

Agenda Item #8

STATE OF NEVADA  
COMSTOCK HISTORIC DISTRICT COMMISSION  
P.O. BOX 128  
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS  
APPLICATION

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for the work proposed below.

Building Address and/or APN: 580 E Mill ST

Located In:

- Virginia City
- Gold Hill
- Silver City
- Dayton

Building Description (e.g., name of building, type of building): New Residence w/ Attached Garage

Building's Date of Construction: 03/01/25

Type of Project:

- New Construction - House or Other Large Building
- New Construction - Shed, Garage, Retaining Wall, Shade Structure, Etc.
- New or Altered Sign
- Alteration, Addition, and/or Repairs to a Historic Building (built in 1942 or earlier)
- Alteration, Addition, and/or Repairs to a Non-Historic Building (built in 1943 or later)
- Moving an Existing Building
- Demolishing an Existing Building

Building Owner or Designated Representative:

Name - Bruce Lincoln  
Mailing Address - 221 Snow Ln Dayton NV 89403  
Email address - thebruce8541@gmail.com  
Phone number - 775-881-8950

Signature - \_\_\_\_\_

Date of Request: 01/15/25

- - PROPOSED SCOPE OF WORK ON NEXT PAGE - -

Please submit request form and supplementary materials to the Comstock Historic District Commission Office, 20 N. E Street / P.O. Box 128, Virginia City, NV 89440 or email the materials to shpo-info@shpo.nv.gov .

## PROPOSED SCOPE OF WORK

### Supplementary Information:

Please indicate which of the following you have submitted-

- Written description of proposed work (dimensions, materials, products, methods, colors, locations, etc.) -*Required*
- Photographs of existing conditions
- Sketches, plans, or architectural drawings depicting the proposed work
- Site plan sketch or aerial photograph indicating project location
- Specs of materials to be used (manufacturer's cut sheets, website screenshots, etc.)
- Historic photographs depicting past condition or design
- Paint color samples
- Material samples
- Materially Affected Property Owner List (see CHDC website to download)
- Other

### Description of Proposed Work:

*(Use as many pages as needed)*

#### WINDOWS

Anderson 100 Series Fibrex construction

Change is No Divided Light

<https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/100-series-single-hung-window/>

Reason: Cost

SIDING AND TRIM Material change Looks the same

LP Lap Siding

<https://lpcorp.com/products/siding-trim/products/lap-siding>

LP Trim

<https://lpcorp.com/products/siding-trim/products/trim-fascia>

LP Shake Shingle

<https://lpcorp.com/products/siding-trim/products/shakes>

Reason: Durability for climate

GARAGE DOOR brand change minor look change

<https://www.clopaydoor.com/coachman>

Reason: Better Material and Construction

PAINT COLORS for approval

Trim Sherwin Williams Tricorn Black SW 6258

Benjamin Moore Hunter Green 0041 2041-10

STATE OF NEVADA  
COMSTOCK HISTORIC DISTRICT COMMISSION  
P.O. BOX 128  
VIRGINIA CITY, NEVADA 89440

CERTIFICATE OF APPROPRIATENESS

This Certificate verifies that pursuant to Nevada Revised Statutes Section 384.110,

Bruce and Brandie Lincoln, owner

has made application to the Comstock Historic District Commission for a Certificate of Appropriateness for work to be conducted on the building, structure, or parcel located at:

580 E. Mill Street, Virginia City (new residence)

*property address/description*

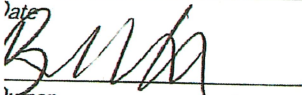
This application has been reviewed by the Comstock Historic District Commission in accordance with Chapter 384 of the Nevada Revised Statutes. The proposed project as described in the application on file with the Commission's office, as amended at the public meeting before the Commission if applicable, has been deemed appropriate to the preservation of the Comstock Historic District. The work specified below or in detail in Exhibit A attached here to and made part hereof, may now be commenced. This certificate shall not be effective without said description or attachment.

This certificate will be in force and effect until:

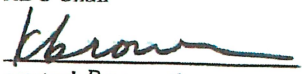
October 31, 2025 unless there is a violation thereof.

This approval applies to aesthetics only and has not been evaluated for compliance with ADA standards or any federal, state or local building regulations. The observation of work not in keeping with this certificate shall constitute due cause for the issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive. This certificate is not valid or effective until signed by the owner of the property in question or their representative and the Chair of the CHDC or their duly appointed representative.

June 5, 2024

*Date*  
  
*Owner*

OR

*CHDC Chair*  
  
*Comstock Preservation  
History Officer  
(Chair's appointed representative)*

DESCRIPTION OF WORK:

New two-story residence as depicted in drawings dated January 15, 2024. House to face south toward Mill Street. Hip roof, wraparound porch, and a gabled garage volume set back behind main hipped volume. Garage doors facing west.

Siding: Hardie Plank Lap Siding  
Gable Ends: Hardie Staggered Edge Shingle  
Garage Doors: Overhead Door Carriage House Style  
Roof: CertainTeed Landmark Pro in Max Def Moire Black  
Windows: Andersen Double Hung with Permanent Simulated Divided Light

NOTE: Paint colors not yet approved. To be determined in consultation with CHDC Staff with a future COA issued.



# SITE PLAN

SCALE: 1/8"=1'-0"

NO.	REVISION	DATE

PROJECT INFORMATION  
**Proposed Lincoln Residence**  
 580 E. Mill Street - Virginia City, Nevada  
 APN: 001-312-15

OWNER/OWNER  
**Brace Lincoln**  
 580 E. Mill Street - Virginia City, Nevada  
 760.827.1000

DATE: January 25, 2011  
 SHEET: **A1**

- SITE PLAN NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VIRGINIA CITY, NEVADA MUNICIPAL CODE.
  2. CONSTRUCTION SHALL VERIFY ALL UTILITIES ARE CORRECTLY LOCATED AND DEPTHS ARE CORRECT.
  3. EROSION CONTROL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF VIRGINIA CITY, NEVADA MUNICIPAL CODE.
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**NOTICE TO CONTRACTOR**

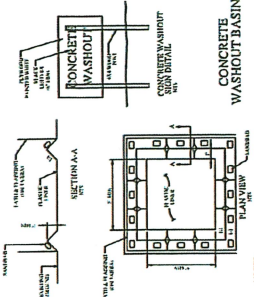
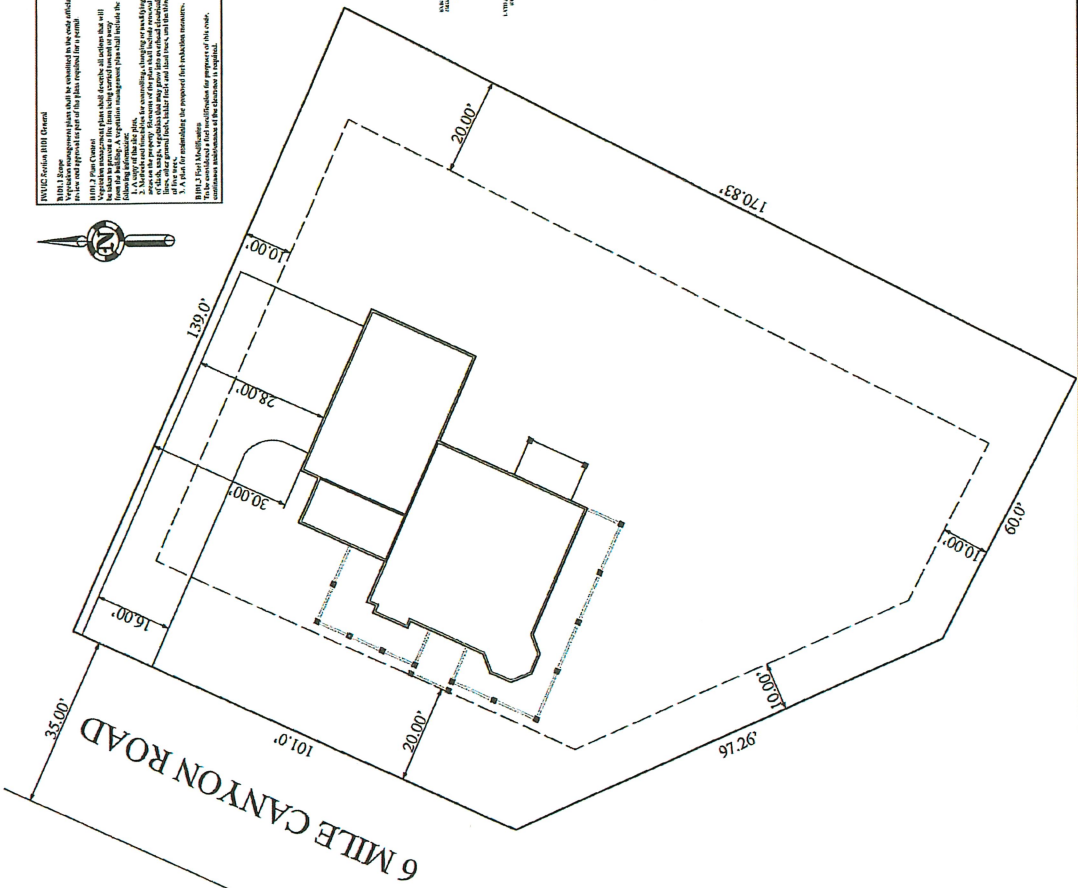
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF VIRGINIA CITY, NEVADA.

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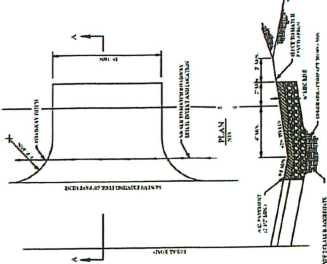
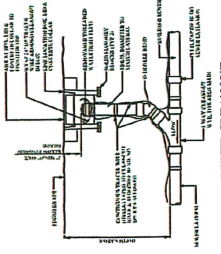
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**A.C. DRIVWAY, BRON RURAL ROADS**

DATE: January 25, 2011







## SIDING

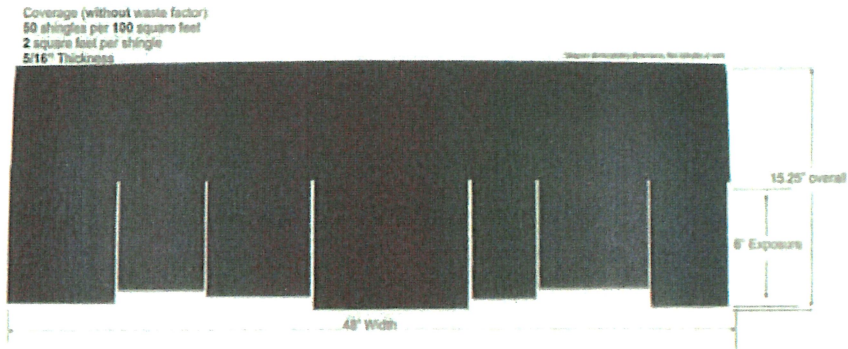
<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/custom-colonial-smooth/primed-for-paint/>

Will be using JamesHardie Siding and trim for all exterior siding, trim and Gable. It exceeds all fire regulations.

<https://www.jameshardie.com/product-catalog/exterior-siding-products/hardie-plank-lap-siding/custom-colonial-smooth/primed-for-paint/>

Siding will be Hardie Plank Smooth siding pg 19 in the Hardie Brochure

Gables will be Hardie Staggered edge shingle pg 21 in the Hardie Brochure



Trim will be Hardie Trim Smooth pg 25

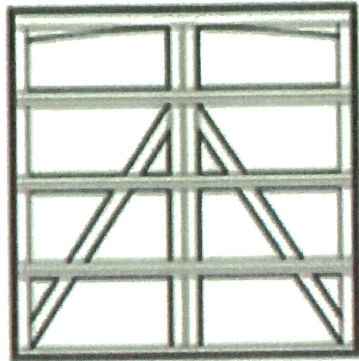
Textured is available



## GARAGE DOORS

<https://www.overheaddoor.com/residential/details/carriage-house-garage-doors>

Carriage House Arched Windows A shape 8 foot door. Paint to Match House



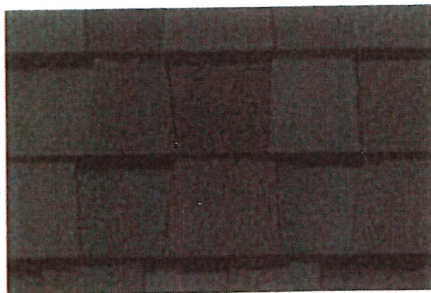
A Shaped Overlays A

## ROOFING

<https://www.certainteed.com/products/residential-roofing-products/landmark-pro>

Certainteed Landmark pro in Max Def Moire Black

<https://certainteed.widen.net/content/ffyaqqyujh/pdf/landmarkpro-sw-brochure-20-20-3292-00-00-186-US-EN-2201.pdf?u=nwk4fd>



Max Def Moiré Black

**From:** [Bruce Lincoln](#)  
**To:** [Kristen Brown](#)  
**Subject:** 580 E. Mill  
**Date:** Monday, March 25, 2024 11:02:06 AM  
**Attachments:** [Siding1.png](#)

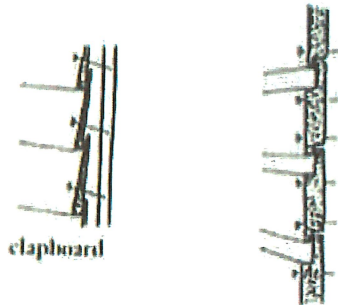
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**WARNING** - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

- The type/material of siding proposed,  
Channel Shiplap for siding and Course Patterned Board for accent as seen in the plans

**CLAPBOARD/CHANNEL SHIPLAP**

HORIZONTAL BOARDS TAPER-SAWN FOR OVERLAP, GENERALLY 1" X 6" OR 1" X 8"



- The type and color of roofing materials,  
Composite Black or Black Metal
- The type, materials, and color of windows, doors, and garage doors,  
Windows will be 4 over 4 and color matched frames to the trim color. Doors will be Walnut wood doors with color matched trim frame.



#### PIG-COLLAGE

- Info regarding whether the existing stone retaining walls will remain.  
*We will be keeping the existing retaining walls at this time.*
- Info about sitework that will occur, such as grading, driveway location, and new retaining walls.  
*The Driveway will be asphalt and as shown in the Plans. Retaining wall will remain unless something is found wrong with the structure. Grading will be done to code to make the property flat but allow drainage to the street*
- Whether there will be any separate structures such as sheds, and  
*No other structures at this time. A glass green house is a possibility in the future but will not be seen from the street*
- Paint colors, if chosen before March 20<sup>th</sup>.  
*Essex Green as the main paint*  
*Tricorn Black as the trim color*

This what we have so far the most likely paint colors are in the door Picture. Only one Address touches the property 530 E. Mill St  
how is this for progress?

--  
Bruce Lincoln  
GreyStroke llc  
[thebruce8541@gmail.com](mailto:thebruce8541@gmail.com)



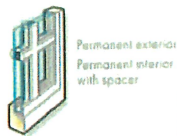
**WINDOWS**

<https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/400-series-woodwright-double-hung-window/#tech-specs>

**Anderson Series 400 Double hung with Permanent Simulated divided light grill**

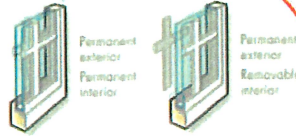
**GRILLE OPTIONS**

Grille patterns are available in widths and configurations to fit any architectural style or the taste of any customer. We can match virtually any existing grille pattern, and we'll even work with you and your customers to create custom patterns.



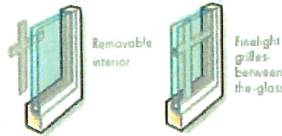
**FULL DIVIDED LIGHT**

Permanently applied to the interior and exterior of the window, with a spacer between the glass.



**SIMULATED DIVIDED LIGHT**

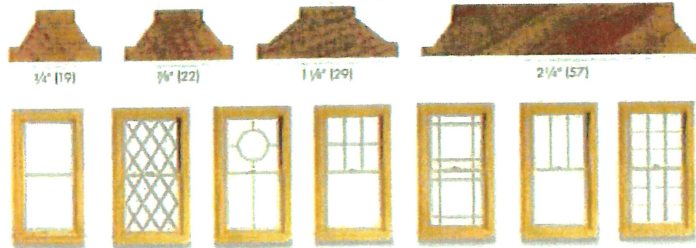
Permanent grilles on the exterior and interior, with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.



**CONVENIENT CLEANING OPTIONS**

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes, and feature a contoured profile in 1" (25) and 3/4" (19) widths.

**Grille Bar Widths & Patterns**



Actual width shown. Our 2 1/4" (57) width grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

To see all of the standard patterns available for a specific window or door, refer to the detailed product sections in this product guide.

\*3/4" (22), 1 1/4" (29) and 2 1/4" (57) are not available in Finelight grilles-between-the-glass. Dimensions in parentheses are in millimeters.



NO.	REVISION/DESCRIPTION	DATE

PROJECT: 1875758-00  
 580 E. Mill Street - Virginia City, Nevada  
 APR: 001-312-15

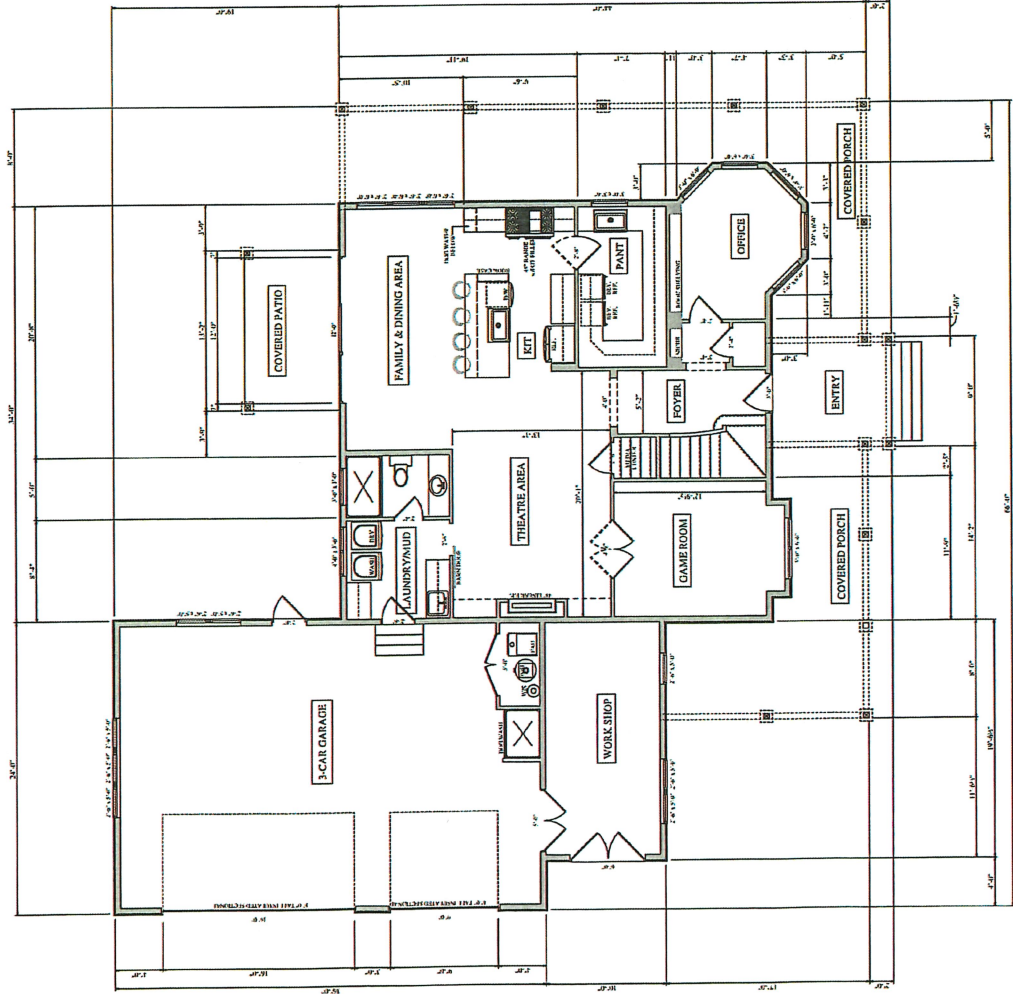
**LOWER LEVEL PLAN**  
 Project Name  
 Design Name  
 Date

OWNER: [Blank]  
 DESIGNER: [Blank]

SCALE: [Blank]  
 DATE: [Blank]

SHEET  
**A2**

**LOWER LEVEL FLOOR PLAN**  
 TOTAL LIVING AREA: 2588 SQUARE FEET  
 TOTAL LIVING AREA: 2588 SQUARE FEET  
 1294 SQUARE FEET of LIVING AREA  
 1294 SQUARE FEET of COVERED PORCH AREA  
 106.5 SQUARE FEET of SHOP AREA  
 856 SQUARE FEET of GARAGE AREA  
 782 SQUARE FEET of LIVING AREA, THIRD LEVEL  
 1294 SQUARE FEET of COVERED PORCH AREA





Agenda Item 8 Supplemental Material: 580 East Mill Street, Virginia City



