



State of Nevada  
Department of Conservation and Natural Resources  
Joe Lombardo, Governor  
James A. Settelmeyer, Director  
Arthur Krupicz, Administrator  
Joseph Curtis, Chair

## MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

**DATE:** Tuesday, July 1st, 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

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**PLEDGE OF ALLEGIANCE.** The pledge was recited.

**COMMISSIONER ROLL CALL.** Quorum was achieved.

Clay Mitchell – Present  
Nancy Cleaves – Present  
Julie Workman – Present  
David Bates – Absent  
Calvin Dillon – Present  
Tammy Hendrix – Present  
Nicole Ting – Present  
Joe Curtis – Present  
Mercedes de la Garza - Present  
District 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**

The agenda was corrected on the following items: The wrong date in the "Approval of Agenda" section was changed to July 1st, 2025. Additionally, the incorrect date in the "Approval of April 8th, 2025 minutes" section was updated to May 6th, 2025. Calvin Dillon moved to approve the changes, and Nancy Cleaves seconded the motion.

- I. Chair Report - Joe Curtis reported approving of the Episcopal Church project's progress and believes it will look good once finished.
- II. Staff notes were sent to the Commissioners via email.
- III. Correspondence - Clay Mitchell reported that the Storey County Commission was in talks for proposals for taking on the CHDC from the state, but could not release any details at this time.

## **APPROVAL OF THE MAY 6TH, 2025 MEETING MINUTES.**

Clay Mitchell moved to approve, Julie Workman seconded. The May meeting minutes were approved unanimously.

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

### **65 Pike Street, Dayton, NV 89403 - "Odeon Saloon"**

Josh Thieriot, Chris Pattison, and Ashton Taylor represented Javelin Ventures LLC, which recently purchased 65 Pike Street in Dayton, Nevada. Josh Thieriot reported that the current red paint on the building is in poor condition, and he submitted an application to repaint the building, add a mural, repair the northern stairwell and balcony, and landscape the backyard area for a customer seating area.

Josh Thieriot emphasized his passion for restoring historic properties, stating that his company, Chronicle Capitol Management, has purchased multiple properties in the past, restored or renovated them, and rented them for commercial purposes. He expressed a desire to breathe new life into the Odeon Saloon building and make it a focal point of downtown historic Dayton.

Joe Curtis complimented Josh Thieriot's portfolio but noted that he had previously removed a mural from a restored brewery, raising concerns about the historic signage on the Odeon Saloon. Josh Thieriot explained that the signage had been severely neglected and was beyond restoration. He wanted to propose a plan for the current building to explore what might be feasible for its future while showcasing his experience in restoring historic properties.

Both Joe Curtis and Mercedes de la Garza warned Josh Thieriot that the brick found in the Comstock area is very different and fragile. Mercedes de la Garza emphasized the need for specialized paint on the brick and recommended consulting a professional before attempting to remove the current paint. District Officer Shelley Smith offered to provide this consultation.

Julie Workman highlighted the building's history, including the historic signage, which had previously been painted over and later restored. The current signage was deemed accurate by the Dayton Historical Society, which requested that it be preserved. Josh Thieriot agreed to take care of it and welcomed community input.

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

### **65 Pike Street, Dayton, NV 894 - "Odeon Saloon"**

While a mural may be considered for the building in the future, Josh Thieriot indicated that repainting is the priority. He expressed a preference for a lighter color, such as white with a darker trim, and mentioned his intention to remove or update any non-historic signage for the building's renters. The issues regarding the balcony, stairs, and mural will be addressed at a later date.

Julie Workman requested to be involved in the final decision on paint colors, and Josh Thieriot agreed. Clay Mitchell moved to approve the concept of repainting, with Javelin Ventures working with the District Officer on final color choices and leaving the historic signage as is. Tammy Hendrix seconded the motion. It passed unanimously. The commissioners thanked Thieriot for purchasing the building and for taking on this upcoming project.

## **Conclusions of Subcommittee Meeting for Review of Regulations**

Joe Curtis began the subcommittee meeting by stating that it had gone well and expressing confidence that the proposed new regulations were on track. Shelley Smith then discussed the changes suggested by the subcommittee, which included establishing a written district boundary.

A public comment was received, recommending that all mentions of the boundary be removed, arguing that this would prevent the need to revise the regulations if the boundary were changed in the future. Clay Mitchell supported the idea of including the boundary in the regulations, stating that any changes to it should be a rigorous process. Joe Curtis agreed, noting his desire to include a map.

Nicole Ting advised against completely removing the boundary, asserting that it is the Commission's responsibility to define its boundaries. The group discussed whether to include a written boundary or a map, acknowledging past miscommunications regarding the locations of the boundaries due to discrepancies between the map and the written description.

The possibility of using GIS to map the boundaries was suggested. Public comment from Mike Workman indicated that, while he has experience conducting a survey for the boundary in Lyon County, it was detailed and time-consuming. Shelley Smith concluded the discussion by stating that she would reach out to the LCB for guidance on whether to include the boundaries in the regulations and in what format.

## **CLOSING PUBLIC COMMENT**

Mike Workman reintroduced himself and praised Art Krupicz, the Administrator of the State Historic Preservation Office, for attending the CHDC meetings. Joe Curtis echoed this sentiment, expressing his appreciation for Art Krupicz's attentiveness and the recent improvement in communication with SHPO. In response, Art Krupicz thanked the Commission and Mike Workman for their compliments, stating that he looks forward to future collaborations with the CHDC.

## **ADJOURNMENT**

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

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**MEETING ADJOURNED:** 6:37 pm