



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

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Tuesday, May 6th, 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 – 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

Staff, Preservation and History Officer Shelley Smith – Present

OPENING PUBLIC COMMENT.

Claude Sendon of Virginia City, Nevada, commented on the abandonment of a portion of G Street, H Street, and Sutton Street rights-of-way located between Mill Street and Sutton Street in Virginia City, Storey County, Nevada. He noted that a section of Sutton Street was privatized in 2005 to accommodate the construction of a parking lot for the Silverland Hotel off N E Street. Mr. Sendon mentioned that the current owners wish to close off the lots they purchased two years ago from public access and develop them into amenities for their business.

In Mr. Sendon's opinion, the streets in question hold historical significance as they previously served as public access routes for transportation to the now-closed mines and mills. He believes they could become a valuable resource for potential city growth in the future.

OPENING PUBLIC COMMENT CONT.

Ms. Shelley Smith offered to assist in ensuring that his concerns are heard, while Mr. Joe Curtis suggested that Mr. Sendon write down his concerns for the upcoming Planning Commission meeting. Mr. Curtis thanked Mr. Sendon for coming forward to express his views.

There were no other public comments.

ADMINISTRATIVE ITEMS.

- I. Chair's Report – None.
- II. Staff Report – Ms. Shelley Smith formally invited the commission members to the grand opening of the new SHPO office space on May 16th. She happily reported on the progress of the upcoming Comstock Kids project, noting how excited the children are about the models of their favorite places. She expects the project to be finished by the end of May in time for the exhibit opening in June, pending the final date.
- III. Correspondence -
 - Ms. Tammy Hendrix reported on an upcoming poker event for the Sutro Tunnel, scheduled for June.
 - Ms. Julie Workman discussed Dayton's recent scavenger hunt, where three fourth-grade classes toured Dayton's museum, the Dayton courthouse, and historic downtown Dayton. She expressed that the children were thrilled to learn about the area's history and had the opportunity to share it with their parents.
 - Mr. Calvin Dillion spoke about an upcoming fundraiser event for the cemetery, where historic reenactors will perform tours for the public and share stories about life in Virginia City.

APPROVAL OF THE APRIL 8TH, 2025 MEETING MINUTES.

Ms. Mercedes de la Garza pointed out that her last name was misspelled in the minutes from the April meeting and stated that she did not believe she had made a motion for the approval of an item concerning 148 South C Street in Virginia City. Ms. Caitlyn Watson expressed that she would review the April meeting to verify this. Mr. Calvin moved to correct the spelling of Ms. de la Garza's last name and to potentially amend the previously mentioned motion. Ms. Julie Workman seconded the motion. The motion was carried.

ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC FEATURE

B St Roadway

Mr. Mike Northam represented Storey County in the project concerning the rock wall located behind the "Red Dog Saloon" on C Street. He explained that the need to stabilize the stone wall arose due to large stones dislodging from it since April 2023. Mr. Northam mentioned that the county has conducted extensive research with both historic resources and engineers. He pointed out that much of the top rockery has shifted from its original position.

Mr. Northam intends to use FEMA funds to encapsulate the wall and stabilize the rockery. Mr. Calvin Dillon, the resident commissioner from Silver City and an experienced stone mason, has reviewed the wall and made several observations. He noted that the wall was not originally mortared, appeared to function as a foundation, consisted of two forms of stone, and was very similar in design to what is found at the Fourth Ward School. Mr. Northam further explained that the current plans involve using steel mesh to retain any loose rockery and steel beams to stabilize the wall. Additionally, the top and bottom of the wall will be capped with shotcrete to prevent further water damage. He offered to sculpt the shotcrete to match the existing historic features, thereby integrating the modern materials with the standing structure.

ALTERATION, ADDITION, AND/OR REPAIRS TO AN HISTORIC FEATURE - CONT.

B St Roadway

Mr. Dillon expressed concerns about how the modern materials would be anchored to the surrounding structures and whether they would be adequately secured. Mr. Curtis raised a concern about the visibility of the historic features and the need to maintain them for potential future research. Ms. Tammy Hendrix inquired about the possibility of further repairs to the street. Mr. Northam confirmed that the wall is part of a broader road improvement plan, but the County wants to use FEMA funding specifically for the wall repairs and assured the commissioners that the application would be submitted through Storey County. Ms. de la Garza clarified her preference for preserving the stonework without artificial replication. Following the discussion, Ms. Mercedes de la Garza motioned to approve the project, with the modification that the shotcrete should have a smooth surface and not replicate the rockery wall. Ms. Nancy Cleaves seconded the motion, and it passed unanimously.

NEW REGULATIONS

Revised Proposed Regulation of the Comstock Historic District Commission, LCB File No. R016-24

Mr. Joe Curtis expressed his disapproval of the proposed regulations, noting that the commission is composed of volunteers who have not previously utilized the roles of secretary or treasurer. The new guidelines would place additional responsibilities on the Chair of the commission, which is currently Mr. Curtis. He is concerned about the implications of managing potential state or State Historic Preservation Office funds, as well as handling contracts for a volunteer position. He would like to review the proposed changes in more detail. Additionally, he mentioned the need to remove boundary maps from the provisions.

Ms. Julie Workman agreed on the necessity to revise the proposed changes. Ms. Mercedes de la Garza commented that a former District Officer, Michael "Bert" Bedeau, has a history of attempting to assist in regulation changes, and that there has been an ongoing effort to make these changes for several years. She expressed concern that altering the boundaries could impact the national register of the district. Ms. Shelley Smith confirmed that there would be no changes to the national register.

Ms. de la Garza also inquired about a regulation change allowing the District Officer to issue Certificates of Appropriateness on behalf of the commission and to serve as a building inspector. She expressed confusion regarding the wording of this change and requested clarification to improve understanding.

Mr. Clay Mitchell proposed the formation of a subcommittee to further review the regulations and suggest changes. The subcommittee would include Ms. Julie Workman and Mr. Joe Curtis, with supportive assistance from Mr. Clay Mitchell. District Officer Shelley Smith would provide advisory support, and Ms. Nicole Ting would serve as the subcommittee's attorney for legal advice.

Mr. Mitchell motioned to nominate the aforementioned individuals for the subcommittee, and Tammy Hendrix seconded the motion. It was carried unanimously.

PUBLIC COMMENT.

No ending public comment.

AGENDA ITEM 11, ADJOURNMENT.

Ms. Tammy Hendrix motioned to adjourn, Ms. Julie Workman seconded. Motion carried unanimously.

MEETING ADJOURNED: 6:10 pm