



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, April 8th, 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

PLEDGE OF ALLEGIANCE. The pledge was recited.

COMMISSIONER ROLL CALL. Quorum was achieved.

Clay Mitchell – Absent
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 - Present
Staff, Preservation and History Officer Shelley Smith – Present

OPENING 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.

ADMINISTRATIVE ITEMS.

- I. Chair's Report – None.
- II. Staff Report – Ms. Smith introduced the new administrative assistant, Cait Watson, to the staff. The meeting, originally scheduled for the 1st of April 2025, had been rescheduled to April 8th, 2025. During the meeting, Ms. Smith provided a detailed explanation of her plans for the upcoming Historic Preservation Month in May. One of the key events is the Birdhouse Competition, which encourages local residents to create birdhouses from upcycled materials while becoming more familiar with historical architectural styles. The goal of this competition is to enhance public awareness of these styles and foster community engagement. The staff is exploring ways to incentivize participation by reaching out to local businesses for potential prizes. Ms. Smith mentioned that she would further consult with Nicole regarding the legalities of the prizes. Ultimately, she hopes to create an exhibit featuring the entries at the History Center for public viewing. Another planned activity is to hold model-building workshops for children in the community. These workshops will allow the children to explore the area, build models, and report on their “special places” in Virginia City. Ms. Smith expressed her desire to foster a sense of pride in the historical district and create a sense of community bonding. This initiative will also culminate in an exhibit at the History Center, possibly featuring recordings of the children sharing their favorite places, along with a self-guided walking tour and model submissions at the end of May. Additionally, the staff reported they are actively working on acquiring a new screen for the conference room and updating the software used by the commission. Joe shared his approval of these improvements, believing they will enhance the Commission's presence in the community and promote education about the historic district. Ms. Shelley shared a letter from the EPA, indicating that the full report is available in her office for review. Ms. Mercedes expressed her desire for a complete copy of the report and raised concerns about mercury in the soil in the area.
- III. Correspondence (FOR POSSIBLE ACTION) – None.

APPROVAL OF THE FEBUARY 4th, 2025 MEETING MINUTES.

CHDC Chair, Joe Curtis, entertained a motion to approve the CHD April 8th , 2025, Meeting Minutes. The motion carried unanimously.

ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC BUILDING. 148 SOUTH C STREET, VIRGINIA CITY, NV 89440

Mr. Richard Siri is seeking to replicate the original balcony on his building, which was removed prior to his acquisition. Ms. Smith represented him and stated the new balcony will adhere to current building codes while matching the architectural style of existing balconies on C Street. She confirmed her approval of the plans, emphasizing Mr. Siri's extensive research. Concerns were raised by Ms. Mercedes de la Garza about the balcony's structural integrity and attachment to the building, citing safety for second-floor users. Ms. Smith reassured the committee that the Commission's approval would only be for the visual concept, as Mr. Siri will seek further approvals for building details later. Ms. de la Garza also highlighted the need for waterproofing to protect pedestrians below, which was supported by Mr. David Bates. Ms. Smith stated final plans would go to the building department after conceptual approval. Mr. Curtis suggested staff review final details if approved. Ms. de la Garza moved to approve the concept, requesting further validation with the Preservation and History Officer as the project progresses, and Mr. Bates seconded. The motion passed unanimously.

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

321 SOUTH D STREET, VIRGINIA CITY, NV 89440

Peter and Joy Lutz are seeking approval for a 657-square-foot addition to their street-level home, which will include around 400 square feet of storage. The addition will use materials that match the existing siding and windows. Mr. Lutz attended the meeting virtually, and while Ms. Smith expressed approval, Ms. de la Garza raised concerns about the accuracy of non-scale drawings and requested that the addition be set back 6 to 12 inches from the façade and use different siding to distinguish it from the original structure. Ms. Workman noted that Mr. Lutz based his proposal on the commission's resource booklet, which Ms. de la Garza considered misleading. Mr. Curtis asked about the roofing, and Mr. Lutz stated he would replace some metal roofing sections to match the existing materials. Ms. Workman moved to approve the proposal with the condition that the addition be distinguishable from the original structure, with matching windows, a metal roofing system, and an extended porch. Ms. Tammy Hendrix seconded the motion, which passed with one dissent from Ms. de la Garza. Mr. Lutz thanked the Commission and left the meeting.

CHDC DONATION FUND 5032.

Mr. Joe Curtis raised the issue of ownership of the History Center Building located at 20 N. E Street and the ongoing dispute between the county and state regarding who may use or own the property. He expressed a desire to better manage the donations that are intended for the upkeep of the museum portion of the building. The Legislative Council has indicated that the responsibility for maintaining financial records related to any donations lies with the commission. Mr. Curtis explained that the commission has not previously needed a treasurer or a bank account, and they will need to find a solution for managing the funds they are responsible for in the near future. He asked if there were any questions related to this issue, but none were raised.

PUBLIC COMMENT.

Mr. Claude Senzon inquired about the possibility of adding additional buildings to a property and whether they needed to match any existing structures. He also asked if he could install a balcony if one was not previously present. Ms. Nicole Ting informed Mr. Senzon that the commissioners could not address his questions without the items being on the agenda. Mr. Curtis referred him to Ms. Smith for any further questions or requests. Commissioner Ms. Julie Workman informed the Commission about events taking place in Dayton, including a scavenger hunt at the Dayton 1865 School House. Ms. Shelley expressed excitement about the events and requested to contact the commissioner for more details.

AGENDA ITEM 11, ADJOURNMENT.

Chair Joe Curtis entertained a motion to adjourn, and the motion carried unanimously.

MEETING ADJOURNED: 6:15 pm