

On May 6, 1981, Mr. Dini, Mr. Nicholas and Mr. DuBois held a Subcommittee Meeting with the Comstock Historical Society which convened at 4:00 P.M. Mr. Dini indicated that the minutes of this meeting need not be transcribed. The committee tapes of this meeting are with the regular tapes of the Assembly Government Affairs Committee for the Sixty-First Session of the Nevada Legislature.

Attached are the exhibits which were presented to the subcommittee at the meeting.

Respectfully submitted,

Barbara Gomez

Barbara Gomez
Assembly Attache





SILVER CITY, NEVADA
Advisory Board, General Delivery, 89428

May 6, 1981

Mr. Joe Dini, Chairman
Governmental Affairs Committee
Nevada Assembly
Capitol Complex
Carson City, Nevada 89710

Dear Mr. Dini:

At its regularly scheduled meeting of May 5, 1981 the town of Silver City, Nevada passed the following resolution and instructed the Silver City Town Board to convey the resolution to you, to wit:

The Town of Silver City unanimously supports the Comstock Historic District and the legislation that created the District, with the recognition that further work needs to be done on District guidelines and their implementation.

The Town is opposed to special favors for special interests which would diminish or destroy the historic character of the District.

We encourage the Comstock Historic Commission and the communities of the Comstock Historic District to work more closely together.

We appreciate your attention to the concerns of the citizens of the Comstock Historic District.

Very truly yours,



Bob Johnson, Secretary

BJ/cc

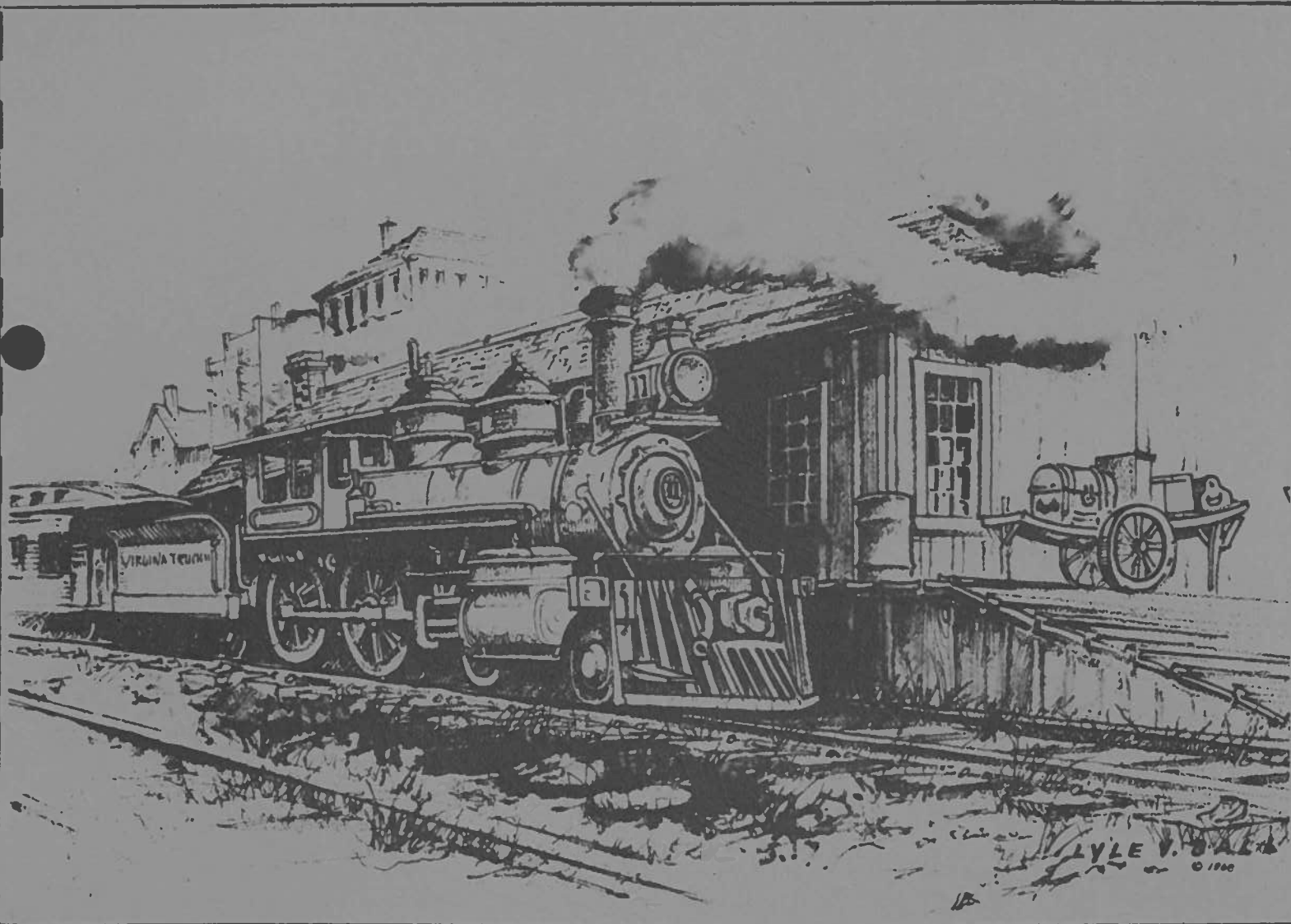
Copy: Comstock Historic Commission
Storey County Commission
Lyon County Commission
Dayton Town Board

2110

“What Silver can't do is hardly worth doing.”

Lyon County Sentinal - September 9, 1865

SECOND REPORT
OF THE
VIRGINIA CITY
RESTORATION COMMISSION



VIRGINIA & TRUCKEE DEPOT, VIRGINIA CITY

(Prepared Without Expenditure of Public Funds)

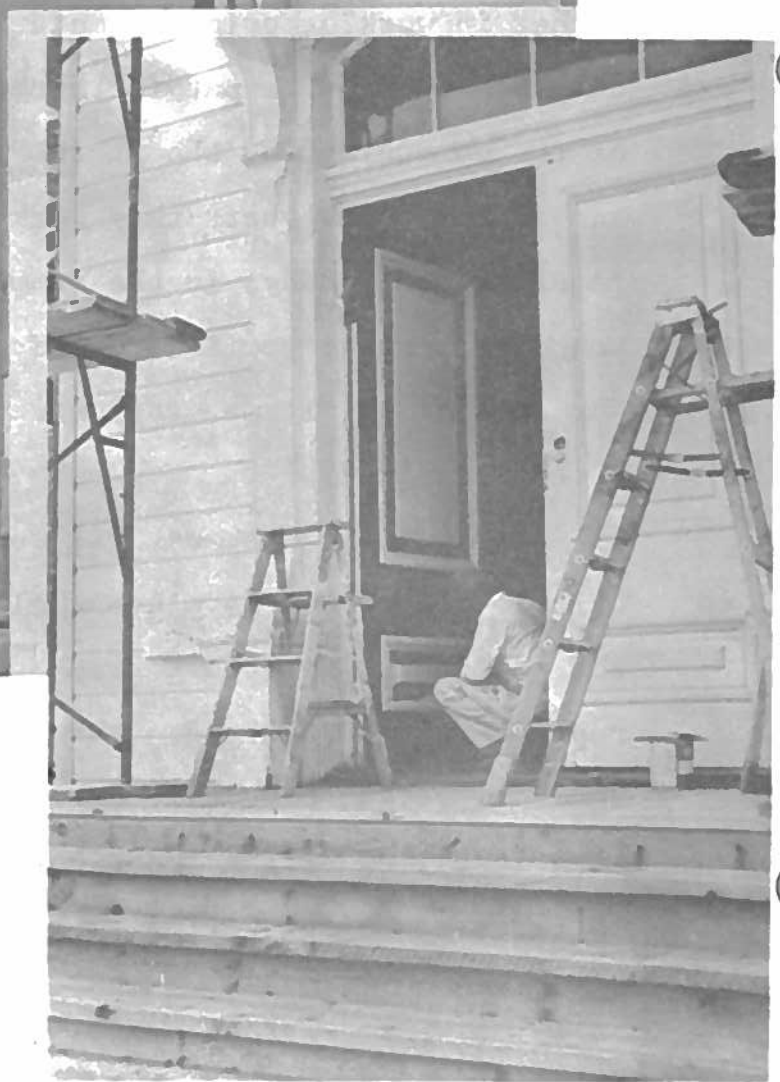
Council, as well as suppliers in the area were contacted and they all expressed a desire and willingness to lend a hand.

A prominent architect, Edward Parsons, A.I.A. heard of the project, and immediately stepped forward to volunteer his professional experience and services. His generous offer was of course accepted and he was appointed Supervising Architect and made an ex-officio member of the Commission.

As pointed out in an editorial which appeared in the Reno Evening Gazette on June 24, 1966 (See Appendix 1), the response of the builders and workers of the State has been a magnificent and splendid example of cooperative and unselfish dedication. Everyone pitched in "no one counting the cost either in work or price of materials, all are concerned with only one thing - to put forth their best efforts for the good of the community and the State."

For three years they worked - mostly on Saturdays and sometimes on Sundays in the summer, and in the Spring and Fall too, when weather permitted. Even when it was necessary to pay for some of the items, they were in all cases supplied at cost. (See Appendix 2)

The leaky basement was sealed off stopping a deteriorating drizzle that would have eventually undermined the building; the roof which was about ready to collapse or blow away, has been replaced with a new one; the steps have been rebuilt and handsome new rails, carefully carved to resemble the original, have been installed at the front entrance. Cornices closely modeled to match the ornate original ones have been fitted into place,



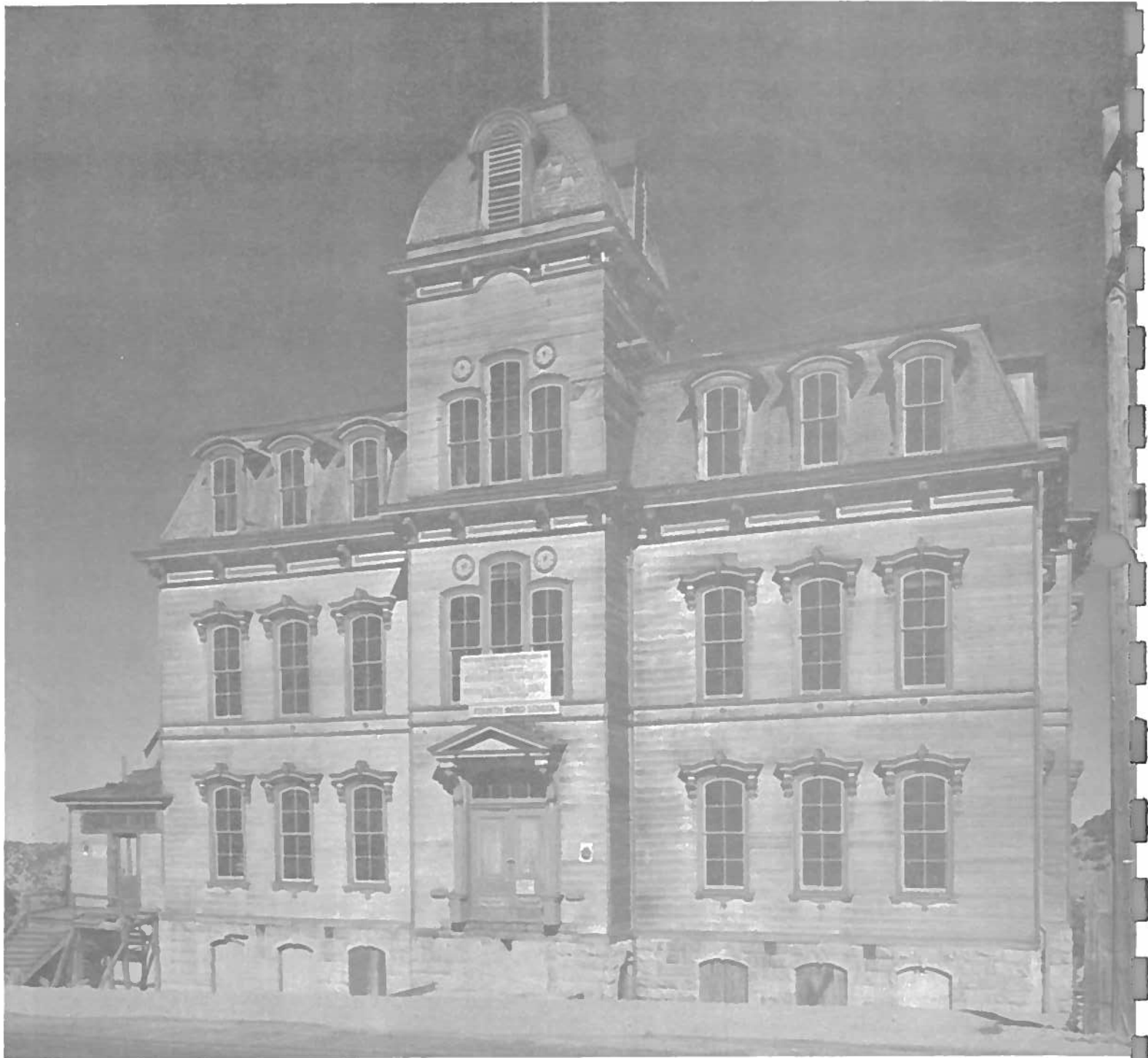
"Before" and "After"
Photos of Entrance to
Fourth Ward School

and broken or missing siding has been painstakingly replaced. The missing cupola on the old eighty foot bell tower has been completely rebuilt and restored.

Painting was by far the biggest part of the job and the most difficult since the height of the building required a tremendous amount of scaffolding (which we also borrowed). With the unselfish and generous help of Al Solari and his men the old school has been entirely repainted from the top of the bell tower to its foundations, with only a small portion yet remaining to be done. (See Appendix 3)

When this work is completed and the old walkways removed from the rear of the building and the foundations re-grouted, the exterior work will be complete. The citizens of Virginia City have volunteered to carry out the work of cleaning the interior, replacing the desks and blackboards and refinishing the classrooms. There are plenty of desks since the Commission prevailed on the Washoe County School Board to donate many of those which were in the old Reno High School. These were in turn hauled to Virginia City without charge. (See Appendix 4)

There are many today who believe that in this affluent society we are but a nation of hypocrites who preach but never practice. If nothing else, the laborers, carpenters, business agents, painters and mason who gave so generously of their time and skill, and the contractors, suppliers and merchants who so unselfishly contributed their supervision, equipment, supplies



Fourth Ward School

1963

and materials in restoring this old landmark, without any hope or expectation of praise or reward, have here in Nevada at least proven that men of goodwill can practice as well as preach.

Still others have quite sincerely questioned the value of this endeavor to preserve what they conceive to be an old out of date and architecturally inelegant, firetrap. "When you are done with it," they say, "what have you got?" Perhaps James Russell Lowell expressed it best, at a meeting held at Harvard College when he said of the "Old South Meeting House of 1729":

"The building which we are asked to save is not a model of architecture; not in the aesthetic sense, but in another, it seems to me to be a model of architecture ----- it was the best thing that our fathers could do in their day, and they thought it beautiful."

When it is complete, the County can open the old school for visitors, and despite its ancient list to the West, the "Pride of Virginia City" will once again stand majestically to show its newly regained beauty.

The Commission conservatively estimates the total value of all labor and materials used in this project to be in excess of \$50,000!

Of the original \$15,000 appropriated, Storey County still has \$11,171.07 which will be used to defray future restoration expense and provide a fund which will be available to

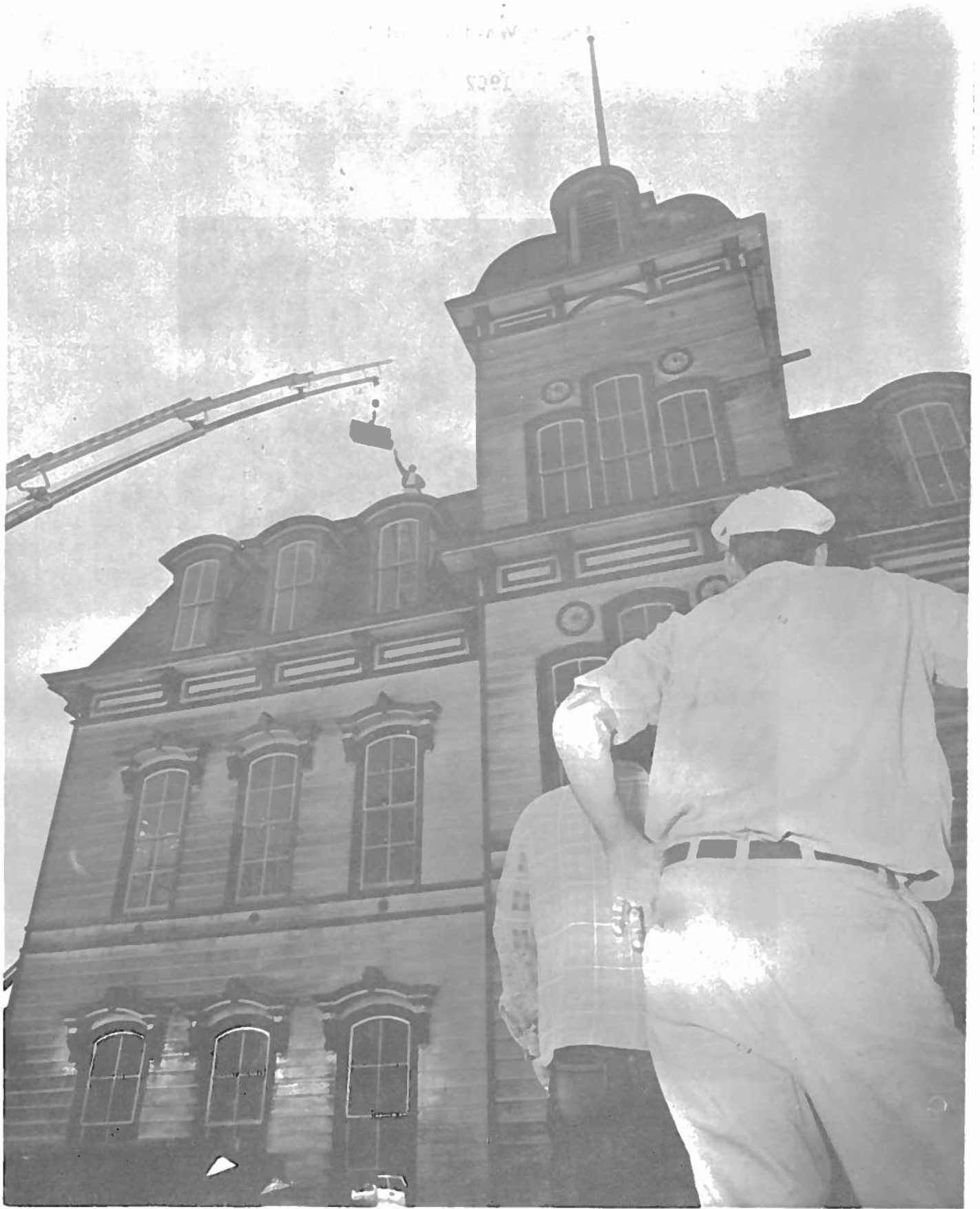
cover essential maintenance costs.

It is entirely fitting that the restoration work was done in this manner, because the original cost, estimated to be \$100,000 in 1876, was also obtained by contributions and subscriptions from individuals and mining and business firms on the Comstock, and by holding benefits, balls and raffles supervised by the school trustees. (A detailed account of the building of the school as related in the Territorial Enterprise in 1876 is set forth in Appendix 5)

Many prominent Nevadans got their first dose of education in the old school, and one of its graduates, Albert Michelson was appointed to Annapolis and later became a world renowned physicist and ultimately was awarded the Nobel prize.

It is quite possible that the restoration work on the school house has set a pattern for others and stimulated interest in historic preservation and restoration. Since the project was started, an increasingly large number of people have privately begun to restore old homes and buildings on the Comstock.

The Commission's work is not done, indeed, it has just begun. We do not ask for money to defray our expenses, but we do respectfully request that the Legislature again authorize the Commission to carry on its work for another two years.



The First Project Undertaken at
The Fourth Ward School was a New Roof

2115

Fourth Ward School

1967



**Painters Putting the
Finishing Touches on the West Elevation**

PART TWO

RECOMMENDATIONS TO THE LEGISLATURE

"We cannot advocate that all that is old, all that is historic, be preserved. With Thomas Jefferson, we agree that 'the earth belongs to the living.' Within our generation, however, that group of the living has moved through historic areas with superhighway, bulldozer, random housing development, and within the single generation has destroyed by statistical count in surveyed areas, from one-fourth to one-third of the historic and architectural monuments that were in existence in 1941." Helen Duprey Bullock, Director, National Trust for Historic Preservation.

European countries have long recognized the importance of preserving the old monuments of antiquity, even as early as 435 A.D. during the reign of the Roman Emperor Majorian.⁽¹⁾

However, it has been only in recent times that our Nation has become aware of the necessity to enact positive laws to save its historic treasures from decay and destruction in the march of so-called "progress".

Today, in most states there are both public and private agencies actively engaged in preserving their historic landmarks. Although the Nevada Historical Society and the State Museum have been able to preserve many historic documents and

(1) Volume 2, The Decline and Fall of the Roman Empire - Gibbon

relics of the past, this State has taken very little interest in preserving and restoring its old historic sites and buildings where its history was made. There are of course some exceptions, notably Bowers' Mansion, restored by Washoe County in 1968, and the State Park Commission has made commendable efforts to preserve old Fort Churchill.

Perhaps this lack of interest is because we have prided ourselves on being "modern" and have glorified the new and have held the old in low esteem. The Commission believes that history must be preserved in more than just books and pictures. It needs symbols of the past so that we can fully appreciate our heritage and understand our roots.

How much poorer we would be if we could only learn of Washington without Mt. Vernon; Jefferson without Monticello; Davey Crockett without the Alamo, and Nevada without Virginia City?

In California, the State Department of Parks is now working with the City of Sacramento to create the "Old Sacramento Historic Area," twenty-eight acres along the Sacramento River which will contain many of the elements of the City's golden age. Once again, stage coaches will rumble down cobblestone streets, wooden signs will mark entrances to shops, and gas lamps will light the way to re-discovery of the past. Many of the old buildings are to be reconstructed, including an ironworks, a carpenter's shop, a

cigar store and several hotels and saloons, while many others are being renovated to fit into the historic pattern.

Consultants say that when the project is complete, it will attract visitors who will spend as much as \$20,000,000 within the city each year. They assert that this project when completed will become the "Williamsburg of the West."

Now, with all due respect to Sacramento, we dispute this claim. If Williamsburg was the cradle of colonial history, there is only one town that can claim to be the cradle of the pioneer West, and that town is Virginia City! No other town among the early mining camps of the West is so crammed full of legend, tall tales and fantastic adventures. As Dale Morgan in his book, "The Humboldt" so truly observed, "American will never know again the power, the joy, the exaltation, the drunkenness of sheer living, or the young flaming spirit that dwelt under Sun Peak."

When the news of the big bonanza strike was published in the Territorial Enterprise in 1873, it literally shook the financial capitals of the world, and even some of the thrones in Europe! On news of the strike, Bismarck took Germany off the silver standard. This one great ore body, the richest strike in the history of the world, was once described as "the most stupendous treasure trove of precious metals ever to dazzle the eye of man!"

The stories of Adolph Sutro's gallant struggle against William Ralston and the Bank of California to drive a tunnel

six miles into the mountain to drain and ventilate the mines; of Eilley Orrum and Sandy Bowers fantastic journey from rags to riches and back again to rags; of Mark Twain's experiences as a young writer for the Territorial Enterprise, and of the prodigious wealth accumulated by "the silver kings," Mackey, Flood, Fair and O'Brien, could never have happened at any other place or time but Virginia City in the last half of the nineteenth century.

They say that when the Virginia and Truckee Railroad was completed in 1869, some thirty to forty-five trains a day plied between Carson and Virginia City! (2)

Today, Virginia City still survives, but it is a far cry from what was once the gaudiest and most exciting city between San Francisco and the East; truly it was "the Paris of the West," boasting 25,000 inhabitants, 3,000 buildings, 100 saloons, 22 restaurants, 35 hotels and rooming houses, 2 undertakers and an unspecified number of gambling halls.

However, before its restoration back in 1927, Williamsburg was just another forgotten backwater town with many of the old landmarks destroyed or in a state of various stages of ruin and decay. (3)

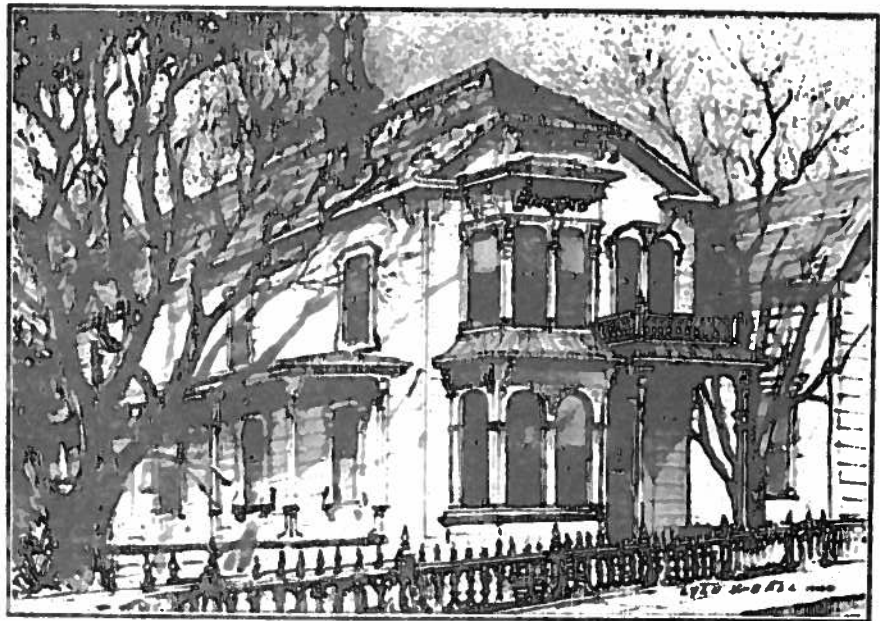
(2) The Big Bonanza, by Dan De Quille, page 166
(3) National Geographic, December 1968



LAKE MANSION, S. VIRGINIA ST. AT CALIFORNIA, RENO

**Two
Virginia City
Mansions**

Reno



FULTON HOME, First Street Location Now Occupied By SECURITY NATIONAL BANK

We have no Rockefeller among us to restore Virginia City; but there is a way to preserve and restore this town where the early history of our territory and state took place, and which brought statehood to Nevada years before its time. But if Nevadans truly pride the nobility of their heritage, action must be taken soon if we are to enable future generations to once again recapture the past and catch a glimpse of "the grandeur that was."

The price of silver is now around \$2.00 an ounce, and experienced mining men predict that the price will soon reach \$2.50 or even \$3.00! This will indeed have a tremendous economic impact on the Silver State; there will again be a pell mell "rush to Washoe" to locate new mines and open up the old ones, including those on the Comstock Lode. As if to confirm this, the Union Pacific has already, during the past year, conducted extensive drilling operations in the Virginia City area.

However, it doesn't take much imagination to realize the effect that this new bonanza would have on Virginia City! The old buildings and landmarks along C Street would be razed to make way for service stations, parking lots, new motels, trailer parks and new housing projects! If open pit mining is indiscriminately carried on, whole sections of the town could be swallowed up and lost forever.

It is certainly not the intention of the Commission to prevent or discourage new mining operations, but unless the

Cover
From Original Drawings

By

LYLE V. BALL
Reno, Nevada

Other Line Drawings
in the Report Courtesy of Lyle V. Ball

SECOND REPORT
OF
VIRGINIA CITY RESTORATION COMMISSION

PRELUDE

In 1963, the Legislature, realizing the historical importance of Virginia City to the state, and indeed to the nation, concluded that something must be done to preserve the greatest of all the early mining camps of the West. As a first step, it created the Virginia City Restoration Commission. (Chapter 175).

The Commission's purpose was to study the problem and make a report to the next session of the Legislature. As originally constituted, the Commission consisted of five members appointed by the Governor, namely: A. E. Cahlan, Las Vegas; Dr. Russell Elliott, University of Nevada; Emil F. Engelhard, Virginia City; Rowland Oakes, Thomas A. Cooke and Betty Beyer, Secretary, of Reno. The present members of the Commission are: Dr. Russell Elliott, Rowland Oakes, Thomas A. Cooke, Mrs. Leslie Gray, John Byrnes, and Dail Turney. The members of the Commission serve without any compensation, and the members themselves pay for any expenses incurred in connection with their work.

No public funds have ever been appropriated or spent by the Commission, but in 1965 it submitted its report and recommended that the Fifty-Third Session of the Nevada Legislature take necessary preliminary steps to determine by survey and planning what area should be included in an historic district to be established for the purpose of preserving the historic integrity of Virginia City and the surrounding area. It also recommended that the legislature appropriate \$35,000 to Storey County for the purpose of preserving the old Fourth Ward School House. The Legislature approved an appropriation of \$15,000 for the school, but took no action to establish a State Historic District, although it did authorize the Commission to continue with its work. The Commission's recommendations to this session of the Legislature are set forth in Part Two of this report.

PART ONE

FOURTH WARD SCHOOL

Since the estimated minimum cost of restoring the school was \$35,000, the Commission and the Storey County Commissioners determined not to spend the \$15,000 appropriated and then be faced with the necessity of stopping the work with the job half done. Instead, they concluded to attempt to carry out the entire project by obtaining voluntary contributions and help from contractors, supply houses and labor unions.

The Nevada Chapter, Associated General Contractors of America and the Northern Nevada Building and Construction Trades

State takes action now to protect the old landmarks, the wealth of history may be lost forever.(See Appendix 5-A)

The Commission again and, because time is running out, urgently proposes that the State of Nevada enact an Historic District Act during this session of the Legislature which would create the Virginia City Historic District. This Act would aim at preserving the historic authenticity and architectural integrity of the area, but it would not authorize the taking of private property or curtail its use. The district so established should cover not only Virginia City, but Gold Hill, Silver City, Dayton and Sutro and the right-of-way area along the V.&T. from the western entrance of The Middle Carson River Canyon to Virginia City.

In effect, it would really be nothing more than a historical preservation zoning law.

Such acts have been used to preserve historic sections of Charleston, South Carolina, the old French Quarter of New Orleans, Beacon Hill in Boston, and Georgetown in the District of Columbia. (4) Some of the states have enacted enabling legislation authorizing towns and cities to carry out such programs by local ordinances, but the present tendency is to expedite the preservation of a known historic district by having a state law directly declare it as such and itself set

(4) Sec. 42-46 Art. X, Chap. 49 Code of Charleston, S.C.; Ordinance 14,538 C.C.S. New Orleans, La.; Chap. 616 Laws of Massachusetts Acts of 1955, as amended by Chap. 314-315, Acts of 1958, 64 U.S. Stat. at Large, page 903, C. 984, Public Law 808, 81st Congress, Ch 984, 2nd Session.

up the machinery directly for its preservation. This is preferable when time is of the essence, because it eliminates possible delays that might be encountered by requiring the matter to be considered again at the municipal level. (5)

The people of Virginia City and Storey County have repeatedly indicated that they do want to preserve their historic environment and the town's greatest asset. Old St. Mary's Church is presently being restored and the cemeteries and other churches and many of the old mansions and homes are likewise being repaired and reconstructed. Twelve years ago the Storey County Commissioners enacted an historic district ordinance for Virginia City, but unfortunately, and because of technical legal objections, it was struck down by the district court. (6) Nevertheless, and in spite of this setback, they have commendably tried again and in 1968, another such ordinance was enacted to preserve the town's historical integrity. While this ordinance still survives, the Commission believes that in order to permanently and more securely achieve this objective, State action is essential. A State administered act would also be more effective than an ordinance enacted by a town or county, since a State board would command more influence and authority and less susceptible to local pressures. In any case, inasmuch as

(5) Historic Preservation Law by Jacob H. Morrison, page 16
(6) Territorial Enterprise, October 20, 1967

the area to be included by the proposed act would encompass portions of Storey, Lyon and Ormsby counties, it is mandatory that the district be established and administered by the State. (See Appendix 5-B)

Although the historical preservation movement in the United States began in 1853 when Miss Anne Pamela Cunningham and her Mt. Vernon Ladies Association succeeded in preserving Washington's home, it has only been in comparatively recent times that the movement has really gained momentum. To illustrate the remarkable interest of the other states and cities in attempting to safeguard the landmarks of the past, and insure they will not become victims of "progress" and the bulldozer, since 1957, there have been 51 such laws in one form or another enacted to preserve historical valuable buildings and areas. (7) These acts have been upheld in the courts as the proper exercise of the police power. (8)

While most of the early decisions justified their position by proclaiming that such laws were designed to protect the health and wealth and safety of the citizenry, the more recent cases are making a more positive stand. They hold that the maintenance of historic integrity and the beauty and charm of antiquity in buildings and sites is indeed a matter of prime public concern to the whole people and therefore affects the welfare of all. (9)

These laws have now become more or less standardized and

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- (7) Historic Preservation Law - Jacob H. Morrison, page 18.
(8) City of Santa Fe v. Gamble Skogmo Inc. and Atwell (N.M.) 389 P2nd 13 (1964); Opinion of the Justices (Mass.) 128 NE 2nd 557-563(1955); City of New Orleans v. Impasto (La.) 37 SO 2nd 559 (1941)
(9) Merritt v. Peters, et al (Fla.) 65 SO 2nd 861 (1953); Berman v. Parker, 348 U.S. 26; 99 Law. Ed. 27; 75 Sup. Ct. 98 (1954)

generally provide for:

1. An historic district described by appropriate boundaries.
2. A board of architectural review consisting of
 - (a) three to eleven members with at least one or more being residents of the district;
 - (b) serving staggered terms of from three to five years;
 - (c) appointed by the chief executive;
 - (d) chosen from nominations by the local chapter of the A.I.A., one or more historical societies and preservation groups, with perhaps a planner or other person possessing similar experience, and several members appointed by the chief executive on his own volition.
3. The board of architectural review to consider all applications for construction, reconstruction, repair, alteration, removal or demolition of buildings and structures in the district insofar as their external architectural features are concerned, and relationship with the neighborhood, including style, design, arrangement, color, texture and materials where subject to public view. Such laws should describe the external features in considerable detail so that the board will be able to administer the law in accordance with proper legislative guide lines and standards. Provision should likewise be made for the location of mobile homes and trailers.
4. A chief executive officer or director to carry out the decisions of the board and to maintain records.
5. A time limit for action and provision for public hearings in all cases; decisions usually are required to be

written and if not made within a specific time, applications to the board to be deemed approved.

6. Appeals to a higher administrative body if any, or to the courts by anyone who is dissatisfied with the board's decision.

7. Penalties for violations of the law by fine and/or imprisonment, or both. (10)

If authorized by the constitution, it is also possible to give added impetus to historic preservation by granting favorable tax incentives. For example, based on such a constitutional provision that stated that it shall be the public policy of the commonwealth to conserve and maintain buildings and places declared by the legislature to be of historic value, Porto Rico enacted a law which provides that all real property in the historic zone of the City of San Juan, which is restored or reconstructed preserving the characteristics of the colonial period or in the historic zone shall be exempted from real property taxes for from five to ten years. (11)

It is important to note that although not all of the buildings in the historic district may be landmarks of significance, that the courts have held that the power to regulate or restrict a given area of historical importance applies to all buildings in it though various individual buildings were not themselves of historic or architectural importance. (12)

(10) Historic Preservation Law - Jacob H. Morrison, page 18.

(11) Title 13:55 Laws of Porto Rico ann.

(12) City of New Orleans v. Pergament (La.) 5 S02nd 129 (1941)

Fourth Ward School

1967



East Elevation

The Commission has accumulated copies of statutes and ordinances and legal authorities to support such legislation and will of course make this material available to the Legislative Counsel Bureau to assist it in drafting this proposed legislation.

If the Commission's recommendation is adopted and an Historic District Act is enacted, it will call for the expenditure of some state funds to pay the operating expenses of the board, but as pointed out in the Report by the Joint Legislative Commission on Preservation and Restoration of Historic Sites to the legislature of the State of New York in 1960: "The committee's concern for the preservation of some sites, with a better interpretation of their history for the public, is based partly on its conviction that a broad knowledge and a true appreciation of state and national history contributes strongly to better citizenship.

"The objective of the committee, however, is not wholly idealistic - nor need it be.

"The development of tourism as a major factor in the state and the national economy lends a new and practical importance to preservation and restoration of historic sites.

"Tourism has become big business. In more than half of the states, it is among the top three contributors to the economy. In New York State, it is among the top five. Anything which stimulates it can be of vast benefits to the state. And historic sites more and more are luring the tourists."

Speaking of the salutary success of the Federal Act which created 'Old Georgetown' in Washington, D. C., the Wall Street Journal in its edition of February 6, 1961 pointed out that from a business and economic standpoint, the preservation of Georgetown's distinctive architecture has been translated into millions of dollars in profits for its residents and investors.

In Nevada, where tourism is the undisputed number one industry, we can no longer postpone action. In terms of cold, hard economic facts, we can no longer be content with a "C" Street that gives the visitor the impression that Nevada is really unaware of its historic heritage, and has instead sought to attract tourists by erecting more signs per front foot than anywhere west of Coney Island! (See Appendix 6) We can no longer be content to merely sell a few antiques, curios and souvenirs made in Japan. All Nevadans have a stake in the future of Virginia City and the surrounding area, not merely for the sake of attracting tourists, but more importantly, to preserve for future generations of Americans, a living history of the American West, a town whose very name three quarters of a century after the big bonanza still possesses a kind of magic and wonderment.

"For in Virginia City there came to its fullest flower the most grandiose of all themes, the final opening of the illimitable West, the

financing of an epic war, the justification of the American Union, and players in its pageantry lived up to every florid implication, every heroic overtone of the script." (13)

Respectfully submitted,



Thomas A. Cooke, Chairman
Virginia City Restoration Commission



(13) U. S. West and the Saga of Wells Fargo - Beebe and Claig

2175

APPENDIX

RENO EVENING GAZETTE

A NEWSPAPER FOR THE HOME

Published every evening except Sunday by Reno Newspaper, Inc., Georgia Street, Building, 401 West Second St., Reno, Nevada, U.S.A. 89501.

Charles G. Murray Publisher
 Clarence K. Jones Business Manager
 Rufus D. Nelson Managing Editor
 Albert D. Collins Advertising Director
 Charles C. McNeill Circulation Manager

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← JUNE 24, 1968

A Splendid Example

SOMETIMES it would seem that labor and management are always on opposite sides. That isn't true, for the common ground of both the worker and the employer is so wide that they are more often in agreement than they are at odds. And one place where they are in complete accord is community benefit.

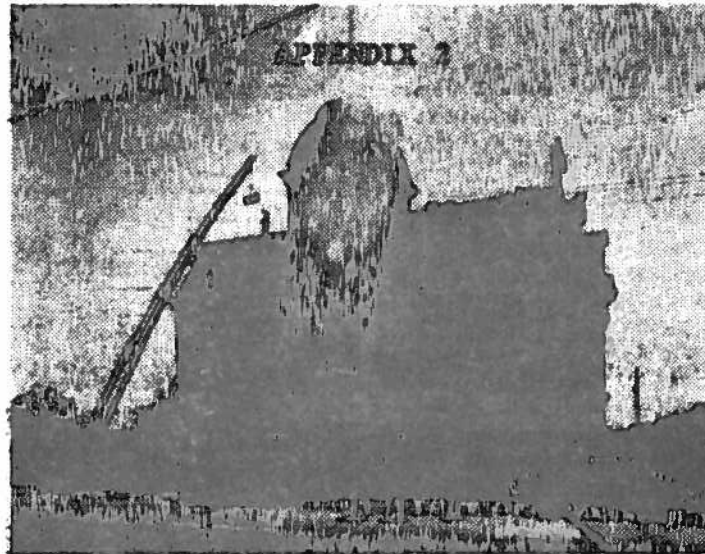
This is well illustrated as members of the building trades of northern Nevada donate their efforts to the restoration of the historic Fourth Ward School at Virginia City, and the materials for this work and supervisory advice are given by members of the Associated General Contractors.

The old school on the Comstock is one of the few genuine landmarks of the Big Bonanza era. It is not a show piece for tourists. Rather it is an example of the true pioneer Nevada that has been overshadowed by the lurid tales of a wild and woolly West that existed mainly in the minds of fiction writers and pseudo-historians.

The school and the church were important in the minds of those pioneers of Western towns and camps. Behind the false glitter of the tourist attractions in Virginia City today stand the solid monuments like the Fourth Ward School, or St. Mary's of the Mountains Church, the Episcopal and Presbyterian churches built in the early days and serving their congregations to this day.

The Nevada Legislature has recognized that the landmarks of the state should be preserved, and the 1965 session voted a token appropriation for the Fourth Ward School, but this was far from ample to carry out the needed restoration.

Such a project could not be delayed, for the old building is falling apart rapidly. And here the builders of the state — and that means workers and employers together — put forth their effort. No one is counting the cost, either in hours of work or the price of materials. All are concerned with only one thing — to put forth their best efforts for the good of the community and the state. And that is the way it should be.



— Doc Kaminaki Photo

Resurrection Of A Schoolhouse

It was in dawn's early light last Saturday, with the rays of the sun streaming down over the belfry that has loomed over Virginia City for 89 years and whose bell for 60 years summoned Virginia City's children to their classes, that a crew of workmen and supervisors arrived from Reno and began the re-roofing of the historical building as the first step in the Virginia City Restoration Commission's Fourth Ward School restoration.

All of the labor and material was donated. The crew worked all day Saturday and Sunday to put the new tar and gravel roof on the building. Similar week-ends of work are to be donated throughout the summer.

The men who donated their labor to this project included Irv Thomas, Business Representative of the Roofers Union; William Courtney, President of the Laborers Union; and John Byrne, Secretary of the Building and Construction Trades Council of Northern Nevada. Roofers who donated their labor were William Heron, Leon Peterson, Hubert Hanney, John Helt, William Christensen and James Cradic. Also donating labor on the first part of a continuing project to restore the school were Clifford Wells

Rodney Rhodes, Walter Roth and Roy Diehl.

Carroll Coughlan of the Yancey Company coordinated the project, used his trucks to haul the material from Reno to the job-site, furnished equipment and tools, and spent most of Saturday at the school to make certain everything worked out as planned.

Donations of roofing materials were received from Nevada Wholesale Lumber, Record Supply, Spesco, and C. & B. Concrete. Robert L. Helms Construction Company donated a truck and driver to haul the roofing gravel from Reno to Virginia City.

Ad-Art Sign Company donated the crane used to hoist the roofing materials sixty feet to the roof.

Representing the Associated General Contractors as overall project superintendent was Larry Farr of Capriotti-Lemon Construction Company.

The County Commissioners will affix a permanent plaque to the front of the Fourth Ward School when the restoration project is completed, and list all of the individuals and firms donating material or labor.

The crews showed up about 8:30 a. m. Saturday morning and worked through until almost 5:00 p. m. On Sunday they worked from about 9:30 a. m. until 3:00 p. m.

County Commissioner Martin Rosso spent most of Saturday and Sunday at the site and provided coffee to the workmen in the morning and afternoon. The County Commissioners furnished the workmen lunch on both days. The County also provided a truck and

Virginia City School Restoration Progresses

The Virginia City Restoration Commission, headed by Mayor Howard Mayner, is making rapid progress in the restoration of the Fourth Ward School. The school, located on the corner of "D" Street and "A" Street, was erected in 1880 and is one of the finest examples of the Queen Anne style in the city.

Work on the school is being done in two phases. The first phase is the structural work, which is being completed by the Electricians Union. The second phase is the restoration of the exterior, which is being done by the painters.

Mayor Mayner has donated several pieces of equipment to the project, including a crane and a scaffolding. He has also donated several pieces of lumber and hardware.

In addition to the Mayor, several other citizens have donated money to the project. These include Jack

Under the direction of John I. B. W. 401, were Joe Page, Walter Duncan, and Donald Newton carpenters, Don James, Primo Barfield and John May from the Electricians Union, and

as the Nevada Industrial Commission; Harold Hanson of the Great Hotel Workers; Bill Graham, Ernest Manning; and laborers R. P. Alexander, Charles Pearce, LeRoy Christy, Percy Young, Phillip Smith, and Jim Kellen.



FRONT SIDE of the Fourth Ward School, in Virginia City shows off its bright new coat of paint, newly complete on the front side except for the roof section and upper windows.



BACK SIDE of the Fourth Ward School, from the "D" street angle, reveals the fine restoration job on this section. The scaffolding indicates new work to be done will be on the south end.

Rich Carl, a Virginia City native assisted the workmen. Federal Sign and Signal Company of Reno donated a crane so the painters could reach the areas near the roof. The crane was operated by Miss Green.

W. T. Pender of Meridian Construction Company, provided supervisory all job supervision for A.C.C.

Home Lumber of Reno and Feather River Lumber Company made additional contributions of lumber for the project.

Sierre Shingle donated the square wood shingles for the chimney, and Home Lumber supplied the round and shingles.

Commercial Hardware donated nails and miscellaneous hardware items.

Builders Hill of Reno made some special loans to facilitate the corner masonry to restore the old-time appearance of the school.

Editorial, Reno Evening Gazette
January 28, 1969

Boom or Bust

THE OLD Nevada silver city of Austin has hit a big bonanza as a precious metals firm moves in to re-process the diggings with high-efficiency equipment.

But unless Austin plays its cards right, boom could lead to bust someday.

MM & S Mining Co. estimates its payroll will amount to about \$10,000 a month. For a little city like Austin, that means a substantial economic impact and quite an influx of people.

The news couldn't have come at a better time, for Austin has been dying on the vine for a long time. This has saddened many a Nevadan and many a tourist from other states who likes to prowl authentic towns of the Old West and find historical meaning in them.

No need to worry about Austin dying now. The danger lies in the other direction. Boom can give rise to a heady upsurge of the old frontier spirit. The yen to progress could prove to be as irresistible as the instinct that drives the salmon upriver to spawn.

If uncontrolled, it could destroy the old city. Superhighways, supermarkets and subdivisions have a way of steamrolling over historical treasures.

In Austin, there is a number of these. If you haven't read the history of landmarks like Stokes Castle, Gridley's Store, the Reese River Reveille building, and the Episcopal Church, you've missed something.

Austin citizens, and the people who run Lander County, would do well to consider setting up a master plan to preserve the best of the monuments.

The experience of Virginia City in Nevada and the Mother Lode towns in California proves that the landmarks will continue to yield wealth in the form of tourist dollars long after the ore has played out.

But people certainly won't bestir themselves to drive hundreds of miles to see shake roofs and trailer houses.

Other old Nevada camps ought to be as concerned as Austin. It is only a matter of time before other silver centers spring into activity as demand for the metal intensifies.

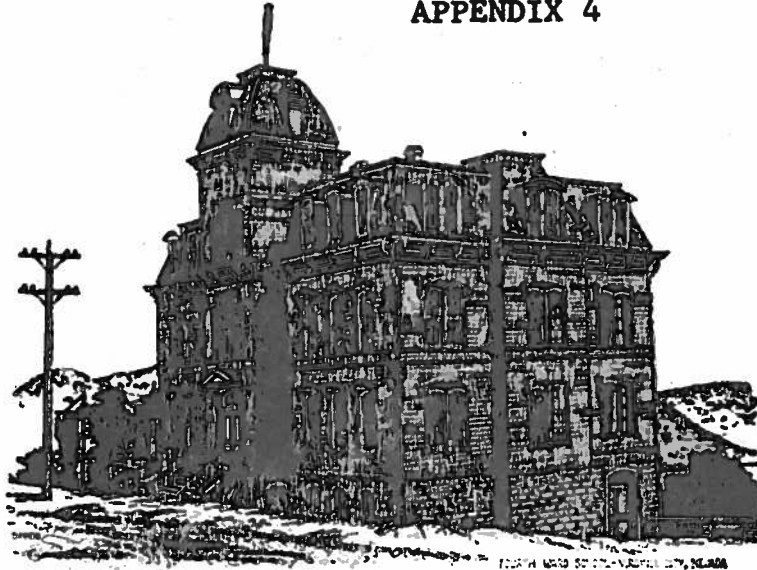
Prospectors, engineers and cost-analysis men are already posing among the diggings.

Modern conveniences are indispensable, but in historical sites, there should be a definite place for them.

Good planning has proved again and again that the new and the old can co-exist very happily.

Desks Returned to Fourth Ward School

APPENDIX 4



When the Fourth Ward School in Virginia City finally closed its doors in the 1930's, many of the desks were removed and sent to the Washoe County School District for use in that area. Recently it was learned that these desks were to be sold to the public for one dollar each.

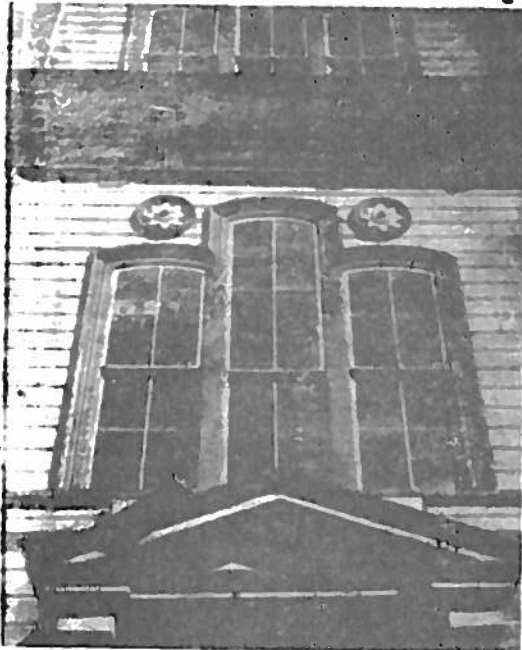
Because of the interest of the Virginia City Restoration Commission in preserving the Fourth Ward School Building as one of Nevada's historical landmarks, a request was made to the Washoe County School Board to let them have the desks if transportation was arranged to Virginia City. Washoe County allowed the Virginia City Restoration Commission to have them free of charge and provided the needed help and assistance to load them on trucks.

Special thanks go to the School Board, Proctor Hug, Superintendent of Schools; Chauncey King, Principal of Central Jr. High School; and the men who loaded the trucks.

Thanks to the men in Virginia City, Hugh Gallagher, Principal of Virginia City High School and William Marks, Storey County Commissioner for their help in obtaining volunteers for unloading the desks at Virginia City. Last but by no means least the fine men interested in historical pres-

ervation, Al Puliz and the Lawrence Mayflower Moving and Storage Company of Reno, who without any charge whatsoever, voluntarily supplied the trucks, fuel and drivers to haul the desks to Virginia City.

The last Legislature appropriated \$15,000.00 to help restore the Fourth Ward School. With a little luck and the help and cooperation of such fine citizens as these, the project will succeed.



"The Pride Of Virginia City" The Building Of The Fourth Ward School

MR. NOTE: The following story appeared in the Sunday Territorial Enterprise of October 15, 1874, and is published this week as a salute to the Virginia City High School's first Homecoming celebration in the 35 years of its history. Although there is no byline the story bears the mark of Don de Quille and was more than likely written by him.

A European of note when asked his opinion of the people of the Pacific Coast, said they were destined, with the advent of another generation, to lead the world in science, art and general intelligence. His reasons for making the assertion were that when a place was started and a dozen houses built the schoolhouse appeared in the midst, and was the best building of all, and when there were a hundred dwellings, a newspaper was started and well patronized and supported. He recognized the great truth underlying men and nations, that to be more it is first necessary to know more.

The Pride of Virginia

Is the new schoolhouse which is going up on the Divide. If it is our pride today, the time is not far distant when it will be our glory as well. The people of the whole world, almost, are waking up to the fact that it is cheaper to build and maintain schoolhouses than jails. The consequence is that we find the best free schools among nations which are the most advanced in civilization. The government which relies upon the intelligence of the people is the strongest government, and hence it is that our free schools are justly regarded as the bulwarks of our nation. One of the grandest monuments erected on the coast to the glory of this centennial year is

The Building

To which reference is above made. Its dimensions are 56 by 70 feet in the clear, with four projections, one in the center of each side. The style of architecture may be classified as modern composite, being a combination of both the French and American, and uniting many of the beautiful

and distinguishing characteristics of each. It has three stories and a basement, the upper one being two recitation rooms 12 feet by 22, on the second and third floors, and will accommodate 1,025 scholars. The rooms and the halls are all well lighted by 94 large windows. The method of heating and ventilation will be spoken of further on.

It is Anchored and Braced

In the strongest manner. The heaviest winds in this section come from the southwest. In order that the part above the basement should be perfectly secure against even the strongest of our West-coast gales, there have been placed, at the posts on that corner and projection, two anchors which extend into the basement wall 10 feet and turn out each way four feet. These anchors are of iron, three inches by one and one-half, and run three feet up the posts to which they are fastened by three bolts of three-quarter iron. Besides these two anchors there are 12 others which descend five feet into the foundation wall and are secured by large nuts on the tops of the sills. The walls of the building are braced and bridged all through. It is sided with diagonal boarding and rustic covering outside of that. It is also diagonally boarded on the inside. The tops of the rooms are all cased.

The Basement

Is divided into four school rooms, and has a hall running completely through the building. The hall is 60 feet in length and 14 feet in width. It is large enough for use in case of a festival as it will admit of a table 52 feet long and leave plenty of room to serve it. The basement contains four school rooms each 28 feet by 36 in the clear, and 12

feet 6 inches high. The partitions between the southern rooms is constructed with two sliding doors, so that if required both rooms can be thrown into one. The rooms are easy of access, conveniently arranged and well lighted. They are built of cut ash-lars in the most substantial manner. Adjoining is a coal room 11 x 14 feet in the clear. This is built against the north wall, and has an iron door and an iron roof and is fire-proof. This basement has two doors opening upon C Street and one south, and is connected by a flight of stairs with

The Upper Stories

Which are very similar in their general arrangement. The first story is 16 feet in height, the second 16 feet and the upper 13 feet in the clear. The halls are all supplied with gas, as are also six of the eight rooms on the south side of the building. In the corner of the halls on each floor are iron sinks, with water. The doors are all made to open out into the hall so that in case of fire and a stampede the children cannot blockade the school rooms. The two upper halls are but 12 feet in width, allowing the school rooms there to be each one foot longer than below. The High School department will occupy the second floor. There are blackboards on all the center partitions and back of the teachers' desks. The rooms are to be furnished with single desks with cast-iron frames, the seats of which turn up.

The Ventilation

Of the building has received particular attention at the hands of the architect and superintendent of construction, and in this particular will be found one of the most carefully constructed on the coast. Under each window is a stoach ventilator, which can be used if needed or kept closed perfectly tight. Besides these there are in each room three ventilators with openings which extend from the basement to the top of the building where they open out like chimneys. There is also in a corner of each room a pipe eight by fourteen inches taken up from each floor, and separate for each room, and all are so regulated as to let in air or take it out. This is the best ventilated building in the city if not on the coast.

The Heating Apparatus

Will all be in the basement and will consist of one of Lowrey's No. 3 Ruby furnaces in each of the four school rooms. From these pipes will be run up through to the fourth floor, and there will be registers in every room and in each hall. By letting on or shutting off the hot air the heat in the rooms can be regulated to any degree necessary. It will therefore be an even temperature, and, with the means of ventilation which each of the rooms will have at command, the perfect comfort of each and every pupil can be secured. This will also be a great improvement over the old methods of warming school rooms whereby a few were roasted all the time, a few more alternately too hot and too cold, and others, in cold weather, always freezing.

The Tower

Which is to surmount the C Street front will rise 50 feet above the top of the basement wall. The sides at the base will measure 17 feet. These will bend in gracefully toward the top and support four sash-windows. There will be room in the front for a clock, which should by all means be placed there. A single festival got up

when the building is ready for dedication would raise funds enough to put in the bell and clock, buy all the scientific and philosophical apparatus needed and start a library. Now that this thing is well begun it should be finished in the same manner.

The Closets

Of the building are on the north side. There will be twenty-four in all, each of the most approved Philadelphia pattern, with spring mats admitting water when in use and shutting it off when closed. Those which are designed for use by the female portion of the scholars are reached by balconies around the east side of the building on the level with the floors. They will all be kept perfectly neat and clean and no defacing of walls will be allowed.

Stairways

The stairways which lead from one story to another are board and built upon a very easy grade. An easy flight runs from the east end of the hall of the first story down to the ground on D Street. A broad walk extends along the south and east sides of the building. This is to be protected by a wall already constructed at the outer edge and by a fence above the wall. The whole community

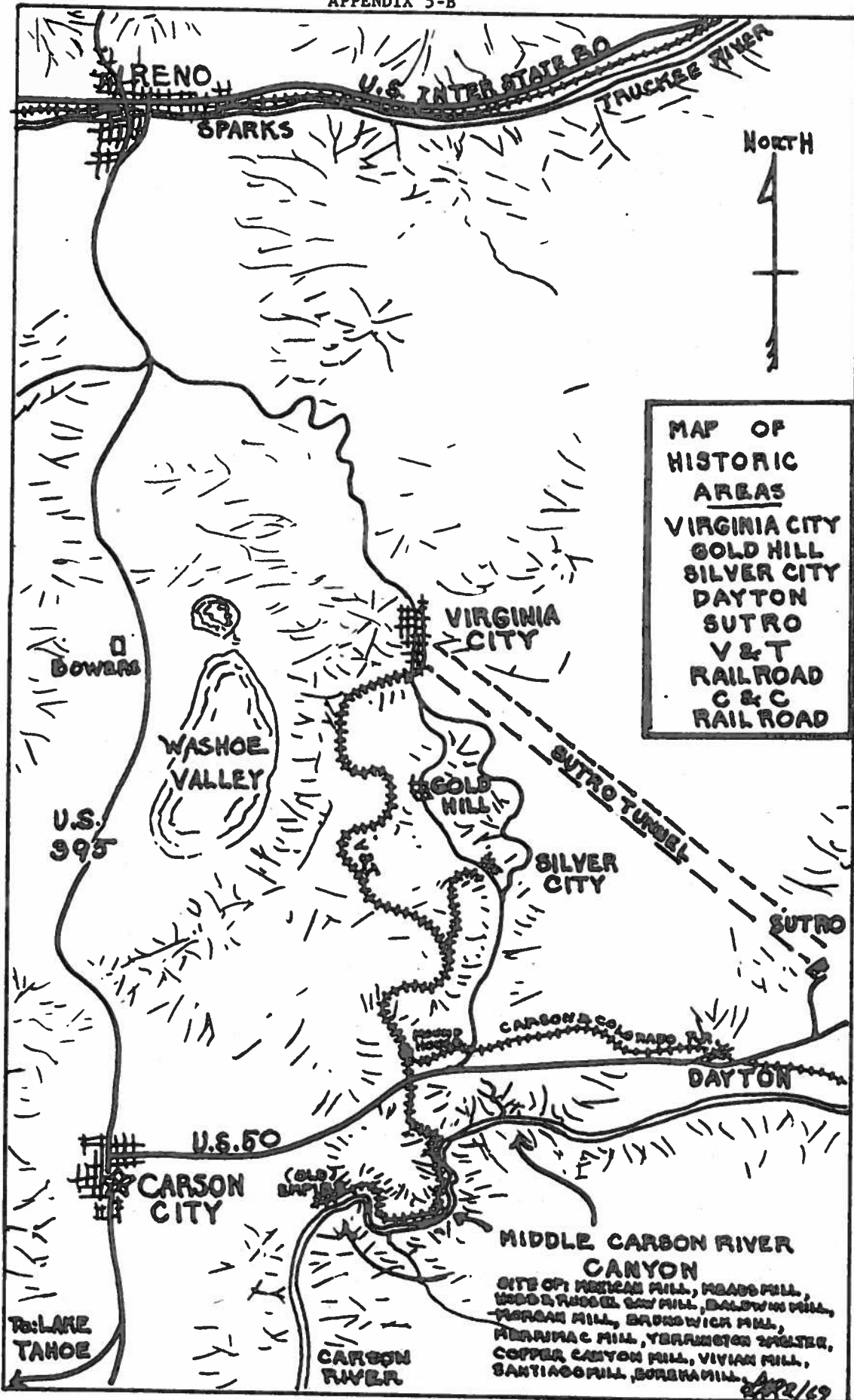
are indebted to I. L. Regan of the Chollar-Potter for a donation of the land for this walk, a strip seven feet wide having been promised by him to the School Trustees for that purpose. The broad and main entrance from C Street will be reached by stone steps and guarded by an iron railing turning out each way in front. A substantial wall will be put up along the west side of the lot, the yard graded and nicely fenced. The building is to be covered with a tin roof painted on both sides.

The Plans

Of the building were drawn by C. M. Bennett, architect, of this city, and the entire work of construction has been conducted under his supervision. The contractor, Knight & McKing, have done the work in the very best and most workmanlike manner. The building is an ornament to the city, and is by all odds the finest school house in Nevada. The entire work so far reflects great credit on the designer and superintendent, and the contractors may justly feel proud of the part which has been performed by them.

To the Board of School Trustees

Of the city should be awarded a full meed of praise for the manner in which they have discharged their duties in this connection and for the step taken by them which has resulted in the erection of a school house which, while it will greatly advance the cause of education in our midst, will at the same time, by his care taken in heating and ventilating, preserve the physical health, even as it promotes the mental growth of the scholars.



"Voice of Nevada and the West"

TERRITORIAL ENTERPRISE



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These Many, Many Signs

Over recent months it has been gratifying to hear more than one member of the C Street business community agreeing on one scheme of civic betterment that makes considerable sense. There is a growing sentiment that something should be done to regulate the business signs along C Street that each year proliferate as doth the desert jackrabbit.

Not only do the signs combine to present a confused and garish eyesore almost as offensive as the telephone and power poles but, ironically, by their very multiplicity the signs defeat their basic purpose which is to increase business for their sponsors.

It is not being charged here that the individual signs are themselves ugly; most are excellently designed to fit into the town's classic Victorian facade. Yet, to repeat, their combined impact amounts to a veritable cancelling out of each other. It seems rather a regrettable waste of space and money.

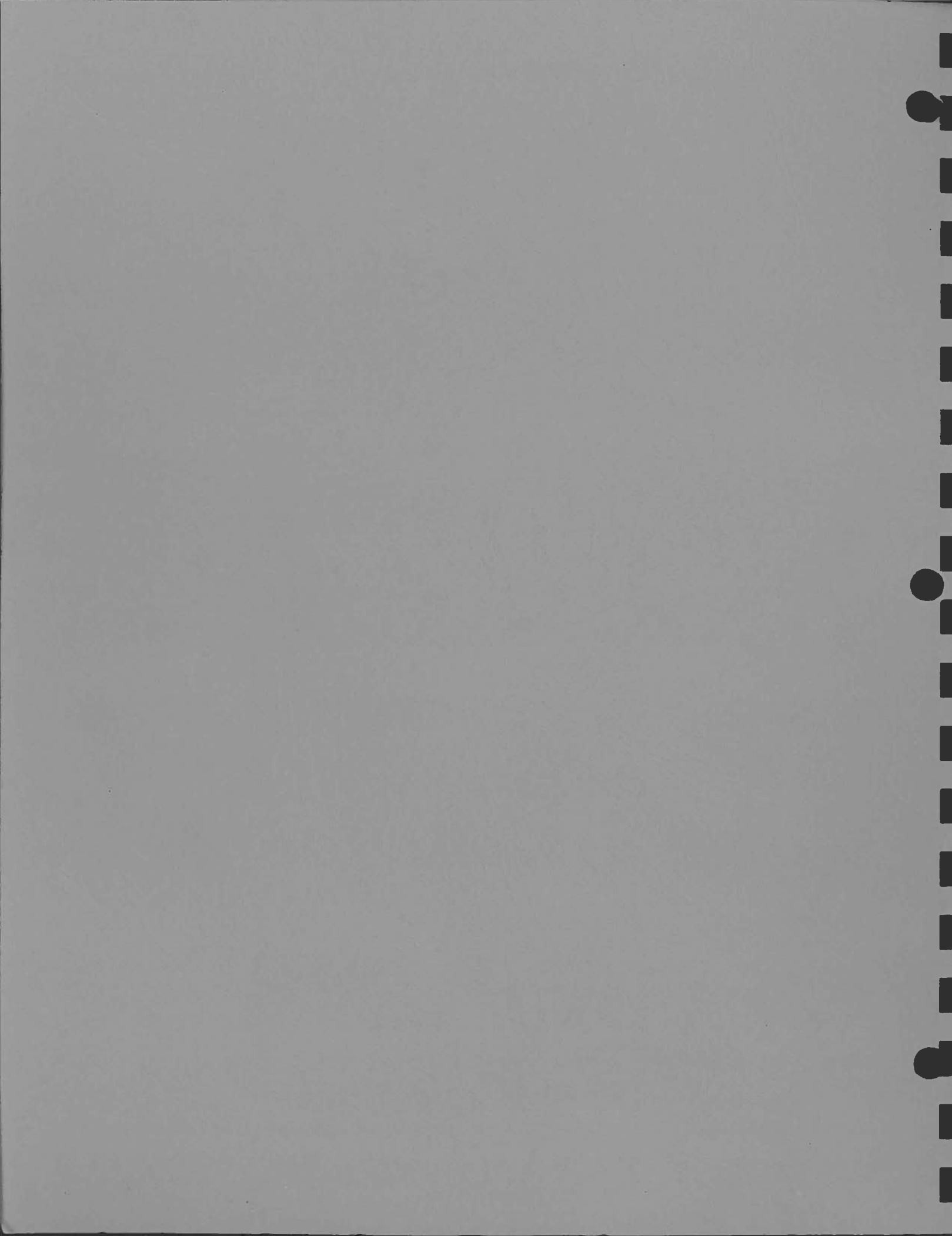
Fortunately for Virginia Citizens there are many other communities dependent upon the tourist trade that have recognized the problem and done something about it and whose action in this regard may easily be copied. One may offhandedly mention Scottsdale in Arizona and Carmel in California as worthy of emulation.

In these places both the size and number of the business signs is regulated, this with the total cooperation of the business people themselves. Everyone, he it said, is pleased with the arrangement including those whose favor is most vital to the local economy, the visitors. There's no reason why it wouldn't work equally well in Virginia City.

While thought is being given to all this a few speculative eyes could be cast toward the town's approaches. Out by Cedar Hill, for instance, there is a veritable forest of roadside signs that do nothing but clutter up the approaching view of the town. No tourists, no matter how fast they can read or how slow they are travelling, could possibly digest all the reading matter thus presented to them. Again, sheer waste.

Who knows, it could even come about that should Virginia City tackle this problem and solve it the utility companies might be more amenable to the idea of doing something about those blasted poles.



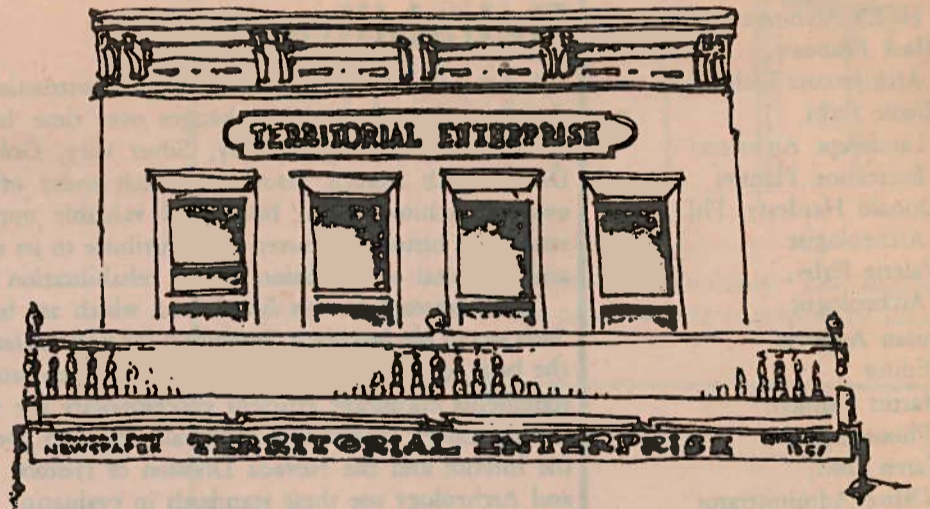


COMSTOCK DESIGN GUIDELINES

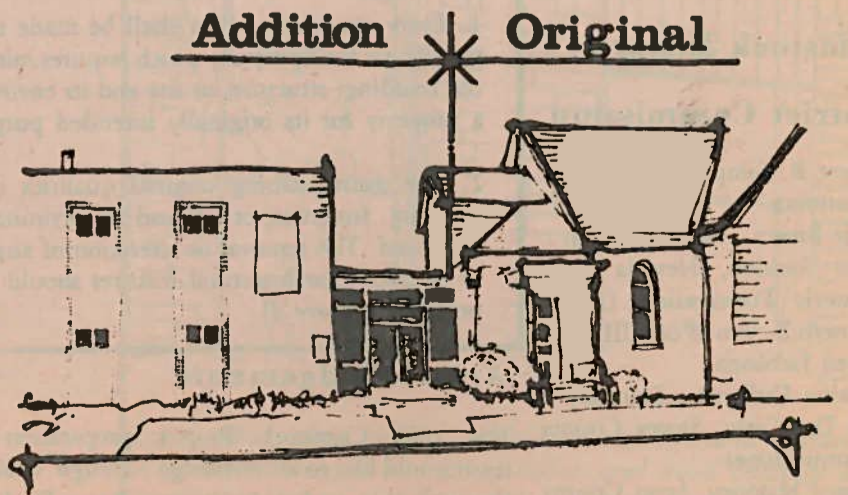
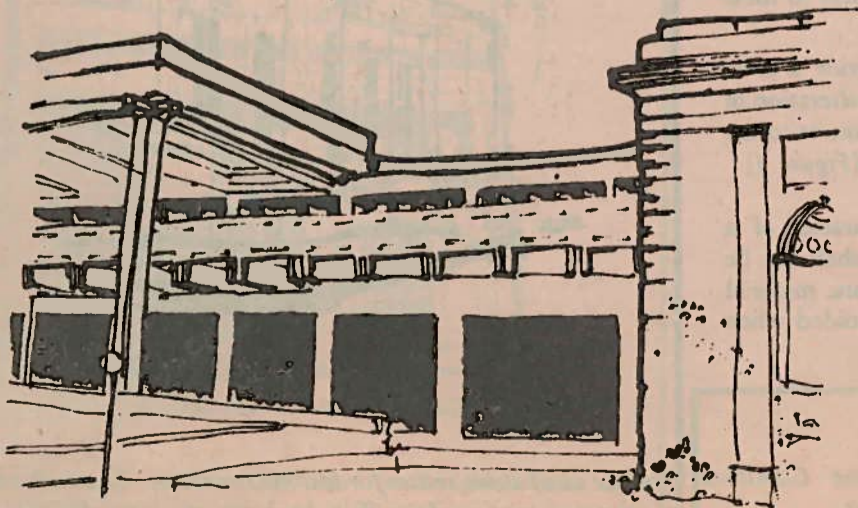
Rehabilitation



Signs



New Construction



The *Comstock Design Guidelines* were prepared under the 1980 Comstock Project, a five-month study of the Virginia City National Historic Landmark. The Comstock Project was initiated by the Heritage Conservation and Recreation Service (HCERS), U.S. Department of Interior at the invitation of the Nevada Division of Historic Preservation and Archeology. The goal was to explore methods of balancing preservation with development in a historically sensitive area.

The *Comstock Design Guidelines* were done at the request of the Comstock Historic District Commission. The guidelines were developed for the Commission as policy regarding the design of rehabilitation of existing structures, construction of new infill structures, and signs. Adoption and enforcement of the guidelines are the responsibilities of the commission.

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Commissioner

Introduction

Residents and visitors alike recognize the architectural and historical character of the Comstock. Because of its significance in the history of the mining west, the area has been designated a National Historic Landmark by the U.S. Department of the Interior and is also listed on the National Register of Historic Places.

The State of Nevada has also delineated the area as the Comstock Historic District.

To help maintain the historic character of the Comstock Historic District, the Nevada State Legislature established the Comstock Historic District Commission in 1971. The Historic District Commission is charged with reviewing all permits for structures to be erected, reconstructed, altered, restored, moved, or demolished within the historic district. In its review process, the Commission determines whether the proposed action is appropriate to "the interests of the historic district and congruous with the historic aspects of the surroundings and the historic environment of the district" (Nevada Revised Statutes 384.140). The criteria the Commission considers in evaluating applications for new construction and rehabilitation of existing structures include the following:

- 1) historic and architectural value and significance;
- 2) architectural style;
- 3) location on the lot;
- 4) position of the structure in relation to a public way and visibility from a public place;
- 5) general design, arrangement, texture, material, color and size of exterior architectural features and the relationship of a building to others in the immediate neighborhood;
- 6) relationship of a structure's exterior architectural features to recognized western architecture with styles of the late 19th and early 20th centuries.

Following these guidelines when developing a design for rehabilitation, for a new sign, or for new infill construction can ensure positive consideration by the Comstock Historic District Commission.

Standards for Rehabilitation

Rehabilitation is an important part of construction activity on the Comstock. Population changes over time have left the communities of Virginia City, Silver City, Gold Hill, and Dayton with historic resources, which today offer property owners, architects, and builders a valuable opportunity. A structure's historic character can contribute to its market value and is a vital consideration in any rehabilitation plan.

The *Comstock Design Guidelines*, which are based on *The Secretary of the Interior's Guidelines for Rehabilitation*, provide the basis for sensitive rehabilitation. These ten broadly worded statements encourage efficient contemporary use while maintaining historic character. Additionally, the U.S. Department of the Interior and the Nevada Division of Historic Preservation and Archeology use these standards in evaluating applications for Federal income tax incentives for rehabilitation and for matching grants-in-aid of the Historic Preservation Fund. It is therefore particularly important for those seeking such funds or tax incentives in their rehabilitation projects to adhere to these standards.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose. [Figure 1]
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible. [Figure 2].

Acknowledgements

The 1980 Comstock Project team would like to acknowledge the assistance and cooperation of the following people in the preparation of the *Comstock Design Guidelines*:
Bruce D. Judd, AIA
Edward S. Parsons, FAIA

3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged. [Figure 3]

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected. [Figure 4]

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity. [Figure 5]

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. [Figure 6, 7]

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

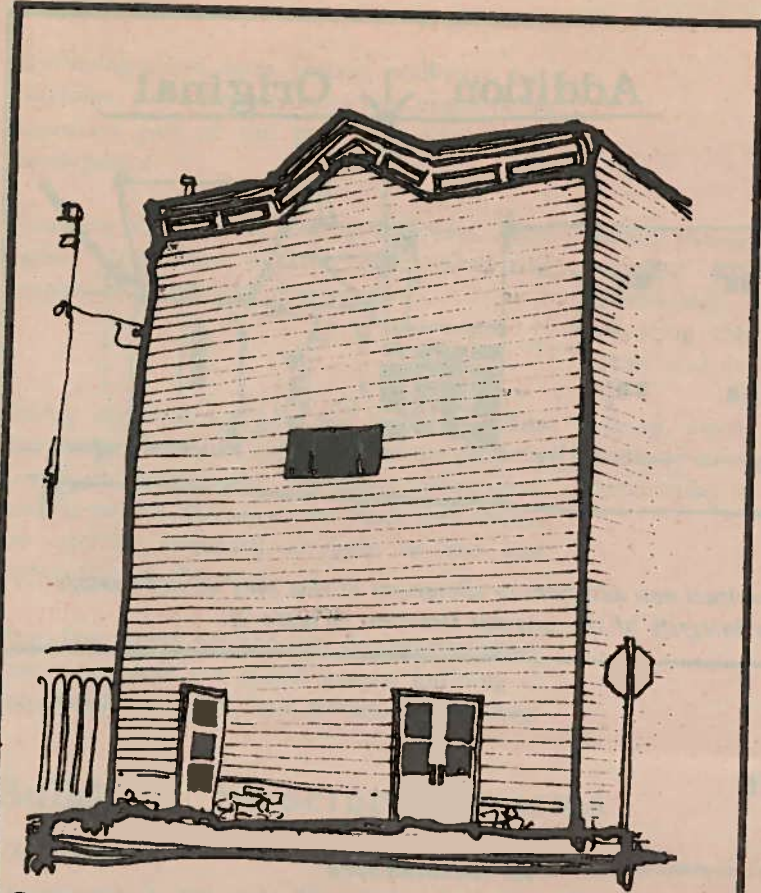
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment. [Figure 8]

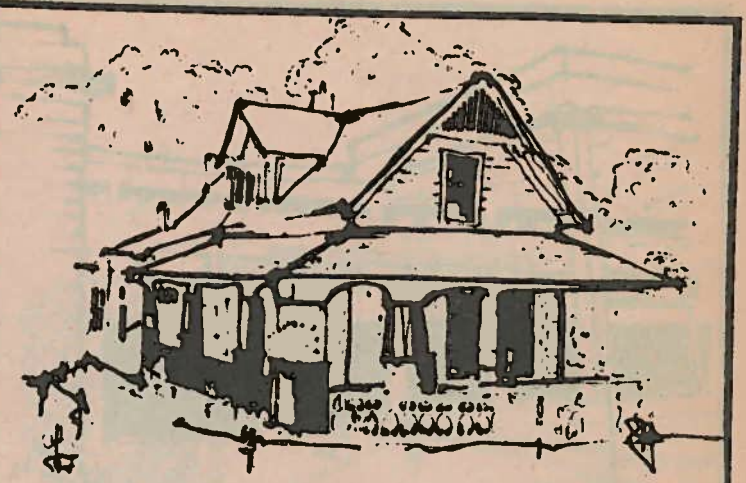
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. [Figure 9]



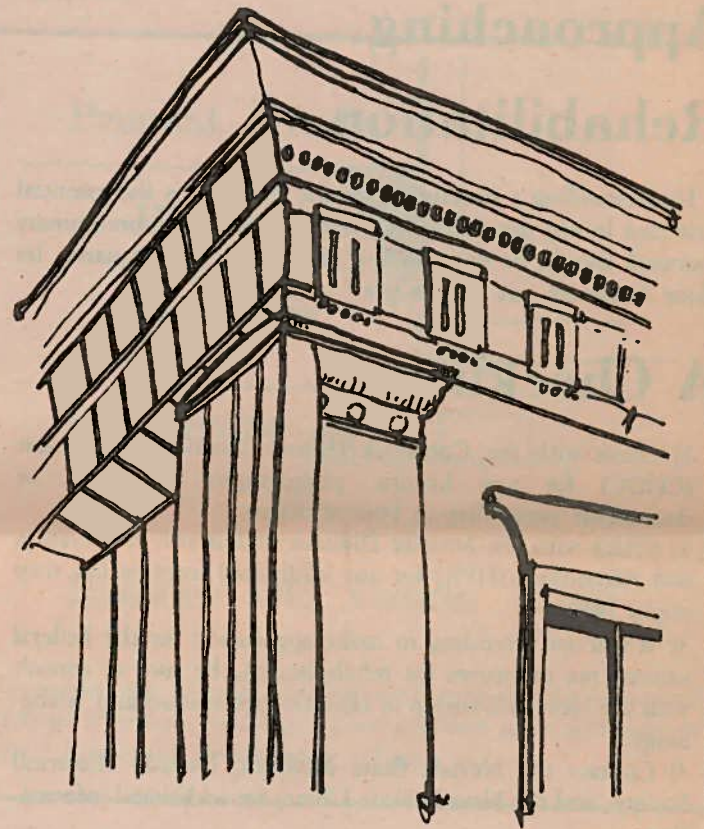
Provide compatible reuses for historic structures. This 19th century residence, reused as a law office, has incurred minimal change to its exterior historic appearance. (Figure 1).



Retain the distinguishing characteristics of a building and its environment. The application of aluminum siding to this 19th century commercial structure has obliterated its facade. (Figure 2).



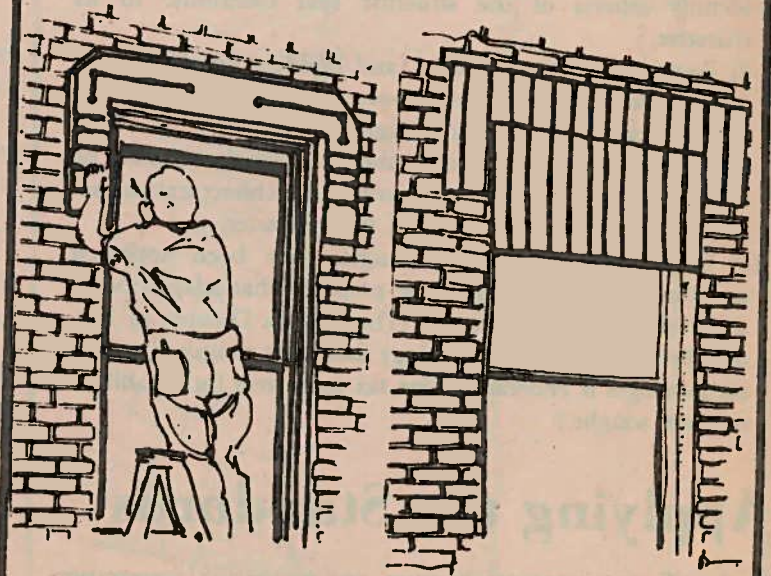
Recognize and respect the changes to a structure over time. The Bungalow porch added to this 19th century residence should be retained. (Figure 4).



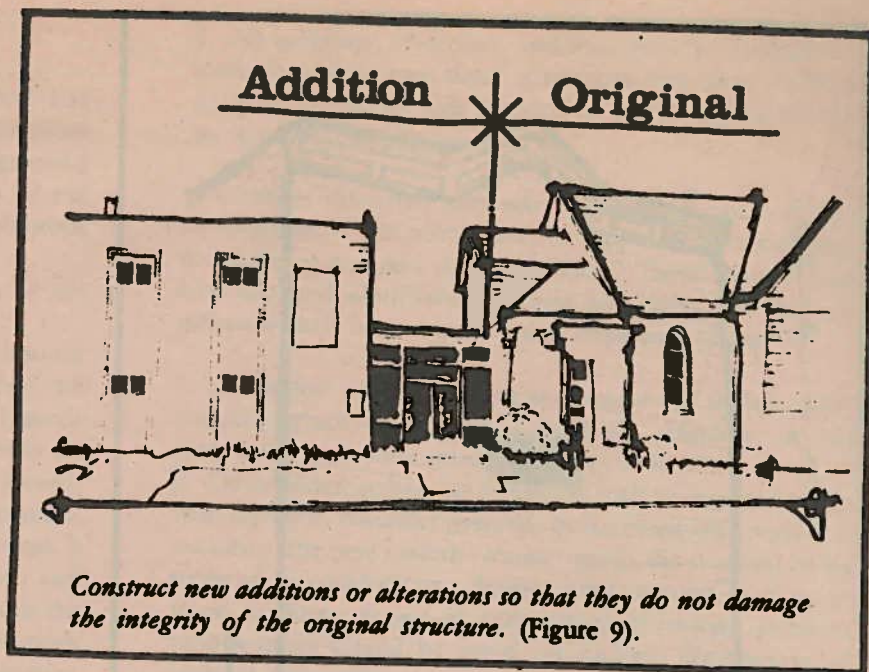
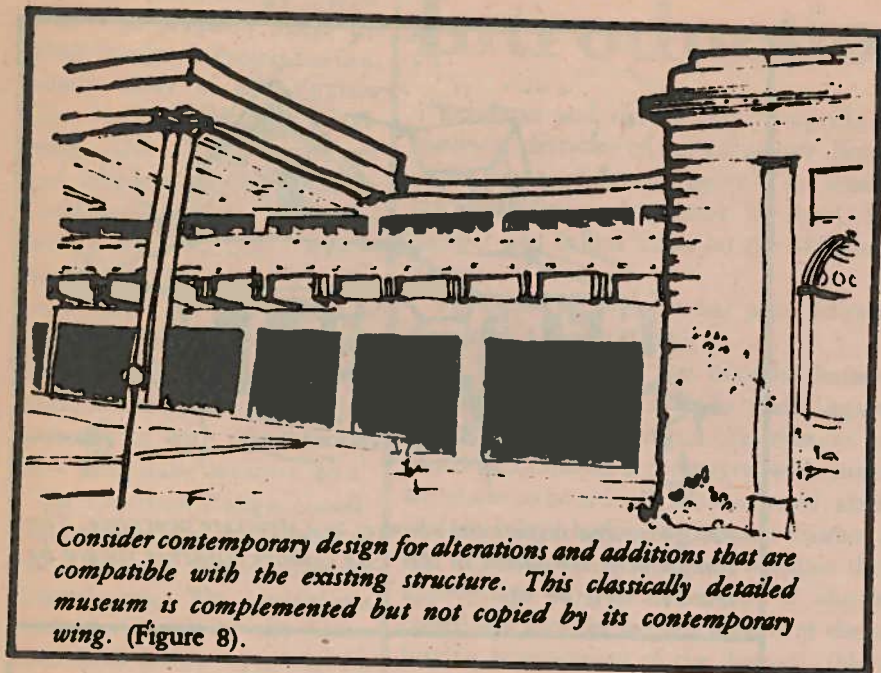
Treat distinctive stylistic features with sensitivity. The classical detailing of this bank has been obscured with inappropriate wood siding. (Figure 5).



Avoid physical alterations which have no historical basis. The small-paned windows added to this 19th century western storefront are not accurate for this particular structure. (Figure 3).



Repair rather than replace deteriorated architectural features. Window details such as frames, sashes, and hood holdings are significant features which should be retained when possible. (Figures 6, 7).



Approaching Rehabilitation

Understanding a structure's historic character is the essential first step in any good rehabilitation design. Some preliminary footwork should be done before any pencils or T-squares, let alone hammers, are put to use.

A Checklist

- 1) Check with the Comstock Historic District Commission (CHDC) for any historic photographs, drawings, or documents pertaining to your structure.
- 2) Check with the Nevada Division of Historic Preservation and Archeology (HPA) for any additional information they might have.
- 3) If you are intending to make application for the Federal income tax incentives for rehabilitation, be sure to consult with the Nevada Division of Historic Preservation and Archeology.
- 4) Contact the Nevada State Museum, Nevada Historical Society, and the Nevada State Library for additional information.
- 5) Through research, develop a sense of the structure's history, its original construction, and any changes that have occurred over time.
- 6) Take photographs of the exterior and interior of the structure, which record its appearance and condition prior to beginning any work. (The application for Federal income tax incentives will require these photographs.)
- 7) Use this written history and visual documentation to identify aspects of the structure that contribute to its character.
- 8) Property owners, architects, and builders should use the information gathered in the above steps in developing the rehabilitation proposal and design.
- 9) All individuals involved in the rehabilitation should be informed of the structure's historic and architectural character and identifying elements of this character.
- 10) Once the rehabilitation designs have been approved and the actual work begun, be prepared that adaptation in the design may be necessary. (The Nevada Division of Historic Preservation and Archeology should be consulted on any such changes if Federal income tax incentives for rehabilitation are sought.)

Applying the Standards

Specific treatments, techniques, and restoration/preservation methods are outlined in *The Secretary of the Interior's Guidelines for Rehabilitation*. This straightforward approach to what is and is not recommended in rehabilitation and new construction can assist property owners, builders, and architects in retaining the historic character of a structure or area.

The Environment

Recommended

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys and building setbacks that have traditionally linked buildings to their environment.

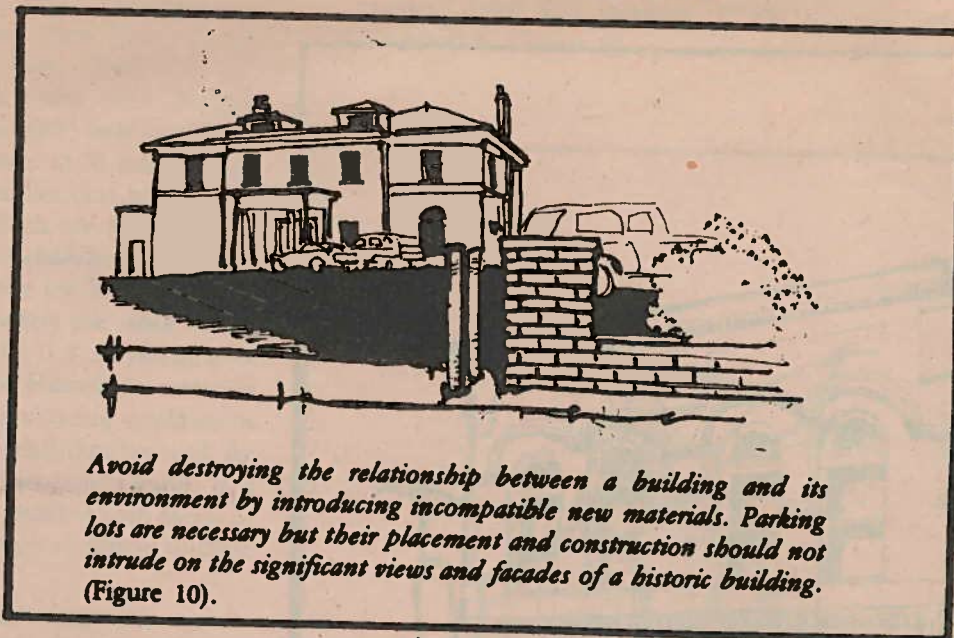
Using new plant materials, fencing, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Not Recommended

Introducing new construction into neighborhoods that is compatible with the character of the district because of size, scale, color, and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood. [Figure 10].

Introducing signs, street lighting, benches, new plant materials, fencing, walkways and paving materials that are out of scale or are inappropriate to the neighborhood.



Building Site

Archeological Features

Recommended

Leaving known archeological resources intact.

Minimizing disturbance of terrain around the structure, thus reducing the possibility of destroying unknown archeological resources.

Arranging for an archeological survey of all terrain that must be disturbed during the rehabilitation program. The survey should be conducted by a professional archeologist.

Not Recommended

Installing underground utilities, pavements, and other modern features that disturb archeological resources

Introducing heavy machinery or equipment into areas where their presence may disturb archeological resources.

Recommended

Identifying plants, trees, fencing, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fencing, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Not Recommended

Making changes to the appearance of the site by removing old plants, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development. [Figure 11].

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

Building: Structural Systems

Recommended

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems. [Figure 12].

Replacing historically important structural members only when necessary. Supplementing existing structural systems when damaged or inadequate.

Not Recommended

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

Masonry: adobe, brick, stone, terra cotta, concrete, stucco and mortar

Recommended

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment. [Figure 13]

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Not Recommended

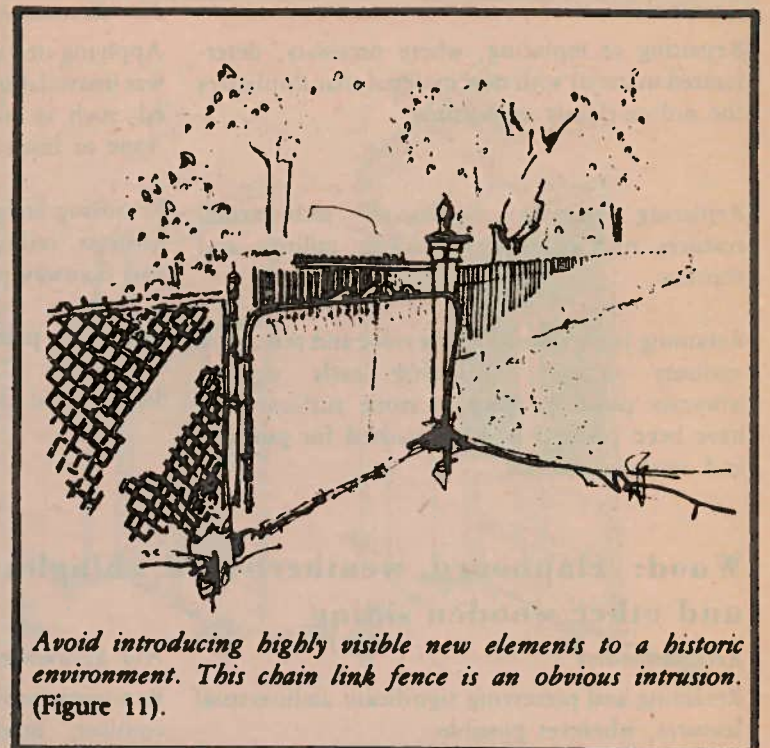
Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

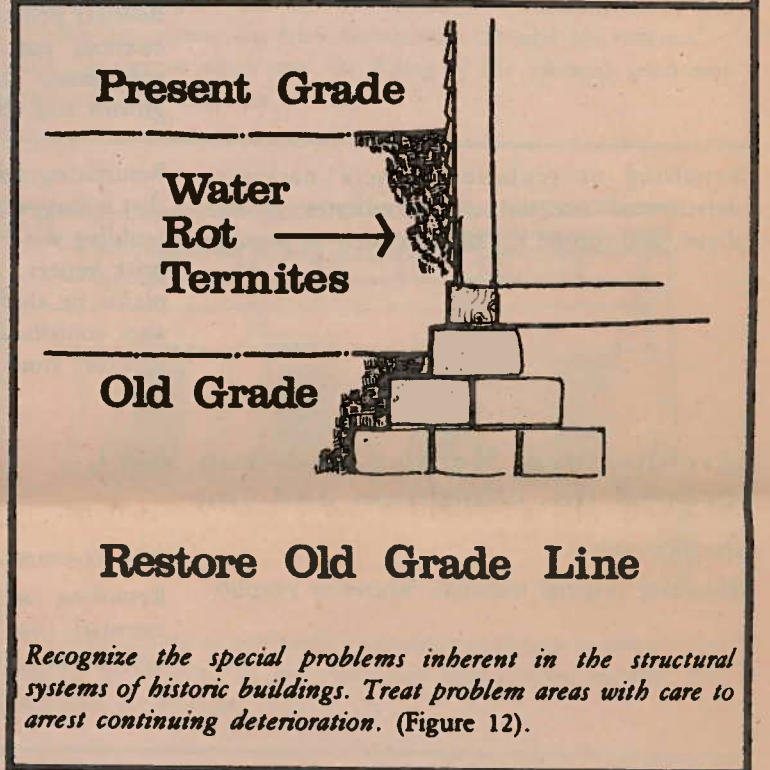
Repointing with mortar of high Portland cement content can often create a bond that is stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture or color.

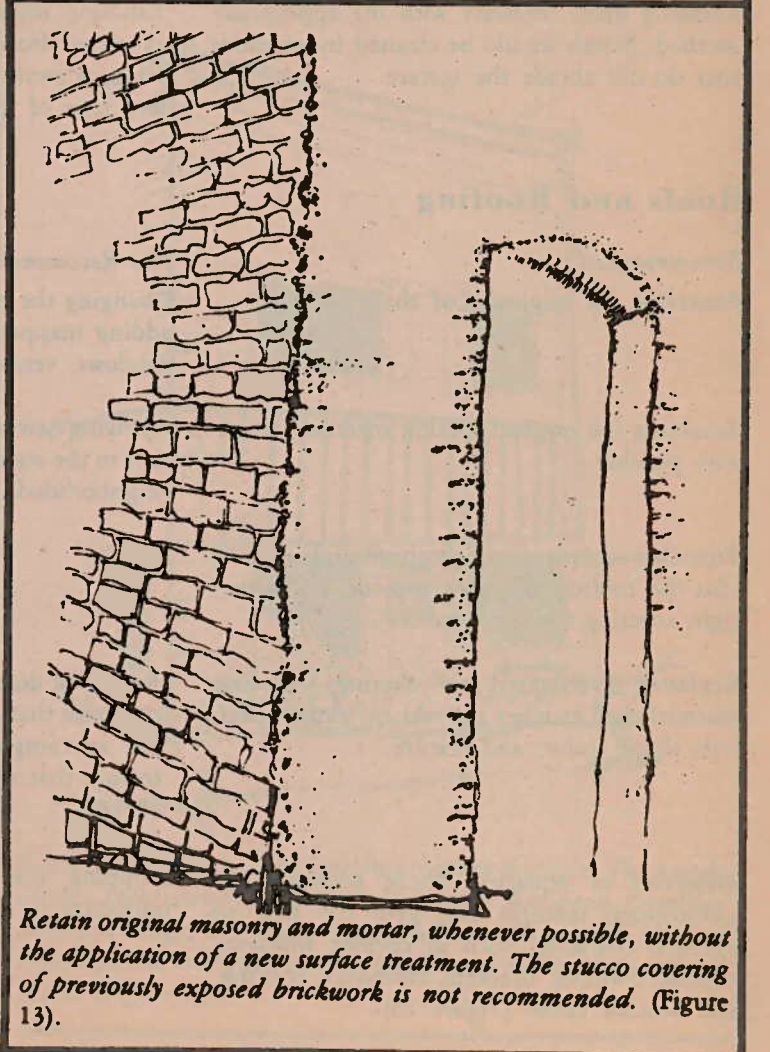
Sandblasting, including dry and wet grit and other abrasives, brick or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Using chemical cleaning products that would have any adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.



Avoid introducing highly visible new elements to a historic environment. This chain link fence is an obvious intrusion. (Figure 11).



Recognize the special problems inherent in the structural systems of historic buildings. Treat problem areas with care to arrest continuing deterioration. (Figure 12).



Retain original masonry and mortar, whenever possible, without the application of a new surface treatment. The stucco covering of previously exposed brickwork is not recommended. (Figure 13).

*For more information consult Preservation Brief 1: "The Cleaning and Waterproof Coating of Masonry Buildings" and Preservation Brief 2: "Repointing Mortar Joints in Historic Brick Buildings" [Washington, D.C.: Heritage Conservation and Recreation Service, 1975 and 1976].

Recommended

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: clapboard, weatherboard, shingles and other wooden siding

Recommended

Retaining and preserving significant architectural features, wherever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.

Architectural Metals: cast iron, steel, pressed tin, aluminum and zinc

Recommended

Retaining original material, whenever possible.

Cleaning when necessary with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Roofs and Roofing

Recommended

Preserving the original roof shape.

Retaining the original roofing material, whenever possible.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Preserving or replacing where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes. [Figure 16].

Not Recommended

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Not Recommended

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrate the continuity of growth and change.

Resurfacing frame buildings with new material that is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

Not Recommended

Removing architectural features that are an essential part of a building's character and appearance, illustrating the continuity of growth

Exposing metals which were intended to be protected from the environment. Do not use cleaning methods which alter the color, texture, and tone of the metal.

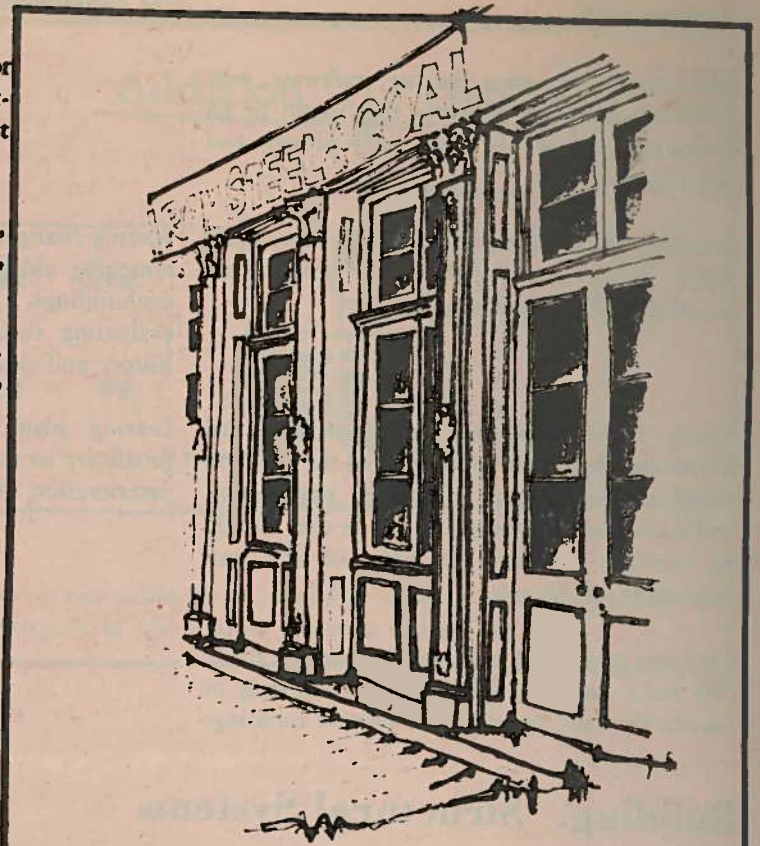
Not Recommended

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

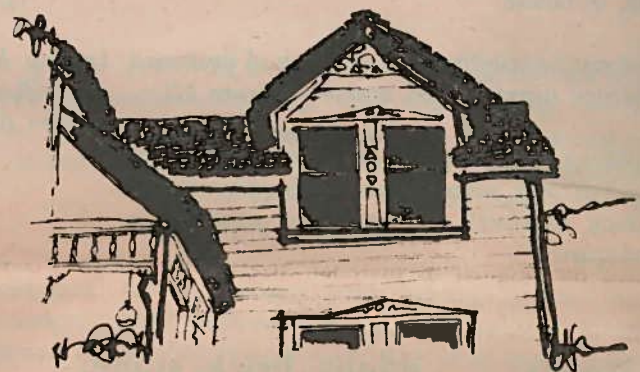
Applying new roofing material that is inappropriate to the style and period of the building and neighborhood. [Figure 15].

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Stripping the roof of architectural features important to its character.



Preserve architectural metals such as cast iron pilasters. (Figure 14).



Replace deteriorated roof coverings with a new material that matches the old. Modern, thick butt wood shingles are roughly crafted when compared with the original fine wood detailing of this house. (Figure 15).



Retain architectural features, such as belfries and cupolas, which give a roofline its essential character. (Figure 16).

Windows and Doors

Recommended*

Retaining and repairing window and door openings, frames, sash, glass, doors, lintels, sills, pediments, architraves, hardware, awnings and shutters where they contribute to the architectural and historic character of the building. (Figure 17).

Improving the thermal performance of existing windows and doors through adding or replacing weather-stripping and adding storm windows and doors which are compatible with the character of the building and which do not damage window or door frames.

Replacing missing or irreparable windows on significant facades with new windows that match the original in material, size, general muntin and mullion proportion and configuration, and reflective qualities of the glass.

Storefronts

Recommended

Retaining and repairing existing storefronts including windows, sash, doors, transoms, signage, and decorative features where such features contribute to the architectural and historic character of the building.

Where original or early storefronts no longer exist or are too deteriorated to save, retaining the commercial character of the building through 1) contemporary design which is compatible with the scale, design, materials, color, and texture of the historic buildings; or 2) an accurate restoration of the storefront based on historical research and physical evidence.

Not Recommended

Introducing or changing the location or size of windows, doors, and other openings that alter the architectural and historic character of the building. [Figure 18].

Replacing window and door features on significant facades with historically and architecturally incompatible materials such as anodized aluminum, mirrored or tinted glass.

Removing window and door features that can be repaired where such features contribute to the historic and architectural character of the building.

Changing the size or arrangement of window panes, muntins, and rails where they contribute to the architectural and historic character of the building. (Figure 19).

Installing on significant facades shutters, screens, blinds, security grills, and awnings which are historically inappropriate and which detract from the character of the building.

Installing new exterior storm windows and doors which are inappropriate in size or color, which are inoperable, or which require removal of original windows and doors.

Installing interior storm windows that allow moisture to accumulate and damage the window.

Replacing sash which contribute to the character of a building with those that are incompatible in size, configuration, and reflective qualities or which alter the setback relationship between window and wall.

Installing heating/air conditioning units in the window frames when the sash and frames may be damaged. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.

Not Recommended

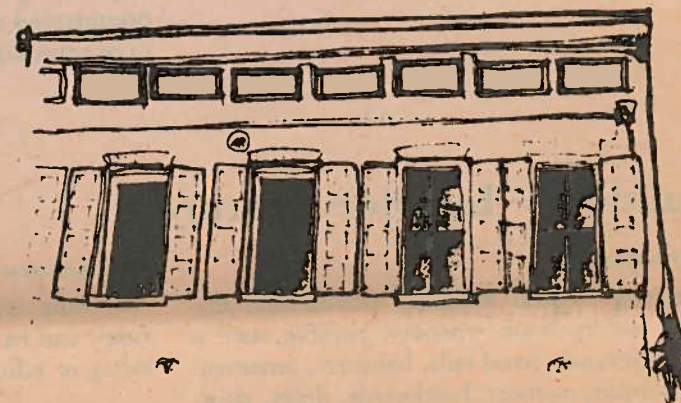
Introducing a storefront or new design element on the ground floor, such as an arcade, which alters the architectural and historic character of the building and its relationship with the street or its setting or which causes destruction of significant historic fabric. [Figure 20].

Using materials which detract from the historic or architectural character of the building, such as mirrored glass.

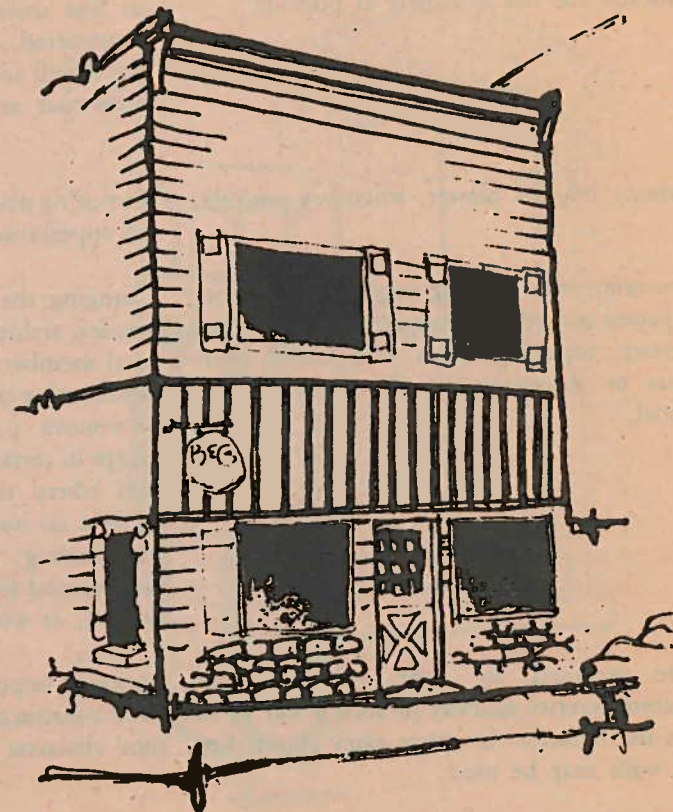
Altering the entrance through a significant storefront.



Retain and repair existing door openings. The character of this former fire station has been diminished through the removal of the fire engine doors and the filling of the opening with new construction. (Figures 17, 18).



Replace missing or irreparable windows with new windows that match the original in material, size, and general muntin and mullion proportion. (Figure 19).



Repair and retain existing storefronts when possible. The facade of this 19th century commercial structure has been destroyed through changes in window configuration and the application of inappropriate materials such as aluminum siding and artificial stone. (Figure 20).

*For more information consult Preservation Brief 3: "Conserving Energy in Historic Buildings" [Washington, D.C. Heritage Conservation and Recreation Service, 1978].

Entrances, Porches, and Steps

Recommended

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained. [Figure 21].

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile, and brick.

Exterior Finishes

Recommended

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Not Recommended

Removing or altering porches and steps that are appropriate to the building's development and style. [Figure 22]

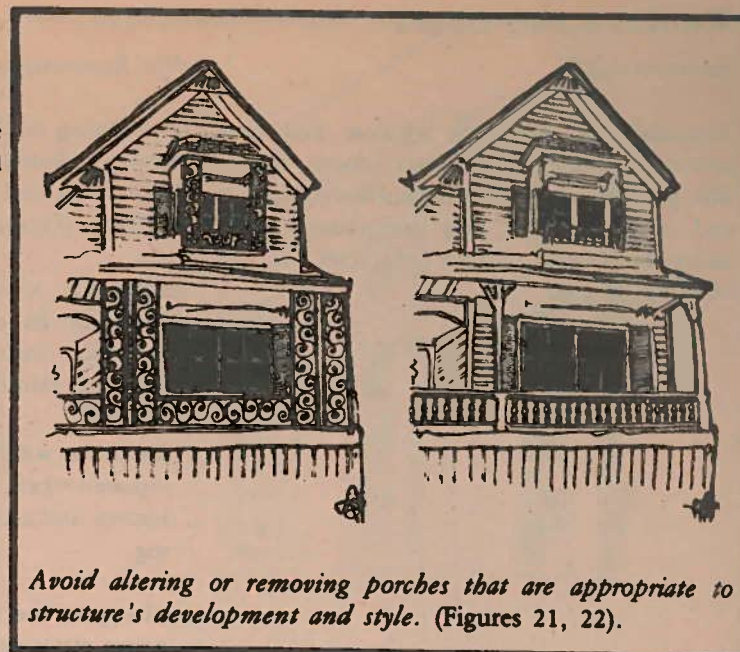
Stripping porches and steps or original material and architectural features, such as hand rails, balusters, columns, brackets, and roof decoration of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Not Recommended

Removing paint and finishes down to the bare surface; strong paint strippers whether chemical or mechanical can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.



Avoid altering or removing porches that are appropriate to structure's development and style. (Figures 21, 22).

Building: Interior Features

Recommended

Retaining original material, architectural features, and hardware, whenever possible, such as stairs, elevators, hand rails, balusters, ornamental columns, cornices, baseboards, doors, doorways, windows, mantel pieces, paneling, lighting fixtures, parquet or mosaic flooring. [Figure 23]

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Retaining original plaster, whenever possible.

Discovering and retaining original paint colors, wallpapers and other decorative motifs or, where necessary, replacing them with colors, wallpapers or decorative motifs based on the original.

Where required by code, enclosing an important interior stairway in such a way as to retain its character. In many cases glazed fire rated walls may be used.

Retaining the basic plan of a building, the relationship and size of rooms, corridors, and other spaces.

Not Recommended

Removing original material, architectural features, and hardware, except where essential for safety or efficiency.

Replacing interior doors and transoms without investigating alternative fire protection measures or possible code variances.

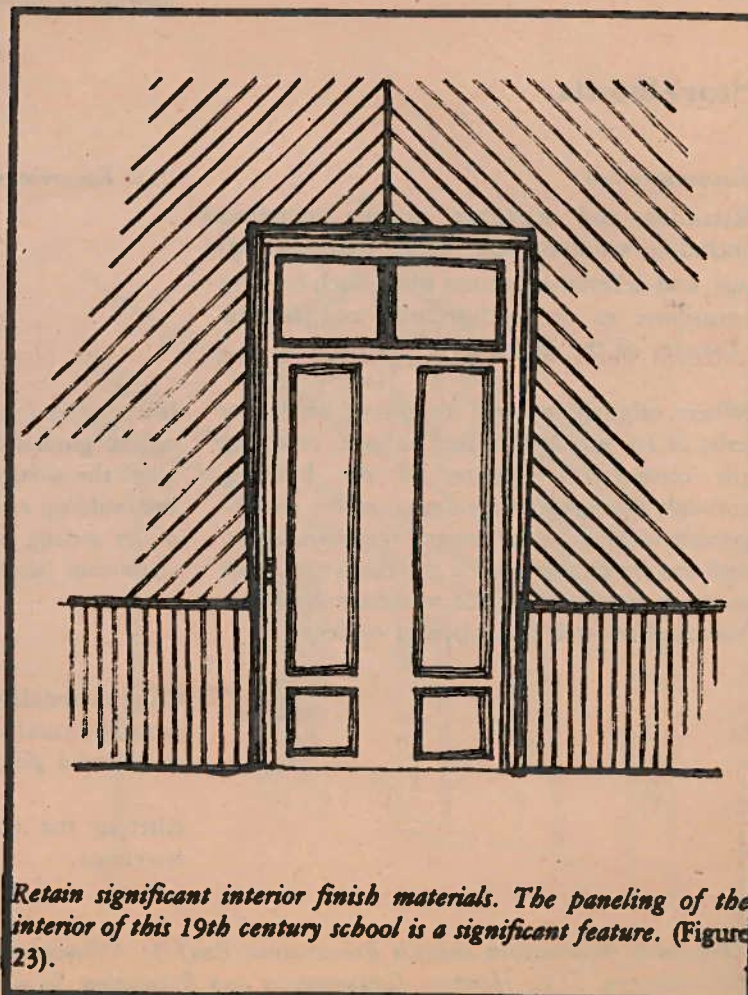
Installing new decorative material and paneling which destroys significant architectural features or was unavailable when the building was constructed, such as vinyl plastic or imitation wood wall and floor coverings, except in utility areas such as bathrooms and kitchens.

Removing plaster to expose brick to give the wall an appearance it never had.

Changing the texture and patina of exposed wooden architectural features (including structural members) and masonry surfaces through sandblasting or use of other abrasive techniques to remove paint, discoloration and plaster, except in certain industrial or warehouse buildings where the interior masonry or plaster surfaces do not have significant design, detailing, tooling, or finish; and where wooden architectural features are not finished, molded, beaded, or worked by hand.

Enclosing important stairways with ordinary fire rated construction which destroys the architectural character of the stair and the space.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.



Retain significant interior finish materials. The paneling of the interior of this 19th century school is a significant feature. (Figure 23).

New Construction

Recommended

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, color, and texture with the earlier building and the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Not Recommended

Designing new work which is incompatible with the earlier building and the neighborhood in materials, size, scale, and texture. [Figure 24].

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

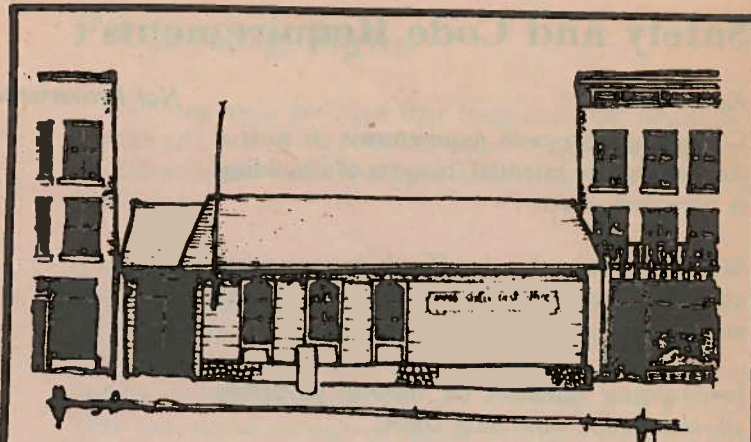
Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features and spaces of the building.

Protecting architectural details and features that contribute to the character of the building.

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.



Design new construction to be compatible in materials, size, color, and texture with existing structures. This contemporary structure does not maintain the 3-story building height of the adjacent historic structures. (Figure 24).

Mechanical Systems: Heating, Air Conditioning, Electrical, Plumbing, Fire Protection

Recommended

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Not Recommended

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.

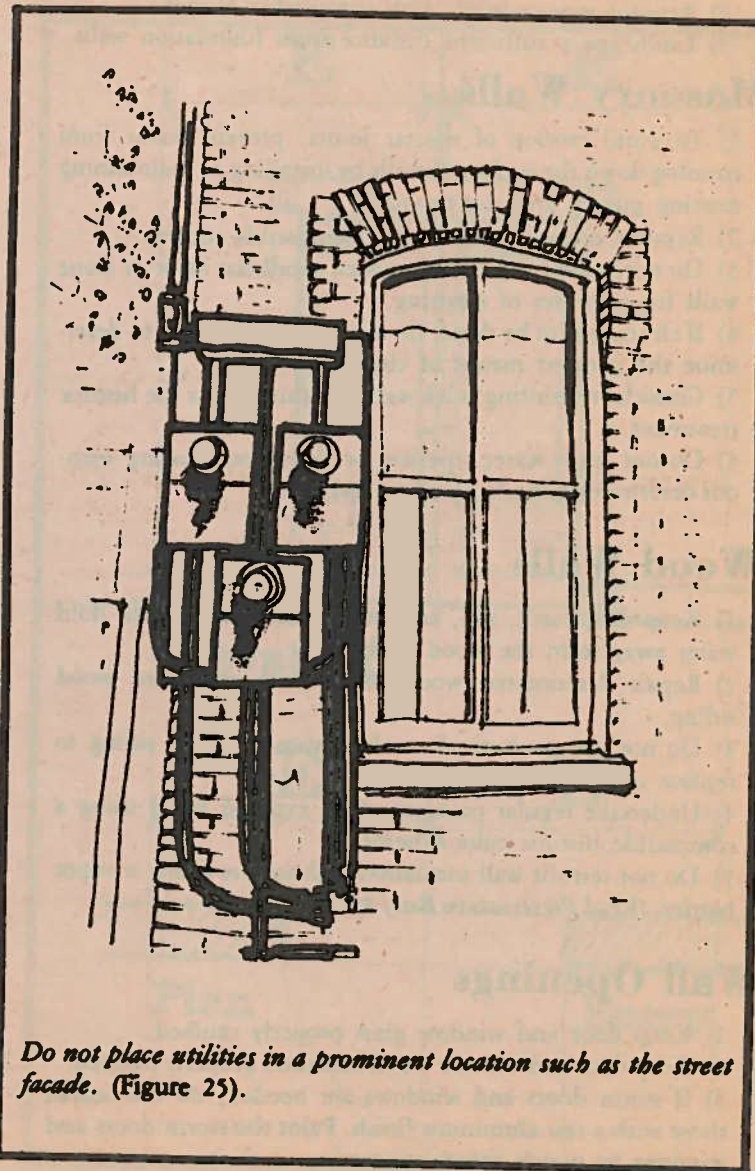
Attaching exterior electrical and telephone cables to the principal elevations of the building. [Figure 25].

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.



Do not place utilities in a prominent location such as the street facade. (Figure 25).

Safety and Code Requirements

Recommended

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.

Investigating variances for historic properties allowed under some local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Adding new stairways and elevators that do not alter existing exit facilities or other important architectural features and spaces of the building.

Not Recommended

Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

Exterior Maintenance of Historic Buildings: A Checklist

Regular maintenance of building materials is critical to the preservation of historic structures. Deterioration will occur at an accelerated rate if such maintenance is not undertaken and in the long run could result in expensive repair work, which could have easily been avoided.

The following is a checklist of items that every property owner should keep in mind for proper maintenance of a historic structure.

Foundation

- 1) Direct water away from foundation walls.
- 2) Repoint mortar joints with compatible mortar.
- 3) Landscape a sufficient distance from foundation walls.

Masonry Walls

- 1) To avoid erosion of mortar joints, prevent water from running down the surface of walls by installing or maintaining existing gutters and downspouts.
- 2) Repoint mortar joints with a compatible mortar.
- 3) Do not, under any circumstances, sandblast brick or stone walls for purposes of cleaning.
- 4) If cleaning is to be done, do test cleaning patches to determine the gentlest means of cleaning.
- 5) Consider repainting brick walls if painting was the historic treatment.
- 6) Do not apply water repellent or waterproof coating without determining appropriateness and need.

Wood Walls

- 1) Keep dirt, earth, soil, and other materials that can hold water away from the wood walls.
- 2) Repair deteriorated wood siding with duplicate wood siding.
- 3) Do not use synthetic (i.e. aluminum or vinyl) siding to replace or cover wood siding.
- 4) Undertake regular painting of all exposed wood using a compatible historic color scheme.
- 5) Do not retrofit wall insulation without providing a vapor barrier. (Read *Preservation Brief #3*)

Wall Openings

- 1) Keep door and window glass properly caulked.
- 2) Keep door and window wood members properly painted.
- 3) If storm doors and windows are needed, do not install those with a raw aluminum finish. Paint the storm doors and windows to match the existing trim.

Roofs

- 1) Keep roof surfaces watertight.
- 2) Replace deteriorated materials with duplicate materials.
- 3) Make sure that flashing is intact around all projecting elements such as chimneys, parapet walls, or dormers.
- 4) Make sure that rain gutters and downspouts are intact and functioning; or install gutters and downspouts if the building does not have any.

Special Areas

- 1) Keep wood and metal surfaces of storefronts properly painted.
- 2) Keep storefront glass properly caulked.
- 3) Property paint storefront metal cornices.
- 4) Use historically compatible colors in all painting schemes.

Final Note of Caution

This list is not exhaustive, but gives a range of maintenance issues which must be dealt with on a regular basis, from the top to the bottom of a building.

Preservation Briefs

Preservation Briefs are prepared by the Heritage Conservation and Recreation Service, U.S. Department of the Interior and are available through the State of Nevada Division of Historic Preservation and Archeology. The briefs discuss the proper procedures for preservation of historic structures.

- 1) Mack, Robert C. *AIA The Cleaning and Waterproof Coating of Masonry Buildings*, 1979.
- 2) Mack, Robert C. *AIA Repointing Mortar Joints in Historic Brick Buildings*, 1979.
- 3) Smith, Baird M. *AIA Conserving Energy in Historic Buildings*, 1978.
- 4) Sweetser, Sarah M. *Roofing for Historic Buildings*, 1978.
- 5) *Preservation of Historic Adobe Buildings*, 1978.
- 6) Grimmer, Anne E. *Dangers of Abrasive Cleaning to Historic Buildings*, 1979.
- 7) Tiller, deTeel Patterson *The Preservation of Historic Glazed Architectural Terra-Cotta*, 1979.
- 8) Myers, John H. *Aluminum and Vinyl Siding on Historic Buildings*, 1979.
- 9) Myers, John H. *The Repair of Wooden Windows*, 1980.
- 10) Look, David W. *AIA Paint Removal from Historic Woodwork*, 1980.

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Signs

Sign Guidelines

Guidelines for signs can enhance the economic vitality and visual character of a commercial district. By working together in designing signs, businesses can create a cohesive visual environment. Four general principles should be considered in developing signs for commercial areas. A well-designed sign should:

- 1) convey a message;
- 2) identify a site;
- 3) be clear and readable; and
- 4) create an appropriate image for the business, compatible with environment.

Businesses should consider the image of the commercial district in which they are located and coordinate the following five characteristics of a sign's design:

- 1) location;
- 2) size;
- 3) style;
- 4) materials; and
- 5) illumination.

Location

When a sign is well placed, it can complement a building's facade. A clear message, which identifies the business, creates a positive image for an establishment. Signs should be oriented toward the pedestrian, a commercial district's major customer.

Size

The largest sign on the block is not necessarily the most effective one. An important element to remember is scale. A sign appropriately scaled to a building can be an effective attention-getter.

Style

Traditionally, signs were rectangular or square-shaped. Using ornamentation and lettering from a particular period in the area's history could create a compatible visual environment. Most commercial buildings on the Comstock date from the Victorian period. Signs from the Victorian period used highly stylized lettering to convey messages. Strong colors such as reds and blacks were often used. Simple, clear graphics reflecting the Victorian style and a limited number of colors are recommended. Signs can also be painted directly on storefront window surfaces. Black with gold-leaf highlighting is suggested. Signs mounted flush with a building were also popular in the Victorian period and could be effectively used in the commercial district.

Materials

In the 19th century, signs were predominantly constructed of wood and were hand-painted. Plastic has no historical precedent and should be avoided for signs on buildings in the commercial district.

Illumination

Signs should be illuminated by indirect or concealed lighting. Incandescent fixtures provide a superior quality of light than fluorescent fixtures.

Types of Signs

The different types of signs are as follows:

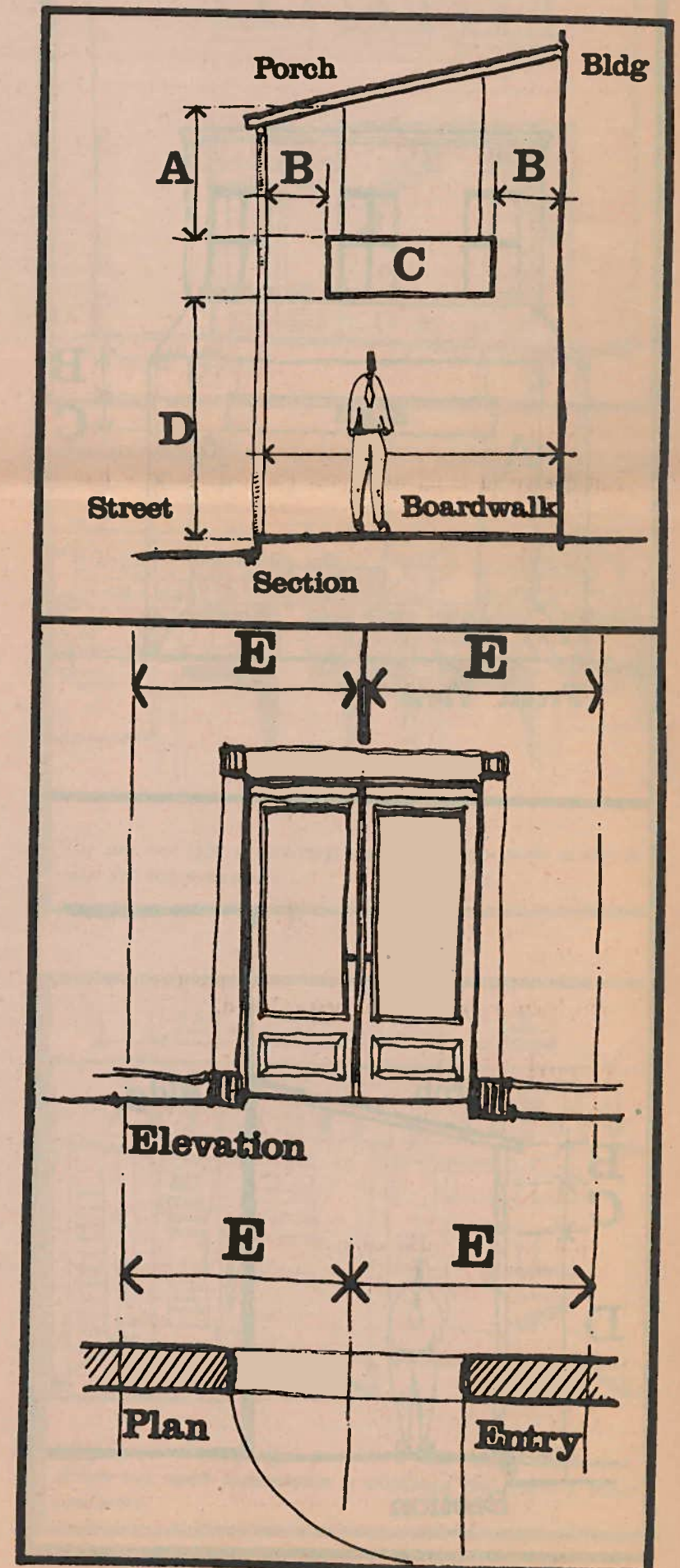
- 1) projecting signs;
- 2) porch signs (hanging and attached);
- 3) building surface signs;
- 4) trademark signs; and
- 5) window/door signs.

Projecting Signs

Projecting signs are signs that hang from the underside of porches and extend over the sidewalks. Pedestrians walking on the sidewalks can read these signs perpendicular to the building facades.

It is recommended that:

- A. A minimum distance of 2 1/2 feet exist from the bottom of the underside of the porch to the top edge of the sign;
- B. A minimum distance of 3 feet exist from the building surface to the edge of the sign and a minimum of 3 feet exist from the edge of the sign to outside structural elements such as posts, columns, etc;
- C. A maximum of 15 square feet exist per side (a total of 30 square feet for both sides);
- D. a minimum distance of 8 feet exist from the sidewalk (boardwalk) to the bottom of the sign;
- E. A maximum distance of 3 feet exist on either side of the center line of the main entry way.



Hanging Porch Signs

Hanging porch signs are those signs that hang down from the porch roof edge, facing or parallel to the street. Hanging porch signs are designed to be read by pedestrians across the street and by passing motorists. It is suggested that lettering on the signs be a maximum height of 1 foot and that no sign should extend the full length of the balcony porch frontage.

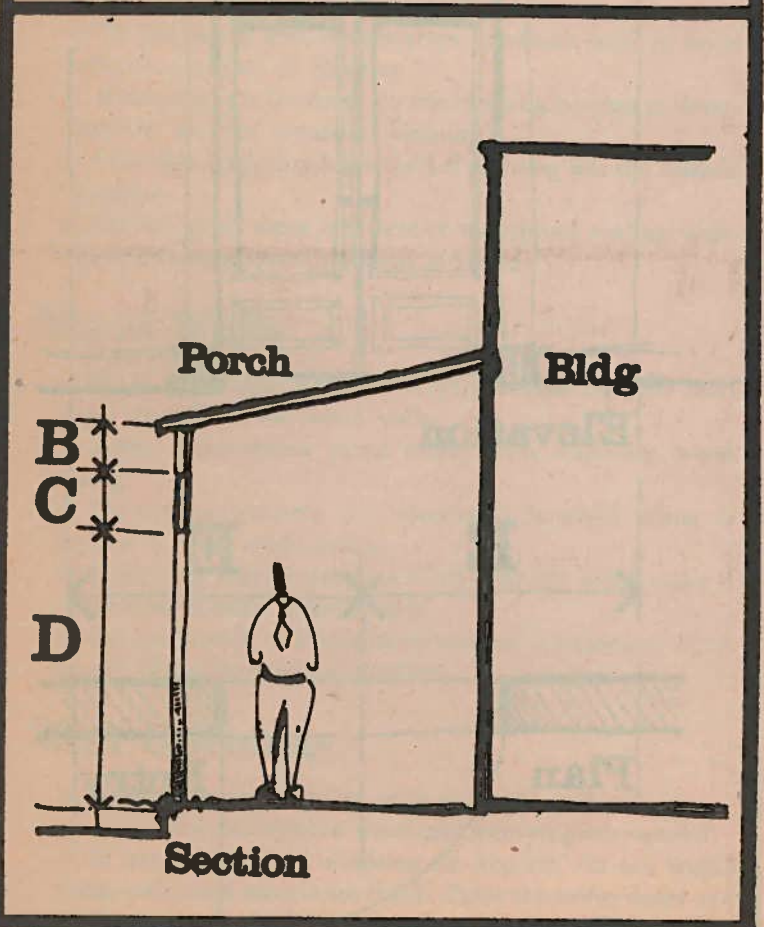
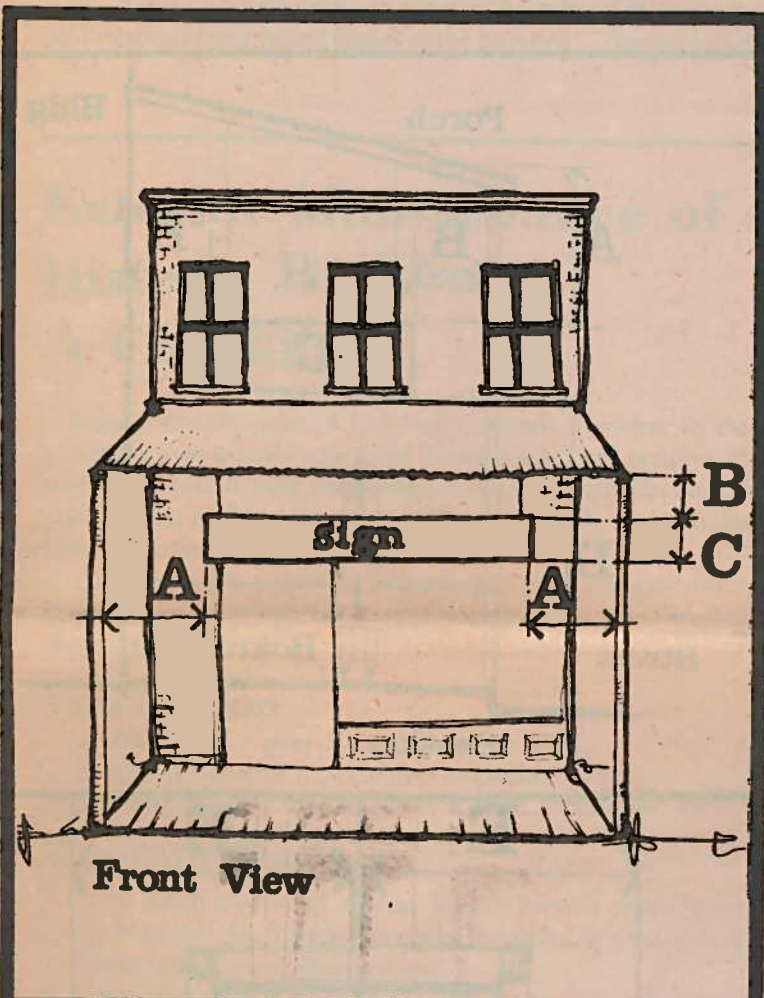
It is recommended that:

A. A minimum distance equal to 20 percent of the total length of the street porch frontage (or a minimum of 2 feet, depending on the porch size) be clear of signage at either end of the porch front to ensure an unobstructed view;

B. Porch signs hang at a maximum of 1 foot from the porch roof edge;

C. The sign should be a maximum height of 15 inches; and

D. Lettering on porch signs be a maximum height of 1 foot.



Attached Porch Signs

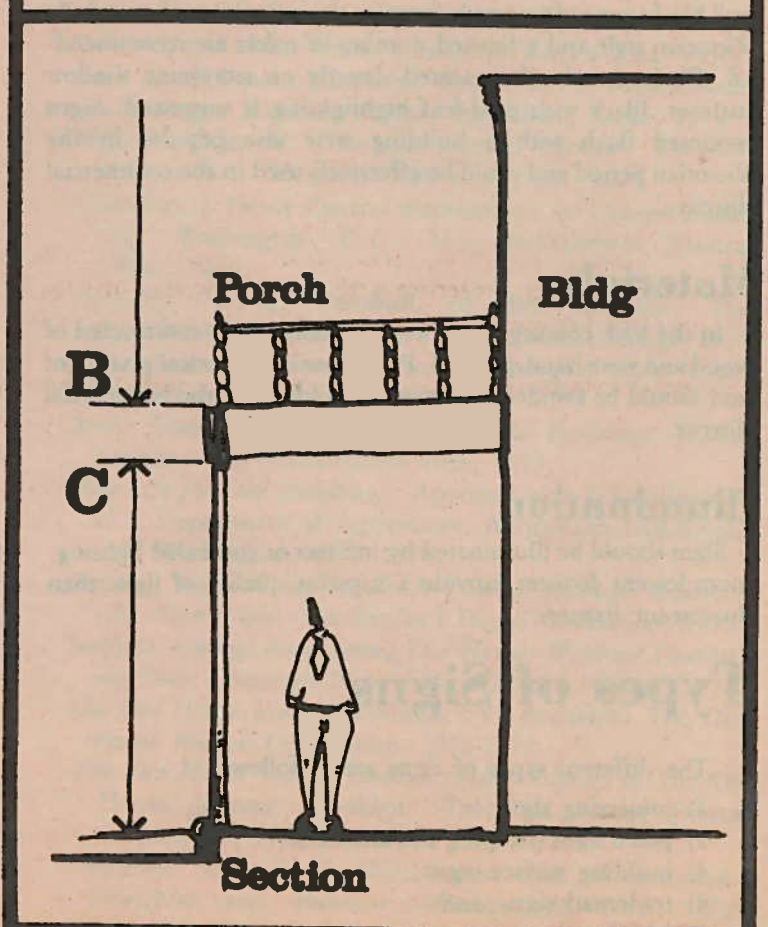
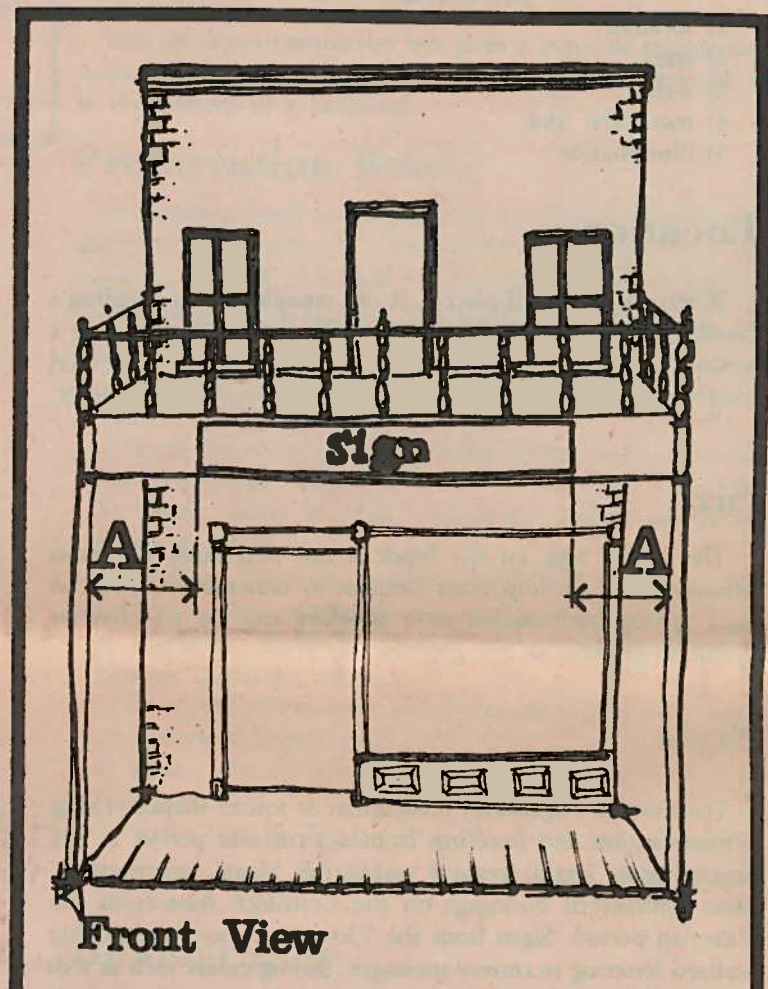
Attached porch signs are those signs that are attached to the outside of a balcony structure on its fascia below the balcony railing. They are designed to be read by pedestrians across the street and by motorists driving by. In general, there should be a minimum of 8 feet from the sidewalk level to the bottom edge of the sign. It is recommended that a sign should not extend the full length of the balcony porch frontage. It is suggested that lettering on porch signs be a maximum height of 1 foot.

It is recommended that:

A. A minimum distance equal to 20 percent of the total length of the street porch frontage (or a minimum of 2 feet, depending on the porch size) be clear of signage at either end of the porch front to ensure an unobstructed view;

B. Signs do not project above the balcony floor line; and

C. Signs do not project below the balcony fascia edge.

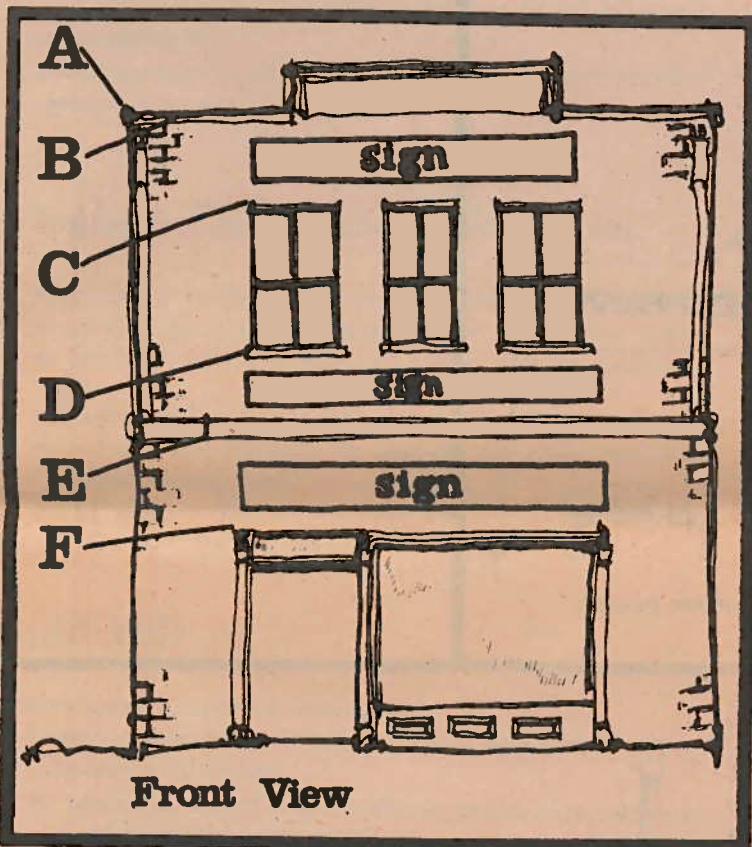


Building Surface Signs

Building surface signs are those signs that are placed on a street side surface of a building usually above the storefront or immediately below the top cornice or parapet wall. They are designed to be legible to pedestrians across the street and motorists passing by. It is suggested that these signs have a maximum height of 2 feet; and the lettering on them be a maximum of 18 inches tall. In general, it is advisable not to interfere with architectural details of the building. It is recommended that one building surface sign per commercial establishment be allowed.

It is suggested that building surface signs not be located any closer than a maximum of 1 foot to the following:

- A. the edge of the building line;
- B. the bottom of the top cornice;
- C. the lintels of the upper-story windows;
- D. the sills of the upper-story windows;
- E. the line of attachment of canopy, porch or balcony to the building surface; and
- F. the storefront cornice (unless signboard is incorporated into the storefront design).



Front View

Trademark Signs

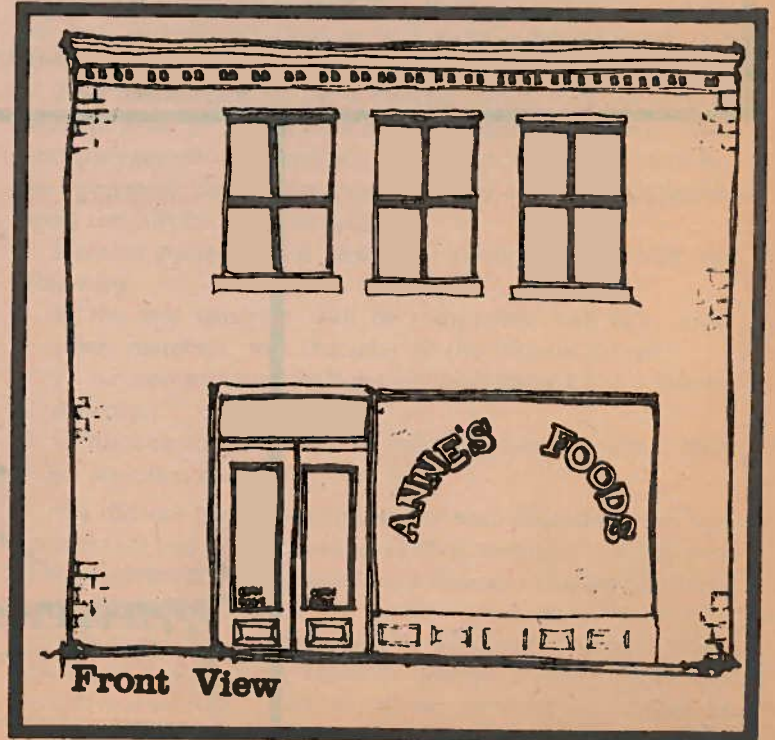
Trademark signs are those signs which advertise a type of service or commodity.

It is recommended that trademark signs be kept to a minimum percentage of the total sign area, approximately 10 percent. If, however, the service is the principle business activity, an increased percentage may be allowed.

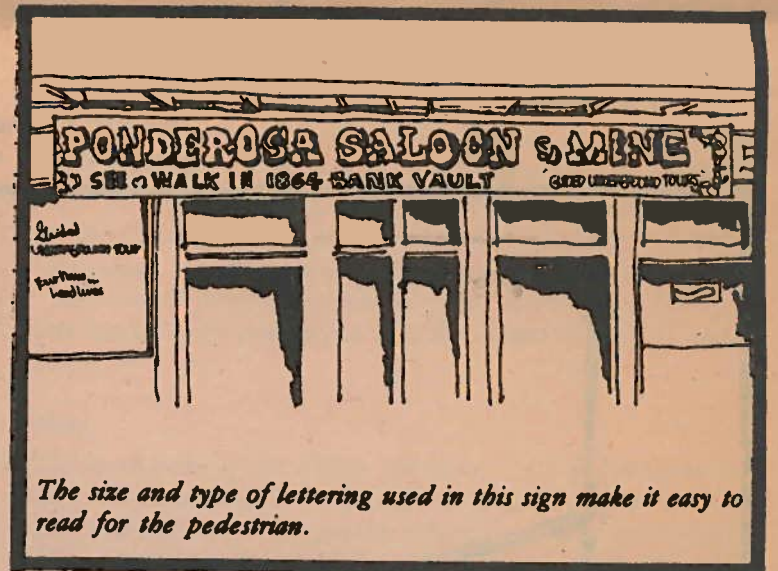


Window and Door Signs

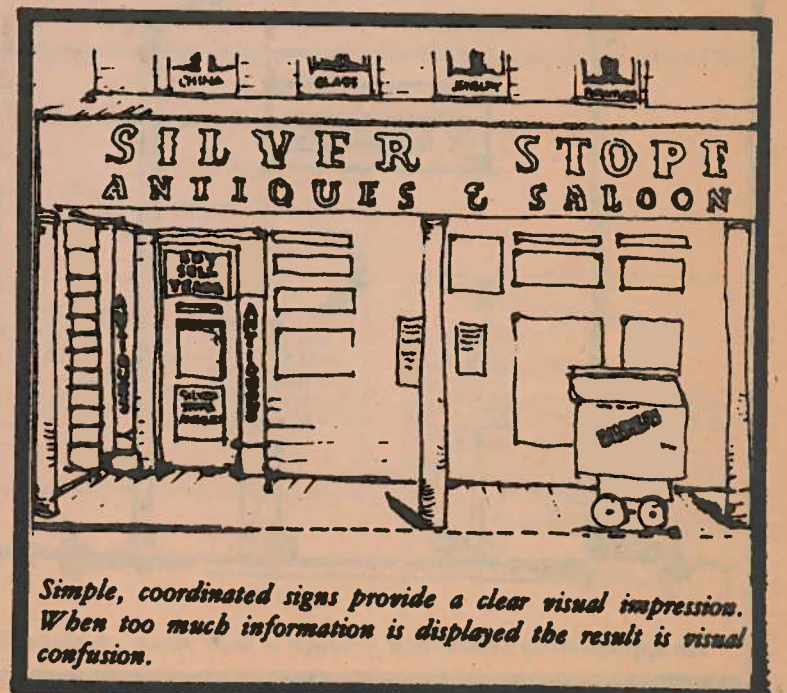
Window and door signs are those signs which are painted, displayed, or placed on an interior translucent or transparent surface. It is recommended that the sign be clearly visible to the pedestrian and should not exceed 20 percent of the total window and/or door area. Window graphics are usually most effective when they are simple and clearly displayed, using light colors or dark colors with gold or equal color highlights. In all cases, it is suggested that window graphics be limited to the first and second story windows since they are oriented primarily to the pedestrian.



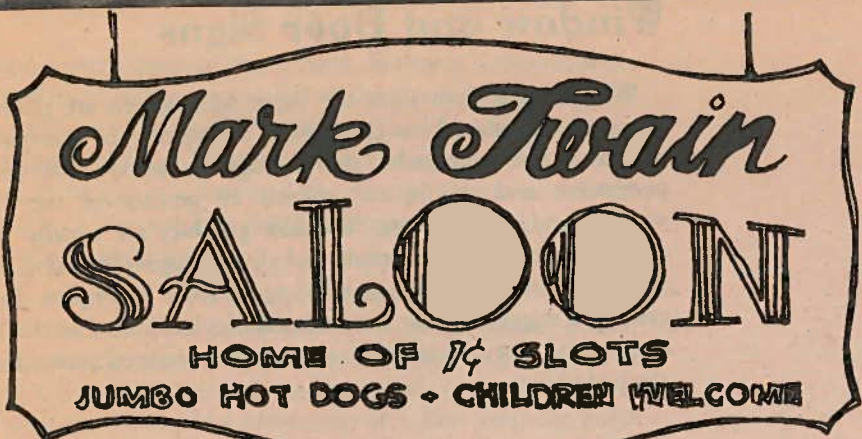
Front View



The size and type of lettering used in this sign make it easy to read for the pedestrian.



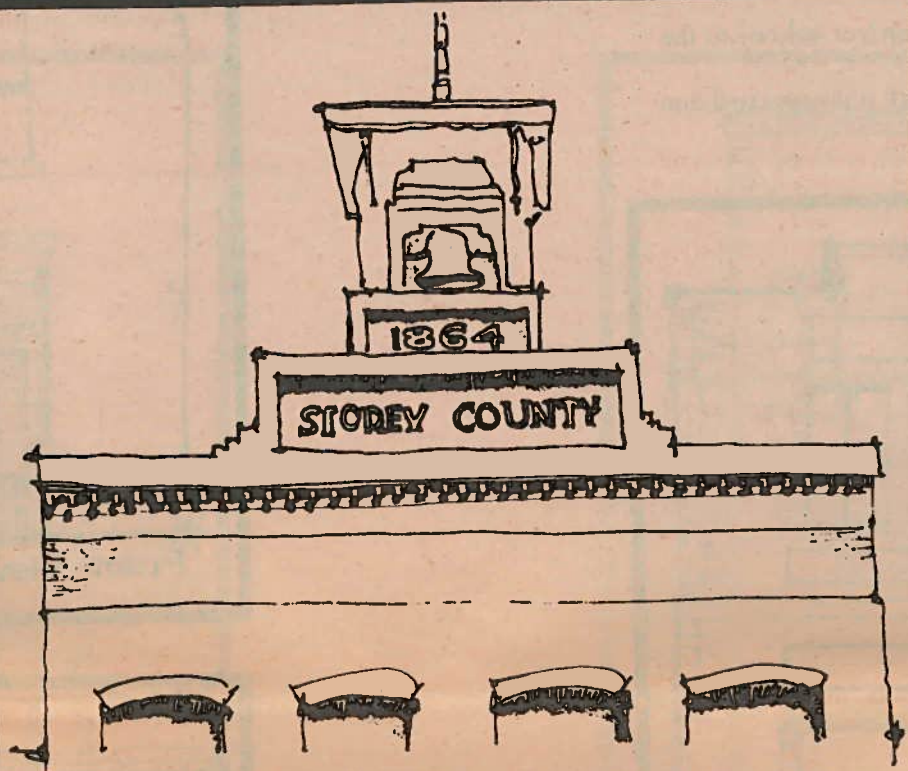
Simple, coordinated signs provide a clear visual impression. When too much information is displayed the result is visual confusion.



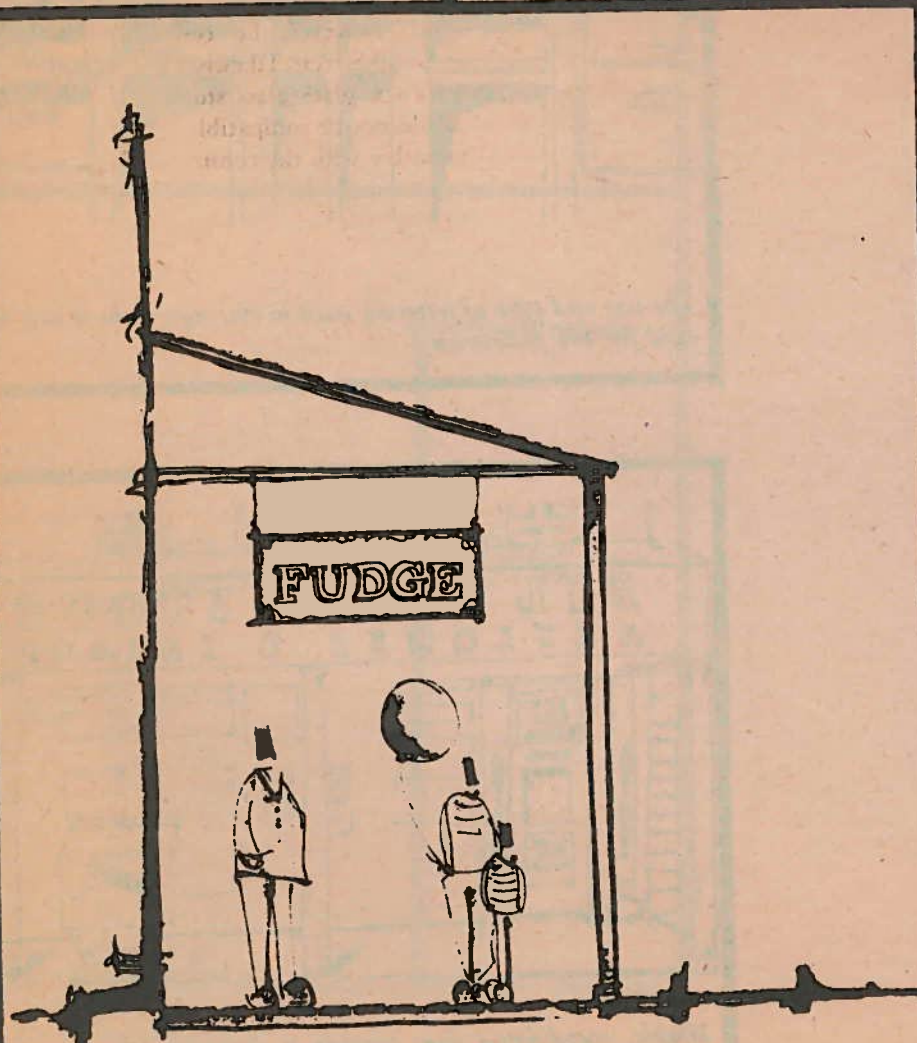
The successful combination of decorative lettering styles can create a sign that is both visually interesting and legible.



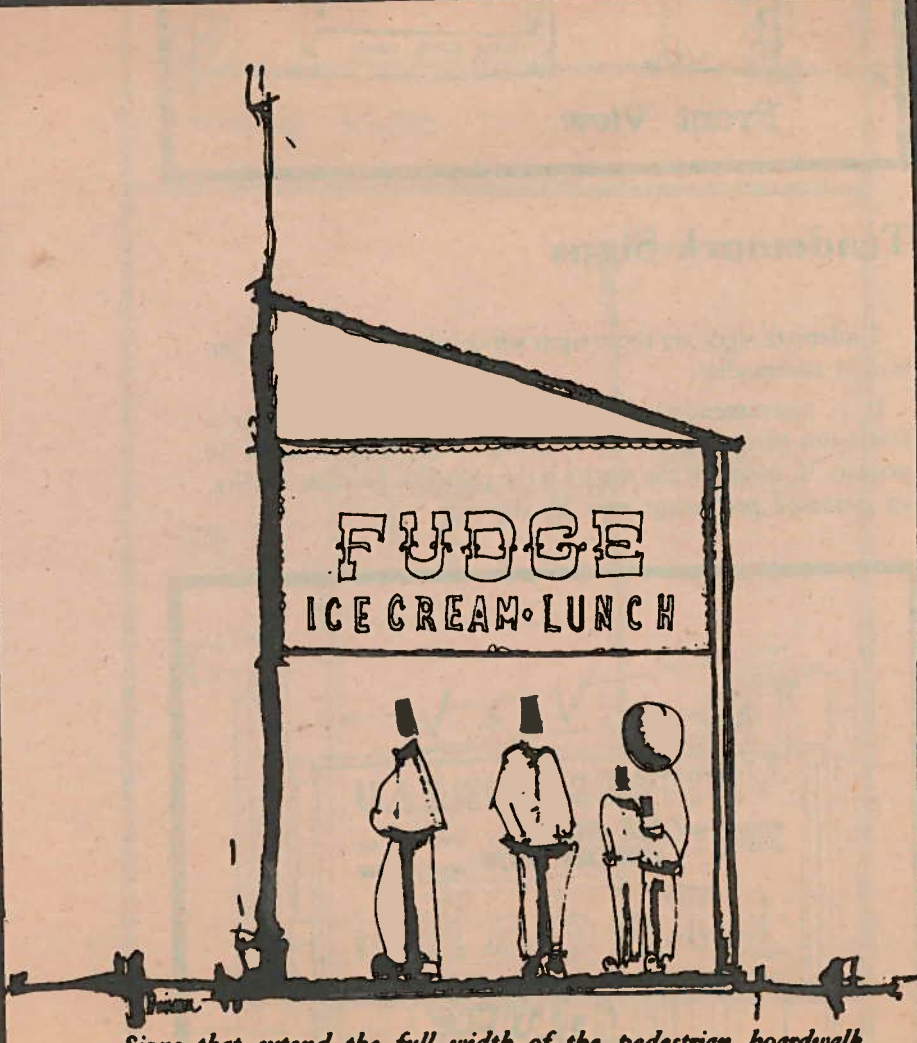
A well-designed sign can reflect the image of the business it advertises.



Successful integration of a building and its sign is made possible when there is a natural space for the sign.



An appropriately placed sign provides a clear visual environment.



Signs that extend the full width of the pedestrian boardwalk obscure one's vision.

The Character of the Comstock

The character of the Comstock is not easily defined. It is a collection of diverse communities, historically linked by the mining industry. Present historic preservation and economic development issues, therefore, must be approached individually—analyzing each community's particular historic environment, defining its distinctive elements, and addressing its specific needs. By understanding the historic character of a particular environment on the Comstock, one may develop appropriate designs for building rehabilitation, for new signs, and for new infill structures. Certain characteristics should be considered in future construction activities in the communities of Virginia City, Silver City, Gold Hill, and Dayton.

Virginia City C Street Commercial Area

- dense linear strip of buildings on both sides of the street
- predominance of two- and three-story brick buildings
- wooden frame buildings scattered throughout the area
- buildings with narrow widths (20-40 feet) fronting C Street and greater depths extending behind to B and D streets
- glass storefronts
- buildings with vertically proportioned, upper-story windows punctuating solid walls

Virginia City Residential Area

- low-density neighborhood development
- a predominance of one- and two-story woodframe houses
- a few brick structures scattered throughout the residential area
- buildings with narrow widths and greater depths
- buildings with medium- to high-pitched gable roofs with gables facing the street
- landscaping behind stone retaining walls, decorative iron fences, or wooden picket fences

Gold Hill

- low density, scattered development
- a predominance of residential buildings with a few commercial structures
- a predominance of wooden frame construction, although several brick and stone landmarks are seen in the area

Silver City

- low density, scattered development
- a predominance of residential buildings with a few commercial structures
- one- and one-and one-half story houses with small yards delineated by wooden fences
- historic structures that have been significantly altered over time, giving a sense of the continued changes that took place in the community

Dayton Commercial Area

- small, compact commercial area
- one- and two-story buildings with varying widths
- buildings constructed of brick, stone or wood with gable roofs

Dayton Residential Area

- low-density neighborhood development
- predominance of small one- and one-and a-half story wooden frame houses with a few two-story residential structures
- buildings with medium- to high-pitched gable roofs
- individual yards with dense landscaping

New Infill Construction

Since its birth as a mining camp, the Comstock has witnessed much building activity. In peak mining years, urban settlements in Virginia City, Silver City, Gold Hill, and Dayton housed a rapidly increasing population. These areas predictably declined with failing industry and population decrease starting in the late 19th century. Although many structures have fallen prey to neglect, fire, and demolition, a striking variety of significant late 19th century buildings still exists. With the promise of economic development, there is potential for more efficient reuse of some of these historic structures as well as for construction of new buildings.

New construction can be a positive addition to the historic environment of the Comstock. Guidelines for new infill construction can assist property owners, architects, and builders in developing designs for new buildings that are compatible with the historic environment.

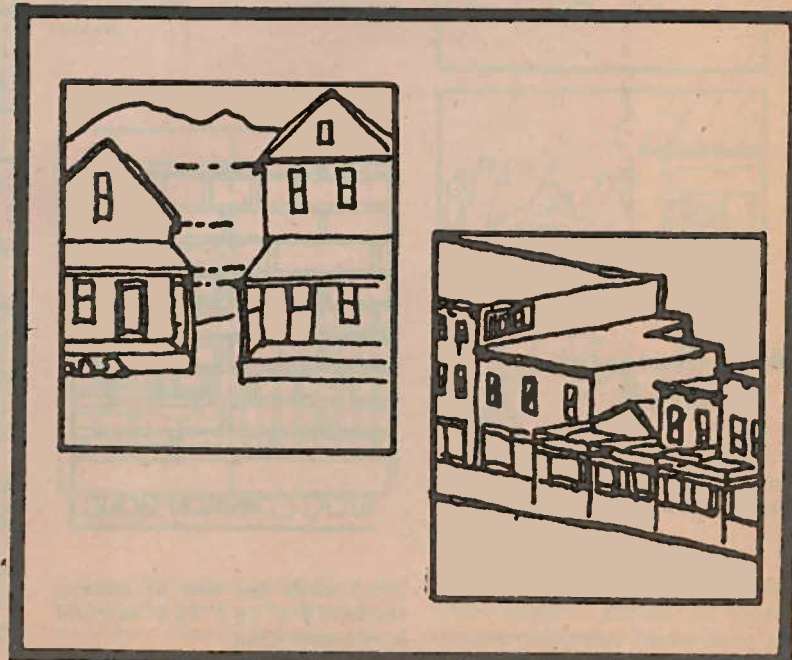
General guidelines for new infill construction include the following:

- 1) the new structure shall be compatible with size, scale, color, materials, and character of the historic district;
- 2) the new structure shall not be misinterpreted as a historic structure;
- 3) the new structure shall be interpreted as a structure built for its time and place.

Six distinct historic environments were identified and described in the section "Character of the Comstock." Each historic environment on the Comstock has a distinct character created by the visual qualities of the environment and the historic structures within the environment. When developing a design for a new structure that would be located in one of the historic environments, the character of the environment should be considered in the design development. Compatibility of the design of a new structure with its environment is determined by the factors of size, scale, color, material and character of the new design. Because historic environments differ, there is no one set of guidelines that can apply to all new construction. For example, a small detached wooden frame house on a landscaped lot would not be compatible with the C Street commercial area where buildings are larger and stand adjacent to one another. Such a structure could, however, be compatible with a residential area such as A or B Streets. Likewise, a large two-story commercial structure with a plate glass storefront and a tall "boom town" front would not be compatible with a residential area but could be compatible with the commercial blocks on C Street.

Note:

The application of the design guidelines for new structures in Silver City will allow for innovative contemporary designs which are compatible with the special character of that community. The character of Silver City has changed dramatically from the historic period of the 19th century due to continued social change and attendant alteration of those remaining structures.



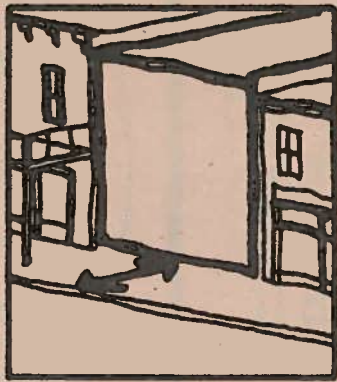
Design Factors for Compatibility

Residential

Commercial

Front Setback

Structure stands adjacent to sidewalk and maintains the alignment of adjacent structures.

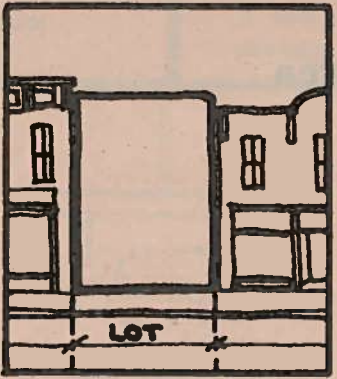


Setback from street varies. Generally houses are not flush to sidewalk.

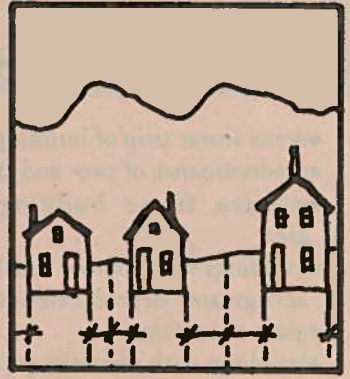


Side Yard

Sideyards are generally not found in dense commercial districts due to narrow lot width.



Sideyard width varies depending upon the width of the property.



Building Plan

Structures have rectangular plans. Additions or wings are found on sides and rear walls.

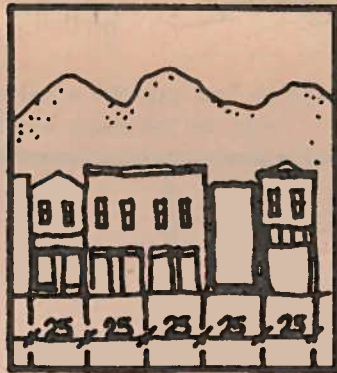


Plans are generally rectangular or square with wings on side and rear walls.



Building Width

Along C Street, lots are generally about 25 feet in width, thus structures are of this width or in multiples of this width.



As lots in settlements are narrow, houses generally have narrow front widths.



Building Height

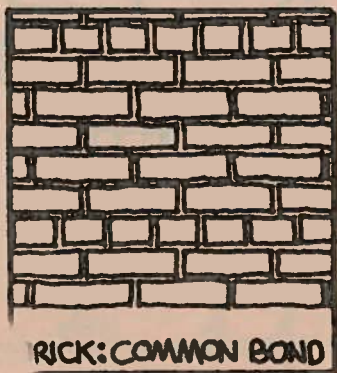
Structure heights vary from one to three stories along the street. Along C Street, most structures are two stories.



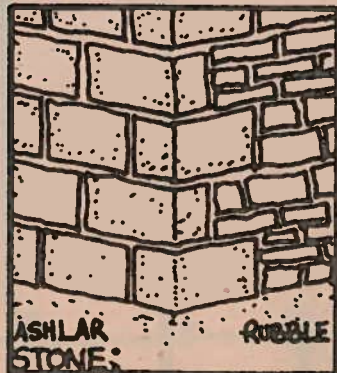
Houses are 1 to 2 1/2 stories in height.



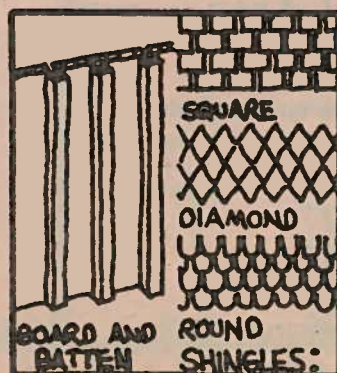
Wall Materials



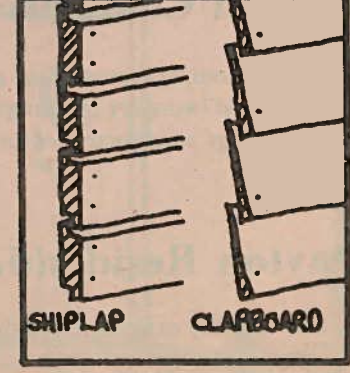
Brick walls use red or salmon bricks of 2 1/4" by 8" by 4" size laid in common bond.



Stone, when used, is native stone laid up in ashlar regular courses. Coursed rubble, if used, is found on side and rear walls.



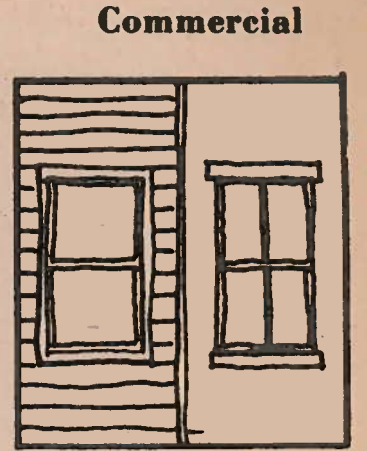
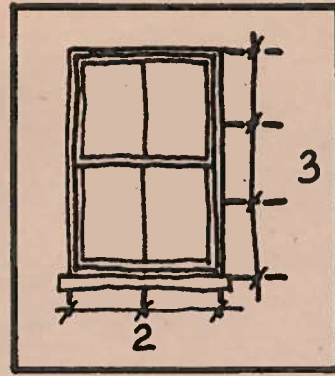
Horizontal wood siding types include clapboard, flush, shiplap or drop.



Other wood siding types include vertical board and batten or wood shingles.

Window Type
Window Proportion

The story at street level has large sheets of glass forming the storefront.



Windows are vertically proportioned. The ratio of width to height is not less than 2 to 3.

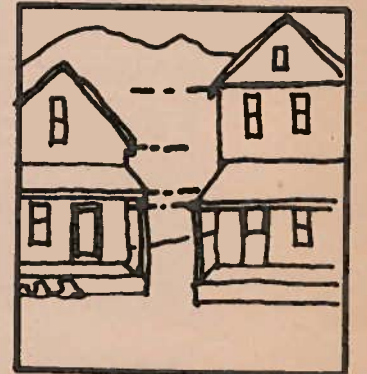
Double hung windows are recommended. Windows have 1 over 1 or 2 over 2 pane configuration. Window materials are wood or finished metal.

Cornice Line

Cornice is emphasized. Cornice lines of adjacent structures vary in height above ground.

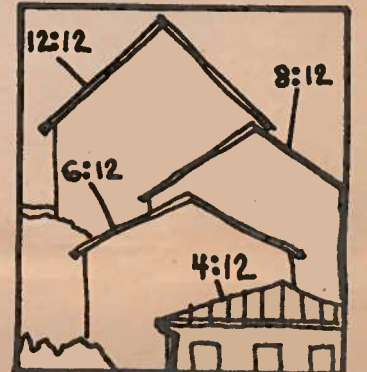
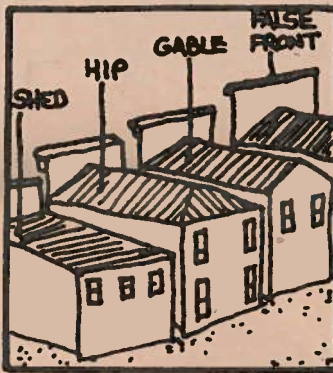


There is generally not alignment of cornice lines.



Roof Pitch
Roof Shape

Roof materials include built-up roofing on flat or shed roofs, wood shingles, standing seam metal, corrugated metal and asphalt shingles of the thick butt variety.



Roofs are gable, hip, or shed in shape and are usually hidden behind false fronts. Roof pitches are generally low to medium.

Roofs are generally gabled; hipped roofs also used; shed roofs used for additions.

Roof pitch varies with the type of roof and the structure's location. Hipped roofs are not less than 4 in 12 in pitch. In Virginia City, gables are not less than 8 in 12 in pitch. In other settlements, gables are not less than 6 in 12 in pitch.

Solar Devices

Main facades do not have solar devices. Side walls may have devices when set back from front by a distance equal to half of the side wall height. Rear walls may have devices. Roofs may have devices. All designs are subject to Commission review.



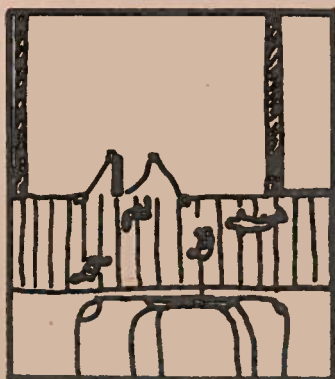
Main facades do not have solar devices. Side walls may have devices when set back from the front by a distance equal to half of the side wall height. Rear walls may have devices. Roofs may have devices. All designs are subject to Commission review.



Fencing

Orientation

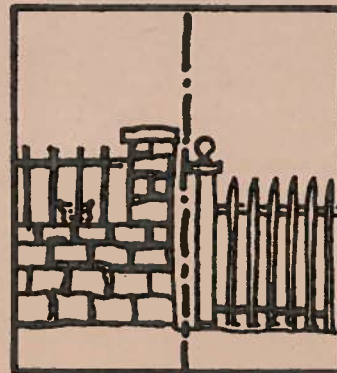
Landscaping



Front door faces the street.



Fencing, if needed, is of vertical wood boards of equal lengths.



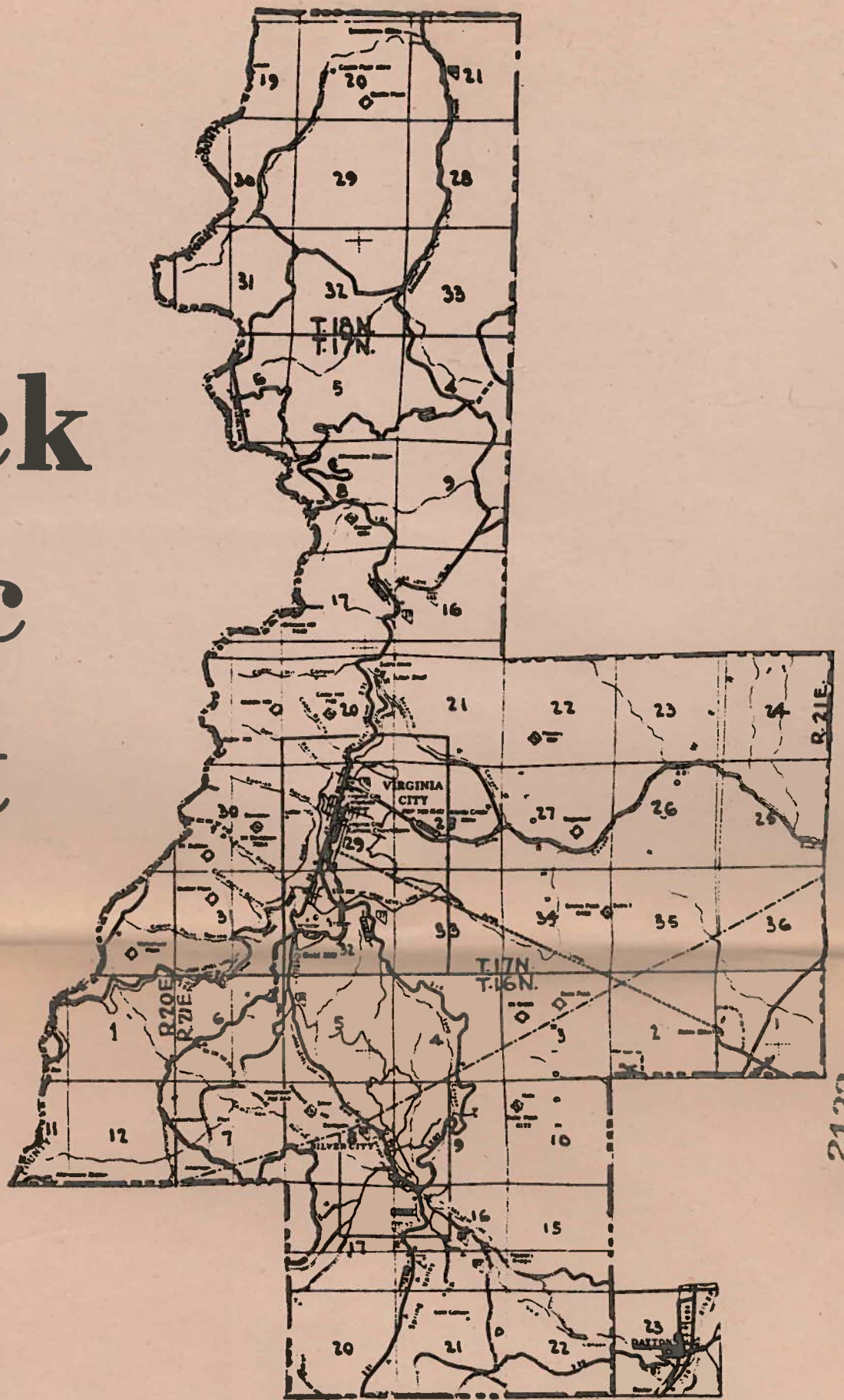
Fences define property lines and are constructed of wood pickets, vertical wood boards, iron pickets, stone, or brick.



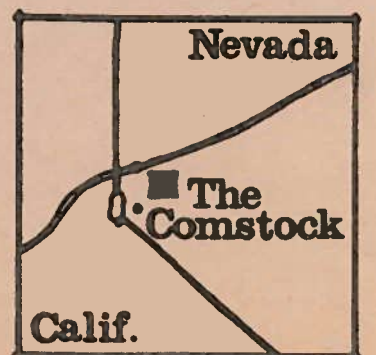
Landscaping is encouraged; see Commission list of recommended plant materials.

Landscaping is not commonly found along C Street. In other commercial areas, landscaping is more commonly found.

Comstock Historic District



The Comstock Project
HCRS U.S. Dept. of the Interior · 1980



REGULATIONS
PERTAINING TO
THE
COMSTOCK HISTORIC DISTRICT COMMISSION

Chapter 384 of the Nevada Revised Statutes, known as the Comstock Historic District Act, underwent extensive amendment in the sixtieth session of the State Legislature. The development and promulgation of regulations are in order so that citizens of the historic district may be aware as to how this Act will be implemented. Taken in conjunction with the Act, these regulations provide the citizen information on how their business before the Comstock Historic District Commission will be handled. Questions regarding the Act or these regulations should be directed to a member of the Commission or the Commission's Building Inspector.

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Section 9.	Public Hearings: Waivers
Section 10.	Orders to Stop Work
Section 11.	Mobile Homes and Housetrainers

Appendix

Application for the Amendment of a Certificate of Appropriateness
Public Hearing Waiver Request
Notice of Intent to Designate A Representative
Application for Certificate of Appropriateness
Certificate of Appropriateness
Comstock Historic District Commission (Exhibit A)
Stop Work Order

Section 1. Definitions

Unless the context otherwise requires, for the purposes of this regulation, the words and terms defined in NRS 384.030 have the meanings ascribed to them in that section.

Section 2. Historic District Boundaries

1. The boundaries of the historic district and the zones of sensitivity are hereby established as shown on the map adopted by the commission.
2. The map showing boundaries and zones of sensitivity is available for inspection during regular office hours at the office of the commission.

NOTE: The map adopted by the commission is reproduced on the inside of the front cover of this publication.

Section 3. Office of the Commission

1. No materials contained in the library of the commission may be removed from the office of the commission except by a member or employee of the commission. The public may use the commission library during regular office hours.
2. All forms to which these regulations refer are available to the public at the office of the commission.

NOTE: The commission office is located in the old telephone exchange building on South "C" Street in Virginia City. The mailing address of the commission is P.O. Box 128, Virginia City, Nevada 89440. Regular office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays.

NOTE: Subsection 1 of NRS 384.070 requires that files relating to applications for certificates of appropriateness be open to inspection by the public.

Section 4. Certificates of appropriateness: Applications

1. An application for a certificate of appropriateness must be made in writing on a form provided by the commission.
2. The information required in an application may vary depending on the nature of the undertaking.
3. The application must be signed and submitted by the legal owner of the structure or site. The commission may request evidence verifying that the applicant is the legal owner.

NOTE: The conditions under which a certificate of appropriateness must be applied for are contained in NRS 384.110. In short, anyone proposing to erect, reconstruct, alter, restore, move or demolish a "structure" within the historic district, must first apply for and be issued a certificate of appropriateness. "Structure" is defined in NRS 384.030 and includes, but is not limited to, buildings, signs, street furniture, and the such.

Section 5. Exceptions, repair and maintenance

1. A certificate of appropriateness is not required if restoration:

- a. Keeps the structure in a configuration, arrangement, composition and color comparable to its state before maintenance is begun.
- b. Returns the structure, or any of its various elements, that has been damaged to a good and sound condition. The repaired element or structure must appear the same as it did before it was damaged.

2. Maintenance and repair are appropriate elements of a restoration project. Erection, reconstruction or alteration projects, or any part thereof, are not considered maintenance or repair.

NOTE: Paragraph (a) of subsection 3 of NRS 384.110 provides that ordinary maintenance or repair does not require a certificate of appropriateness.

Section 6. Certificates of appropriateness: Hearings

1. A regular public hearing of the commission will be held on the third Monday of each month.
2. All complete applications received at the office of the commission on or before the first Monday of the month will be included on the agenda of that month's regular meeting. Incomplete applications will be returned to the applicant without action.
3. The applicant will be notified as to the time and place of the public meeting at which his application will be discussed. If the applicant waives his right to a public hearing, no notification shall be made.
4. The presence of the applicant at the public hearing is preferred. The applicant may designate a representative for the purpose of the application's review in public hearing. The representative must be designated at the time of application by filing a notice of intent to designate a representative, on a form provided by the commission, with the application.

NOTE: NRS 384.120 provides that unless the applicant waives his right to a hearing, each application for a certificate of appropriateness must be reviewed in a meeting open to the public, allowing for community and applicant participation in the application review process.

NOTE: NRS 384.120 requires that notice be given by mail at least 10 days before the date set for the hearing.

Section 7. Certificates of appropriateness: Determinations and issuance

1. The commission will determine after the public hearing whether or not it will issue a certificate of appropriateness.
2. If the applicant is not present or represented at the public hearing, the Commission will notify him of its determination and any comments or conditions relevant to the disposition of the application.
3. If the commission has denied the application, it will notify the applicant by mail of the reasons for the denial and any recommendations regarding the application.
4. Each certificate of appropriateness must have a specific term assigned. The commission will set an expiration date not later than 180 days after the day of the meeting at which the application was approved.
5. A certificate of appropriateness will be prepared for each application approved by the commission. The certificate of appropriateness is not complete and binding until the applicant and the chairman of the commission have signed it. Certificates will be available to the applicant at the office of the commission for signature for no more than 5 working days after the public hearing at which it was ordered prepared. The chairman of the commission shall sign the certificate of appropriateness no more than 5 working days after it is signed by the applicant.

NOTE: Factors to be considered by the commission in its review of an application are specified in NRS 384.140.

Section 7. (continued)

NOTE: Subsection 2 of NRS 384.130 states that an application may be approved for an otherwise inappropriate project in a case where substantial hardship exists.

NOTE: The commission may make a determination on an application whether or not the applicant or his representative, is present at the public hearing.

NOTE: NRS 384.210 sets forth the right of the applicant to appeal a decision of the commission in the district court. The procedure for filing an appeal is set forth in NRS 233B.130.

Section 8. Certificates of appropriateness: Amendment

1. Only those elements, or the time limit, included on the original certificate may be amended. New elements may not be incorporated into a certificate by amendment.
2. To request an amendment, the applicant must file an application for the amendment of a certificate of appropriateness on a form provided by the Commission.
3. All complete applications received at the office of the commission on or before the first Monday of the month will be included on the agenda of that month's regular meeting. Incomplete applications will be returned to the applicant without action.
4. An applicant for an amendment will be notified of the hearing on his application in the same manner as provided in this regulation for original applications.

Section 9. Public hearings: Waivers

1. An applicant who wishes to waive his right to a public hearing may submit a request with his application on a form provided by the Commission. The chairman of the commission shall review the request and, within 5 working days after the request was received, determine whether it is in the best interest of the historic district.
2. If the waiver is approved, the members of the commission will be given an opportunity to review the application. Responses must be tabulated by the secretary of the commission and presented to the chairman.
3. The chairman shall issue a certificate of appropriateness or notify the applicant that his application has been denied in the manner specified in section 7 of this regulation.

NOTE: NRS 384.120 allows a waiver of the need for an application to be heard before a public meeting of the commission.

Section 10. Orders to stop work.

1. Notice of an order to stop work shall be given by the posting of a form provided by the commission on or in the vicinity of the structure where the violation is occurring. The order must list the activities or conditions that are taking place which are in violation of the Comstock Historic District Act.
2. A copy of the order to stop work must be provided to the owner of record if the work is being done in the absence of a certificate of appropriateness. When work is being done in violation of a valid certificate of appropriateness, a copy of the order must be provided to the person who applied for that certificate.
3. The date, time and place of the public hearing at which the order to stop work will be discussed must be included on the order.

NOTE: Subsection 2 of NRS 384.190 empowers the building inspector employed by the commission to order work stopped on those projects where work is being undertaken contrary to the provisions of the Comstock Historic District Act.

Section 11. Mobile homes and housetrailer.

1. A mobile home or housetrailer may not be placed or established unless the owner has obtained a certificate of appropriateness, and it will be considered as the erection of a new structure.
2. A housetrailer or mobile home may not be placed in a visible place within the historic district for more than 72 hours unless the place is within an approved mobile home park or an area designated on a trailer overlay.
3. A housetrailer or mobile home may not be stabilized, blocked up or connected to water or power, facilities, whether permanently or temporarily within the historic district unless the place on which it is stabilized, blocked or connected is included within an approved mobile home park or an area designated on a trailer overlay.

NOTE: Subsection 8 of NRS 384.100 sets forth the conditions under which a housetrailer as defined in NRS 489.150 or mobile home as defined in NRS 489.120 may be allowed within the historic district. The housetrailer or mobile home must be placed in a mobile home park or trailer overlay area approved by both the Commission and the appropriate county. The placement or establishment of individual housetrailer or mobile homes in other situations is prohibited by that section.

NOTE: The building inspector may, pursuant to NRS 384.190, issue an order to stop work to the owner of any mobile home or housetrailer who violates the provisions of these regulations.

**APPLICATION
FOR THE AMENDMENT OF A
CERTIFICATE OF APPROPRIATENESS**

Application is hereby made to the Comstock Historic District Commission for an amendment of a Certificate of Appropriateness issued to me, the original applicant, on _____
(date)

for work being undertaken in the community of _____
and located at _____.

By this application I request permission to amend the above referenced Certificate of Appropriateness in the following manner:

Name: _____

Date: _____

Address: _____

Signature: _____

Application received on:

By: _____

_____ Title: _____

PUBLIC HEARING WAIVER REQUEST

Pursuant to provision contained in Chapter 384.120(1) of the Nevada Revised Statutes, I hereby request that my right of public hearing be waived for the attached application for a certificate of approval. I acknowledge that I have read the regulations of the Comstock Historic District Commission and further that I understand and agree to the procedures that shall be followed in the review of my application. My reason for requesting a waiver is as follows:

Name: _____

Date: _____

Address: _____

Signature: _____

/ / Approved

/ / Disapproved

Signature: _____
Chairman, Comstock Historic District Commission

**NOTICE OF INTENT TO
DESIGNATE A REPRESENTATIVE**

I hereby serve notice to the Comstock Historic District Commission that _____ may act as my designated representative at any and all public hearings at which the attached application for a Certificate of Appropriateness is heard and discussed. The designated representative's authority is limited to this single application and shall terminate upon the end date of the term assigned to the Certificate if approved. I further acknowledge that I shall abide by and be held to any provisions, conditions, or modifications to the attached application agreed to by my designated representatives.

Applicant Name: _____

Address: _____

Signature: _____

Designated Representative Name: _____

Address: _____

Signature: _____

Date: _____

