



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

MINUTES OF THE COMSTOCK HISTORIC DISTRICT COMMISSION

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 the 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 Manger 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 agendized): 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.