



State of Nevada
Department of Conservation and Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Robin K. Reed, Acting Administrator / Deputy SHPO
Joseph Curtis, *Chair*

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Tuesday, December 3, 2024

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

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 achieved

Calvin Dillon – present

Nancy Cleaves - present

Julie Workman – present

Joe Curtis – present

Clay Mitchell – present via teams

Tammy Hendrix – present

Mercedes de la Garza – present via teams

(Deputy Attorney General Nicole N. Ting also present via teams)

AGENDA ITEM 3, APPROVAL OF December 03, 2024 AGENDA (FOR POSSIBLE ACTION):

Julie Workman moved to approve the December 3, 2024 agenda as written. Calvin Dillon seconded the motion. A vote was taken and the December 3, 2024 agenda was unanimously approved.

PUBLIC COMMENT, AGENDA ITEM 4 (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): None

ADMINISTRATIVE ITEMS, AGENDA ITEM 5:

a. *Chair's Report* – Chair Joe Curtis has been meeting with people, including the school board, people wanting to replace roofs and fences.

b. *Staff Report* – SHPO staff Mike Sprinkle showed a list of the COA's that have been approved since the October 1st meeting. The list was as follows:

- APN 001-094-03 Fire Station 71, 145 N. C Street VC – building alteration/ addition
- 51 N. B Street, Virginia City – remove existing metal roof and install new metal roof, Ash Gray

Staff said the new SHPO Comstock Preservation and History Officer, Shelley Smith has been hired. Her first day in the office will be Tuesday, January 7, 2025. Since the CHCD January meeting is scheduled for the same day, Mike asked the commission if they could move the meeting date to Tuesday, January 14th, 2025. The commissioners agreed to changing the date.

Staff also announced the CHDC office has hired a permanent administrative aid Matthew Jones, he will start Monday, December 16th.

The CHDC commission thanked Kimberly for her work. Her last day as the temporary administrative aid will be December 12th.

c. *Commissioner Comments* – Calvin Dillon wished everyone a happy holiday. Julie Workman thanked the Storey County School District and H&K Architects for working closely with the CHDC concerning the new K-8 school building.

d. *Correspondence (FOR POSSIBLE ACTION)* – None

AGENDA ITEM 6, APPROVAL OF MINUTES FROM THE November 12, 2024 MEETING (FOR POSSIBLE ACTION):

Nancy Cleaves said she would abstain from voting on November minutes because she was not present at that meeting. Calvin Dillon moved to approve the November 12, 2024 minutes. Julie Workman seconded the motion. A vote was taken and the motion passed with Nancy Cleaves abstention.

AGENDA ITEM 7, New Construction – Large Building (FOR POSSIBLE ACTION):

97 South R Street, K-8 School Building

The project consists of Construction of a new two-story school building, immediately adjacent to the existing Virginia City High School. The building is designed to evoke a mining stamp mill-type structure, which takes advantage of the sloping site. The lower level will be constructed of split-faced CMU in a varied color and pattern to recall masonry stonework. The upper level will be clad in a standing seam-metal siding, with smaller vertical windows arranged in groups, similar to what might be found on Comstock-era structures. The roof will be a standing-seam metal roof in a color compatible with the rest of the building.

Lee Murray of H&K architecture presented the project he said the new K-8 facility is planned to be situated at the current site of Virginia City High School, positioned at the intersection of Washington Street and R Street. Bounded by Six Mile Canyon to the east, Washington Street to the west, the existing high school to the north, and an abandoned mine and transfer station to the south. Madeline Klippenstein of H&K architectural stood in front of masonry, siding and roofing samples and said the architectural concept of the building is a direct response to the site and its historical and physical context. The overall topography of both the site and Virginia City, characterized by a significant slope towards the east leading to Six Mile Canyon, influenced the design. The buildings form pays homage to Virginia City’s industrial mining heritage by incorporating formal elements and materiality reminiscent of historical mining structures, most notably stamp mills. The first story of the building will be concrete masonry with split-face profile, resembling natural stone. The masonry color palette will emulate tones of natural stone. The second story and roof of the building will be metal. The roof will be standing seam, and the siding will be corrugated metal wall cladding in a galvanized “silver” metal finish.

Joe Curtis asked the commission if they had any questions no one spoke, then he asked if there were any questions from the audience. Scott Mahlen (resident) said he lived across the street from the proposed new school site and wanted to know how tall the building would be. He was concerned that the new building would obstruct his view. Lee Murray of H&K architects and Paul Staalesen of Miles Construction said that the new building would be approximately the same height as the existing high school building. Scott, Lee and Paul approached the presentation screen so that Scott could see where his house was on the satellite image. He said he didn’t have his glasses. The three men were talking.

Mercedes de la Garza said she could not hear what the men were saying and that they shouldn't all talk at once.

Point of Order - Nichole Ting, DAG told Scott, Lee and Paul that a sidebar discussion wasn't allowed and that they needed to stop the discussion between the three of them in front of the screen.

Mercedes asked if it was public comment time. Joe Curtis said it was a small question. Joe said that only one person should speak at a time, and they should say their name for the record before speaking.

Joe Curtis asked if there were any more questions. Candee Silveria (resident) asked if Waste Management was going to move and if they were going near the pit. Greg Hess Storey County project manager said that there was talk of Waste Management moving to their original location. Lee Murray said they were not going to touch the pit.

Mercedes de la Garza asked if the architect would consider the window placement to be more like the old stamp mill and less uniform. Lee Murray said they could consider the placement, and the windows were arranged to give as much natural light to the classrooms as possible. Joe Curtis asked if there were any federal guidelines they needed to meet as far as windows.

Joe asked if there were any more questions, none were asked. Joe asked if the commission would like to enter a motion.

First motion – Julie Workman moved to approve the plans to build the new K-8 building at 97 South R Street as presented. Nancy Cleaves seconded the motion.

Additional discussion – Joe Curtis mentioned the windows and if the motion should include further discussion of the window design in the motion. Nichole Ting DAG said Nancy Cleaves would have to take back her second of the motion for the window language to be added to the motion.

Mercedes de la Garza said she only wanted the architect to consider the window placement to see if they could be arranged to look more like the old stamp mill.

Julie workman said she didn't agree and that she thought the plans were acceptable as presented. She did not think the board needed to be involved in further discussion concerning the window placement.

Second motion – Julie Workman moved to approve the plans to build the new K-8 building at 97 South R Street as presented. Nancy Cleaves seconded the motion.

Vote – A vote was taken and the motion passed unanimously.

AGENDA ITEM 10, PUBLIC COMMENT: (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized):

AGENDA ITEM 11, ADJOURNMENT (FOR POSSIBLE ACTION):

Nancy Cleaves moved to adjourn the meeting. Tammy Hendrix seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 5:55 PM.