



State of Nevada
Department of Conservation and Natural Resources
Joe Lombardo, *Governor*
James A. Settelmeyer, *Director*
Robin K. Reed, Acting Administrator / Deputy SHPO
Joseph Curtis, *Chair*

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

DATE: Tuesday, November 12, 2024

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

WORKSHOP MEETING: None

REGULAR MEETING TIME: 5:00 PM

CALL TO ORDER: 5:00 PM

PLEDGE OF ALLEGIANCE: The pledge was recited

COMMISSIONER ROLL CALL: Quorum achieved

Calvin Dillon – present

Julie Workman – present

Joe Curtis – present

Clay Mitchell – present

Tammy Hendrix – present

Mercedes de la Garza – present via teams

(Deputy Attorney General Nicole N. Ting also present)

AGENDA ITEM 3, APPROVAL OF November 12, 2024 AGENDA (FOR POSSIBLE ACTION):

Clay Mitchell moved to approve the November 12, 2024 agenda as written. Tammy Hendrix seconded the motion. A vote was taken and the November 12, 2024 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:

- a. *Chair's Report* – Chair Joe Curtis said he's wearing two hats being the chair and Kristin Brown 2.0. He's been kept busy meeting with people, including the architect for the Chollar Mansion, people painting houses, widow changes and additions to a structure. Thursday he's meeting with the School District about the design and appearance of the new primary school going in on I Street to the south of the high school.
- b. *Staff Report* – Mike Sprinkle showed a list of the COA's that have been approved since the October 1st meeting. The list was as follows:
 - Dannenfelser property – 30 North D Street, VC – COA for repair/replace and paint soffit, fascia, window/door trim, replace siding with a six-inch ship lap style vinyl siding. Color per sample supplied (Greystone).

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- Crazy Calamities - S. D Street, VC – COA for Signage.
- Ward property – 198 S. H Street, VC – COA for paint. Trim color was previously approved. The new body color will be Rockwood Shutter Green S/W Heritage colors.
- Roth property – 196 S. L Street, VC – Paint body of house primary color change from the sample submitted to a light-yellow beige. Trim to be Hunter Green. S/W Heritage colors matching Rockwood dark green and Colonial Revival Yellow.

c. Commissioner Comments – Julie Workman said the Dayton Historic Society is having a presentation by Kristen Sanderson, the Fort Churchill State Park Interpreter, at the Dayton Community Center on Pike St. November 21, 2024 at 6:30. Joe asked Julie if there has been any progress on the bridge program. Julie said it’s going to be a couple year deal. There has been some testing on the ground. There is a lot of process getting federal and state money and working with the county.

d. Correspondence (FOR POSSIBLE ACTION) – None

AGENDA ITEM 6, APPROVAL OF MINUTES FROM THE October 1, 2024 MEETING (FOR POSSIBLE ACTION):

Julie Workman said she would abstain from voting on October minutes because she was not present at that meeting. Calvin Dillon moved to approve the October 1, 2024 minutes. Tammy Hendrix seconded the motion. A vote was taken and the motion passed with Julie Workman’s abstention.

AGENDA ITEM 7, Building Alteration / Addition and / or repairs of a Non-Historic Building (FOR POSSIBLE ACTION):

APN 001-094-03 Fire Station 71, 145 N. C Street VC

The project consists of updating and constructing additions to the existing Fire Station 71 building. The additions will be attached to the existing Apparatus Bay building that was constructed in 1987 and will be three-stories in height at the south elevation. The proposed project also includes paving, concrete walks, and extension of existing utilities (water, sewer, power). The footprint of the building is 35 x 66 feet.

Joe Curtis asked Fire Chief Loncar to present the project. Chief Loncar said consultants and a team of Storey County staff were present to talk about the project. He said he’d give a broad overview and for details he would lean on the experts to chime in. Joe Curtis said he had reviewed the project. Chief Loncar said the proposed building was brought on by necessity. The current fire station was never designed to house people. The small bays where the offices are, use to house ambulances. Through the growth of the district, they need to look at how to get the biggest bang for the buck and make it fit Virginia City. The conclusion was with elevation (building height). He continued, we don’t want to mimic history, but we want to keep a consistent look and feel to Virginia City, which kind of lead us to the plans. Chief Loncar asked Mike Sprinkle to show the plans on the screen. Mike did. Chief Loncar said the conceptual plans show a lot of the elements that are similar in Virginia City, nothing super modern and nothing to look like they are trying to recreate a faux history, just trying to match the area. Joe Curtis said it classifies as infill as opposed to restoration. Chief Loncar said it is noted that the new building will be attached to a building that was built in the 1980’s and is not an historic building, but since they are already touching and altering that building, it a good time to bring the whole thing up to a more aesthetically pleasing and suitable fire station for Virginia City. Pointing to the plans on the screen, Chief Loncar compared the proposed elevation with the existing fire station elevation. He said, as you can see, the only thing they are building is the three-story unit. He said the bell tower will change from

what is proposed. As part of the rules he laid out, the existing bell tower will be picked up and put on the new building, that way, they will keep that historical element. Chief Loncar said he and the other people present were available to answer any questions and asked if there were any. Joe Curtis wanted to clarify that they were going to put the original lettering on the front of the building that says, "Volunteer Fire Department." Chief Loncar said they are subject to some change and as far as putting back "Storey County Volunteer Fire Department," they haven't made that exact determination. The focus is on the building, the brick veneer, how the bricks are lined up and the dental work along the top and trying to meet the aesthetic feel for now.

Joe Curtis asked if there were questions from the Commissioners. Mercedes thanked the submitters for bringing the report to the commission. She said the report is a standard section 106 report and that it would have been nice for someone like her to have a table of resources within the visual A.P.E., to go along with the narrative, as well as, more photos of the views surrounding the proposed new building, the overviews and studies. She said she isn't terribly familiar with Virginia City in every detail like you guys are, so it's a little tough for her to make heads or tails. Mercedes didn't agree that the design meets the CDHC guidelines in terms of scale. She said three stories are found in the commercial core to the north but is not common in what she called the gateway, which is the area where you drive in first from the south. When jumping from one to three stories, it's kind of abrupt. Mercedes continued saying she thought there were nice elements, incorporating the 1861 bell is an ok thing. She said it feels like it needs the materials to be more distinguishable as a modern building without creating a false sense of history. She said the cornice brackets are a bit much and seem to call attention to verticality of the volume. The reason she was mentioning these things, is it's the first area that a visitor experiences as they enter Virginia City along the C Street corridor from the north, which hasn't been historically treated very well. Using this new fire station as an opportunity to correct that, she thinks is a great idea. She suggests maybe circling back around on some of the design elements.

Joe Curtis said he can show Mercedes historical photographs, of that area, that show larger buildings. At this moment in time, there are no buildings of that nature, but there was at one time. One was an Occidental Hotel that was three stories. Clay Mitchell pointed out that there is a Masonic Hall across the street that is at least two stories. Mike Drews of Great Basin Consulting Group said if you look at the old Sandborn maps, you can see a whole series of three-story buildings in that vicinity which is consistent with the historic landscape. Joe Curtis agreed and asked if Mercedes would like him to send some photographs of that area that date back into the 1800's and some quick shots of the area now, if she thought it would help her have a better understanding.

Joe said he thought the intent of the design is to try to give a good feel and he agrees about the doors, but that's something that we can work on as the project moves forward. This is an initial point in time, to decide if the concept is acceptable to the board, but we can work with the doors. The aluminum faced glass doors are just what's in the computer program. He said there are a lot of treatments that can be done with the doors to give them a better feel. Joe asked Mercedes her thoughts. Mercedes asked if Joe was talking about the treatment around the garage doors. Joe Curtis clarified that he is talking about the entry door and the garage doors. He said the garage doors are existing, and he doesn't think that will change. Chief Loncar said the door configuration will remain the same, but the building will have a veneer.

Mercedes said her discussion is about the scale. She said the scale didn't meet the CHDC guidelines. On the regulatory side, she didn't agree with the finding of no historic property affected. She explained, there

are historic properties present in the Area of Potential Effect (A.P.E.). What that means is, the undertaking will have no effect on the A.P.E. which seems unlikely. She said she would argue that a finding of no adverse effect would be more appropriate in that context. Lou Ann Speulda-Drews of Great Basin Consulting Group said she was one of the authors on the report. She said since scale and mass were being discussed, they thought because it abutted against the two-story, larger apparatus building, that gives the new building more of a format with the streetscape. Also, the three-story design is a narrow tall building that faces onto the street, in keeping with the commercial buildings in town. Since the building will not be a stand-alone three story on the block, but attached to the two-story apparatus building, you are just going to see the top of the third story with the bell tower.

Lou Ann addressed effect verses no adverse effect. Lou Ann said she guessed Mercedes was referring to indirect or visual effects that this could have on the community of historic buildings around it. She said, from their canvassing of historic buildings, they walked around Virginia City and tried to find where the new building and the top of the tower would come into view. Further down E Street there are modern buildings and sort of a mix. There's one historic building that is Italianate with an upper story which will probably have a view of the top of the building. In the downtown core on C Street, all the commercial buildings are facing onto the street. The street front is the most important elevation of those buildings. On the second and third story of those buildings, there are no side windows that will face the fire station so she didn't think there will be an effect on those buildings. Also, south of the fire station, there are a couple historic two-story buildings that do not have windows facing the fire station.

Joe Curtis said on that block to the south, on the same side of the street, there was a monumental fire station, and it had a bell tower. Lou Ann said that historically fire stations were always imbedded within the city. There were several on B Street and C Street historically, so they've always been next to the commercial and residential buildings as part of the history of the city.

Joe Curtis said one of the other problems is, there is no other location in the community to build a whole new fire station. He said the fire station has been in this location since 1960. As the community grows and equipment gets bigger and more sophisticated, the addition of different types of equipment and personnel is needed. There is a safety issue that comes with trying to provide for the safety of the community and house the various types of equipment. Because of our temperatures, the equipment must be kept inside in the wintertime. It's a difficult situation to make sure that we have an adequate fire station for our personnel, equipment and utilize the area. Joe added, he's not sure what other things we could do other than some different doors and side treatments around the doors.

Clay Mitchell asked if the brick veneer is taking inspiration from appearance of the front of the adjacent building and will match in appearance. Jeremy Loncar said that was correct. There is currently a brick facade on the face of existing fire station 71, and they wanted to keep that look being consistent within Virginia City.

Clay Mitchell asked the vintage on the existing building. Joe Curtis said the corner block says 1961 and he has photos of when they were putting it in. Mike Drews said the corner block says 1962 and the assessor has it as 1966. Joe Curtis said, as the chief mentioned, at that time we had two small fire trucks. Where the office door is, there was an ambulance and at some point, there was a pickup truck with a brush pump on the back. The office was on the right-hand side, where there was what was called, a house man. You can see we have significantly outgrown that area.

Mike Drews said that the University of Oregon survey that was done for a CLG grant is somewhat confusing. They have the fire station as a contributing property to the district. The issue is, that whole block, the apparatus building, fire station and the house to the side, is all a single parcel with two addresses. They used the 145 North C address and assigned the valuation the older structure. He made SHPO aware of that and he and Sara Sturtz talked and finally figured it out. When you look at their valuations, you'll see they're messed up. The existing fire station doesn't fall within the period of significance for the certificate. Joe Curtis said the other thing that may be of note, the little structure there that was once a residence, then later was a clinic, has a significant basement problem with radon and asbestos tile and presumably some lead paint. With its significant problems, it's a wonder that they didn't look to take it down years ago.

Lou Ann Speulda-Drews said she wasn't sure if she answered Mercedes de la Garza's question about adverse effect versus non adverse effect. She doesn't think that there will be any historic buildings that views will be affected because of the elevation differences between B and C Streets, C and D Streets and the way commercial properties of C Street are arranged with no windows that face the fire station. They tried to look at all the possibilities and they think the design meets the CHDC guidelines. It's a tall building but since its abutted against a horizontal larger building they think it will be balanced because it won't be free standing. Downtown is full of tall narrow buildings; it fits within the general look of Virginia City. That is why they determined no historic properties are affected. Clay Mitchell asked if Mercedes de la Garza was able to hear the comment. Mercedes said she could not. Clay Mitchell summarized and said, the first point that Lou Ann made was, their finding of no effect was that they couldn't find historic buildings that the view would be directly impacted. That was a big part of why that was their proposed finding. As far as the massing, the response was, because it is attached to a large mass two story building, that helps balance it. That's where they found it appropriate in that regard. Mercedes said she still doesn't agree with that assessment but thanked them for the explanation. Sara Sturtz, Grants Manager for Storey County, addressed Mercedes and said, it looks like you have dealt with section 106 as your time as an architect. It would be helpful for the County to know if there are any aspects of integrity, when assessing adverse effects you have the seven aspects of integrity. When you are in the historic district are there any specific aspects that you are worried about when it comes to the historic district and this fire station? Are you worried about material, the workmanship or the historic properties surrounding it, what is it that you're most concerned about? Mercedes said she is most concerned about the CHDC guidelines for new construction. They talk about scale and specifically say that scale and massing, the overall size and height of the new building should be consistent with the existing buildings. She feels that overall, the scale does not meet the design guidelines and that's her primary concern. Joe Curtis said, if I understood you right Mercedes, you said the design because of its height, does not meet guidelines? He said he's not sure which guidelines she's referring to. Mercedes said we have something called the Comstock Historic District design standards that the committee is bound to. On page 28 there is a section of guidelines for new construction and under guidelines for new construction is scale and massing. The overall size and height of new building should be consistent with the surrounding buildings. Her concern, as she mentioned before, is that it's large and tall and we don't really have that in that gateway area. Joe Curtis said I see what you are saying and asked if the rest of the board understands the concerns.

Mike Drews said on page 23 of the report they go through each of the CHDC guidelines and directly address mass and it is in line with the arguments that they just made. The fact that there is a two-story

building across the street would seem to indicate that its compatible with the surrounding buildings with three stories. Joe Curtis said the guidelines says, avoid substantial sight alteration. He doesn't see a substantial sight alteration appearance wise. He read, place the new building as near as possible to the same grade as the original. He said it's on the exact same grade. Joe continues to read; trim details play a very important part in defining a buildings character. He said the guidelines do not say they must or shall, but they play a very important part. The word should, as opposed to must or shall leaves it kind of open. It says do not mix styles. I don't think they are mixing styles; they are trying to keep the style with the brick adjacent to the building with that same appearance and feel. Chief Loncar said if you focus on the google street view and look at a drawing, you really don't grasp the scale. If you zoom down the road a little bit and you look over, this building is being built in between the two, it's a very narrow, yet tall, three stories. Just to give you a better idea of scale, if you look at the pickups that are parked there, that's where this building is going. If you look at the grand picture and conceptual design they are presenting, it looks a little big and that's just how you perceive it. When you look at the dirt and where it's going to go, it gives you a better realization as far as the scale of the building. Joe Curtis said the building that's there, the current main section of the station with the brick on the front, the height of the building is probably close to a two-story structure with the bell tower. Chief Loncar said if you look at a vehicle in front of the Red Dog which is kitty corner to this property, you can park multiple vehicles in front of the Red Dog, they are trying to squeeze in a couple of trucks.

Austin Osborne, Storey Count Manager, said he is also working with the fire district and the County team on this project. he noted that this building is not being proposed out of town. If you go a block, maybe a block and a half, you are right there at the Red Dog in the downtown district where there are three and four-story buildings. Across the street, as discussed, the Masonic Hall, that's a two-story narrow skinny building and if you were just to go down another, I don't know how many blocks away from the Masonic Hall, then you have a yellow and white building that's two stories with a loft that's also narrow and tall. Next to that is the jewelry building, the green building that's a two-story building with a loft. It is also narrow and tall, and it stands by itself. In his opinion, what you are seeing here is not too far from the downtown area, it doesn't stand out by itself and is surrounded by similarly situated scale of buildings. He said that's his opinion and he hoped it helps the conversation.

Joe Curtis said, to that point, it's part of the main community. Historically it would have been in the middle of the community, over time buildings have disappeared, they've fallen, snow load, fire, and demolition. The buildings you are seeing in the picture (picture of downtown) would have extended on down back into the 1800's. For various reasons the buildings have been taken down and new stuff put up, primarily in the 1950's and 1960's. Some of the structures that now have residents in them, were businesses in the past. He said he can produce pictures to substantiate that. Joe asked if Mercedes had any other comments. Mercedes said no.

Julie Workman said the existing garage doors have the angles around the door that make them look old fashioned, are they planning on making them squarer or utilitarian, a little bit more modern, so that it looks like a different building? Chief Loncar said that is one of the options that is proposed, he has no problem keeping the angles. He likes an arched top door; they are more traditional. He said that's a minimal design change and he isn't opposed to that. Mike Drews said the change to the garage doors helps identify the building as a new building and not mimicking old. It's a design element that works well in meeting the guidelines by making it stand out as something new and not historic. Joe Curtis said they

need be careful about that so that we don't try to make it look like an old building and there's no mistake what is old versus new.

Joe asked if there are any comments from the public. Lane Puckett said he thinks its very tasteful and very much in place with that area. He lives here and is part of the place and contributing to the historical character. We are working towards making stuff nice and new. You got to give a little bit if you want this place to keep going otherwise it's going to be (inaudible). That's me Lane Puckett.

Mike Northan said he lives across the street from there and he's a resident of Virginia City directly in the view of this. He thinks the preliminary plans have been done very well. The parapet treatment on the existing building, the newer one gives it a better newer look. He thinks it's an efficient use of the sight. If you are going to continue responsibly operate a fire station out of the sight, this is a viable option to go with. If we wanted to start spreading out, you can incur enormous cost in retaining walls along the back or further land acquisition or whatever. He thinks this is a well thought out design solution.

Clay Mitchell said he isn't an expert on entry doors and is wondering if the standard commercial double doors is a good look within the guidelines or if something else should be done there. Joe Curtis said I'm sure that's something Chief Loncar would be willing to sit down and discuss and look at. Chief Loncar said absolutely. We did have one layout that shows it like a foyer area so its cut in much like the commercial buildings around town. Sometimes conceptual drawings are hard to look at. He isn't opposed if the board approves it as is and says put arch doors in. How do we make this work to fit a common goal. Joe Curtis said we are only looking at this conceptual detail wise. Heavy duty detail can be dealt with on a more administrative level. Clay Mitchell said this is an item for possible action assuming that the possible action would be approval of a COA. That's not a conceptual action, that's a concrete action and so we would need to have concrete steps or permissions or something in place for fine tuning and things that need to be decided on. Realizing full well, it's a conceptual drawing, but we don't get to take conceptual action as a board. Joe Curtis said no, we are saying that we accept the basic design. Like so many other things over the long haul, we've always sat down and said as we move forward, let's discuss the color of the building or the doors or the various things. I don't think we have enough information at this time to say here's what we think these doors should look like. Clay Mitchell agreed and said he's perfectly fine with that if we clearly define how that decision is going to be made or who's authorized to make that decision, as opposed to saying, we like the concept let's go ahead and approve it. If there are architectural components that we have clear thoughts on, I think they need to be included in the motion. If it's fit and finish stuff, that's something that can be done administratively as is our practice, but he wants to be very clear about what that is. We're taking about different shapes on the doors; he doesn't know if that will change anything beyond appearance or if its something structural. He just wants to make sure we're clear about where we go from here if there are things we are still unsure about.

Julie Workman said she still has a question. She asked Mercedes de la Garza about the windows next to the entry door. There're three windows together, she doesn't know but thinks they are little modern. Mercedes asked if she was talking about the street elevation that the garage doors are on. Julie confirmed and said, next to the entry doors the is a set of three windows together, all the other windows are nice hung over windows. She wondered if Mercedes felt the three were a little more modern. Mercedes said the whole building is quite modern. New construction in Virginia City, you want to be more modern than the old stuff, from the ground up. She said she thinks it's a little austere the way it's presented. A little more detail would probably be warranted for a structure in proximity to all these other historic structures

in the community. Sara Sturtz asked Mercedes if she means by austere that there should be more trimming on the ground level with the windows or with the doors or what exactly does she mean. Mercedes said she thinks the applicant would benefit from re reading the guidelines for new construction. It has a section also on details and other elements. Its preferable that the section 103 would request that the new addition to a historic building would have a more modern feel to it, she thinks having some borrowed detailing is something that should be looked at. She thinks it feels a bit like they should go back and review these guidelines. Julie Workman asked if Mercedes had something specific that she could recommend right now maybe for the street level doors and window. Mercedes said she wants to be careful not to design the building for them, that's their job. She'd like for them to come back with something with the information that she asked them to re review in the design guidelines. If they want specific design input, they can ask the board for that. In her opinion, it's austere and a little bit far too modern, she would prefer they come back with another design.

Joe Curtis asked if we were on any deadline to meet grant expiration dates. Sarah Sturtz said we are dealing with the COA now; this is on the NRS level. We can continue to have these discussions throughout designs up until construction. What they are doing right now is completing section 106. If there are any things that are standing out, that you do not agree with, that you don't think should get section 106 concurrence from SHPO, she needs to know now. They are behind track on the environmental report, but they will take into consideration the comments you have. It takes the time it takes.

Julie Workman said she had one more question for the designer about the window on the bottom. The rest of the windows are one on one. The bottom window has three. Is there a reason you want more light there or is it something else. Chief Loncar said that was to give as much light as they can into the office that will be there. Joe Curtis asked, could those windows be designed so that they meet more the appearance of the multi six over six? Chief Loncar said absolutely. Joe Curtis said, it kind of implies they would be aluminum or vinyl type frames which he thinks might be a concern to some people. He thinks some treatments don't make it so much look like an old-time building. Julie Workman said she thinks it's designed so that it doesn't look like an old-time building but maybe some of those details with the window and front entry door, could be done with staff. We do those all the time with little details. In her opinion, the building looks appropriate and goes well with the other two buildings. Seeing what it looks like, driving down the road, was very helpful. The only concern is with the three windows and door at street level.

Joe Curtis asked what the feeling was with the board, where do you want to go from here? Do you want to approach a motion with conceptual approval? Julie Workman said no, approval just like we do normally. Approve what's been presented with extra help from the staff on the street level entry with the windows and the door. Julie and Joe ask Clay if he'd like to make a motion. Clay Mitchell said he can. He said he's thinking of Mercedes comment about the guidelines, they are very specific. Basically, what the guidelines says about new construction is, there is no formula that's going to make everything perfect, but it calls out some specific elements to look at. He's hoping, as a board, we can take some of those elements off the table in a conditional motion for approval. We want to be clear, as a board, we are in concurrence with those, so moving forward, there is not ambiguity around those things. As I look at those, we've had some discussion about scale and massing, which is the first one that's listed. Mercedes point stands, that it's a three-story building and there are no other three-story buildings in the area. There are other two-story buildings in the area more massive than single family residents. The questions are,

should the overall size and height be consistent with the area? Do we find that the three stories are consistent with the two stories around and is that close enough that it seems consistent? If so, he thinks they can approve and take that off and say we're good with that. Setback, we haven't had any conversations about setbacks. He didn't think there were any concerns because it's matching the existing structures. Shape, the guide specifically calls out that roof type, height, design emphasis horizontal and vertical, should be consistent and harmonious, and materials. He didn't think anyone had concerns about the materials. The two areas that we authorize continued work, to be done administratively, would be windows and doors specifically. With the treatment of the entry door and the big window. Secondly details and elements. Mercedes comment that it's a bit austere, so maybe some more trim elements with things to tie it in. One of the things the plans indicated, is lighting above the bay doors. That would be an opportunity to find something that acknowledges the architectural style without mimicking it and without trying to be old fashioned but ties it in. Then there is further discussion about the bay doors. Certainly, we can isolate those two, windows and doors. Conversation specific to the first-floor details and other elements. Everything else we can say we're good with. That moves us down the road significantly. He asked, is that where the board is at? Joe Curtis said sound good to him and deferred to Calvin. Calvin Dillion said he liked that approach. He said it's not a bad design at all and as far as the windows and doors, we've worked in the past. Overall, it will match the town because of the brick. He agreed that he thought the board could move forward. Tammy Hendrix agreed. Joe Curtis asked Clay to formulate a motion. Joe Curtis asked Mercedes if she has any further comments before they move forward with some type of motion. Mercedes said she wanted to mention that if this is going for a section 103 and the SHPO review following our approval or non-approval. It's a very technical review for 106.

First motion – Clay Mitchell moved to approve and authorize the Certificate of Appropriateness for the proposed alteration/addition of a non-historic building on APN 001-094-03 which is known as fire station 71 at 145 North C Street in Virginia City, with the caveat that the applicant will continue to work with staff or the chair on window and doors. Specifically, on the first-floor entry and details and other elements to ensure the building meets the CHDC guidelines. Julie workman seconds the motion.

Additional discussion – Joe Curtis asked if there were any other comment by the board. Mercedes asked if we wanted to add scale to the motion. Joe asked her to elaborate on what she meant by scale. Mercedes said the height of the building. Joe Curtis deferred to Clay Mitchell. Clay Mitchell acknowledged that there aren't any three-story buildings in that area and that it's about a block and a half from three story buildings. The building across the street is a fairly massive two-story building. There is other two and a half story buildings on the block, so he doesn't feel that the scale is entirely inappropriate. He finds that it is consistent even though it's larger than the surrounding buildings. Joe Curtis said we have a motion on the floor, any other comments. There were none.

Vote – A vote was taken and the motion passed with five eyes and a nay from Mercedes de la Garza.

AGENDA ITEM 10, PUBLIC COMMENT: (Comment limited to 3 minutes per speaker, no action will be taken until it is properly agendized): Mike Workman asked if the fire chief would be in the loop on any adjustments. Chief Loncar replied that he would be. Mike said he'd hate if the fire chief ended up with something he wasn't pleased with. Chief Loncar agreed. Joe Curtis asked Sarah Sturtz if she is with the county and if things come up, he could easily discuss them with her. Sarah said she would make sure Joe, Jeremy Loncar and Mike Drews are included in those decisions. Clay Mitchell clarified that the reason there are so many cooks in the kitchen, so to speak, is a portion of the funding is coming through the county to the fire district or on behalf of the fire district. The county must be involved from that

aspect. The fire district will end up with the end result, so they have to be involved with it. It may be a little more complex and a few more people involved in the process, than typically you'd have with a project like this, but everyone's ready to help

AGENDA ITEM 11, ADJOURNMENT (FOR POSSIBLE ACTION):

Joe Curtis declared the meeting November 12, 2024 of the Comstock Historic District Commission adjourned. Meeting adjourned at 6:14 PM.

DRAFT