



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, January 14, 2025

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

Clay Mitchell – present

Nancy Cleaves – present

Julie Workman – present

David Bates – present

Calvin Dillon – present

Tammy Hendrix – present

Nicole Ting – present

Joe Curtis – present

Shelley Smith – present

Mercedes de la Garza – absent

AGENDA ITEM 3, APPROVAL OF January 14th, 2025 AGENDA (FOR POSSIBLE ACTION):

Nancy Cleaves moved to approve the January 14th, 2025 agenda as written. Julie Workman seconded the motion. A vote was taken and the January 14th, 2025 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* – None

b. *Staff Report* – Staff welcomed SHPO Comstock Preservation and History Officer Shelley Smith and Administrative Assistant I Matthew Jones. Mike Sprinkle states there were no new approvals between December 3rd, 2024 meeting and January 14th, 2025.

c. *Commissioner Comments* – None

d. Correspondence (FOR POSSIBLE ACTION) – None

AGENDA ITEM 6, APPROVAL OF MINUTES FROM THE December 3rd, 2024 MEETING (FOR POSSIBLE ACTION):

Joe Curtis moved to approve the December 3rd, 2024 minutes. Clay Mitchell approved, Nancy Cleaves seconded the motion. A vote was taken and the motion passed.

AGENDA ITEM 7, Alteration, Addition, and/or Repairs to a Historic Building (FOR POSSIBLE ACTION):

1721 Main Street, Gold Hill. Single Family Residential constructed in 1868

The project consists of replacing broken and other windows in need of repair. They will be replacing the wooden jamb extensions and casings to repair the historical integrity of the house and windows. They will match the patterns, colors and install a fibrex material which is wooden/carbon polymer composite that lasts longer than vinyl. The old frames will be completely removed and the new double hung with matching grill patterns will be installed on the east side of the house in the master. They will be replacing the casements and large picture window with double hangs and replacing the large picture window with a new one.

No comments from Shelley Smith. Calvin Dillon states that the repairs are warranted. Clay Mitchell has acknowledged and thanked Judie's committal to preserving the house on the property. No further questions asked.

First Motion - Joe entertains a motion to approve the replacement.

Calvin Dillon makes a motion to have repairs done appropriately as stated on the application.

Second Motion - Joseph moved to have repairs done appropriately as stated on the application. Nancy Cleaves seconded the motion. No further discussion.

Vote – A vote was taken and this item was passed unanimously.

AGENDA ITEM 8, Alteration, Addition, and/or Repairs to a Non-Historic Building (FOR POSSIBLE ACTION):

100 North E Street, Virginia City. Silverland Inn constructed 2004

The project consists of replacing seven windows in the Bistro are due to Dry-Rot damage. The new windows will be the same size as the existing windows. They have been approved from the building inspection office to install fixed clear glazing to the guests can enjoy the stunning view from the Bistro. The new windows will be a similar product as the existing windows and will meet and exceed the construction standards. They would like the clear glazing to enjoy the picturesque 100 mile view like the Bonanza and Bucket of blood currently have installed.

Carol Maley does not have a presentation, but Travis Bakker describes the existing aluminum frames and states the new frames will stay the same color as they currently are, but will be single pane, and otherwise, everything will continue to be the same.

Shelley Smith describes the locations of the windows and states that she has no recommendations or further comments. David points out that the agenda states that there will be 7 windows replaced, and it is confirmed by Carol Maley and Travis Bakker that 8 windows will be replaced, not 7.

Joe points out that the furthest distance that can be seen from the Silverland Hotel, towards the mountains on the other side of Fallon, is 91 miles, not 100, as is stated on Silverland Hotel promotional material.

First Motion: Joe entertains a motion to authorize the alterations to the windows at the Silverland Hotel.

Clay Mitchell moves to approve the application as stipulated by the applicant. David Bates seconds the motion.

Vote – A vote was held and was passed unanimously.

AGENDA ITEM 9, NRS 384.170 (FOR POSSIBLE ACTION):

Discussion regarding the Commission receiving gifts, donations, devises or bequests pursuant to NRS 384.170 and the Commission’s desired way of handling and expending these funds. (State Budget account 5030) Currently and AV system for the meeting room and a snowblower are needed for the building at 20 North E Street, Virginia City.

Nicole states the commission is allowed to receive gifts and donations in the form of real and personal property in the spirit of historical preservation, and the commission oversees the account.

Mike Sprinkle states that there is currently over \$25,000 in SHPO’s donations account and wishes to use it for education, exhibits for the museum, and tools for maintenance. Mike offers either monthly or quarterly reports, and spending limits. Shelley Smith states her support for the request.

Clay Mitchell brought up the importance of regulating the donations and the importance of putting it towards the preservation, restoration and presentation of local history, and Julie states that the Comstock History Center is its own entity and SHPO is using it as a means of support and suggests using the donated funds as described by Mike.

Clay also mentions that the funds seem more flexible. Mike describes a typical example of a purchase for the museum (the frames currently being used, which cost around \$300-\$400). Renting the meeting room during business hours is also a possible public use of the museum. Clay asks about property donations, and Nicole states that any donations would have to be within a reasonable price, such as market value.

Clay Mitchell moves to make a motion to delegate, under its authority, the statute NRS 384.170 to administer the funds that have been donated to the museum as to be used as its staff sees fit under a cap of \$1000, the expenditures of which will be described during Staff Reports in future Commission meetings. Tammy seconds the motion.

A vote is taken, and the motion passes unanimously.

AGENDA ITEM 10, PUBLIC COMMENT: (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): Sara Sturtz, Grants Manager for Storey County, stated that the Storey County Board of County Commissioners will be discussing the contents of SB78 the following Tuesday on January 21st, 2025 at 10:00 AM. Clay Mitchell states that if participation is desired, persons are encouraged to go to the designated meeting location for this legislative session.

AGENDA ITEM 11, ADJOURNMENT (FOR POSSIBLE ACTION): Joe entertains a motion to adjourn, and another member of the commission seconded the motion. A vote was taken and the motion passed unanimously.

Meeting adjourned at 6:07 PM.