



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

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Tuesday, February 3, 2026

PLACE: Comstock Historic District Commission Office, 20 North E. Street, Virginia City, Nevada 89440

WORKSHOP MEETING: None

REGULAR MEETING TIME: 5:00 pm

CALL TO ORDER: 5:04 pm

PLEDGE OF ALLEGIANCE. The Pledge was recited.

CONFIRMATION THAT MEETING WAS PROPERLY POSTED. Confirmed.

COMMISSIONER ROLL CALL. Quorum was achieved.

Clay Mitchell – Present
Nancy Cleaves – Present
Julie Workman – Present
Calvin Dillon – Present
Tammy Hendrix – Present
Joe Curtis – Present

State Historic Preservation Office (SHPO) Administrator, Art Krupicz - Present
Deputy Attorney General, Alexa Ravencroft– Present

APPROVAL OF THE FEBRUARY 3RD, 2026 MEETING AGENDA.

Julie Workman moved to approve, Nancy Cleaves seconded. The February meeting agenda was approved unanimously.

OPENING PUBLIC COMMENT.

Comstock Historic District Commission (CHDC) Chair, Joe Curtis, opened the meeting to public comment by stating that comments relevant to the CHDC would be taken at the beginning and at the end of the meeting and at the discretion of the Chair on agenda items listed for possible action.

Comments were limited to three minutes per person and not restricted by viewpoint. It was advised that no action would be taken on any matters raised during the public comment period and all members of the public providing comment would first be asked to begin by stating their name for the record. The Chair opened the floor to the public for comment; there was no public comment and the meeting proceeded.

ADMINISTRATIVE ITEMS.

- I. Chair Report- Joe Curtis said he only had one item. There is a gentleman in Gold Hill using tires to build a retaining wall. Joe stopped and talked to him for a few minutes. He's filling the tires with dirt and covering the front and over the top with heavy timber. Joe said it looks very nice and the man has done a classy job. Joe doesn't think the board needs to move forward with any formality regarding the retaining wall.
- II. Commissioner Comments- Calvin Dillion wished everyone a Happy Valentine's Day. Joe asked Calvin if there was anything special going on at the cemetery. Calvin said they are still hoping for a police report about vandalism. Julie Workman said the Old Schoolhouse Museum will be open in Dayton in March.

APPROVAL OF JANUARY 6TH, 2025 MEETING MINUTES.

Nancy Cleaves said there is a typo on page three, first paragraph, third word. She said the word should be board instead of bord. Joe Curtis motioned for approval of the January minutes. The January meeting minutes were approved unanimously.

ITEM ONE; NEW CONSTRUCTION.

#2 High Street, Silver City, NV.

This project consists of construction of a single-family residence on top of a concrete garage with metal roofing.

Richard Wagner, property owner, introduced his builder John Packwood of Fire Ridge Builders.

John said they are looking to build a single-family residence log cabin with no dovetails. He presented a laptop with an image of the cabin to the board members. He offered to email the file with over 100 pictures of the inside and outside of the proposed cabin. He said they were going to put windows with slats as Joe had requested. He continued, it would be board and batten underneath because it was a stem wall garage. It would be a cedar structure. John said the county didn't require sprinklers because it is such a small residence.

Joe Curtis inquired about the square footage.

John answered that it would be 1,200 sf. He continued saying it would be a light color stain and showing the commission the color on the laptop.

Joe commented that he thought it looked nice. He said he was talking to Mr. Wagner about the property and asked if it was in Lyon County. He said Mr. Wagner told him it was right on the border and is in Storey County.

Joe asked if there was insulation between the board and batten. John answered, yes it would get from an R13 to an R19 insulation in the log itself.

Calvin Dillion complemented the builder on the cabin and said he did a really nice job planning it out.

John continued, saying there would be foam insulation between every joint, so it's all sealed tight.

Joe asked if John would build the cabin from the ground up. John replied, yes.

John said all the logs are made in Chico and sent out.

Joe asked if the siding was going to be board and batten. John answered, just the lower section garage.

Joe asked about the main building siding? John answered its logs. Square logs that would look like horizontal siding. He said they are 8 inches wide and 10 inches deep. Joe remarked that that's good insulation.

John agreed it was good insulation. Joe remarked that it was classy.

Calvin Dillion asked about the roof. John answered, the roof would be standing seam. It would be matte black standing seam, that way it doesn't shine too much.

Joe asked if there was going to be solar attached. John said no, there is already a propane tank, water and septic on the property.

Joe said his impression is that John has built a number of these homes. John affirmed that he has. He showed Joe a picture collage of the ones he built.

Joe asked where the logs are sourced from. John said they are resourced locally and that a lot of them are from the burn that came through. The logs are sent to Chico and kiln dried, sized and processed.

Tammy Hendrix asked, out of curiosity, how long will it take to build? John said it would be under a dry roof in two months. For the inside, it depends on what you want, you could be in the house in six months.

Joe asked John for a business card to put in the CHDC files.

Joe asked if the commissioners had any questions or comments.

Clay Mitchell said they had talked about windows, what about doors?

Joe asked John if he had a copy of the CHDC construction standards. John confirmed that he did.

Joe said the standards speak about doors and if he follows those, they should be good. Joe told John that if he had any questions going along, he could get in touch with him.

Joe asked about the garage door. Will it be a multi-panel roll up door? Richard Wagner said yes, will that be ok as long as it isn't purple? Joe said or white. Joe suggested a shade that would be close to the house color. John said since all the accent color on the house will be black, the garage door might be black since it will be on the shady side of the house.

Joe asked if there were any more comments or questions. See as there was none, he said he would entertain a motion.

Calvin Dillion made a motion to approve as presented. Clay Mitchell proposed an amendment to authorize Joe to work with the builder on the details. Nancy Cleaves seconded. The motion was approved unanimously.

CLOSING PUBLIC COMMENT.

Joe Curtis stated that public comments may be limited to 3 minutes per person at the discretion of the chair for specific agenda items. Comment will not be restricted based on the viewpoint. No action will be taken on any matters raised during the public comment period that are not already on the agenda. All those providing comments are asked to begin by stating their full name for the record. The Chair opened the floor to the public for comment. The Chair opened the floor to the public for comment; there was no public comment.

ADJOURNMENT.

Joe Curtis asked if there was a motion to adjourn. Clay Mitchell moved to adjourn. Nancy Cleaves seconded. Adjournment was approved unanimously.

MEETING ADJOURNED: 5:26 pm

Minutes transcribed by Kimberly Johnston from the recording and reviewed by Joe Curtis.