

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 580 E. Mill St
Located in the community of Virginia City NV

Description of proposed work:

New Structure

New Single family home
2-Story 2588 sqft House

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 Bruce + Brandie Lincoln Date 3/25/24

Mailing

Address 221 Snow Ln Dayton NV 89403

Signature  Telephone 775-887-8950

CHDC Staff:

Received

By kbrown Title Comstock Preservation & History Officer Date 3/24/24



SITE PLAN

SCALE: 1"=10.0'

NO.	REVISIONS/ISSUE	DATE

PROJECT INFORMATION

Proposed Lincoln Residence
 580 E. Mill Street - Virginia City, Nevada
 APN: 001-312-15

OWNER/BUILDER
 Bruce Lincoln
 Owners Name

Per NRS 623.330 1(f) & (g) - I am responsible for the preparation, information and submitted by the owner on this plan for my own single family dwelling on the property for my own occupancy.

 Owners Signature

SITE PLAN

DATE
 January 15, 2024

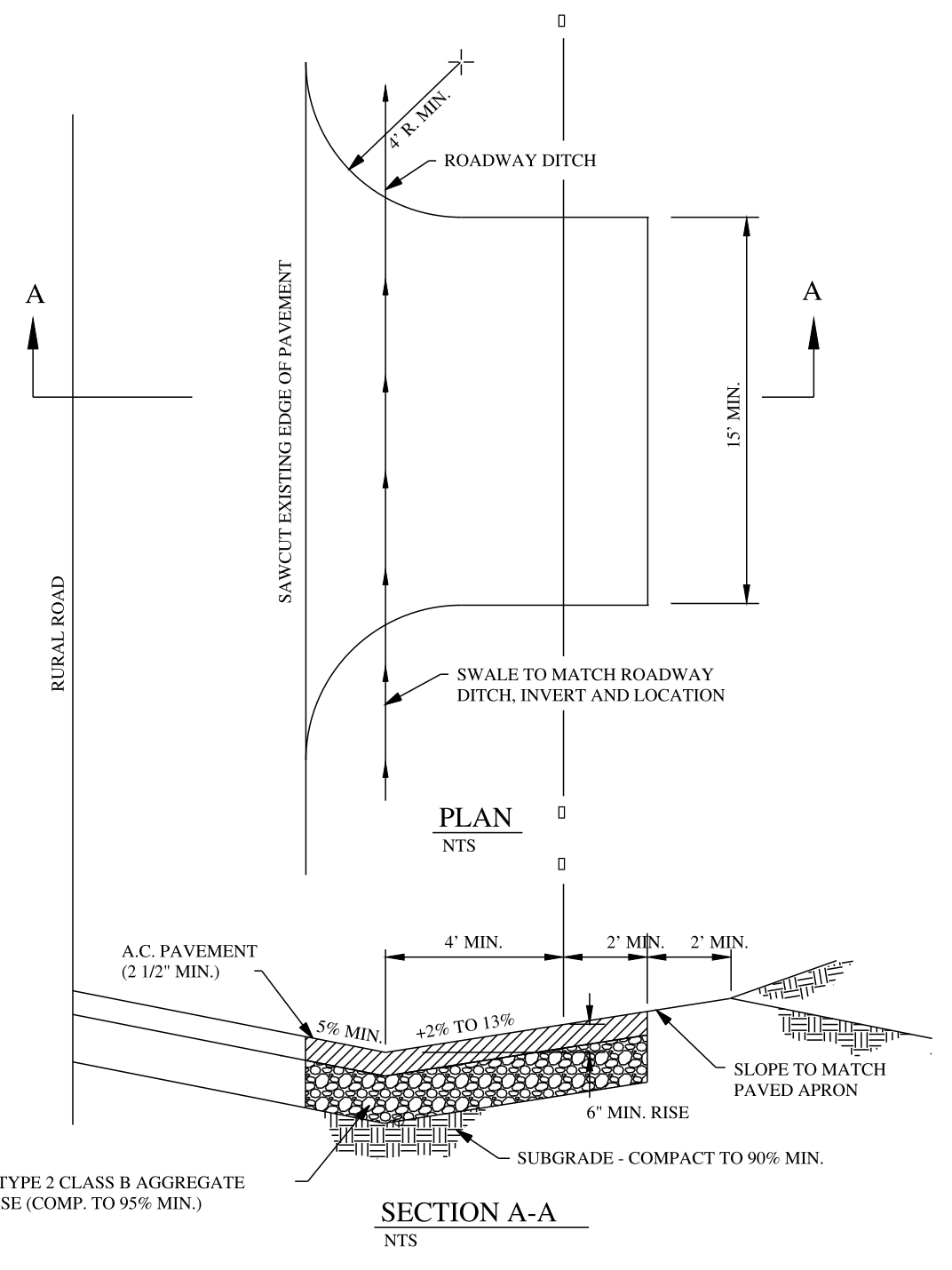
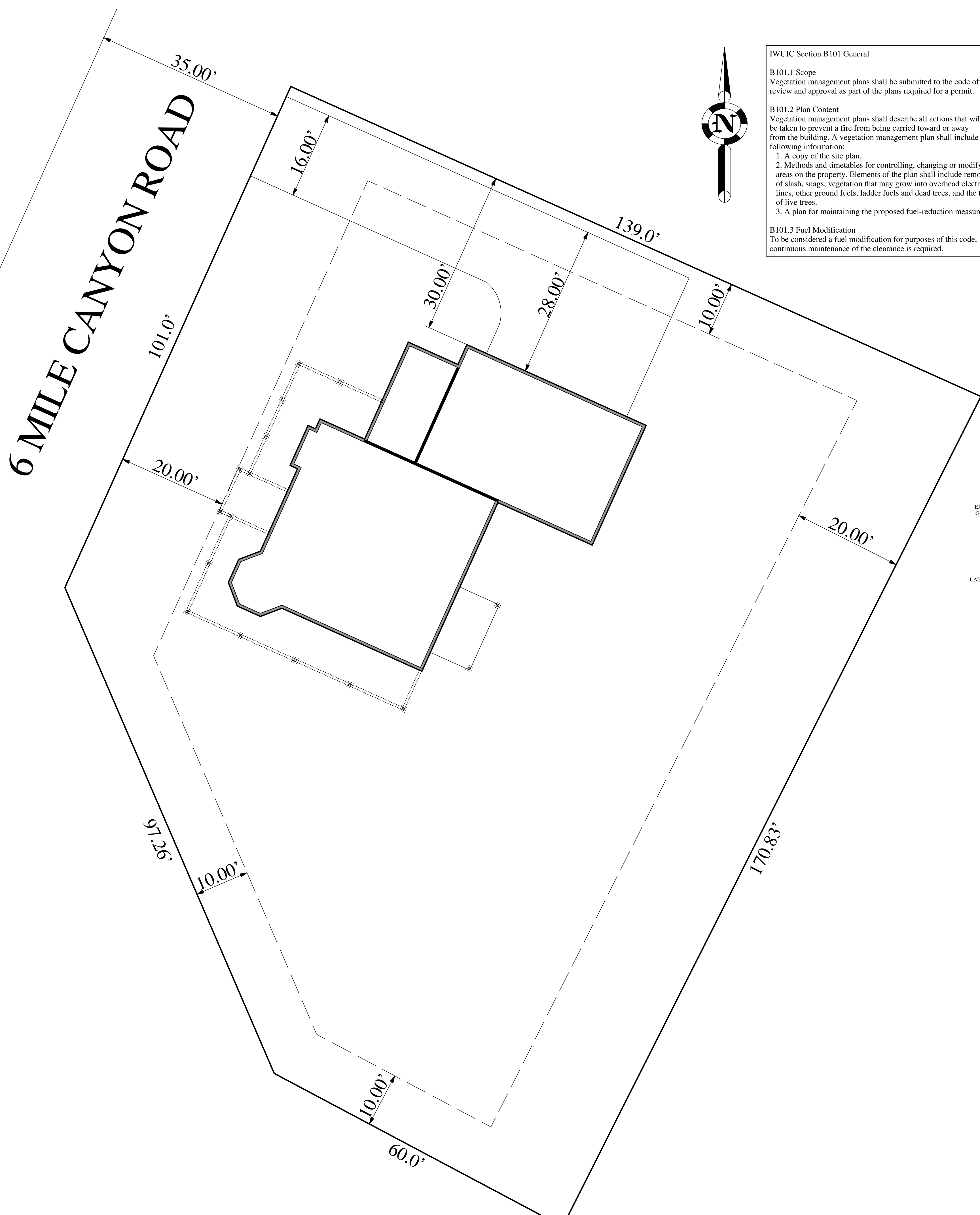
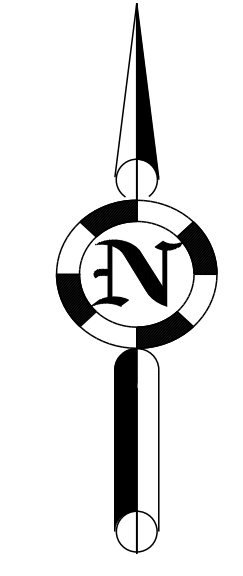
SHEET
 A1

IWUIC Section B101 General

B101.1 Scope
 Vegetation management plans shall be submitted to the code official for review and approval as part of the plans required for a permit.

B101.2 Plan Content
 Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include the following information:
 1. A copy of the site plan.
 2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
 3. A plan for maintaining the proposed fuel-reduction measures.

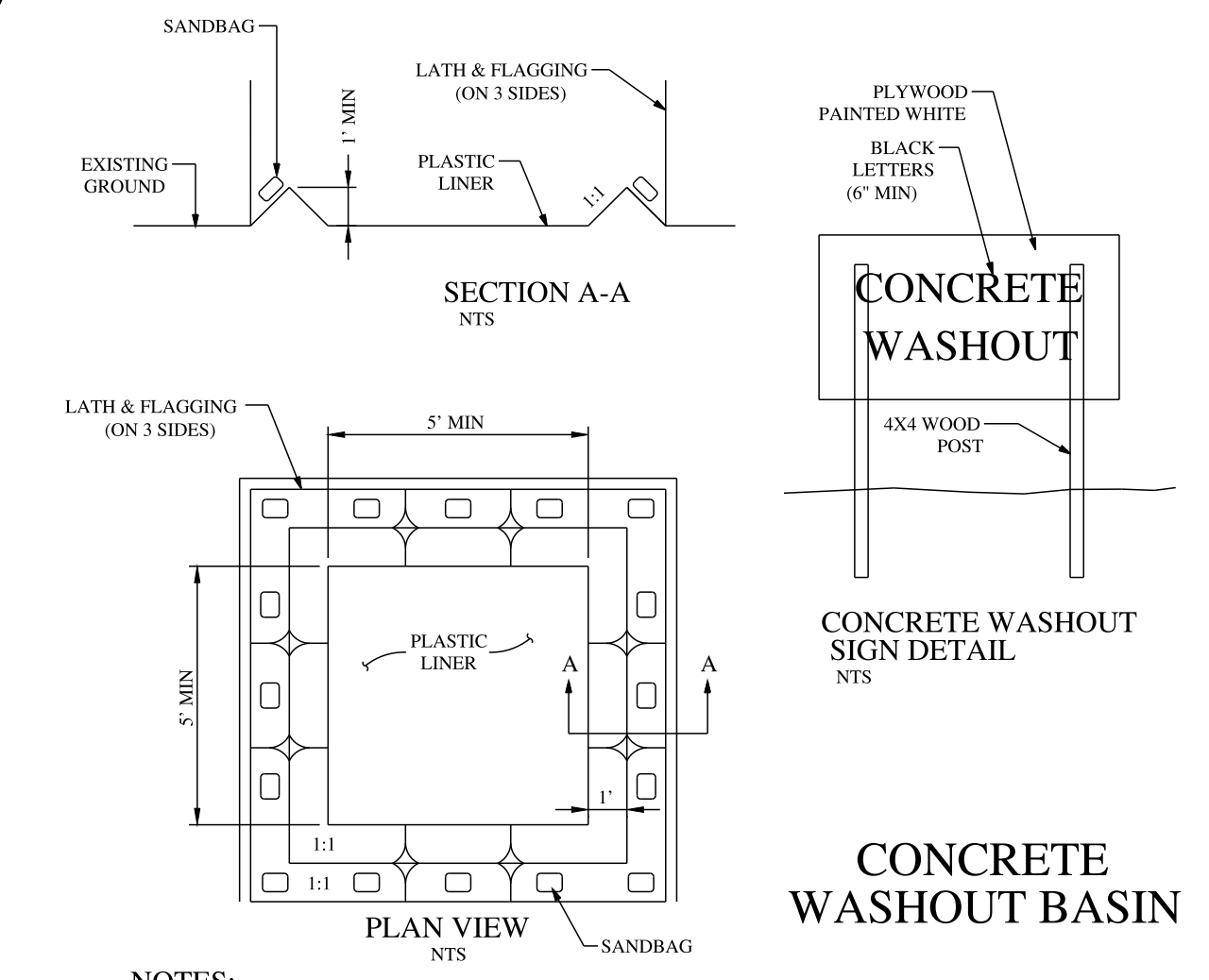
B101.3 Fuel Modification
 To be considered a fuel modification for purposes of this code, continuous maintenance of the clearance is required.



NOTES:
 1. IN LIEU OF A.C. SURFACING A 6 INCH THICK P.C.C. SLAB WITH 6 INCH x 6 INCH WWF AND 4 INCHES OF SELECT GRANULAR BASE (COMP. TO 95% MIN.) MAY BE USED.

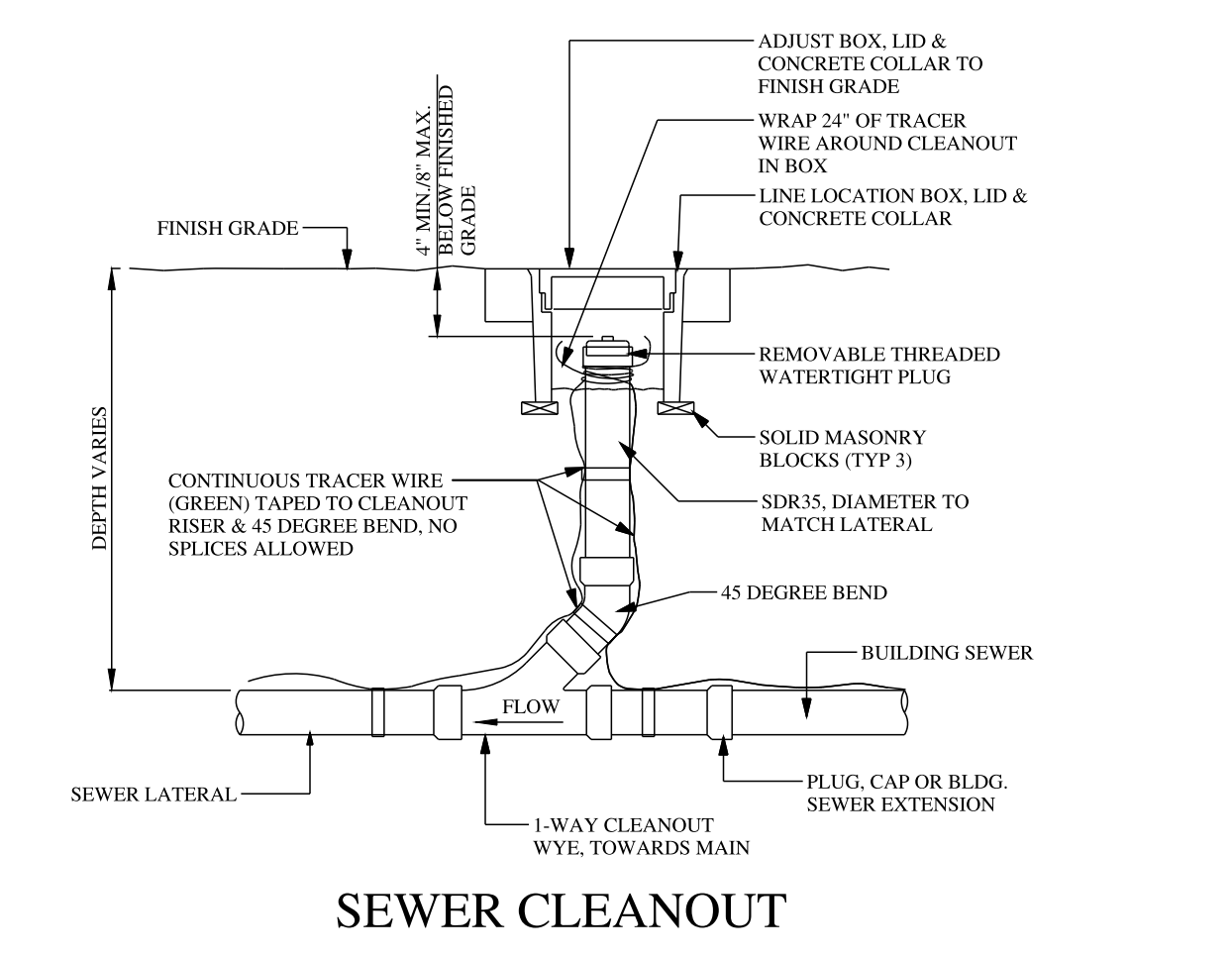
SITE PLAN NOTES

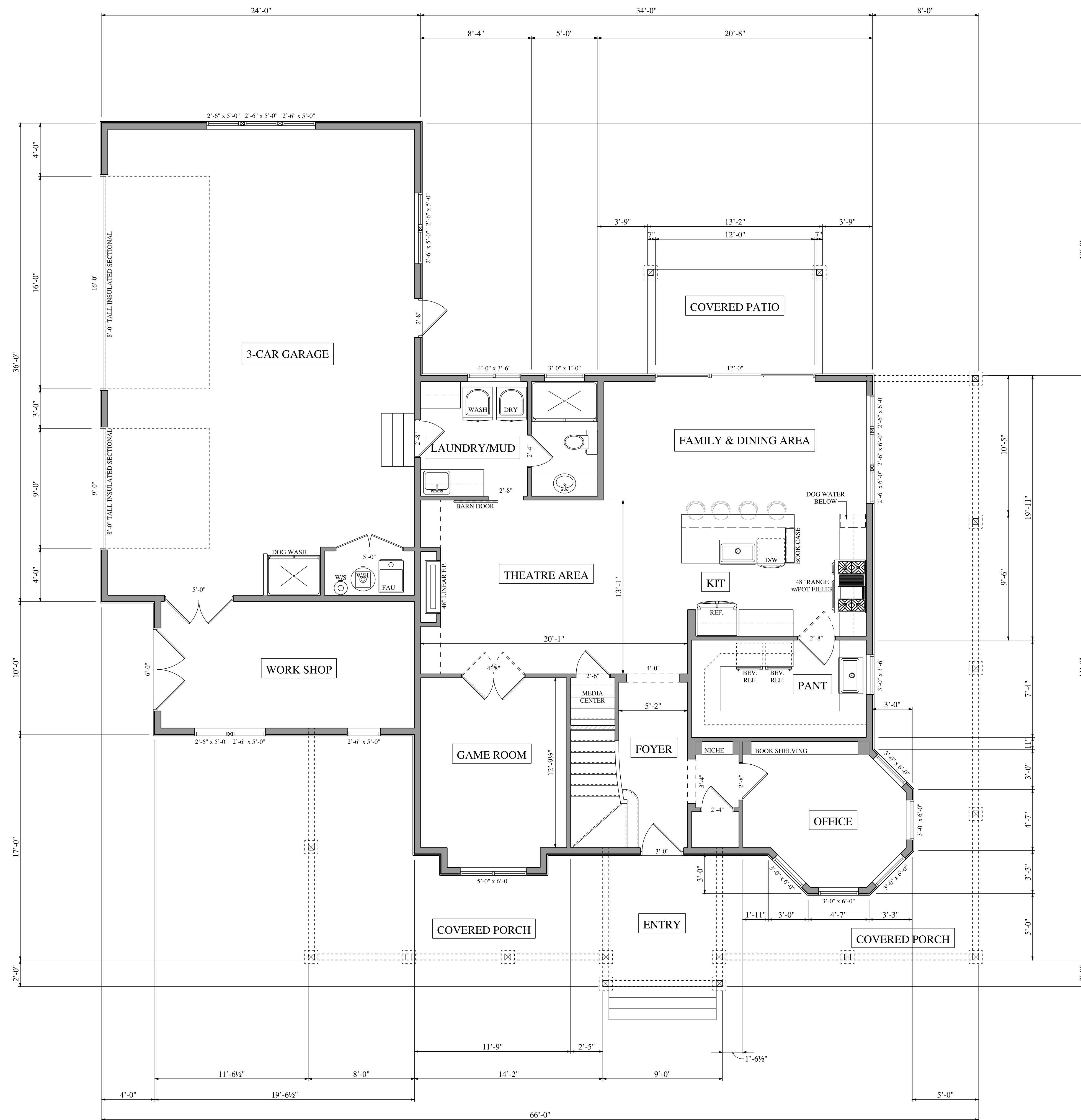
- CONTRACTOR SHALL VERIFY ALL SETBACKS IN FIELD PRIOR TO THE START OF CONSTRUCTION (TYP) @ ALL SHEETS
- CONTRACTOR SHALL VERIFY ALL EXISTING GRADES & CONDITIONS
- FIELD VERIFY ALL UTILITY LOCATIONS, AND CONNECTIONS PRIOR TO CONSTRUCTION
- ALL PRE-FAB PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS (TYP) @ ALL SHEETS
- ALL DIMENSIONS FROM PROPERTY LINE TO BUILDING ARE TO OUTSIDE OF STUDS OR OUTSIDE OF STEMWALL (TYP)
- PROPOSED DRAINAGE SHALL HAVE 5% SLOPE AWAY FROM HOUSE OR 6" IN THE FIRST 10'-0" MIN.
- PROVIDE POSITIVE DRAINAGE AROUND AND AWAY FROM BUILDING CONTRACTOR TO VERIFY DRAINAGE OF SUB-SURFACE DRAINS PRIOR TO BACKFILL (ALSO SEE NOTE #6)
- WATER AND SEWER LATERALS MUST BE A MINIMUM OF 5'-0" APART.
- DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATES, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITE OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER, OR STORM DRAIN SYSTEM
- REFER TO PLANS AND DRAWINGS FOR ALL HOUSE DIMENSIONS AND DETAILS. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION DIMENSIONS AND DETAILS
- ALL MATERIALS, WORKMANSHIP, TOOLS AND EQUIPMENT SHALL MEET OR EXCEED LOCAL BUILDING DEPARTMENT, CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
- IF ANY ERRORS, OMISSIONS OR DISCREPANCIES ARE TO BE PROVIDED TO THE GENERAL IN WRITING PRIOR TO THE START OF CONSTRUCTION OF AREA IN QUESTION, FAILURE TO COMPLY WITH THE ABOVE SHALL RESULT IN SUB-CONTRACTOR OR SUPPLIER BEING HELD RESPONSIBLE.
- IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE THE GENERAL CONTRACTOR WITH AN OVERALL SCOPE OF THE REQUIREMENTS. FIELD VERIFICATION SHALL BE REQUIRED OF ALL TRADES TO DETERMINE THE EXTENT OF ACTUAL REQUIREMENTS.
- ALL EQUIPMENT, FIXTURES, FINISHED MATERIALS AND COLORS (INTERIOR & EXTERIOR) SHALL BE APPROVED BY THE BUILDER OR OWNERS.



NOTES:

- WHERE POSSIBLE, CONCRETE SUPPLIERS SHALL CONDUCT WASHOUT ACTIVITIES AT THEIR OWN PLANTS OR DISPATCH FACILITIES.
- AN EFFECTIVE MEANS OF ELIMINATING THE DISCHARGE OF WATER FROM THE WASHOUT CONCRETE SHALL BE PROVIDED.
- CONCRETE WASHOUT FACILITIES SHALL NOT BE USED FOR THE DISPOSAL OF EXCESS CONCRETE AND CEMENT. TRUCKS SHALL NOT BE ALLOWED TO BACK TURN AND DISPOSE OF RESIDUAL LOADS.
- LOCATE WASHOUT AREAS A MINIMUM OF 50 FEET FROM WATER WAYS AND STORM DRAIN SYSTEM INLETS.
- WHEN THE WASHOUT IS 75 PERCENT FULL, IT MUST BE CLEANED OR A NEW WASHOUT MUST BE CONSTRUCTED. DISPOSE OF WASTE AT LEAST ONCE A WEEK.
- A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 15 FEET OF THE TEMPORARY CONCRETE WASHOUT BASIN.





LOWER LEVEL FLOOR PLAN

1294 SQUARE FEET of LIVING AREA THIS LEVEL
 856 SQUARE FEET of GARAGE AREA
 195.5 SQUARE FEET of SHOP AREA
 704 SQUARE FEET of COVERED PORCH AREA

UPPER LEVEL:
 1294 SQUARE FEET of LIVING AREA

TOTAL LIVING AREA 2588 SQUARE FEET

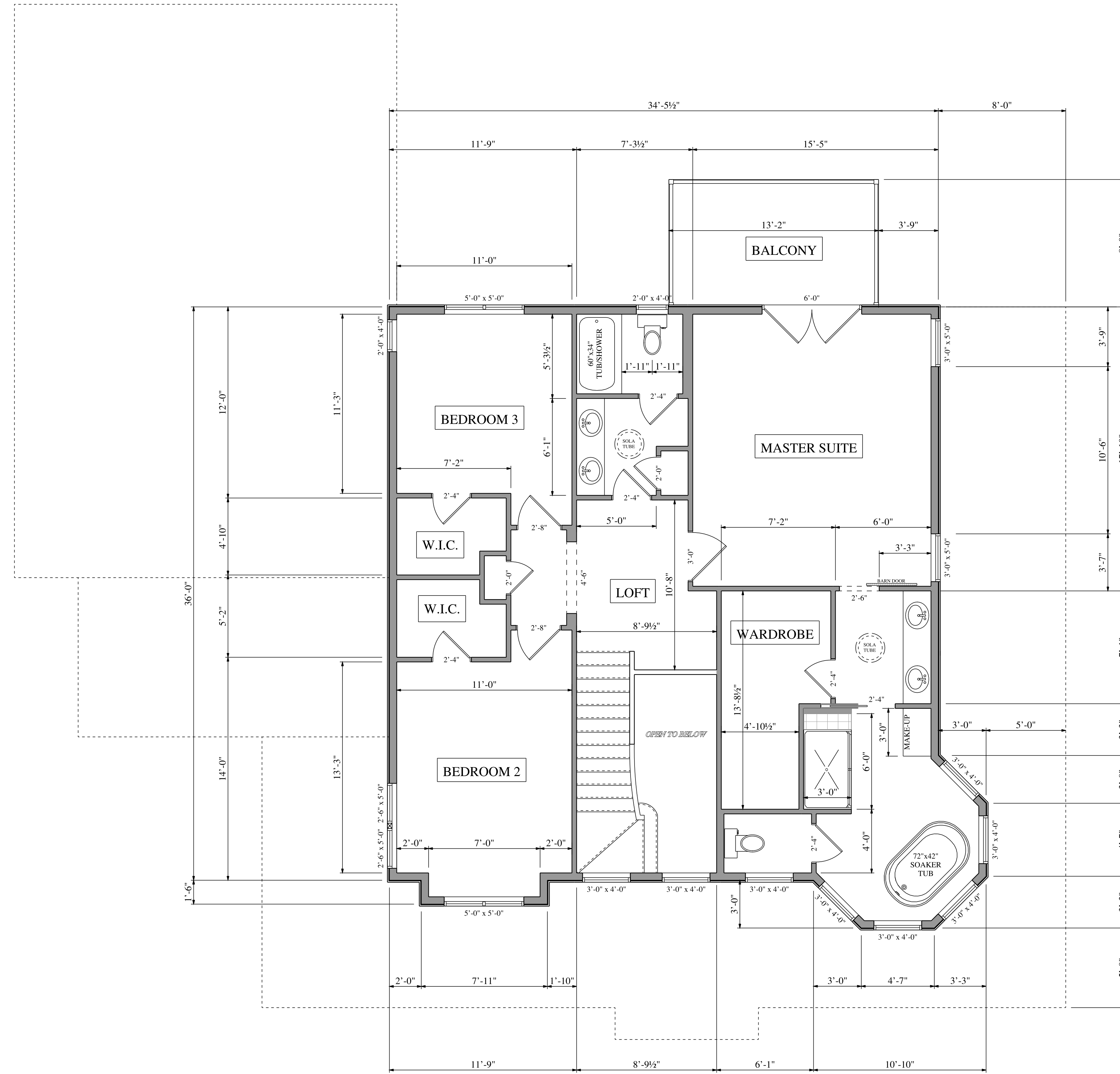
NO.	REVISIONS/ISSUE	DATE

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 Bruce Lincoln
 Owners Name
 Owners Signature

LOWER LEVEL PLAN

DATE January 15, 2024	SHEET A2
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UPPER LEVEL FLOOR PLAN

1294 SQUARE FEET of LIVING AREA THIS LEVEL. SCALE: 1/4"=1'-0"

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 Owners Signature

DATE: January 15, 2024
 SHEET: A2.1

UPPER FLOOR PLAN



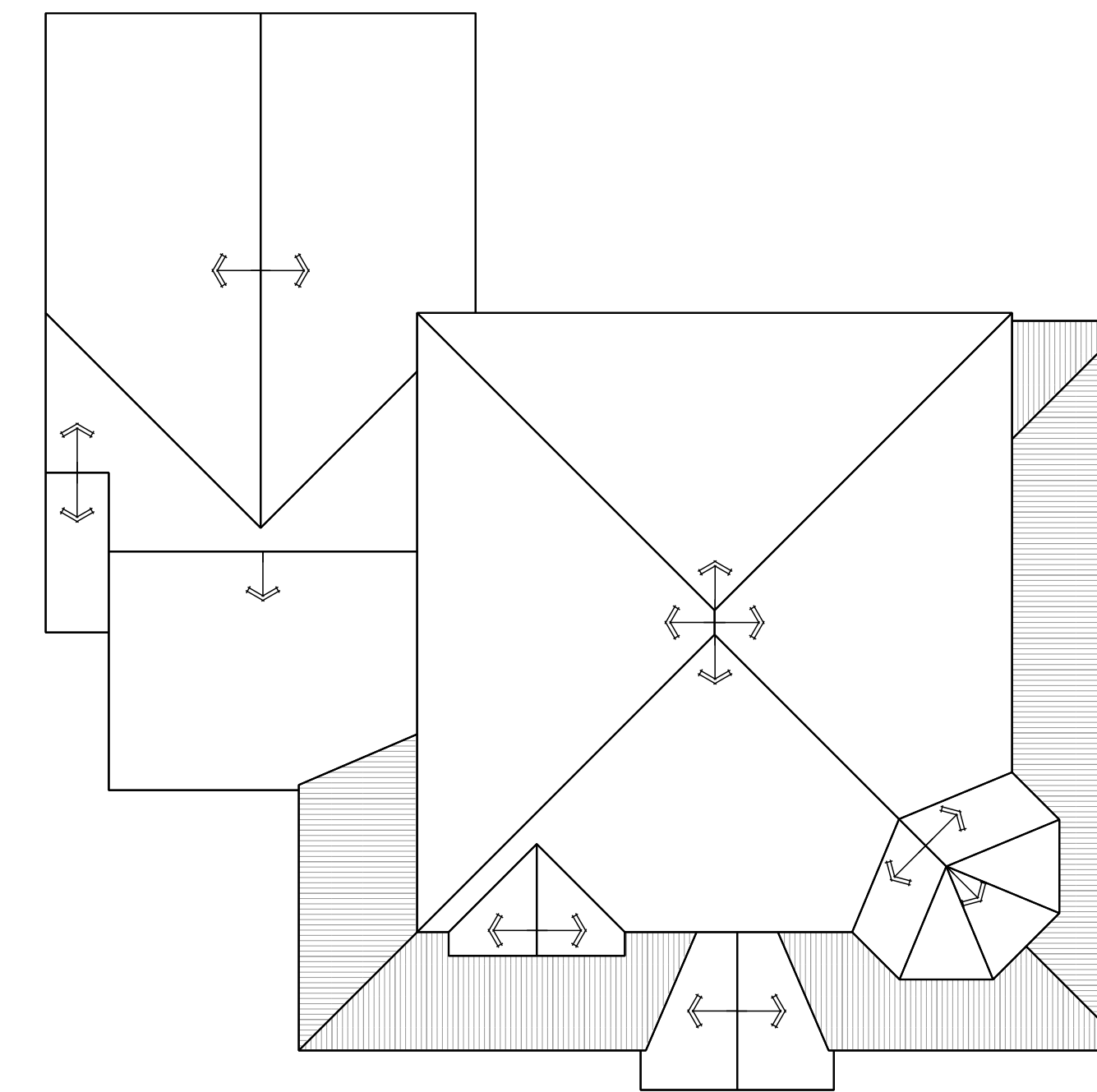
FRONT ELEVATION

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



RIGHT ELEVATION

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



ROOF LINES

SCALE: 1"=10'-0"

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Bruce Lincoln
 Owners Name

Owners Signature
ELEVATIONS

DATE January 15, 2024	SHEET A3
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REAR ELEVATION
SCALE: 1/4"=1'-0"



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

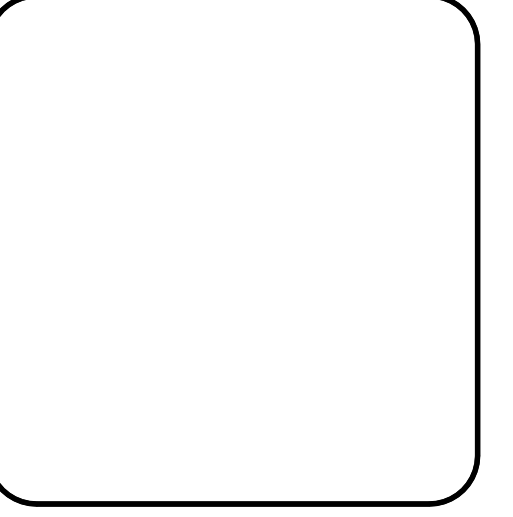
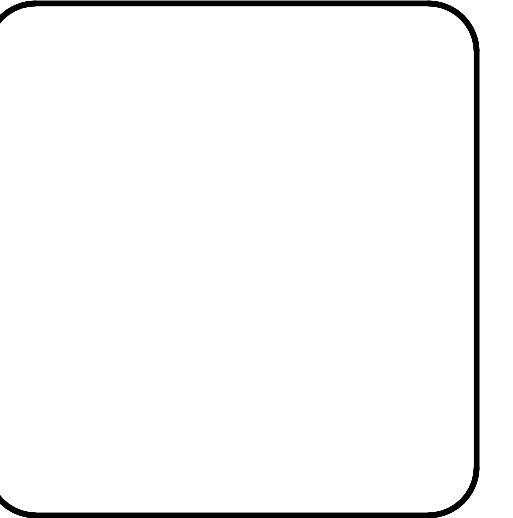
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ELEVATIONS



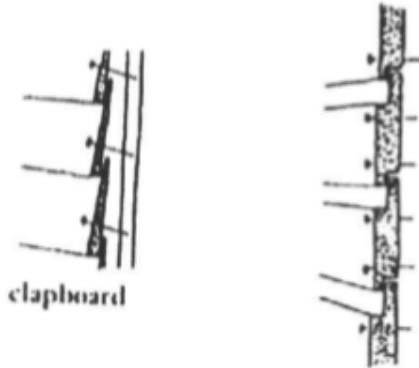
DATE January 15, 2024	SHEET A3.1
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From: [Bruce Lincoln](#)
To: [Kristen Brown](#)
Subject: 580 E. Mill
Date: Monday, March 25, 2024 11:02:06 AM
Attachments: [Siding1.png](#)

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

- The type/material of siding proposed,
Channel Shiplap for siding and Course Patterned Board for accent as seen in the plans

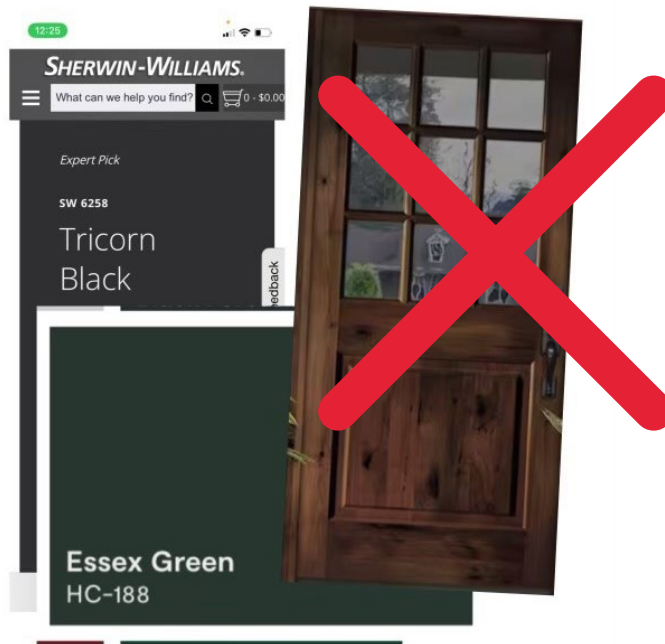
CLAPBOARD/CHANNEL SHIPLAP
HORIZONTAL BOARDS TAPER-SAWN FOR OVERLAP, GENERALLY 1"X 6" OR
1"X 8"



Owner confirmed that the shiplap will be a composite material to simulate wood. -KB

Owner confirmed that the gable ends and dormer will have pre-manufactured boards that simulate shingles.-KB

- The type and color of roofing materials,
Composite Black or Black Metal
- The type, materials, and color of windows, doors, and garage doors,
Windows will be 4 over 4 and color matched frames to the trim color. Doors will be Walnut wood doors with color matched trim frame.



This door is no longer proposed - see new door on following page. -KB

PIC•COLLAGE

- Info regarding whether the existing stone retaining walls will remain.
We will be keeping the existing retaining walls at this time.
- Info about sitework that will occur, such as grading, driveway location, and new retaining walls.
The Driveway will be asphalt and as shown in the Plans. Retaining wall will remain unless something is found wrong with the structure. Grading will be done to code to make the property flat but allow drainage to the street
- Whether there will be any separate structures such as sheds, and
No other structures at this time. A glass green house is a possibility in the future but will not be seen from the street
- Paint colors, if chosen before March 20th.
*Essex Green as the main paint
Tricorn Black as the trim color*

This what we have so far the most likely paint colors are in the door Picture. Only one Address touches the property 530 E. Mill St
how is this for progress?

--

Bruce Lincoln
GreyStroke llc
thebruce8541@gmail.com

200 Series Double-Hung Window



INTERIOR EXTERIOR



SIZING INTERIOR HARDWARE GRILLES EXTERIOR TRIM GLASS SUMMARY

[Clear My Choices](#)

Product ID# 244DH3036

Unit Width 35 1/2"

Unit Height 41 1/2"

Interior Color White

Glass SmartSun™ Glass

Hardware Lock and Keeper, White

Optional Hardware None, White

Grille Pattern Colonial

Grille Width 3/4"

Exterior Color White

Exterior Trim Profile 2" Brick Mould

Owner confirmed they will talk to manufacturer about the faux muntins that are applied to the exterior instead of sandwiched between the glass panes.



Walnut