

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

**COMSTOCK HISTORIC DISTRICT COMMISSION
PUBLIC MEETING NOTICE AND AGENDA
Tuesday, August 1, 2023
Meeting: 5:00 PM**

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

DATE: Tuesday, August 1, 2023

PLACE: Storey County Courthouse Slammer & County Museum, First Floor
26 South "B" Street, Virginia City, NV

There will be no virtual option for this meeting

TIME: 5:00 PM

AGENDA FOR 4:30 PM WORKSHOP:
None

AGENDA FOR 5:00 PM 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. 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.

4. Administrative Items:

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

5. Approval of Agenda (FOR POSSIBLE ACTION):

Approval of Agenda for Tuesday, August 1, 2023.

6. Approval of Minutes (FOR POSSIBLE ACTION):

Approval of Minutes from July 10, 2023 meeting.

7. New Construction (FOR POSSIBLE ACTION):

Various Locations in Virginia City, the Divide, and Gold Hill

NV Energy installed inappropriate light fixtures without consultation, then later altered the lights to reduce their brightness and glare. This is an ongoing item from previous meetings.

8. Demo and New Construction, Garage (FOR POSSIBLE ACTION):

210 E. Washington Street, Virginia City

Owner proposes to demolish a c. 1940s or 1950s garage and build a new garage.

9. New Construction, Shop (FOR POSSIBLE ACTION):

321 S. D Street, Virginia City

Owner proposes to build a new shop/outbuilding.

10. Trailers and Shipping Containers (FOR POSSIBLE ACTION):

Commissioners have identified unapproved, long-term RVs, trailers, and shipping containers at various locations within the district. Discussion regarding preferred action(s) and timeline.

11. 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.

12. Adjournment (FOR POSSIBLE ACTION)

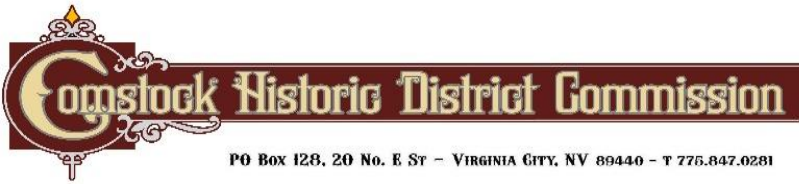
Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the Comstock Historic District Commission in writing at 20 North

E Street, Virginia City, Nevada 89440, or by calling (775) 847-0281, or by emailing knbrown@shpo.nv.gov no later than **9:00 am August 1, 2023**.

Supporting documents for agenda items will be available no later than **July 28, 2023**. Please contact Kristen Brown if you wish to obtain copies prior to the meeting by emailing her at knbrown@shpo.nv.gov, or call (775) 847-0281.

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); and
- <https://notice.nv.gov>; and
- <http://shpo.nv.gov/CHDC>



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DRAFT MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Monday, July 10, 2023

PLACE: Storey County Courthouse Slammer Museum, 26 South B Street, Virginia City, Nevada

WORKSHOP MEETING: 4:30 PM

Commissioner training – refresher on NRS 384, NAC 384, and Commissioner roles and responsibilities.

REGULAR MEETING TIME: 5:00 PM

CALL TO ORDER: 5:03 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL: Quorum achieved

Calvin Dillon – *absent*

Tammy Hendrix – present

Julie Workman – present

Clay Mitchell – present

John Cassanelli – present

Joe Curtis – *absent*

Nancy Cleaves – present

Mercedes de la Garza – present

(Deputy Attorney General Nathan Holland also present)

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

ADMINISTRATIVE ITEMS:

Chair's Report – None

Staff Report – Comstock Preservation and History Officer Kristen Brown referred the Commissioners to her staff report that was sent to them along with the meeting materials. Kristen also gave an update on Vice Chair Clay Mitchell's meeting with NV Energy regarding the streetlights – they discussed why alternative light fixtures aren't available, and NV Energy staff recommended that CHDC send another letter to the NV Energy Standards Committee and NV Energy legal staff. Kristen Brown shared the draft letter that she wrote with Clay Mitchell. Nathan Holland approved the draft letter, but we have not mailed it yet pending the discussion during this July 10th meeting.

Commissioner Comments – Julie Workman noted that the staff notes being compiled monthly are helpful. She also stated that the arsonist in Dayton struck again over the July 4th weekend, and this time his bail was revoked.

Correspondence – None

APPROVAL OF JULY 10, 2023 AGENDA:

Mercedes de la Garza moved to approve the July 10, 2023 agenda as written, and John Cassanelli seconded the motion. A vote was taken and the July 10, 2023 agenda was unanimously approved.

APPROVAL OF MINUTES FROM JUNE 12, 2023 MEETING:

Nancy Cleaves moved to approve the June 12, 2023 meeting minutes as written, and John Cassanelli seconded the motion. A vote was taken and the June 12, 2023 meeting minutes were approved.

NEW CONSTRUCTION, NV ENERGY STREETLIGHTS, VARIOUS LOCATIONS, VIRGINIA CITY AND GOLD HILL, AGENDA ITEM 7 (FOR POSSIBLE ACTION):

NV Energy installed inappropriate light fixtures without consultation. This item was on previous meeting agendas to discuss a potential stop work order and later to discuss potentially approving the lights. In response to CHDC letters mailed to NV Energy and a meeting with NV Energy in April, NV Energy installed small shields on several new lights in an attempt to reduce their glare, but the shields did not work. Discussion among the Commissioners about the continued brightness of the lights.

Public comment – Four NV Energy staff members were present: Jeff Brigger, Mike Beckett, Nick Payne, and Harold Wade. All four spoke about the process for replacing/upgrading lights, and the fact that these lights are what is available to their customers statewide. They notified the CHDC that the lights come in “small,” “medium,” and “large,” which is not a size indicator, but rather shorthand for referring to the wattage and brightness level of each. The color of these lights is still cool, unlike the warm tones of the former sodium vapor lights. But there is a possibility of installing the “small” or “medium” versions instead of the “large” to reduce the brightness level. NV Energy will install these ASAP and notify staff when the replacements have been made so that the CHDC, the County, and local residents can inspect them and decide whether they solved the problem.

Public comment – Member of the public Terri Myers asked whether the Comstock Historic District rules would supersede the County’s decision regarding what light types to install. Deputy Attorney General Nathan Holland answered that yes, if the CHDC said to remove the lights, NV Energy would have to do it. Clay Mitchell pointed out that although that is true, it is tricky since the County did request that fixtures be maintained and since the County pays the electric bills.

Mercedes de la Garza moved to: 1) continue this item to the next scheduled meeting, 2) talk to the County to be sure they’re OK with the smaller fixtures, and 3) revise the CHDC/DAG letter to NV Energy to include the proposed compromise of the smaller light types being installed. Nancy Cleaves seconded the motion. A vote was taken and the motion was approved unanimously.

8. FUTURE DESIGN STANDARDS REVISIONS: SOLAR PANEL AND SOLAR SHINGLES GUIDANCE (FOR DISCUSSION ONLY): AGENDA ITEM 8:

Discussion among Commissioners regarding the solar policy defined in August 2021 – should it be amended, or left as is? Clay Mitchell believes that we should state an overriding philosophy or guiding statement, then have bullet points outlining X and Y (content TBD). We should make it clear that although we appreciate sustainability and energy efficiency, our priority is historic character. Several Commissioners noted their desire to revise the policy to make it as clear as possible, to more closely match the National Park Service guidance, and to outline *how* to minimize visual impact. Kristen Brown noted that in the future, we can also provide guidance to building owners regarding how to increase energy efficiency/weatherization for historic buildings using low-impact and low-cost approaches.

Public comment – Member of the public Mike Workman said it will be important to reiterate that solar panels or shingles may not be possible for all historic buildings.

PUBLIC COMMENT (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): Commissioner Mercedes de la Garza thanked Kristen Brown for the meeting materials.

ADJOURNMENT:

Nancy Cleaves moved to adjourn the meeting, and Mercedes de la Garza seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 6:23 PM.

AGENDA ITEM 8

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for work I propose to undertake as described below:

Property address/description: **210 E. Washington St.**
Located in the community of: **Virginia City**

Description of proposed work:

✱ **New Structure:** I would like to build a double car garage on I Street just behind 210 E. Washington. However, there is currently an older metal building that will need to be removed to make room for the new garage.

✱ **Demolish Existing Structure:** The current structure that needs to be removed is a metal garage facing I St. The estimated construction of this building was probably in the 1940s or 1950s. There is no water or power in this building.

(Reason) I would like to remove this building and construct a new double car garage in its place.

By making this application I hereby agree to indemnify and save and hold harmless the State of Nevada and the Counties of Lyon and Storey and their agents and employees from any and all claims, causes of action or liability arising from the granting of this application. I further agree to strictly comply with any and all conditions of the Certificate of Appropriateness, if issued, and the regulations and laws of the Comstock Historic District Commission.

Owner or Designated Representative:

Name Mike Anstegui Mike Anstegui Date 7-17-23
Mailing Address P.O. Box 112 V.C. NV 89440
Signature Mike Anstegui Telephone (775) 427-1945

CHDC Staff:

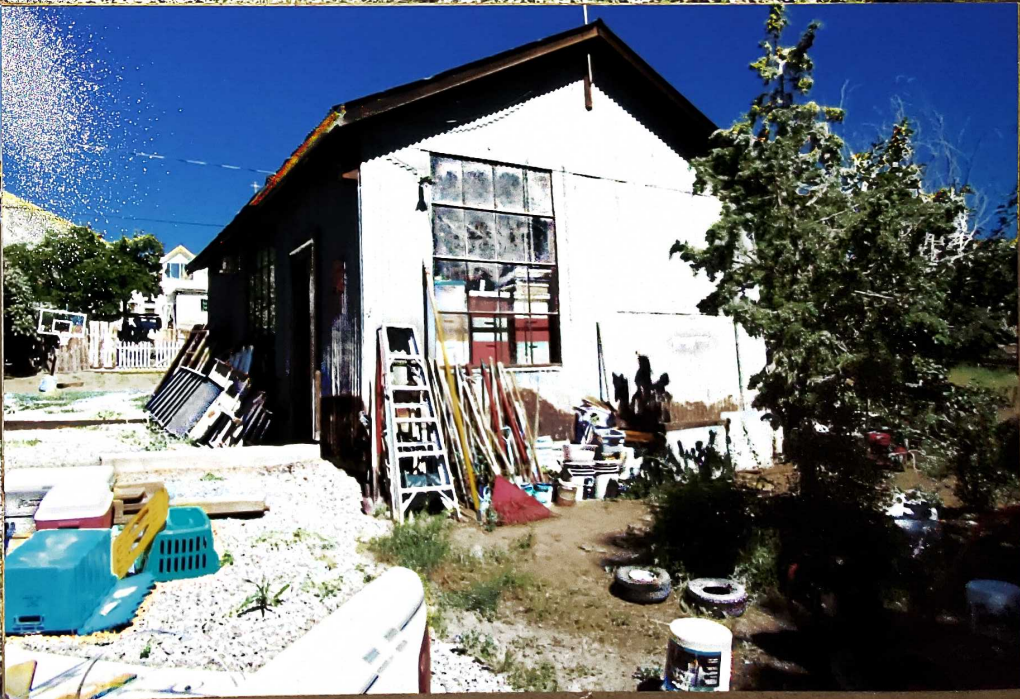
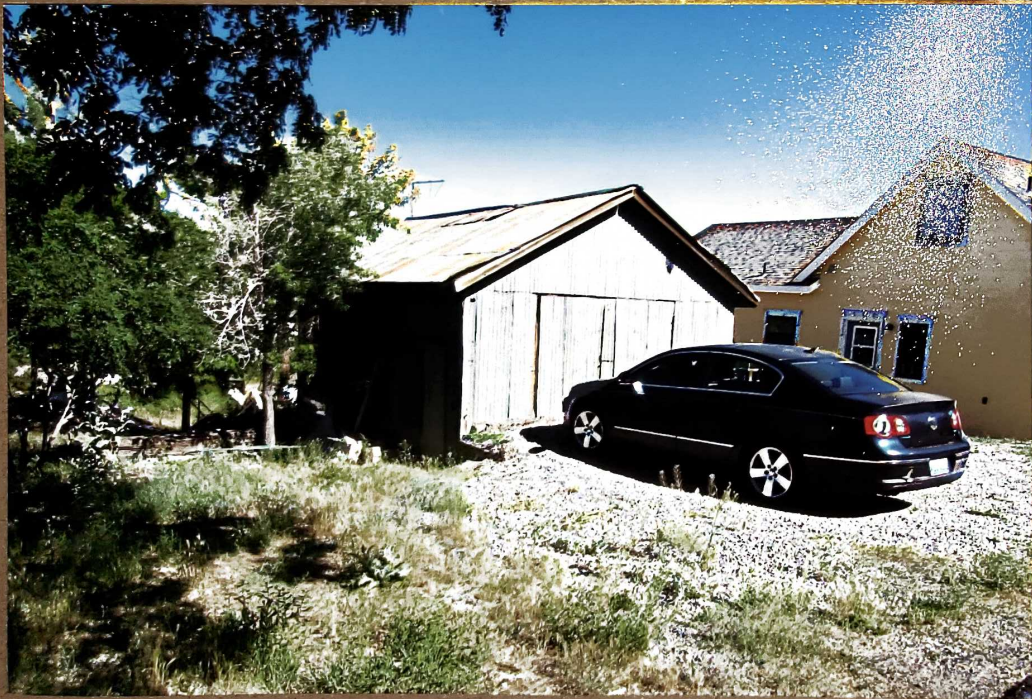
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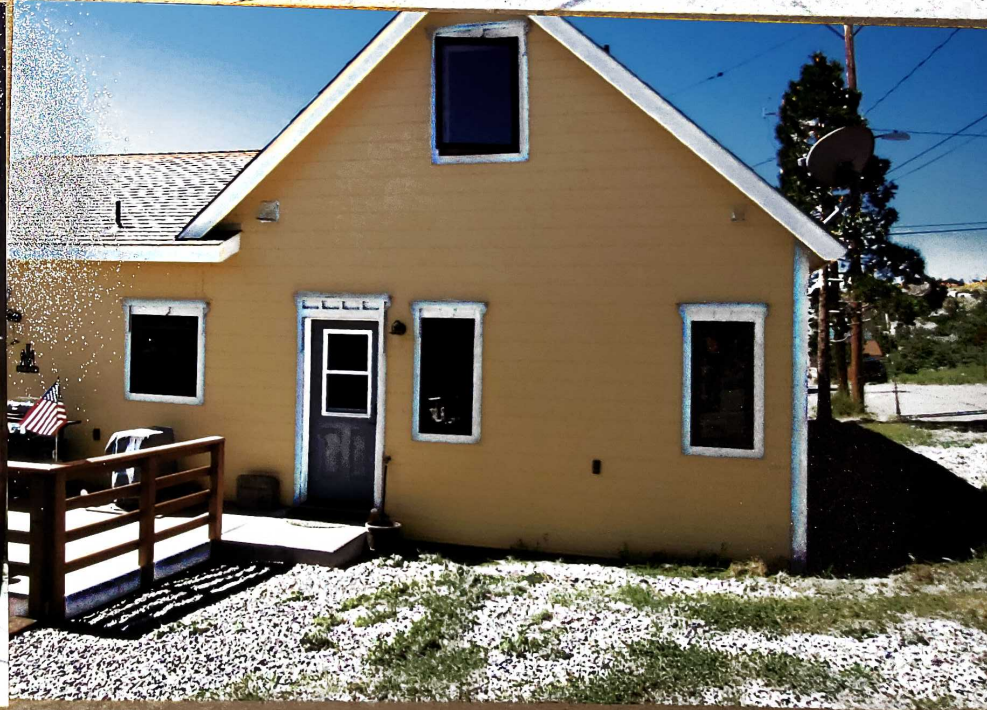
Title

Comstock
Preservation
&
History
Office

Date

7-17-23









Rear view from K Street

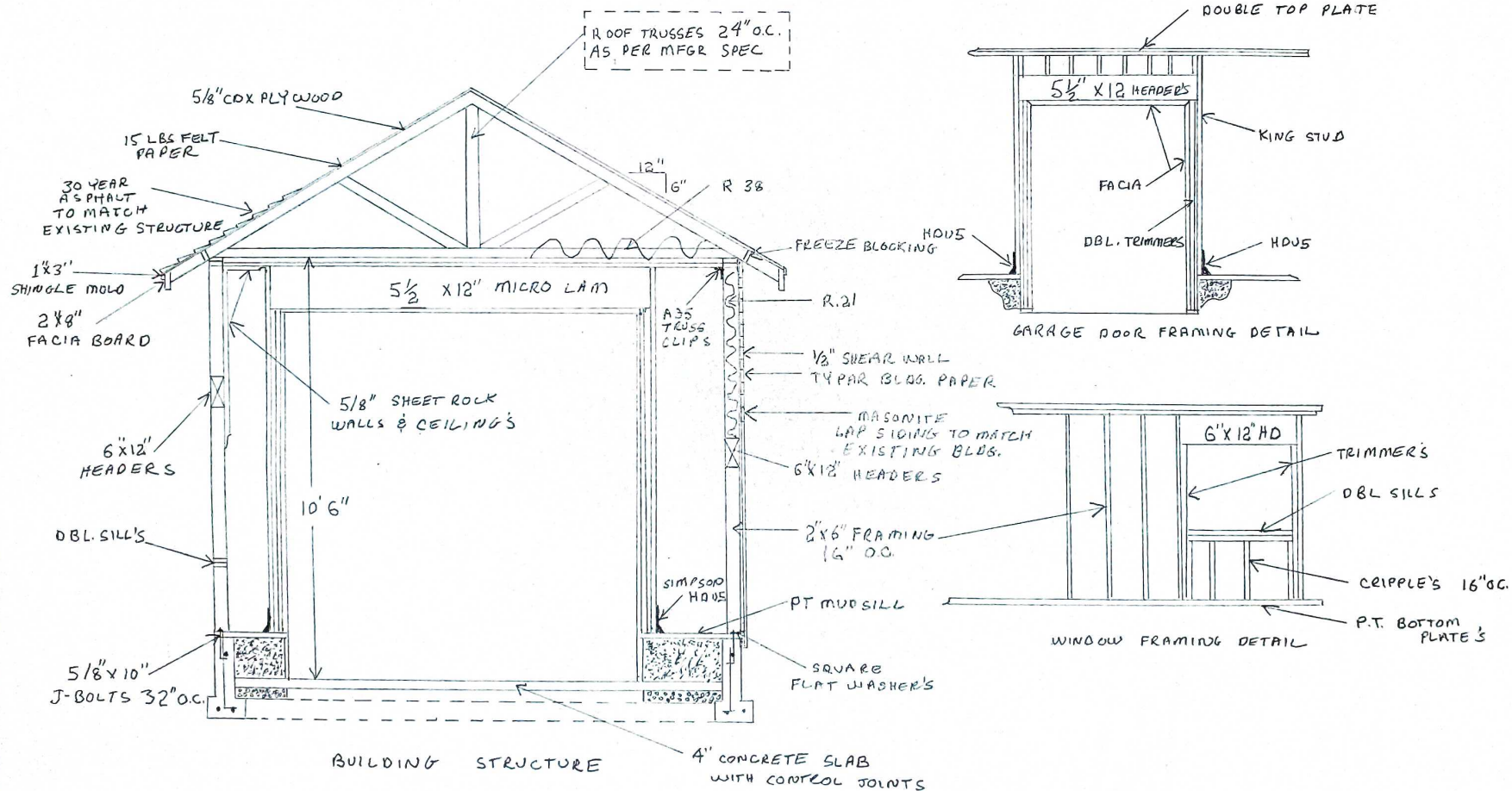


Window, door, and trim details to be similar to those found on the house.



Garage door types being considered.





STRUCTURAL DETAILS

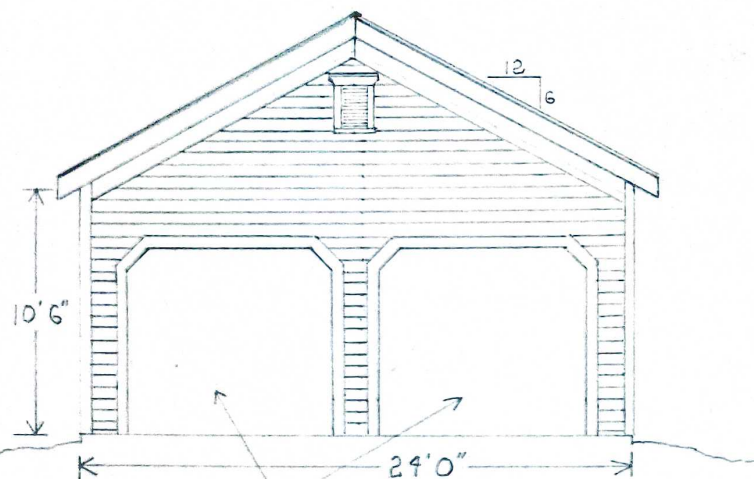
REVISIONS	BY

Date	7/19/23
Scale	NONE
Drawn	L.C.
Job	
Sheet	5
Of	Sheets

REVISIONS	BY

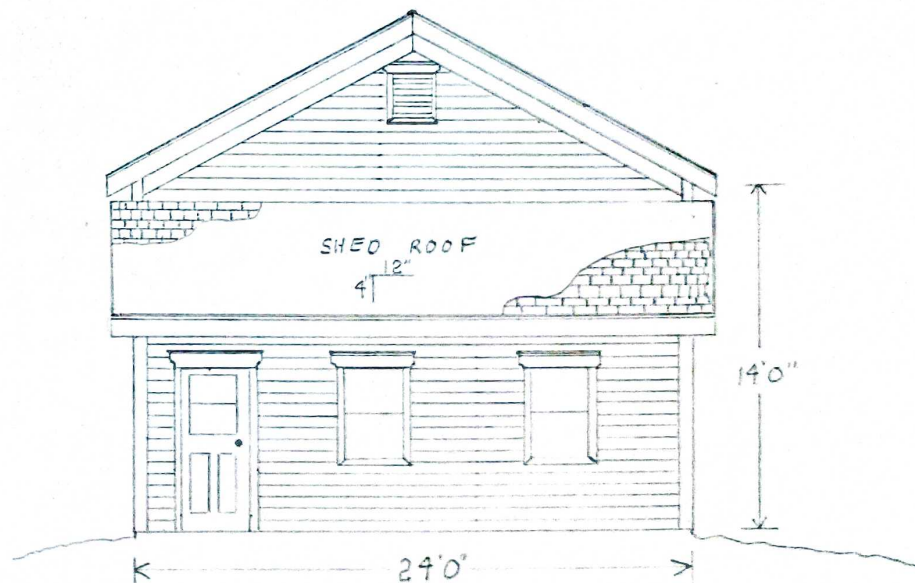
ALL SIDING TRIM & ROOF
TO MATCH EXISTING HOUSE

FRONT ELEVATION
WEST



GARAGE DOOR'S WILL BE
ROLL UPS THAT LOOK LIKE CARRIAGE DOOR'S

REAR ELEVATION
EAST



ELEVATION PLAN
FRONT & REAR

Date 7/17/23

Scale 1/4" = 1'0"

Drawn L C

Job AND SOTERUN

Sheet 3

Of Sheets

REVISIONS	BY

ELEVATION PLAN

RIGHT SIDE ELEVATION
SOUTH

LEFT SIDE ELEVATION
NORTH

ALL WINDOWS TO MATCH EXISTING
BUILDING ALL ARE 2'6" X 4'0"

COMP SHINGLE
ROOF TO MATCH
EXISTING BUILDING

SIDING TO MATCH
EXISTING BLDG.
MASONITE

6" 12" GABLE ROOF

SHED ROOF

4" 12"

8'0"

10'6"

34'0"

12'0"

22'0"

Date 7/18/23

Scale 1/4" = 1'0"

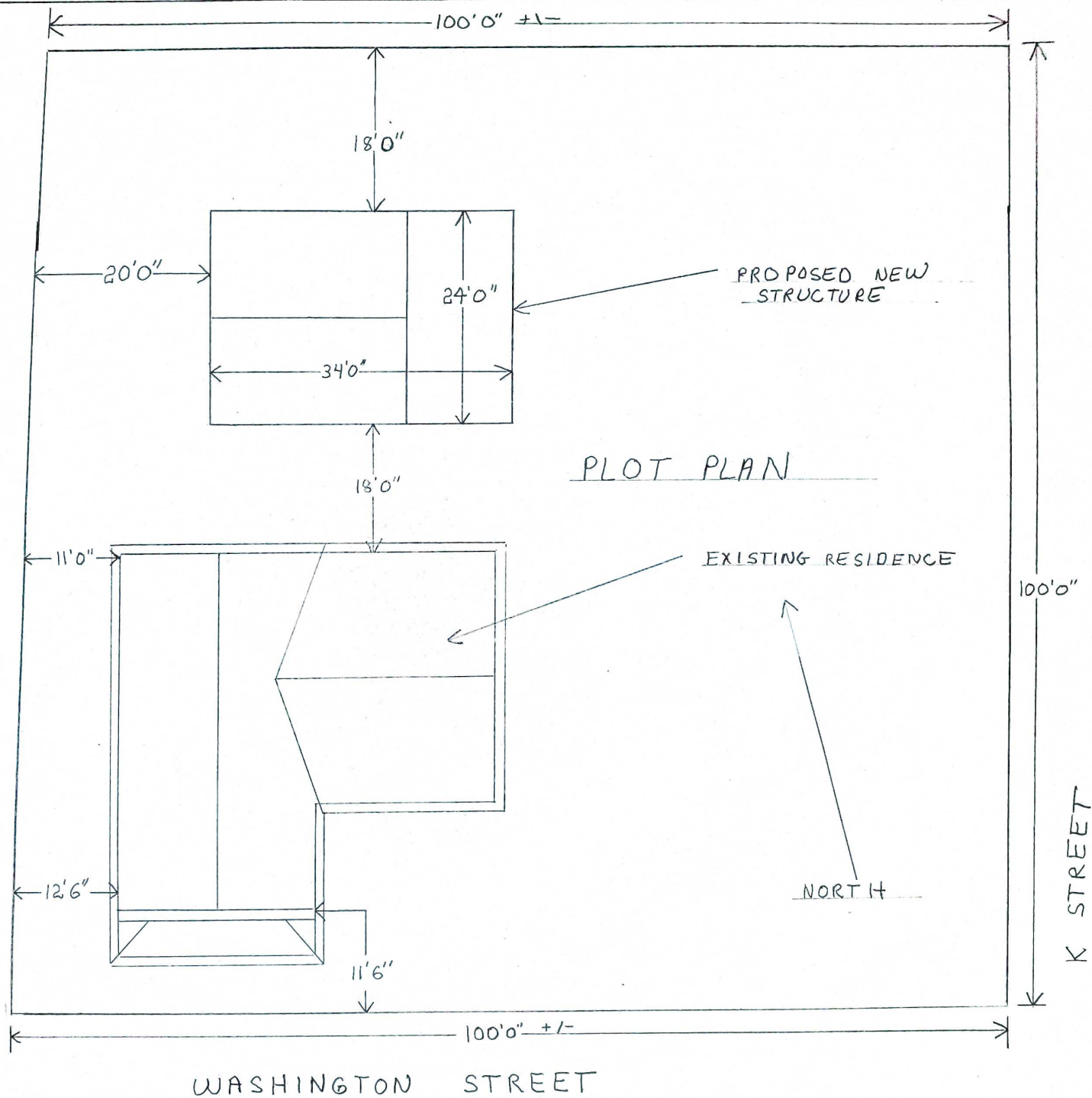
Drawn L.C.

Job ANSOTEGUI

Sheet 2

Of Sheets

I STREET



ANSOTEGUI RESIDENCE
55 WASHINGTON STREET
VIRGINIA CITY NV 89440
APN 001-188-03

REVISIONS	BY

Date	7/17/23
Scale	1/8" = 1'
Drawn	L.C.
Job	ANSOTEGUI
Sheet	1
Of	Sheets

AGENDA ITEM 9

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Pursuant to Nevada Revised Statutes Section 384.110, application is hereby made to the Comstock Historic District Commission for a Certificate of Appropriateness for work I propose to undertake as described below:

Property address/description 321 S DORR
Located in the community of Virginia City

Description of proposed work:

☒ New Structure Outbuilding / Shop

☐ Alteration of / Addition to Existing Structure

☐ Move Existing Structure

(Reason)

☐ Demolish Existing Structure

(Reason)

By making this application I hereby agree to indemnify and save and hold harmless the State of Nevada and the Counties of Lyon and Storey and their agents and employees from any and all claims, causes of action or liability arising from the granting of this application. I further agree to strictly comply with any and all conditions of the *Certificate of Appropriateness*, if issued, and the regulations and laws of the Comstock Historic District Commission.

Owner or Designated Representative:

Name Peter Lutz Date 7/10/2023
Mailing Address P.O. Box 73 Virginia City NV
Signature [Signature] Telephone 505 377 0505

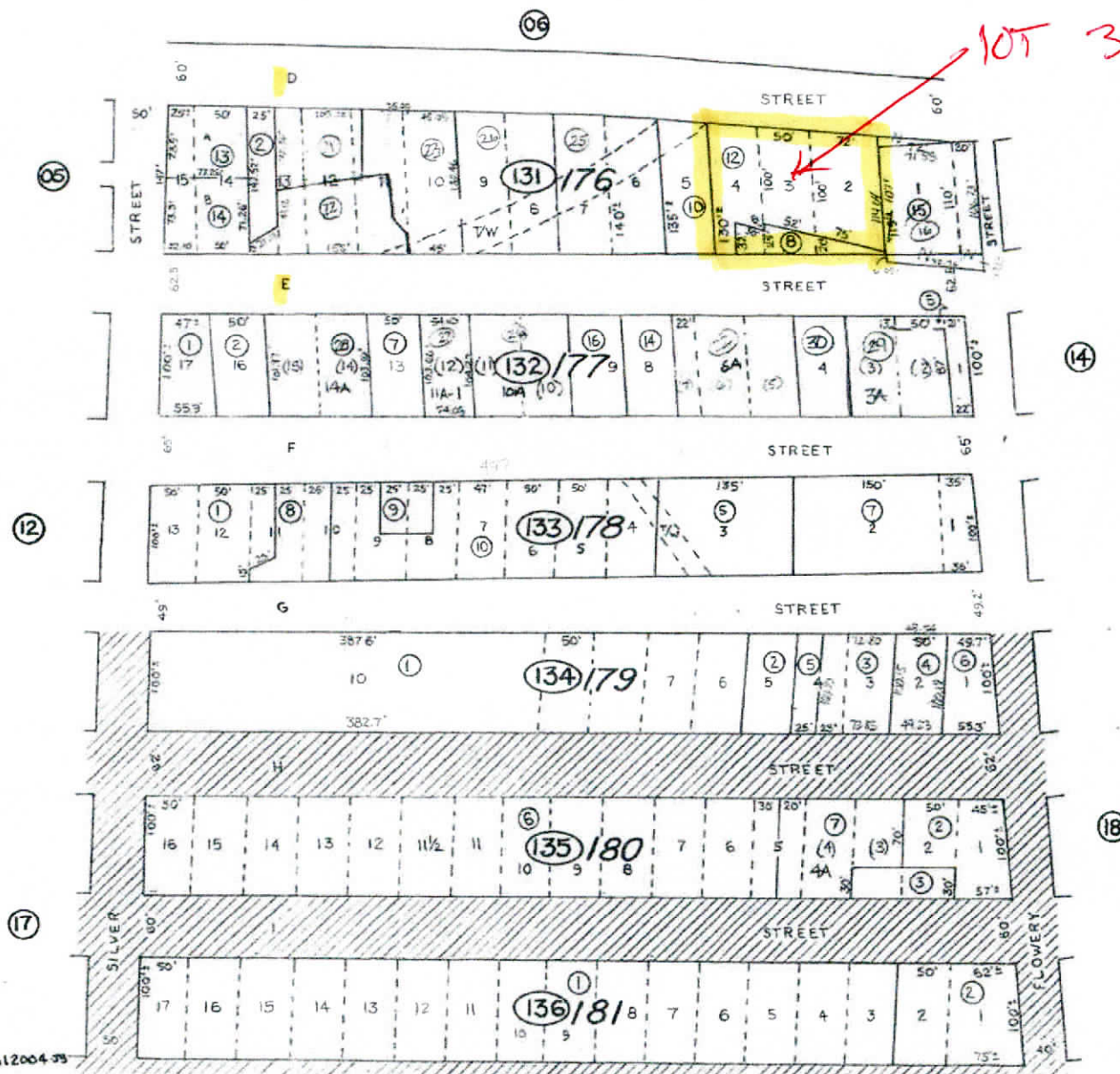
CHDC Staff:

Received By K. Brown Title _____ Date 7/10/23

Kristen Brown,
Comstock Preservation &
History Officer

10T 321 S'D ST

Portion S $\frac{1}{2}$, Sec. 29
T17N, R21E, M.D. B&M.

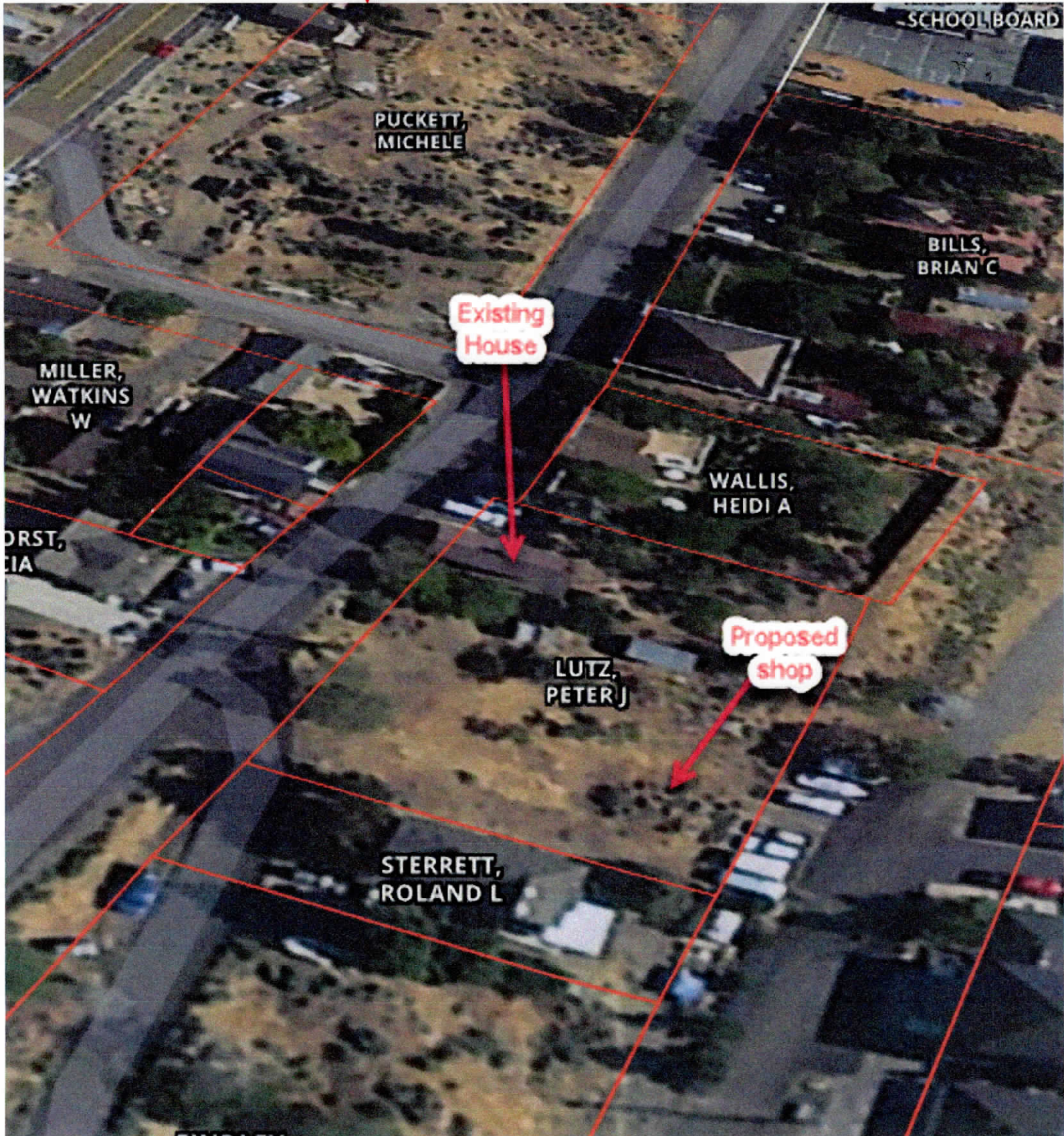


Revised April 2004 JS

Virginia City
STOREY COUNTY

This map is prepared for the use of the Storey County Assessor for assessment and illustrative purposes ONLY. It does not represent a survey. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

North



321 S'D St
Peter & Joy Lutz
541 377 0505



Mackay Mansion
Mackay
Mansion
& Museum

NORTH

D St

Front 172 Ft

119 Ft

Back

30'
34'
14'
38'

D St

E St

Peter and Joy Lutz 321 S D St NOT TO SCALE



Owner / Builder

Peter & Joy Lutz

321 S D St

Virginia City NV. 89440

Mail

~~PO Box 73~~

Virginia City NV 89440

Phone

~~505-322-0505~~

Outbuilding / Shop Project

720 SQFT COVERED Building

420 SQFT SHED ROOF

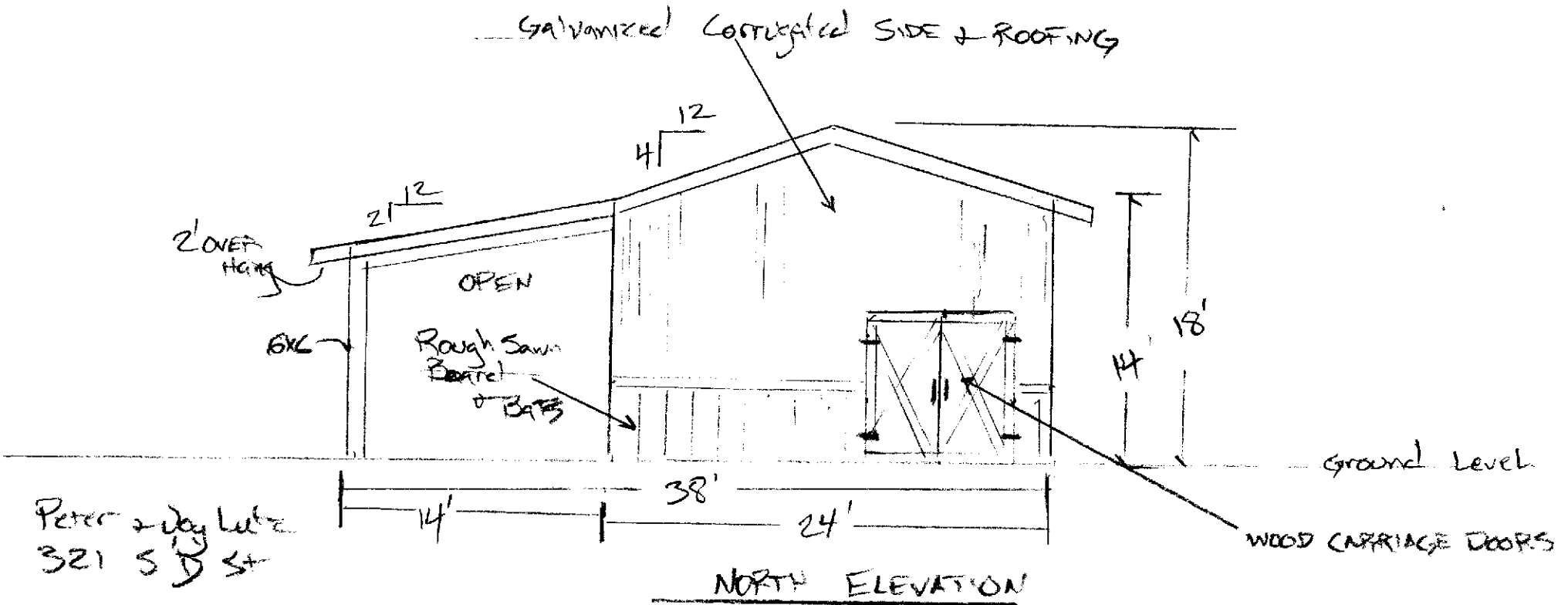
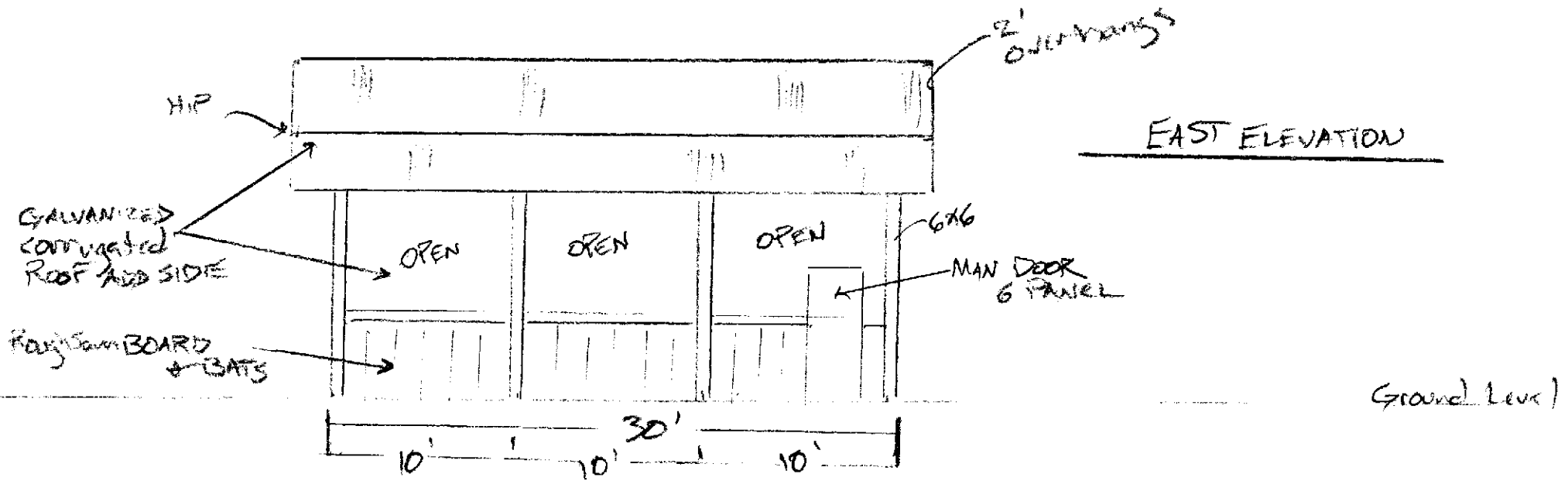
1140 SQFT

18FT Tall @ Peak

Materials

- Galvanized Corrugated Roof & Siding
- Rough Sawn Board & Bats
- All wood to Fade by exposure

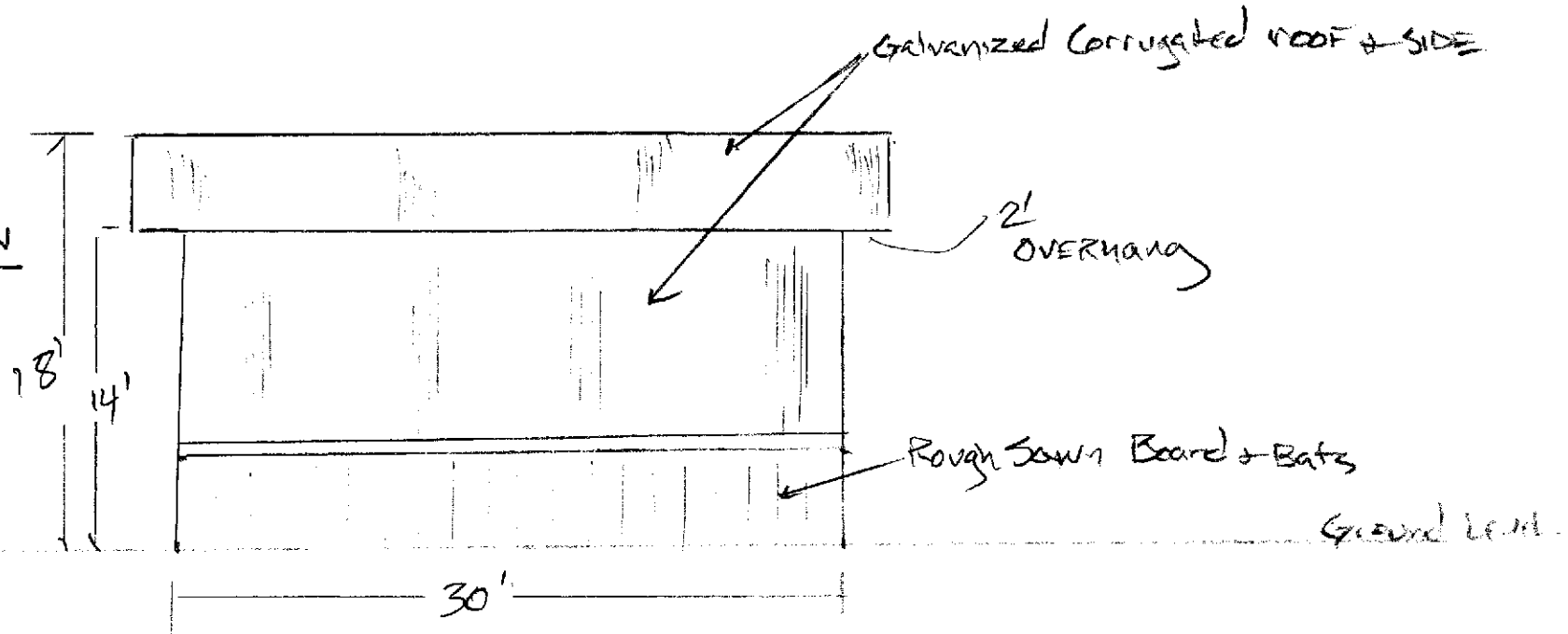
SCALE $\frac{1}{8}" = 1'$



Peter & Jay Lutz
321 S D St

SCALE $\frac{1}{8}" = 1'$

WEST ELEVATION

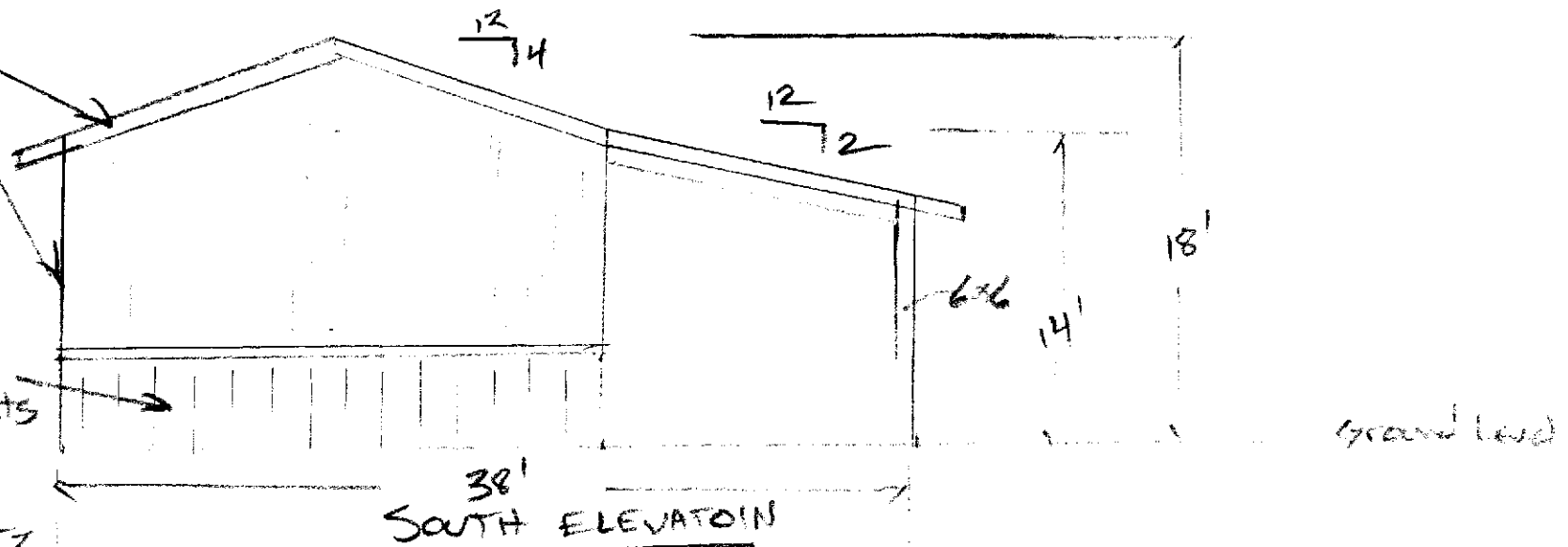


Galvanized
Corrugated
roof
& side

Rough Sawn
Board & Bats

Peter and Jay Lutz
321 S'D St

SOUTH ELEVATION



AGENDA ITEM 10

NRS 384.100 Establishment of historic district in designated area: Procedure; alteration of boundaries; house trailer, mobile home or recreational vehicle prohibited; exception.

1. The Commission shall establish an historic district in such portions of Storey and Lyon counties as it may designate as provided in [NRS 384.010](#) to [384.210](#), inclusive, embracing an area within which historic structures, sites and railroads relating to the Comstock lode and its history are or were located.

2. Before establishing the district, the Commission shall hold a public hearing after giving notice of the time and place of the hearing in a newspaper of general circulation in each county a portion of which is located within the proposed district.

3. The notice must be published once a week for 3 consecutive weeks and must include the purpose of the hearing and the boundaries of the proposed district.

4. At the hearing any person may appear in support of or in opposition to the establishment of the district.

5. Within 15 days after the hearing the Commission shall:

(a) Establish an historic district and fix its boundaries; or

(b) Determine not to establish an historic district.

6. If an historic district is established, notice thereof must be given by one publication in a newspaper of general circulation in each county a portion of which is located within the district.

7. The Commission may alter or change the boundaries of the district by following the same procedure as provided in this section for the establishment of a district.

8. After an historic district is established, no house trailer, mobile home, or recreational vehicle may be placed or established in any area within the district, unless the Commission and the board of county commissioners in the appropriate county, by agreement, permit the establishment of a trailer overlay or the location of a mobile home park within the district, upon a finding that such action is needed and that it would not conflict with the historic aspect and character of the affected area.

(Added to NRS by [1969, 1636](#); A [1971, 285](#); [1973, 672](#); [1979, 640](#); [1981, 1949](#))