

State of Nevada
Department of Conservation and Natural Resources
Joe Lombardo, *Governor*
Vinson Guthreau, *Director*
Arthur Krupicz, *Administrator*
Joseph Curtis, *Chair*

CHDC Meeting Date: August 4, 2026

Agenda Item # One

Address	B Street Public Right-Of-Way Between 65 North B St & Sutton St
Legal Description	001-084-09 Block 84 Lot(s) 6-7
Significance	Remnant of Retaining Wall – Masonic Hall c. 1876
Applicant:	Mike Northan – Storey County: Operations & Projects Coordinator
Owner:	Storey County
Proposed Scope of Work	Storey County seeks approval to stabilize and repair a stone wall using steel-reinforced, cast-in-place concrete retaining wall to preserve the visible stonework while ensuring safety concerns for both the roadway and adjacent properties below and to the sides. Two options are presented. Option 1: re-face the new wall with existing stones. Option 2: new wall with an interpretive row of rocks at the top. See below for further details. This item came before the Comstock Commission a year ago at the May 6, 2025 meeting.

B Street Wall Repair and Slope Stabilization

Narrative for Presentation to the Board

As the board may recall, I was here several months ago to propose a repair methodology for the rockery wall behind the Red Dog Saloon. The reason for the repair was damage to the rockery wall from a heavy downpour event in 2023 – which I can go into in further detail if the board wishes.

The damage displaced multiple stones from the wall as well as loose soil from behind the wall and dropped those onto the patio area of the Red Dog Saloon. The stability of the hillside was clearly compromised, which endangers the public area below the wall and also B Street and the utilities within B Street.

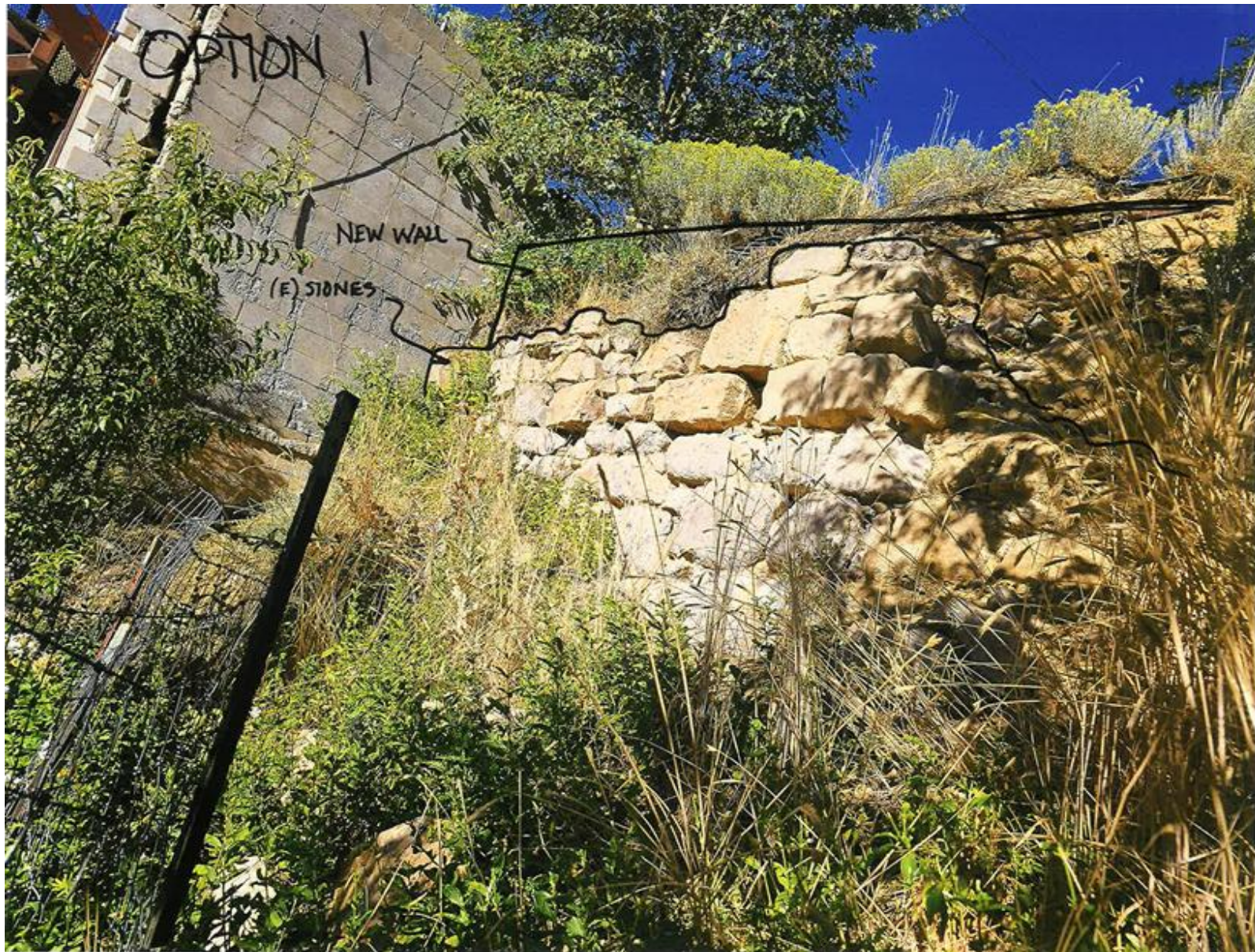
This site was included in the County's claim to FEMA regarding storm damage across the county. We had initially proposed a straightforward repair approach of encasing the existing rocks in concrete to stabilize the slope and protect the areas above and below the rockery wall. FEMA's Environmental and Historic Preservation personnel imposed some requirements on the project including provision of a historic report (which we provided to the board last time) and some limitations on the proposed methodology. Specifically that the stones should be preserved in-place and available for visual and tactile access. This plan was presented to the CHD board last time I was here. This resulted in an exotic design that drove costs significantly. When the county received bids for the construction of the project, only a single bid was received, and it was about 6 times higher than the FEMA estimate (which was based on the initial simple design).

The county has attempted to get FEMA to update their estimate with no success yet. This, coupled with the significantly long response times from FEMA, and their impending funding changes, led the county to withdraw this site from our claim and pursue the project as a county funded project.

Mr. Adam Wilson, our EM Director, has advised me that this winter is expected to be especially heavy which adds some urgency to this project that has now languished for about three years.

The County engaged Lumos and Associates Engineers to design a retaining wall that will guarantee the stability of the slope, protecting B Street and the private patio area below. This approach will require the removal of the stones. We provided two options for the disposition of the stones.

Option 1 – is to remove the stones and construct the CIP retaining wall and face the wall with the existing stones. This option preserves the face look of the wall but is only available to viewers on the Red Dog patio area. This also introduces some difficulties with restraining the stones against seismic forces.



Option 2 – we will use the stones at the top of the new retaining wall to illustrate the original location of the stone wall and what would have been the top of it (the building was wood framed from this point, upward). We will provide an interpretive sign to inform visitors of the significance of the site. We will also provide modern guardrail to prevent vehicle and pedestrian traffic from encroaching on the top of the wall.

OPTION 2

RE-USED
STONES

NEW WALL

INTERPRETIVE SIGN
GUARD RAIL

4x4

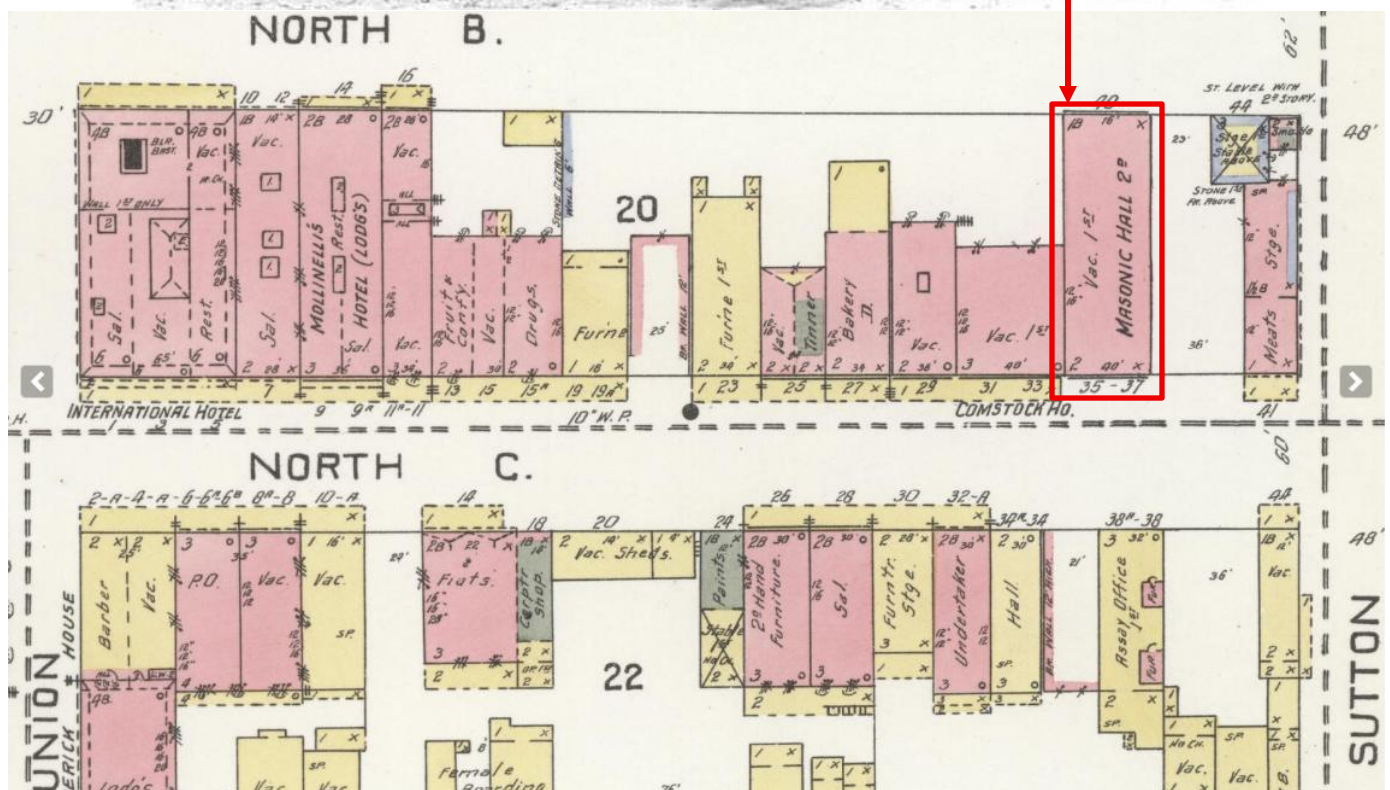


2023 Damage From Heavy Rain Event

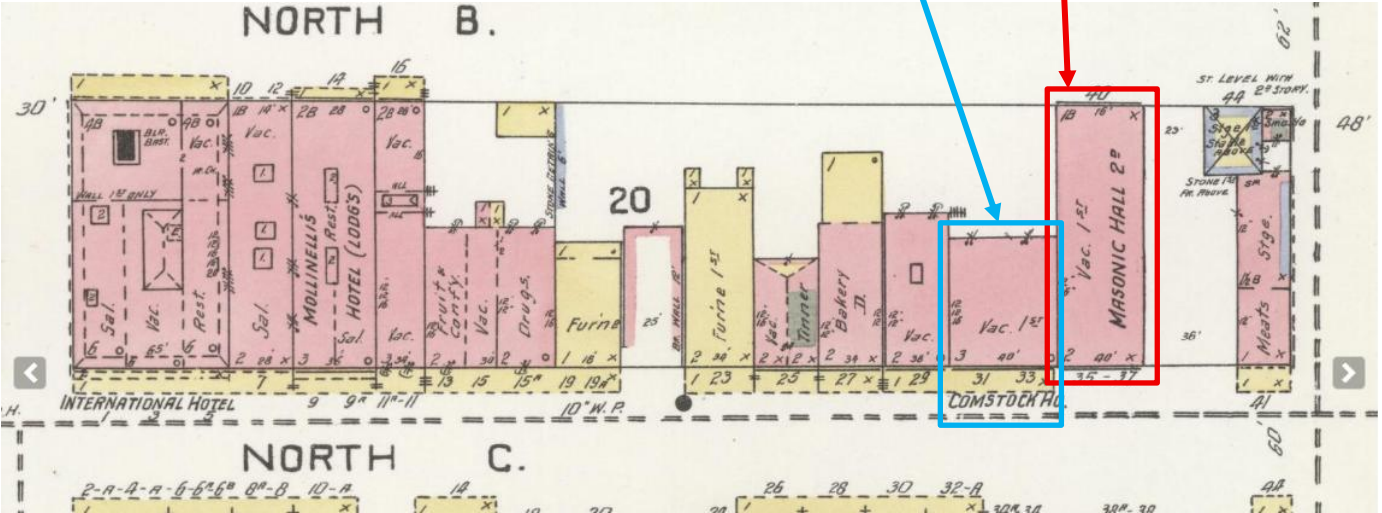


B Street Entrance To
Masonic Hall. Photo
Taken Prior To 1958
Demolition

Historic Photo(s)



1907 Sanborn



1907 Sanborn

Current Photos – Photos Taken By Staff (July 22, 2026)

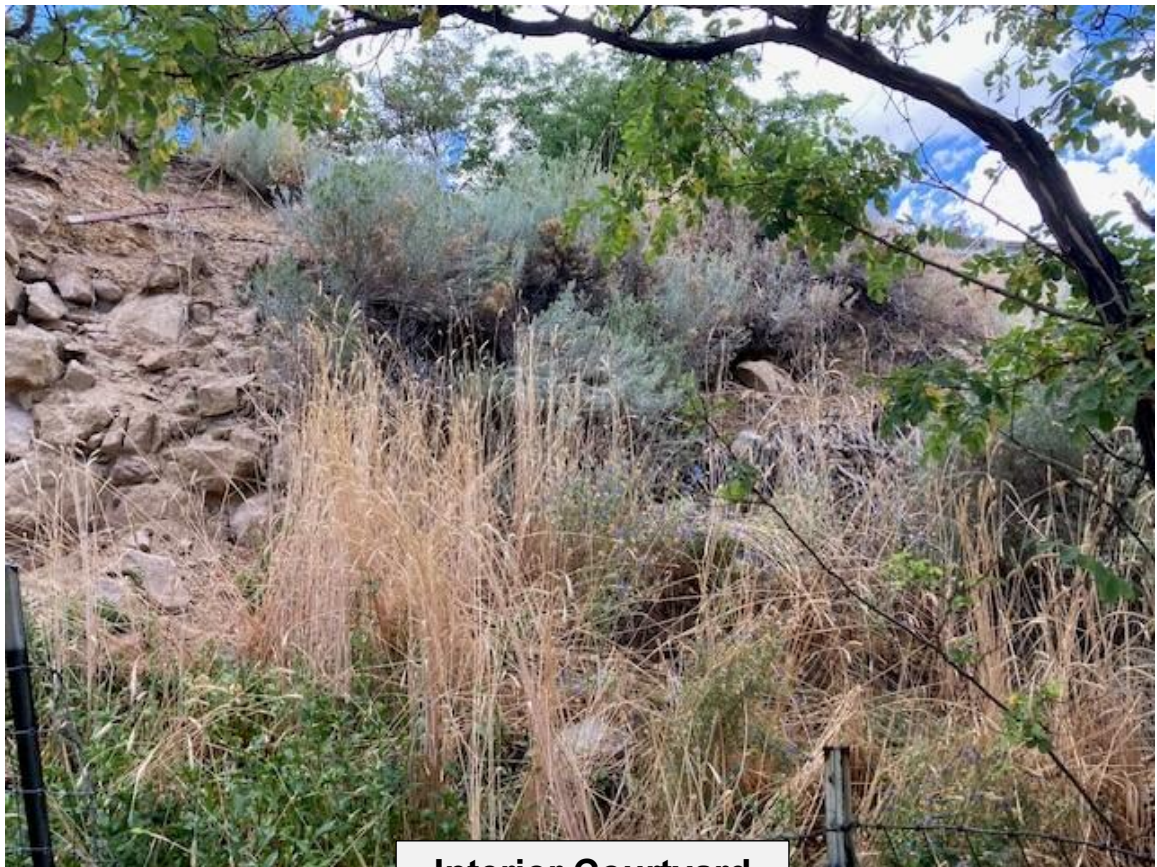
C St Streetscape



Current Photos – Photos Taken By Staff (July 22, 2026)

Interior Courtyard





Interior Courtyard



Current Photos – Photos Taken By Staff (July 22, 2026)

B Street Public R.O.W.





Current Photos – Photos Taken By Staff (July 22, 2026)

B Street Existing Guard Rails

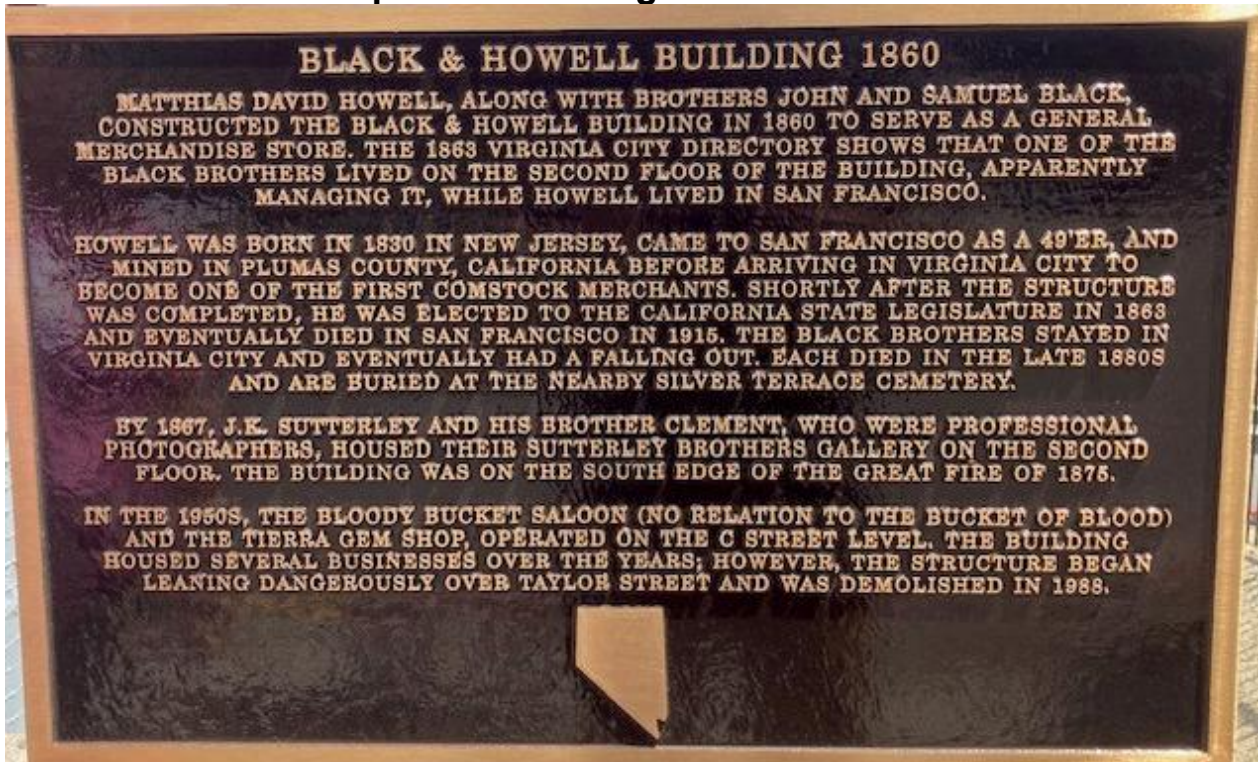


Current Photos – Photos Taken By Staff (July 22, 2026)

Sutton St Public R.O.W.



Examples of Existing Historical Markers



Examples of Existing Historical Markers

