



State of Nevada
Department of Conservation and Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Rebecca Palmer, *Administrator*
Joseph Curtis, *Chair*

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Monday, April 10, 2023

PLACE: Comstock History Center, Meeting Room, 20 North "E" Street, Virginia City, Nevada

WORKSHOP MEETING: 5:30 PM

Candace Wheeler and Cal Dillon with the Comstock Cemetery Foundation presented ideas for a future bathroom building and future wash station to be located behind the cemetery visitor center. The Foundation invited the Commission to help brainstorm design and placement ideas. Several ideas were discussed and the Foundation will return to their architect and begin developing plans.

REGULAR MEETING TIME: 6:00 PM

CALL TO ORDER: 6:00 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL:

Calvin Dillon – present
Mercedes de la Garza – present
Clay Mitchell – present
John Cassanelli – present
Joe Curtis – present
Tammy Hendrix – present
Julie Workman – present
Nancy Cleaves – present
(Deputy Attorney General Anthony Walsh also present)

PUBLIC COMMENT (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): One public comment was received via email on April 10, 2023 from Virginia City resident Roberta Webster and is attached to these minutes. No Commissioner comments regarding the public comment.

ADMINISTRATIVE ITEMS

Staff Introduction – Kristen Brown introduced herself as the new Comstock Preservation and History Officer for the CHDC.

Commissioner Introductions – Each Commissioner introduced themselves and identified which seat they hold.

Chair's Report – The County and Chair received information regarding a proposed subdivision in Virginia City that would include approximately 20 single family homes. The County is working with the project proponent to determine infrastructure needs. At this time the project is not official and the CHDC has not received a Certificate of Appropriateness (COA) application. At this time the CHDC should simply be aware that it may occur in the future. The design guidelines for new construction would apply. In addition, the Chair has assisted with two COA applications that have just been submitted – one for the NDOT maintenance yard and one for a collapsed shed on Summit Street.

Staff Report – None

Commissioner Comments – None

Correspondence – None

Election of Officers – Election of the Chair and Vice Chair positions occurred.

- Calvin Dillion moved to nominate Clay Mitchell as Vice Chair, and Mercedes de la Garza seconded the motion. A vote was taken and it was unanimous to elect Clay Mitchell as Vice Chair.
- Nancy Graves moved to nominate Joe Curtis as Chair, and Julie Workman seconded the motion. A vote was taken and it was unanimous to elect Joe Curtis as Chair.

APPROVAL OF APRIL 10, 2023 AGENDA:

John Cassanelli moved to approve the April 10, 2023 agenda, and Nancy Graves seconded the motion. A vote was taken and the April 10, 2023 agenda was unanimously approved.

APPROVAL OF MINUTES FROM MARCH 13, 2023 MEETING:

Mercedes de la Garza moved to approve the March 13, 2023 meeting minutes as written, and John Cassanelli seconded the motion. A vote was taken and the March 13, 2023 meeting minutes were unanimously approved. Julie Workman recused herself from voting.

DEMOLITION APPLICATION FOR 504 S. F STREET, VIRGINIA CITY, AGENDA ITEM 7:

Lavina Pancho is the owner and Candace Wheeler was present as her designated representative. Owner requests demo because she thinks the lot would be worth more to sell without the house present and they do not have money to rehabilitate the house. Candace contacted two contractors who both said they would buy the lot and fix the house. Joe Curtis indicated that the current condition of the house appears to be the same as the last few years. Discussion among Commissioners regarding the house's repairable condition and the validity of the financial argument. Mercedes de la Garza moved to deny the demolition application and Calvin Dillon seconded the motion. A vote was taken and the motion to deny the demolition was unanimously approved.

NEW CONSTRUCTION FOR WORKSHOP/GARAGE AT 416 S. B STREET, VIRGINIA CITY, AGENDA ITEM 8:

Pat Findley is the owner and Jim Collins of Collins Construction was present as his designated representative. Owner requests a two-story garage facing B Street, set back from the street. Discussion among the Commissioners regarding the proposed design and how it could better fit in with the other buildings in the block. Clay Mitchell moved to approve the new building with the condition that the

owner works with CHDC staff to incorporate design elements that reflect the surrounding properties, and works with staff to select colors and other appropriate details. Mercedes de la Garza seconded the motion. A vote was taken and the motion passed unanimously.

BUILDING ALTERATION/FOUNDATION STABILITATION AT ST. PAUL THE PROSPECTOR, 87 S. F STREET, VIRGINIA CITY:

The building is owned by the Western Missionary Museum Corporation, a non-profit arm of the Episcopal Diocese. Mercedes de la Garza was present as their project architect and designated representative, and Paul Kvam was present representing the vestry. Owner requests approval for the foundation stabilization and related retaining walls. CHDC staff noted that that the COA application does not include approval of the entire drawing set. Deputy AG Walsh specified that the Commission is only able to vote on the foundation work at this time and that the entire drawing set can be placed on the next agenda. Paul Kvam indicated that the stabilization will help keep racoons out of the basement and church. John Cassanelli moved to approve the west wall foundation stabilization work as submitted, and Julie Workman seconded the motion. Commissioner Mercedes de la Garza recused herself from voting on this item based on financial interests related to this project. A vote was taken and the motion passed unanimously.

NEW CONSTRUCTION FOR GARAGE AT 934 S. D STREET, VIRGINIA CITY:

Savannah Evans is the owner and was present. Owner requests a freestanding garage with board and batten siding and roof pitch to match the house, and with garage doors facing away from the street. Commissioner discussion regarding the proposed design. Mercedes de la Garza moved to approve the design with the condition that the horizontal sliding windows are changed to 6/6 double hung. John Cassanelli seconded the motion. A vote was taken and the motion passed unanimously.

STOP WORK ORDER FOR NV ENERGY STREETLIGHTS, VARIOUS LOCATIONS, VIRGINIA CITY AND GOLD HILL:

NV Energy installed inappropriate light fixtures without consultation and the item was on previous meeting agendas so discuss a potential stop work order. CHDC staff indicated that NV Energy sent a spec sheet for the LED lights for inclusion in the Commissioner packets. Deputy AG Walsh indicated that he contacted the legal counsel for NV Energy. Deputy AG Walsh offered an opinion that now that NV Energy is willing to submit information, the company can continue to work with CHDC staff. Clay Mitchell described several complaints by local residents related to the brightness and glare of the new lights – safety concerns while driving and quality of life concerns for adjacent properties. The new lights do meet the County’s Dark Skies rules. Discussion among Commissioners regarding the brightness of the lights, their appropriateness in the historic district, and the company’s lack of compliance. The Commission asked staff to research streetlights in other historic districts in the U.S. to see what type of lights are used elsewhere. Member of the public Mike Workman spoke about the options for shielding the lights. Clay Mitchell noted that the safety issues are the County’s concern while the historical appropriateness is the concern of the CHDC. Staff noted that glaring lights can also alter the setting and feeling of the district and so a shielded light may be more appropriate as well as safer. Commissioners discussed writing a letter to NV Energy outlining the Commission’s concerns and requesting more information about light fixture type options and shielding or diffusing options. Mercedes de la Garza moved to defer this item to the May CHDC agenda pending additional information and to have staff and DAG Walsh draft a letter to NV Energy. Nancy Graves seconded the motion. A vote was taken and the motion passed unanimously.

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

ADJOURNMENT:

Mercedes de la Garza moved to adjourn the meeting, and Nancy Graves seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 7:52 PM.

Fwd: Comstock Historic District Commission. April 10,2023 meeting.

roberta webster <dachorsenevada@yahoo.com>

Mon 4/10/2023 3:32 PM

To: Kristen Brown <knbrown@shpo.nv.gov>

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

Hello Karen in follow up to our conversation this morning my husband and I are the owners of patented mining claim 135 US Agassiz which actually falls on cemetery property. For years since we taken over the property from our parents in 2007 this has been an issue. Storey county refuses to look a their own records. It was originally purchased from Storey County in 1961 by a Frank Lewis. My parents purchased it in 1967 from Frank Lewis and it was recorded in their name in 1977 when they paid for it complete. It was recorded in 1977 to my parents. All of this information is recorded in Storey County records. We need to be included in whatever decisions they are make that affect our property. I have files and files of documentation regarding this. Also BLM has surveyed the property and agrees that we own the property and minerals within the patent.

Sincerely,

Roberta Webster.

Sent from my iPhone

Begin forwarded message:

From: roberta webster <dachorsenevada@yahoo.com>**Date:** April 9, 2023 at 11:32:09 PM PDT**To:** knbrown@shpo.nv.gov**Subject: Comstock Historic District Commission. April 10,2023 meeting.**

Kristen, please send me the supporting documents for the April 10,2023 meeting.

Unfortunately I never receive these notices until a day before the meeting. It is impossible to attend in person with such short notice. I have an issue with a request for additional structures by the Comstock Cemetery Foundation and how this may interfere with our property. There has already been illegal transactions blocking our title.

Sincerely,

Roberta Webster

661 886 0162

Sent from my iPhone