? Read this article: How To Cut Stair Spindles for Sloped Bottom Rail

For CURRENT LEAD TIME and shipping transit time, click here.

QUANTITY DISCOUNTS are automatically applied in your shopping cart, starting at 100 pieces.

SHIPPING COST is displayed in shopping cart. Enter Quantity and click "ADD TO CART".

Click Here for Warranty Information

Proudly Made in the USA.

For Pros

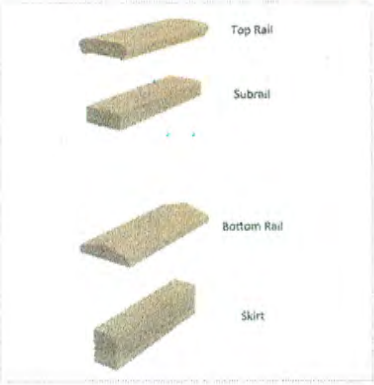
Download Product Drawings:

- Written 3 Part Specification, Wood Balustrade (.doc)
- Wood-Balustrade-Structural-Testing-PDF
- 3.5 Inch Spindle Drawings (PDF)
- Wood-Balustrade-Install-Instructions-PDF
- How-To-Cut-Stair-Spindles-for-Sloped-Bottom-Rail

Download Product Drawings (CAD)

AMERICAN PORCH
ARCHITECTURAL DETAILS

You may also like...



6" 4-PC. PORCH RAIL SYSTEM, CEDAR

Select options »

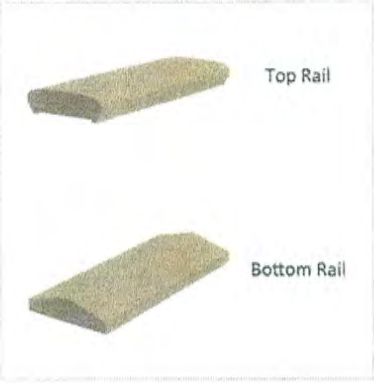
3 1/2" POLY SPINDLE

Select options »

2 1/2" WOOD SPINDLE

Select options »

Related products



6" 2-PC. PORCH RAIL SYSTEM, CEDAR

Select options »

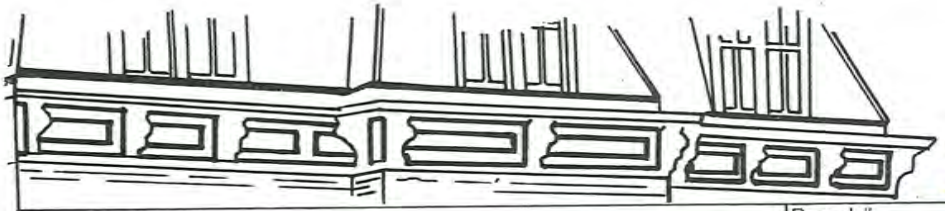
8" ROUND TAPERED COLUMN

Select options »

MAHOGANY FISH BAT, TIRE THUMPER

Add to cart »

SIGN UP FOR OUR FREE CATALOG



Virginia City Inventory 1985

Name(s) of Structure: OLD TIME PHOTO	Parcel #: 001-072-011 /12	Block: 144 Lot: 12	☐ Non-Contributing ☐ Contributing

Site Address
~~62~~ South C Street
148

City/County/State
Virginia City, Storey County, Nevada

Owner/Admin Address
Nevada General Entertainment, Ltd.

Date of Construction/Alteration(s)
1876

Physical Description

2 story, 4 bay storefront, 3 bay upper, brick laid in common bond, gabled roof projecting above cornice line, rectangular-in-plan, commercial building. Storefront has cast iron pilasters with large shutters. Upper story paired doors have transoms. Cornice has several layers with corbelling with dentils below. ALTERATIONS: Upper story doors are framed as to resemble windows. Porch missing, cornice detail is deteriorating. Upper portion of cornice is missing.

History/Significance

This structure was occupied by a number of shops throughout its history. Most prominent was a boots and shoe store owned first by Brouen & Tassel. By 1881, it was owned by J. Tassel. It was prominently marked and advertised by "The Sign of the Big Boot". An additional long list of small businesses shared this commercial building including L. Guggenheim's Tobacco & Cigars, I Rosenheim's Men's Clothing. The second floor was mainly used as a dwelling. By 1930, the commercial level was utilized as a storage place, while dwellings remained on the second floor.

References

Sanborn-Perris Maps: 1878, 1907, 1923, 1930.
Bishop's Directory of Virginia City: 1878.

Threatened? (Specify) ☐ Yes ☐ No ☐ Unknown	Original Use: Commercial	Current Use: Commercial

Public Accessibility: ■ Yes, Limited ☐ Yes, Unlimited ☐ No ☐ Unknown

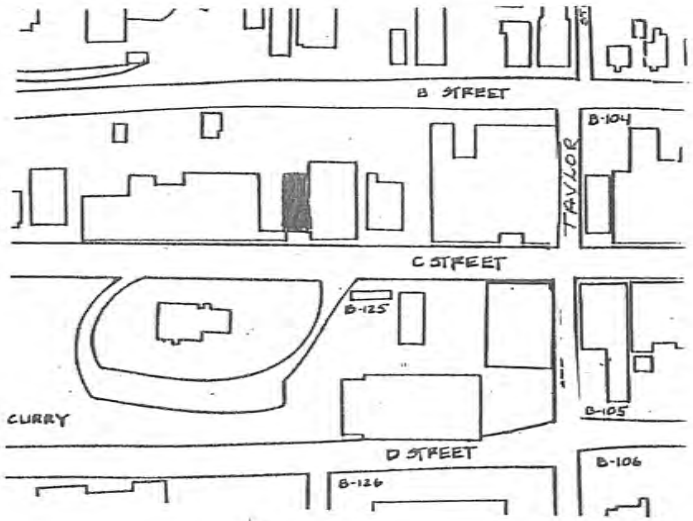
Existing Surveys: ☐ NR ☐ HABS ☐ NHL ☐ LCS ☐ NPS ☐ State ☐ County ☐ Local ☐ Other

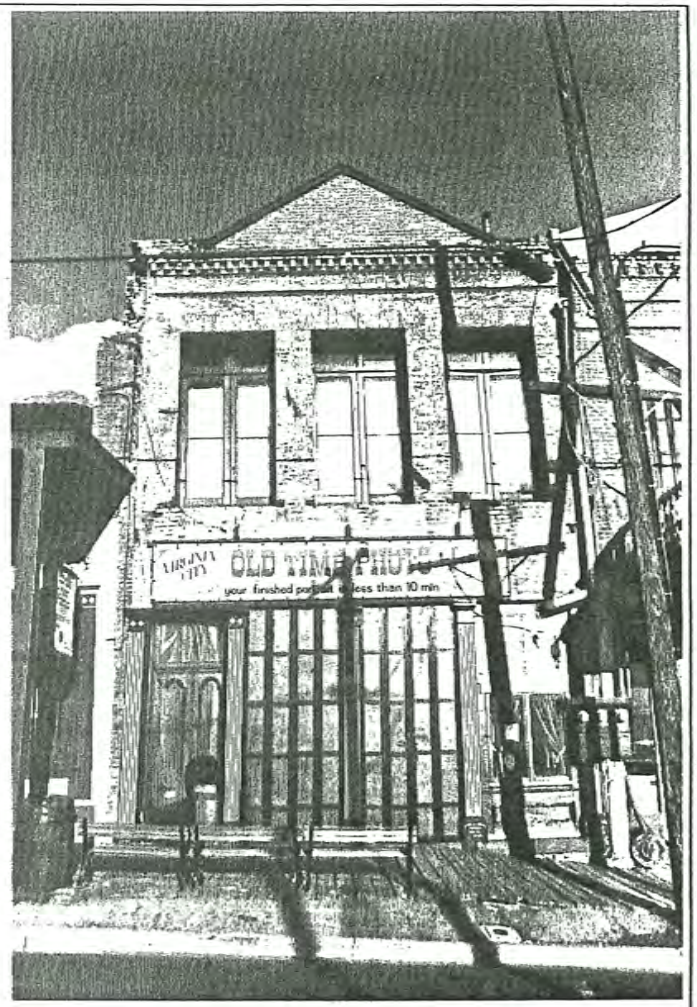
Located in an Historic District? ☒ Yes ☐ No ☐ Name Virginia City National Historic Landmark

Condition: ☐ Excellent ☐ Good ■ Fair ☐ Deteriorated ☐ Ruins

673

Photographs, Location Map





Scale	Quad Name	UTM Zone	Easting	Northing	Township, Range & Section

Inventory prepared by Rainshadow Associates, 1985. Ana Beth Koval, Principal/Architectural Historian; T Allan Comp, Ph.D., Senior Associate/Historian; Robert F. Joiner, Community Planner, Elizabeth Beckham, Historical Geologist, Katherine R. Boyne, Historian; Rolla L. Queen, Historian/Archeologist, Andria Daley-Toll, Marketing Analyst; Lynne Hughes, Word Processor.
Project financed by Storey County, nevada and a grant from the National Park Service, Department of the Interior administered by the Nevada Division of Historic Preservation & Archeology

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06.02.2011
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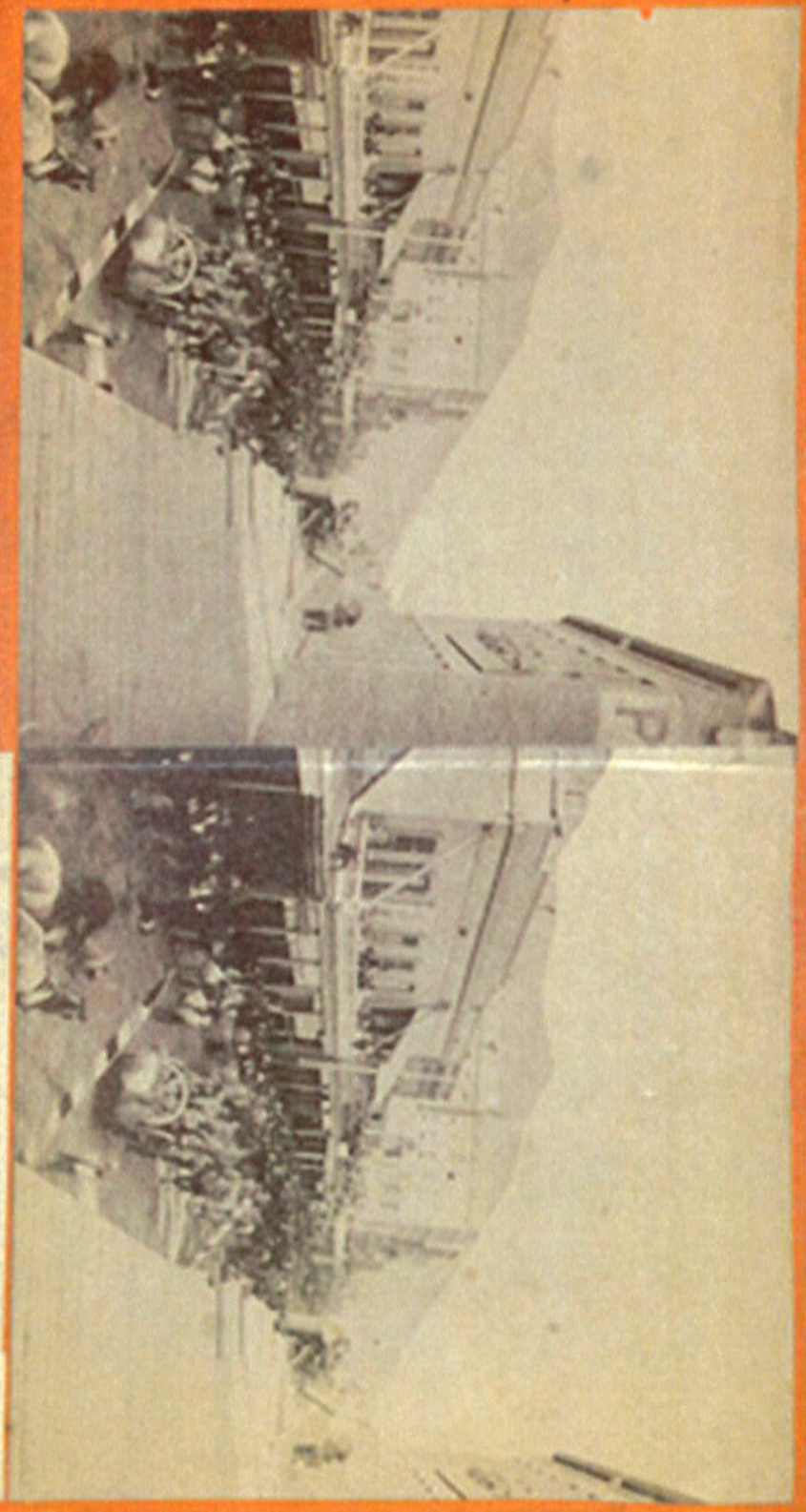
JEWELRY

NOE'S VIEWS,

SOUTH C STREET,

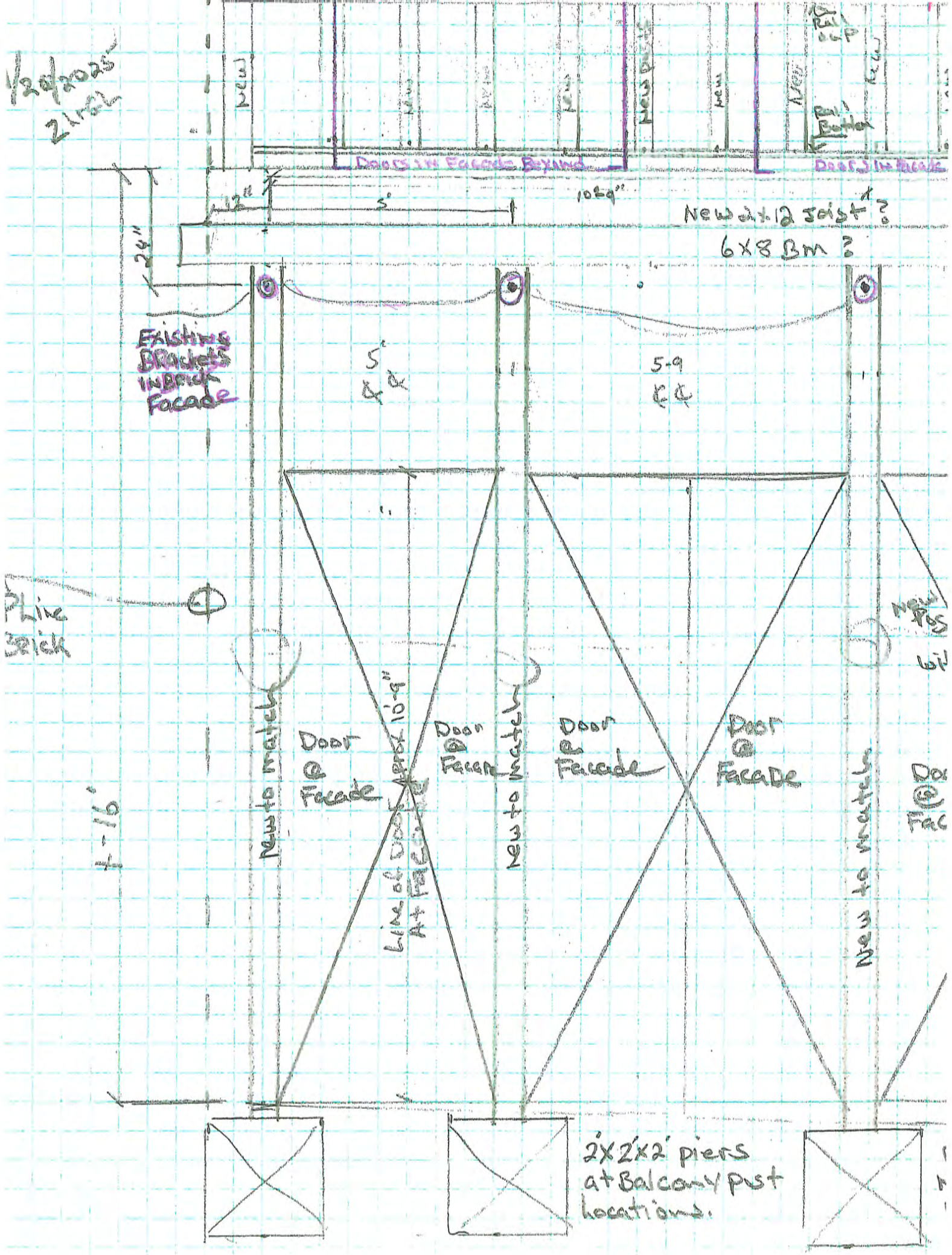


C STREET, VIRGINIA CITY, NEV.—Looking North.

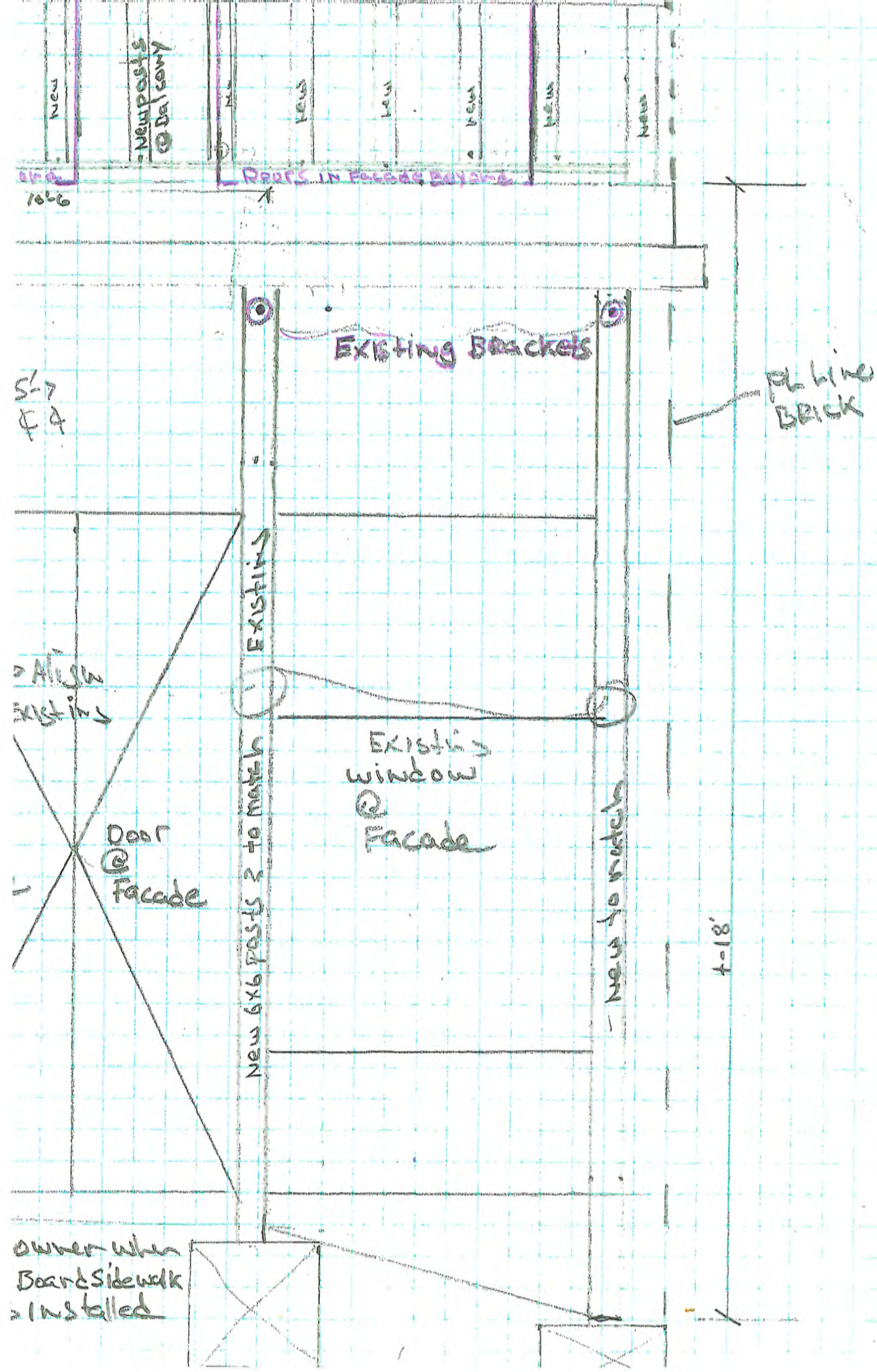
VIRGINIA, NEVADA.

PHOTOGRAPHS MADE TO ORDER IN ANY PART OF THIS STATE.

HATMAKER



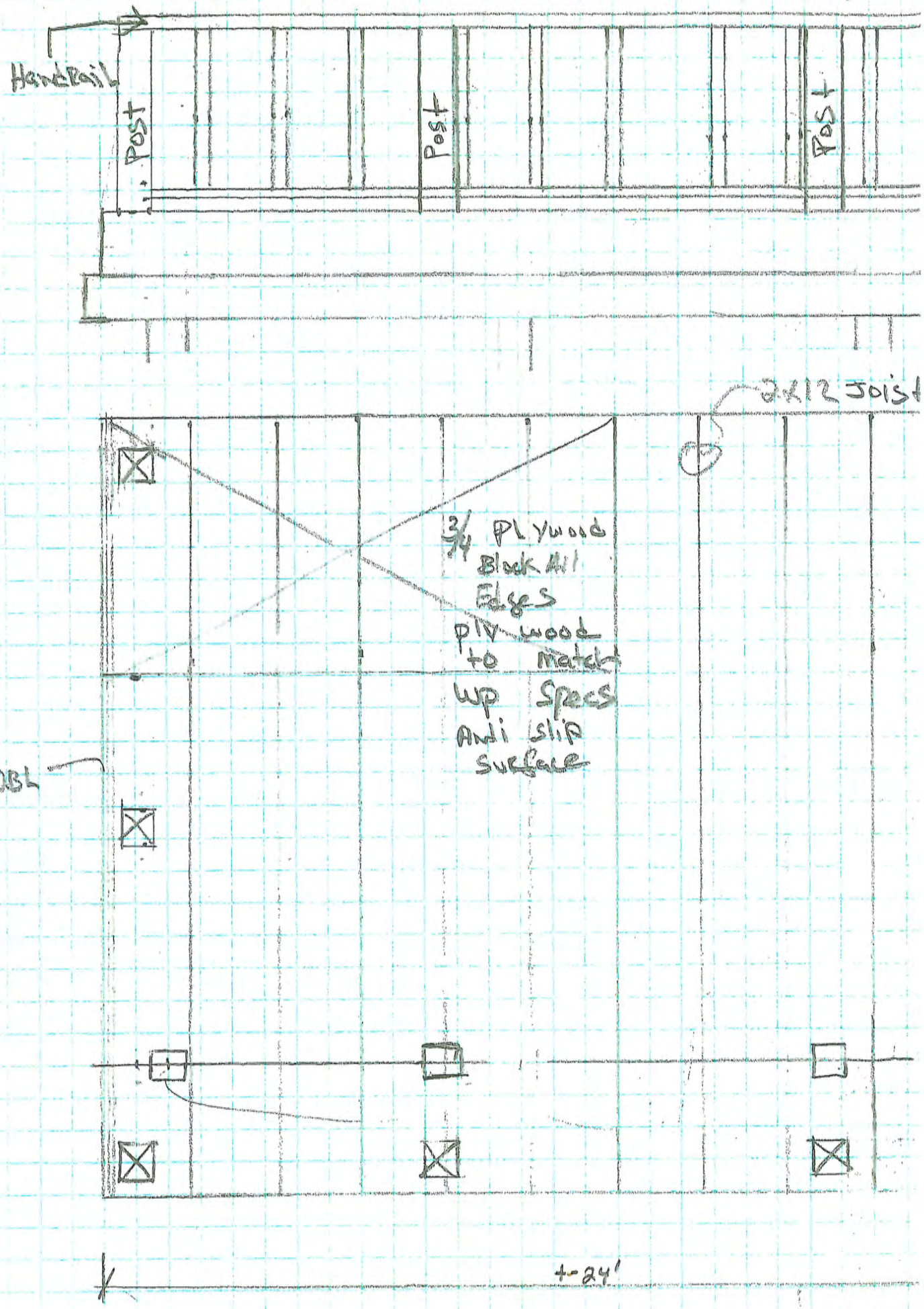
1/20/2025
2 hrs
New
New Posts
Rail Cap
Rail Bottom
Doors in Facade Beyond
Doors in Facade
12"
5'
10'-9"
24"
New 2x12 Joist?
6x8 Bm?
Existing Brackets in Brick Facade
5' ℄℄
5-9 ℄℄
Pline Brick
New Pos
Door @ Facade
Door @ Facade
Door @ Facade
Door @ Facade
New to match
New to match
New to match
Line of Door Approx 10'-9" At Facade
1'-16"
2'x2'x2' piers at Balcony Post locations.



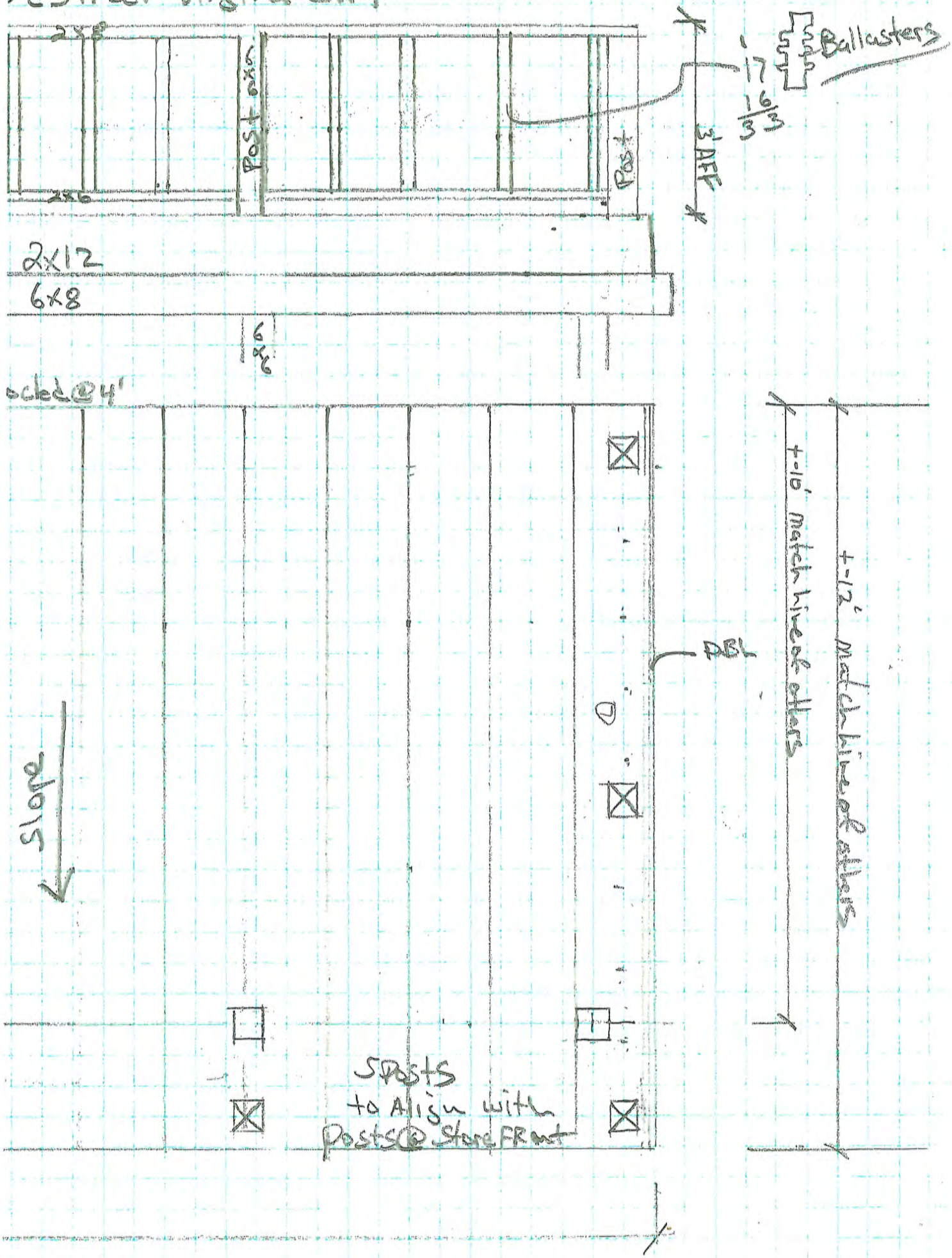
New
New posts @ Balcony
New
New
New
New
New
Doors in Facade Beyond
10'-6
Existing Brackets
PL Line Brick
5'-7
¢ 4
Existing
Existing window @ Facade
Door @ Facade
New 6x6 posts ? to match
New to match
+-18'
owner when Board Sidewalk installed

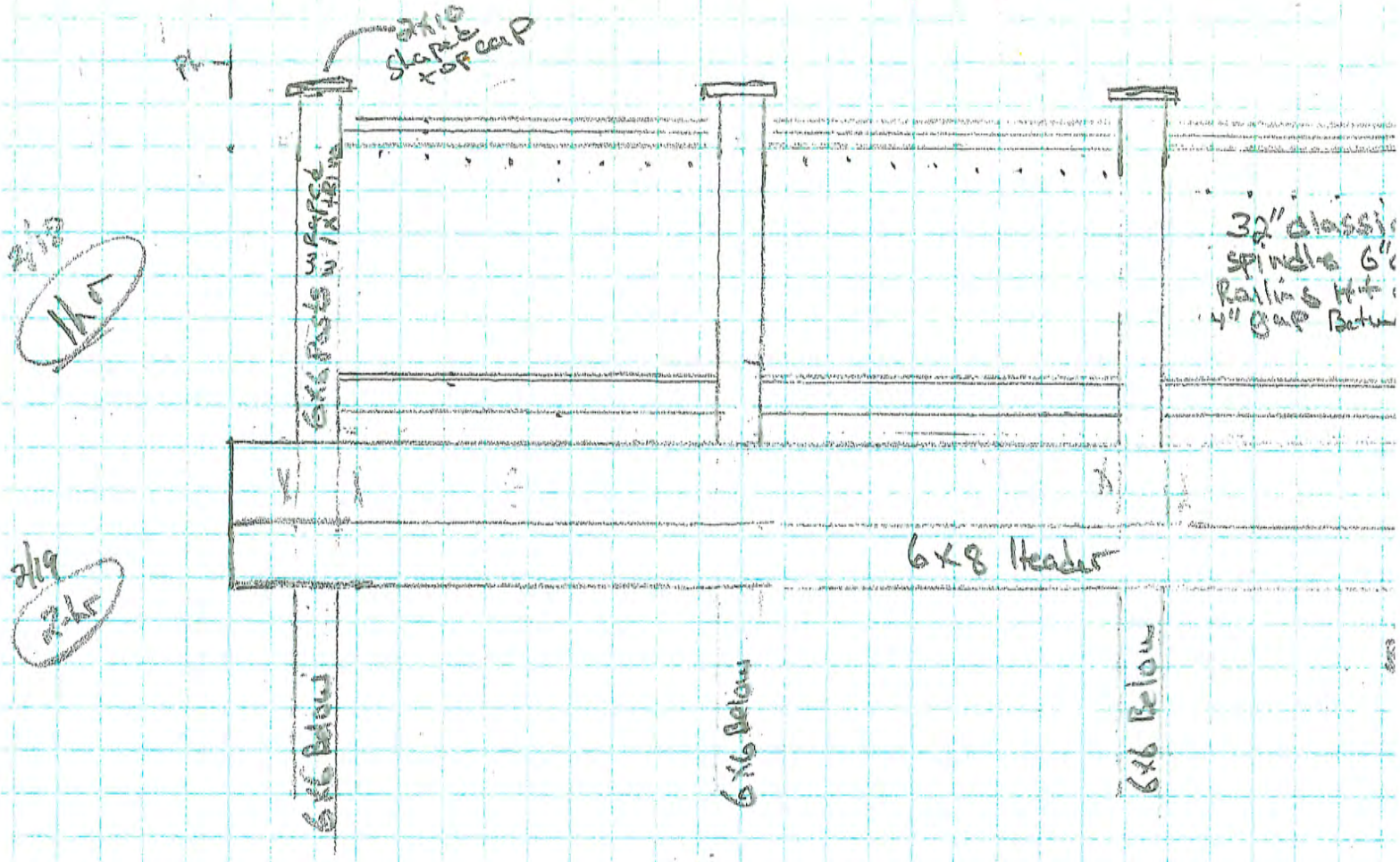
Looks like Seismic Zone 1

Front Balcony



3 C Street Virgina City

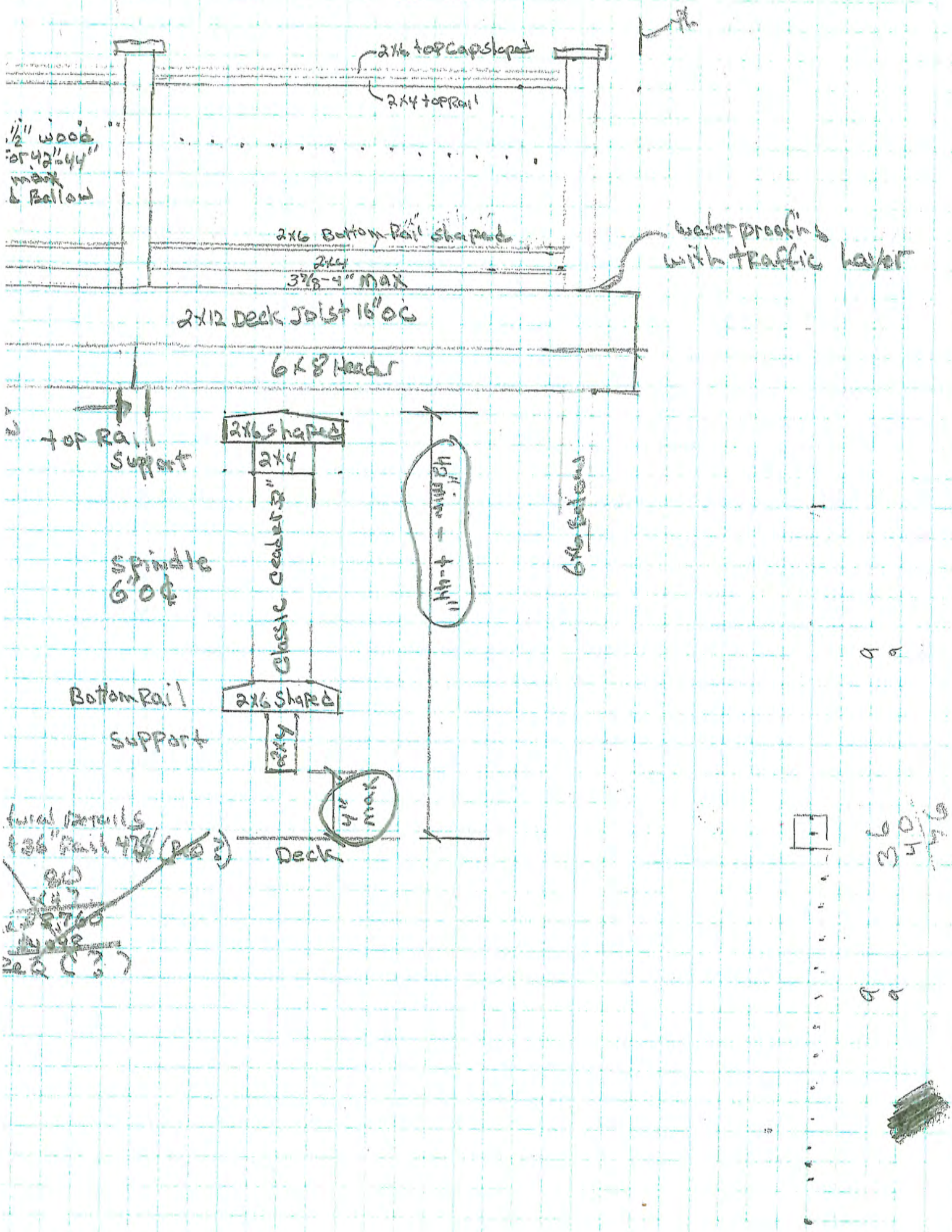




American Porch Archi
(Code) → 32" 1 & 42" Rail + prim 53# 2
80 Clasic Cedar spindle
x 53
4,240
tax 4,621

6" OC spacing
(Code)

post wraps - 1x4 - 16 LF x 9
post caps 2x10 9 LF - 10'
Bottom 2x4 2x4 48 LF
Bottom Rail 2x6 2x6 48 LF (shaped)
top 2x4 48 LF
top Rail 2x6 48 LF (shaped)


2x6 top cap shaped
2x4 top Rail
½" wood
for 42"-44"
max
& Ballow
2x6 Bottom Rail shaped
2x4
3⅞-4" max
waterproofing
with traffic layer
2x12 Deck Joist 16" OC
6x8 Header
top Rail
Support
2x6 shaped
2x4
Classic Cedar 2"
Spindle
6" OC
42" min - 44"
6x6 Bottom
Bottom Rail
Support
2x6 Shaped
2x4
4" max
Deck
tural Details
36" Rail 47$ (Req ?)
Req (?)

APPENDIX E

ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING.

321 South D Street, Virginia City, NV 89440 - (for possible action)

Owners, Peter and Joy Lutz, are requesting approval for the construction of a 657 SF street level home addition with approximately 400 sf of 1st floor storage space. The proposed addition will be sided with building materials to match the existing siding. The new windows to be installed are to match the existing windows on-site and they are proposing the installation of a new metal roofing system. *Staff recommendation: Approval*

STATE OF NEVADA
COMSTOCK HISTORIC DISTRICT COMMISSION
P.O. BOX 128
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS APPLICATION

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for the work proposed below.

Building Address and/or APN: 321 S D STR

Located In:

- [x] Virginia City
- [ ] Gold Hill
- [ ] Silver City
- [ ] Dayton

Building Description (e.g., name of building, type of building): house

Building's Date of Construction: 1863

Type of Project:

- [ ] New Construction – House or Other Large Building
- [ ] New Construction – Shed, Garage, Retaining Wall, Shade Structure, Etc.
- [ ] New or Altered Sign
- [x] Alteration, Addition, and/or Repairs to a Historic Building (built in 1942 or earlier)
- [ ] Alteration, Addition, and/or Repairs to a Non-Historic Building (built in 1943 or later)
- [ ] Moving an Existing Building
- [ ] Demolishing an Existing Building

Building Owner or Designated Representative:

Name - Peter J Lutz
Mailing Address - P.O Box 73 Virginia City, NV 89440
Email address - p13477@msn.com
Phone number - 5413770505

Signature - _____

Date of Request: 2/20/2025

- - PROPOSED SCOPE OF WORK ON NEXT PAGE - -

Please submit request form and supplementary materials to the Comstock Historic District Commission Office, 20 N. E Street / P.O. Box 128, Virginia City, NV 89440 or email the materials to shelley.smith@shpo.nv.gov.

PROPOSED SCOPE OF WORK

Supplementary Information:
Please indicate which of the following you have submitted–

- [x] Written description of proposed work (dimensions, materials, products, methods, colors, locations, etc.) ***-Required***
- [x] Photographs of existing conditions
- [x] Sketches, plans, or architectural drawings depicting the proposed work
- [x] Site plan sketch or aerial photograph indicating project location
- [x] Specs of materials to be used (manufacturer's cut sheets, website screenshots, etc.)
- [x] Historic photographs depicting past condition or design
- [ ] Paint color samples
- [ ] Material samples
- [ ] Materially Affected Property Owner List (see CHDC website to download)
- [ ] Other

Description of Proposed Work:
(Use as many pages as needed)

Repair and replace front and back porches. Repair and Paint existing siding and trim. Build addition to south facing wall at street level with bonus storage at foundation level.

Owner / Builder

Peter & Joy Lutz

321 South D st

Virginia City NV 89440

Mail

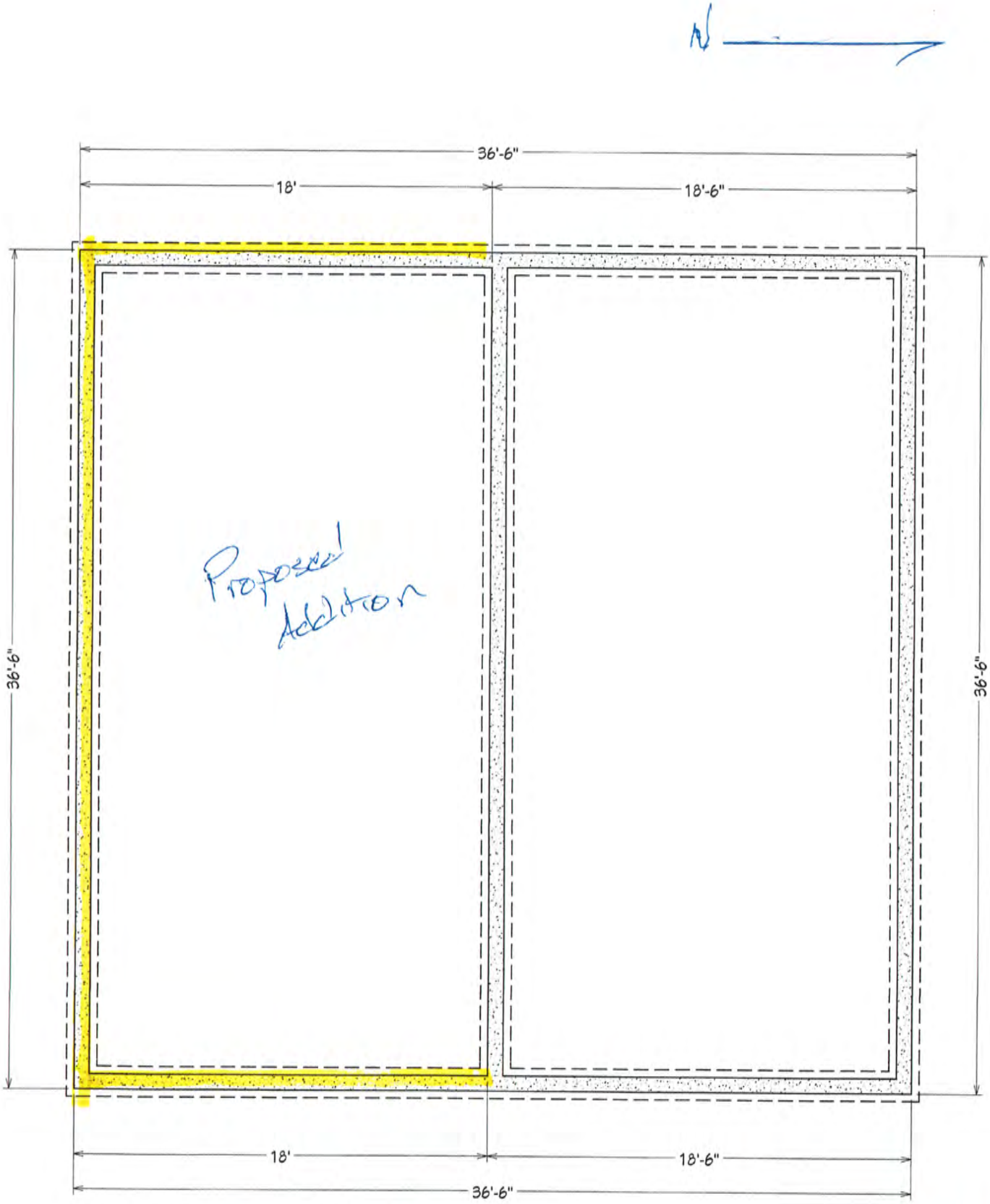
PO BOX 73

Virginia City NV 89440

Phone

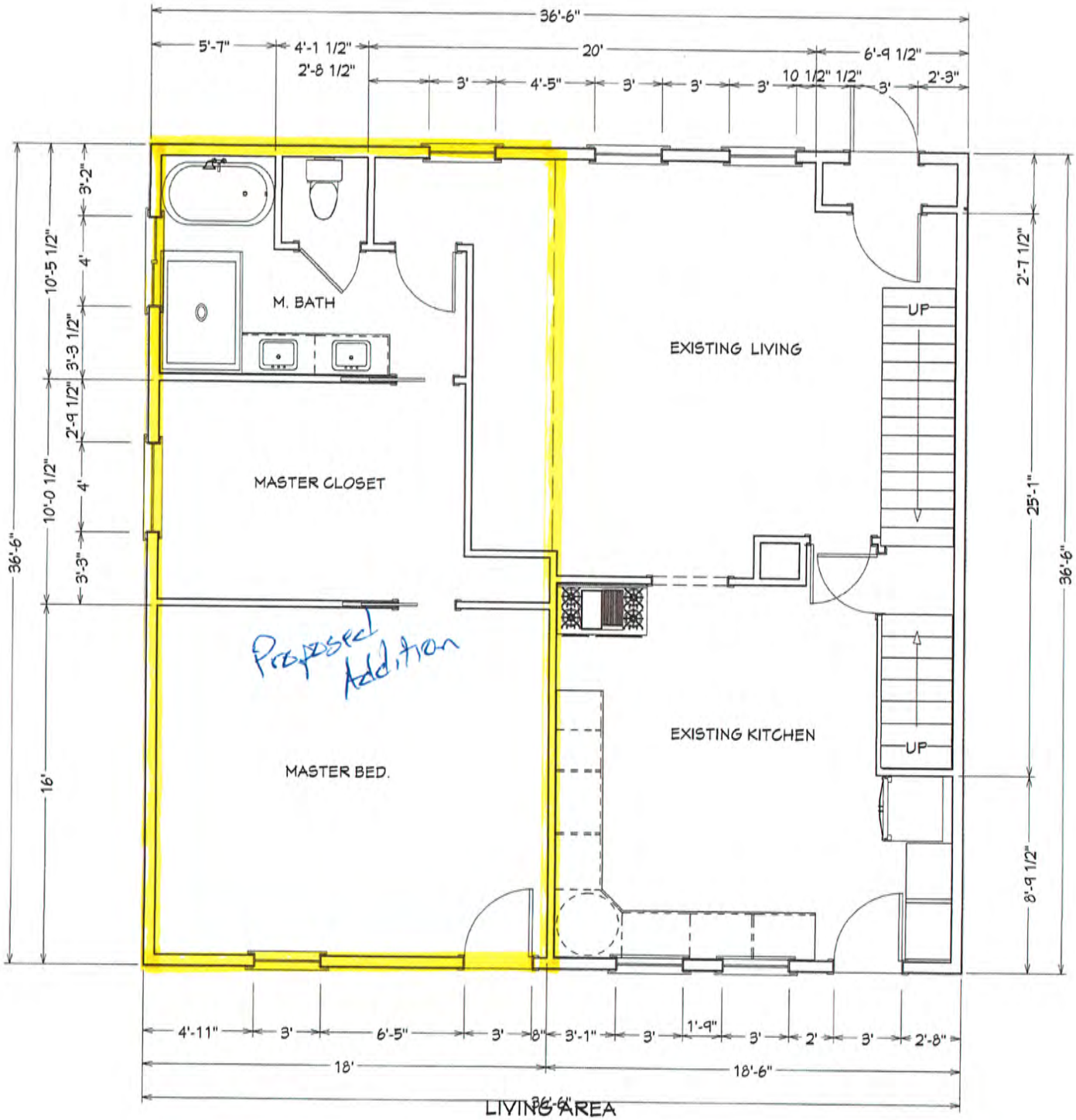
541-377-0505

- Street level home addition with first floor storage.
- 657 sqft street level
- Approximately 400 sqft 1st floor storage
- Siding and windows to match existing
- New metal roof



Peter & Joan Lutze

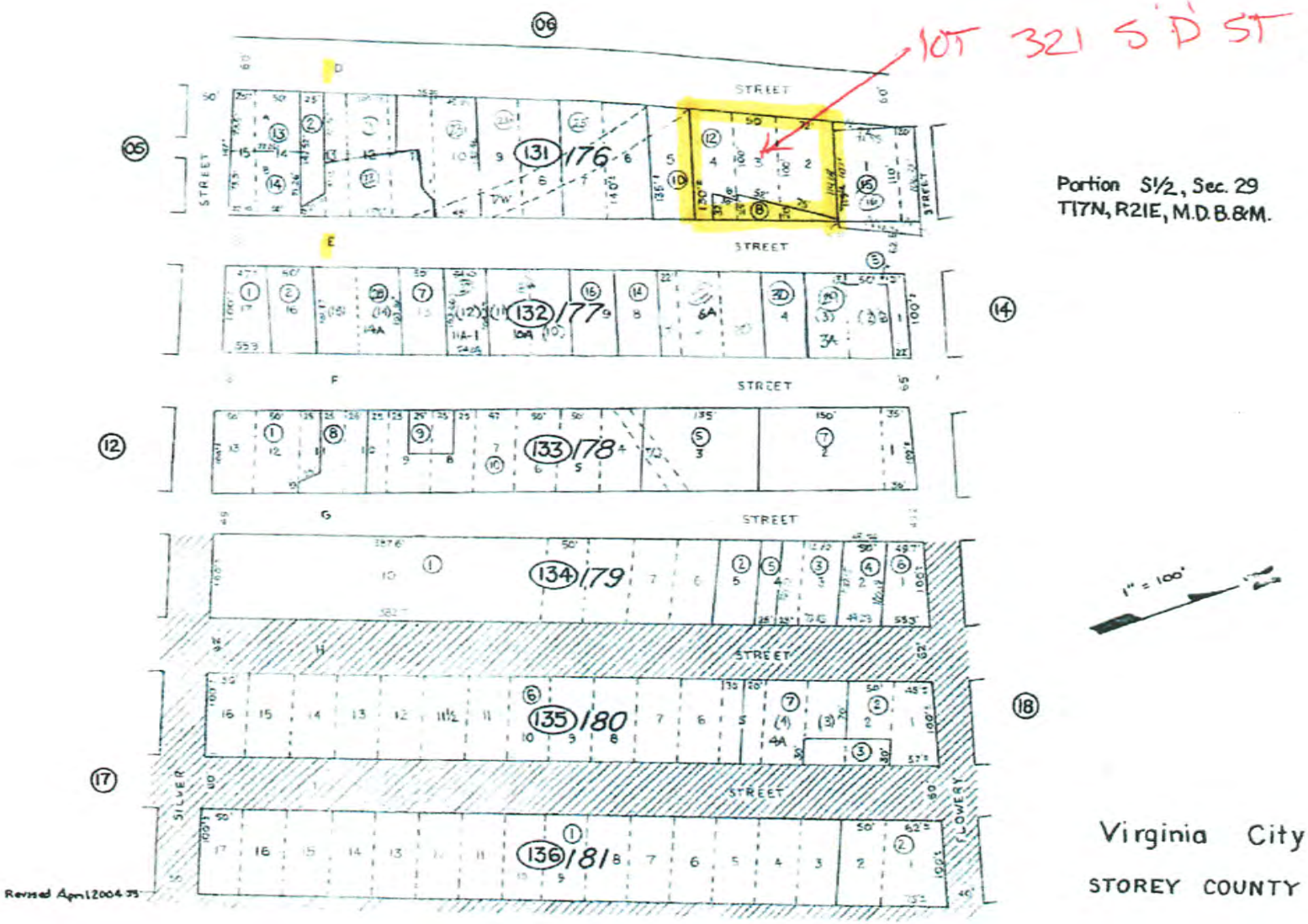
321 S'D' St



LIVING AREA
1332 SQ FT

Peter + Jory
Lutz

321 S'D ST



This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

Peter and Joy Lutz 321 S'D' St NOT TO SCALE

North

321 S 'D' St
Peter & Joy Lutz
541 377 0505