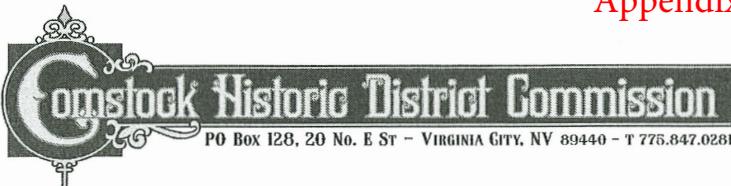


## Appendix B



STATE OF NEVADA

COMSTOCK HISTORIC DISTRICT COMMISSION

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to Nevada Revised Statutes Section 384.160, application is hereby made to the Comstock Historic District Commission for the issuance of a Certificate of Appropriateness for proposed work as described below and on plans, drawings, or photographs accompanying this application for:

Property Owner Richard Wagner Date 1-10-2026 APN/ 004-331-25  
Parcel Number 004-331-32

Project Address 2 High Street City Silver Phone 916-204-5001  
WAGNER 1608

Mailing address if different 5333 Silver Strand Way Sacramento CA 95841 Email clawerst.NET

Date original construction \_\_\_\_\_ Estimated Project Completion Date \_\_\_\_\_

If Unknown  50+ yrs. old  less than 50 yrs.  new build

Designated Agent/Contractor John Tackwood if applicable  
Company Five Ridge Builders Phone 916-891-4431  
Five Ridge Builders  
Email FiveRidge-Builders@gmail.com

By making application, the Owner and/or Applicant hereby authorize the Commission and its agents to conduct site visits, at reasonable times, to assist in review of the application. The Commission may require additional revised or supplemental information, as necessary, during its review of an application. Except as noted, all applications are subject to public notice and hearing requirements, providing neighboring property owners and other interested parties the opportunity for comment. Attendance of the applicant or their agent/representative at a hearing is highly encouraged; failure to appear may result in denial or a continuance. Please attach any relevant photos, material samples, specs, and drawings when submitting to expedite processing.

Owner or Designated Owner Representative Signature Richard P. Wagner

If approved and unless otherwise noted, the Certificate of Appropriateness expires one year from the stamped approval date or upon the expiration of a Building Permit, whichever date shall be later. A one year extension may be requested in writing to the CHDC Office at P.O. Box 128, Virginia City, Nevada 89440. This request must be received prior to the date of expiration. All applications are subject to meeting any applicable building code requirements.

Check all categories that apply:

Property Type	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Storefront	<input type="checkbox"/> Public	<input type="checkbox"/> Accessory	<input type="checkbox"/> Other _____
Construction Type	<input checked="" type="checkbox"/> New Build	<input type="checkbox"/> Addition	<input type="checkbox"/> Rehabilitation/Preservation	<input type="checkbox"/> Restoration/Reconstruction	<input type="checkbox"/> Prefab	
Project Type	<input type="checkbox"/> Structural/Roof	<input type="checkbox"/> Openings/Garage	<input type="checkbox"/> Siding/Finishes	<input type="checkbox"/> Energy/Solar	<input type="checkbox"/> Other	
Site Work	<input type="checkbox"/> Fence / Wall	<input type="checkbox"/> Artwork/Mural	<input type="checkbox"/> Parking/Drive	<input type="checkbox"/> Lighting	<input type="checkbox"/> Other	
Signs	<input type="checkbox"/> New Sign	<input type="checkbox"/> Replace	<input type="checkbox"/> Repair	<input type="checkbox"/> Update/Paint	<input type="checkbox"/> Other	

Description of Proposed Work \_\_\_\_\_

-- For Commission Use Only --			
This Certificate is hereby or Conditionally Approved: _____		Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Issued _____ Folio ID _____

SHPO Resource #:  
Other Resource #:

Rev. 2017



NEBRASKA  
STATE HISTORIC  
PRESERVATION OFFICE

### Architectural Resource Assessment (ARA) Form

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:
Survey Date	Recorded By	Agency Report #

#### 1. Property Type

Building <input checked="" type="checkbox"/>	Structure <input type="checkbox"/>	Object <input type="checkbox"/>	Landscape (non-archaeological site) <input type="checkbox"/>
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#### 2. Property Overview and Location

Street Address	2 HIGH STREET				
City, Zip	SILVER SPRINGS				
County	STELLAR				
Assessor's Parcel #	004-337-22 + 25	Subdivision Name	WAGNER		
UTM Location (NAD 83, UTM Zone 11 North)	Easting:	Northing:			
USGS Info	Township:	Range:	Section:		
Ownership	Private <input checked="" type="checkbox"/>	Public-Local <input type="checkbox"/>	Public-State <input type="checkbox"/>	Public-Federal <input type="checkbox"/>	Multiple <input type="checkbox"/>
Should the property's location be kept confidential?			Yes <input type="checkbox"/>	No <input type="checkbox"/>	

#### 3. Architectural Information

(Insert primary photograph below.)

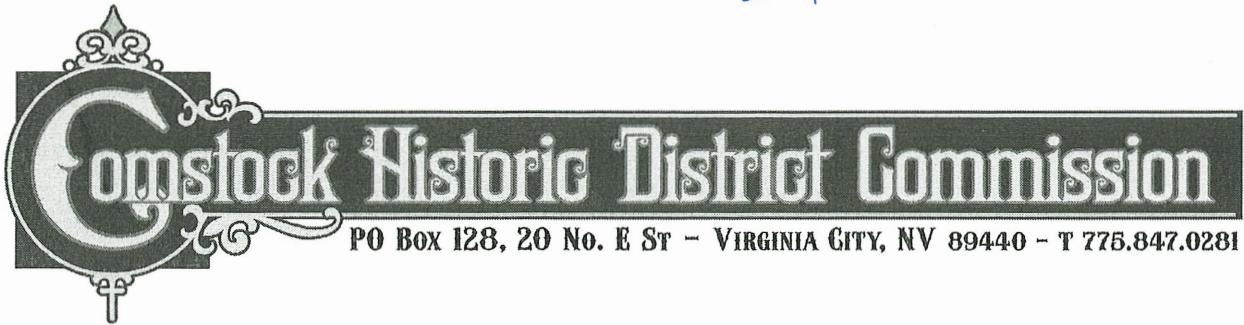
Construction Date			
Architectural Style	DOVE TAIL LOG CABIN		
Architectural Type			
Roof Form	STANDARD SLOPES		
Roof Materials	METAL		
Exterior Wall Materials	STAINLESS CONCRETE		
Foundation Materials	CONCRETE		
Window Materials	VINYL		
Window Type	DECO PANE		
Accessory Resources?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
Number?:			
Condition of Resource(s)?			
Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input type="checkbox"/>	
Explanation:			

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

Is the property listed in the National Register?		Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, provide:	Date Listed: NRIS #:
Contributing to a listed historic district?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If yes, provide:	Name: Date listed:	NRIS #:
If no, is there a potential district?	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If so, is the potential district eligible for the NRHP?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If so, is this resource contributing?				Yes <input type="checkbox"/>	No <input type="checkbox"/>
District Name:				SHPO #:	

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

916 ~~50~~ 204-5001



## ADDITIONAL INFORMATION NEEDED TO ACCOMPANY THE APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Recommend applicant review the Guidelines book provided.

1. Photos of the property from two opposing corners of the property.

*Need* 2. Plot plan showing the property location relative to surrounding properties

*Need* 3. Names of adjacent property owners or letters of support for the project from those adjacent neighbors.

4. Description of the materials to be used (wood type or siding type) i.e. pine, cedar, concrete siding, etc. Colors of paint or stain to be used on bare wood

*N/A* 5. Fencing: height, wood type, dog ear, picket, etc.

6. No chain link or split rail permitted

7. Roofing materials, if applicable (asphalt, tile, etc. Shakes not permitted) Standing seam metal

8. Window types....3.0 x 5.0, double hung for new construction or replacement; No large panel bay windows permitted. Could put 2 or more side by side to get the large light source appearance.

9. Siding type.....lap, horizontal; vertical board and bat; concrete siding, etc. - Log.

*Need* 10. Garage doors: materials (wood/metal/overhead/carriage door style, etc)

11. Solar: Not generally approved; if panels not visible to the public or the panels are the ones that look like shingles, can often be approved considering visual factors.

12. Porches and exterior stairs not generally a problem but require review

① Only visible from 1 neighbor -

need his approval in writing - email OK -  
Name & mailing address

② Garage door - painted to match color of house (wood color)  
is it roll up or carriage doors?

RICHARD WAGNER  
#2 HIGH St., Silver City



RICHARD WAGNER  
#2 HIGH ST, Silver City



04-33

Sections 1, 2, 11, & A Portion of Sections 12, 13, & 14 T16N, R20E

Sections 5, 6, & A Portion of Sections 3, 4, 7, 8, 8, 9, T16N, R21E

