



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*

**COMSTOCK HISTORIC DISTRICT COMMISSION  
PUBLIC MEETING NOTICE AND AGENDA  
Tuesday, February 4th, 2025**

The Comstock Historic District Commission (CHDC) meeting is open to the public and may be attended in person.

**DATE:** Tuesday, February 4th, 2025

**PLACE:** Comstock Historic District Commission Office  
20 N. E Street, Virginia City, NV

**Join the meeting now**

Meeting ID: 276 324 147 35

Passcode: PK38Vi9N

**TIME:** 5:00 PM

**THERE WILL NOT BE A 4:30 PM WORKSHOP**

**AGENDA FOR REGULAR MEETING:**

Items on this agenda may be taken in a different order than listed. Before any action or vote is taken, the Chair will ask for public comment. Public comment will be allowed after Commission discussion of each action item on the agenda.

- 1. Call to Order – Pledge of Allegiance**
- 2. Roll Call of Commissioners and Determination of a Quorum**
- 3. Approval of Agenda (FOR POSSIBLE ACTION):**  
Approval of Agenda for Tuesday, February 4th, 2025.

**4. Public Comment**

Public comment will be made on any matter relevant to the Commission. Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to three (3) minutes per person at the discretion of the Chair on specific agenda items. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

**5. Administrative Items:**

- a. Chair’s Report
- b. Staff Report
- c. Commissioner Comments
- d. Correspondence (FOR POSSIBLE ACTION)

**6. Approval of January Minutes (FOR POSSIBLE ACTION):**

Minutes from January 14th, 2024, meeting.

**7. Alteration, Addition and/or Repairs to a Historic Building, Site Work for Historic Commercial Building (FOR POSSIBLE ACTION):**

180 N. C Street, Virginia City, Nevada; Pelosi Blacksmith Building; Circa 1860s; Contributing Structure

*Scope of Work:*

The owner requests approval for the spread of local gravel around the building in order to reduce mud; the installation of a patio area comprised of red brick pavers; the construction of a free standing retaining wall to be located along the rear property line of the lot in order to prevent damage to the structure from runoff; and the replacement of the existing metal roof with standing seam metal roofing panels, as leaks in the current roofing system have caused damage to the structure at an accelerated rate.

**8. New Construction – House or Other Large Building  
FOR POSSIBLE ACTION:**

580 E Mill Street, Virginia City, Nevada 89403; Project Delivery Projected March 1<sup>st</sup>, 2025; Vacant Lot

*Scope of Work:*

The existing windows of the structure will be replaced with Anderson 100 series Fibrex replacement windows. Siding and trim material will be replaced with LP Lap Siding, LP Shake Shingle, and LP Trim. The existing garage door will be replaced with a Clopay Coachman door and painted with Benjamin Moore’s ‘Hunter Green’ (BM 0041 2041-10), and the accent color will be Sherman Williams ‘Tricorn Black’ (SW 6258).

**9. Addition – House or Other Large Building  
FOR POSSIBLE ACTION:**

130 High Street, Silver City, Nevada, 89502; Circa 2003; Non-Contributing Structure

*Scope of Work:* Forsyth Design Loft in Reno is the residential design firm applying for the Certificate of Appropriateness as the designated Owner’s Representative. The proposed addition will be single-story and located at the rear of the home facing the East and South to capture sunlight. It shall be accessed from the existing Great Room and Master Bedroom with an exterior door leading to a wood-framed landing and ADA-accessible ramp. The current entry to the house consists of several steps that have become challenging for the homeowner. The exterior wall finish and trim color shall match the existing exterior paint selection. The proposed metal roof is due to the low pitch of the roof in order to reduce the height of the addition to below the existing structures ridge line.

**10. Public Comment**

Public comment will be made on any matter relevant to the Commission. Public comment will be taken at the beginning and end of the meeting and may be taken at the discretion of the Chair on agenda items listed for possible action. Public comments may be limited to three (3) minutes per person at the discretion of the Chair on specific agenda items. Comment will not be restricted based on viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. Persons making comment will be asked to begin by stating their name for the record.

**11. Adjournment (FOR POSSIBLE ACTION)**

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*Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Comstock Historic District Commission in writing at 20 North E Street, Virginia City, Nevada 89440, or by calling (775) 847-0281, or by emailing [shelley.smith\[at\]shop.nv.gov](mailto:shelley.smith[at]shop.nv.gov) no later than 9:00 am on February 4<sup>th</sup>, 2025.*

*Supporting documents for agenda items are available on our website at <http://shpo.nv.gov/CHDC>. Please contact Shelely Smith at the Commission office if you wish to obtain copies prior to the meeting by emailing her at [shelley.smith\[at\]shpo.nv.gov](mailto:shelley.smith[at]shpo.nv.gov), or call (775) 847-0281.*

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This notice will be posted on or before 9:00 am on the third working day before the meeting at: The Comstock Historic District Commission Office (20 N. E Street, Virginia City); as well as online at <https://notice.nv.gov> and <http://shpo.nv.gov/CHDC>