

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, November 7, 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, November 7, 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

THERE WILL NOT BE A 4:30 PM WORKSHOP

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. Approval of Agenda (FOR POSSIBLE ACTION):**
Approval of Agenda for Tuesday, November 7, 2023.

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 Minutes (FOR POSSIBLE ACTION):

Approval of Minutes from October 3, 2023 meeting.

7. New Construction, Garage/Shop (FOR POSSIBLE ACTION):

125 S. N Street, Virginia City

Owner proposes to build a new metal garage/shop building. This item was continued from the October 3, 2023 CHDC meeting.

8. Demolition and New Construction, House (FOR POSSIBLE ACTION):

135 River Street, Dayton

Owner proposes to demolish a historic, fire-damaged house and build a new house and retaining wall.

9. Demolition and New Construction, House (FOR POSSIBLE ACTION):

425 Main Street, Silver City

Owner proposes to demolish a historic, fire-damaged house and build a new house.

10. Taylor Street Repairs (FOR POSSIBLE ACTION):

Taylor Street between C & D Streets, Virginia City

Storey County proposes to stabilize Taylor Street by backfilling the vacant parcel (001-085-01) at the northeast corner of C and Taylor Streets.

11. Approval of Revised Materially Affected Property Owner Form (FOR POSSIBLE ACTION):

The Materially Affected Property Owner form has been revised and is ready for CHDC review and possible approval.

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.

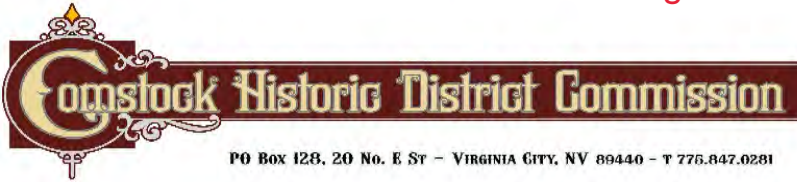
13. Adjournment (FOR POSSIBLE ACTION)

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 November 7, 2023**.

Supporting documents for agenda items will be available no later than **November 2, 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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MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DRAFT

DATE: Tuesday, October 3, 2023

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

WORKSHOP MEETING: None

REGULAR MEETING TIME: 5:00 PM

CALL TO ORDER: 5:03 PM

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL: Quorum achieved

Calvin Dillon – present

Tammy Hendrix – present

Julie Workman – present

Clay Mitchell – present

John Cassinelli – present

Joe Curtis – present

Nancy Cleaves – present

Mercedes de la Garza – present

(Deputy Attorney General Nicole N. Ting also present)

APPROVAL OF OCTOBER 3, 2023, AGENDA, AGENDA ITEM 3:

Mercedes de la Garza moved to approve the October 3, 2023 agenda as written, and John Cassinelli seconded the motion. A vote was taken and the October 3, 2023 agenda was unanimously approved.

PUBLIC COMMENT, AGENDA ITEM 4 (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): None

ADMINISTRATIVE ITEMS, AGENDA ITEM 5:

Chair's Report – Chair Joe Curtis noted that the school hadn't changed their exterior lights to a dimmer option yet, and that he would talk to them.

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. She reminded them that the CHDC would have a booth at the Storey County Community Resource Fair on October 4, 2023 at Piper's Opera House.

Commissioner Comments – Calvin Dillon noted that the Comstock Cemetery Foundation would be holding its Voices from the Past event on two weekends in October. Julie Workman noted that the Dayton community was holding a Firewise fuels reduction meeting on October 24. Tammy Hendrix noted that Lyon County is also establishing Firesafe community groups in Silver Springs and Stagecoach. Clay Mitchell noted that the Godmonster of Indian Flats anniversary event was being held October 13-15. He also reminded the group about the emergency broadcast test that would occur this week.

Correspondence – None.

APPROVAL OF MINUTES FROM SEPTEMBER 5, 2023 MEETING, AGENDA ITEM 6:

John Cassinelli noted that his name was spelled wrong in several locations. John Cassinelli moved to approve the September 5, 2023 minutes with those misspellings corrected. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

NEW CONSTRUCTION, GARAGE/SHOP, 125 S. N STREET, VIRGINIA CITY, AGENDA ITEM 7 (FOR POSSIBLE ACTION):

Parcel owner Toby Young explained that the drawings were not quite accurate as the roll-up doors would be on different elevations than depicted. Joe Curtis asked if vertical corrugated siding was available since outbuildings/metal buildings did not historically have horizontal metal siding. He also asked if the building came in a brown color. Toby Young said yes to both, and he would be willing to paint the doors so they wouldn't be white. Mercedes de la Garza noted that the submission lacks details such as roof pitch, color samples, and drawings that depict the correct door placement. She pointed out that the design is modern with its extending porch roof, and that it would look very industrial within a row of houses. Nancy Cleaves noted that the CHDC has approved other industrial-type metal buildings near residential in the past, and that the district has always had a mix of building types. Clay agreed but noted that most of the other buildings that were approved did not have multiple doors and a porch roof. Julie Workman asked if any neighbors objected, and Toby Young said no. Joe Curtis noted that this building is much larger than the CHDC has approved recently. Parcel owner Elaine Young stated that they have had difficulty obtaining approvals from the County Building and Planning departments. Kristen Brown explained that the CHDC is not related to the County approvals but that we do work together as partners. Clay Mitchell and Joe Curtis both stated that the CHDC's role is to consider visual appearance and historic compatibility. Nancy Cleaves noted that the scale and massing are similar to the adjacent houses, but Mercedes de la Garza felt that other metal garages in the district are more subservient to the main house. Julie Workman and Clay Mitchell both stated that the CHDC is trying to do the right thing for the district and that although past "mistakes" may have been made, we can only move forward, and that they try to be fair and are not trying to single anyone out. Kristen Brown asked if the roof pitch can be steeper, and Toby Young said no, they don't make it steeper. Mercedes de la Garza asked for more detailed and accurate information about design and materials. John Cassinelli noted that these don't appear to be a permit set, and that the owners may not want to pay for additional drawings until they know if the CHDC will approve the general design. Kristen Brown asked the CHDC if there was a way to tweak the design right now to get to a place where this could be approved. The group did not think so, and asked DAG Nicole Ting if a motion was necessary. She said it was not required to have a motion. Julie Workman suggested that they do make a motion, to suggest key redesign elements.

Public comment – None.

John Cassinelli moved to approve the conceptual design with the caveat that the applicant returns with revised drawings. Tammy Hendrix seconded the motion. Mercedes de la Garza asked if this Commission can approve “concepts.” Julie Workman asked if the motion included approving the porch roof as-is. Mercedes de la Garza stated that she would not approve the porch or multiple doors. DAG Nicole Ting stated that if the CHDC makes a motion using the word “approve,” we must either approve it, or not. John Cassinelli withdrew his motion.

Motion – Clay Mitchell moved to continue this agenda item to the next meeting, and to have staff work with the applicant to develop a more complete submission. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

DEMOLITION (PORCH & ADDITION) AND TEMPORARY TRAILER PLACEMENT, 504 S. F STREET, VIRGINIA CITY, AGENDA ITEM 8 (FOR POSSIBLE ACTION):

Joe Curtis asked if we should request something in writing that the porch is not safe and cannot be repaired. Kristen Brown stated that the porch was discussed during a previous meeting, and that the CHDC acknowledged at that time that it was beyond repair. Joe Curtis asked if a contractor had looked at it, and Kristen Brown stated that she remembered that two contractors had inspected it. Calvin Dillon confirmed that contractor Jim Collins had inspected the porch. Joe Curtis asked how long the trailer would be parked there, and Kristen Brown stated that we don’t yet know that. Joe Curtis recommended that the trailer be allowed to remain for nine months, which could then be renewed nine months at a time.

Public comment – None

Motion #1 – Mercedes de la Garza moved to approve the partial demolition of the porch and rear addition, to be completed only after documenting all sides of the porch and addition and taking proper measures to protect the newly exposed building elevations before winter. John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously.

Clay Mitchell asked County Manager Austin Osborne (who was in attendance) how long Storey County allows people to place a trailer. Austin Osborne stated that the County allows a trailer to be placed for one year. Nancy Cleaves noted that the district design guidelines allow temporary placement of sheds and construction trailers for six months.

Motion #2 – Clay Mitchell moved to authorize staff to issue a Certificate of Appropriateness for the temporary placement of a trailer, subject to County approval, for the period of one year. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

APPROVAL OF REVISED CERTIFICATE OF APPROPRIATENESS FORM, AGENDA ITEM 9 (FOR POSSIBLE ACTION):

Kristen Brown outlined the changes made to the Certificate of Appropriateness (COA), which were: adding a disclaimer about the COA not implying approval or comment on ADA accessibility or other regulations; adding a line for Kristen to sign as the Chair’s appointed representative; changing “his” to “their” in two places for gender inclusivity; adding a dedicated area to describe the scope of work; changing “structure” to “building, structure, or parcel”; and minor formatting changes.

Public comment – None.

Motion – John Cassinelli moved to approve and adopt the revised Certificate of Appropriateness as presented. Calvin Dillon seconded the motion. A vote was taken and the motion passed unanimously.

PUBLIC COMMENT, AGENDA ITEM 10 (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendaized): None

ADJOURNMENT, AGENDA ITEM 11:

Clay Mitchell moved to adjourn the meeting, and John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 6:47 PM.

DRAFT

Agenda Item 7

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 125 South N St.

Located in the community

of Virginia City NV

Description of proposed work:

☒ New Structure

30 ft x 50 ft Garage with 20 ft covered porch.

Revised design is for a 30' x 50' garage without an extending "porch" roof. Roll-up doors to be located on front, rear, and south elevations. Building and roof to have galvalume finish.
Roll-up doors to be painted silver/grey to match.
Vinyl vertical sash windows. Vertical seam siding. - KB 10/31/23

☐ 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 Toby + Elaine Young Date 10-14-2023

Mailing

Address PO Box 617 Virginia City NV 89440

Signature [Signature] Telephone 725 230 3233

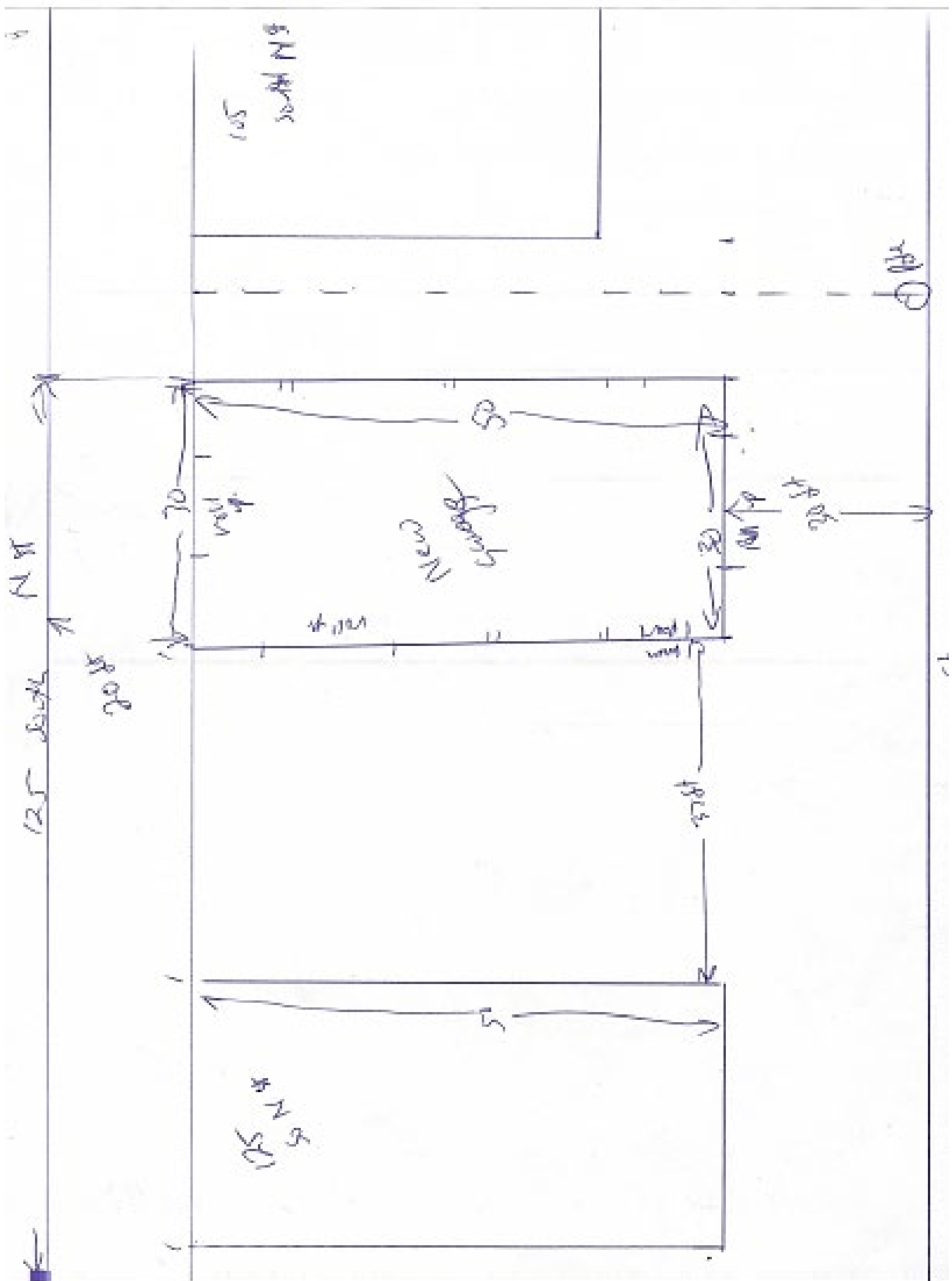
CHDC Staff:

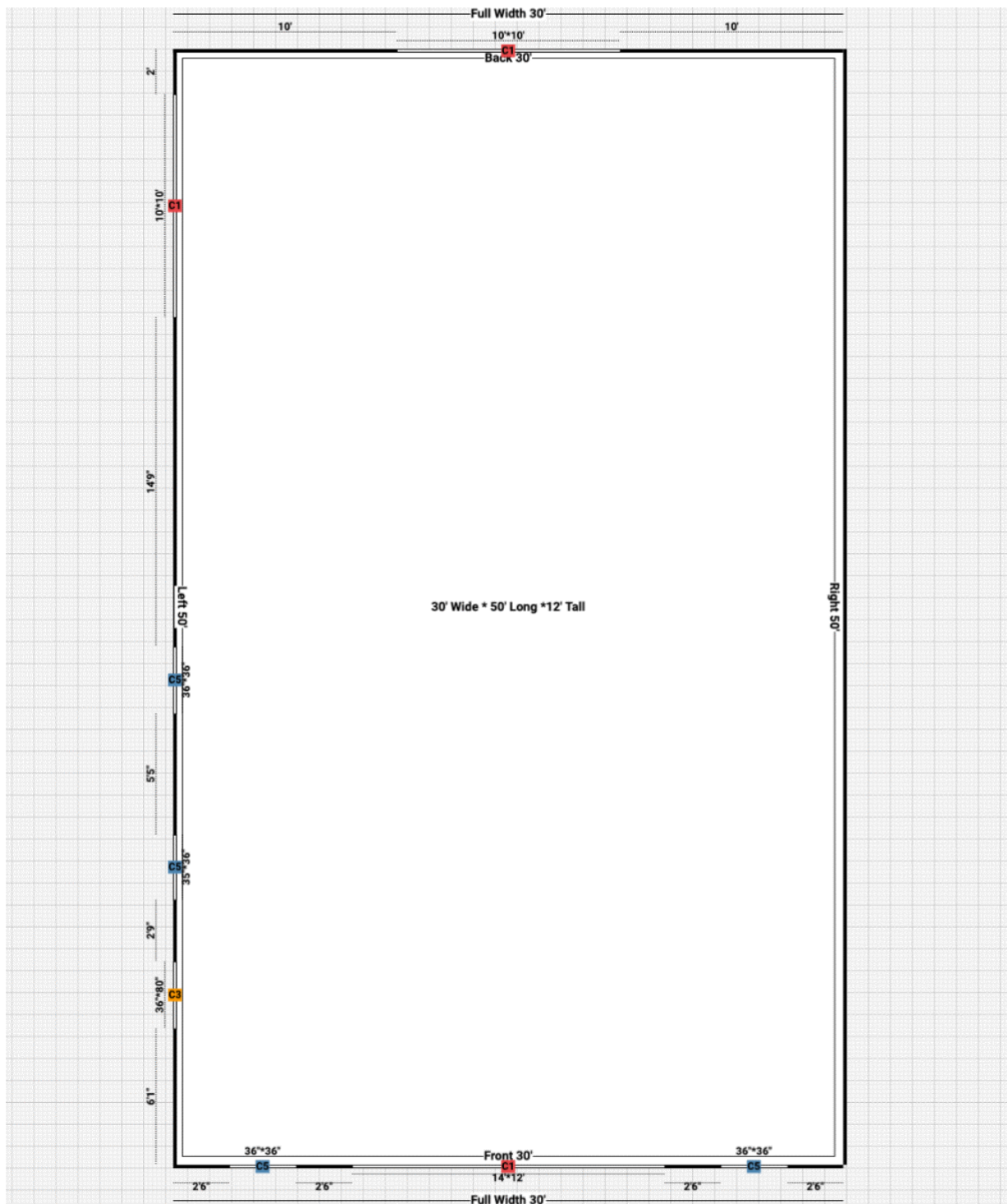
Received

By [Signature] Title Comstock Date 9/18/23

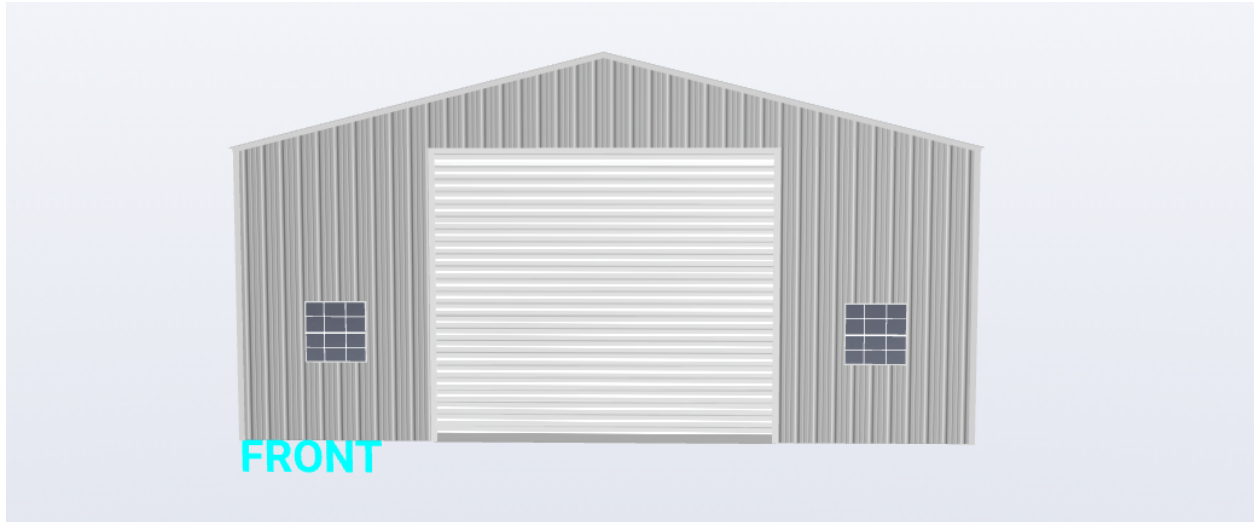
Preservation
&
History
Officer



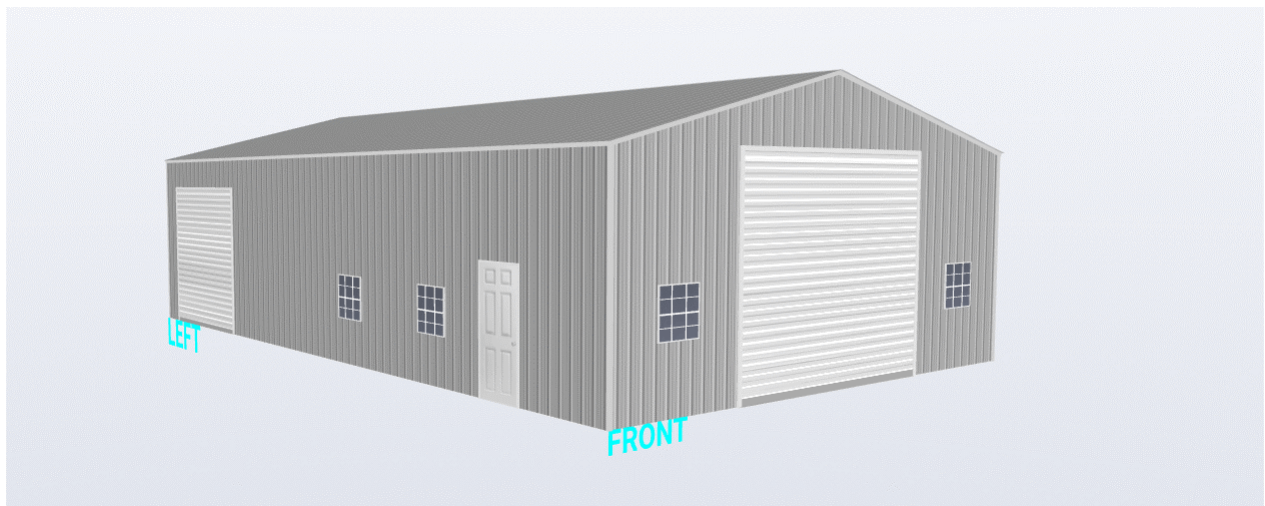




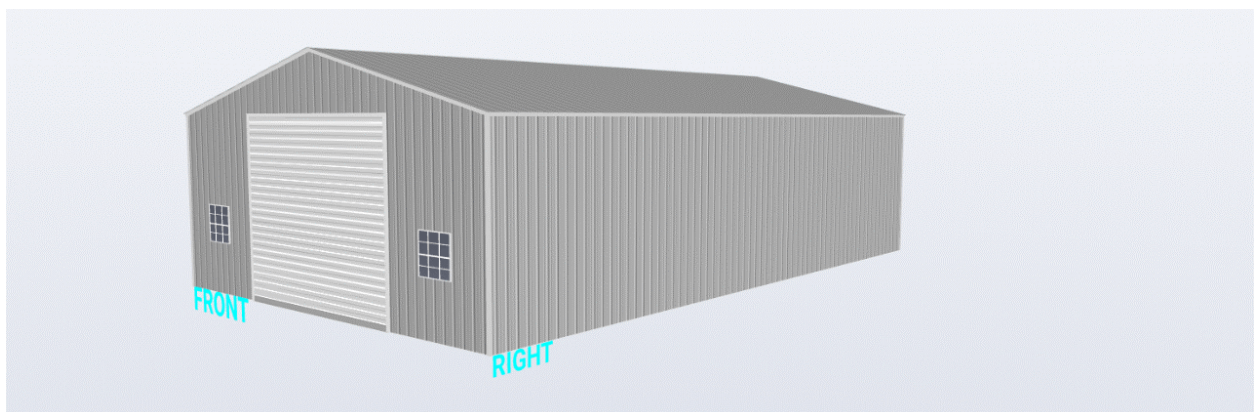
Floor plan showing garage doors on east, south, and west elevations



East elevation

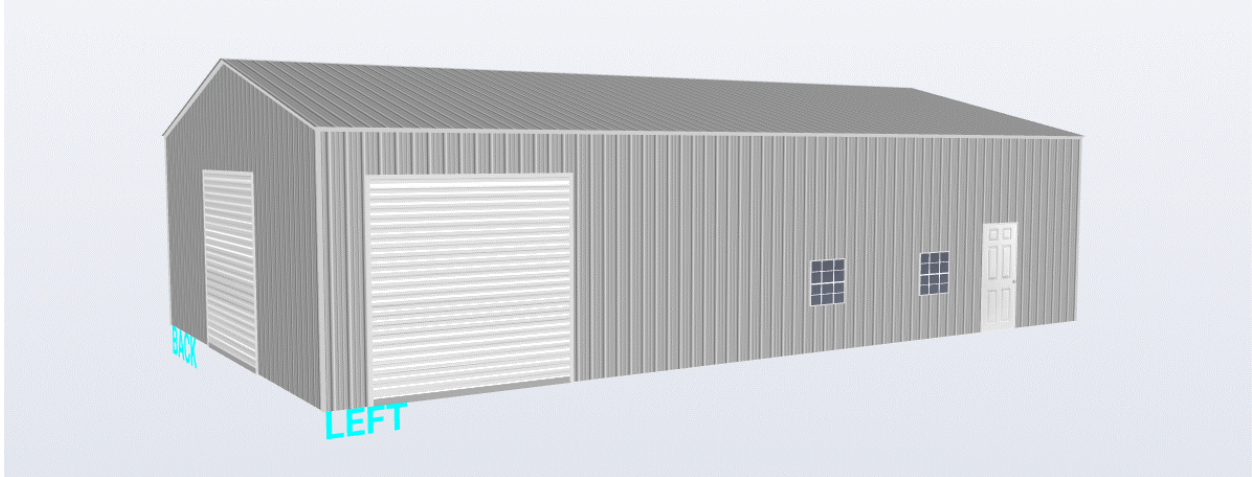


South and East elevations



North and East elevations

Note: West (rear) elevation will have one central garage door and no windows)



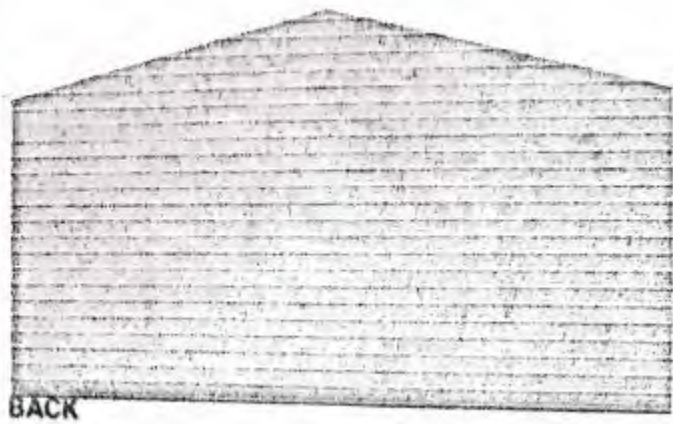
West (rear) and South elevations



**Example – showing vertical galvalume siding and vinyl windows.
(The proposed garage will not have this shed-roofed side porch.)**



Window type – vinyl vertical sash with interior faux muntins



Roof pitch of Mill Street shop approved during September CHDC meeting

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 135 RIVER STREET
Located in the community of DAYTON, NEVADA

Description of proposed work:

☒ New Structure AFTER DEMOLITION & STABILIZING REAR SLOPE
NEW ± 1700 SF SINGLE FAMILY RESIDENCE.
(SEE PRELIMINARY PLANS ATTACHED TO EMAIL)

☐ Alteration of / Addition to Existing Structure _____

☐ Move Existing Structure _____
(Reason) _____

☒ Demolish Existing Structure UNINHABITABLE, NO FOUNDATION, FIRE DAMAGE
COLLAPSED DIAT SLOPE 5' to 8' AGAINST REAR
(Reason) WALL.

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 JOHN N. WESTPHAL - ARCHITECT Date 10/19/2023
Mailing Address 8883 CERRO VISTA DRIVE - EL DORADO HILL, CA 95762
Signature [Signature] Telephone 916-804-0183

CHDC Staff:
Received By [Signature] Title Comstock Preservation & History Officer Date 10/19/23

Kristen Brown - Comstock Preservation and History Officer
Comstock Historic District Commission
P.O. Box 128
Virginia City, Nevada 89440

Via Email: knbrown@shpo.nv.gov

Subject: 135 River Street – Dayton, Nevada 89403 [006-064-05]

Kristen,

It was nice to talk to you earlier today.

The additional information you requested is below.

The property owner is collecting the information on the adjacent property owners for your use. We hope to have that information for you this week.

Project Narrative-

The existing building is in very poor condition, fails to meet many parts of the code and has been modified over the years in such a way that destroyed any historic character it once had.

The slope behind the building has collapsed onto the back wall of the structure, there is no foundation and a portion of the first floor has rotted out completely due to the wood on soil conditions. The roof structure has been badly damaged in some areas by fire and many roof framing members have buckled or sagged. Please refer to sheet A-5 in the attached set of preliminary building plans.

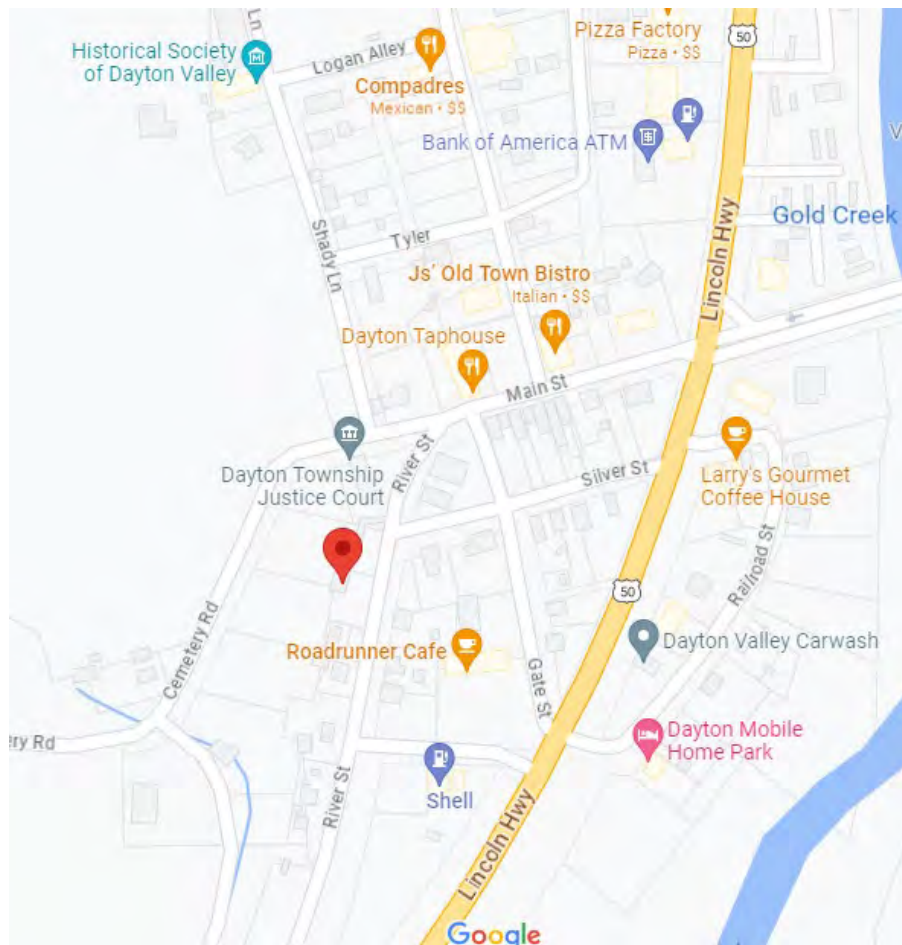
Therefore, the property owner would like to demolish the structure and construct a new residence for himself that is depicted on the attached set of preliminary building plans. We feel that the proposed structure will fit in well with the historic nature of this part of Dayton.

Roofing- CertainTeed (or equal) - "Landmark"
<https://www.certainteed.com/residential-roofing/products/landmark/>

Lap Siding- James Hardie (or equal) - "Select Cedarmill", Painted, 4-5" exposure.
<https://www.jameshardie.com/products/hardieplank-lap-siding>

Windows- Andersen (or equal) - "400 Series", Painted, Simulated Dividing Light
(See also attached Mfg. Sheets)
<https://www.andersenwindows.com/windows-and-doors/series/400-series/>

Entry Door- Jeld-Wen (or equal) – Six Light Craftsman or Solid, Painted
<https://www.homedepot.com/p/JELD-WEN-30-in-x-80-in-6-Lite-Craftsman-Primed-Steel-Prehung-Left-Hand-Inswing-Front-Door-003489/203282181>





FOR PHOTOS OF EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS OF THE PROPOSED NEW HOUSE, SEE THE DRAWING SET AT THE FOLLOWING LINK:
https://shpo.nv.gov/uploads/documents/Agenda_Item_8_drawings_and_photos.pdf



BUILT TO PERFORM BEAUTIFULLY

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style.



- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstrip is designed to seal out drafts, wind and water
- Variety of Low-E4® glass options are available to help control heating and cooling costs in any climate
- Many 400 Series windows have options that make them ENERGY STAR® certified throughout the U.S.
- Add style with grilles, exterior trim, art glass or patterned glass
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PRODUCT TYPES

- Casement and awning windows
- Woodwright® double-hung full-frame and insert windows
- Bay and bow windows
- Tilt-wash double-hung full-frame and insert windows
- Gliding windows
- Specialty windows
- Narroline® double-hung conversion kit



400 SERIES Windows

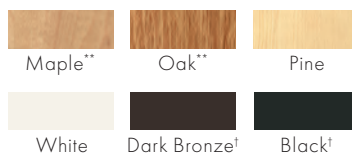
PRODUCT OPTIONS

EXTERIOR OPTIONS



*Canvas, dark bronze and black exteriors not available on 400 Series patio doors.

INTERIOR OPTIONS



**Maple and oak wood species are available on Woodwright® double-hung windows only.

†Products with dark bronze and black exteriors have matching interiors. Dark bronze and black interiors not available on Woodwright double-hung windows.

HARDWARE OPTIONS^{††}

WOODWRIGHT® DOUBLE-HUNG

Standard



Antique Brass | **Black** | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel
Stone | White

TILT-WASH DOUBLE-HUNG

Traditional



Standard: Stone | **White**
Optional: Black

Estate™



Antique Brass | **Bright Brass**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

CASEMENT & AWNING

Contemporary Folding



Black | Bright Brass
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Traditional Folding



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Satin Nickel
Stone | White

Folding handles avoid interference with window treatments.

GLIDING WINDOW



Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | **Satin Nickel**
Stone | White

Bold name denotes finish shown.



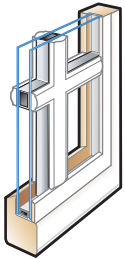
For more information, visit andersenwindows.com/400series

††Hardware is sold separately, except standard hardware. Additional hardware available, visit andersenwindows.com/400series.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

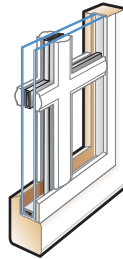
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

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FULL DIVIDED LIGHT

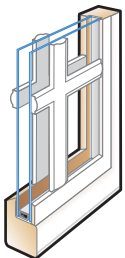
For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer bar between the glass.



FULL DIVIDED LIGHT WITH ENERGY SPACER

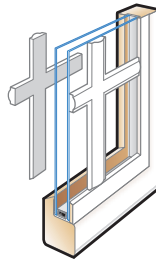
Full Divided light with energy spacer has grilles that are permanently applied to the interior and exterior of the window. The narrow spacer bar minimizes transfer of heat and cold to the interior surface, improving the overall thermal performance. Products will have the same U-Factor, SHGC and visible transmission as they would with simulated divided light grilles.

Available on A-Series windows.



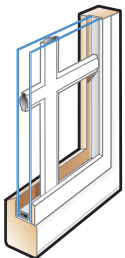
SIMULATED DIVIDED LIGHT

Simulated divided light offers permanently applied grilles on the exterior and interior with no spacer bar between the glass.



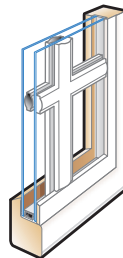
SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES

Simulated divided light grilles have permanently applied grilles on the exterior and removable interior grilles for easy cleaning.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS

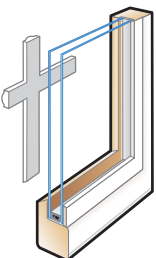
Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easy to clean. With a sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door.



FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH PERMANENT EXTERIOR GRILLES

Finelight™ grilles-between-the-glass are located between the panes of glass making windows and doors easier to clean. The permanent grilles on the exterior provide architectural style and detail.

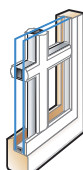

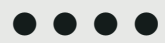
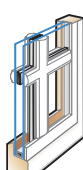

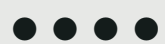
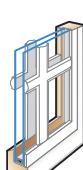


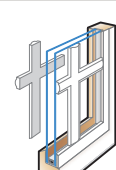


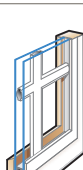


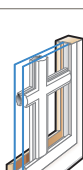


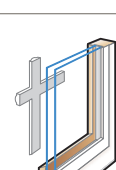

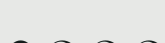
Available on 100 Series products.



REMOVABLE INTERIOR GRILLES

Removable interior grilles are located on the room side glass surface and come off the glass for easy cleaning.

GRILLE COMPARISON CHART

GRILLE TYPE	PRODUCTS	EASE OF CLEANING	STYLE AUTHENTICITY
 FULL DIVIDED LIGHT	E-Series A-Series 400 Series 100 Series Big Doors Entry Doors		
 FULL DIVIDED LIGHT WITH ENERGY SPACER	A-Series*		
 SIMULATED DIVIDED LIGHT	E-Series** A-Series 400 Series 200 Series 100 Series Big Doors** Entry Doors		
 SIMULATED DIVIDED LIGHT WITH REMOVABLE INTERIOR GRILLES	A-Series 400 Series 200 Series Big Doors Entry Doors		
 FINELIGHT™ GRILLES-BETWEEN-THE-GLASS	E-Series A-Series 400 Series 200 Series 100 Series Big Doors Entry Doors		
 FINELIGHT™ GRILLES-BETWEEN-THE-GLASS WITH EXTERIOR GRILLES	100 Series		
 REMOVABLE INTERIOR GRILLES	E-Series A-Series 400 Series 200 Series Big Doors Entry Doors		



*A-Series windows only.

**Simulated divided light exterior only available.

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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 425 Main St Silver City, NV 89428
Located in the community of On Main road in the middle of the City.

Description of proposed work:

☐ New Structure _____

☐ Alteration of / Addition to Existing Structure _____

☐ Move Existing Structure _____

(Reason) _____

☐ Demolish Existing Structure - Home has had extensive damage to home due to a bad fire, it can't be "fixed". We need to demo the roof and walls of the house. The plan is to rebuild. The house will be in the same location, it will have the same footprint and it will look the same. We are rebuilding it just like it looked like before.

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 Spencer Meadows for Gail Carothers Date 10/25/23
Mailing Address 4750 Longley Lane #110 Reno, NV 89502

Signature Spencer Meadows Telephone 775-224-0995

CHDC Staff: kbrown Comstock Preservation
Received By _____ Title & History Officer Date 10.26.23

Applicant confirmed that windows will be vinyl vertical sash, with faux muntins affixed to the exterior of the sash instead of sandwiched in between the glass panes. -KB 10/26/23



Pre-fire appearance



Stantec Consulting Inc.

5390 Kietze Lane, Suite 103
Reno, NV 89511
775-850-0777

October 26, 2023
Project No. **180101783**

Mr. Gail Carothers, Property Owner
425 Main Street
Silver City, NV 89428

RE: **Structural evaluation existing fire damaged old historic building structure.
Gail Carothers Residence, 425 Main Street, Silver City, Lyon County, NV 89428
APN 008-045-09**

Dear Gail:

Per our client (CRBR) request, this letter is being written for your records of the Insurance Company and owner as a documentation for the existing historic building fire damaged effect at the above residence.

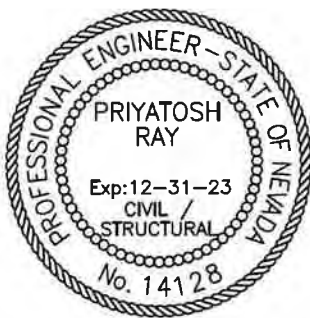
According to our several site inspections & meetings months of August 2023, at above existing single storied fire damaged old historic building roof & walls structures have been issued with retrofit per new building codes adopted local building department. The existing old historic building structure's present condition are beyond repairable. We recommend demolish existing roof & walls and rebuild to match with existing condition.

We trust that this memo will be for your Insurance Company to allow demo existing roof & walls structures for our retrofit process. Please feel free to call should you have any questions.

Sincerely,

STANTEC CONSULTING INC

Priyatosh Ray, PE, SE.
Project Structural Engineer



CC: Spencer Meadows, CRBC, 4750 Longley Lane, Reno 89502

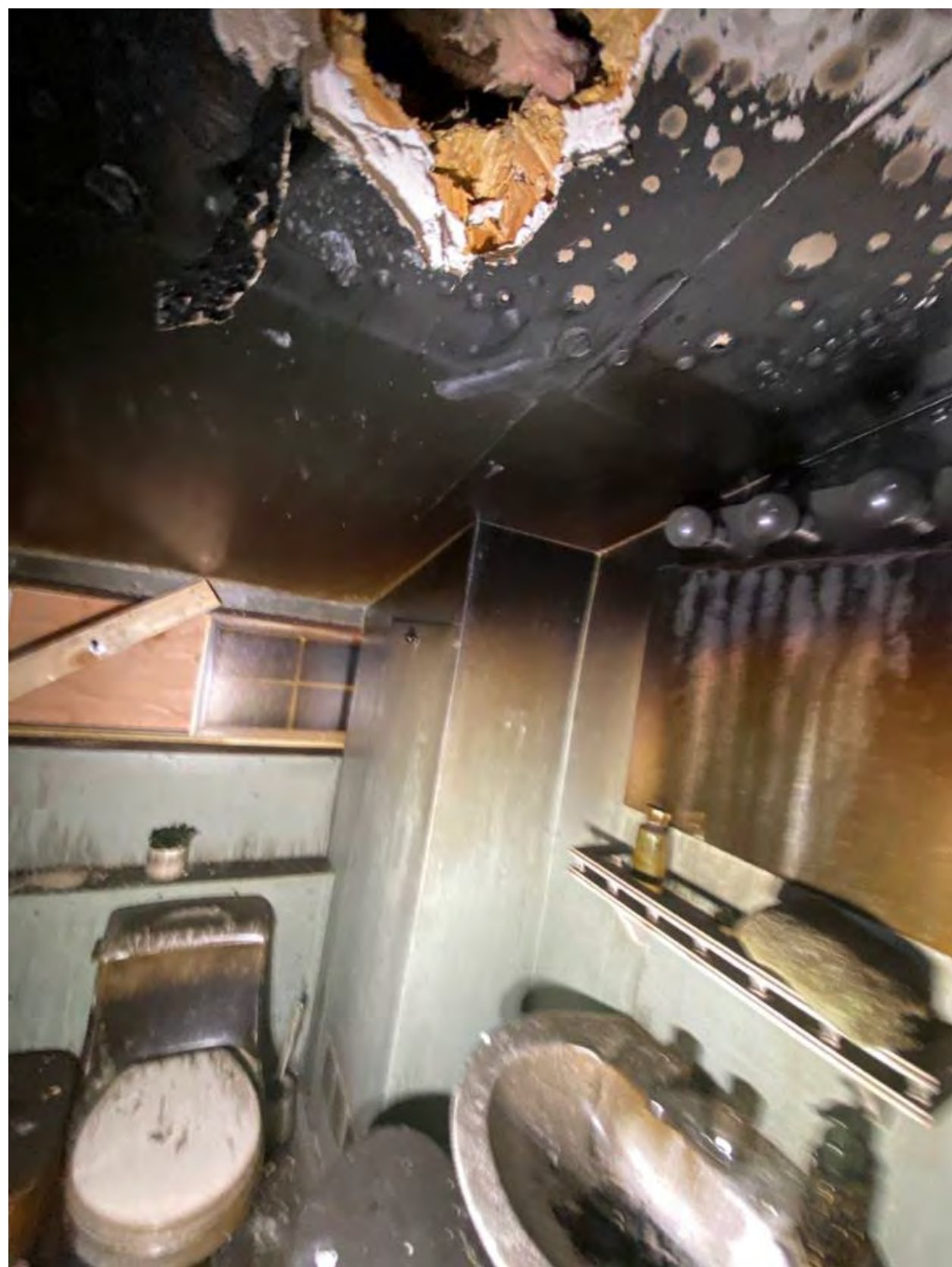






















FOR ARCHITECTURAL DRAWINGS OF THE PROPOSED NEW HOUSE, SEE THE DRAWING SET AT THE FOLLOWING LINK:
[https://shpo.nv.gov/uploads/documents/Agenda Item 9 drawings and photos.pdf](https://shpo.nv.gov/uploads/documents/Agenda_Item_9_drawings_and_photos.pdf)

Agenda Item 10

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 91 SOUTH C STREET, APN 001-085-01, BLACK & HOWELL
Located in the community of VIRGINIA CITY NV 89440

Description of proposed work:

☐ New Structure _____

☒ Alteration of / Addition to Existing Structure BACKFILL OF EXISTING BUILDING SITE, TO ENCAPSULATE REMAINING PORTIONS OF THE BLACK AND HOWELL RUINS, REMOVAL AND REPLACEMENT OF THE BOARDWALK SECTION ALONG C STREET, INSTALLATION OF CURB AND GUTTER ALONG THE TAYLOR STREET SIDE, WROUGHT IRON LOGIC FENCING AROUND THE SITE.

☐ 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:

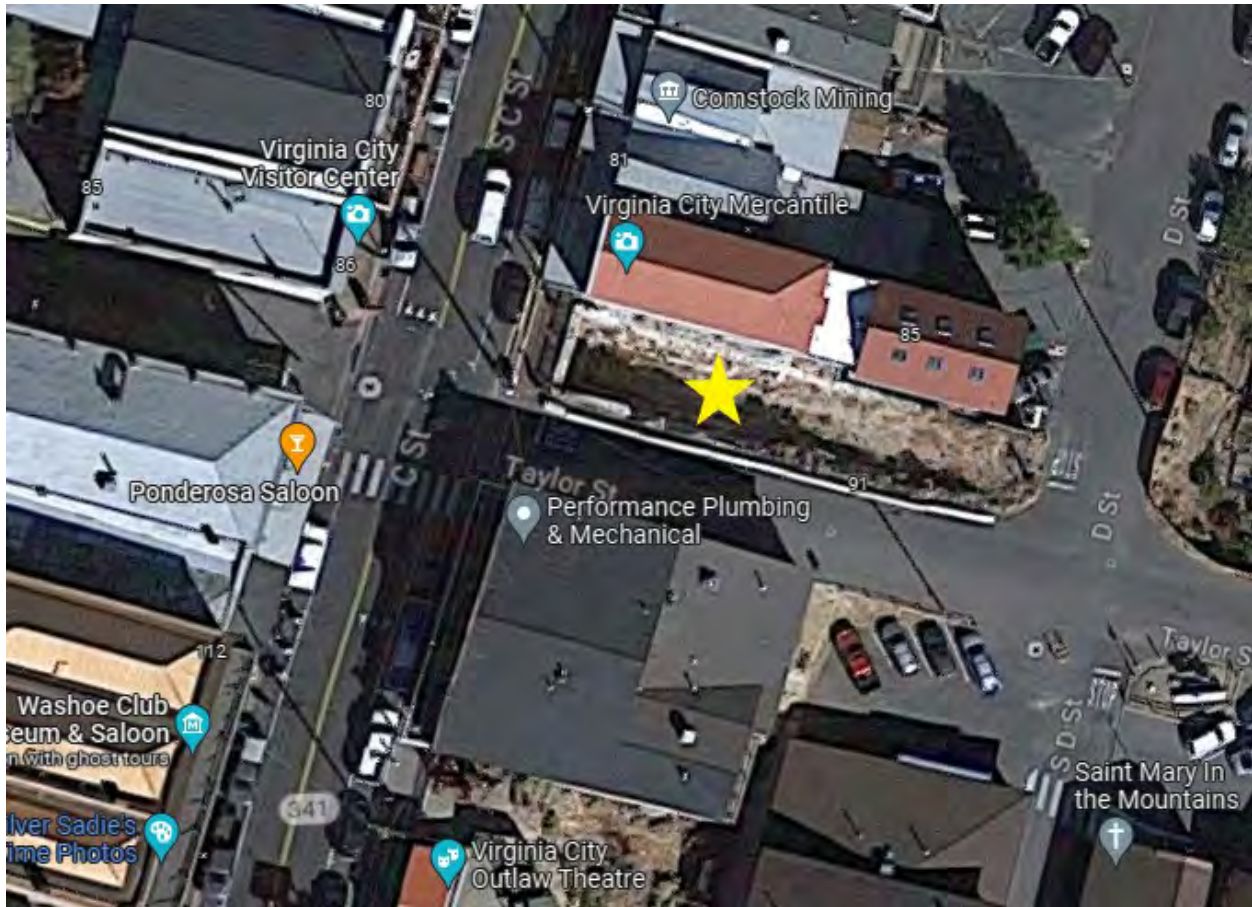
Name STOREY COUNTY MIKE NORTMAN - PROJECT MGR Date 10/30/23

Mailing Address 26 SOUTH B ST. P.O. BOX 176, VIRGINIA CITY NV 89440

Signature [Signature] Telephone 775 230 4255

CHDC Staff:

Received By [Signature] Title Comstock Preservation & History Officer Date 10.25.23



Taylor Street and APN 001-085-01 proposed for infill









**FOR ARCHITECTURAL DRAWINGS OF THE PROPOSED
WORK, SEE THE DRAWING SET AT THE FOLLOWING LINK:**
[https://shpo.nv.gov/uploads/documents/Agenda_Item_10
drawings.pdf](https://shpo.nv.gov/uploads/documents/Agenda_Item_10_drawings.pdf)

Agenda Item 11

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

**MATERIALLY AFFECTED
PROPERTY OWNER LIST**

Pursuant to Nevada Revised Statutes Section 384, application is made to the Comstock Historic District Commission for a Certificate of Appropriateness for work to be undertaken at the location described below:

Property address/description _____

Located in the community of _____

NRS 384.120(2)(b) requires that all “materially affected” property owners be notified of the public hearing at which this proposal is to be heard. Materially affected property owners may include all nearby parcels with a clear view of the proposed project. All materially affected property owners’ names and addresses of record are listed below.

1. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

2. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

3. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

Attach additional pages as necessary.

Proponent Signature _____ Date _____

CHDC MATERIALLY AFFECTED PROPERTY OWNER LIST

4. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

5. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

6. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

7. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____

8. Physical Address or Parcel _____

Owner Name _____

Mailing Address _____