



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

## MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

**DATE:** Tuesday, November 7, 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:** 5:01 PM

**PLEDGE OF ALLEGIANCE**

**COMMISSIONER ROLL CALL:** Quorum achieved

Calvin Dillon – present

Tammy Hendrix – present

Julie Workman – present

Clay Mitchell – **absent**

John Cassinelli – present

Joe Curtis – present

Nancy Cleaves – present

Mercedes de la Garza – **absent**

(Deputy Attorney General Nicole N. Ting also present)

**APPROVAL OF NOVEMBER 7, 2023, AGENDA, AGENDA ITEM 3:**

Nancy Cleaves moved to approve the November 7, 2023 agenda as written, and John Cassinelli seconded the motion. A vote was taken and the November 7, 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 CHDC had a meeting with the DAG to discuss addressing district violations in the future. More detail will be provided in the future when we are able to place the topic on a meeting agenda.

*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 noted that the office building repairs are proceeding, there is now power and heat and State Public Works is soon going to sign off on the work from the capital improvement projects. Several steps remain before it can reopen to the public, so the office hours in the Slammer Museum will remain. She told those present in the audience that if

their COA is approved tonight, they can either stay until the end and get a COA now, or can receive one via email tomorrow.

*Commissioner Comments* – Julie Workman thanked Kristen for the detail in the meeting materials. Also, Nov. 16 will be the Dayton Historical Society meeting, with a presentation by Joe Curtis.

*Correspondence* – None.

**APPROVAL OF MINUTES FROM OCTOBER 3, 2023 MEETING, AGENDA ITEM 6:**

John Cassinelli moved to approve the October 3, 2023 minutes. Tammy Hendrix 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):**

This item was continued from the October 3, 2023 meeting, when the Commission requested that parcel owner Toby Young return with a more complete submission with additional details, and to revise the design to be less modern. Accurate drawings were submitted. Kristen presented the design. The revised design is for a metal walls with silvery galvalume finish, garage doors painted silver/grey to match, no extended front porch, vinyl vertical sash windows, three garage doors (one of which is hidden at the rear). Roof pitch is shallower than the district guidelines require. However, there is a precedent for this as a building with the same roof pitch was approved in September by the CHDC for construction on Mill Street. Joe Curtis noted that all requested items have been provided. Julie Workman noted that the applicant worked hard to revise the design and submit all materials.

*Public comment* – None.

*Motion* – Julie Workman moved to approve the new construction of the garage/shop at 125 S. N Street as presented. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

**DEMOLITION AND NEW CONSTRUCTION, HOUSE AT 135 RIVER STREET, DAYTON, AGENDA ITEM 8 (FOR POSSIBLE ACTION):**

Owner proposes to demolish a historic, fire-damaged house and construct a new house. Joe Curtis asked if we received an engineer’s report or other formal report indicating that the house is beyond repair. Kristen said that there is no engineer’s report. House is uninhabitable, no foundation, fire damage, collapsed dirt slope behind, does not meet code, has been significantly altered and does not retain historic integrity or historic fabric. Proposed new single family home designed by an architect. Applicant provided drawings and all details pertaining to design and materials. Kristen presented the new house design and photos of the damaged existing house. John Cassinelli has not been inside the house but notes that it is likely damaged beyond repair. Julie Workman has been there and says it is just dirt underneath. The owner confirmed that the trim color would be off-white.

*Public comment* – None

*Motion* – John Cassinelli moved to approve the demolition of existing damaged structure at 135 River Street, the stabilization of the rear slope, and the 1,700 square foot new single-family residence. Nancy Cleaves seconded the motion. A vote was taken and the motion passed unanimously.

**DEMOLITION AND NEW CONSTRUCTION, HOUSE AT 425 MAIN STREET, SILVER CITY, AGENDA ITEM 9 (FOR POSSIBLE ACTION):**

Kristen summarized the project. Demolishing a fire-damaged house and reconstructing it, to match the historic house. Stantec letter by an engineer notes that they inspected the house and it is beyond repair. Numerous photos of the damage were shown. They will build it with same footprint, layout, roof pitch, elevations, porch. The windows on the front elevation are the only thing that appears to be slightly different – the existing house looks to have 6/6 windows, whereas the proposed windows are 3/3. Windows to be vinyl sash with faux muntins affixed to exterior instead of placed between panes. Kristen noted that it is up to the Commissioners to decide if true divided light windows would be required. Kristen noted that this is a very close reconstruction and also meets our design guidelines. John Cassinelli asked if the original foundation would be demolished and replaced. Kristen said that the existing foundation would remain and be reused. Nancy asked if it would be the same color, but Kristen answered that they have not confirmed yet. The color is assumed to be the same color but will be confirmed with staff.

*Public comment* – None.

*Motion* – Nancy Cleaves moved to the demolition of the existing structure at 425 Main Street, Silver City due to it being damaged beyond repair, and to approve the new construction at 425 Main Street as presented, with the applicant working with staff for colors. Calvin Dillon seconded the motion. A vote was taken and the motion passed unanimously.

**TAYLOR STREET REPAIRS, BETWEEN C AND D STREETS, VIRGINIA CITY, AGENDA ITEM 10 (FOR POSSIBLE ACTION):**

Mike Northan with Storey County presented the project. He summarized the conditions that led to failure – weather, ice dams, runoff. The edge of Taylor Street is sliding down into the empty lot formerly occupied by the Black & Howell Building. The lot is owned by the Virginia City Tourism Commission (VCTC), and they have plans for the site. The County needs to reopen Taylor Street for emergency purposes. If the County built a traditional retaining wall, they would lose space and thus “developability,” and it would more permanently impact the historic foundations present along C Street, and it would be expensive. The County proposes to preserve the historic foundations in place and stabilize the street by partially backfilling the lot to create a buttress. Mike Northan summarized the plan, which includes drainage, a swale, riprap, compaction, keeping the backfill away from the Virginia City Mercantile building next door, creating a gutter, boardwalk repairs, and fencing. John Cassinelli asked how the County will address the loose eroded material, and Mike Northan said it would be removed. Julie Workman asked if the property owner has approved this plan, and Mike Northan said they were going to present it to the VCTC this coming Thursday. Tammy Hendrix asked how wide and deep the swale will be. Mike Northan replied that it will be 3-4 feet, with large rocks that can’t be moved. He also said that the historic foundations won’t be fully buried, that you will see some of the brick arches.

*Public comment* – Member of the public Tracy Dale asked if there will be additional water draining from the site, and Mike Northan said no, no more water than in the past, and that they are designing it to keep water out of the empty lot. Water will also be directed down Taylor Street via a gutter. Member of the public Tom Quigley, owner of the Mercantile next door, noted that water on C Street is supposed to go

into a slot drain, but that it hasn't been working. Also, he noted that when water goes downhill it turns the corner onto D Street and is causing puddling and a sinkhole.

*Motion* – Nancy Cleaves moved to approve the repairs to Taylor Street between C and D Streets, and the infill of the parcel number referenced in the COA application. John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously.

**APPROVAL OF REVISED MATERIALLY AFFECTED PROPERTY OWNER FORM, AGENDA ITEM 11 (FOR POSSIBLE ACTION):**

Kristen Brown summarized the revisions to the form: including both the physical and mailing addresses of neighbors, adding the correct language from NRS 384, providing an example of what “materially affected” can mean, and providing a continuation sheet to include more addresses. John Cassinelli asked if the Nevada Revised Statutes include a definition of what “materially affected” means. DAG Nicole N. Ting said no, it doesn't. Kristen asked DAG Ting if the phrase “may include” is allowed, and DAG Ting said yes. John Cassinelli suggested adding the word “identified” to the last sentence. Joe Curtis asked if revising forms can be an administrative process that wouldn't require a motion. Kristen said yes, but the next revision will be the COA application and she would like the Commissioners to review it as the changes will be more extensive. Nancy Cleaves asked about the process – what happens after these forms are submitted? Kristen explained that she sends notification letters to all identified parties in advance of a meeting.

*Public comment* – None.

*Motion* – None. The Commissioners elected to allow Kristen to make the changes administratively.

**PUBLIC COMMENT, AGENDA ITEM 12** (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): No comment from members of the public. Commissioner Nancy Cleaves noted that she has received an inquiry from a member of the public regarding the sheds and fencing behind Donovan Mill near 6<sup>th</sup> and Peddler. She asked if Calvin Dillion knew if they were associated with Donovan Mill and if there was a COA for their construction. Calvin Dillion did not know. Joe Curtis said that he is on the Board at Donovan Mill and he is not aware of those structures, he thinks that Chad Dressler is likely the owner. Nancy Cleaves also mentioned a house at 1230 Main Street in Gold Hill/Divide that has vinyl windows that former staff member Bert Bedeau “let go.” Nancy also noted that Bert required the owner to paint the siding, but it appears that the siding is being stained. DAG Nicole Ting said that this issue needs to be agendized if discussed further. Kristen Brown said that she can contact the owner and address the staining administratively.

**ADJOURNMENT, AGENDA ITEM 13:**

Nancy Cleaves moved to adjourn the meeting, and John Cassinelli seconded the motion. A vote was taken and the motion passed unanimously. Meeting adjourned at 6:20 PM.