

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, September 5, 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, September 5, 2023

PLACE: Piper's Opera House (second floor)
12 N. B St, Virginia City, NV 89440

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, September 5, 2023.

6. Approval of Minutes (FOR POSSIBLE ACTION):

Approval of Minutes from August 1, 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. New Construction, Restroom Building (FOR POSSIBLE ACTION):

Silver Terrace Cemetery – 381 Cemetery Road, Virginia City
Comstock Cemetery Foundation proposes to build a new restroom/wash station building.

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

250 E. Mill Street, Virginia City
Owner proposes to build a new shop/outbuilding.

10. Stop Work Order, Fence (FOR POSSIBLE ACTION):

107 E. Washington Street, Virginia City
Owner constructed a decorative fence prior to obtaining a Certificate of Appropriateness.

11. Trailers and Shipping Containers (FOR DISCUSSION ONLY):

Commissioners have identified unapproved, long-term RVs, trailers, and shipping containers at various locations within the district. Discussion regarding a meeting with the Attorney General's office and staff from Storey and Lyon Counties.

12. 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.

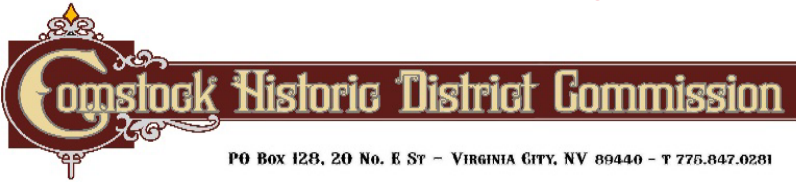
13. Adjournment (FOR POSSIBLE ACTION)

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 September 5, 2023**.

Supporting documents for agenda items will be available no later than **August 30, 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, August 1, 2023

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

WORKSHOP MEETING: None

REGULAR MEETING TIME: 5:00 PM

CALL TO ORDER: 5:00 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL: Quorum achieved

Calvin Dillon – present

Tammy Hendrix – present

Julie Workman – present

Clay Mitchell – *absent*

John Cassanelli – *absent*

Joe Curtis – present

Nancy Cleaves – present

Mercedes de la Garza – present (arrived between agenda items 5 & 6)

(Chief Deputy Attorney General Greg Ott also present)

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

ADMINISTRATIVE ITEMS:

Chair's Report – Chair Joe Curtis reported several violations in the district, including trailers being lived in full time (not temporarily) and shipping containers. He has spoken to the Sheriff's office about it.

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.

Commissioner Comments – None

Correspondence – Member of the community Janet Rose called and gave verbal comment to Kristen Brown. She is concerned that Item 10 on the August agenda is not agendized properly as an action item as it doesn't contain enough information. She is also concerned about the junk and trailers across the street from the ashram in Silver City.

APPROVAL OF AUGUST 1, 2023 AGENDA, AGENDA ITEM 5:

Nancy Cleaves moved to approve the August 1, 2023 agenda as written, and Calvin Dillon seconded the motion. A vote was taken and the August 1, 2023 agenda was unanimously approved.

APPROVAL OF MINUTES FROM JULY 10, 2023 MEETING, AGENDA ITEM 6:

Mercedes de la Garza moved to approve the July 10, 2023 meeting minutes as written, and Nancy Cleaves seconded the motion. A vote was taken and the July 10, 2023 meeting minutes were approved. Calvin Dillon abstained from voting.

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. Kristen Brown gave an update on the latest letter that was mailed to NV Energy by the Attorney General's office on July 25, 2023, and the fact that NV Energy had not yet had a chance to install the new, smaller lights for us to examine. Nancy Cleaves and Mercedes de la Garza stated that they do not feel there is an action to take at this time since the lights are not in place yet and thus no discussion or action can occur. DAG Greg Ott clarified that the Commission may postpone this item to a future meeting without needing a formal motion and vote. Joe Curtis noted that the school on B Street has fixed their lights which were previously pointed at driver's eyes.

Public comment – Peter Lutz noted that NV Energy has bulb shields to direct light away from houses, and that lower wattages are available. He noted that none of the lights on D Street are working and that he's called NV Energy several times about it. Kristen Brown explained that we did evaluate the bulb shields and that they weren't found to solve the problem.

DEMO AND NEW CONSTRUCTION: GARAGE, 210 E. WASHINGTON STREET, VIRGINIA CITY, AGENDA ITEM 8 (FOR POSSIBLE ACTION):

Discussion among Commissioners about when the garage was built. The assessor records indicate 1950, which is plausible. Joe Curtis feels it may be slightly earlier. Kristen Brown noted that the district's Period of Significance ends at 1942, so if the garage was constructed after that, it would be a non-contributing resource. Joe Curtis asked about the garage door style and building owner Mike Ansotegui specified that they would be carriage-style doors like one of the examples in the submittal. Mercedes de la Garza noted that the rules for a contributing versus non-contributing building can be a bit different, and that if the main house is contributing, the garage should be designed carefully to not detract from the house. For example, the garage roof pitch should not match the roof pitch on the house and the trim and siding should be differentiated. Mercedes de la Garza began a motion requiring the trim to be different than that of the main house, among other conditions, but the owner asked for more information; specifically, that since the house trim is not original to the house, why should the garage trim avoid matching it? Mercedes de la Garza explained that the garage should be subservient to the house regardless.

Public comment – None

Motion – Mercedes de la Garza moved to approve the new garage at 210 E. Washington, provided that the design is subservient to that of the main house, with simpler window trim, door trim, and barge

boards to have fewer architectural details and relief ornamentation, and with the garage siding to match the siding on the non-historic house addition. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

NEW CONSTRUCTION: SHOP, 321 S. D STREET, VIRGINIA CITY, AGENDA ITEM 9 (FOR POSSIBLE ACTION):

Joe Curtis confirms that the access to the proposed new structure would be on E Street. Owner Peter Lutz stated that the other outbuilding on the site is a board & batten structure built in the 1980s, and that this new structure will have no windows. Mercedes de la Garza asked for clarification that the shed roof section is the open section, and the owner confirmed that it is.

Public comment – Member of the public Lee Sterrett lives in the house to the south and he stated that he has no objection to this new construction.

Motion – Nancy Cleaves moved to approve the application as presented. Calvin Dillon seconded the motion. A vote was taken and the motion passed unanimously.

TRAILERS AND SHIPPING CONTAINERS, AGENDA ITEM 10 (FOR POSSIBLE ACTION):

Joe Curtis stated that the district contains trailers, travel trailers, and motorhomes being lived in full time, as well as shipping containers on parcels long-term without approval. Kristen Brown noted that she met with Pete Renaud at the Storey County Building Department and learned of the legal process they use for “nuisance” cases, in which a series of specific letters are mailed to the property owner, with certain lengths of time in which the owner can take action after each letter, culminating in a court appearance if action isn’t taken. Joe Curtis noted that the NRS item about trailers does not differentiate between living in one and parking one. He also noted that the County can issue temporary permits for trailers while a house is being built. Calvin Dillon suggested compiling a list of “problem sites.” Nancy Cleaves asked how the RV Park is affected by this, as people live there full time. Joe Curtis said that there are signs noting “no camping/no parking” in various locations, and that he remembers that the RV Park was not originally intended for long-term living.

DAG Greg Ott said that the Commission is allowed to meet with its attorneys outside of a public meeting. He said that NRS 241 calls it a “non-meeting.” There is no need to post it publicly, and it can either have a quorum or no quorum. He suggested that staff and the Commission set up a meeting with the AG’s office to discuss this issue and some potential next steps. Kristen Brown said that she would set up such a meeting, and that staff from both Storey and Lyon Counties should be included.

Public comment – None

PUBLIC COMMENT (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): Building owner Peter Lutz (who received approval during agenda item 9) asked what the next steps were. Kristen Brown said that his COA can be issued tonight after the meeting.

ADJOURNMENT:

Mercedes de la Garza moved to adjourn the meeting, and Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 6:19 PM.

Agenda Item 7

NV Energy installed new, dimmer light fixtures at The Divide and along SR 342 in Gold Hill. The Commissioners and Storey County staff were asked to view the new lights and determine if they are more appropriate for the district.

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 Caf caretakers' house
Located in the community of 381 Cemetery Road
Virginia City NV 89440

Description of proposed work:

☒ New Structure Review/Approval of plans for
two outbuildings - public toilet
and wash station

☐ 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 Sandra Wheeler

Mailing Address PO 1172

Date 8-3-23

Signature [Signature]

Telephone 775-848-3553

CHDC Staff:

Received By Kristen Brown

Title

Comstock
Preservation

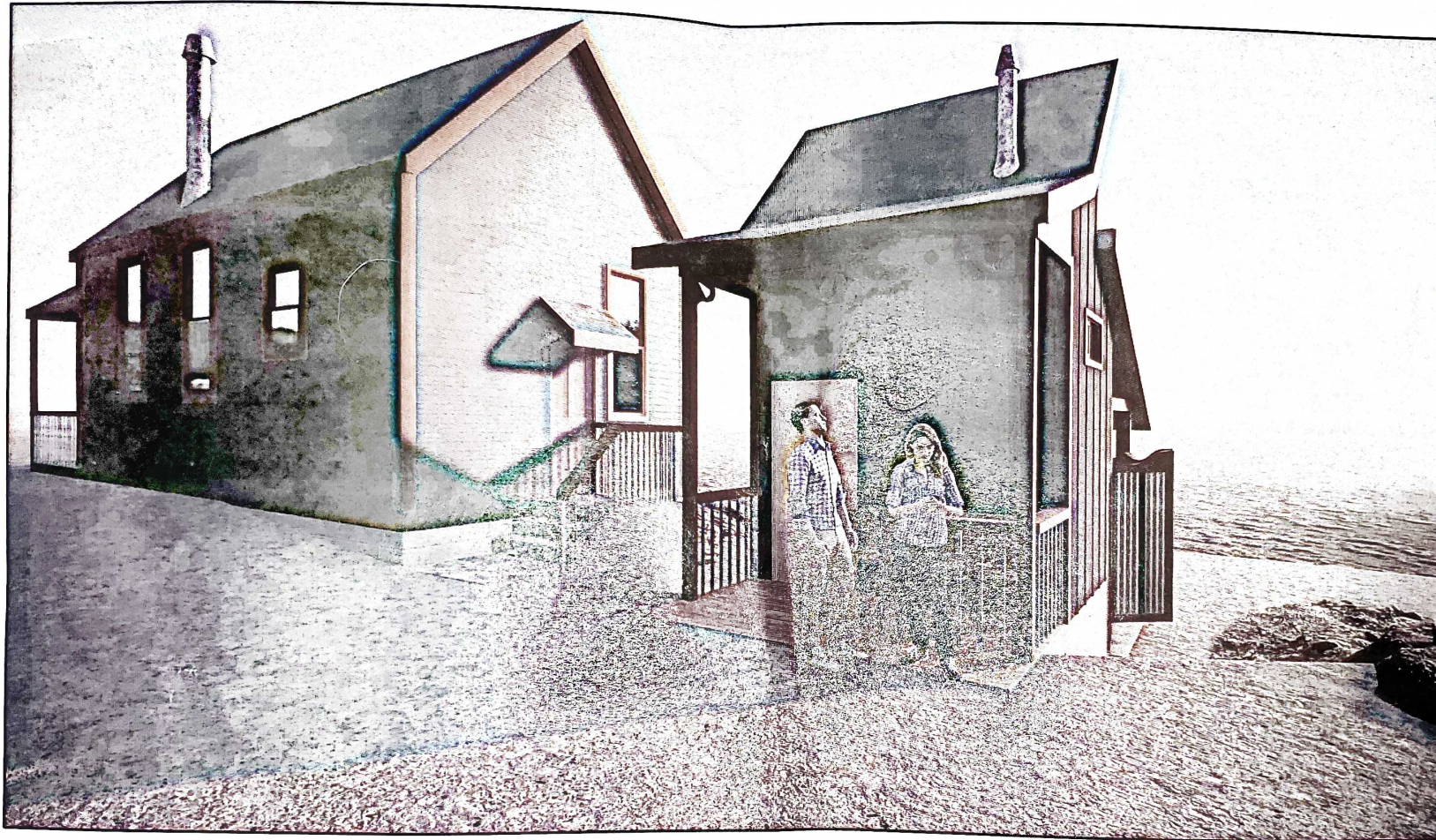
Date

8/3/23

History
officer

Plans attached

Hard copy of renderings will be present at the meeting since these scans are poor.



COMSTOCK CEMETERY



THE CASTLE ENGINEERING, LLC
a Registered Consulting Engineer
2007 LITTON RD. STE. 100
GARDEN CITY, NY 11530
Phone: 516.225.1518 Fax: 516.225.1519
Email: thecastleengineering@optonline.net

08/18/2022

ORIGIN DATE 06/01/23

REVISION DATE

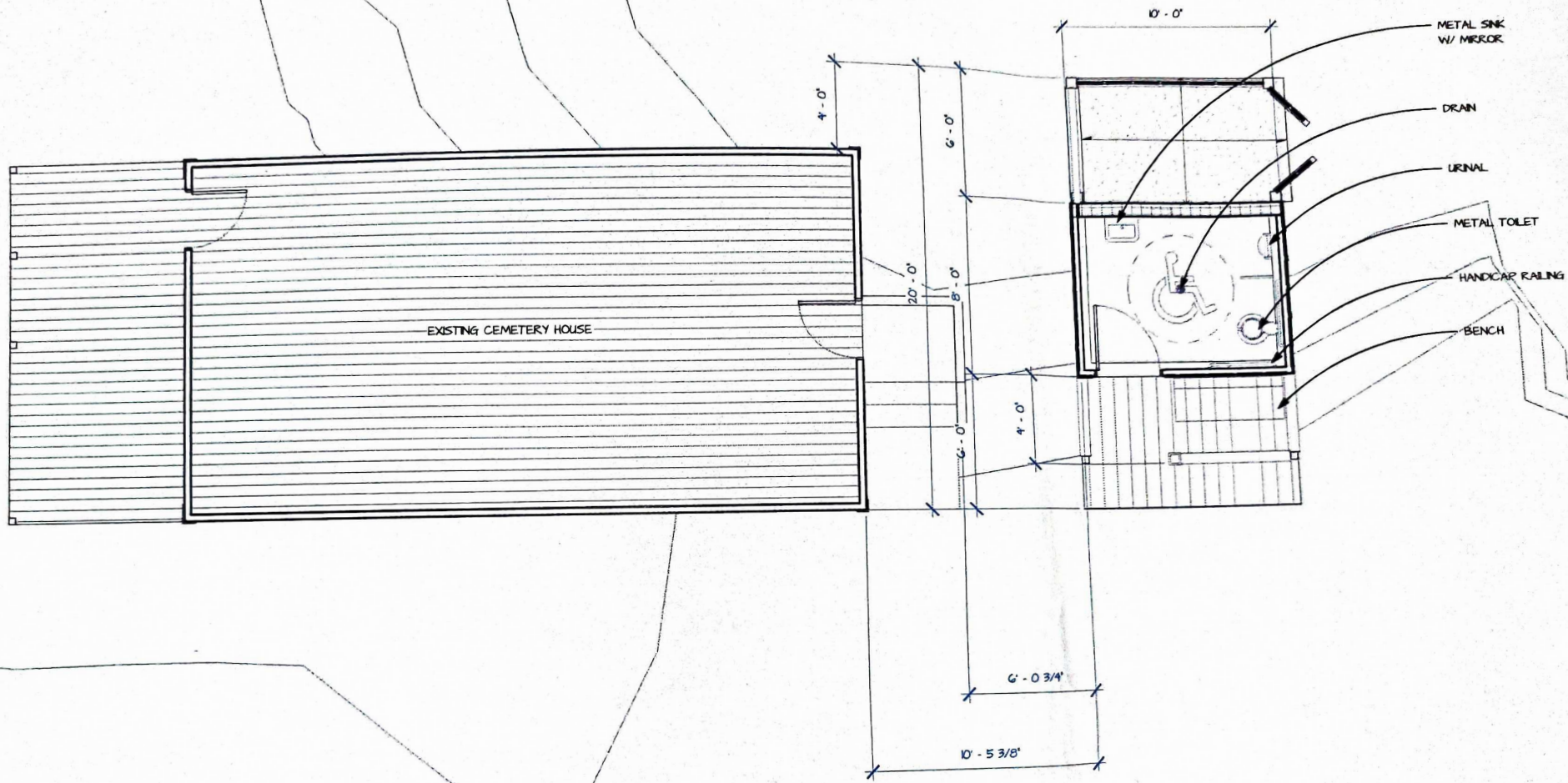
RESTROOM & WASH STATION
OWNERS: CANDACE WHEELER
COMSTOCK CEMETERY FOUNDATION
381 CEMETARY ROAD.
VIRGINIA CITY, NV.

PROJECT

TBD
OWNER/BUILDER

CONTRACTOR
JOB# 23006 DRAWN BY: VMS

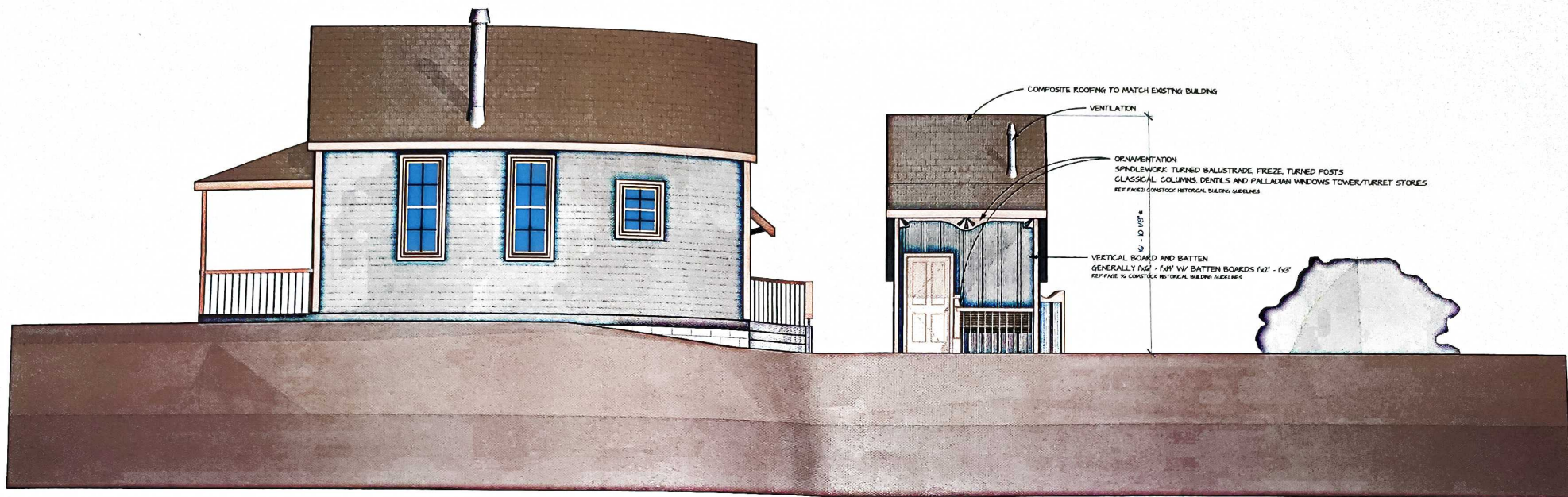
ITTL



FLOOR PLAN

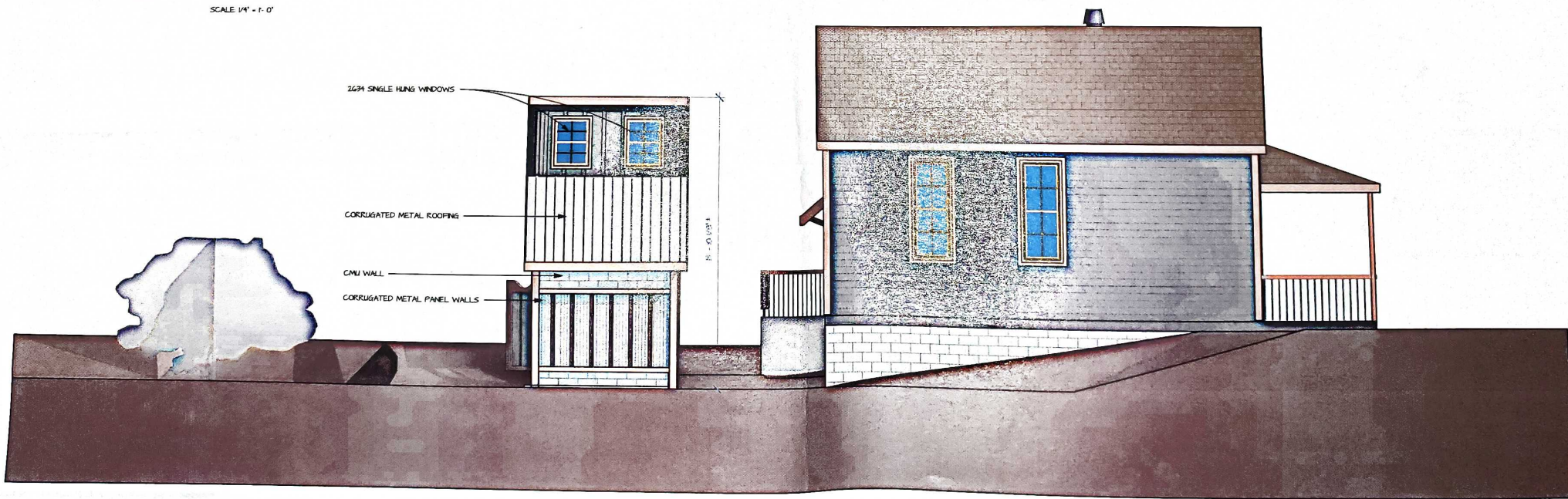
AREA = 0000 SF
GARAGE = 0000 SF
PATIO = 0000 SF

SCALE: 1/4" = 1'-0"



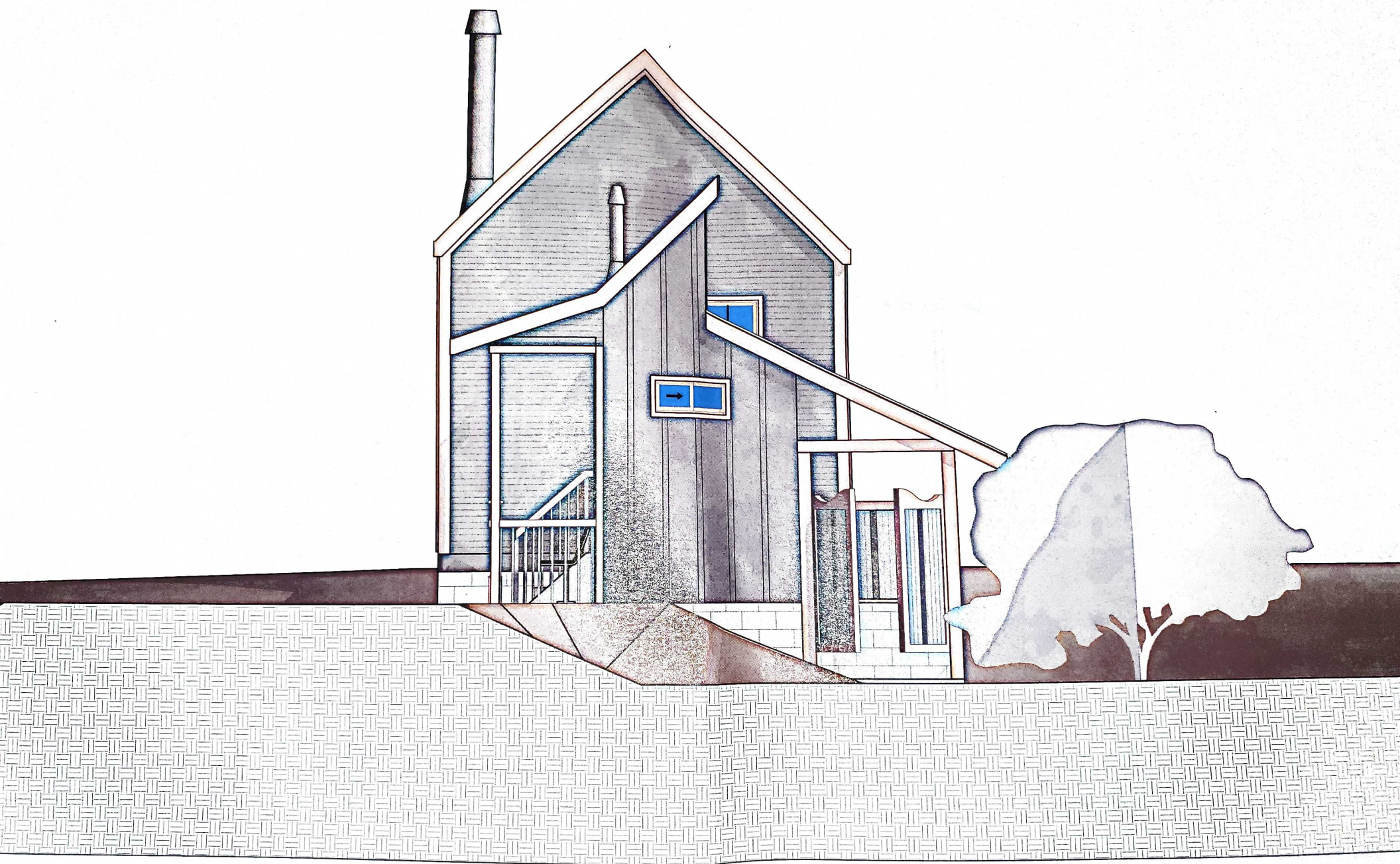
FRONT ELEVATION

SCALE 1/4" = 1'-0"



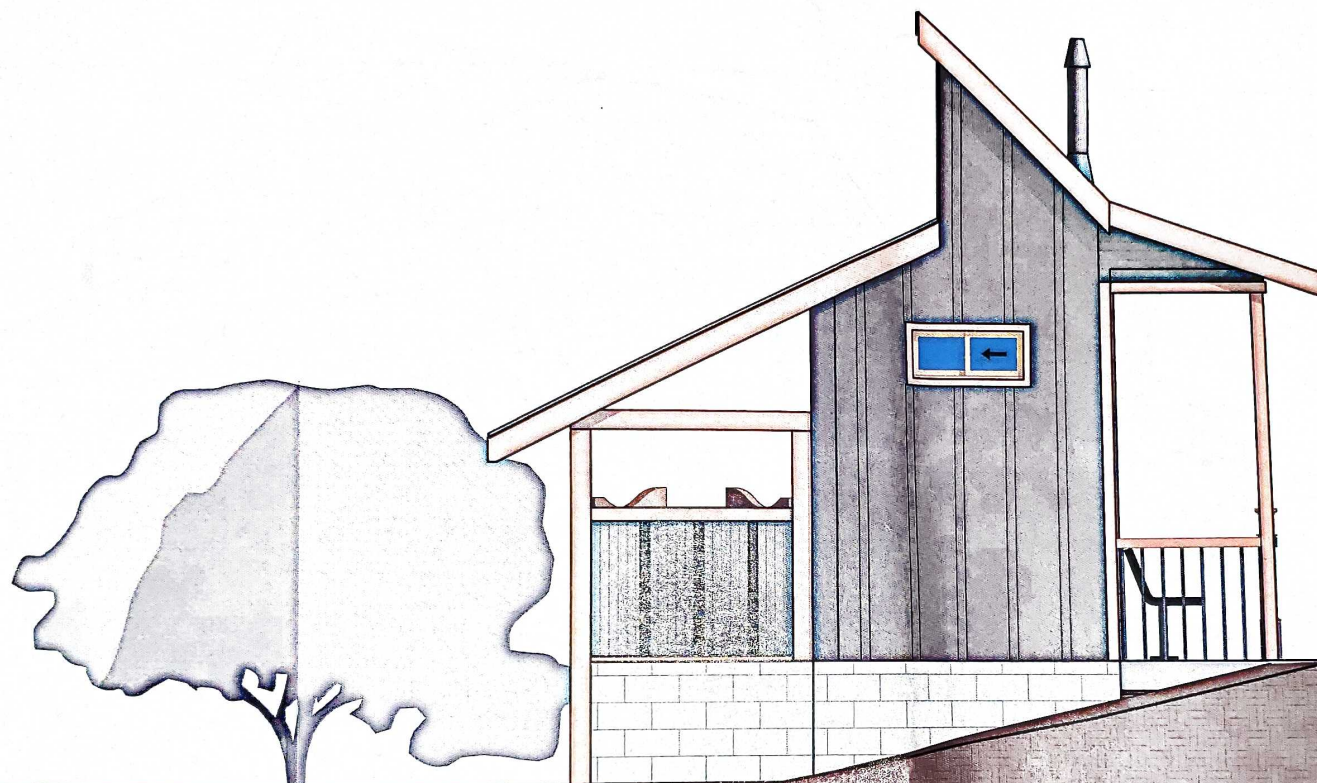
BACK ELEVATION

SCALE 1/4" = 1'-0"



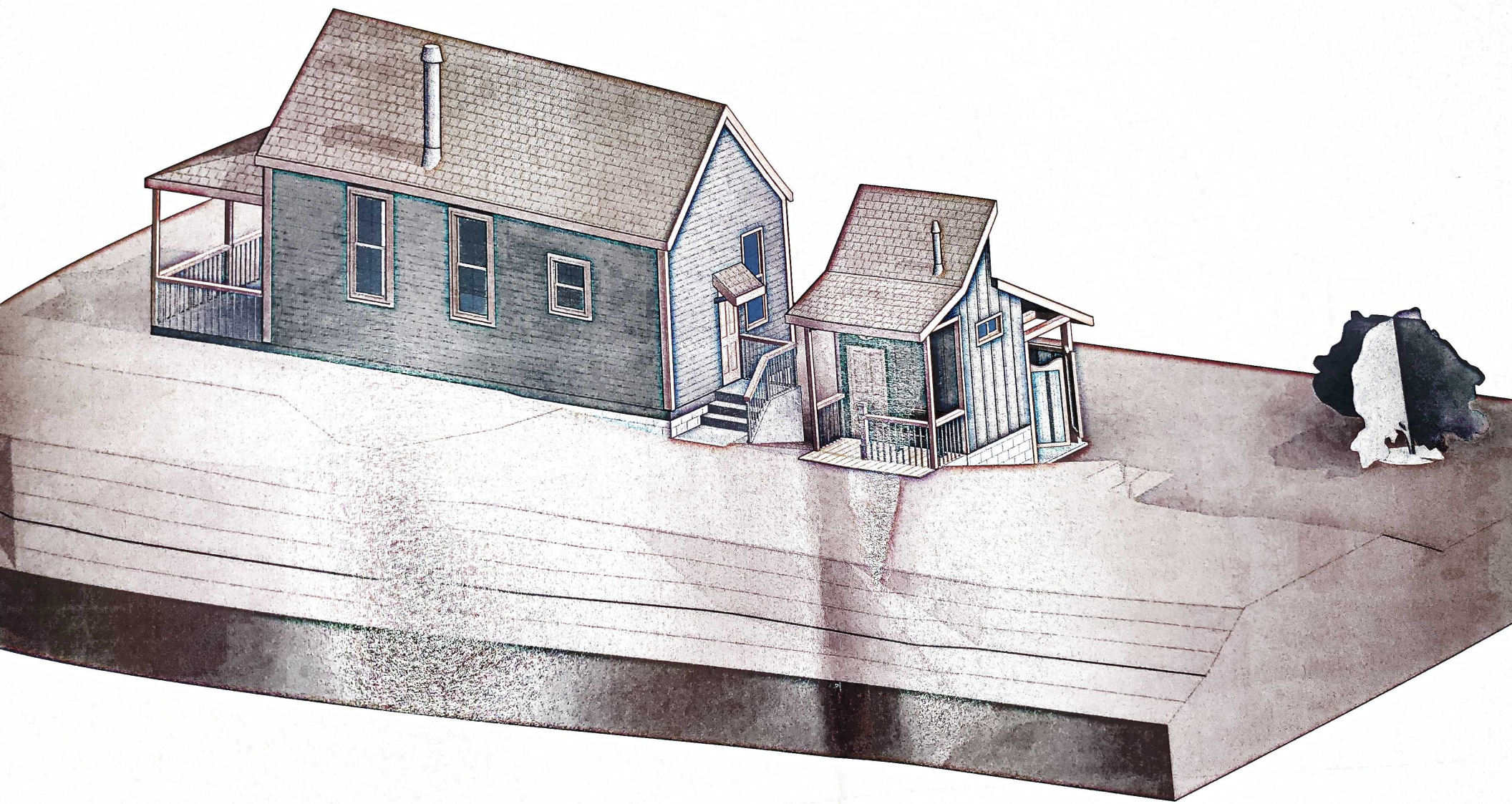
ELEVATION

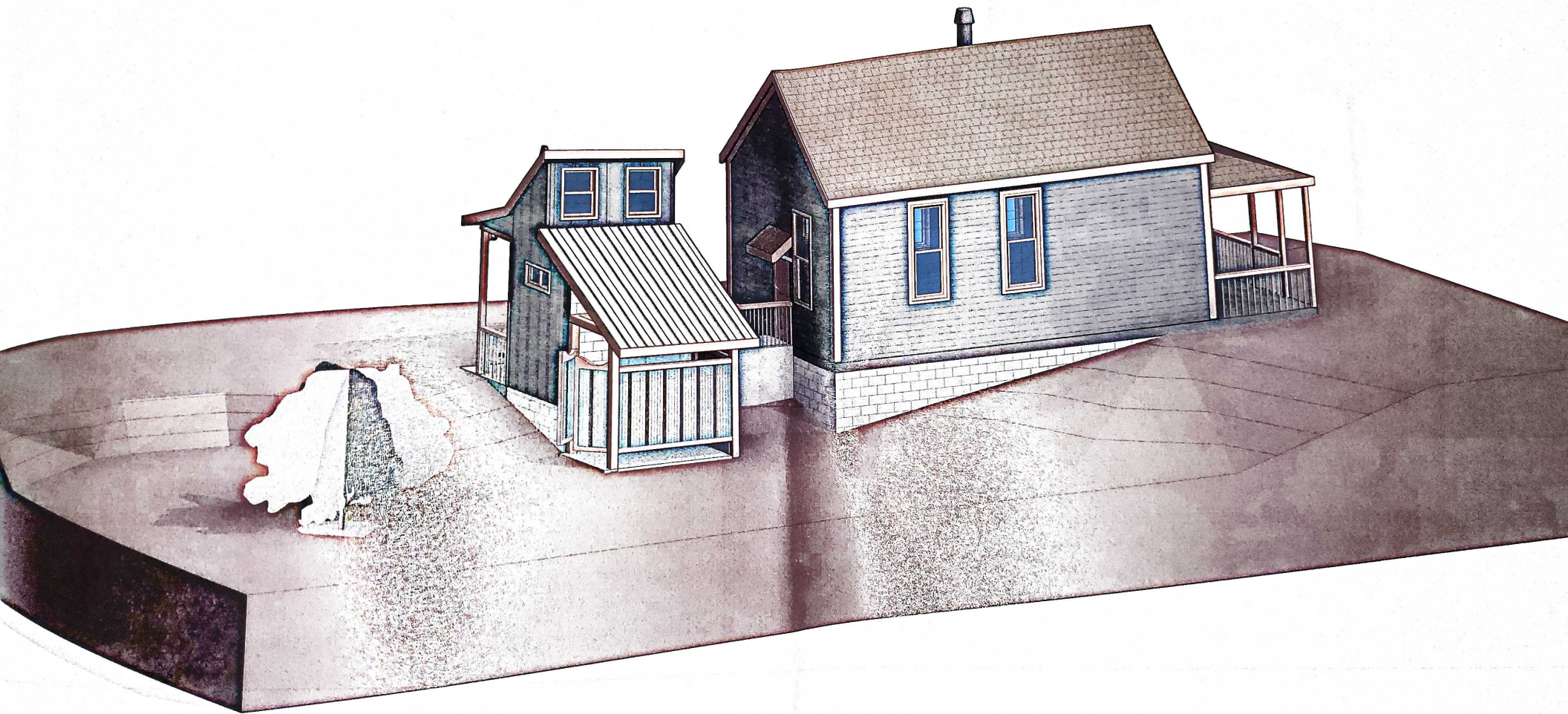
SCALE 1/2" = 1'-0"

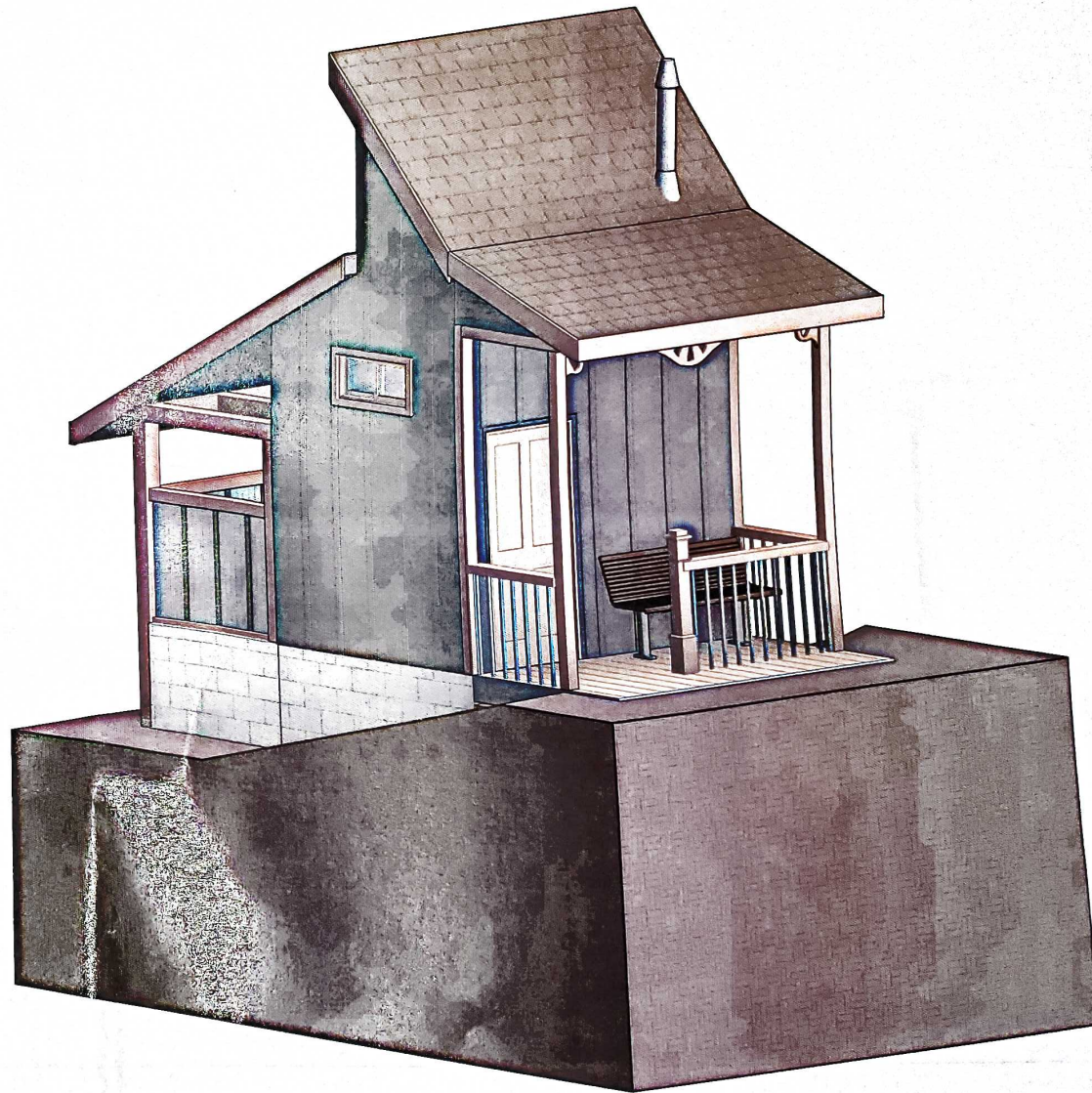
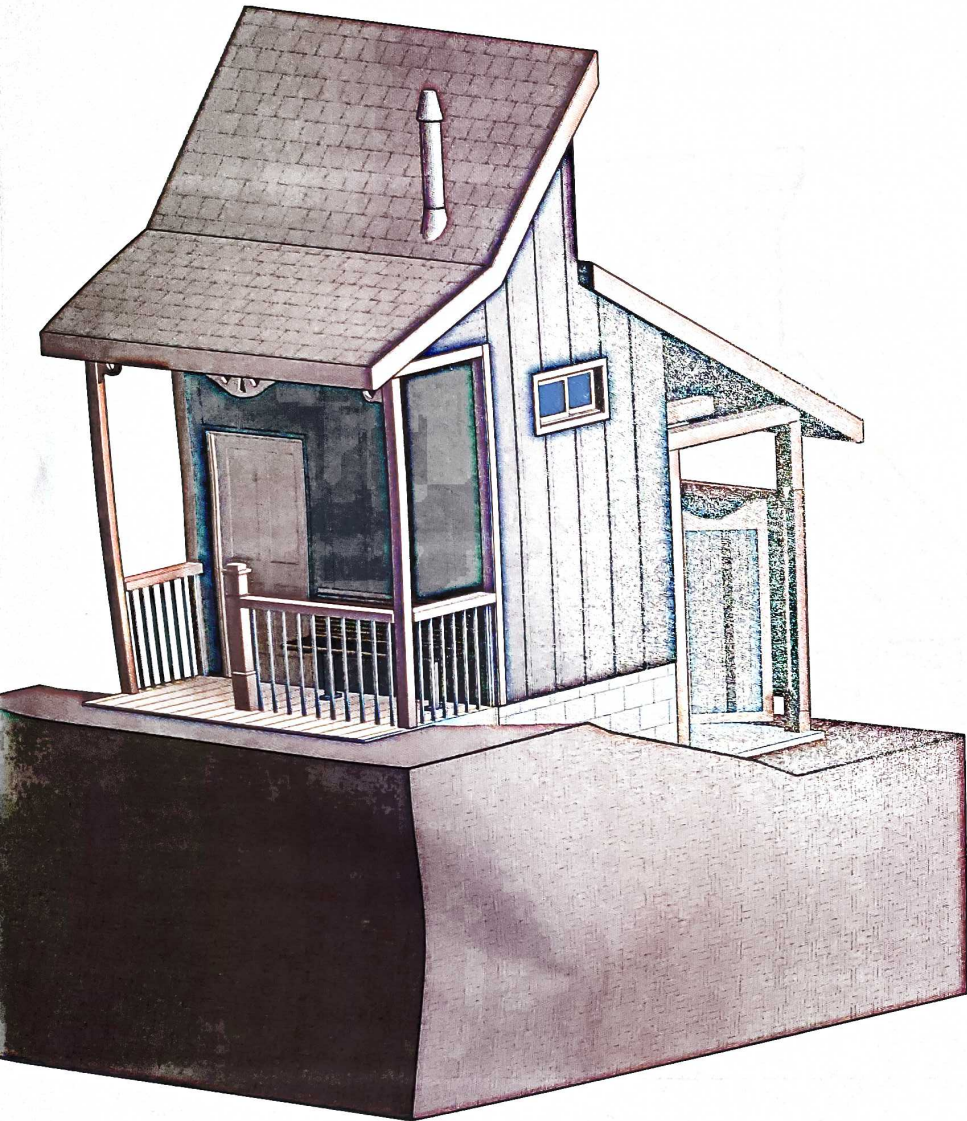


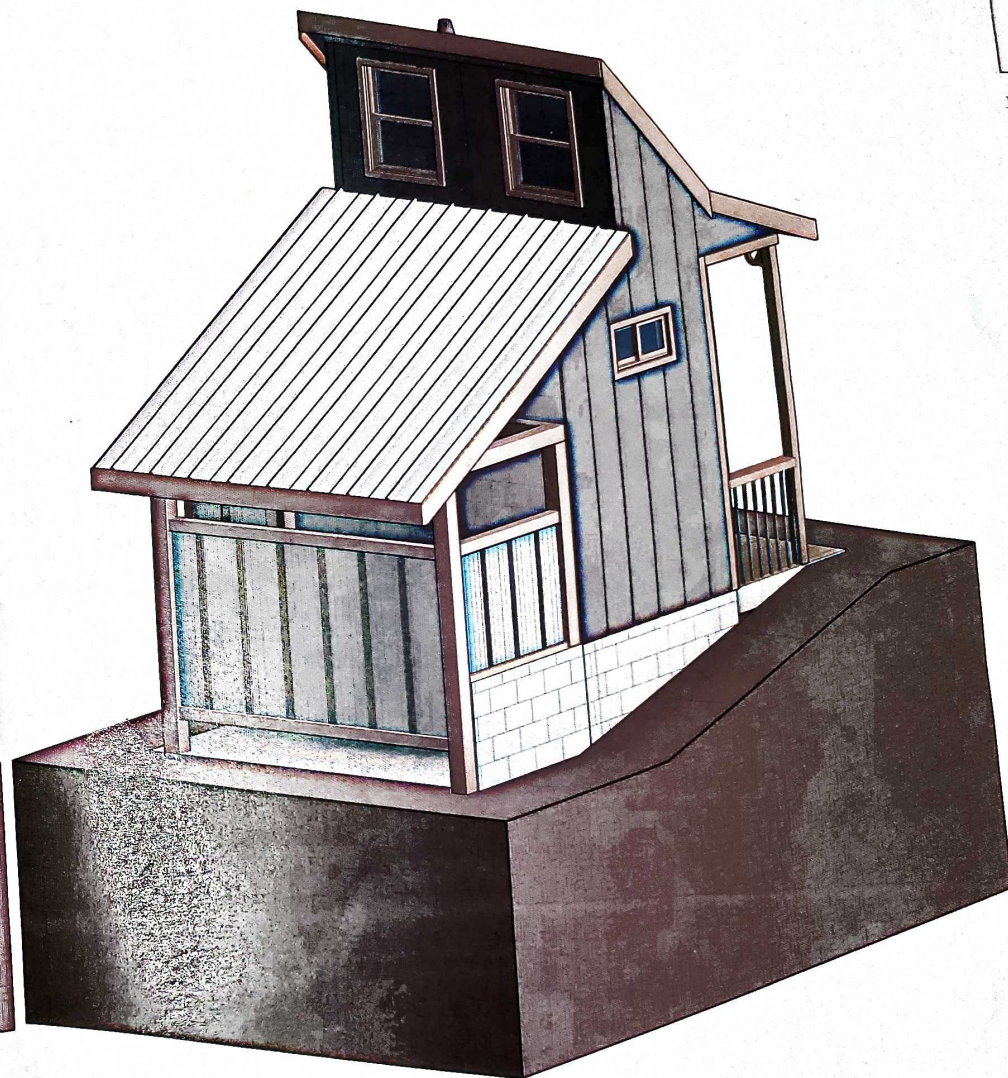
LEFT ELEVATION

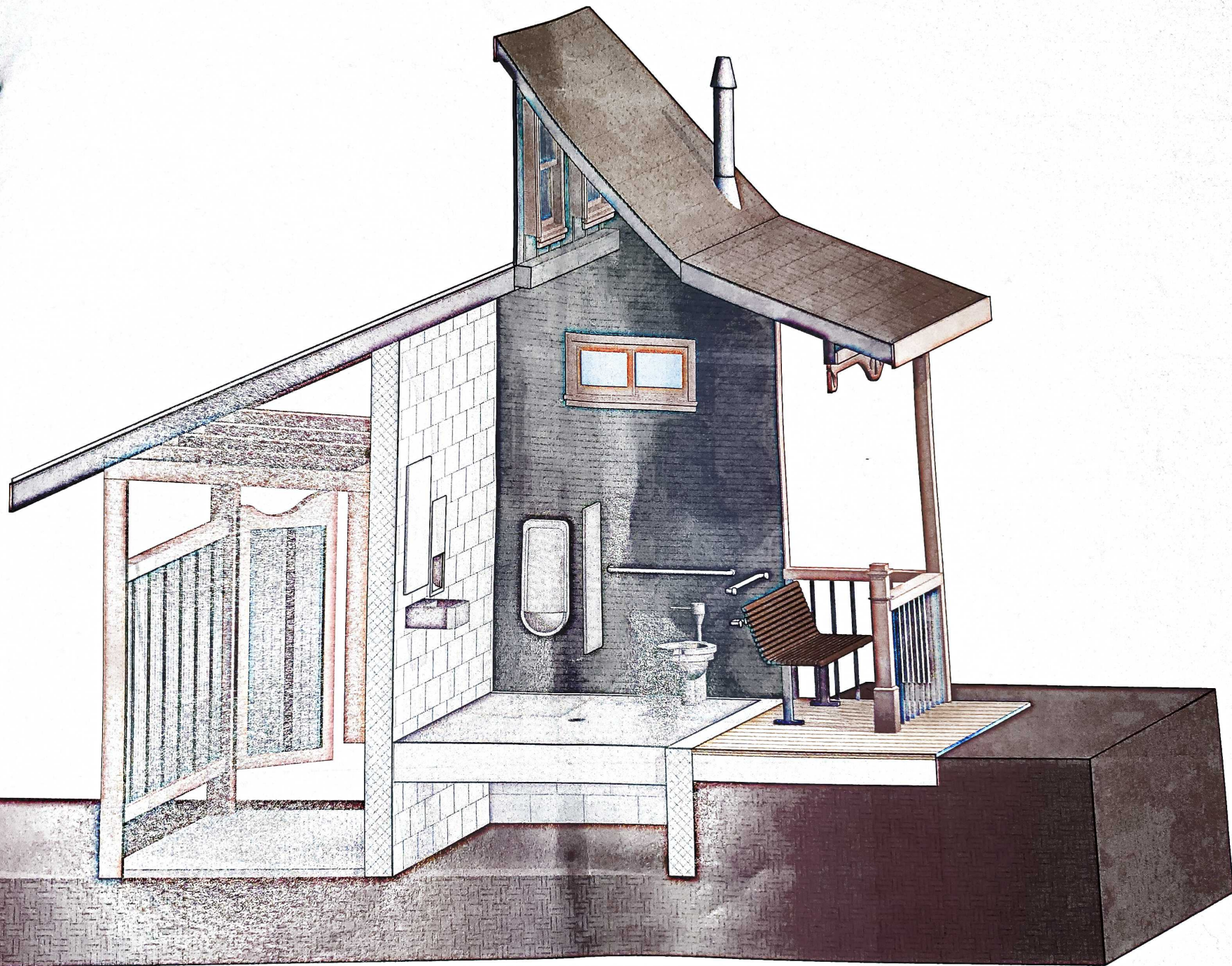
SCALE: 1/2" = 1'-0"











SECTION I

SCALE 3/4" = 1'-0"

NO WARRANTIES ARE IMPLIED EXCEPT FOR THIS PROJECT AND SPECIFIC LOCATION AUTHORIZED BY THIS ENGINEER

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 250 East Mill St 28x55x14 Shop
Located in the community of Virginia City, NV 89440

Description of proposed work:

☒ New Structure Build 28x55x14 Metal Shop
On Existing Pad. 10' from back Lot Line
5' from West Lot Line South North

☐ Alteration of / Addition to Existing Structure - galvalume finish if possible - or brown

☐ 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.

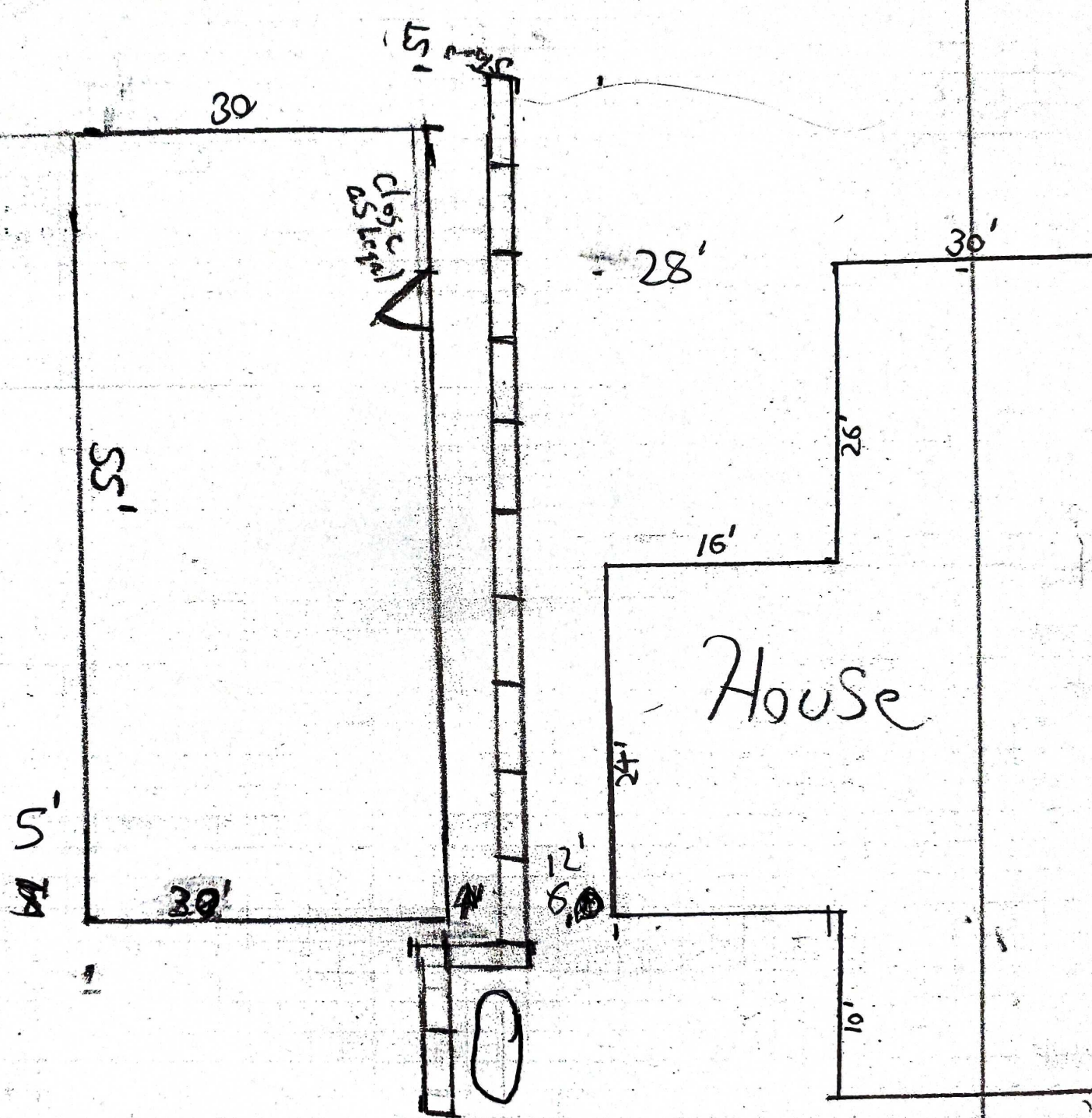
Owner or Designated Representative:

Name Wm D Breitenbach Date 8/25/2023
Mailing Address P.O. Box 743 Virginia City, NV
Signature [Signature] Telephone _____

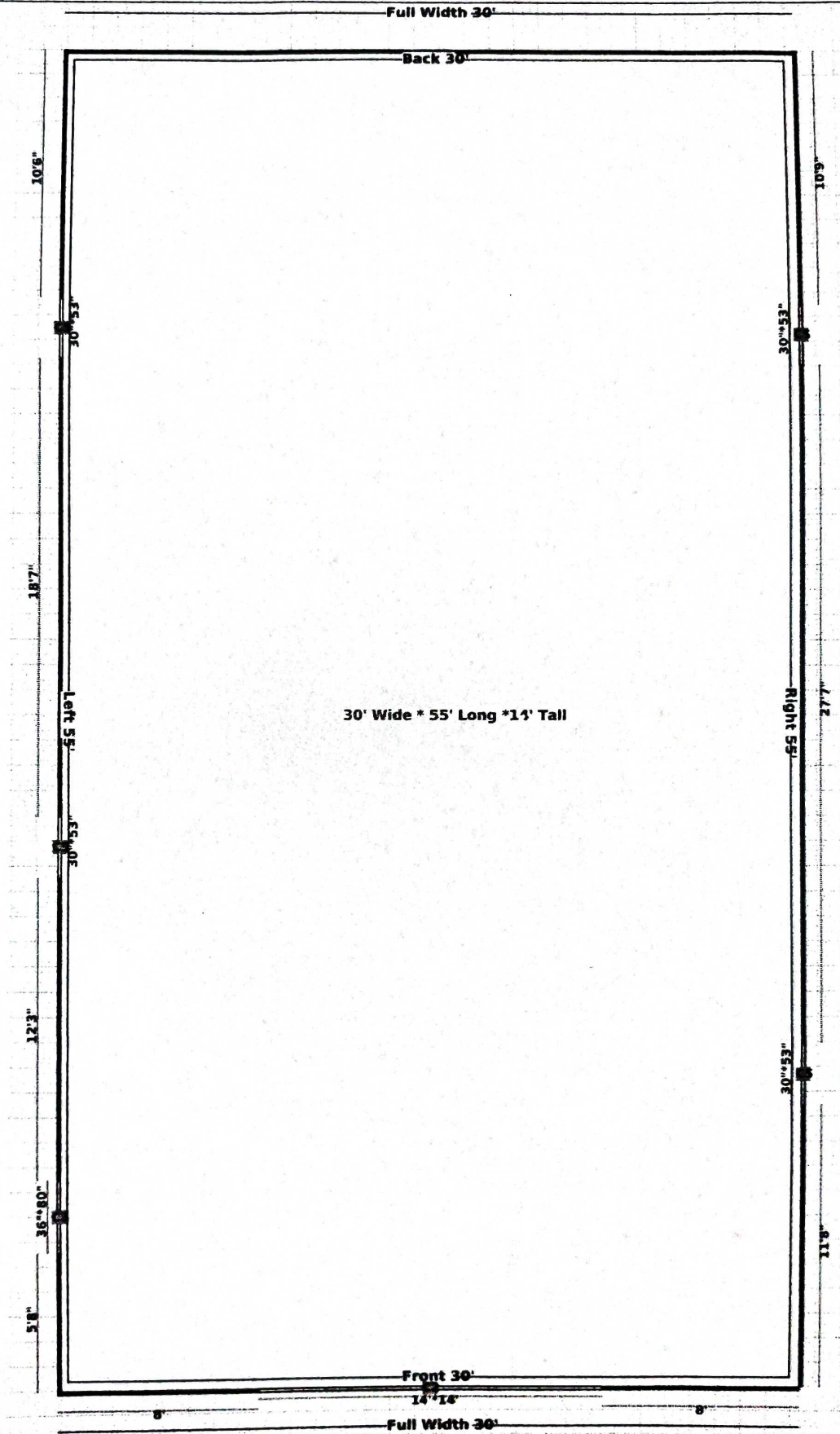
CHDC Staff:

Received By [Signature] Title Comstock Preservation Date 8/28/23

+
History
Officer



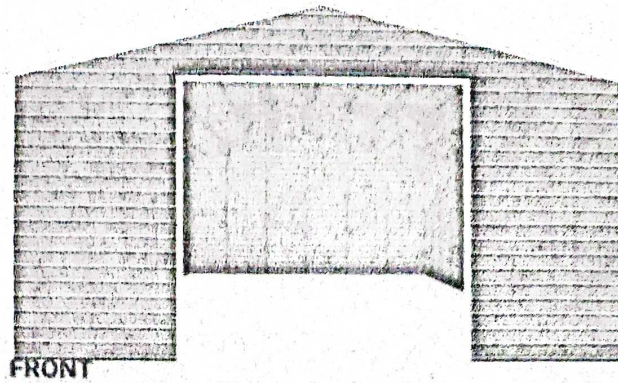
Master $1' = \frac{3}{32}$
Plan



LEGENDS

- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola

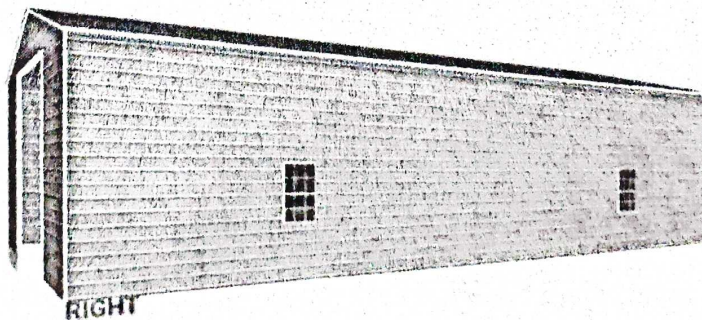
BUILDING VIEW



↑
man door may
be located here

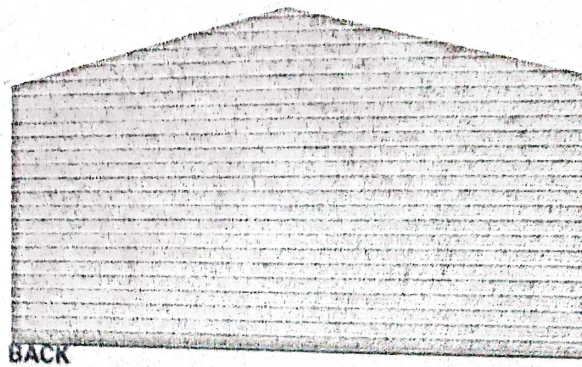
FRONT

BUILDING VIEW



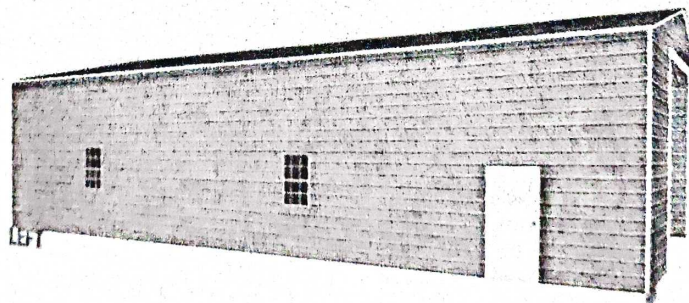
RIGHT

BUILDING VIEW



BACK

BUILDING VIEW



LEFT



Proposed location – west of house atop retaining wall





AMERICAN STEEL CARPORTS, INC.

29 GAUGE

COIL COATING SYSTEM - COLOR CHART



Slate Blue



Pebble Beige



Pewter Gray



Earth Brown



White



Burgundy



Evergreen



Barn Red



Clay



Black



Quaker



Raw-hide



Galvalume



Royal Blue

* Colors also available in 26 Ga.
Actual colors may vary from the color samples shown.

SHERWIN-WILLIAMS®
Coil Coatings



VERSATILE. STRONG. BUILT TO LAST.

Available colors. Owner proposes galvalume, with brown as second choice.



Example – B Street



Example – O Street

Agenda Item 10

Request for Approval for Decorative Fence Installed in Front Yard -





Agenda Item 11

During the August meeting, Chief Deputy Attorney General Greg Ott suggested a meeting to discuss this issue with the Attorney General's office, CHDC Commissioners, and staff from the Building and/or Planning Departments of Storey and Lyon Counties.

The CHDC needs to suggest several dates/times in which at least the Chair and a few Commissioners are available to meet.