

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**

	NEVADA STATE HISTORIC PRESERVATION OFFICE	<i>SHPO Use Only</i>
	Initials: <u>CE</u>	Received: <u>5.2.24</u>
	Postmarked: <u>4.30.24</u> Delivery Svc: <u>USPS</u>	

APPLICATION COVER PAGE This unaltered form must be submitted as the cover page for the application. Do not staple or bind application documents.

Grant Cycle Year(s) 2023-2024

Applicant Organization: Carlin Historical Society
 EIN (Taxpayer Identification Number): 82-5132787
 Mailing Address: P.O. Box 14
 City: Carlin County: Elko ZIP: 89822
 Project Contact: Ella B. Trujillo Title: Treasurer
 Daytime Phone: 775-468-6130 Evening Phone: 775-468-6130
 Fax: _____ Email: carlinhistoricalsociety@gmail.com

Historic Property Name: Carlin School House Date Built: c.1890
 Property Owner Name and Address: City of Carlin, P.O. Box 787, Carlin, NV 89822
 Project Address: 718 Cedar Street
 City: Carlin County: NV ZIP: 89822
 Property Insured: Yes; please enclose one copy of policy No; please explain: _____

Project Title: Carlin School House Rehabilitation
 Project Type: Rehabilitation/Construction Planning/Construction
 Architectural/Engineering Study/Construction

Project Synopsis (Brief):
 In FY 2021-2022, we received grant funding to obtain a historic structure report, including a structural analysis, construction documents, and the replacement of the roof and reconstruction of the historic bell tower and widow's walk. For this grant cycle, we want to restore the exterior masonry and the original building windows.

Proposed Start Date: 8/1/2025

Proposed End Date: 4/1/2026

Project Budget Summary:	
Amount Requested:	\$ 123,213.00
Proposed Match:	
Cash:	\$ 0.00
In-Kind/Donations:	\$ 700.00
Total Project Budget:	\$ 123,913.00
If Applicable, Minimum Amount Requested	_____

 Applicant's Authorized Signature*
Name: <u>Ella B. Trujillo</u>
Title: <u>Treasurer</u>
Date: <u>4/30/2024</u>

***Sign in blue or black ink. Application packets without original signatures will be considered incomplete.**

NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION



NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Handbook Verification Form

- I HAVE READ THE CCCHP GRANT HANDBOOK, AND
- I HAVE COMPLETED THIS CCCHP GRANT APPLICATION, AND
- I CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Applicant's Authorized Signature*

Name: Ella B. Trujillo

Title: Treasurer

Date: 4/30/2024

*Sign in blue or black ink. Application packets without original signatures will be considered incomplete.

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CENTERS & HISTORIC PRESERVATION (CCCHP)
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NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Application Checklist

Directions: Assemble the application in the following order and initial in blue or black ink on the lines to confirm that each of the required components are included in the application package.

1. Cover Pages

EK Application Cover Page

EK Handbook Verification Form

EK Application Checklist

2. Project Narrative

EK A. Questions (No more than 5 pages)

B. Supplemental Material

EK A paragraph (200 words maximum) describing the current or intended future use of the property and cultural center programming.

EK County Assessor print out showing the current owner of the property with the APN number

EK Photographs of all exterior elevations with views and all major rooms and project rooms, identified and keyed to a site plan

EK Organization's information including:

- Articles of incorporation, mission statement, length of time established, and history
- A list of current board members
- Long-range plan including information on how frequently the plan is updated
- **If applicable:**
- A list of activities for the past fiscal year
- A detailed report on current CCCHP grant status as well as the outcome of previous CCCHP grants
- A current list (last three years) of all grants and additional funding, including amounts the organization has or will receive

3. Budget

EK Detailed Budget

- Completed Budget Form
- Attached itemized lists and/or contractor quotes that break down labor and material costs

EK Audit

- Most recent audit for the organization. If there is no audit, provide an explanation of why an audit was not completed and how bookkeeping is managed.

EK Insurance

- Proof of insurance for the property or a justification for why there is no insurance

EK Resumes

- All principal professionals involved in planning, design and management of the proposed project

EK Initial to confirm that the applicant understands that applications lacking any of the required information listed above are ineligible for review by the Commission.

1. Project Description

What building are you restoring/rehabilitating?

We are restoring and rehabilitating the historic grammar school. It was likely built around 1890 but some evidence points to it being constructed earlier.

What is the historical significance of the property?

The town of Carlin was founded in 1868 when the Central Pacific Railroad Company constructed the transcontinental railroad through the valley. Carlin became a terminal for the new railroad and extensive machine shops and a roundhouse were built to serve and maintain the railroad. Along with its sister community of Elko (the Union Pacific Railroad's terminal), Carlin was an important metropolis in Northeastern Nevada. It grew rapidly with an influx of immigrants from Italy and elsewhere. It boasted a robust Main Street, Chinatown, ranches, and probably Nevada's first public library. A school was started as early as 1870 in a tent but a more substantial brick building was constructed within months. Whether this first schoolhouse was our building is not clear but the land where our building sits was granted by Charles Crocker, of the Central Pacific Railroad, to the trustees of the Carlin School District in 1870 and bricks were shipped to Carlin at the same time to build a schoolhouse.

In 1904, a second school was built next to our building to accommodate the high school. Our building served the youth of Carlin as a schoolhouse until 1926 when a larger consolidated school was built one block north. In 1925, Carlin formed its own governing board. It had previously been managed by the Elko County Commissioners. The new Carlin commission and support staff needed a home and our building became town hall. It also was the meeting place for the Carlin Independent Order of Oddfellows. The building served as the local government building until 1956 when a new combined City Hall and Courthouse was established in a repurposed building south of the tracks. After town hall moved, our building continued to be used by fraternal organizations, including the American Legion, and for other purposes, such as community classes. In 1985, the building became the home of the Carlin Open Door Senior Center and was remodeled to include a dining room, kitchen, and activities room. It served as a senior center until 2002 when a new senior center was built. From 2002 until 2019, it was used solely for storage until we leased the building for use as a museum.

How do you propose to restore/rehabilitate it?

We began the rehabilitation and restoration of the building as soon as we occupied it in 2019. Since then we have replaced broken windows, fixed leaking pipes, installed emergency lighting, restored original wood floors, and installed new light fixtures in two rooms. In 2021/2022, we used our first CCCHP Grant Award to repaint the building trim, tear out and replace the concrete ramp and sidewalks, and install a hot water heater. In 2022, we received our second CCCHP Grant to complete a historical structure report, structural analysis, and construction documents for the building. The scope of work also includes funds for reconstruction of the historic bell tower and widow's walk which are

missing historical features from the significant historical period when the structure was a schoolhouse. After reconstruction of the roof, we intend to restore the brick masonry exterior and restore the original windows on the front and east elevations. The final two projects we want to complete to finish the rehabilitation of the building include remodeling of the bathroom to meet current codes and the installation of central air and heating for the building so we can use the building more throughout the year.

Who will be doing the work?

The work will be completed by licensed professionals who have experience with historical restoration.

What is the timeline for the project?

The work will begin as soon as the roof reconstruction, including gutter system installation, is completed. We anticipate that the project can start in August 2025 and be completed within the 18 month grant period.

Who holds title to the property?

The building is owned by the City of Carlin and we lease it from them.

2. Building Use/Community Involvement

How and by whom will the facility be used?

The facility is a museum which is run by the Carlin Historical Society. Additionally, we also plan to start using the facility as a visitor's center in the future.

Who will be responsible for management of the building and its programs/activities?

The Carlin Historical Society is responsible for the management of the building and its programs/activities.

How has the community been involved in your project?

The Carlin Historical Society is a non-profit organization that was founded by the local community in 2018. We hold open public meetings every month and provide an annual report on the project to the Carlin City Council annually. Obtaining the building, creating a museum, providing programs, and the rehabilitation of the building has all been done by the community. Community volunteers have helped with everything from opening the building to the public three times a week to painting.

How will the community continue to be involved in your project?

The community will continue to be involved in the project as members and nonmembers of the Carlin Historical Society. The community attends monthly meetings, work days, museum programs, and helps with fundraisers. The community also contributes financially by donating money, volunteering their time, and labor/materials.

How are your restoration/rehabilitation plans related to the uses of the building?

The building is likely at least 133 years old, was vacant for many years, and only minimally maintained. In order to use the building as a museum on a long-term basis it is necessary to rehabilitate the historical features, including the roof and brick masonry to maintain the structural integrity of the building. The building needs to be preserved and maintained so it can be used as a museum for many years.

What importance to tourism (cultural or otherwise) will the facility have?

Our building's primary purpose is to allow for the preservation and sharing of the history of our community and the surrounding area. However, unquestionably its second purpose is to attract tourists. Interest in the history of the transcontinental railroad, including the role of the Chinese in its construction, has grown drastically in recent years. We have a permanent exhibit dedicated to the history of the Chinese railroad workers. This has resulted in tourists from China visiting our town and museum specifically to learn more about their experiences. The impetus to visit our Museum *specifically* is because it is home to the objects that were found in thirteen forgotten Chinese graves in 1998. The graves were exhumed by the Elko County Chapter Nevada Archaeological Association and the remains were sent to UNLV for study. Then they were forgotten. In 2018, local citizens banded together to have the remains returned to Carlin and reinterred in the Carlin Cemetery. In 2019, the Chinese Railroad Workers Descendants Association erected a monument in the cemetery to honor the railroad workers. The story gained international attention, especially in China. An award-winning documentary, called *Going Home*, about the Chinese in Carlin was also made which features our Museum. Our Museum is home to some of the objects from the graves and is the only place they are on display for the public. This has had a significant impact on the local tourism industry. Also, in 2022, the Nevada Commission on Tourism came to Carlin to shoot a commercial for tourism and it featured our Museum.

Lastly, we intend that in the near future our facility will also serve as the Visitor Center for the town of Carlin. It will serve as a recognizable building that will attract visitors and will give them an opportunity to learn about the history of the community and other local attractions, activities, and events.

3. Project Support/Financial

What specific contributions (cash, land, labor, materials, etc) have been provided toward the project from the community and/or other sources?

Our biggest supporter for the project is the City of Carlin and members of the City Council. They lease the building to us for \$1 each year and pay the gas and electricity utilities. They also perform minor repairs to the building, such as a leak in the roof or leaking pipes. Additionally, they paid for the replacement of the curb and gutter as part of our grant-funded stair and sidewalk replacement project. They recently installed sod and a sprinkler system in front of the building and along the adjacent property which probably would have cost us at least \$10,000. They also shovel all the snow off the sidewalks for us in the winter. The City of Carlin will also waive any fees related to the disposal of materials during the project and fees for building permits.

The community of Carlin donates to our facility on a regular basis to support our programs and other projects, such as the restoration of a historic boxcar and caboose on the grounds of the local school complex. Through two private donations we received approximately \$10,000 for the restoration of the wood floors in two rooms and new light fixtures in the main gallery. Two different community members donated historic wood flooring for the front entryway. Our facility is open three days a week and is entirely staffed by unpaid volunteers.

Additional support and funding we receive includes free labor from the local Nevada National Guard Youth Challenge Academy for minor projects, such as tearing out the old carpet in preparation for the restoration of the wood floors, and monetary donations monthly from the Nevada Gold Mines Heritage Fund. The fund allows employees of the company to donate to our organization and the company matches their donations. We also receive \$300 each year to purchase materials for our summer programs for kids from the Elko County Recreation Board. Lastly, the local electricity company, Wells Rural Electric Company donates \$250 dollars to us for each fundraiser we hold.

What grants and additional funding (last three years), including amounts, has the organization received or will receive for this project?

In 2020, we received a \$5,000 grant from the Union Pacific railroad for exhibit development and a grant from AARP Community Challenge to install a building sign and directional signage around town. In 2022, we received \$1,200 for the purchase of a computer, projector, and projector screen from the Nevada Gold Mines Social Investment Committee. In 2023, we received \$2,000 for the restoration of the historic boxcar and caboose project from the Nevada Gold Mines Social Investment Committee. Also, in 2023, we received \$3,000 for the restoration of the historic boxcar and caboose project from the Wells Rural Electric Next Dollar Foundation.

What additional contributions are projected to complete the project?

We project that we will need \$50,000 for the installation of central air and heat and \$20,000 for the bathroom remodel.

How will your facility sustain itself financially in the future?

We sustain ourselves financially with donations, fundraisers, and support from the City of Carlin. We intend to increase our grant funding, planned giving, and high-level donors.

Please provide evidence that you can implement the project and maintain a viable program in the future?

We started with a temporary exhibit in the local library to opening a full-fledged museum. We have successfully maintained our organization for over five years. Community involvement in our programs, fundraisers, and volunteer opportunities has steadily increased during that time. The community as a whole has gained confidence in the sustainability of our organization and we foresee a bright future for our organization. The rehabilitation of the building has increased pride in our community and helped educate the

community about the benefits of historic preservation. A core part of our mission is the preservation and restoration of historic buildings in our community. Since our founding, we have seen and heard an increase in the preservation of other historic buildings, including the Old Church on Main and a historical home that was in danger of being demolished. Our project is so important and we will finish it and continue to support our mission to preserve and share the history of our community.

4. Planning

If your project includes planning, please describe the process.

In FY 2021/2022, we received CCCHP grant funding to complete a historic structure report, architectural and engineering study with recommendations, and construction documents. Attached are two reports that we have at this time. One is the rough draft we obtained from the first architect we hired and the second is a rough draft from our current architect. We anticipate receiving a final report by mid-May and it will be available to CCCHP Staff as soon as it is finished. Please find attached the planning documents that have been produced at this time. At this juncture, we do not foresee a large amount of additional planning unless we pursue any interior restoration work. We are not planning any additional restoration work in the interior except to finish restoring the rest of the wood floors, remodeling the bathroom, and modifying the rear entrance to make it more accessible.

Who will participate in the planning?

Our members, Board of Directors, City Council, and the community all contribute to the planning for the building and its programs in various ways.

Who will coordinate it?

All planning is coordinated by the Board of Directors.

How will the community be involved?

We hold monthly meetings that are open to the public and community members attend to hear about the progress of the rehabilitation/restoration of the building and offer opinions and advice. We also are very forthcoming and transparent on the progress of the project and post frequent updates on our Facebook page.

If your project is based on previous planning, please describe.

As previously mentioned, the historic structure report, architectural and engineering study, and construction documents will guide us as the project moves forward. The project will be based on these plans and any direction, recommendations, and advice from the CCCHP staff.

Current and Intended Use of the Property and Cultural Center Programming

We currently use the building primarily as a historical museum. We also have a local artist's corner where we rotate out the artwork of local artists. Our current programming includes our Tea Time Talks (historical lectures), Kidsploration (summer learning programs for kids), documentaries in the City Park, historical walking tours, school field trips, and classroom presentations about the history of Carlin. We plan to continue all our current programs and always look for additional ways to share the history of Carlin. In the future, we hope to use the property as the official Visitor's Center for the town of Carlin, in addition to the Museum.



2022 Kidsploration's Gold Panning at Maggie Creek

GRANT, BARGAIN AND SALE DEED

1 THIS INDENTURE, made and entered into this 10th day
2 of September, 1963, by and between the ELKO COUNTY SCHOOL DISTRICT,
3 a political subdivision of the State of Nevada, with its adminis-
4 trative offices in the City of Elko, County of Elko, State of Nev-
5 ada, party of the first part, and the TOWN OF CARLIN, a municipal
6 corporation in body politic and corporate within the County of
7 Elko, State of Nevada, party of the second part,

8 WHEREAS, the Board of Trustees of the ELKO COUNTY
9 SCHOOL DISTRICT at a regular meeting held on the 13th day of Aug-
10 ust, 1963, determined that it would be to the best interest of the
11 ELKO COUNTY SCHOOL DISTRICT to sell a parcel of land and building
12 owned by the District situate in the Town of Carlin, County of
13 Elko, State of Nevada, known as the Old Kindergarten Building, to
14 the TOWN OF CARLIN, which sale would be more advantageous to the
15 School District due to nonuse and inadequacies of the building
16 for teaching or connected purposes, and

17 WHEREAS, said sale being made pursuant to the authority
18 of NRS 277.050, the Chairman of the Board of Trustees and the Clerk
19 were duly authorized to execute the necessary deed of conveyance
20 to complete said exchange,

21 W I T N E S S E T H:

22
23 That the said first party, for and in consideration of
24 the sum of Ten Dollars (\$10.00), lawful money of the United States,
25 and other good and valuable consideration, the receipt whereof is
26 hereby acknowledged, does by these presents, grant, bargain, sell
27 and convey unto the said second party, and to its successors and
28 assigns, all that certain real property situate, lying and being
29 in the Town of Carlin, County of Elko, State of Nevada, and more
30 particularly described as follows:

31 Lots 20, 21 and the W $\frac{1}{2}$ of Lot 22, Block 20,
32 of the Town of Carlin, County of Elko, State
of Nevada, as more fully appears upon the
official map or plat of the Town of Carlin,

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County of Elko, State of Nevada, as
appears in the Elko County Recorder's
Office, Elko, Nevada.

Together with all improvements of every
nature, kind and description situate
thereon.

Together with the tenements, hereditaments
and appurtenances thereunto belonging or
in anywise appertaining, and the reversion
and reversions, remainder and remainders,
rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular, the said
premises, together with the appurtenances, unto the second party
its successors and assigns.

IN WITNESS WHEREOF, the said first party has caused
these presents to be executed by the Chairman and the Clerk of
the Board of Trustees of the Elko County School District, all as
of the day and year first above written.

ELKO COUNTY SCHOOL DISTRICT

BY *[Signature]*
CHAIRMAN OF THE BOARD OF TRUSTEES
OF THE ELKO COUNTY SCHOOL DISTRICT

ATTEST:

[Signature]
CLERK OF THE BOARD OF TRUSTEES OF
THE ELKO COUNTY SCHOOL DISTRICT

1 STATE OF NEVADA, }
2 COUNTY OF ELKO. } SS.

3 On this 10th day of September, 1963, personally appeared
4 before me, a Notary Public in and for said County and State,
5 R. J. TOOTHMAN and D. V. HARPER, known to me to be the Chairman
6 and Clerk of the Board of Trustees of the Elko County School
7 District, respectively, that executed the foregoing instrument,
8 and upon oath did depose that they are the officers of said
9 school district as above designated; that they are acquainted
10 with the seal of said school district and that the seal affixed
11 to said instrument is the seal of said school district; that the
12 signatures to said instrument were made by officers of said
13 school district as indicated after said signature; that the said
14 school district executed the said instrument freely and volun-
15 tarily and for the uses and purposes therein mentioned.

16 IN WITNESS WHEREOF, I have hereunto set my hand and affixed
17 my official seal the day and year in this certificate first
18 above written.



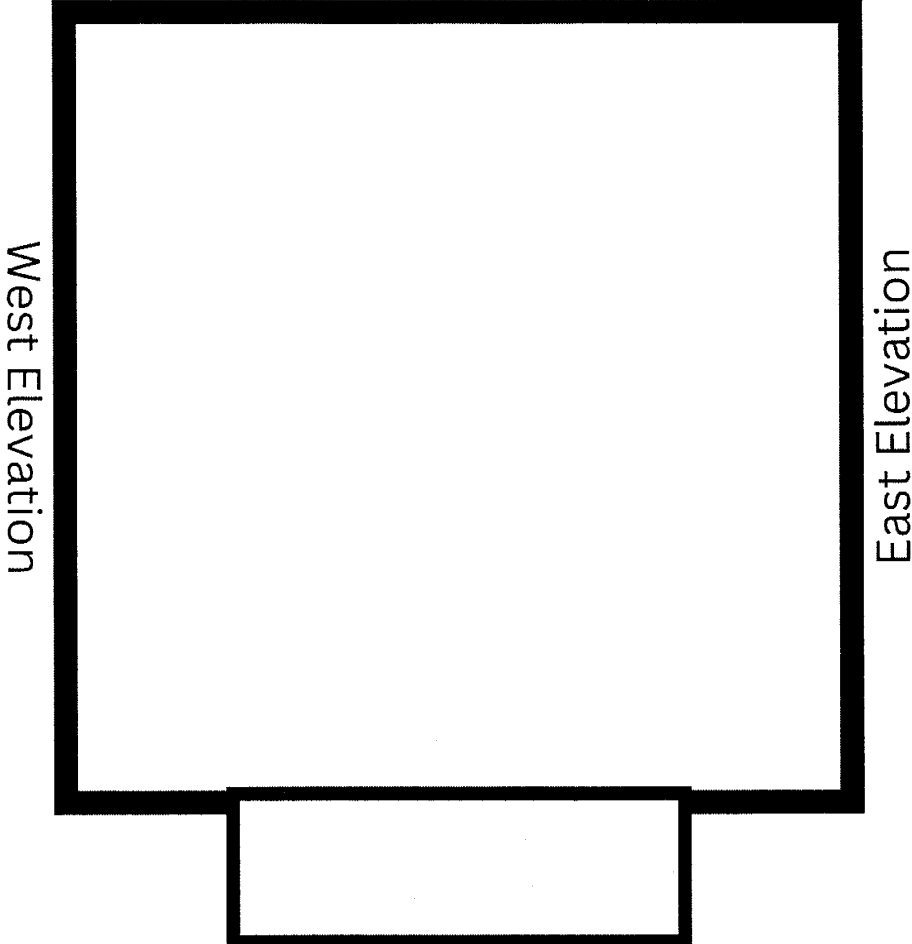
Joseph C. McDaniel
NOTARY PUBLIC

My Commission Expires: 11/29/64

File No. 13514
FILED FOR RECORD
BY RECORDER
Philip M. Moffitt INDEXED
SEP 12 10 59 AM '63
RECORDED BOOK 39 PAGE 328
ESTHER N. HESLTON
ELKO COUNTY RECORDER
Fee 41C

Exterior Site Plan and Exterior Elevation Photographs

North Elevation (Back)



West Elevation

East Elevation

South Elevation (Front)

South Elevation (Front of Building)



East Elevation

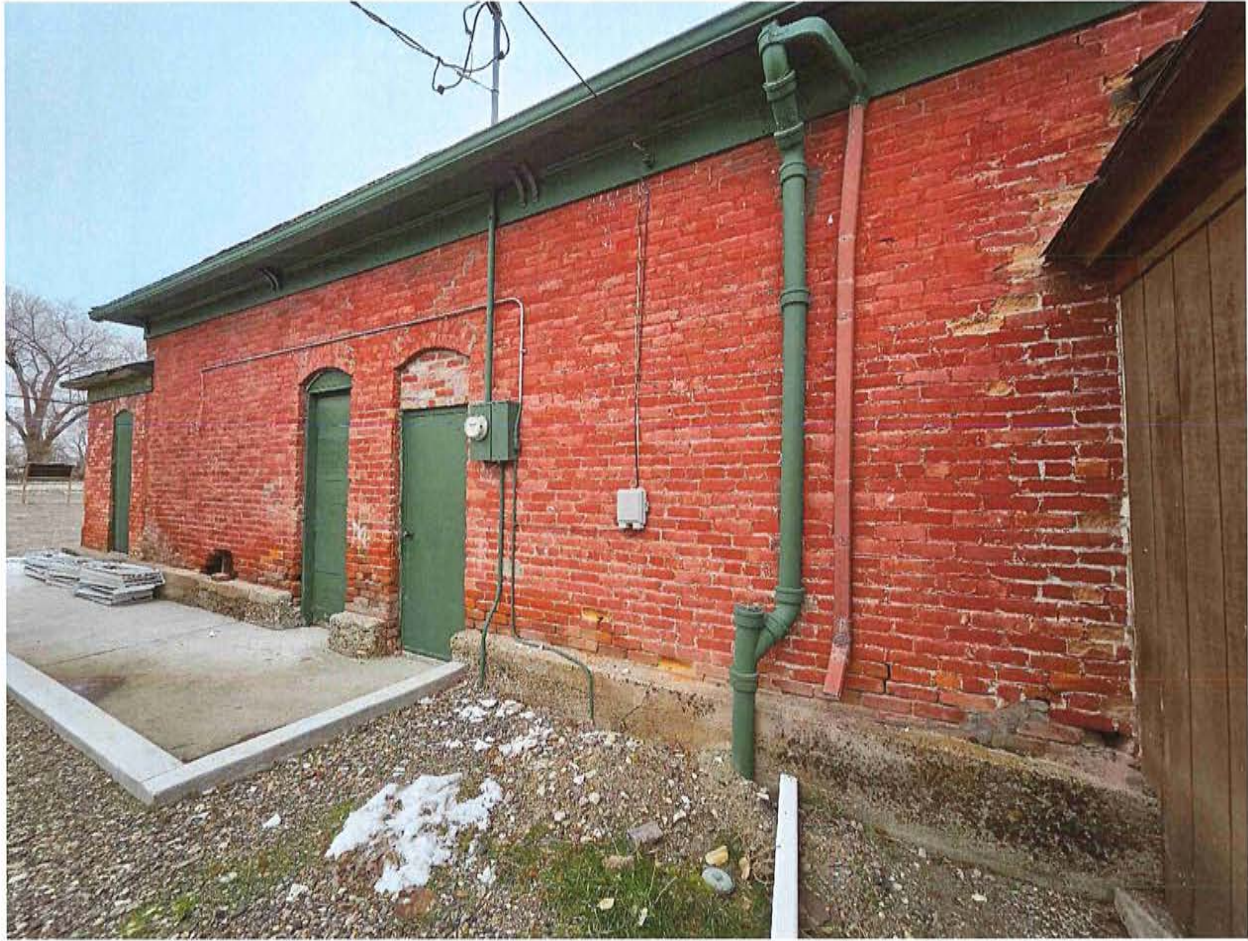


West Elevation



North Elevation (Back of Building)





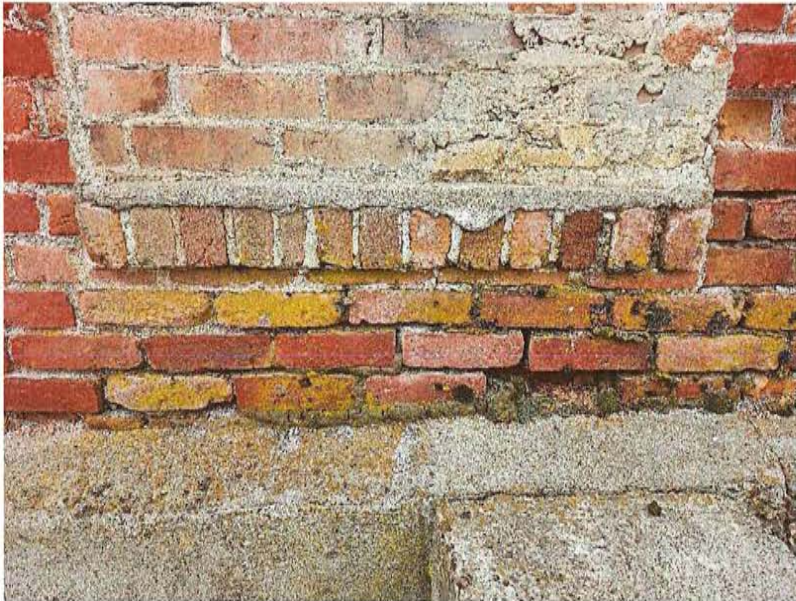
Project Photographs

Brick Restoration

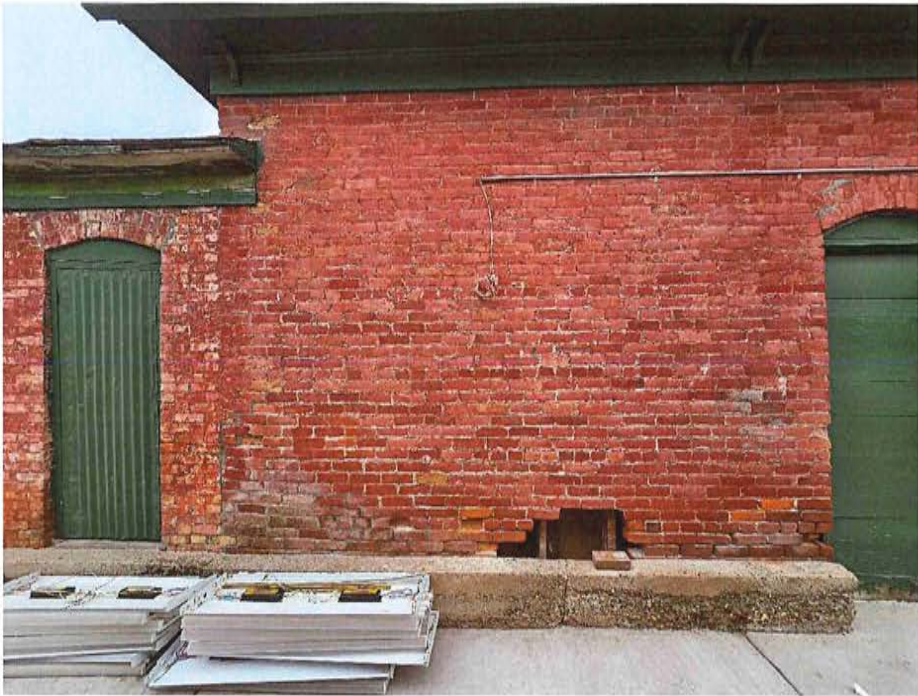
South Elevation



East Elevation



North Elevation



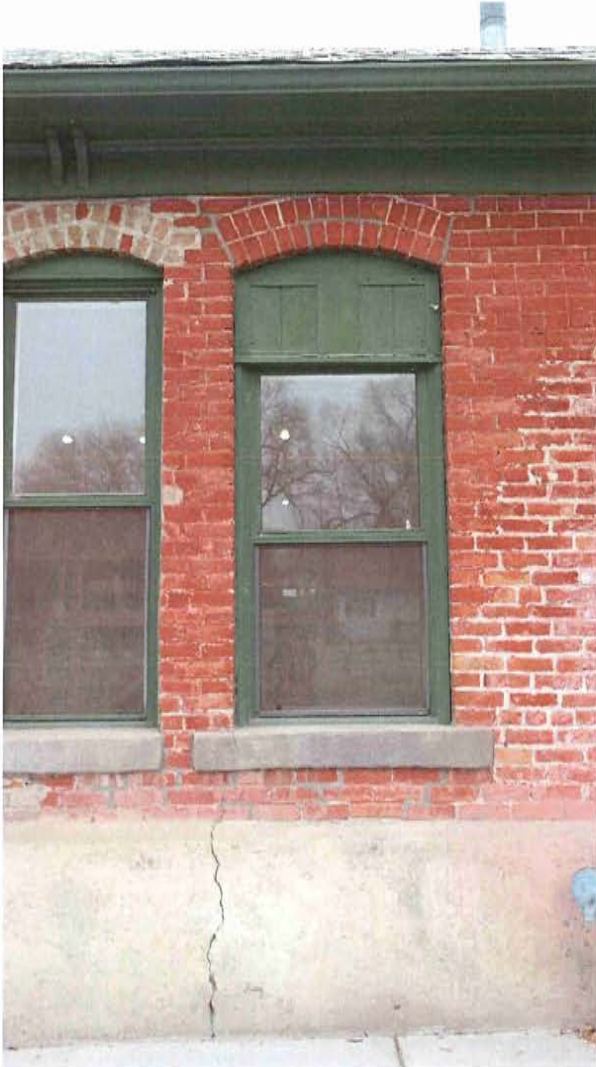
West Elevation



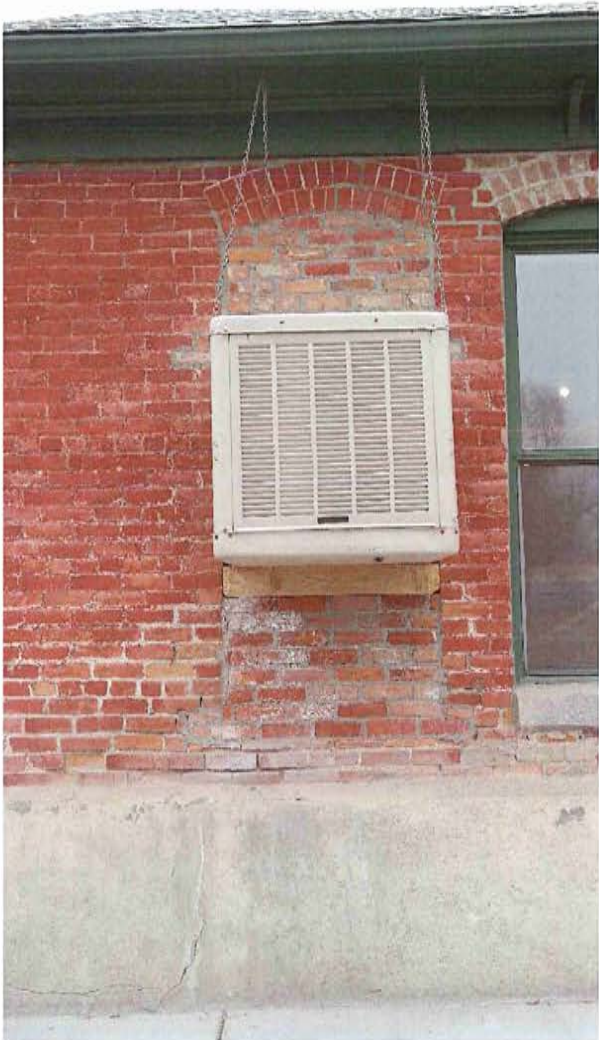
Project Photographs

Window Restoration

East Elevation

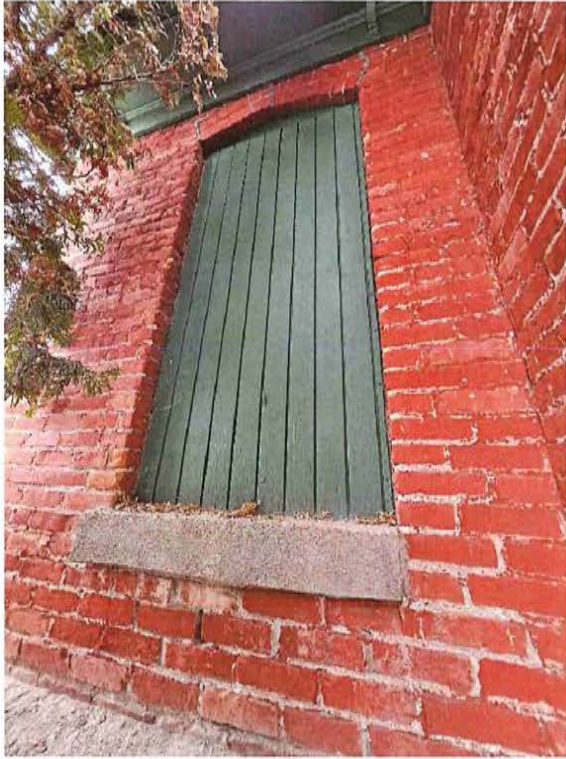


Altered Original Window

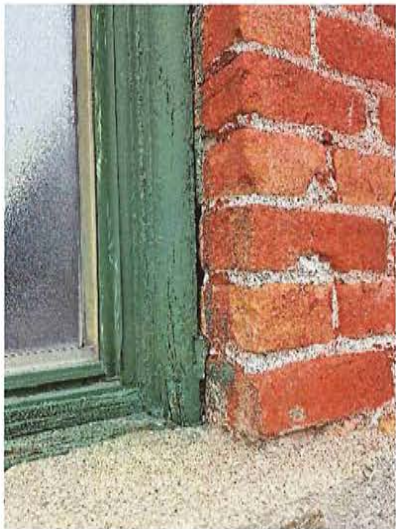


Original Window with Swamp Cooler

South Elevation

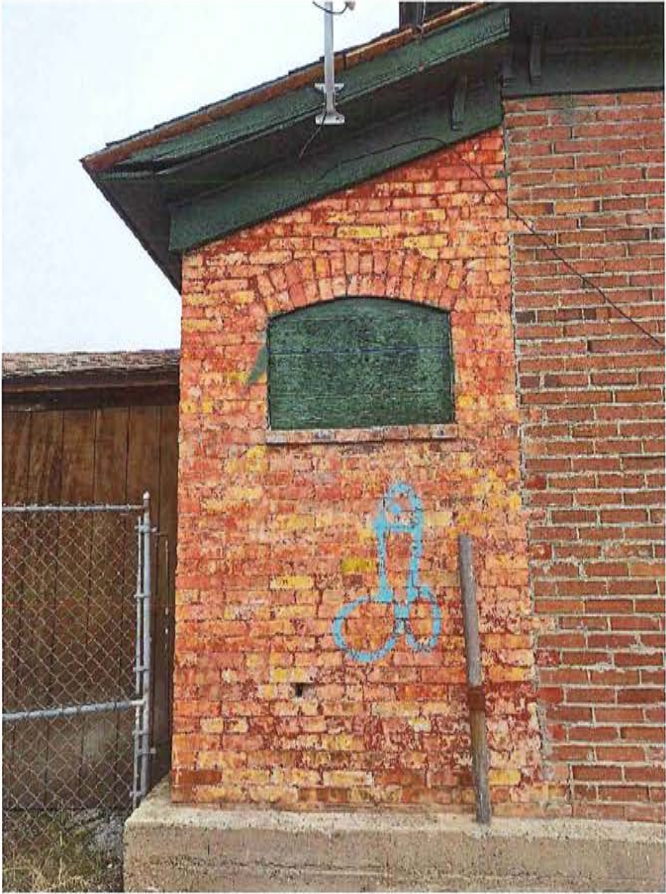


Boarded up Window



Weathered and Cracking Trim

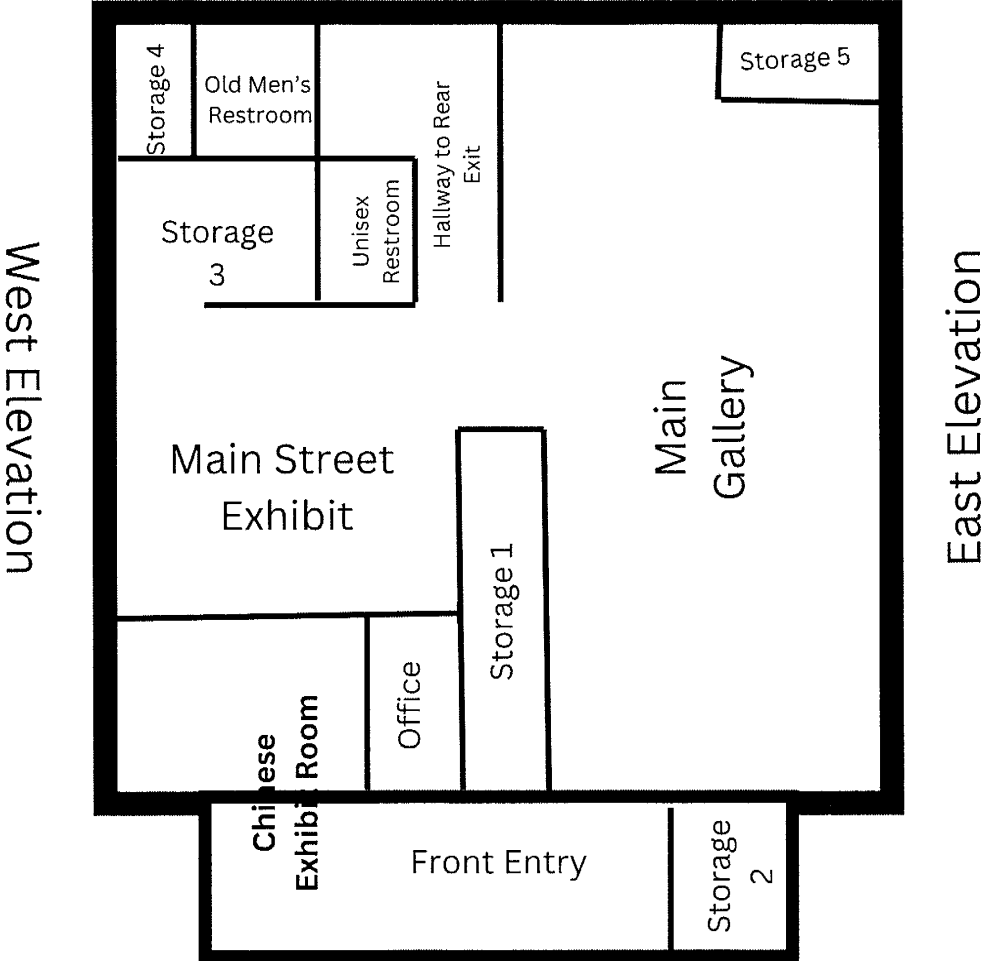
West Elevation



Boarded Up Window

Exterior Site Plan and Exterior Elevation Photographs

North Elevation (Back)



South Elevation (Front)

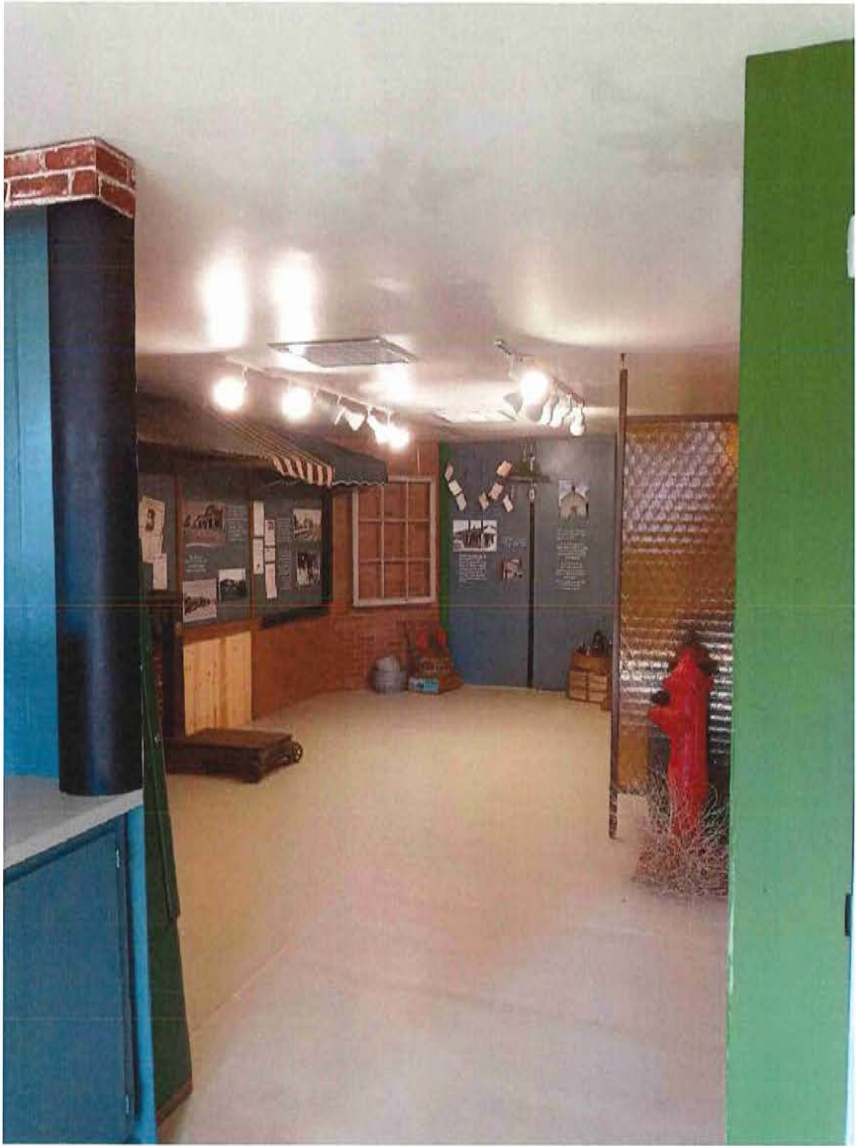
Front Entry – South Elevation



Main Gallery



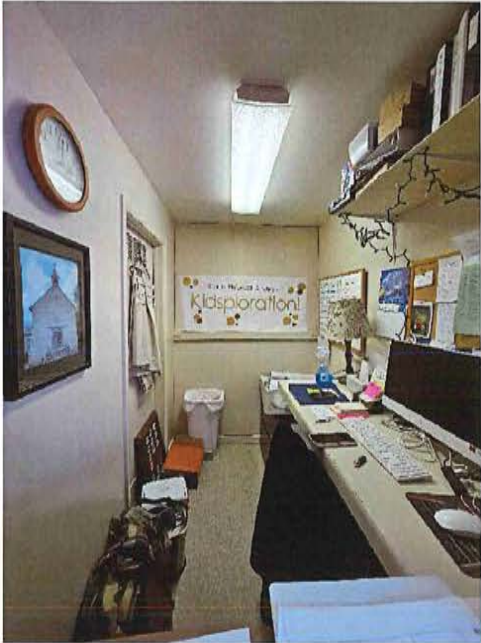
Main Street Exhibit



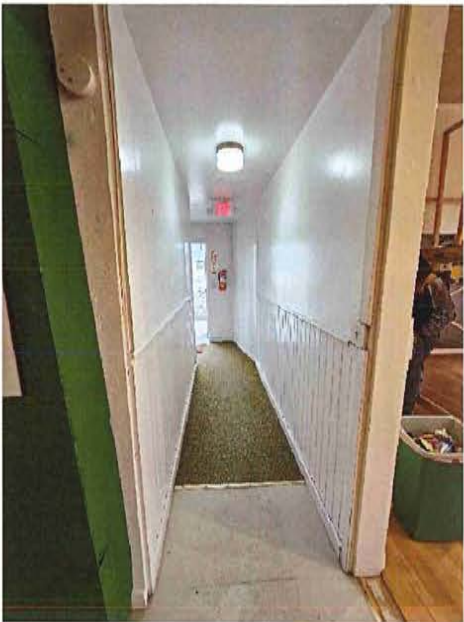
Chinese Exhibit Room



Office



Hallway to Rear Exit



Unisex Restroom



Old Men's Restroom



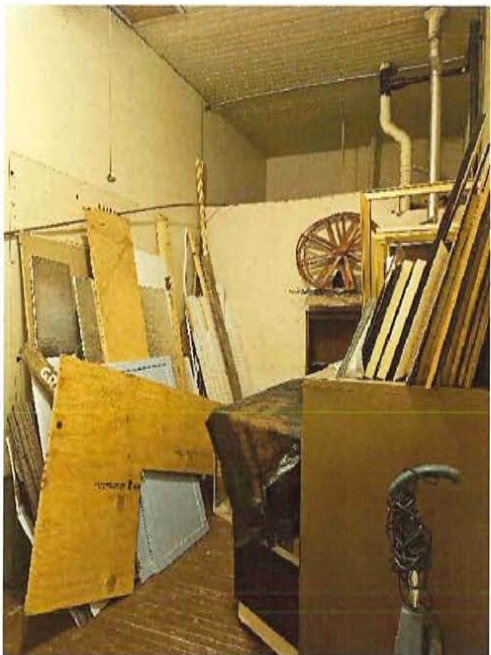
Storage 1



Storage 2



Storage 3



Storage 4



Storage 5 (Access from exterior only)



Historical Photographs

Window Restoration



Showing Original Window Openings and Lites



Mission Statement of the Carlin Historical Society

The Carlin Historical Society's mission is to discover, collect, preserve, research, interpret, disseminate, display, and promote the history of Carlin, Nevada and surrounding areas.

History of the Carlin Historical Society

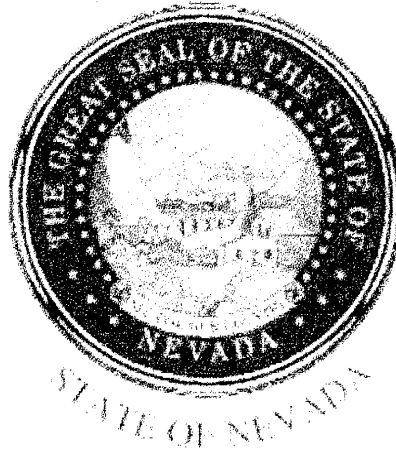
The Carlin Historical Society was founded in January 2018 by a group of local citizens who want to help preserve and share the history of Carlin, Nevada. The impetus for the organization's formation was the Sesquicentennial celebration of the town's founding and the demolition of a local historical building called the State Hotel on Main Street. The organization officially incorporated and obtained non-profit status in April 2018.

On July 4, 2018, the Society opened its first historical exhibit in a room in the Carlin Library. The exhibit, entitled *Carlin Sesquicentennial: Celebrating 150 Years of History!*, was a great success and in March 2019, the Carlin Historical Society finalized an agreement with the City of Carlin to lease the abandoned historic grammar school for use as a museum and cultural center. A second historical exhibit was opened on July 4, 2019, entitled *Carlin 13: The Lost History of the Carlin Chinese*. The new exhibit resulted in increased community support which allowed for the continued development of the Carlin Museum. The Carlin Museum officially opened to the public on February 1, 2020. We have two permanent exhibits and our primary exhibit in the Main Gallery rotates on an annual basis. The exhibit currently highlights the murder of Miles Fawcett in Carlin Josiah and Elizabeth Potts in 1890 and the subsequent hanging of both. We have also installed a couple of other small exhibits about Carlin's unique past. The Carlin Historical Society also began showing the work of local artists at the Museum in May 2021.

In furtherance of the Carlin Historical Society's mission, we host a lecture series called Tea Time Talks. The Tea Time Talks started in January 2022 and we present five lectures each year on a variety of subjects. In 2022, we also began our summer program for kids called Kidsploration. This is a three-part program that includes an archaeology dig, gold panning in a local creek, and a historical treasure hunt in the town of Carlin. We also offer one historical walking tour each year in October. We also have visited the local school to give presentations about the history of Carlin and hosted a couple school groups at the Museum in the last couple of years.

In addition to the rehabilitation and restoration of the historic grammar school that houses the Carlin Museum, the Carlin Historical Society is assisting the City of Carlin with the Old Catholic Church Restoration Project. In May of 2019, the City of Carlin acquired the old Catholic Church on Main Street in Carlin. The Carlin Historical Society helps the City of Carlin with the restoration and maintenance of the Church.

SECRETARY OF STATE



CORPORATE CHARTER

I, Barbara K. Cegavske, the duly elected and qualified Nevada Secretary of State, do hereby certify that **CARLIN HISTORICAL SOCIETY**, did on March 5, 2018, file in this office the original Articles of Incorporation; that said Articles of Incorporation are now on file and of record in the office of the Secretary of State of the State of Nevada, and further, that said Articles contain all the provisions required by the law of said State of Nevada.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Great Seal of State, at my office on March 13, 2018.

Barbara K. Cegavske

Barbara K. Cegavske
Secretary of State

Certified By: Stephanie Morrow
Certificate Number: C20180307-2524
You may verify this certificate
online at <http://www.nvsos.gov/>

**ARTICLES OF INCORPORATION OF
CARLIN HISTORICAL SOCIETY, A NEVADA NONPROFIT CORPORATION**

For the purpose of forming a nonprofit corporation in accordance with Chapter 82 of the Nevada Revised Statutes, the undersigned Incorporator hereby adopts the following Articles of Incorporation:

ARTICLE I: NAME

The name of the corporation shall be: CARLIN HISTORICAL SOCIETY (hereinafter "the Corporation").

ARTICLE II: INITIAL REGISTERED AGENT

The name and street address of the Corporation's initial Registered Agent shall be SABRA ESPARZA, 810 HAMILTON STREET, CARLIN, NV 89822. The mailing address of the Corporation's initial Registered Agent shall be PO BOX 1134, CARLIN, NV 89822. The Corporation's Registered Agent may be changed from time to time by action of the Corporation's Board of Directors and by filing the prescribed form with the Nevada Secretary of State.

ARTICLE III: OBJECT AND PURPOSE

The object and purpose of the Corporation shall be to discover, collect, preserve, research, interpret, disseminate, display, and promote the history of Carlin, Nevada and surrounding areas. In furtherance of this object and purpose, the Corporation may engage in activities that include, without limitation:

- a) Collecting, restoring, and preserving materials of historical significance;
- b) Operating a museum to exhibit materials of historical significance;
- c) Marking, restoring, owning, and/or operating historic buildings and sites;
- d) Hosting and/or presenting meetings, workshops, lectures, informative programs, and historic tours;
- e) Publishing and disseminating information of historical significance; and
- f) Ensuring access to materials, buildings, and sites of historical significance for the appreciation, enjoyment, education, and research of the general public.

The Corporation shall also be entitled to engage in any and all lawful activities that are necessary, proper, useful, incidental, or advantageous to its object and purpose and shall have all of the rights, powers, privileges, and immunities now or subsequently conferred upon nonprofit corporations organized under the laws of the State of Nevada. The Corporation shall be organized and operated in accordance with Chapter 82 of the Nevada Revised Statutes and exclusively for charitable, scientific, literary, and educational purposes, or any combination thereof, within the meaning of Section 501(c)(3) of the Internal Revenue Code. Notwithstanding any other provision of these Articles of Incorporation, the Corporation's purposes shall be limited exclusively to exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

ARTICLE IV: PROHIBITED ACTIVITIES

The Corporation shall not carry on any activities that may not be carried on (i) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or (ii) by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code. No substantial part of the activities of the Corporation shall be carrying on of propaganda or otherwise attempting to influence legislation, and the Corporation shall not participate or intervene in (including the publication or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. No part of the Corporation's net earnings shall inure to the benefit of its Directors, Officers, Members, or other private persons, except that the Corporation may pay reasonable compensation for services rendered and make payments and distributions in furtherance of the Corporation's object and purpose.

ARTICLE V: MEMBERSHIP

The Corporation may have Members. The number, qualifications, classes, rights, obligations, and privileges of Members may be established by action of the Corporation's Board of Directors.

ARTICLE VI: BOARD OF DIRECTORS

The business and affairs of the Corporation shall be conducted and managed by the Board of Directors. The term, qualifications, and number of Directors shall be determined, and may be changed from time to time, by action of the Board of Directors. Upon the adoption of these Articles of Incorporation, the following individuals shall serve as the initial Directors of the Corporation:

<u>NAME</u>	<u>ADDRESS</u>
GRACE BALLARD	PO BOX 15, CARLIN, NV 89822
SABRA ESPARZA	PO BOX 1134, CARLIN, NV 89822
MELINDA HARRIS	PO BOX 756, CARLIN, NV 89822
ROBERT MONGER	PO BOX 1920, CARLIN, NV 89822
ELLA B. TRUJILLO	PO BOX 782, CARLIN, NV 89822

ARTICLE VII: ISSUANCE OF CAPITAL STOCK

The Corporation is not organized or operated for pecuniary gain. The Corporation shall not issue capital stock, nor shall it distribute gains, profits, or dividends to any Director, Officer, or Member.

ARTICLE VIII: PERIOD OF DURATION

The Corporation shall exist in perpetuity, from the date of filing these Articles of Incorporation with the Nevada Secretary of State, unless dissolved according to law.

ARTICLE IX: DISSOLUTION

The property and assets of the Corporation are irrevocably dedicated to exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. Upon the dissolution of the Corporation, any assets remaining after payment of debts and satisfaction of liabilities, but not held on a condition requiring return in the event of dissolution, shall be distributed to one or more organizations engaged in activities substantially similar to those of the Corporation and organized and operated exclusively for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or to a federal, state, or local government, for a public purpose.

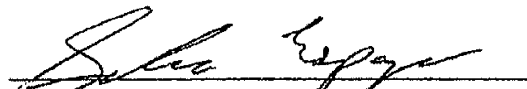
ARTICLE X: STATUTORY REFERENCES

All references set forth herein to provisions of the Internal Revenue Code shall mean and refer to those sections as they now exist, or as they may hereafter be amended, supplanted, or revised, or the corresponding provisions of any future United States Internal Revenue Law.

ARTICLE XI: NAME AND ADDRESS OF INCORPORATOR

The Corporation's Incorporator is SABRA ESPARZA. The mailing address of the Corporation's Incorporator is as follows: PO BOX 1134, CARLIN, NV 89822.

Dated this 22nd day of February, 2018


Sabra Esparza, Incorporator
Carlin Historical Society



BARBARA K. CEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov



180304

**Registered Agent
 Acceptance**
 (PURSUANT TO NRS 77.310)

This form may be submitted by: a Commercial Registered Agent, Noncommercial Registered Agent or Represented Entity. For more information please visit <http://www.nvsos.gov/index.aspx?page=141>

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

Certificate of Acceptance of Appointment by Registered Agent

In the matter of CARLIN HISTORICAL SOCIETY
 Name of Represented Business Entity

I, SABRA ESPARZA am a:
 Name of Appointed Registered Agent OR Represented Entity Serving as Own Agent*

(complete only one)

- a) commercial registered agent listed with the Nevada Secretary of State,
- b) noncommercial registered agent with the following address for service of process:

810 HAMILTON STREET CARLIN Nevada 89822
 Street Address City Zip Code

PO BOX 1134 CARLIN Nevada 89822
 Mailing Address (if different from street address) City Zip Code

- c) represented entity accepting own service of process at the following address:

 Title of Office or Position of Person in Represented Entity

 Street Address City Nevada Zip Code

 Mailing Address (if different from street address) City Nevada Zip Code

and hereby state that on 02/22/2018 I accepted the appointment as registered agent for
 the above named business entity. Date

X Sabra Esparza
 Authorized Signature of R.A. or On Behalf of R.A. Company

02/22/2018
 Date

*If changing Registered Agent when reinstating, officer's signature required.
X _____
 Signature of Officer Date

(NONPROFIT) INITIAL/ANNUAL LIST OF OFFICERS AND DIRECTORS OF:

ENTITY NUMBER

CARLIN HISTORICAL SOCIETY

NAME OF CORPORATION

FOR THE FILING PERIOD OF **03/01/2018** TO **03/31/2019**

USE BLACK INK ONLY - DO NOT HIGHLIGHT

Filed in the office of

Barbara K. Cegayske

Barbara K. Cegayske
Secretary of State
State of Nevada

Document Number

20180107013-03

Filing Date and Time

03/05/2018 3:43 PM

Entity Number

E0125622018-8

Return one file stamped copy. (If filing not accompanied by order instructions, file stamped copy will be sent to registered agent.)

IMPORTANT: Read instructions before completing and returning this form.

1. Print or type names and addresses, either residence or business, for all officers and directors. A President, Secretary, Treasurer, or equivalent of and all Directors must be named. There must be at least one director. If there are additional officers, attach a list of them to this form. An Officer or other authorized signer must sign the form. **FORM WILL BE RETURNED IF UNSIGNED.**
2. Return the completed form with the \$50.00 filing fee, if no capitalization. A \$50.00 penalty must be added for failure to file this form by the deadline. An annual list received more than 90 days before its due date shall be deemed an amended list for the previous year.
3. Make your check payable to the Secretary of State. Return the completed form to: Secretary of State, 202 North Carson Street, Carson City, Nevada 89701-4201, (775) 684-6708.
4. Form must be in the possession of the Secretary of State on or before the last day of the month in which it is due. (Postmark date is not accepted as receipt date.) Forms received after due date will be returned for additional fees and penalties.
5. **Ordering Copies:** If requested above, one file stamped copy will be returned at no additional charge. To receive a certified copy, enclose an additional \$30.00 per certification. A copy fee of \$2.00 per page is required for each additional copy generated when ordering 2 or more file stamped or certified copies. Appropriate instructions must accompany your order.

ABOVE SPACE IS FOR OFFICE USE ONLY

FILING FEE: \$50.00 (IF NO CAPITALIZATION) LATE PENALTY: \$50.00 (if filing late).

Charitable Solicitation Information - check applicable box

Does Organization intend to solicit charitable/tax deductible contributions? No - no additional form required Yes - "Charitable Solicitation Registration Statement" required

Organization claims exemption pursuant to (2016) AB50 15(1) or is recognized as a church under Internal Revenue Code 501(c)(3). Exempt from filing - "Exemption From Charitable Solicitation Registration Statement" required

**** Failure to include the required statement form will result in rejection of the filing and could result in late fees.****

For nonprofit entities formed under NRS Chapter 80: entities without 501(c) nonprofit designation are required to maintain a state business license, the fee is \$200.00. Those claiming an exemption under 501(c) designation must indicate by checking box below and submit Declaration of Eligibility form. Failure to attach the required notarized Declaration of Eligibility will result in a rejection, which could result in late fees.

Pursuant to NRS Chapter 78, this entity is a 501(c) nonprofit entity and is exempt from the business license fee. Exemption code 002


NRS Chapter 81 - Nonprofit entities which are Unit-owners' association or Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. § 501(c) are excluded from the requirement to obtain a state business license. Please indicate below if this entity falls into one of these categories by marking the appropriate box. If the entity does not meet either of these categories please submit \$200.00 for the state business license.

Unit-owners' Association Religious, charitable, fraternal or other organization that qualifies as a tax-exempt organization pursuant to 26 U.S.C. § 501(c)

NAME SABRA ESPARZA	TITLE(S) PRESIDENT (OR EQUIVALENT OF)
ADDRESS PO BOX 1134	CITY STATE ZIP CODE CARLIN NV 89822
NAME AMY MEALY	TITLE(S) SECRETARY (OR EQUIVALENT OF)
ADDRESS PO BOX 1750	CITY STATE ZIP CODE CARLIN NV 89822
NAME ELLA B. TRUJILLO	TITLE(S) TREASURER (OR EQUIVALENT OF)
ADDRESS PO BOX 782	CITY STATE ZIP CODE CARLIN NV 89822
NAME GRACE BALLARD	TITLE(S) DIRECTOR
ADDRESS PO BOX 15	CITY STATE ZIP CODE CARLIN NV 89822

None of the officers or directors identified in the list of officers has been identified with the fraudulent intent of concealing the identity of any person or persons exercising the power or authority of an officer or director in furtherance of any unlawful conduct.

I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.336, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State.


Signature of Officer or Other Authorized Signature

Title **PRESIDENT** Date **02/22/2018**

CARLIN HISTORICAL SOCIETY
INITIAL LIST OF OFFICERS AND DIRECTORS

DIRECTORS

Grace Ballard
PO Box 15
Carlin, NV 89822

Sabra Esparza
PO Box 1134
Carlin, NV 89822

Melinda Harris
PO Box 756
Carlin, NV 89822

Robert Monger
PO Box 1920
Carlin, NV 89822

Ella B. Trujillo
PO Box 782
Carlin, NV 89822

OFFICERS

Sabra Esparza, President
PO Box 1134
Carlin, NV 89822

Robert Monger, Vice-President
PO Box 1920
Carlin, NV 89822

Ella B. Trujillo, Treasurer
PO Box 782
Carlin, NV 89822

Amy Mealy, Secretary
PO Box 1750
Carlin, NV 89822



BARBARA K. GEGAVSKE
 Secretary of State
 202 North Carson Street
 Carson City, Nevada 89701-4201
 (775) 684-5708
 Website: www.nvsos.gov
 www.nvsilverflume.gov



280103

Filed in the office of *Barbara K. Gegavske* Document Number
20180107014-14
 Filing Date and Time
03/05/2018 3:43 PM
 Entity Number
E0125622018-8

**Charitable Solicitation
 Registration Statement**
 (PURSUANT TO NRS CHAPTER 82)
*Required for any corporation that intends to solicit charitable/tax
 deductible contributions. To be filed with Initial/Annual List Forms.*

USE BLACK INK ONLY - DO NOT HIGHLIGHT

ABOVE SPACE IS FOR OFFICE USE ONLY

1. Names of Charitable Organization: (please complete items a thru c; attach additional page(s) if necessary)	a) Name of charitable organization as filed with the Secretary of State's office: CARLIN HISTORICAL SOCIETY b) Exact name of charitable organization as registered with the Internal Revenue Service. CARLIN HISTORICAL SOCIETY c) Name or names under which charitable organization may or intends to solicit charitable contributions: CARLIN HISTORICAL SOCIETY																														
2. Web Address: (optional *)	*will be listed on public entity search																														
3. USA PATRIOT ACT certification: (optional)	<input checked="" type="checkbox"/> Check here to accept the following certification. <small>In compliance with the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism (USA PATRIOT) Act of 2001 and other counterterrorism laws, I hereby certify on behalf of the herein named entity that all funds and donations will be used in compliance with all United States of America anti-terrorism financing and asset control laws, statutes and executive orders.</small>																														
4. Places of Business: (please complete items a and b; attach additional page(s) if necessary)	a) Address and telephone number of the principal place of business of the charitable organization: 208-863-5344 <table border="1"> <tr> <td>810 HAMILTON STREET</td> <td>CARLIN</td> <td>NV</td> <td>89822</td> <td>USA</td> </tr> <tr> <td>Address</td> <td>City</td> <td>State</td> <td>Zip Code</td> <td>Country</td> </tr> </table> b) Address and telephone number of any office in this state OR if none, name, address and telephone number of custodian of its financial records: <table border="1"> <tr> <td>810 HAMILTON STREET</td> <td>CARLIN</td> <td>NV</td> <td>89822</td> <td></td> </tr> <tr> <td>Address</td> <td>City</td> <td>State</td> <td>Zip Code</td> <td>Country</td> </tr> <tr> <td>Name of Custodian: SABRA ESPARZA</td> <td colspan="4">208-863-5344</td> </tr> <tr> <td></td> <td colspan="4">Telephone Number</td> </tr> </table>	810 HAMILTON STREET	CARLIN	NV	89822	USA	Address	City	State	Zip Code	Country	810 HAMILTON STREET	CARLIN	NV	89822		Address	City	State	Zip Code	Country	Name of Custodian: SABRA ESPARZA	208-863-5344					Telephone Number			
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Name of Custodian: SABRA ESPARZA	208-863-5344																														
	Telephone Number																														
5. Exempt Status and Federal Tax ID:	Federal tax exempt status: PENDING EIN - Federal Tax ID: PENDING																														
6. Names and Addresses of Executive Personnel: (attach additional page(s) if necessary)	<table border="1"> <tr> <td>SABRA ESPARZA</td> <td>PRESIDENT</td> </tr> <tr> <td>Name</td> <td>Title</td> </tr> <tr> <td>PO BOX 1134</td> <td>CARLIN NV 89822 USA</td> </tr> <tr> <td>Address</td> <td>City State Zip Code Country</td> </tr> </table>	SABRA ESPARZA	PRESIDENT	Name	Title	PO BOX 1134	CARLIN NV 89822 USA	Address	City State Zip Code Country																						
SABRA ESPARZA	PRESIDENT																														
Name	Title																														
PO BOX 1134	CARLIN NV 89822 USA																														
Address	City State Zip Code Country																														
7. Fiscal Year:	Day and month of end of fiscal year of the charitable organization: Day: 30 Month: 6																														
8. Financial Information from IRS Form 990, 990EZ or if no Form 990, a good faith estimate for most recent fiscal year:	<input checked="" type="checkbox"/> Check here if you file Form 990N or have not filed a Form 990 or 990EZ. If checked, please provide a good faith estimate for its current fiscal year. All others please provide the information from Form 990 or 990EZ for the most recent fiscal year. <table border="1"> <tr> <td>Total Revenue (line 12, Form 990; line 9, Form 990EZ).....</td> <td align="right">\$7,500.00</td> </tr> <tr> <td>Total Expenses (line 16, Form 990; line 17, Form 990EZ).....</td> <td align="right">\$5,000.00</td> </tr> <tr> <td>Revenue less Expenses (line 19, Form 990; line 18, Form 990EZ).....</td> <td align="right">\$2,500.00</td> </tr> <tr> <td>Total Assets (line 20, Form 990; line 25, Form 990EZ).....</td> <td align="right">\$1,000.00</td> </tr> <tr> <td>Total Liabilities (line 21, Form 990; line 26, Form 990EZ).....</td> <td align="right">\$0.00</td> </tr> <tr> <td>Net Assets or Fund Balances (line 22, Form 990; line 27, Form 990EZ).....</td> <td align="right">\$1,000.00</td> </tr> </table>	Total Revenue (line 12, Form 990; line 9, Form 990EZ).....	\$7,500.00	Total Expenses (line 16, Form 990; line 17, Form 990EZ).....	\$5,000.00	Revenue less Expenses (line 19, Form 990; line 18, Form 990EZ).....	\$2,500.00	Total Assets (line 20, Form 990; line 25, Form 990EZ).....	\$1,000.00	Total Liabilities (line 21, Form 990; line 26, Form 990EZ).....	\$0.00	Net Assets or Fund Balances (line 22, Form 990; line 27, Form 990EZ).....	\$1,000.00																		
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9. Signature: (must be signed by an officer of the nonprofit corporation)	I declare, to the best of my knowledge under penalty of perjury, that the information contained herein is correct and acknowledge that pursuant to NRS 239.330, it is a category C felony to knowingly offer any false or forged instrument for filing in the Office of the Secretary of State. <table border="1"> <tr> <td><i>Sabra Esparza</i></td> <td>PRESIDENT</td> <td>02/22/2018</td> </tr> <tr> <td>Officer Signature</td> <td>Title</td> <td>Date</td> </tr> </table>	<i>Sabra Esparza</i>	PRESIDENT	02/22/2018	Officer Signature	Title	Date																								
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Officer Signature	Title	Date																													

CARLIN HISTORICAL SOCIETY
CHARITABLE SOLICITATION REGISTRATION STATEMENT

ATTACHMENT TO #6: NAMES AND ADDRESSES OF EXECUTIVE PERSONNEL

DIRECTORS

Grace Ballard
PO Box 15
Carlin, NV 89822

Sabra Esparza
PO Box 1134
Carlin, NV 89822

Melinda Harris
PO Box 756
Carlin, NV 89822

Robert Monger
PO Box 1920
Carlin, NV 89822

Ella B. Trujillo
PO Box 782
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OFFICERS

Sabra Esparza, President
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Robert Monger, Vice-President
PO Box 1920
Carlin, NV 89822

Ella B. Trujillo, Treasurer
PO Box 782
Carlin, NV 89822

Amy Mealy, Secretary
PO Box 1750
Carlin, NV 89822

2023/2024 - Carlin Historical Society Board of Directors

President – Sabra Esparza

Vice President – Robert Monger

Secretary – Melinda Harris

Treasurer – Ella B. Trujillo

Member Representative – Sharon Sutherland

Member Representative – Dee Burton-Primeaux

Member Representative – Teri Feasel



2022 Ghost Walk "Ghosts"



CARLIN HISTORICAL SOCIETY

STRATEGIC PLAN

JANUARY 2020

TO

JANUARY 2025

Approved by the Board of Directors on

February 21, 2020

Revised by the Board of Directors on

February 20, 2024

ABOUT THE CARLIN HISTORICAL SOCIETY

The Carlin Historical Society was founded in January 2018 by a group of local citizens who want to help preserve and share the history of Carlin, Nevada.

The impetus for the organization's formation was the Sesquicentennial celebration of the town's founding and the demolition of a local historical building called the State Hotel. The organization officially incorporated and obtained non-profit status by April 2018.

On July 4, 2018, the Society opened its first historical exhibit in a room in the Carlin Library. The exhibit, entitled *Carlin Sesquicentennial: Celebrating 150 Years of History!*, was a great success and by March of 2019, the Carlin Historical Society finalized an agreement with the City of Carlin to lease a historic schoolhouse building for use as a museum. A second historical exhibit was opened on July 4, 2019, entitled *Carlin 13: The Lost History of the Carlin Chinese*. The new exhibit resulted in increased community support which allowed for continued development of the Carlin Museum. The Carlin Museum officially opened to the public on February 1, 2020. We have successfully opened two more exhibits since February 2020. As a cultural center, we also showcase local artists and provide various programs, including lectures and classes.

This document consists of the organizations revised goals, to be completed by 2025, and the steps the organization will take to reach those goals. The document was created by the Board of Directors, with member input, after several planning sessions and monthly meetings.

Some of the action steps in this plan are already underway but they have been included to communicate the overall plan and the expected outcomes. Action steps that have been completed since February 2020 are marked as completed. The Carlin Historical Society is committed to aggressively communicating our goals both internally and externally and to have planning, follow-through, and assessment be integral to our operations. We recognize that the plan is flexible as we are subject to external forces beyond our control. This strategic plan will be reviewed and updated annually or on an as needed basis.

CARLIN HISTORICAL SOCIETY

MISSION STATEMENT

The mission of the Carlin Historical Society is to discover, collect, preserve, research, interpret, disseminate, display, and promote the history of Carlin, Nevada and surrounding areas.

VISION STATEMENT

The Carlin Historical Society will actively develop and promote the Carlin Museum and grounds in order to expand its permanent collection, develop and expand its exhibits, and provide education outreach to the public in order to preserve the history of Carlin, Nevada and surrounding areas and to promote tourism in Carlin.

Major Themes and Goals

The Board of Directors and members of the Carlin Historical Society followed a SWOT Analysis format in which participants were asked to examine the Society's strengths and weaknesses while identifying potential opportunities and threats. The responses to these inquiries were compiled into common themes. The common themes identified included:

- 1) a need to develop and grow a steady income stream for the Society;**
- 2) a need to protect and develop the Museum's archive collection;**
- 3) a need to increase the visibility of the Museum and make improvements to the Museum building and grounds;**
- 4) a need to identify and develop a Museum theme and exhibit format;
and**
- 5) a need to develop a community outreach plan for the Society.**

These five themes were used as the basis for the five themes of the plan. The Board of Directors and members then met and drafted "big picture" goals for each theme that will guide the day-to-day activities of the Society in the next 5 years.

These chapter headings and goals include:

Financial Growth

- a. Develop and implement a Grant Application System;
- b. develop partnerships with the business community;
- c. develop and cultivate endowments and donation sources; and
- d. identify assets and assess value of liquidation.

Collections Management

- a. Adopt a comprehensive Collections Management Policy;
- b. Complete a full inventory and meet goals for full catalogue records of collection; and
- c. Develop plan for storage of collection and implement improvements for storage area.

Building and Grounds Development

- a. Develop a plan for preservation, rehabilitation, and restoration of museum building and grounds with short-term and long-term financial needs; and
- b. Establish a plan for engaging the grounds as a part of the Museum experience.

Exhibition Development

- a. Develop and implement an exhibit plan for the Museum building and grounds with short-term and long-term financial needs;
- b. Develop the archive collection through community outreach and potential archive sources, such as other local museums.

External Relations

- a. Adopt a marketing plan for the Museum;
- b. Improve visibility of Museum through signage and development of exhibition space on the grounds of the Museum;
- c. Develop plans and partnerships that expand tourism outreach and collaboration with other museums and organizations in the area.

Goal 1: Financial Growth

Long-Range Vision

- By 2025, we will increase the revenue to \$10,000 per year.
- By 2025, we will increase annual private donations to \$3,000.
- By 2025, we will increase business donations to \$2,500.
- By 2025, we will increase our fundraiser revenue to \$2,500.00
- By 2025, we will have received and successfully implemented at least two monetary grants.
- By 2025, we will have liquidated all personal property assets worth monetary value.

Strategic Goal #1: Develop and implement a Grant Application System.

Outcomes:

1. Ability to track grants and optimize probability of success of obtaining grant funds.
2. Greater stability in revenue leading to the successful implementation of the Strategic Plan.
3. Ability to ensure for the long-range financial health of the Carlin Historical Society.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Create inventory of all possible sources of grant funding.	President and Treasurer	January 2025	\$0	<ul style="list-style-type: none"> - Completed by Deadline - Accuracy and value of the information gathered
Review all grant requirements and create tickler system for grant application deadlines.	President and Treasurer	January 2025	\$0	<ul style="list-style-type: none"> - Completed by Deadline - Accuracy and effectiveness of system
Continue to search for new grant opportunities.	Board of Directors	Ongoing	\$0	<ul style="list-style-type: none"> - Add new grant opportunities to system annually

Seek grant application completion assistance from local community and Nevada Grant Office.	Treasurer	Ongoing	\$0	- Meet long term goal of receipt of at least two grants by 2025
Seek out grant writing classes and/or trainings available at low-cost.	Treasurer	Ongoing	\$300 to \$1000	- Meet long term goal of receipt of at least two grants by 2025
Track volunteer hours and visitors to the Museum for grant purposes.	Board of Directors and Volunteers	Ongoing	\$0	- Logs - Compiled 3 years of statistics
Develop system for managing current grants in order to comply with all grant requirements and maintain records of history of grants.	Treasurer	January 2023	\$0	- Completed by Deadline - Accuracy and effectiveness of system

Strategic Goal #2: Develop partnerships with the local business community and cultivate endowment and donation sources.

Outcomes:

1. Greater stability in earned income and donations leading to more effective implementation of Strategic Plan and better ability to plan for the future.
2. A unified development effort that will lead to more productive fundraising.
3. Ability to ensure for the long-range financial health of the Carlin Historical Society.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Create a list of potential community partners, donors,	Secretary	August 2024	\$0	- Completed by Deadline

and possible revenue sources.				- Accuracy and value of the information gathered
Draft of letter of support/sponsorship opportunities for potential business partners and donors.	Secretary	August 2024	\$0	- Completed by Deadline - Donations and sponsorship increase
Brainstorm and implement Building improvement sponsorship program.	Vice President	August 2024	TBD	- Completed by Deadline - Effectiveness of donation tool.

Strategic Goal #3: Identify assets for liquidation and liquidate.

Outcomes:

1. Create revenue from existing assets.
2. Further the preservation, rehabilitation, and restoration of schoolhouse building.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Create inventory of organization assets and determine which assets can be liquidated.	Vice President	August 2020	\$0	COMPLETED
Determine resale value of liquid assets.	Vice President	January 2021	\$0	COMPLETED
Arrange for and execute sale of liquid assets.	Vice President	Ongoing	\$0	COMPLETED

Ongoing and Future Needs

The Carlin Historical Society recognizes the need for financial viability long into the future and the unique challenges of keeping a small museum running.

February 2022 Ideas

Possible suggestions of revenue generation included renting office space and providing classes for a fee. During our 2022 review of the Strategic Plan, the Board determined that they would offer classes free of charge as they have several scheduled in the coming months. The Board also determined that renting office space is impractical but the idea of renting the building for events would be revisited in the near future.

February 2024 Ideas

Possible suggestions of revenue generation include asking for donations at free events, such as the Tea Time Talks. It was also decided to give memberships to donors, both monetary and in-kind, to encourage donations.

Goal 2: Collections Management

Long-Range Vision

- By 2025, we will have 100% of the collection inventoried.
- By 2025, we will have developed a proactive acquisition program including adequate funds budgeted for collection care and conservation needs.

Strategic Goal #1: Adopt a comprehensive Collections Management Policy.

Outcomes:

1. High level of confidence within the community, particularly among potential donors, in the Museum’s ability to care for donations.
2. Increase collection of Carlin Museum.
3. Ability for public to access archives for research with ease and confidence.
4. Consistent standard of care for the collection through clearly stated guidelines, policies, and procedures.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Finalize inventory identification system.	Archivist	10/1/20	\$0	COMPLETED
Draft Collections Management Policy.	Archivist	September 2024	\$0	- Completed by Deadline - Approved by Board of Directors
Seek out donations and acquisitions that align with the Museum purpose with the help of the community.	Board of Directors	Ongoing	\$0	- Archive collection growth is evident. - 2022 - WE HAVE SEEN SIGNIFICANT GROWTH IN PICTURE ARCHIVE.

Strategic Goal #2: Complete a full collections inventory.

Outcomes:

1. High level of confidence within the community, particularly among potential donors, in the Museum’s ability to care for donations.
2. Ability for public to access archives for research with ease and confidence.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Inventory all photographs and store for ease of access.	Board of Directors	Ongoing	\$0	- Completed by Deadline of 2025 - JAN 2024 – 60% COMPLETE
Inventory all artifacts and store according to museum quality standards.	Board of Directors	Ongoing	\$0	COMPLETE
Implement policy regarding how objects are acquired and deaccessioned.	Registrar	Ongoing	\$0	- Policy is followed in every instance. - 2022 NEED IMPROVEMENT -2024 – No significant improvement (need training)

Strategic Goal #3: Develop a plan for storage of collection and implement improvements to storage area.

Outcomes:

1. High level of confidence within the community, particularly among potential donors, in the Museum’s ability to care for donations.
2. Ability for public to access archives for research with ease and confidence.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
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Finish putting up shelves in Archives	Board of Directors	10/1/20	\$0	COMPLETED
Purchase and install new air conditioning system for Archives/Storage Area	Board of Directors	July 2024	\$500 to \$1000	- NEED GRANT FUNDING OR PRIVATE DONATION -2024 – Hire handyman to fix current swamp cooler or install electric cooler.
Arrange archives for ease of use, access, and possible growth.	Board of Directors	Ongoing	\$0	Ongoing as items archived.

Goal 3: Building and Grounds Development

Long-Range Vision

- By 2025, we will have a fully functioning building and grounds that are safe, secure, aesthetically pleasing, and well maintained.
- By 2025, we will complete improvements to the building so that it is safe, secure, aesthetically pleasing, and well maintained.
- By 2025, we will determine whether restoration of the Museum building interior is desirable or counter-productive to use of the building as a museum.

Strategic Goal #1: Develop a plan for preservation, rehabilitation, and restoration of museum building and grounds with short-term and long-term financial needs.

Outcomes:

1. Ability to anticipate future facility needs leading to project viability.
2. Improved ability to manage the Museum’s long-term financial needs
3. Long-term, comprehensive plan for the Museum’s building and grounds that will guide future improvements and fundraising efforts.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Develop a Master Plan detailing immediate building needs, as well as plans for future improvements and restoration work with associated cost projections.	Board of Directors	2/1/2021	\$0	Completed
Engage the services of an architect or general contractor to develop plan for	Board of Directors	5/15/2023	\$10,000	COMPLETED

widening rear entrance.				
Engage services of an architect to develop plan for restoration of bell tower and roof features.	Board of Directors	5/15/2023	\$20,000	COMPLETED

Strategic Goal #2: Complete improvements to the building in order to meet immediate needs of maintenance and preservation.

Outcomes:

1. Increased level of confidence within the community of the Society’s mission and future viability of the Museum Project.
2. Increased transparency and clarity as it relates to the long-term development of the Museum building and grounds.
3. Increased level of fundraising through evidenced project completion.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Remodel Men’s and Women’s restrooms into one unisex restroom that meets ADA requirements.	Board of Directors	10/1/2024	\$10,000	Completed by Deadline
Remodel Men’s restroom into kitchenette.	Board of Directors	10/1/2024	\$10,000	Completed by Deadline
Removal of walk-in freezer and breezeway connecting it to the building.	Board of Directors	6/1/2025	\$0	COMPLETED
Renovation, wall repair, and painting of kitchen in Museum building.	Board of Directors	6/1/2020	\$500	COMPLETED
Painting of interior of building.	Board of Directors	6/1/2022	\$500.00	COMPLETED

Installation of central air conditioning in Museum building.	Board of Directors	7/1/2025	\$70,000	Completed by Deadline
Replacement of furnace with central heat.	Board of Directors	7/1/2025	\$70,000	Completed by Deadline
Removal and replacement of light fixtures in Museum building.	Board of Directors	7/1/2024	\$10,000	Completed by Deadline -COMPLETED - Light fixtures in Main gallery to be Replaced by 1/1/23.
Restoration of wood floors.	Board of Directors	7/1/2024	\$20,000	COMPLETED
Repair of floor in front entryway and new floor installed.	Board of Directors	7/1/2023	\$2,000	COMPLETED

Ongoing and Future Needs

The Carlin Historical Society envisions a lot of improvements for the building which may be preservation, rehabilitation, or restoration based. Such improvements may include restoration of the interior to the original floor plan of the schoolhouse which would result in the removal of walls and other attached fixtures.

Strategic Goal #3: Establish a plan for improving the grounds as a part of the Museum experience.

Outcomes:

1. A more attractive exterior that will project the image of a vibrant, active Museum and drive attendance and use.
2. Increased visibility of the Museum and Society to the public resulting in increased funding and donations to the Collection.
3. Ability to make full use of the Museum's grounds as a valuable public space and community resource.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Develop a Master Plan for development of the Building grounds for use as an exhibit area.	Board of Directors	12/1/2024	\$0	Completed by Deadline
Install Museum Sign on corner of building grounds.	Board of Directors	9/1/2020	\$6,000	COMPLETED
Install Mining Interpretive Signs on building grounds.	Board of Directors	9/1/2020	\$4,500	COMPLETED
Install ore cart on corner of building grounds.	Board of Directors	9/1/2022	\$100.00	COMPLETED
Remove concrete ramp on front of building and repour sidewalks in front of building.	Board of Directors	8/1/2022	\$20,000	COMPLETED
Pour new sidewalk from front of building to rear of building.	Board of Directors	8/1/2022	\$10,000	COMPLETED

ADA ACCESS AT REAR	Board of Directors	12/1/2025	\$2,000	Completed by Deadline
Paint exterior trim, cornices, and other decorative features in order to preserve and improve appearance of building.	Board of Directors	6/1/2021	\$5,000	COMPLETED
Remove and repour sidewalks on the rest of Cedar and 8 th Street.	Board of Directors	12/1/2025	\$35,000	Completed by Deadline
Repoint Building bricks, replace missing bricks, etc.	Board of Directors	12/1/2025	\$90,000	Completed by Deadline

Ongoing and Future Needs

The Carlin Historical Society envisions a lot of improvements for the building which may be preservation, rehabilitation, or restoration based. Such improvements include installation of a railroad box car, and/or caboose on the building grounds, construction of an outdoor seating area, landscaping, roof replacement, and restoration of the bell tower and widow's walk on the roof.

Goal 4: Exhibition Development

Long-Range Vision

- By 2025, we will have utilized all space available for exhibition in the both the interior and exterior of the grounds.
- By 2025, we will have solidified a reputation in the community for being a museum worth seeing and for excellence in historical preservation.
- By 2025, we will be recognized as consistently offering differentiated programs and exhibitions that address the interests and needs of diverse audiences.

Strategic Goal #1: Develop and implement an exhibit plan for the Museum building and grounds with short-term and long-term financial needs.

Outcomes:

1. High quality exhibitions and programs, which will better carry out the Museum’s mission.
2. New and unexpected opportunities to engage visitors and the community at large.
3. Better understanding and appreciation for the Museum and its collection among the diverse audiences we serve.
4. Increased revenue from program participation.
5. Overall increased attendance and use by the community especially with returning visitors.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Draft Exhibit Vision Plan based upon member and community feedback.	Board of Directors	Ongoing	\$0	-COMPLETED -Quality and usefulness of document.
Develop infrastructure for semi-permanent exhibition space in Main Gallery.	Board of Directors	9/1/2022	\$11,500 (Funded with Private Donation)	-COMPLETED
Brainstorm ideas to engage	Board of Directors	Ongoing	\$0	-Visitor attendance

visitors and the community at large.				-Visitor Satisfaction -Community Reputation -Events implemented with positive feedback in 2021, 2022, AND 2023.
Expand opportunities for adult and youth learners for classes, lectures, and hand-on activities	Board of Directors	Ongoing	Unknown	-Attendance -Participant Satisfaction -Community Awareness -Events planned for 2022, 2023
Develop new, innovative, technology based exhibits and programs.	Board of Directors	Ongoing	\$7,000	-Attendance -Visitor Satisfaction -Positive community feedback -Integrated digital display into newest exhibit in 2023.
Develop offerings of school programs for educators.	Board of Directors	Ongoing	\$3,000	-Reception of local educators -Attendance -Feedback -Hosted several student field trips at museum in 2023/2024.

Strategic Goal #2: Develop the archive collection through community outreach and potential archive sources, such as other museums.

Outcomes:

1. Increased audience loyalty and lasting enthusiasm and appreciation in the community for the Society and its mission.
2. Improved relations with the community and enhanced opportunities to form beneficial relationships.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Seek out donations and acquisitions from the community through social media and website.	Registrar	Ongoing	\$0	<ul style="list-style-type: none"> - Growth of collection. - Ongoing – seen some donations but not significant.
Maintain a master list of artifacts for potential acquisition.	Board of Directors	Ongoing	\$0	<ul style="list-style-type: none"> - Have not started.
Maintain and develop relationships with other institutions.	Board of Directors	Ongoing	\$0	<p>We have received one collection from another institution and have artifacts on loan from two different institutions.</p> <p>-There is great potential to receive additional collection items from NNM.</p>
Increase visibility to community and communicate needs of collection.	Board of Directors	Ongoing	\$0	<ul style="list-style-type: none"> - Growth of Collection - Create media outreach for

				collection requests.
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Goal 5: Visibility and External Relations

Long-Range Vision

- By 2025, we will increase onsite attendance to 100 annually.
- By 2025, we will be recognized for our positive impact on the community through tourism.
- By 2025, we will be recognized as an important partner in the museum and tourism industry of Elko County and surrounding area.

Strategic Goal #1: Adopt a marketing plan for the Museum.

Outcomes:

1. Improve community awareness of Society’s mission and vision for the future of the Museum.
2. Increase visitors to the Museum and participation in programming.
3. Better engagement of the community, potential partners, and potential funders.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Draft marketing plan for Society and Museum.	Board of Directors	9/1/2025	\$0	-Completed by Deadline
Launch new marketing plan for Society and Museum.	Board of Directors	12/1/2025	\$300.00	-Completed by Deadline

Strategic Goal #2: Improve visibility of Museum through signage and development of exhibition space on the grounds of the Museum.

Outcomes:

1. Improve community awareness of Society’s mission and vision for the future of the Museum.
2. Increase visitors to the Museum and participation in programming.
3. Better engagement of the community, potential partners, and potential funders.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Purchase and install Museum sign on the corner of Cedar and Eighth Street.	Board of Directors	6/1/2020	\$6,000	COMPLETED
Purchase and install directional signs in the City of Carlin to help guide visitors to the Museum.	Board of Directors	6/1/2020	\$150.00	COMPLETED
Install Mining Interpretive Signs flanking Museum building sign.	Board of Directors	9/1/2020	\$4,500.00	COMPLETED

Obtain railroad boxcar and/or caboose and install on building grounds.	Board of Directors	1/1/2025	\$40,000 to \$150,000	-Completed by Deadline
Reconstruct historical features of building roof, including belltower and widow's walk.	Board of Directors	12/1/2024	\$100,000	-Completed by Deadline -2023 - Received grant for and engaged services of architect to complete restoration.

Strategic Goal #3: Develop plans and partnerships that expand tourism outreach and collaboration with other museums, events, and organizations in the area.

Outcomes:

1. Increased awareness and attendance of the Society and Museum.
2. Strategic partnerships between the Society and other nearby organizations that expand the Museum's impact and influence as they relate to tourism.

Action Steps	Responsible Party	Due By	Cost	Performance Measure
Meet with leaders of other organizations in the area and identify	Board of Directors	Ongoing	\$0	- Consistency of meetings - Quality of Communication

opportunities for collaboration.				<ul style="list-style-type: none"> - Quality of relationships developed - Significance of collaborative efforts
Align marketing efforts and program development with the goals of expanding tourism and influence.	Board of Directors	Ongoing	\$0	<ul style="list-style-type: none"> - Increased attendance - Visitor Feedback - Seek out free trainings about tourism marketing.
Take a leadership role in the community's efforts to preserve local history through activism and community awareness.	Board of Directors	Ongoing	\$0	<ul style="list-style-type: none"> - Increased recognition in the community of Society's mission - Continuing to try to increase awareness.
Make contact with the Chinese Benevolent Society to discuss potentially being a destination for tours provided to Chinese visitors to the area.	Board of Directors with assistance from liaison, Margaret Johnston.	7/1/2024	\$0	<ul style="list-style-type: none"> - Increase in visitors to the museum and development of the town's historical sites to cater to the tourism industry of China.

CONCLUSION

In February 2021, the Carlin Historical Society created this Strategic Plan in order to focus their efforts for the future of the organization and the Carlin Museum. It was reviewed by the Board of Directors and participating members in February 2022 and revisions were made, including tracking the progress of the action steps within.

In February 2023, the Board reviewed the Strategic Plan and found significant progress was made on brick and mortar projects but not a lot of progress in development and policy. The Board will begin preparing ideas for the creation of a new 5 year strategic plan in 2025.

The Strategic Plan will continue to be reviewed on an BIENNIAL basis.

The Carlin Historical Society desires to fulfill its mission but also recognizes the potential positive impact their activities could have on the community in which its members live and work. The town of Carlin is struggling to remain vibrant as the time marches on. Increasing the tourism industry could help the community. To that end, the Carlin Historical Society will actively cultivate the use of its facilities both interior and exterior as a resource for its citizens through the continued expansion of its permanent collection, creative development and expansion of exhibitions and providing educational outreach to the public. The Carlin Historical Society will be proactive in developing its collections, staff, programs, and facilities, and in the continual expansion of its presence in the community

Carlin Historical Society Activities and Visitor Numbers

July 1, 2019 to April 20, 2024

July 4, 2019

Open House at museum for members of the Chinese Railroad Workers Descendants Association while they dedicated a memorial plaque in honor of Carlin's Chinese railroad workers and residents.

Hosted a stop at the Carlin Museum for the annual Carlin Sho N' Shine Poker Run.

September 11, 2019 - Carlin Historical Society signs Memorandum of Understanding with the City of Carlin to be the fiduciary for funds collected for the restoration of the Old Catholic Church on Main Street.

October 31, 2019 – Held community trick or treat at Carlin Museum in conjunction with haunted house at community center next door.

2020

March 17, 2020 – Carlin Museum closed to the public due to COVID-19 pandemic.

July 4, 2020 – Opened first outdoor exhibit at the Carlin Museum entitled *Gold Mining: The Why and the How*, which includes eight interpretive panels explaining how gold is found, processed, and what it is used for.

July 8, 2020 - Carlin Historical Society receives AARP Community Challenge grant to pay for wayfinding signage and a building sign for the Carlin Museum.

July 27, 2020 – Carlin Historical Society receive Union Pacific Community Grant to fund a digital display for historical timeline of Carlin's history and a new exhibit about Main Street in Carlin, Nevada.

2021

February 1, 2021 – Hosted a stop at the Carlin Museum for the First Annual Bumble Hunt, sponsored by the Carlin Friends of the Library.

February 13, 2021 – Installed wayfinding signage at two locations in Carlin, Nevada to help people find the Carlin Museum.

March 30, 2021 – Carlin Museum reopened to the public after COVID-19 pandemic closure.

April 15, 2021 – Carlin Historical Society officially takes on restoration of Old Catholic Church from the City of Carlin, Nevada.

May 15, 2021 – Opened new exhibit at Carlin Museum entitled *Main Street Carlin: A Walk into the Past*.

July 3, 2021 - Hosted Community BBQ at the Old Catholic Church on Main Street.

July 4, 2021 – Open House at museum for members of the Chinese Railroad Workers Descendants Association while they dedicated a memorial plaque for the second time in honor of Carlin’s Chinese railroad workers and residents.

Opened new *Local Artist Spotlight* exhibit. We will feature a local artist in this exhibit every six months.

August 20, 2021 – Installed new building sign for the Carlin Museum and held Reveal Party for the sign.

September 6, 2021 – Hosted members of the Chinese Railroad Workers Descendants Association in conjunction with the dedication of a monument to the Chinese Railroad Workers of Carlin, Nevada at the Carlin Cemetery. The group toured the Carlin Museum.

October 22, 2021 – Held a historical Ghost Walk for the community that highlighted some of the spookier stories of Carlin’s past.

2022

January 18, 2022 – Held the first lecture of the 2022 programming called Tea Time Talks. The series includes five historical lectures and one class. Topics include Prohibition in Carlin and Geocaching. Additional “talks” may be scheduled including a series of classes of genealogy how-tos.

February 12, 2022 – Tea Time Talk at the Museum: Learn Geocaching

March 15, 2022 – Tea Time Talk at the Museum: The History of Palisade, Nevada

March 22, 2022 – Presentation at school about the history of Carlin for 3rd grade classes.

April 23, 2022 – Vintage Hat Show and Dinner Fundraiser

May 17, 2022 – Tea Time Talk at the Museum: Carlin and the Ice Harvesting Industry

June 27, 2022 - Kidsploration: Archaeology Dig at the Old Church on Main Street

July 18, 2022 - Kidsploration: Gold Panning at Maggie Creek

August 10, 2022 -Kidsploration: Geocache Treasure Hunt

September 20, 2022 – Tea Time Talk at the Museum: Carlin’s WWII Housing Project

November 15, 2022 – Tea Time Talk at the Museum: The Electrification of Carlin

2023

January 17, 2023 – Tea Time Talk at the Museum: Chinese New Year in Rural Nevada

January 11, 2023 – Stop for the Carlin Bumble Hunt

February 18, 2023 – 1st Annual Murder Mystery Dinner Fundraiser

March 21, 2023 – Tea Time Talk at the Museum: Carlin’s Amateur Town Baseball Team

May 1, 2023 – Carlin 3rd Graders Field Trip at the Museum

May 16, 2023 – Tea Time Talk at the Museum: The Tragedy of the Wreck of the City of San Francisco

May 2023 – Restoration of the Historic Boxcar and Caboose at the Carlin School

June 19, 2023 – Second Annual Kidsploration: Archaeology Dig at the Old Church on Main Street

June 30, 2023 – Documentary in the Park showing Lady Jessie: A Vietnam Story

July 1, 2023 – Opening of the new exhibit, The Potts’ Murder: Guilty or Innocent?

July 24, 2023 – Second Annual Kidsploration: Gold Panning at Maggie Creek

August 14, 2023 – Second Annual Kidsploration: Flashlight History Treasure Hunt

August 19, 2023 – Hosted a “stop” for the Carlin Sho n’ Shine Car Show Poker Run

August 20, 2023 – Going Home Documentary Award Ceremony

September 19, 2023 – Tea Time Talk at the Museum: The Murder of Constable Dolph Berning (Guest Lecturer)

October 21, 2023 – Haunted Cemetery Tour

November 21, 2023 – Tea Time Talk at the Museum: Carlin’s Forgotten Library

December 20, 2023 – Carlin Cookie Walk and Bumble Hunt Stop

2024

January 20, 2024 – Second Annual Murder Mystery Dinner Fundraiser

March 9, 2024 – Carlin Preschoolers visit the Museum

March 19, 2024 – Tea Time Talk at the Museum: Carlin and the Railroad Strike of 1894

April 20, 2024 – Vintage Hat Show and Dinner Fundraiser

Museum Visitor Numbers

2/1/2020 to 11/28/2020 – 80

1/30/2021 to 9/7/2021 – 95

1/20/2022 to 1/30/2023 – 324

2/1/2023 to 1/20/2024 – 447*

*Beginning in December of 2023 we began opening three days a week instead of only two.



2024 Carlin Preschool Field Trip in Chinese Railroad Workers Exhibit

Current CCCHP Grant Status

We are currently in the process of finishing our CCCHP Grant from FY 2021/2022. The Scope of Work for the grant includes obtaining a historic structure report, structural and engineering study, construction documents for the reconstruction of the historic bell tower and widow's walk, and the reconstruction of the historic bell tower and widow's walk. In the late summer of 2022, we interviewed three different local architects about the project and ultimately engaged the services of Jacque Errecart. Below is a brief synopsis of the project after we hired Jacque Errecart:

Jacque Errecart was first approached about the project in July of 2022. She made an in-person visit to the School House in August 2022. In October 2022, our Vice President and Treasurer met with Ms. Errecart to discuss the Scope of Work and ultimate goals for usage of the building. We provided Ms. Errecart with some preliminary history and photographs of the building. Our grant cycle officially began on November 1, 2022. In December 2022, Ms. Errecart started to do some preliminary research of the building's history. Due to adverse weather, no site visits were made in January of 2023 but it is possible that Ms. Errecart continued to work on the project in office. On February 8, 2023, Ms. Errecart made a site visit to the school and on February 15, 2022, a phone meeting was held with her to discuss the evolution of the building based upon historical photographs, especially the window configuration. On February 28, 2023, Ms. Errecart provided the Carlin Historical Society with her first draft report and various elevation drawings of the building. On March 8, 2023, Ms. Errecart made a second site visit to the School House and a meeting was held with our Treasurer and a member to discuss the progress of the study, potential future needs, etc. In April of 2023, the Carlin Historical Society assisted Ms. Errecart with a more detailed history of the building. On May 10, 2023, Ms. Errecart made her third visit to the site and on May 18th she made her fourth. On July 6, 2023, Ms. Errecart provided us with her second draft report along with additional drawings, including a site survey, site study, and existing roof plan with sections. In July 2023, we asked Errecart to complete the study by September 1, 2023. Weekly meetings to monitor the progress of Errecart were held, but on August 16, 2023, Errecart informed us that she was having health problems and would have to be out of town for treatment for a couple months beginning in September.

On September 1, 2023, Errecart informed us that she would not be able to provide us with a completed architectural study or the construction documents. She said that she could possibly complete the study after her medical issues were resolved or we could choose to terminate the contract for services. On September 7, 2023, Errecart informed us that due to new developments, she would not be able to continue the project. Consequently, we mutually agreed to terminate the contract.

After terminating the contract with Errecart we immediately began looking for a new firm to complete the study and asked for guidance from the CCCHP staff. On October 5, 2023, we signed a contract with Kautz Environmental Consultants, Inc., based upon their work on St. Paul's Church in Virginia City.

Due to this setback, we requested an extension of the grant cycle and the Commission granted it on November 14, 2023. Our new grant deadline is December 6, 2024.

A structural conditions analysis needed to be completed by a third-party architect. We worked with Kautz to find someone and hired Paul Cavin LLC. on February 9, 2024.

In December 2023, Kautz Environment made a site visit to complete all the necessary field work and we provided them everything they asked for. On March 7, 2024, Paul Cavin Architect LLC made a site visit and provided us with a rough draft of their report on April 1, 2024. Paul Cavin will provide us with a final draft of the report by May 6, 2024 and Kautz Environmental shortly after that, as they are just waiting for the architectural report. As soon as the reports have been completed we will send them to CCCHP staff for review and then proceed with the project as directed by SHPO.

Past CCCHP Grants

In June 2020, we received a CCCHP award in the amount of \$42,000.00. The award was for the rehabilitation of the School House in Carlin, Nevada. More specifically, the Scope of Work included the following:

- Demolishing a c. 1980s concrete ramp and walkway at the front of the building;
- Constructing new concrete steps to the front entrance that match the steps depicted in historic photographs;
- Replace damaged concrete sidewalks and walkways;
- Repairing and repainting wood building elements including soffits, fascia, and windows by scraping, hand-sanding, spot-priming, and painting and
- Replacing the hot water heater.

The Funding Agreement was executed March 2021 and the Covenants were recorded with the Elko County Recorder in April 2021. Due to COVID-19, in February 2022, the Commission chose to grant extensions for completion of projects based upon recommendations from SHPO staff.

The repair and repainting of the wood building elements was completed in June 2021. The concrete demolition and pouring of new steps and sidewalks were completed in June of 2022. The hot water heater was installed on December 9, 2022, which completed our project. Our final report was submitted to CCCHP staff in early January 2023.

List of Other Grants for the Last Three Years

1. Union Pacific Foundation Local Grant in the amount of \$5,75.00. The award was for the purchase of a digital, touchscreen display and other exhibit fixtures.
2. AARP Community Challenge Grant in the amount of \$5,275.00. The award was for the purchase of a building sign and way-finding signage.
3. Nevada Gold Mines Social Investment award in the amount of \$1,200.00 for the purchase of a computer, projector, and projector screen for the Carlin Museum.
4. Wells Rural Electric's Next Dollar Foundation award in the amount of \$3,000.00 for the Boxcar and Caboose Restoration Project.
5. Nevada Gold Mines Social Investment award in the amount of \$2,000.00 for the Boxcar and Caboose Restoration Project.

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET

APPLICANT: Carlin Historical Society

1. Personnel: CCCHP Grant funds cannot be used to compensate personnel. Match is limited to work related to the grant project.

	Position Title	Hours	Hourly Rate (HR)	Does HR include fringe benefits?	% of HR that is fringe benefit	Amount of fringe benefit	Match (Non-CCCHP Grant)
a.							\$ 0.00
b.							\$ 0.00
c.							\$ 0.00
d.							\$ 0.00
e.							\$ 0.00
f.							\$ 0.00
g.							\$ 0.00
h.							\$ 0.00
i.							\$ 0.00
j.							\$ 0.00
						Sub-total:	\$ 0.00

2. Travel: CCCHP Grant funds only cover travel for contracted service providers. This can be companies or individuals. Travel expenses must follow U.S. General Service Administration (GSA) rates.

	Contracted service provider	Match	CCCHP Grant	Total Amount
a.				\$ 0.00
b.				\$ 0.00
c.				\$ 0.00
d.				\$ 0.00
e.				\$ 0.00
f.				\$ 0.00
g.				\$ 0.00
h.				\$ 0.00
i.				\$ 0.00
j.				\$ 0.00
Sub-total:		\$ 0.00	\$ 0.00	\$ 0.00

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET Cont.

APPLICANT: Carlin Historical Society

6. Section #1- 5 Subtotals:

		Match	CCCHP Grant	Total Amounts
1.	Personnel	\$ 0.00		\$ 0.00
2.	Travel	\$ 0.00	\$ 0.00	\$ 0.00
3.	Contractual Services	\$ 700.00	\$ 123,213.00	\$ 123,913.00
4.	Operating	\$ 0.00	\$ 0.00	\$ 0.00
5.	Other	\$ 0.00	\$ 0.00	\$ 0.00
	Sub-total	\$ 700.00	\$ 123,213.00	\$ 123,913.00

7. Requested CCCHP Grant Total: \$ 123,213.00

8. Potential Match: \$ 700.00

9. Proposed Project Costs Grand Total: \$ 123,913.00

Note: For assistance with completing the budget, please refer to the CCCHP Grant Handbook.

Topics

- Match
- Procurement of Goods, Services, & Contracts

Forms

- Value of Donated Material
- Value of Donated Equipment
- Value of Donated Labor



EXPERTS AT CLEANING,
REPAIRING AND PRESERVING
HISTORIC BRICK AND STONE

SERVICE PROPOSAL AND ACCEPTANCE

2/12/2024

Proposal submitted to:
Ella Trujillo@ Carlin Historical Society
718 Cedar Street
Carlin, NV 89822

The following services to be performed at:
Same address as above

ABSTRACT MASONRY RESTORATION, INC., herein after referred to as Abstract, proposes to furnish materials and perform the labor necessary to:

ABSTRACT MASONRY RESTORATION, INC., herein after referred to as Abstract, proposes to furnish materials, perform the labor and house employees necessary to:

1. OPTION - Masonry Restoration.

All masonry restoration will be per preservation briefs.

- 1.1. Erect scaffold adjacent to the building for safe working access.
- 1.2. Remove up to 300 loose or damaged severely brick from the exterior masonry of the building. Clean off the good brick and set aside to be relaid.
- 1.3 Remove any severely damaged and mismatched mortar joints from the exterior masonry of the building.
- 1.4 Remove damaged mortar associated with up to 7 stair-step cracks around the building. Also remove every third to every fourth horizontal joint associated with these cracked areas for 20" both sides of the point where they intersect the crack.
- 1.5 Install 40" stainless steel helical rods called crack-stitches one in each horizontal preparation with high grade non-shrink grout.
- 1.6 Develop a custom mortar that is compatible with the surrounding masonry and

- reasonably blends with the color and texture of the contiguous mortar.
- 1.7 Find replacement brick that reasonably blends with the original. The brick will be the closest blend of color, size and texture we can find in Salt Lake area brick and salvage yards.
 - 1.8 After properly preparing the mortar joints, repoint the mortar joints with this custom mortar and relay the brick as needed.
 - 1.9 Return once the mortar has sufficiently cured to wash the chimney of any smears and smudges created by these repairs.
 - 1.10 Remove scaffold and properly dispose of any rubble and debris created by these repairs.
Consolidating water repellent.
 - 1.11 After all repairs and paint removal have been completed, apply a silane and siloxane breathable and consolidating water repellent to the exterior masonry of the building.
 - 1.12 Paint, Stain removal.

Using specialty historic masonry paint stripping and cleaning solutions and pressurized steam/hot water, strip the paint, stain off the masonry on the home. Following the stripping process, use specialty historic masonry cleaning solutions to further clean the masonry, and neutralize the alkalinity in the masonry.

GENERAL AGREEMENTS AND UNDERSTANDINGS

1. The waste water will be collected, filtered and neutralized and then and then disposed of in an inlet to the sanitary sewer (not the storm drain) on the property or in the building.
Therefore access to the interior of the building will be needed at all times.
2. On rare occasion, the drain pipes in a building may not be 100% free flowing and able to handle the disposal of the waste water. It is the customer's responsibility to make sure that all drain pipes in and outside of the building are completely free flowing and unclogged before and during the paint stripping operations. If a drain pipe becomes clogged during the paint stripping process, it is the responsibility of the customer to quickly get it unclogged at their own cost so the project can continue with out delay. The customer agrees to hold ABSTRACT harmless and not liable for any damage done to the property as a result of clogged drain pipes.
3. The customer agrees to provide no less than 2 working exterior hose bib faucets with a flow of no less than 8 gallons of water per minute each for the rinsing process.
4. A temporary electrical disconnect *may* be required when we are working around the electrical mast on the building. If needed ABSTRACT will arrange for this disconnect with the electrical company, and will correlate with the customer as to when it will be done so they can unplug computers, appliances and other potentially sensitive equipment in the building to protect them from potential power surges.
5. Due to the workmen foot traffic, the volume of water that is used, the waste water containment system, and the scaffolding that will extend out approximately 8 feet from the perimeter of the building, any plant life with in this area may not survive the paint stripping process. It is the responsibility of the customer to move, transplant, or relocate any and all plant life in this area.
6. An orange web safety construction fence, that is approximately 4 feet high, may be set up by ABSTRACT around the perimeter of the building. It is the responsibility of the property owners to keep all children, adults, animals, pets, visitors etc. on the outside of this fenced

area.

7. Some of the non masonry surfaces, such as window and door frames, that are directly contiguous to the masonry to be stripped, will have a small amount of the paint stripped off of them. These surfaces will be masked with plastic and tape, but the stripper is designed to penetrate and often creeps behind the masking materials. The "touch up" painting of these surfaces that will be necessary after the stripping process is completed is excluded from the scope of this proposal.
8. In order to cover the window and other openings on the building, plastic may be stapled onto the wood frames around the openings. This will leave small staple holes in the wood frames after the staples are removed. It is beyond the scope of this proposal to repair these small holes.
9. The glass window surfaces will be rinsed with fresh clear water after the surrounding brick surfaces are cleaned. The detail "squeegee cleaning" of the windows is excluded from the scope of this proposal.
10. On older buildings such as this one, on occasion, some water from the stripping process may intrude into the interior of the building through cracks, voids, failed caulk, below grade foundations, window and door frames etc.. It is the responsibility of the customer to notify ABSTRACT in advance of areas where this may have occurred in the past. It is also the responsibility of the customer to move all item no less than 4 feet away from all windows and doors, and completely out of basement areas where the potential for water intrusion exists. The customer agrees to hold ABSTRACT harmless and not liable for any damage done to the property as a result of interior water intrusion.
11. The intent is to strip the paint and clean the underlying masonry using the gentlest means possible so as to not damage the historic masonry. Excessive water pressure and/or to concentrated stripping or cleaning solution could damage the masonry. Therefore, it is agreed and understood that the paint will be stripped, and /or the masonry will be cleaned only to the point that if greater water pressure and/or too concentrated stripping or cleaning solutions were used that it would pit, discolor or otherwise damage the masonry. This means that on occasion, there may be some areas on the building that are so severely stained that they will not clean up 100%.
12. On rare occasion, there may be plaster, cement, lime, caulk, tar, unusual paint or other similar materials under, or between the layers of paint, that the chemical paint stripper will not react upon or strip off. Removal of these materials are considered unforeseen conditions and are excluded and beyond the scope of this proposal. If they are discovered during the paint stripping process, ABSTRACT will inform the customer of such and perform some testing (at ABSTRACT'S expense and cost), in order to determine the most effective method of removing them, and then provide the customer with a cost proposal to do so.
13. On rare occasion, the brick, stone or mortar may contain soluble salts. As the masonry is drying out following the stripping and / or cleaning process, these salts may manifest themselves on the face of the masonry in the form of a white powdery substance commonly known as efflorescence. Removal of efflorescence is considered an unforeseen condition and is excluded and beyond the scope of this proposal. If efflorescence appears after the paint stripping and cleaning processes, ABSTRACT will inform the customer of such and perform some testing (at ABSTRACT'S expense and cost), in order to determine the most effective method of removing them, and then provide the customer with a cost proposal to do so.
14. It is the responsibility of the homeowners to obtain a building permit from the city.

\$ 90,390.00

2. OPTION - West window alterations.

2.1 Replacement of the existing brick in the chimney "window" and "swamp cooler" window so that it "blends" in with the rest of the exterior wall.

2.2 Note this option is priced if done in conjunction with option #1.

\$ 7,035.00

3. OPTION - West window alterations.

3.1 Restore the four original windows and take out the non-original window. A quote to replace the brick on the chimney "window" so it "blends" and to install brick on the fourth window from the left (The window directly to the right of the swamp cooler).

3.2 Note this option is priced if done in conjunction with option #1.

\$ 7,035.00

Anything not specifically included in the scope of work in this proposal is specifically excluded.

The above work is to be completed in a workmanlike manner for the sum of the option(s) chosen:

Total price for all options \$ 104,460.00

Payment(s) to be made as follows:

Payment due in full upon completion of work and receipt of each invoice.

Partial invoices may be sent out approximately every 2 weeks on the portion of the work completed.

Payments may be made by Check or Direct ACH payment via Quickbooks (bank to bank transfer). Credit Card payments accepted by request only with a 3.5% credit card fee (Visa, Master Card, American Express or Discover)

If payment is not received by Abstract as indicated above, Abstract reserves the right to stop work.

Customer agrees to allow Abstract Masonry Restoration, Inc. to place a small yard sign containing their company logo and contact information etc. in the yard of the subject property while the work is being performed

This proposal may be withdrawn by Abstract Masonry Restoration, Inc. if not accepted within 10 days from the date of this proposal. If accepted by the customer after that date, the prices in this proposal are subject to increase due to potential increases in fuel, material, labor and / or other costs.

The time to complete the scope of work is 4 to 6 weeks on site time but will be split between the paint stripping crew and the masonry repairs crew.

Respectfully submitted via email by: Jamie Richter
Abstract Masonry Restoration, Inc.

ACCEPTANCE OF PROPOSAL

The above work is to be completed in a workmanlike manner for the total of the selected Option(s): (Please check desired Options)

Option 1: Yes ___ No ___
Option 2: Yes ___ No ___
Option 3: Yes ___ No ___

A penalty service charge or a finance charge of 2% per month, which is an annual rate of 24%, will be charged on the unpaid balance of all past due invoices. The minimum monthly charge is \$15.00. In addition, customer agrees to pay all costs incurred in collecting the unpaid balance, including court costs and attorney's fees.

Signature _____ Date _____

GLASS DOCTOR - ELKO
1111 WATER ST.
ELKO NV 89801
(775)778-0611 Fax:(775)738-1153
Tax# 45-3370732

Quote: 7831

Date: 02/20/2024

Scheduled: 02/22/2024 10:30

Customer

ELLA CARLIN MUSEUM
 718 CEDAR STREET
 CARLIN

H (775)468-6130

Csr: PAULA Tech: AARON PO CHURCH Terms: C.O.D

Tax ID:001-TX-1002561949-91 Pref Time:10:30 - 12:00

<u>Qty</u>	<u>Part / Description</u>		<u>Material</u>	<u>Labor</u>	<u>Item Total</u>
1.00	WINDOWS - Cedar, with Low E double Pane		21,510.97	0.00	21,510.97
1.00	LABOR - 3 weeks, 2 techs, @ \$ 150 per hour - 80 hours a week for 3 weeks	0.00	0.00	24,000.00	24,000.00

Notes: Quote is for fixed (picture) windows in the basement - Sliders will change the cost of material and labor

Thank you for choosing Glass Doctor

Signature _____

<u>Material</u>	<u>Labor</u>	<u>Tax</u>	<u>Total</u>	<u>Deductible</u>	<u>Payments</u>	<u>Balance</u>
21,510.97	24,000.00	0.00	45,510.97	0.00	0.00	45,510.97

Carlin Historical Society
Profit & Loss Statement
January 1, 2023 to December 31, 2023

Operating Revenue	
Memberships and Donations	\$3001.31
Fundraisers	\$2062.57
Total Operating Revenue	\$5063.88
Operating Expenses	
Exhibits	\$1375.05
Programs	\$637.10
Gross Profit	\$3051.73
Overhead	
Building Repairs/Expenses	\$224.41
Insurance	\$549.96
Office Supplies/Fundraiser Costs	\$1053.55
Total Overhead	\$1827.92
Operating Income	\$1223.81
Other Income (Interest)	
	\$.81
Net Earnings	\$1224.62



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Shabonya Dutton 1794 Idaho Street Elko NV 89801	CONTACT NAME: Shabonya Dutton PHONE (A/C, No, Ext): 775-738-3423 E-MAIL ADDRESS: shabonya.dutton.mo6a@statefarm.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : State Farm Fire and Casualty Company	NAIC # 25143
INSURED CARLIN HISTORICAL SOCIETY PO BOX 14 CARLIN NV 898220014	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:	N	N	98-B8-A641-9	04/13/2023	04/13/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Shabonya R. Dutton This form was system-generated on 02/26/2024

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**NEVADA PUBLIC AGENCY INSURANCE POOL
CERTIFICATE OF PARTICIPATION**
issued to

Carlin, City of

The Nevada Public Agency Insurance Pool (hereinafter NPAIP) certifies that the above-mentioned entity is a participating Member of NPAIP for the period beginning July 1, 2023 expiring July 1, 2024.

As a participating member, this entity is entitled to all the rights, privileges and protections and subject to all the duties and responsibilities under the Interlocal Cooperative Agreement and Bylaws of NPAIP and the coverage forms issued by NPAIP.

The following coverage forms apply to NPAIP and its Members:

Nevada Public Agency Insurance Pool Coverage Form: # NPAIP20232024

The lines of coverage and key limits of liability afforded to NPAIP members, subject to the coverage application and subject to additional sublimits as stated in the NPAIP Coverage Form, are summarized as follows:

Property/Crime/Equipment Breakdown

Blanket Limit per schedule of locations	\$ 300,000,000 per loss
Sublimit for earthquake coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage zone A	\$ 25,000,000 annual aggregate
Sublimit for Equipment Breakdown, Boiler & Machinery	\$ 100,000,000 each accident
Sublimit for Money & Securities including Dishonesty	\$ 500,000 each loss


Casualty

Bodily Injury, Property Damage, Personal Injury, Employment Based Benefits Administration, Law Enforcement Activities, and Wrongful Acts	\$10,000,000 per event \$10,000,000 annual aggregate
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Certain sublimits apply. All sublimits are a part of and not in addition to the Limits of Liability.

Participating member's Maintenance Deductible of **\$500** for each and every loss and/or claim and/or event.

This certificate is not a contract of insurance and does not bind NPAIP as such. The coverages provided will be governed by the terms and conditions of NPAIP Coverage Form and by the Interlocal Cooperative Agreement and Bylaws of NPAIP; and all claims, questions or disputes will be settled by reference to the same.


Wayne E. Carlson, MBA, CPCU, ARM
Executive Director

CITY OF CARLIN

Member Name	Site Number	Building Number	Site Name	Description	Address 1	City	State	Zip	Const Year	ISO Construction Class	Total Sq.Ft.	Flood Zone	Num Of		Replacement Cost New	Modeled Contents Value
													Stories	Sprinklers		
CARLIN CITY	01	39	CARLIN	ANNOUNCERS BOOTH	EQUESTRIAN PARK	CARLIN	NV	89822	2016	1 - FRAME/COMBUSTIBLE	160	X	1		\$ 43,510	\$ -
CARLIN CITY	01	01	CARLIN	MUNICIPAL COURT, POLICE STATION	101 S 8TH ST	CARLIN	NV	89822	1930	1 - FRAME/COMBUSTIBLE	4652	X	1	NO	\$ 906,500	\$ 109,700
CARLIN CITY	01	02	CARLIN	SECURED EVIDENCE STORAGE BLDG	152 S 8TH ST	CARLIN	NV	89822	1949	2 - JOISTED MASONRY	1639	X	1	NO	\$ 371,000	\$ 85,200
CARLIN CITY	01	03	CARLIN	CARLIN CITY VFD	121 HAMILTON ST	CARLIN	NV	89822	1986	1 - FRAME/COMBUSTIBLE	5040	X	1	NO	\$ 641,700	\$ 53,300
CARLIN CITY	01	04	CARLIN	SHOP STORAGE	810 OAK ST	CARLIN	NV	89822	1945	2 - JOISTED MASONRY	3770	X500	2	NO	\$ 373,900	\$ 274,500
CARLIN CITY	01	05	CARLIN	SHOP BUILDING	810 OAK ST	CARLIN	NV	89822	1920	3 - NON COMBUSTIBLE	3200	X500	1	NO	\$ 274,700	\$ 232,700
* CARLIN CITY	01	06	CARLIN	MUSEUM (OLD SENIOR CENTER)	718 CEDAR ST	CARLIN	NV	89822	1900	2 - JOISTED MASONRY	2460	X	1	NO	\$ 482,000	\$ 64,400
CARLIN CITY	01	09	CARLIN	TANK CONCRETE RESERVOIR - 315,000 GALLONS	401 POPLAR ST	CARLIN	NV	89822	1948	3 - NON COMBUSTIBLE	5000	X	1	NO	\$ 1,191,600	\$ -
CARLIN CITY	01	10	CARLIN		718 CEDAR ST	CARLIN	NV	89822	1984	1 - FRAME/COMBUSTIBLE	576		1	NO	\$ 29,060	\$ 22,550
CARLIN CITY	01	14	CARLIN		101 W HAMILTON	CARLIN	NV	89822	1999	1 - FRAME/COMBUSTIBLE	816	X	1	NO	\$ 91,550	\$ 210,470
CARLIN CITY	01	15	CARLIN		401 GRIFFIN ST	CARLIN	NV	89822	1999	1 - FRAME/COMBUSTIBLE	252	X	1	NO	\$ 44,740	\$ 84,180
CARLIN CITY	01	16	CARLIN		813 MAIN	CARLIN	NV	89822	1999	1 - FRAME/COMBUSTIBLE	924		1	NO	\$ 72,590	\$ 36,330
CARLIN CITY	01	18	CARLIN		101 W HAMILTON	CARLIN	NV	89822	1988	1 - FRAME/COMBUSTIBLE	96	X	1	NO	\$ 13,630	\$ 84,180
CARLIN CITY	01	19	CARLIN		151 CARLIN SOUTH 8TH	CARLIN	NV	89822	1973	1 - FRAME/COMBUSTIBLE	1176	X	1	NO	\$ 188,810	\$ 78,560
CARLIN CITY	01	20	CARLIN	CARLIN CITY SENIOR CENTER	320 CHESTNUT STREET	CARLIN	NV	89822	2003	1 - FRAME/COMBUSTIBLE	5300	X	1	NO	\$ 1,633,600	\$ 138,700
CARLIN CITY	01	21	CARLIN	SPRING BUILDING	WILLOW STREET	CARLIN	NV	89822	1997	3 - NON COMBUSTIBLE	6700	A	1	NO	\$ 423,000	\$ -
CARLIN CITY	01	22	CARLIN		CITY PARK	CARLIN	NV	89822	1980	2 - JOISTED MASONRY	528	X	1	NO	\$ 64,310	\$ -
CARLIN CITY	01	23	CARLIN		CITY PARK	CARLIN	NV	89822	2002	2 - JOISTED MASONRY	576	X	1	NO	\$ 77,080	\$ -
CARLIN CITY	01	24	CARLIN		CITY PARK	CARLIN	NV	89822	1980	2 - JOISTED MASONRY	648	X	2	NO	\$ 86,680	\$ -
CARLIN CITY	01	25	CARLIN	WATER TANK- 1MG	401 POPLAR STREET	CARLIN	NV	89822	1965	3 - NON COMBUSTIBLE	5675	X	1	NO	\$ 1,262,500	\$ -
CARLIN CITY	01	26	CARLIN	WATER TANK-250K GAL	401 POPLAR STREET	CARLIN	NV	89822	1975	3 - NON COMBUSTIBLE	1385	X	1	NO	\$ 526,200	\$ -
CARLIN CITY	01	27	CARLIN	WATER TANK-212,8000 GAL	GRIFFIN STREET	CARLIN	NV	89822	2002	3 - NON COMBUSTIBLE	346	X	1	NO	\$ 352,500	\$ -
CARLIN CITY	01	28	CARLIN	CARLIN CITY LIBRARY	330 MEMORY LANE	CARLIN	NV	89822	2010	3 - NON COMBUSTIBLE	2419	X	1	NO	\$ 546,200	\$ 452,400
CARLIN CITY	01	30	CARLIN		EQUESTRIAN PARK	CARLIN	NV	89822	2009	1 - FRAME/COMBUSTIBLE	2352	X	1	NO	\$ 65,890	\$ -
CARLIN CITY	01	31	CARLIN		820 OAK STREET	CARLIN	NV	89822	1998	1 - FRAME/COMBUSTIBLE	1728	X	1	NO	\$ 133,000	\$ 48,620
CARLIN CITY	01	32	CARLIN		EQUESTRIAN PARK	CARLIN	NV	89822	2000	3 - NON COMBUSTIBLE	612	X	1	NO	\$ 13,370	\$ 8,270
CARLIN CITY	01	33	CARLIN		EQUESTRIAN PARK	CARLIN	NV	89822	2000	3 - NON COMBUSTIBLE	0	X	1	NO	\$ 23,580	\$ 12,290
CARLIN CITY	01	35	CARLIN	CARLIN CITY VFD GARAGE	116 RAILROAD ST	CARLIN	NV	89822	2014	3 - NON COMBUSTIBLE	7440	X	1	NO	\$ 1,234,400	\$ 78,700
CARLIN CITY	01	36	CARLIN		LINEBARGER ST	CARLIN	NV	89822	1980	1 - FRAME/COMBUSTIBLE	400	X	1	NO	\$ 70,890	\$ 56,260
CARLIN CITY	01	37	CARLIN		GRIFFIN ST	CARLIN	NV	89822	2009	6 - FIRE RESISTIVE	0	X	1	NO	\$ 170,330	\$ 8,520
CARLIN CITY	01	38	CARLIN	BUILDINGS	1202 FIR ST CEMETERY	CARLIN	NV	89822	2012	6 - FIRE RESISTIVE	250		1		\$ 6,930	\$ 27,430
CARLIN CITY	01	40	CARLIN	FRIENDS OF LIBRARY	372 8TH ST	CARLIN	NV	89822	1964	2 - JOISTED MASONRY	2109	X	1		\$ 183,860	\$ 6,260
CARLIN CITY	01	41	CARLIN	OLD CATHOLIC CHURCH	923 MAIN ST	CARLIN	NV	89822	1940	1 - FRAME/COMBUSTIBLE	3294	X	1		\$ 61,290	\$ -
															\$ 11,660,900	\$ 2,173,520

Paul Cavin Architect LLC

Paul Cavin, AIA NCARB
Principal, Paul Cavin Architect LLC

Architect, Owner, Principal in Charge



Paul Cavin is a Northern Nevada native who grew up in Carson City, Nevada. Upon graduation from Carson High School, Paul left the region to start and complete his architectural education. Paul returned to Northern Nevada in 2004 where he finished his architectural training and started his own firm in 2013. Paul has over 29 years of experience in the architectural profession, beginning in 1995. Since returning to Northern Nevada, Paul has performed a multitude of projects ranging from very small remodel projects, to large and complex remodels, and new buildings and structures. Paul is familiar and competent with different project delivery methods including: Construction Manager at Risk (CMAR), Design-Bid-Build, Design-Build, and Design-Assist.

Education:	Bachelor of Science, Architecture	1998	University of Nevada, Las Vegas
	Master of Architecture	2004	University of New Mexico

Career

Experience:	3/2013 - Present	Paul Cavin Architect LLC - Reno, Nevada
	1/06 - 3/13	Hershenow + Klippenstein Architects - Reno, Nevada
	6/04 - 1/06	Blakely, Johnson, & Ghusn, Inc. - Reno, Nevada
	2/03 - 6/04	ASCG Inc. - Albuquerque, New Mexico
	7/98 - 2/03	Dekker/Perich/Sabatini - Albuquerque, New Mexico
	9/95 - 6/98	JMA Architecture Studios - Las Vegas, Nevada

Licensure:	State of Nevada	#6284	NCARB Certificate #66385
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Professional Affiliations:	National Council of Architectural Registration Boards
	American Institute of Architects (AIA) #38310017

Paul Cavin Architect LLC

Arlee Fisher, AIA

Project Architect

Project Architect, Associate, Paul Cavin Architect LLC



Arlee Fisher grew up in Las Vegas, Nevada and moved to Reno for her undergraduate education. After working in university administration, she returned to school to pursue her passion for architecture. Since then, she has had a wide range of architecture and design experience. She has worked on residential projects in Seattle and Phoenix and higher education projects in Philadelphia. Since returning to Reno, Arlee has worked on healthcare, residential, and public works projects. She loves design and enjoys working with teams to develop thoughtful and successful projects.

Education: Bachelor of Science in Business Administration 1994 University of Nevada, Reno
Master of Architecture 2004 University of Pennsylvania

Career

Experience: 10/21 - Present Paul Cavin Architect LLC - Reno, Nevada
2019 - 2021 Arlee Fisher Architecture - Reno, Nevada
2012 - 2019 VA Sierra Nevada Health Care System - Reno, Nevada
2006 - 2012 H+K Architects - Reno, Nevada
2005 - 2006 Wendell Burnette Architects - Phoenix, Arizona
2002 - 2005 Bohlin Cywinski Jackson – Seattle, WA and Philadelphia, PA

Licensure: State of Nevada #7377

Professional Affiliations: American Institute of Architects (AIA) #38835951

James Hatch - Foreman

801-509-4797

james.hatch@masonry-restoration.com

Experience

2006 - Present Abstract Masonry Restoration, Inc Salt Lake City, Utah

- Assistant 2006 - 2013
- Hands on Masonry Foreman 2013 - Present

Notable Projects

- Carriage House at Utah Governor's Mansion – State of Utah – Salt lake City, Utah
- St Francis Cathedral Basilica – Catholic Church – Santa Fe, New Mexico
- Historic Chatterton House – State of Wyoming – Fort Steele, Wyoming
- David Keith Mansion – Leucadia Financial – Salt Lake City, Utah
- Henry Coffin Home – Nantucket, Massachusetts
- Paris, Idaho Tabernacle for The Church of Jesus Christ of Latter-day Saints
- Salt Lake City and County Building - Salt Lake City, Utah
- “Old Main” - Utah State University, Logan, Utah

Jamie Richter - Project Manger, Partner

801-509-4807

jamie.richter@masonry-restoration.com

Experience

1993-2005 Commercial mason / foreman

2005 - Present Abstract Masonry Restoration, Inc Salt Lake City, Utah

- Hands on Masonry Foreman 2005 - 2018
- Estimator / Project Manager/ Partner 2016 - Present

Notable Projects

- Carriage House at Utah Governor's Mansion – State of Utah – Salt lake City, Utah
- Boston Building - Salt Lake City, Utah
- Senate Building - Olympia, Washington
- Historic Brewery Tower- Tumwater, Washington
- Salt Lake Temple restoration - Salt Lake City, Utah
- Historic AG Hall - Douglas, Wyoming
- St Francis Cathedral Basilica – Catholic Church – Santa Fe, New Mexico
- Historic Chatterton House – State of Wyoming – Fort Steele, Wyoming
- David Keith Mansion – Leucadia Financial – Salt Lake City, Utah
- Salt Lake City Tabernacle - Salt are City, Utah
- Paris, Idaho Tabernacle - Paris, Idaho
- Afton Tabernacle - Afton, Wyoming
- Salt Lake City and County Building - Salt Lake City, Utah
- “Old Main” - Utah State University, Logan, Utah
- Salt Lake Community College - Salt Lake City, Utah
- Walker Center - Salt Lake City, Utah
- Kyle Ranch - Adobe restoration - Las Vegas, Nevada
- Historic El Rancho Hotel - Wells, Nevada
- Lost City historic museum - Overton, Nevada
- Fort Douglas cemetery - Salt Lake City, Utah
- Donner Reed Museum - Grantsville, Utah
- Utah State Capitol time capsule r&r - Salt Lake City, Utah
- Historic Train depot Nevada Northern Railroad - Ely, Nevada
- Historic Train Station NNR - McGill, Nevada

ZoAnn M. Campana, M.P.S.
Kautz Environmental Consultants, Inc.
1140 Financial Blvd., Suite 100
Reno, NV 89502
Phone: (775) 829-4411; Fax: (775) 829-6161; zcampana@kecnv.com

Education:

- Tulane University, Master of Preservation Studies, 2014
- University of Nevada, Reno, B.A., English Language and Linguistics, 2008

Professional History:

- Kautz Environmental Consultants, Inc., Reno, Nevada, 2016 – Present.
Architectural Historian.
- City of Reno Planning Department, Reno, Nevada, 2015-2016.
Community Development Assistant.
- Nevada State Historic Preservation Office, Carson City, Nevada, 2014-2016.
Architectural History Contractor.
- Self-Employed, Reno, Nevada, 2014-2016.
Independent Architectural History and Historic Preservation Consultant.

Professional Experience:

ZoAnn M. Campana is an architectural historian with experience in the public and private sector of historic preservation practice. ZoAnn received a Bachelor of Arts in English language and linguistics with a minor in cultural anthropology from the University of Nevada, Reno (2009) and a Master of Preservation Studies from the Tulane University School of Architecture (2014). Her practicum comprised an intensive architectural survey of the 171-acre Newlands Heights neighborhood in Reno, Nevada.

ZoAnn has worked as an architectural historian and historic preservation consultant for the Nevada State Historic Preservation Office, the City of Reno, and a variety of private entities. As a consultant, she has authored historic structure reports, conducted architectural surveys and historic contexts in advance of redevelopment projects, written National Register nominations, composed Section 106 reports, and provided treatment recommendations for historic resources. Additionally, ZoAnn has experience as an architectural reviewer with the SHPO's Review and Compliance department, providing comments and concurrence for Section 106 reports, Section 110 reports, and other technical documents.

ZoAnn is skilled at composing architectural and historic contexts by employing archives, collections, and repositories to uncover primary and secondary source material. She is equally interested and versed in high-style and vernacular architecture in urban and rural settings.

Professional Qualifications:

ZoAnn currently meets the qualification standards in the following areas:

<u>Qualification</u>	<u>Certifying Body</u>
Architectural Historian	Secretary of the Interior Professional Qualification Standards
Historian	Secretary of the Interior Professional Qualification Standards

Projects and Reports:

ZoAnn has substantial experience researching, recording, and evaluating residential and commercial resources in Nevada. She has authored numerous historical and architectural reports, including Section 106 inventories, historic and architectural contexts, National Register nominations, historic markers, and historic structure reports. They are listed below in chronological order.

ZoAnn M. Campana

2023 *Where the Living is Easy: An Architectural Survey of the Charleston Heights Neighborhood in Las Vegas, Nevada.* Submitted to the City of Las Vegas, Nevada and the Nevada State Historic Preservation Office.

Ore to Lore in Goldfield. Story Map for Gemfield Mine Mitigation Online resource, <https://storymaps.arcgis.com/stories/77ffef06b4444842b05f239bf8154236>. (Co-authored with Travis Hansen and Gina Wetzell.)

Mitigation of the Florence-Newmont Industrial District, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada. (Co-authored with Travis Hansen and Barbara Harmon.)

Preservation Plan for Winnemucca, Nevada. Submitted to the City of Winnemucca, Nevada and the Nevada State Historic Preservation Office.

A Class III Inventory for Monitoring Wells near Wadsworth, Nevada. Submitted to the Bureau of Indian Affairs Western Regional Office and the Pyramid Lake Paiute Tribe Tribal Historic Preservation Office.

Addendum to the Architectural Inventory for Millennial NV, LLC's Wildcat Exploration Plan of Operations, Pershing County, Nevada. Submitted to the Bureau of Land Management, Humboldt River Field Office, Winnemucca, Nevada. (Co-authored with Jason Spidell.)

Architectural Resource Assessment Form for 201 E. William Street, Carson City, Nevada. Submitted to the Carson City Historical Resources Commission, Carson City, Nevada.

2022 *St. Thomas Aquinas Cathedral Complex National Register Nomination, NRIS #100007430.* On file at the Nevada State Historic Preservation Office, Carson City, Nevada.

Architectural Inventory of Millennial NV, LLC's Wildcat Exploration Plan of Operations, Pershing County, Nevada. Submitted to the Bureau of Land Management, Humboldt River Field Office, Winnemucca, Nevada.

Las Vegas High School Campus Historic District National Register Nomination, NRIS #100007431. On file at the Nevada State Historic Preservation Office, Carson City, Nevada.

Letter Report: Frisch House Conditions Assessment, Documentation, and National Register of Historic Places Evaluation. Evaluation submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Architectural Inventory for the Transmission Line Associated with the Fish Lake Valley Geothermal Project, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada.

A Cultural Resources Inventory of the Nishikida Laundry Building at 1403 U.S. Highway 395 North, Gardnerville, Douglas County, Nevada. Submitted to the Nevada Division of Environmental Protection, Carson City, Nevada.

Architectural Inventory for the Open Mountain Energy Geothermal Project, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada.

Architectural Mitigation of 26Wa5728 Ditch for Reach 3 of the Pleasant Valley Interceptor in Washoe County, Nevada. Submitted to the Washoe County Community Services Department, Reno, Nevada.

Flourishing Like a Green Bay Tree: A Cultural Resources Inventory of the Sutro Townsite, Lyon County, Nevada. Submitted to the Nevada Division of Environmental Protection, Carson City, Nevada. (Co-authored with Jason Spidell.)

Section 106 Submittal for the Boulder City Senior Center Project in Boulder City, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Architectural Inventory for State Route 140, Humboldt County, Nevada. Submitted to the Nevada Department of Transportation, Carson City, Nevada.

Architectural Inventory for the Star Peak Geothermal Project, Pershing County, Nevada. Submitted to the Bureau of Land Management, Winnemucca District Office, Winnemucca, Nevada.

Architectural Inventory for Sandia's North Steptoe Valley Magnetotelluric Project, White Pine County, Nevada. Submitted to the Bureau of Land Management, Ely District Office, Ely, Nevada.

Statement of Eligibility and Appropriateness for City of Las Vegas Historic Designation for the Doyle at 418 W. Mesquite Avenue. Submitted to the City of Las Vegas Historic Preservation Commission, Las Vegas, Nevada.

City of Las Vegas Historic Resource Catalog Edits and Survey Update. Submitted to the City of Las Vegas, Nevada.

Cultural Resource Inventory for a Proposed Expansion of the Southern Nevada Veteran's Memorial Cemetery, Clark County, Nevada. Submitted to the Nevada State Public Works Division, Carson City, Nevada. (Co-authored by Barbi Harmon and Richard Cromwell.)

2021 *Historic Context for Suffrage and Women's Rights in Nevada.* Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada. (Co-authored by Alicia Barber.)

A Resource Recovery Report for 687 Lakeview Boulevard, Zephyr Cove, Douglas County, Nevada. Submitted to the Tahoe Regional Planning Agency, Stateline, Nevada.

Section 106 Submittal for the Lend-A-Hand Project in Boulder City, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Section 106 Submittal for the Bridge Counseling Project in Las Vegas, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

A Resource Recovery Plan for 746 Lincoln Highway, Zephyr Cove, Douglas County, Nevada. Submitted to the Tahoe Regional Planning Agency, Stateline, Nevada.

Mitigation Documentation for the Lincoln Hall Window Replacement Project at the University of Nevada, Reno Campus, Reno, Washoe County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Section 106 Submittal for the Nevada Partnership for Homeless Youth Project in Las Vegas, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Section 106 Submittal for the Hastings House Project in Las Vegas, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Cultural Resources Inventory Report for the Massey Cabin, 1260 S. Twin Road, Twin Lakes, Mono County, California. Submitted to the U.S. Forest Service, Humboldt-Toiyabe National Forest, Bridgeport Ranger District, Bridgeport, California. (Co-authored by Kristina Wiggins.)

An Architectural Inventory for the Daybreak Housing Development Project, Washoe County, Nevada. Submitted to the U.S. Army Corps of Engineers Sacramento District, Reno, Nevada.

Architectural Inventory for the Proposed Widening of State Route 306 from Interstate 80 to Beowawe, Eureka County, Nevada. Submitted to the Nevada Department of Transportation, Carson City, Nevada.

An Architectural Inventory West of the Stead Airport, Washoe County, Nevada. Submitted to the Reno-Tahoe Airport Authority, Reno, Nevada.

Architectural Inventory for the Ormat Nevada, Inc. Gerlach Geothermal Development Project Washoe County, Nevada. Submitted to the Bureau of Land Management, Humboldt River Office, Winnemucca, Nevada.

Architectural Inventory for a Housing Development Near Steamboat Springs, Washoe County, Nevada. Submitted to the U.S. Army Corps of Engineers Sacramento District Office, Reno, Nevada.

Cultural Resource Inventory for the Steamboat 212 Line from Sky Tavern to Relay Peak, Washoe County, Nevada. Submitted to the U.S. Forest Service, Humboldt-Toiyabe National Forest, Carson Ranger District, Carson City, Nevada. (Co-authored by Kristina Wiggins.)

An Addendum Treatment Plan for the Gemfield Mine Project, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada. (Co-authored by Travis Hansen and Barbi Harmon.)

A Cultural Resources Inventory for the Talus Way Crossing Project, Reno, Washoe County, Nevada. Submitted to the U.S. Army Corps of Engineers, Sacramento District Office, Reno, Nevada. (Co-authored by Travis Hansen, Jason Spidell, and Robert Kautz.)

Addendum Number 2: Additional Cultural Resource Inventory for the Painted Rock Mine Project, Douglas County, Nevada. Submitted to the Bureau of Land Management, Sierra Front Field Office, Carson City, Nevada. (Co-authored by Travis Hansen and Jason Spidell.)

2020 *Trinity Episcopal Cathedral National Register Nomination, NRIS #100005599.* On file at the Nevada State Historic Preservation Office, Carson City, Nevada.

An Architectural Inventory and Effects Assessment for Nevada Vanadium's Proposed Gibellini Mine Project, Eureka County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

An Architectural Inventory for the Caldera Exploration Project, Nye County, Nevada. Submitted to the U.S. Forest Service Austin-Tonopah Ranger District, Tonopah, Nevada.

Documentation of Three Physician's Residences on the Northern Nevada Adult Mental Health Services Campus in Sparks, Nevada. Submitted to the Nevada State Public Works Department, Carson City, Nevada.

An Indirect Effects Assessment for Architectural Resources Potentially Impacted by Expansion at the Reward Mine in Nye County, Nevada. Submitted to the Bureau of Land Management, Pahrump Field Office, Las Vegas, Nevada.

A Cultural Resources Inventory of Nine Acres for the Riverbend Open Space Area Project in Washoe County, Nevada. Submitted to Washoe County Regional Parks and Open Space, Reno, Nevada. (Co-authored by Kristina Wiggins.).

Architectural Inventory and Evaluation for the Ormat Don Campbell Facility, Mineral County, Nevada. Submitted to the Bureau of Land Management, Carson City District, Carson City Nevada.

A Cultural Resources Inventory of 80 Acres for a Residential Development Project, Humboldt County, Nevada. Submitted to the Bureau of Indian Affairs, Western Regional Office, Phoenix, Arizona. (Co-authored by Travis Hansen, B.S. and Jason Spidell, B.A.).

Cultural Resources Inventory for the Extension of Nevada Pacific Parkway, Fernley, Lyon County, Nevada. Prepared for McGinley & Associates, Reno, Nevada.

Cultural Resources Inventory for the Ruby Vista Ranch Road Right-of-Way, Elko County, Nevada. Submitted to the Bureau of Land Management, Tuscarora Field Office, Elko, Nevada.

Historic Structure Report for Trinity Episcopal Church, Reno, Nevada. Submitted to Trinity Episcopal Church, Reno, Nevada.

Historic Properties Treatment Plan for the New York Canyon Project 120kV Transmission Line, Pershing County, Nevada. Submitted to the Bureau of Land Management, Winnemucca District Office, Winnemucca, Nevada.

2019 *As Long as We Have a Cold War: An Architectural Inventory of Two Civil Defense Buildings at 6665 W. Gary Avenue, Clark County, Nevada.* Submitted to the Clark County School District, Henderson, Nevada.

The Most Select of Residence Districts: Documentation of Nine Historic Homes in the University Heights Tract, Reno, Washoe County, Nevada. Submitted to the Nevada State Public Works Division, Carson City, Nevada.

Huffaker Springs, Historic Marker. Developed text and assisted with renderings for Reno-area archaeological site consisting of architectural ruins dating to Nevada's Territorial period.

Section 106 Survey for the St. Teresa of Avila Asbestos Abatement and Roof Replacement Project, Carson City, Nevada. Submitted to the State of Nevada Division of Environmental Protection, Carson City, Nevada.

Architectural Survey of Five Blocks Along the Truckee River Canyon Near Patrick, Washoe County, Nevada. Submitted to the U.S. Bureau of Reclamation, Sacramento District, Sacramento, California.

Re-evaluation of 10002 Jibboom Street for National Register and Local Historic District Eligibility and Assessment of Proposed Project Effects, Truckee, Nevada County, California. Submitted to the Town of Truckee Planning Department, Truckee, California.

An Architectural Inventory of 133 Acres for the Wastewater Pipeline Project near Dayton, Nevada. Submitted to the State of Nevada Division of Environmental Protection, Carson City, Nevada.

An Architectural Inventory and Effects Assessment for Nevada Vanadium's Proposed Gibellini Mine Project, Eureka County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

An Architectural Inventory and Evaluation of the Poinsettia Cinnabar Camp, Mineral County, Nevada. Submitted to the Bureau of Land Management, Stillwater Field Office, Carson City, Nevada.

Letter Report: Re-evaluation of 10199 West River Street for National Register and Local Historic District Eligibility and Assessment of Proposed Project Effects, Truckee, Nevada County, California. Submitted to the Town of Truckee Planning Department, Truckee, California.

An Architectural Inventory and Evaluation for the Ormat Don Campbell Facility, Mineral County, Nevada. Submitted to the Bureau of Land Management, Stillwater Field Office, Carson City, Nevada.

Class III Inventory of 345 Acres for the Ft. Cady Boric Acid Project, San Bernardino County, California. Submitted to the Bureau of Land Management, Barstow Field Office, Barstow, Nevada. (Co-authored by Jason Spidell and Robert Kautz, Ph.D.).

An Architectural Inventory for the Alum Geothermal Project, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada.

2018 *Modern in Every Respect: Historic and Architectural Contexts for the J.D. Smith School Replacement Project, North Las Vegas, Clark County, Nevada.* Submitted to the Clark County School District, Henderson, Nevada.

Nevada State Hospital, Historic Marker. Created a historical narrative for Nevada State Historical Marker #274 based on research collected while creating Historic and Architectural Contexts for the Nevada State Hospital in Sparks, Nevada (report listed below).

For the Comfort of the Unfortunate: Historic and Architectural Contexts for the Nevada State Hospital, Sparks, Washoe County, Nevada. Submitted to the Nevada State Public Works Division, Carson City, Nevada. (Co-authored by Lauren Culleton, B.A.).

A Resource Recovery Plan for Dobbins Hall at the Zephyr Point Presbyterian Conference Center, Zephyr Cove, Douglas County, Nevada. Submitted to the Tahoe Regional Planning Agency, Stateline, Nevada.

An Architectural Indirect Effects Assessment for the Scruffy Oz Mine Project, Lander County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

Architectural Assessment of Effects to Historic Properties Posed by the Shasta Mine Project, Lander County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

A Resource Recovery Plan for 191 Foothill Drive, Zephyr Cove, Douglas County, Nevada. Submitted to the Tahoe Regional Planning Agency, Stateline, Nevada.

Letter of Effect for the Sepulveda and Whittier Narrows Dam Projects, Los Angeles, California. Submitted to the U.S. Army Corps of Engineers, Los Angeles District, Los Angeles, California.

An Architectural Indirect Effects Assessment for the Gemfield Mine, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada. (Co-authored by Peter Mires, Ph.D.).

Architectural Analysis of Direct and Indirect Effects for the Prospect Mine, Eureka. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

Documentation of Five Historic Homes in the University Gateway District, Reno, Washoe County, Nevada. Submitted to the University of Nevada, Reno.

Luxury Living at Moderate Rentals: Historic and Architectural Contexts for the Meadows Village Area, Las Vegas, Clark County, Nevada. Submitted to the City of Las Vegas.

In the Bruneau Country: Documentation of the Stowell Ranch in Elko County, Nevada. Submitted to the Nevada Department of Wildlife, Elko, Nevada.

Addendum Letter Report: Evaluation of the Pier/Boathouse at 416 Bitler's Road, Zephyr Cove, Douglas County, Nevada (SPK-2017-00972). Submitted to the U.S. Army Corps of Engineers, Sacramento District, Reno, Nevada.

2017 *Beautiful Little Edifice: A Historic Structure Report for St. Paul's Episcopal Church, Virginia City, Nevada.* Submitted to the Western Missionary Museum Corporation, Las Vegas, Nevada.

An Architectural Indirect Effects Analysis for the Mineral Ridge Mine Expansion, Esmeralda County, Nevada. Submitted to the Bureau of Land Management, Tonopah Field Office, Tonopah, Nevada.

Historic Preservation Certification Application, Part 1 – Evaluation of Significance for the Nevada Packing Company Tank House. Part 1 of Historic Tax Credit application submitted to and certified by the National Park Service.

The Nevada Pack: A Historical Report for 750 E. 5th Street, Reno, Nevada. Submitted to Patti and Milledge Hart, Danville, California.

Plan to Treat Adverse Effects to Architectural Historic Properties for the Proposed Gold Bar Mine Development, Eureka County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

This Is It! Architectural Documentation of Three Parcels in the South Meadows, Reno, Washoe County, Nevada. Submitted to the City of Reno Community Development Department, Reno, Nevada.

An Architectural Assessment of Indirect Effects for the Gold Bar Mine, Eureka County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

Photodocumentation of the Baltimore Gardens and Cleveland Gardens Apartments in Las Vegas, Clark County, Nevada. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

An Architectural Inventory for the Prospect Mine, Eureka County, Nevada. Submitted to the Bureau of Land Management, Mount Lewis Field Office, Battle Mountain, Nevada.

Section 106 Consultation for the Rehabilitation of Baltimore and Cleveland Gardens Apartments in Las Vegas, Clark County, Nevada. Assisted the client with Section 106 consultation and development of a Memorandum of Agreement for a HUD-funded low-income housing rehabilitation project.

Documentation of Seven Homes on North Center Street, Reno, Washoe County, Nevada. Submitted to the University of Nevada, Reno.

2016 *Letter Report: Local District Evaluation of 10167 West River Street in Truckee, California.* Submitted to Brian Heim, Kings Beach, California.

An Architectural Survey of 26 Resources within the West 2nd District Project Footprint. Submitted to the Don G. Clark Group, Reno, Nevada.

Newlands Heights Historic District. National Register nomination. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

An Architectural Survey of 14 Resources on Lot 4, Block 8 ½, Reno, Washoe County, Nevada. Submitted to Landmark Properties/LCD Acquisitions LLC, Atlanta, Georgia.

An Historic Context and Survey Report for Historic Parks in Reno, Nevada. Submitted to the City of Reno Community Development Department, Reno, Nevada.

Survey of the Gateway District in Reno, Nevada. Submitted to the City of Reno Community Development Department for Review by City Council, Reno, Nevada.

An Historic Context and Survey Report for Idlewild Park in Reno, Nevada. Submitted to the City of Reno Public Works Department and the Nevada Department of Transportation, Reno, Nevada (NDOT Project WA16-012).

Contributed to Section 106 Report for NDOT's I-580 Project in Washoe Valley: Architectural survey and evaluation of the Marlette Lake Water System and Lakeview House.

2015 *Downtown Fallon Commercial Corridor Architectural Survey Report.* Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Newlands Heights Historic District Architectural Survey. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

2014 Jim Bertolini, ZoAnn M. Campana, Elizabeth Dickey, Mike Drews, and Jennifer Riddle. *Nevada State Prison.* National Register nomination. Submitted to the Nevada State Historic Preservation Office, Carson City, Nevada.

Professional Affiliations and Positions:

City of Reno Historical Resources Commission.

Commissioner, May 2017 – August 2019.

Vice-Chairperson, March 2018 – February 2019.

Chairperson, March 2019 – August 2019.

Historic Reno Preservation Society.

Member, Editorial Board for *Footprints* publication, 2016 – Present.

Member, Board of Directors, July 2015 – June 2021.

Vice-President, Board of Directors, June 2018 – June 2021.

Preserve Nevada.

Member, Board of Directors, April 2018 – Present.

Tulane University School of Architecture.

Adjunct Faculty, History of American Architecture Course, 2023 – Present.

University of Nevada, Reno – Anthropology Department.

Adjunct Faculty, World Architecture Course, 2017 – 2022.

Publications:

Beautiful Little Edifice: St. Paul's Episcopal Church of Virginia City, 1876-2019. *Nevada Historical Society Quarterly* 62(1-2), Spring/Summer 2019. Nevada Historical Society, Reno.

Architectural Elements – One Brick at a Time. *FootPrints* 21(4), Fall 2018. Historic Reno Preservation Society, Reno.

Architectural Elements – The Arch. *FootPrints* 21(3), Summer 2018. Historic Reno Preservation Society, Reno.

Architectural Elements – Going Through the Roof. *FootPrints* 20(4), Fall 2017. Historic Reno Preservation Society, Reno.

Architectural Elements – The Column. *FootPrints* 20(3), Summer 2017. Historic Reno Preservation Society, Reno.

The Barengo Homes – Lost Corner? *FootPrints* 21(1), Winter 2018. Historic Reno Preservation Society, Reno.

Newlands Historic District Listed in Register. *FootPrints* 20(2), Spring 2017. Historic Reno Preservation Society, Reno.

Newlands Possible New Historic District. *FootPrints* 18(3), Summer 2015. Historic Reno Preservation Society, Reno.

A Public Waiting Place: A Brief History of Reno's Greyhound Bus Station. *FootPrints* 19(4), Fall 2016. Historic Reno Preservation Society, Reno.

Saying Goodbye to Boarding House Row. *FootPrints* 19(3), Summer 2016. Historic Reno Preservation Society, Reno.

Presentations and Tours:

2021 The Nevada Pack: A History of Reno's Early Meatpacking Industry.
Neighborhood Story for the Historic Reno Preservation Society, Reno, Nevada, July 2021.

2020 Historic High Rises in Reno. Neighborhood Story for the Historic Reno Preservation Society,
Reno, Nevada, July 2020.

Parsons/Mills Architecture. Neighborhood Story for the Historic Reno Preservation Society,
Reno, Nevada, July 2020.

2019 Frederic J. DeLongchamps Residential Architecture Tour.
Historic Reno Preservation Society, Reno, Nevada, July 2019.

Mansions on the Bluff Waking Tour.
Historic Reno Preservation Society, Reno, Nevada, June and July 2019.

Stories from the Mansions on the Bluff. Presentation to the Chase International Luxury Real
Estate Team. June 2019.

Reno MoMo: Modern Architecture in Reno.
Historic Reno Preservation Society, Reno, Nevada, April 2019.

Edwards Parsons and Russell Mills Residential Architecture Tour.
Historic Reno Preservation Society, Reno, Nevada, May 2019.

2018 The Nevada Pack: A History of Reno's Early Meatpacking Industry.
Historic Reno Preservation Society, Reno, Nevada, April 2018.

Edwards Parsons and Russell Mills Residential Architecture Tour.
Historic Reno Preservation Society, Reno, Nevada, June 2018.

Frederic J. DeLongchamps Residential Architecture Tour.
Historic Reno Preservation Society, Reno, Nevada, July 2018.

Mansions on the Bluff Waking Tour.
Historic Reno Preservation Society, Reno, Nevada, June and July 2018.

2017 Newlands Heights Historic District.
Historic Reno Preservation Society, Reno, Nevada, April 2017.

Frederic J. DeLongchamps Residential Architecture Tour.
Historic Reno Preservation Society, Reno, Nevada, June 2017.

Mansions on the Bluff Waking Tour.
Historic Reno Preservation Society, Reno, Nevada, June and July 2017.

2016 Newlands Heights Neighborhood Tour.
Nevada Art Educators Conference, Reno, Nevada, October 2016.

Continuing Education:

2019 *Reenergize Reno: Sustainable Historic Preservation Workshop.* Presented by Ralph DiNola of the New Buildings Institute and Carl Elefante, FAIA, FAPT, LEED AP.

2018 *Section 106: Innovative Mitigation Measures, a Discussion and Lessons Learned.* Presented by Walter Gallas, Jeff Hintz, Tricia Sandhal, and Katherine Slick at the National Alliance of Preservation Commissions FORUM.

The New Normal: Grappling with Rehabilitation of Mid-20th Century Buildings. Presented by Kristen McSparran and Elizabeth Rosin at the National Alliance of Preservation Commissions FORUM.

The Las Vegas African American Community Field Session. Presented by Claytee White during the National Council on Public History Annual Meeting.

Heritage Conservation in Latin@ Communities. Presented by Yolanda Chávez Leyva, Sehila Mota Casper, and Sarah Zenaida Gould during the National Council on Public History Annual Meeting.

Rewiring Old Power Lines: The Challenge of Entrenched Narratives. Presented by Shae Adams, Kaitlin Lloyd, Tim Roberts, Nick Sacco, and Will Stoutamire during the National Council on Public History Annual Meeting.

2017 *Using the Historic Tax Credit for Affordable Housing.* Presented by the U.S. Department of Housing and Urban Development (HUD).

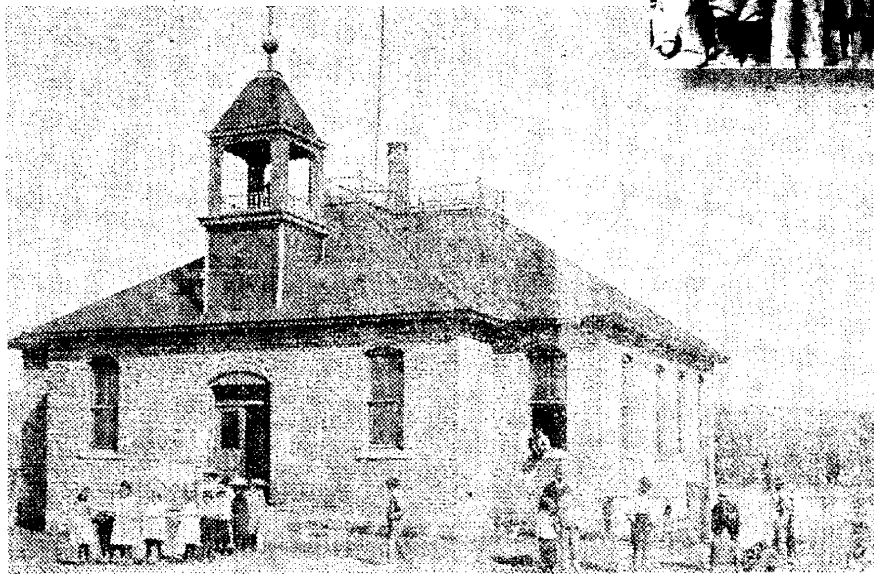
CAMP Training. Presented by the National Alliance of Preservation Commissions.

2016 *National Register of Historic Places Multiple Property Nomination Form Training.* Presented by the Nevada State Historic Preservation Office.

2013 *Disaster Preparedness and Response Workshop*. Presented by the National Center for Preservation Training and Technology, Natchitoches, LA.

Observations and Recommendations Report – ROUGH DRAFT

Carlin Historical Society Carlin Schoolhouse



March 28, 2024

Paul Cavin Architect LLC

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paul@paulcavindesign.com

DESIGN TEAM AND PARTICIPANTS

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Phone: (775) 389-3220
Contact: Ella B. Trujillo
e-mail: carlinhistoricalsociety@gmail.com



ARCHITECTURE

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Contact: Paul Cavin, AIA
e-mail: paul@paulcavindesign.com
Project Architect: Arlee Fisher, AIA
e-mail: arlee@paulcavindesign.com

Paul Cavin Architect LLC

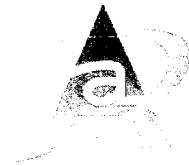
STRUCTURAL ENGINEERING

CFBR Structural Group, LLC
5425 Louie Lane, Suite 2C
Reno, Nevada 89511
Phone: (775) 470-1365
Contact: Chris Roper, PE/SE
e-mail: chris@cfbrgroup.com
Project Manager: Trevor Kattelman
e-mail: trevor@cfbrgroup.com

CFBR STRUCTURAL GROUP, LLC
5425 LOUIE LANE, SUITE 2C
RENO, NV 89511

MECHANICAL / PLUMBING ENGINEERING

Ainsworth Associates Mechanical Engineers
1420 Holcomb Avenue, Suite 201
Reno, Nevada 89502
Phone: (775) 329-9100
Contact: Roger Gravelle, LEED AP BD+C, CPD
e-mail: rgravelle@aa-me.com
Project Manager: John Bigda, PE/FPE, MBA, CPDT
e-mail: jbigda@aa-me.com



ELECTRICAL ENGINEERING

PK Electrical, Inc.
681 Sierra Rose Drive, Suite B
Reno, Nevada 89511
Phone: (775) 826-9010
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PK Electrical, Inc.

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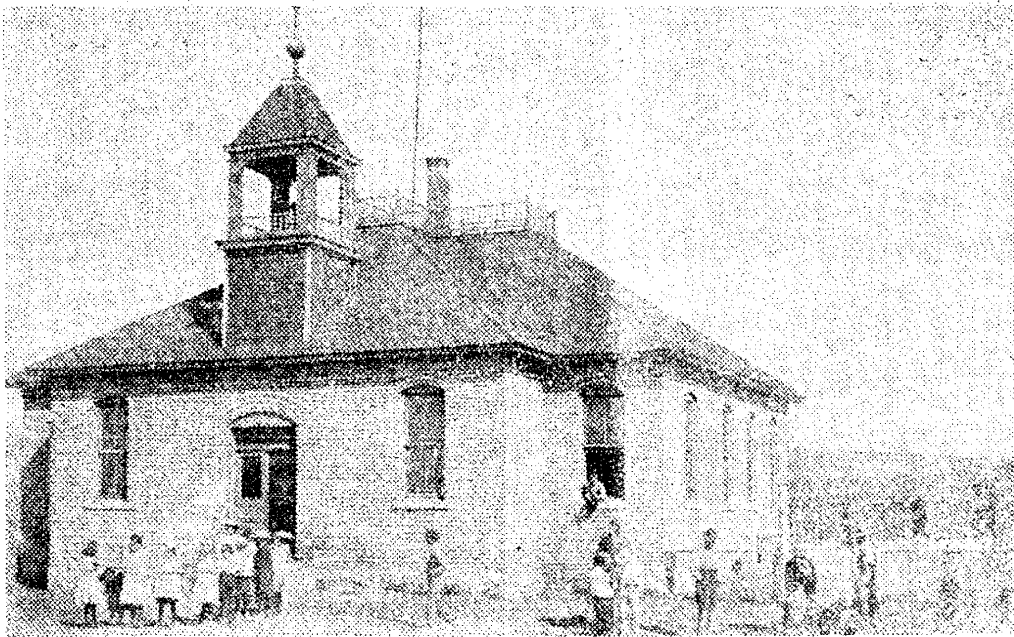
EXECUTIVE SUMMARY

The Carlin Historical Society is interested in preserving the rich history of Carlin, Nevada. To support this, they hope to renovate and refurbish the historic Carlin Museum, originally the Carlin School House, for continued use as a museum. The intent of this Observations and Recommendations document is to help guide planning, design, construction documentation, and construction efforts for the Carlin School House Renovation project located at 718 Cedar Street, Carlin, Nevada. It will further guide other development, planning, improvements, decisions, operations, and phasing efforts of the proposed renovation and related improvements.

Observations and Recommendations efforts began with Paul Cavin Architect LLC early in 2024 with the review of drawings and documents provided by the Carlin Historic Society representative (Ella Trujillo). On March 7, 2024, the design team traveled to Carlin to investigate, and field verify the existing building. During this initial site visit a kick-off meeting was held with the stakeholder and design team to review the project at hand and gather additional information.

The Observations and Recommendations efforts started shortly after the field visit in March. At this point, the efforts continue.

Upon completion of the Observations and Recommendations Report the design team will prepare a proposal for the next phases of the project. Milestones for project development within the next phase include Schematic Design, Design Development, Construction Documents, Plan Review, Bidding Documents, and Construction Administration.



OBSERVATIONS AND RECOMMENDATIONS REPORT – SCOPE OF WORK

The Observations and Recommendations efforts will incorporate previous and continued work related to the Carlin School House. This includes studies conducted by Kautz Environmental Consultants, Inc., recommendations by the Nevada State Historic Preservation Office, and the Carlin School House Rehabilitation Architectural Study and Recommendations Progress Report prepared in 2023. These efforts will also include an analysis of the building's structural system, life safety systems, ADA accessibility, envelope, mechanical, plumbing, and HVAC systems. The design team will make recommendations for future improvements to each of these systems as needed.

1. Prepare an Observations and Recommendations report to include:
 - a. Seismic analysis and wind study, including the masonry walls, roof, and foundation.

- b. Assessment of the current structural deficiencies, specifically regarding future reconstruction of the bell tower and widow's walk.
 - c. Condition assessment of building windows and window openings.
 - d. Architectural analysis regarding re-use/programming, functionality, and architectural integrity.
 - e. Recommendations for seismic stabilization.
 - f. Recommendations for roof structure reinforcement, if necessary.
 - g. Recommendations for bell tower and widow's walk reconstruction.
 - h. Recommendations for window reconstruction and rehabilitation.
 - i. Recommendations for future alternative heating and cooling systems.
 - j. Analysis of existing electrical system.
 - k. Recommendations for modifications, improvements, and upgrades to the electrical system.
 - l. Analysis of the existing plumbing and mechanical systems.
 - m. Recommendations for modifications, improvements, and upgrades to the plumbing and mechanical systems.
 - n. One site visit.
2. Deliverables for the Observations and Recommendations Report:
- a. Observations and Recommendations Report Draft to include the items listed above.
 - b. Observations and Recommendations Report Final to include the items listed above and incorporate input from Carlin Historical Society.
 - c. Associated diagrams (site plan, floor plans, other technical drawings as needed)

ARCHITECTURAL OBSERVATIONS AND ANALYSIS

The Carlin School House is a single-story brick building, originally constructed in the late 1800's. Modifications have been made since. The original bell tower and widow's walk were removed and the roof was reconstructed with simple ridges. The west wall was reconstructed without any windows. Windows on the east façade have been added and removed. The originally recessed northeast and northwest corners were enclosed for additional square footage and interior walls have been reconfigured.

The exterior walls are unreinforced, triple wythe brick with a furred interior. The floor, ceiling and roof are wood framed, creating a crawl space below and attic above.

BUILDING CODES

Building Authorities Having Jurisdiction (AHJ):

City of Carlin / Building Department
P.O. Box 340
810 Oak Street
Carlin, Nevada 89822

State Fire Marshal
107 Jacobson Way
Carson City, Nevada 89701
(775) 684-7500

Current Applicable Building Codes for Improvements and Accessibility (2024):

- 2018 International Building Code (IBC)
- 2018 Uniform Mechanical Code (UMC)
- 2018 Uniform Plumbing Code (UPC)
- 2018 Northern Nevada Amendments
- 2009 ICC A117.1-2009 Accessibility Standards
- 2018 International Fire Code (IFC)
- 2018 Northern Nevada International Fire Code Amendments
- 2018 International Energy Conservation Code with Amendments

- 2018 International Fuel Gas Code Chapters 1-8 and Appendix A
- International Wildland-Urban Interface Code Chapter 5
- 2018 National Fire Protection Association (NFPA) 54 and 2017 NFPA 58 Code
- 2017 International Electric Code

Project Data and Design Criteria:

Address: 718 Cedar Street
Carlin, Nevada 89822
Elko County

APN: 002-093-006
Land Use: 400 General Commercial
Acres: 0.1430 acres

Number of Stories: One story with a crawl space and attic

Existing Construction Type: III-B

Occupancy Groups: Assembly Group A-3, Museums

Occupant Load: 55

Required Number of Exits: 2

Allowable Height: 75 ft

Allowable Area: Non - Fire Sprinklered 19,000 square feet
Fire Sprinklered 57,000 square feet

Existing Area: 2,261 gross square feet

Fire Separations: None existing. Yes, for restoration, if required.
Fire Sprinklers: None existing. Not required by code, but recommended for restoration.
Fire Alarm: None existing. Yes, for restoration.

Plumbing Fixture Analysis – Preliminary

Projected Occupant Load: 55

Required Plumbing Fixtures:
Assembly Occupancy (55)
Water Closets (1/125M, 1/65F): 1M/1F
Lavatories (1/200): 1

Total Building
Drinking Fountains (1/500): 1
Mop Sink: 1

Total Required:
Water Closets: 2
Lavatories: 1
Drinking Fountains: 1
Mop Sink: 1

OVERALL ARCHITECTURAL PROJECT GOALS

- Holistic Planning:
 - Involve all current users and the community.
 - Plan for the current functions of the Carlin Museum.
 - Think of the future functions of the Carlin Museum.
 - Reflect on the past functions of the building and how they may inform current decision making.
 - Involve a complete design team to evaluate the existing building (Architectural, Structural, Mechanical, Plumbing, Electrical, and Communications) for recommendations for improvements to the building.
- Last another century:
 - Building material choices, systems, finishes, and products should be durable and robust.
 - Maintenance and service schedules and intervals should be performed as required.
- Respect the historical context:
 - Restore the historical integrity as much as possible.
 - Reconfigure spaces to the original configuration as much as possible.
 - Re-use historic materials and products where possible.
 - Find original materials and products and incorporate them into the design.
 - Create spaces within the building that display the history of the building.
- Upgrade to current building codes:
 - The existing building(s) should follow the current International Building Codes.
 - The building should be made accessible for persons with disabilities utilizing the ANSI A117.1-2009 Accessibility Standards.
 - The ADA Standards for Accessible design should be considered but understood that ANSI takes precedence per IBC as the minimum requirements for accessible design.
 - It is acceptable to exceed code requirements.

INTERIOR ENVIRONMENT CONSIDERATIONS

- Complete interior remodel:
 - Utilize modern materials and finishes where appropriate.
 - Restore historic materials and finishes where appropriate.
- Clean, neat, and efficient layout of walls and spaces:
 - Incorporate input from the stakeholders and users as to daily functions and operations.
- Double pane windows for all windows:
 - Work with SHPO and window manufacturers for a more thermal efficient window system while also respecting the historic integrity of the existing windows.
- Update roofing and flashing:
 - The existing roofing needs replacement.
 - Verify that flashing details are adequate and installed to last the lifetime of the roof.
- For an improved work environment, office spaces should have views to the outside and/or daylight where possible. Overall organization and individual staff spaces should be designed to support a positive and cooperative experience and daily engagement.

CONDITION ASSESSMENT

Windows, Window Openings and Doors

Systems Observed:

- Original 4-pane (2- over 2-pane) windows double-hung wood windows have been replaced with 2-pane (1- over 1-pane) double-hung painted windows.

Conditions Observed:

- **East Façade**
The brickwork at the east façade clearly indicates that the current window configuration is not in alignment with the original window locations.
One location appears to have had a window added and later infilled with mismatched brickwork. There is currently a chimney stack exiting the building at this location.
Another location appears to have a bricked-in window housing a wall-mounted HVAC unit.
There is a window in a location that was not originally a window.
- **North Façade**
One of the three doors on the north façade may be original. The other two doors are not original.
There are no windows on the north façade.
- **West Façade**
There are no windows on the west façade.
There are two wall openings of no historical significance.
- **South Façade**
Three of the four south facing windows have been replaced with new wood windows.
The fourth window has been infilled with wood paneling.
The entry door has been replaced with aluminum storefront.

Recommendations:

- **East Façade**
The original window configuration and corresponding brickwork should be returned to their original locations and detailing.
New windows should be installed to match original detailing, including the 4-pane, double-hung function.
Original material should be used to the extent possible, supplementing with new material to match existing where necessary.
- **North Façade**
The north doors should be replaced with contemporary reproductions of the original doors.
- **West Façade**
The Carlin Historical Society would like to leave the existing solidly bricked wall to protect the historic displays of the Museum interior.
The mechanical opening should be infilled with brick to integrate and match existing.
The boarded up high window should be replaced with a new window to match original.
- **South Façade**
New windows should be installed to match original detailing, including the 4-pane, double-hung function.
Original material should be used to the extent possible, supplementing with new material to match existing where necessary.
A new entry door should be reconstructed to mimic the original door configuration.

Bell Tower and Widow's Walk

Systems and Conditions Observed:

- The original Bell Tower and Widow's Walk are no longer a constructed portion of the building.

Recommendations:

- It is recommended that the Bell Tower and Widow's Walk be reconstructed with like materials and in conjunction with structural remediation.

Programming, Functionality, and Architectural Integrity

Systems Observed:

- The current interior layout is functioning as a museum and houses multiple exhibits, storage, office, mechanical and restroom.

Conditions Observed:

- The configuration is neither the original layout nor the optimal for a museum/gallery space.
- The entry is spatially confined. It is designed as a check point, which is not the most welcoming. Also, it is not always manned.
- A visitor's architectural promenade through the gallery spaces is not intuitive or gracious.
- The spatial and architectonic configuration could be better designed to reinforce the visitor's connection to the history of the building and their place in that history.

Recommendations:

- Construct the interior configuration to be more closely aligned with the original layout.
- Open up the front entry to be more inviting to the galleries.
- Create moments of reflection by accentuating special elements of the original construction.
- Ensure current codes are met for egress, plumbing fixtures, etc.

STRUCTURAL OBSERVATIONS AND ANALYSIS

SCOPE OF STRUCTURAL OBSERVATIONS AND RECOMMENDATIONS

Structural observations and recommendations herein are for the original schoolhouse building. The structural scope of review was as follows:

- Review and evaluate the building structure (walls, floor, roof and foundations) and provide an outline of identified structural deficiencies. The review is intended to serve as initial observations only, to the degree that recommendations for subsequent design and/or repair work can be made where appropriate. The intent of the review is NOT to cover all conditions and/or structural elements in detail. The review was performed in the field and was visual only, non-destructive in nature, and limited to readily accessible and visible areas.
- Provide an ASCE 41-17 Tier 1 evaluation of the building as an analysis of resistance to lateral (seismic and wind) loading.
- Provide structural recommendations where deemed to be warranted by the review, i.e. seismic stabilization, roof structure reinforcement, and bell tower and widows walk reconstruction.

The structural review and recommendations for this project are based on the following:

Structural Codes & Standards:

- 2018 IBC & 2018 IEBC (Building Codes)
- ASCE 7-16 (Structural Load Standard)
- ASCE 41-16 (Seismic Evaluation Standard)

Structural Design Criteria:

- Structural Risk Category: II (Normal Occupancies)
- Floor Live Load: L = 40 psf (Original School Classrooms)
- Ground Snow Load: $P_g = 30$ psf
- Roof Snow Load: S = 30 psf
- Basic Wind Speed: V = 115 mph
- Wind Exposure: C
- Wind Enclosure Classification: $G_{Cpi} = \pm 0.18$ (Enclosed)
- Reference ASCE 41 Tier 1 Evaluation for Seismic Parameters

FOUNDATIONS

Systems Observed:

- The building has a crawl space, partially excavated in some areas for an old furnace room, with stone rubble foundation walls around the perimeter. The foundation walls also have an exterior concrete skirt wall facing around the perimeter that was added at some point after the original construction.
- Interior post and beam lines in the crawl space have various supports like natural stones, minor concrete footings, wood sleepers, and some posts seem to bear directly on soil.

Conditions Observed:

- Access to the crawl space was limited, but where conditions could be seen they generally seemed to be dry, although there did seem to be some signs of prior from moisture and settlement.
- The crawl space area beyond the partially excavated area is very close to the floor framing above, and in some cases it looks like soil may be in contact with some wood floor framing.
- Excavations around the partially excavated areas are retained by unreinforced brick walls or 2x wood slats framed between the wood posts from of the interior post and beam lines. In many cases the retained earth has pushed the retaining walls over along with their support posts.
- The exterior concrete skirt walls show some signs of deterioration like cracking and spalling in some locations.

Recommendations:

- Efforts should be made throughout the crawl space, wherever practicable and possible, to remove soil where it is in contact with wood.
- Efforts should be made throughout the crawl space, wherever practicable and possible, to ensure all wood posts are supported by, and fastened to, new concrete pier foundations.
- Efforts should be made throughout the crawl space, wherever practicable and possible, to eliminate the wood retaining conditions that have dislodged support posts for the floor above. And posts that have been dislodged should be set back in place.
- The concrete skirt around the building should be maintained as it was likely added at some point in the past to provide confinement for the stone rubble foundation walls that may otherwise tend to crumble and fall outward from the building. Where cracking and spalling occurs at the concrete skirt, it should be repaired with methods like applied concrete repair mortars, injecting epoxy into cracks, or partial replacement if necessary.

FLOORS

Systems Observed:

- The floor appears to be hardwood flooring over 1x straight plank flooring over 2x6 floor joists at 24" o.c. Floor joists span from perimeter foundations walls across interior post-and-beam support lines in the crawlspace.
- The post-and-beam lines have 4x6 beams running over 6x6 posts.
- The floor system at the perimeter of the building appears to frame directly into and over the stone rubble foundations.

Conditions Observed:

- There are some signs of rot in wood members, particularly in locations where wood is in contact with soil.
- The post-and-beam lines in the areas around the partially excavated areas appear to have been modified numerous times in the past, either due to building modifications or as repairs for floor issues like excessive settlement, dislodged posts, etc.
- The posts at post-and beam lines have little to no connection at beams or foundations.

Recommendations:

- As mentioned above, efforts should be made throughout the crawl space, wherever practicable and possible, to remove soil where it is in contact with wood.
- Posts that have been dislodged should be set back in place, and connections should be made between posts, their foundations, and the beams they support.

WALLS

Systems Observed:

- The exterior walls of the building are approximately serve as both bearing walls and shear walls for the building. The original walls, which could be viewed through openings in the exterior brick in a few locations, appear to be 2x6 studs at 16" to 24" o.c., with a single layer of exterior brick veneer that bypasses the stud, and additional brick layers that seem to infill the space between studs.
- The exterior stud walls appear to have been platform framed over the floor framing below, with a sill plate that sits on top of the floor. And there appeared to be a continuous double 2x or single 4x plate at the top of the wall studs.
- In addition to the exterior wood stud bearing walls there also appears to be two lines of interior wood stud bearing walls, each side of the center hallway of the original schoolhouse layout where the stairs down to the partially excavated crawlspace occurs.
- The northeast and northwest corners of the building appear to be additions to the footprint of the original building. The walls at these additions appear to be three wythes of solid unreinforced brick masonry.

Conditions Observed:

- The bases of wall studs were rotted at conditions that could be observed, where holes in the exterior veneer have allowed water, dirt, etc. to pile into the stud cavity.
- There did not appear to be any connection between the brick veneer and the wall studs.
- The exterior brick veneer and mortar is aged and deteriorating.

Recommendations:

- Where holes in the exterior brick veneer occur, debris should be removed from the stud cavities and pressure treated framing added to reinforce rotted wood studs.

- Exterior brick veneer should be investigated further to identify what, if any, connections there are between the brick and wall studs. If there are no connections between the brick and wall studs, new connections should be made. This may impact interior finishes as interior finishes may need to be removed to perform the work.
- A concern for this building is attachment of the brick veneer to the wall studs. Based on our field investigation, the brick veneer does not seem to be tied to the wall studs, and in some cases the brick veneer seems as though it may be bowing slightly outward and away from the building. The concrete skirt around the building may have been added to help contain the brick veneer and stone rubble foundation system, keeping it tight to the building. The walls should be investigated further, by removing interior finishes in some locations, to see how the brick veneer truly interacts with the wall studs and whether the brick veneer is tied to the studs in any way. If the brick veneer is not tied to the studs, new connections should be added in some way to help prevent the brick veneer from falling away from the building, especially in a seismic event.
- The exterior brick should be repointed and repaired. It is our understanding that this is already currently planned as part of a separate project.

ROOF

Systems Observed:

- The roof system appears to be asphalt shingles, over original wood shingles, over gapped 1x straight plank sheathing, over 2x6 @ 24" o.c. rafters that frame into continuous 2x6 members at the hips and valleys of the roof. In some locations 2x vertical members have also been added as supports that extend down to the ceiling framing below.
- At the center of the roof, where the original widows walk was located, there is additional framing at the perimeter of the widows walk, with some support posts that extend down to the ceiling framing below.
- The flat ceiling below the roof structure is framed with 2x6 ceiling joists that span from exterior bear walls to and across the two interior stud bearing wall lines. As mentioned above, the ceiling framing is also supporting 2x posts that come down from the roof structure above.
- Connections between members are minimal and nailed only.

Conditions Observed:

- The inside of the attic space generally seemed to be dry and wood seemed to be in good condition.
- Some of the long 2x6 ridge and valley members have cracked.

Recommendations:

- The long 2x6 ridge and valley members are inadequate. Cracked members should be repaired and new supports should be added to strengthen these and other long span members.
- New supports or additional framing may also be warranted at other locations, including at the ceiling where the ceiling framing is being used to support the roof above.

BELL TOWER & RECONSTRUCTION

Systems Observed:

- The framing for the original bell tower has been removed and the only thing that can be seen at that location is slightly different looking plank sheathing that was installed after the bell tower was removed, presumably to cover the hole left from when the bell tower was removed.

Recommendations:

- The bell tower could be re-framed above the roof, but it would need to be supported either by new posts that continue down to the ground, or by reinforcing any roof and/or ceiling framing that provides support.

WIDOWS WALK & RECONSTRUCTION

Systems Observed:

- The framing at the perimeter of the original widows walk is still in place, but newer framing was installed over the widows walk to extend the roof slopes up to new ridges.

Recommendations:

- The widows walk could be re-framed, but in the process the supporting framing would likely need to be reinforced and new supports added to transfer loads down to reinforced ceiling framing and/or the bearing walls below.

LATERAL FORCE RESISTING SYSTEMS (WIND & SEISMIC)

Roof Diaphragm

Systems Observed

- The roof diaphragm consists of the gapped straight 1x planks over roof rafters and top plates of supporting wood walls typically serve as chords for the diaphragm. The roof diaphragm braces the tops of walls and transfers lateral loads from wind and seismic to resisting elements like the shear walls below.

Conditions Observed

- Conditions appear to be like those noted at the roof, connections between members appear to be minimal with no uplift clip connections present, and preliminary analysis indicates the diaphragm does not have adequate capacity to resist wind or seismic loads.

Recommendations

- The existing roofing systems should be removed so a new plywood overlay could be installed to serve as a diaphragm for the building. New framing, blocking, clips, straps, etc. could then be added to provide chords for the diaphragm, shear transfer to walls below, and wind uplift resistance.

Shear Walls

Systems Observed

- The shear walls consist of interior finishes like lath and plaster and vertical wood wainscot applied to the wood studs. The brick veneer may also be acting somewhat as a shear resisting element, particularly if the veneer truly infills spaces between studs.

Conditions Observed

- Conditions appear to be like those noted at the walls, connections between members appear to be minimal with no hold-downs or sill anchors present. Preliminary analysis indicates the shear walls do not have adequate capacity to resist wind or seismic loads at some locations, particularly walls with lots of window openings that result in tall skinny wall piers between openings.

Recommendations

- Openings not original to the structure could be infilled to provide more wall for shear resistance, and/or interior plywood shear sheathing could be added at wall lines of concern.

Wind Analysis

Major elements of the main wind force resisting system for the building (roof diaphragm and shear walls) were analyzed for wind loads as prescribed by the current building code. Seismic loading on this building generally governs over wind loading due to the relatively short height of the building and brick veneer system used on exterior walls (high seismic mass). Since seismic loading controls over wind, the ASCE 41 Seismic Evaluation section below should be referenced for pertinent lateral force resisting system recommendations.

ASCE 41 Seismic Evaluation

The building was evaluated for seismic loads in accordance with ASCE 41 and that evaluation is provided separately for reference. As indicated above, seismic loading for the building generally governs over wind. Key seismic concerns and recommendations from the evaluation are as follows:

- The building does not contain a complete, well-defined load path, particularly structural connections, that serve to transfer inertial forces associated with the mass of the building to the foundation. Examples of missing connections include a lack of clips at the roof to transfer loads from diaphragms to resisting walls below. Shear walls also effectively use finishes to resist lateral loads, and the shear walls likely lack any modern connections like sill anchors, hold-downs, etc. However, these deficiencies are less of a concern due to the relatively short height of the building. Improvements to the roof diaphragm and walls, as mentioned in the sections above, could help mitigate seismic concerns.

MECHANICAL AND PLUMBING OBSERVATIONS AND ANALYSIS

The existing Carlin Schoolhouse is currently a single-story museum space being rehabilitated to meet the code requirements of a modern building.

Codes and Applicable Standards

- International Building Code (IBC) 2018
- Uniform Mechanical Code (UMC) 2018
- Uniform Plumbing Code (UPC) 2018
- International Fire code (IFC) 2018
- National Fire Codes (NFPA Standards), current editions as referenced
- 2018 International Energy Conservation Code / ASHRAE/IESNA Standards 90.1-2016
- ASHRAE Chapter 30, HVAC Systems and Applications
- ASHRAE 62.1, Ventilation for Acceptable Indoor Air Quality
- Nevada State Fire Marshal's Regulations
- Americans with Disabilities Act
- Local Codes and Ordinances as may be applicable

DESIGN CRITERIA

Detailed room by room heating and cooling load analysis will be done during the Design Development phase utilizing Carrier's Hourly Analysis Program software. The following design criteria will be utilized:

- Location: Carlin, NV
- Latitude: 40.7 N
- Elevation: 5,000 feet

Outside Air Conditions

- Summer: 100°F DB / 61°F WB
- Winter: -10°F DB

Interior Design Conditions

- Exhibits: 72°F DB, Summer
68°F DB, Winter
- Offices: 72°F DB, Summer
68°F DB, Winter
- Breakroom/Lounge: 74°F DB, Summer
72°F DB, Winter
- Mechanical Spaces: 80°F DB, Summer
65°F DB, Winter

Air Change Rates

- Exhibits: Minimum 6 Air Changes per Hour
- Offices: Minimum 4 Air Changes per Hour
- Breakroom/Lounge: Minimum 6 Air Changes per Hour
- Mechanical Spaces: Minimum 2 Air Changes per Hour

Air Filtration

- Wildfire smoke and particulates: MERV-9A pre-filters, carbon-impregnated MERV -13A secondary filters (optional).

HVAC Noise Criteria

The general design criteria will be as follows:

- Offices NC 30-35

- Exhibits NC 30-35
- Breakroom/Lounge NC 30-35

HEATING VENTILATION AND AIR CONDITIONING (HVAC)

The existing mechanical system is past its expected useful life and is not adequate for the space function. The current proposed mechanical system comprises of a gas-fired/DX furnace-style split unit with a condensing unit adjacent to the building. New ceiling-mounted exhaust fans will be installed for bathroom exhaust.

Existing Mechanical Conditions

Systems Observed

- The existing museum space served by a single furnace and evaporative cooler on the east side of the building. Several electrical baseboard heaters are installed but not in use at the moment.

Conditions Observed

- Units are in poor condition and past the ASHRAE expected useful life. Additionally, the owner has stated that the evaporative cooling system struggles to maintain space temperature during the summer months. Because of the existing furnace system design, several spaces struggle to maintain above-freezing temperatures and put plumbing systems at risk of freezing.

Recommendations

- We recommend removing all mechanical systems and ductwork for a new central heating and air conditioning system. The existing bathroom exhaust and remaining kitchen fan on roof shall also be removed.
- The system will be designed around a centralized constant volume system (located near the northeastern storage area), ducted to each space in the building. This system would be a gas furnace-style heater with a DX cooling coil and an outdoor condensing unit adjacent to the building. Electric reheat coils could be added to spaces that need additional zoning.
- **HVAC Distribution**
As the basis of design, the air distribution system will consist of a fully ducted and insulated supply & return air system. Restrooms will be provided with a ducted exhaust system.
- **Humidification/dehumidification Systems (optional)**
Many museums require consistent humidity control for the exhibits. Based on conversations with the owner this could be a future desire for the building. While a centralized system for both humidification and dehumidification would be ideal, the size of available space for such a system is unlikely. We recommend the use of localized wall-hung humidifiers and ceiling-mounted dehumidifiers in spaces where humidity control is desired.
- **Duct Constructions**
Low-pressure galvanized ductwork will be used for all supply, exhaust, and return air systems.
- **Duct Insulation**
Supply Air Systems within Ceiling Spaces – low pressure: 2 1/5-inch thick, 0.75-pound density fiberglass insulation. Ducts to be lined downstream of coil. Where lining is not required or not allowed, ducts to be externally wrapped. Return and Exhaust Systems connected to air handlers: 2 1/5-inch thick, 0.75-pound density fiberglass duct wrap.
- **Rated Assemblies**
Depending upon the service of the duct, either fire dampers or combination smoke/fire dampers will be utilized in duct systems to maintain the wall rating at penetrations.
- **Air Distribution**
Supply diffusers, registers and grilles in all other areas will be linear slot or rectangular supply diffusers/rectangular return grilles depending on the architecture of the building.
- **Installation**
All equipment, ductwork, and piping will be supported and braced per the requirements of ASCE 7-10 seismic restraint guidelines. All ductwork and piping will be concealed unless specifically shown otherwise on the contract drawings. An AABC certified balance contractor will perform balancing of the entire duct system, and domestic hot water return loop/system as shown in the scope of work.
- **Preliminary AHU Zoning**
Zoning of the system would be one single zone for the entire building. If further sub-zoning is needed, either a different system will need to be considered or reheat coils can be added to spaces for some zone control.
- **Controls**

No BMS system has been requested by the owner. Factory controls will be utilized. The owner has requested a smart thermostat that could be accessed remotely for space monitoring.

▪ **Major Equipment and Component Basis of Design**

Mechanical equipment basis of design will be as follows (unless directed otherwise by owner):

Make-up Air Units:	Trane or Daikin
Dampers/Louvers:	Greenheck or Price
Grilles/Registers/Diffusers:	Price, Titus, or Krueger
Exhaust Fans:	Greenheck or Cook
Reheat coils:	Greenheck or Qmark

PLUMBING

Systems Observed

- The existing plumbing system, piping, waste, vents, and natural gas.

Conditions Observed

- The existing plumbing system looks to have undergone significant changes over the years.
- Currently, there is a modern, recently replaced water heater serving the building.
- Piping where visible was copper for domestic water and PVC for vent and waste. The piping appeared to be in good condition.
- Plumbing fixtures are tank-type floor-mounted water closets and wall-hung lavatories.
- The new water heater appears to be operating well and should remain during the rehabilitation project.
- Plumbing fixtures are aged and will likely be damaged during the remodel. We recommend replacing all plumbing fixtures.

Recommendations

- The plumbing system will utilize all water-conserving type fixtures. Water closets will be floor-mounted tank-type units. Where required they will be ADA-accessible. Wall hung lavatories shall be equipped with infrared hard-wired sensor faucets. Shut-off valves for group isolation of fixtures will be provided. If bathroom layouts change, new piping routing will be tied into the existing systems as needed. Backflow protection for the system was assumed to be on-site and adequate but needs to be verified.
- **Domestic Cold Water**
Pipe material will be type "L" copper with silver soldered or brazed joints and insulated with fiberglass pipe insulation. Water conservation will be observed with fixture selections.
- **Hot Water**
Hot water piping will be type "L" copper with silver soldered or brazed joints and insulated with fiberglass pipe insulation.
- **Waste and Vent Systems**
A complete sanitary waste and vent system will be provided in accordance with the Uniform Plumbing Code throughout the building. Sanitary sewer/vent piping will be cast-iron or SCH 40 solid wall PVC.
- **Natural Gas**
Natural gas will be distributed via schedule 40 black steel, threaded or welded joints. Gas meter is ideally located near the proposed mechanical equipment for easy connection.
- **General Plumbing Equipment Basis of Design**
The plumbing equipment basis of design will be as follows (unless directed otherwise by the owner):

Water Closets and Urinals:	American Standard
Lavatories:	American Standard
Stainless Steel Sinks:	Elkay
Faucets:	Moen (wired electronic sensor type)
Drinking Fountains:	Haws or Elkay with bottle filler
Backflow Preventers:	Zurn

FIRE PROTECTION

Systems and Conditions Observed

- The building is currently not equipped with any automatic fire protection system.

Recommendations

- Although not required by code, because the building is unoccupied for portions of the week, the city and owner have requested that an automatic wet pipe fire sprinkler system be added. The system shall be hydraulically calculated for specific hazard levels in accordance with NFPA 13.
- Each sprinkler zone shall be complete with flow switch, inspector's test, and drain provisions.
- The detailed layout of the branch piping and sprinkler heads will be deferred to a fire protection contractor via performance specification.

ELECTRICAL OBSERVATIONS AND ANALYSIS

This assessment is of the existing Carlin Historical Society facility located 718 Cedar St, Carlin, NV. Visual observation and as-built documentation were used in this assessment. The site was visited and assessed on March 7, 2024.

ELECTRICAL

Applicable Codes / Standards / Ordinances

- National Electric Code (NEC) 2017
- International Fire Code (IFC) 2018
- International Energy Conservation Code (IECC) 2018 & ASHRAE/IESNA Standards 90.1
- International Building Code (IBC) 2018
- National Electric Safety Code
- Illuminating Engineering Society of North America (IESNA)
- Nevada State Fire Marshal's Regulations
- Americans with Disabilities Act
- Local Codes and Ordinances as may be applicable
- Northern Nevada 2018 ICC Adopted Amendments
- NFPA 1600
- NFPA 1221
- NFPA 70E

Primary Service – Normal Electrical System Power supply

Systems Observed:

- Electrical Utility Service to the building is provided by an existing Wells Rural Electrical Company pole mounted transformer located on the north side of the site.

Conditions Observed:

- There does not appear to be nor is there any report of a lack of utility power.
- The Electrical Utility Service to the building is adequate in electrical capacity and the voltages available (120/240V, 1 Phase, 3 wire) is appropriate for the current uses.

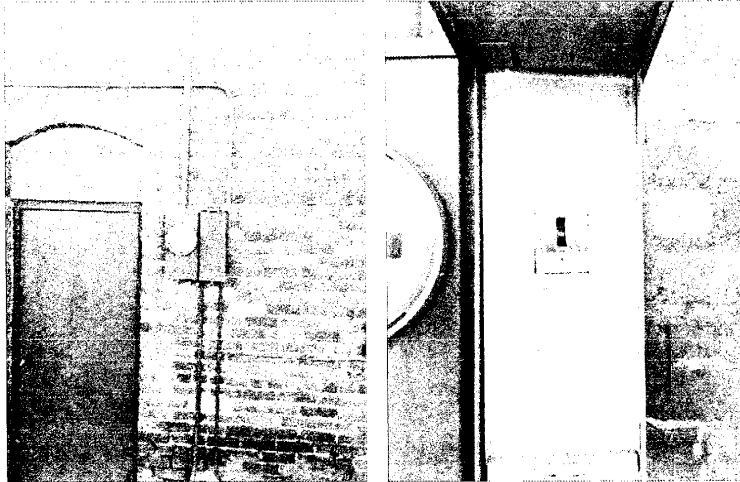
Recommendations:

- No recommendations are made regarding the service.

Meter/Main Service Board (MSB)

Systems Observed:

- The Utility Service is connected to a Meter Main Combination with an unknown manufacturer. Installation of equipment is unknown; it is NEMA 3R, 225A, 120/240V, 1 Phase, 3 wire mounted directly to the north side of the building See figure below.



Conditions Observed:

- The Meter Main has a 150A main breaker/disconnect that provides the normal electrical service to the building and immediate site.
- The Meter Main in turns serves the main panel branch circuit panelboard located inside the building.

Recommendations:

- The recommendation is continued use of this equipment with routine maintenance as recommended by the manufacturer's O/M manuals.
- Main Breaker is made by an unknown manufacturer and installed at an unknown date. The device should be inspected by a qualified electrician to confirm if replacement is required.

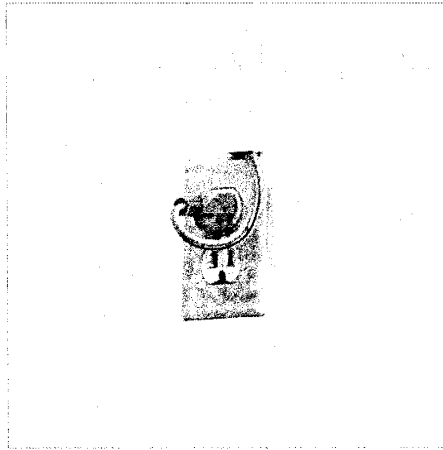
Branch wiring

Systems and Conditions Observed:

- Normal branch wiring is from branch circuit panelboards to end uses such as receptacle, lighting, and equipment.
- The Main Branch panel is a Square D QO panel manufactured in 1993. It is becoming more difficult to find replacement equipment for maintenance.
- Residential style breakers are used.
- Interior receptacles to the facility are not labeled with panelboard and circuit serving them.

Recommendations:

- Recommendation is any new wiring be pulled into any shared raceways have a dedicated neutral wire per circuit.
- Replace existing branch panel and breakers to equivalent type.
- Receptacles shall be labeled on their faceplates with the serving circuit.
- Receptacles appear to be well worn. Replacement of device based on evaluation of each individual.



Emergency Systems – Power

Systems and Conditions Observed:

- There are no emergency systems in this facility.

Recommendations:

- Emergency egress lighting is required, with an update of lighting either an inverter or integral battery backup system must be provided.
- All other emergency power will be designated as optional standby.

Site / Exterior and building mounted lighting

Systems and Conditions Observed:

- Only light fixture located on the exterior of the building in wall mount light over the main doorway.

Recommendations:

- Updating fixture to LED while maintaining aesthetic.
- Will coordinate fixture selection to be historically relevant where possible.
- Provide additional wall mounted for general illuminance and security.

Site / Exterior and building mounted lighting controls

Systems and Conditions Observed:

- Exterior and building mounted lighting is controlled via a light switch on the interior of the building.

Recommendations:

- 2018 IECC that is the currently adopted code for exterior lighting for new exterior lighting requires in addition to a time clock and a photocell, automatic part night dimming or motion sensing.
- For wall mounted exterior lighting the exception for safety may be utilized and no part night dimming or motion sensing is required.

Interior Lighting

Systems and Conditions Observed:

- Existing lighting in museum spaces typically surfaced mounted lensed linear florescent 1x4 troffers, downlighting and a newly installed track lighting system for the main gallery.
- The 'back of house' spaces have round downlighting or ceiling fans. These fixtures are fluorescent.
- There is inadequate or no lighting in some of the 'back of house' spaces.

Recommendations:

- A reconfiguration of lighting layout and lighting type depending on the designated space.
 - Galleries to have track lighting to accent important pieces.
 - Restrooms to have recessed downlights and vanities.
 - Offices/back of house areas to have recessed 1x4 or 1x4 fixtures.

- All new fixtures are recommended to be solid state (LED) to take advantage of the inherent resilience and energy efficiency as well as most LED products are easily dimmable allowing greater flexibility and user friendliness than other lamp technologies.
- Will coordinate fixture selection to be historically relevant where possible.
- A centralized lighting inverter or integral battery pack will be utilized for emergency egress lighting requirements.

Interior Lighting Controls

Systems and Conditions Observed:

- Existing lighting controls installed are manual local wall controls.

Recommendations:

- Spaces shall have automatic controls and dimming capabilities based on 2018 IECC code and standards.
- All new lighting controls are to be designed per designated space.
 - Galleries/offices to have manual on automatic off dimming controls.
 - Restrooms to have automatic on automatic off controls.

Lightning Protection System (LPS)

Systems and Conditions Observed:

- A LPS was not observed.

Recommendations:

- Provide a new LPS.

COMMUNICATIONS

Communications Codes and Standards:

A new communications system would be designed in accordance with the following codes and standards:

- ANSI/TIA-568.0-D: Generic Telecommunications Cabling for Customer Premises.
- ANSI/TIA-568.1-D: Commercial Building Telecommunications Infrastructure Standard.
- ANSI/TIA-568.2-D: Balanced Twisted-Pair Telecommunications Cabling And Components Standards.
- ANSI/TIA-568.3-D: Optical Fiber Cabling and Component Standard.
- ANSI/TIA-569-D: Telecommunications Pathways and Spaces.
- ANSI/TIA-606-C: Administration Standard for Telecommunications Infrastructure.
- ANSI/TIA-607-C: Generic Telecommunications Bonding and Grounding (Earthing) for Customer Premises.
- ANSI/TIA-758-B: Customer-Owned Outside Plant Telecommunications Infrastructure Standard.
- ANSI TIA-526-7: Measurement of Optical Power Loss of Installed Single-Mode Fiber Cable Plant.
- ANSI/NFPA-70, 2017 -- National Electrical Code (NEC).
- Underwriter's Laboratories, Inc. (UL).
- Federal Communications Commission (FCC).
- Americans with Disabilities Act (ADA).

Communications Service Provider Connections:

Systems and Conditions Observed

- Aerial communication service is provided from the north side of the site.

Recommendations:

- None.

Communication Equipment Room:

Systems and Conditions Observed

- There is no dedicated space for data equipment.

Recommendations:

- A dedicated space for communication equipment should be provided.

Interior Communications Pathways

Systems Observed

- Conduit and sleeves and other support methods are partially installed to route communications/security cabling from outlets/field devices to the equipment area.

Conditions Observed

- Some wiring was observed to be attached by non-designed approved and listed for the purpose and routed throughout the space. See figure below.



Recommendations:

- Conduit should be provided to route communications/security cabling from all outlets/field devices to the equipment rooms.
- All cabling should be attached and supported by methods approved and listed for the purpose.
- Cabling should be routed through surface using sleeves or other proper methods of supporting and routing wiring through surfaces.

Backbone Cabling

Systems and Conditions Observed:

- Backbone copper optic cable is installed in a router box in the gallery area.

Recommendations:

- Provide additional support to the incoming feed. Utility cable should be put into methods approved and listed for the purpose of holding cable.

Communications Horizontal Cabling:

Systems and Conditions Observed:

- Category 6 cabling is installed for data, voice, AV and IP based security system devices.

Recommendations:

- Cable should be put into methods approved and listed for the purpose of holding cable.

Grounding and Bonding

Systems and Conditions Observed:

- The communication/security systems is bonded and grounded in accordance with ANSI/TIA-607-C. A UL listed BICSI patterned telecommunications ground bar installed in the telecom room.

Recommendations:

- None for the current installation.

Audio Visual Systems

Systems and Conditions Observed:

- Audio Visual appears to be accommodated by local computers using on board video flat panel displays, speakers, web cameras / microphones. No recording appears to be present beyond that provided by web-based conferencing services.

Recommendations:

- None.

Radio Signal Booster System

Systems and Conditions Observed:

- A radio booster signal system was not apparent.

Recommendations:

- A radio booster signal system consisting of donor antennas, building distribution amplifiers, in-building antennas and associated cabling will need to be verified and provided as needed to provide 2-way radio coverage throughout the facility.

ELECTRONIC SAFETY AND ASECURITY SYSTEMS

Codes and Standards

- ANSI/NFPA-70, 2005 -- National Electrical Code (NEC).
- Underwriters Laboratories, Inc. (UL): Applicable listing and ratings.
 - UL 294: Access Control System Units
 - UL 1076: Proprietary Burglar Alarm Units and Systems
- Federal Communications Commission (FCC).
- Americans with Disabilities Act (ADA).
- Electronic Industry Association (EIA) testing standards.
- American Standard Code for Information Interchange (ACSI)
- National Electrical Manufacturers Association (NEMA)

PLC Based Electronic Detention System

Systems and Conditions Observed

- An existing PLC system is not installed.

Recommendations

- A system beyond the keyed door hardware managed by on-site staff does not appear to be suitable.

Door Access Control System

Systems and Conditions Observed

- A door access control system consisting of card readers, electronic door locking hardware and controllers does not appear to be currently necessary.

Recommendations

- None

Intercom System

Systems and Conditions Observed

- Surface mounted 2-way intercoms with call buttons do not appear to be installed.

Recommendations

- None currently appears necessary.

Video Surveillance System

Systems and Conditions Observed

- An IP video surveillance system not installed.

Recommendations

- None currently appears necessary.

Security System Raceway

Systems and Conditions Observed

- Security System Raceway does not appear to be installed.

Recommendations

- New conduit and pull boxes will be installed to create a complete end- to-end raceway system for the security systems cabling. All cabling will be routed in conduit.
- Exposed conduit routed in secure inmate accessible areas will be rigid steel. Conduit routed above ceilings or in walls in secure inmate areas will be EMT. Exterior conduit routed on the side of the buildings or on the roof will be rigid steel. All conduit exposed to view shall be reviewed and approved by the owner prior to installation.

Fire Alarm System

Systems and Conditions Observed

- A fire alarm control panel is not installed.

Recommendations

- If a fire alarm panel is considered, it would include notification throughout staff/public areas, as well as smoke and/or heat detection within the holding unit space. A new panel would communicate with addressable Point-ID to a monitoring central station, which will aid in response to specific areas in alarm.

SUMMARY OF RECOMMENDATIONS

These will be provided in the final report once recommendations have been determined.

DESIGN PROCESS

Subsequent design efforts for a complete project are proposed to be performed in 3 phases:

- Phase 1: Programming and Conceptual Design
- Phase 2: Schematic Design, Design Development, Construction Documents, and Agency Review
- Phase 3: Bidding Assistance and Construction Administration

Programming and Conceptual Design:

1. Kick-off meeting with the Carlin Historical Society representative to include the entire design team.
 - a. Identification of requirements, documents, processes, schedules, and scope of work to complete Programming, Design, and Construction Documents.
 - b. Discussion to define needed spaces, adjacencies, circulation, etc.
 - c. Discussion of the process of design relative to the project at hand.
 - d. Additional field investigations, measurements, photo documentation, etc. while in Carlin.
 - i. Field investigations are visual only and not through the means of special equipment or technical devices.
2. Second meeting with the Carlin Historical Society representative will be to present initial findings and information from the kick-off meeting and site investigations.
 - a. The second meeting may be twofold:
 - i. Meeting with Carlin Historical Society representative first.
 - ii. Then meet with the general public to discuss community needs and wants for the building.
 - iii. This process of meetings will be determined with the Carlin Historical Society representative prior to performing the meetings.
 - b. This second meeting will only include the Architect from the design team, it may include other design members via conference call, Zoom, or other telecommunications.

- c. Topics for discussion may include:
 - i. Historic features to be restored and saved.
 - ii. Building additions/future expansion.
 - iii. Additional information for needed spaces, adjacencies, circulation, etc. for each department.
 - iv. Utility upgrades.
 - v. Findings from kick-off meeting field investigations.
 - vi. Public use, expectations, wants, needs, for the building.
 - vii. Other topics as coordinated with the stakeholders and design team.
- 3. Prepare a Programming Document that may include:
 - a. Architectural Narrative
 - b. Structural Narrative
 - c. Mechanical Narrative
 - d. Electrical Narrative
 - e. Define current design criteria
 - f. Interior Programming requirements for each room and space may include:
 - i. Architectural
 - ii. Mechanical/Plumbing
 - iii. Electrical
 - iv. Security
 - v. Telecommunications
 - vi. Other
 - g. Spatial relationships, adjacencies, site plan diagrams, and floor plan diagrams.
 - h. Identify a scope of work for each discipline for future improvements to the building and site.
- 4. Deliverables for Programming and Conceptual Design:
 - a. Programming Report Draft
 - b. Programming Report Final
 - c. Associated diagrams (site plan and floor plans)
 - d. Scope of work for a comprehensive design for Phase 2 and Phase 3

Schematic Design, Design Development, Construction Documents, and Agency Review:

- 1. Schematic Design:
 - a. Kick-Off meeting to discuss and review project requirements and programming.
 - b. Surveying.
 - c. Drawings.
 - d. Needed Technical Specifications identified.
 - e. Product information sheets.
 - f. Schematic Design presentation and coordination meeting with Stakeholders and the Design Team.
- 2. Design Development:
 - a. Drawings.
 - b. Technical Specifications continued Development.
 - c. Product information sheets.
 - d. Design Development presentation and coordination meeting with Stakeholders and the Design Team.
- 3. 50% Construction Documents:
 - a. Drawings.
 - b. Technical Specifications within a Project Manual.
 - c. 50% Construction Documents Internal Submittal, Coordination, and Review.
- 4. 100% Construction Documents / Plan Review Submittal – stamped and signed:
 - a. Drawings – stamped and signed.
 - b. Technical Specifications within a Project Manual – stamped and signed.
 - c. 100% Construction Documents submittal for Building Department and Fire District plan review.
 - d. Respond to Building Department and Fire District plan review comments.

Bidding Assistance:

1. Assist with procurement of PWP number.
2. Prepare and Issue Bid Documents:
 - a. Drawings and Project Manual issued for bid to include comments/revisions from the plan review process.
3. Assist with bid advertisements.
4. Conduct a pre-bid meeting.
5. Address bid RFIs.
6. Issue bid addenda and addenda items.
7. Conduct the bid opening.
8. Make recommendations for Contractor selection.
9. Issue Intent to Award letter.

Construction Administration:

1. Assist with Owner-Contractor Agreement.
2. Issue Notice to Proceed letter.
3. Attend Owner/Architect/Contractor (OAC) meetings on a weekly basis for the construction duration of 12 months. Attendance at OAC meetings will be on site and/or via web hosted software.
4. On-site viewing at the construction site during OAC meetings.
5. Address Contractor RFIs.
6. Review of product submittals.
7. Review of shop drawings.
8. Issue Clarifications and/or Supplemental information as needed.
9. Review Change Orders and Change Order Requests.
10. Perform Final Job Walk and issue a "punch list".

APPENDIX

These will be provided in the final report.

**Architectural Site Plan Diagram
Schoolhouse Floor Plan Diagram
Schoolhouse Exterior Elevations**

Carlin School House Rehabilitation

Architectural Study and Recommendations

Progress Report

6 July 2023

Carlin Museum Architectural Study and Recommendations

Contents (some items refer to final report)

1. Introduction
2. Project Scope and Overview
3. Building History Summary
4. Proposed Repurposing
5. Architectural Analysis
 - a. Building Exterior
 - b. Building Interior
 - c. Current Code Analysis
 - d. Existing Building Code Application
 - e. Occupancy Analysis
 - f. Accessibility Analysis
6. Structural Analysis
7. Site Analysis
8. Recommendations
9. Conclusions

Project Overview

Following is the second analysis and progress report developed for the Carlin Museum located at 719 Cedar Street for the Carlin Historical Society. The initial report sections are printed in green below each section from the current progress report. The final report will be an edited compilation of all previous work for clarity and continuity.

The report at this stage of the project is aimed at identifying in more detail the existing conditions of the building after more in-depth examination. The purpose remains to understand any current challenges to the further development of the building as a long-term resource for the community's future.

In doing so, this document describes ongoing efforts to provide recommendations for stabilization of the structure: structurally, aesthetically, and functionally.

Project Intent

At the request of The Carlin Historical Society, an effort has begun to assess condition of the existing Carlin Museum located at 719 Cedar Street. The stated purpose is generally to assess the current structural and mechanical status of the building and its building.

In general, the Carlin Historical Society is charged with the preservation of the 719 Cedar Street building. The community has, over the last several decades, seen the building and its contents, including several historical buildings, damaged by fire, and in need of repairs to the museum building.

The citizens of Carlin and the city accepted responsibility to inform a response to repair a historic building and resolved to make their effort.

Additional Building History

In the recent weeks, efforts have continued to acquire any available information about the building. Most significantly, is a partial photograph depicting the west side of the building and shows how this façade differs from the east side in its original openings.

Building History Overview

We believe the earliest name was in fact, given a rough, event evidence from primary sources, indicate could have been built as early as 1870, a date that is a general estimate from 1920. The building served as a home for the Carlin community from 1870 to 1880, then 1880 to 1890, and at least 1890, the building was used for the first building was a class of Carlin. Also, from 1880 to 1890, the building was used for a variety of community services, including a school, a store, and a residence. In 1890, the building was used for a variety of community services, including a school, a store, and a residence. In 1890, the building was used for a variety of community services, including a school, a store, and a residence. From 1890 to 1900, the building was used as a storage facility for the Carlin Historical Society. From 1900 to 1910, the building was used as a storage facility for the Carlin Historical Society. From 1910 to 1920, the building was used as a storage facility for the Carlin Historical Society. From 1920 to 1930, the building was used as a storage facility for the Carlin Historical Society. From 1930 to 1940, the building was used as a storage facility for the Carlin Historical Society. From 1940 to 1950, the building was used as a storage facility for the Carlin Historical Society. From 1950 to 1960, the building was used as a storage facility for the Carlin Historical Society. From 1960 to 1970, the building was used as a storage facility for the Carlin Historical Society. From 1970 to 1980, the building was used as a storage facility for the Carlin Historical Society. From 1980 to 1990, the building was used as a storage facility for the Carlin Historical Society. From 1990 to 2000, the building was used as a storage facility for the Carlin Historical Society. From 2000 to 2010, the building was used as a storage facility for the Carlin Historical Society. From 2010 to 2020, the building was used as a storage facility for the Carlin Historical Society. From 2020 to 2030, the building was used as a storage facility for the Carlin Historical Society. From 2030 to 2040, the building was used as a storage facility for the Carlin Historical Society. From 2040 to 2050, the building was used as a storage facility for the Carlin Historical Society. From 2050 to 2060, the building was used as a storage facility for the Carlin Historical Society. From 2060 to 2070, the building was used as a storage facility for the Carlin Historical Society. From 2070 to 2080, the building was used as a storage facility for the Carlin Historical Society. From 2080 to 2090, the building was used as a storage facility for the Carlin Historical Society. From 2090 to 2100, the building was used as a storage facility for the Carlin Historical Society.

Current conditions

Additional information has been gathered regarding the structural system, with inspections of both the attic and the partial basement.

- a. The attic is framed with a wood rafter system. (A roof framing plan showing the actual members found in attached.) The inspection revealed a very traditional framing method with ceiling joists spanning east to west, using the walls of an original corridor as interior bearing walls. Rafters form the hip type roof and feature intermediate struts to reduce the span of the rafters.
- b. The original exterior walls are solid masonry, three wythes thick with shallow furring on the interior. An exploratory drilling through the wall confirmed the solid masonry assembly, and appears to be unreinforced. At this stage, an inspection was made with a standard metal detector, yielding no evidence of reinforcing. A second assessment is planned using specialized reinforcing detecting equipment.
- c. The floor is wood framed with joists and beams and are sized on the floor framing plan. Further investigation is required to determine the load path from the subfloor to the soil interface.. The basement is only partial and difficult to navigate with little headroom, a dirt floor and uncontained earth to within approximately one foot of the wood framing. However, there is a small accessible area of the exterior foundation that will also be examined with the more specialized equipment for reinforcing.
- d. It appears unlikely that any reinforcing is present based on experience with older buildings in the region and the scale of the building, but will be addressed more fully in final reporting.

Recommendations appear toward the end of this document.

Current conditions

Architectural

- a. Little additional information has been discovered about the building in forms of historic photographs or other sources. (An important exception is the west wall photograph). Inspection of the old corridor revealed the use of wood lath and plaster to finish the interior walls. An additional roof plan has been included in this document to demonstrate the relationship of the original widow's walk with the roof framing below.
- b. At this stage of study, discussions should be held regarding decisions about the goals of the building's use in the future. Essentially, current thought takes into account a number of decisions and approaches to historic preservation of buildings:
 - Reuse of older structures as they are
 - Repair of the building for safe use
 - Restore the building to its original historical state
 - Repurpose the building to practical functionality
 - Replace the building entirely

These are discussed more completely in the current "Recommendations" section of the report and will appear more exhaustively in the final document pending discussions with significant stakeholders.

4.1.3.3.3.3

The building's exterior masonry is a mix of styles and materials, including brick and plaster coatings. Major features are the large flower bed area below ground level and the adjacent bay window on the north side. The use of the bay window, which also has an outside brick and mortar finish, the exterior wall is a feature of it.

The interior masonry is a mix of styles and materials, including brick and plaster coatings. Major features are the large flower bed area below ground level and the adjacent bay window on the north side. The use of the bay window, which also has an outside brick and mortar finish, the exterior wall is a feature of it.

Structural

Additional observations and preliminary calculations

- Following the further examination of the exterior walls, additional structural analysis was conducted in our office. Initial verification of code-specified design values and calculation of wind and seismic forces were carried out. Recommendations are to appear in a subsequent or final report.
- Refined measurements of the exterior wall and drilling of the exterior masonry yielded clearer evidence of the walls' structure. They are most likely at this point three wythes thick, unreinforced, with interior furring and finishes. Our drilling suggested the interior wall to be gypsum board, which easily could have been a later repair rather than the expected lath and plaster. The next exploration, including checking for reinforcing, will use a more extensive removal of finishes to verify.
- Vertical bearing capacity is clearly adequate. Horizontal forces from expected seismic activity and wind require a lateral force-resisting system which was only the most rudimentary consideration at the time of building. The weight of the masonry mandates a second round of calculation and physical sampling of the bricks and mortar. Larger structures would indicate careful testing using in-place methods for testing shear strength of the brick/mortar assemblage. The 2020 International Existing Building Code allows for a more manageable alternate means of analysis. This would involve harvesting 8 or more samples of the actual brick and having them tested for an average splitting tensile strength. We are considering the most appropriate testing agency to engage for the work, and upon agreement will pursue this approach. Although getting into the realm of recommendations, another approach we are considering involves construction of wood shear panels on the inside of the building, attaching them to the masonry walls and using them to resist lateral forces. This will be clearer in a subsequent report.
- The roof structure is inadequate for today's codes but is serviceable through concealed means. Connections between the walls and rafters would transfer the lateral forces to the masonry wall below.

Structure

Existing Bearing Wall Structure

The existing structure was inspected from the exterior, and measurements were taken to analyze further. Columns located within the structure were inspected and measurements were taken to analyze further. The structure is unreinforced masonry, and generally not considered an ideal choice as an internal factor for the analysis and recommendations provided in the report portion of this study.

Foundation/Basement

As noted before, the basement is partial and not easily accessed. Some observations under consideration include:

1. A small section of the basement wall is exposed. Any reinforcing is not likely due to the era of construction. However we are returning for further inspection using a specialized instrument designed solely for the detection, sizing, and spacing of any present reinforcing. (A cursory examination of the upper masonry using a standard metal detector was performed, finding only evidence of screws or nails in the mortar for attachment. These walls will also be further examined.)

Foundation/Basement

The basement and below grade structure were inspected and measurements were taken to analyze further.

Floor structure

The floor was inspected from the crawlspace and additional measurements were taken to analyze further.

1. The floor joists are rough-cut 2 x 6 wood spaced at 24" o.c. 4 x 6 beams spaced at 6' o.c. support the joists, which are in turn set on posts of varying spacing. An additional inspection of the basement is planned for refined measurement.
2. The sub-flooring is 3/4" T & G planking with unknown nailing to joists, although some finish flooring has been removed and can be inspected further.

Floor structure

Floors are made of wood with joists spanning east-west and beams spanning north-south. The structure is supported throughout the building by concrete pillars and is supported by a foundation. Some of the structure has been removed for inspection.

Roof Structure

A further inspection and photographic documentation was undertaken and drawings begun for graphical and numerical analysis.

1. It is a traditional rafter and joist construction, with diagonal members installed to reduce the rafter spans. The rafters are 2 x 6 rough cut wood members @ 24" o.c. The roof sheathing

appears to be 1 x 6 3/4" planks, continuous. There is clearly visible the outline of the original widow's walk from the attic.

2. A roof framing plan is being developed to demonstrate a complete load path (a draft is attached, superimposing the widow's walk over interior walls. A new widow's walk would follow the same configuration, although reinforcing members should be installed pending more complete analysis. Again, all structural changes would be concealed from view.
3. The bell tower, upon inspection of historical photographs, appear square and bears front-to-back on the exterior and interior walls of the vestibule.
4. Clearly the bell tower would need complete reconstruction. There is adequate information to detail a new installation to match the original.

Roof Structure

Access to the roof is through a single door, built by cutting through masonry. Arrangements are being made to bring in proper ventilation and lighting to ensure safe inspection and subsequent analysis of the structure. Close studies to date indicate that the walls of the bell tower are load-bearing, which is a major concern from this era.

1. Original widow's walk and structure

The original widow's walk, as seen in historical photographs, appears to be a protruding structure, which necessitates the installation of a complete roof structure for the bell tower. The original structure is made of wood. Through close observation and measurement, the dimensions can be roughly determined from the original drawings and photos of the structure through the attic access.

2. Original bell tower structure

The dimensions of the bell tower are 10' x 10' x 10', and the structure is located in the center of the building. A review of the historical documents of the vestibule can suggest that the original dimensions from front to back of the bell tower would be the same, approximately 10' x 10'. The original structure has the appearance of a bell tower structure.

Roof finishes

Roof finish materials have been identified as a top priority for authenticity.

1. Metal roofing is determined to be inappropriate.
2. Original configuration wood shingles are discouraged due to greatly increased maintenance, initial cost and cost of repairs, lack of experienced, qualified installers, and additional insurance expenses (if even available.)
3. Our recent experience has been an increased interest by manufacturers to provide a visual effect as similar as practicable to wood shingles while made of high-quality asphalt materials. Available materials change frequently, but the trend is to satisfy this aesthetic need.

Rooflines

Rooflines generally were gabled over the front and/or rear porches. Although incidentally a few buildings have a hipped roof, most have a gable roof. A number of apartments were built with a hipped roof, usually over a single story.

Gutters and Fascia

The fascia is an ornamental trim along the eaves. Different styles of gutters and fascia were used in the early and middle decades of the 20th century, but the standard style was the half-round gutter with a decorative fascia. The use of gutters and fascia was especially prominent in the early 1900s.

Chimneys

Photographs indicate that at various times, masonry chimneys and metal flues were used for a number of heating systems over the early 20th century.

Mechanical (HVAC)

The building was originally heated with at least one stove. There are photos indicating various arrangements of chimneys and flues in the early 1900s. Chimneys in St. Louis are generally located on the main level, but in some cases, especially in the early 1900s, chimneys were located on the second floor.

There are photos of a chimney which may have served as a chimney for a furnace or boiler in the classroom. The chimney is located on the exterior wall of the building, and it is in the very middle of the wall. This is certainly not one of the standard locations for chimneys, and it may be a chimney for a furnace or boiler.

After the early removal of the building, a large masonry chimney was removed, and it was found that the chimney was located on the exterior wall of the main level. This chimney was located on the exterior wall of the main level, and it was found that the chimney was located on the exterior wall of the main level. This chimney was located on the exterior wall of the main level, and it was found that the chimney was located on the exterior wall of the main level.

Plumbing

Original and current sanitary facilities

As is typical for buildings of this era, the main structure is built on the main property line, and the building is set back from the street. This leaves a large area for a rear porch or a rear garden. These spaces were generally used as a rear porch or a rear garden. They also provided the necessary space for a rear porch or a rear garden. They also provided the necessary space for a rear porch or a rear garden. They also provided the necessary space for a rear porch or a rear garden.

The rear porch currently does not have access to the main level, and it is not clear if it was ever used. The rear porch currently does not have access to the main level, and it is not clear if it was ever used. The rear porch currently does not have access to the main level, and it is not clear if it was ever used.

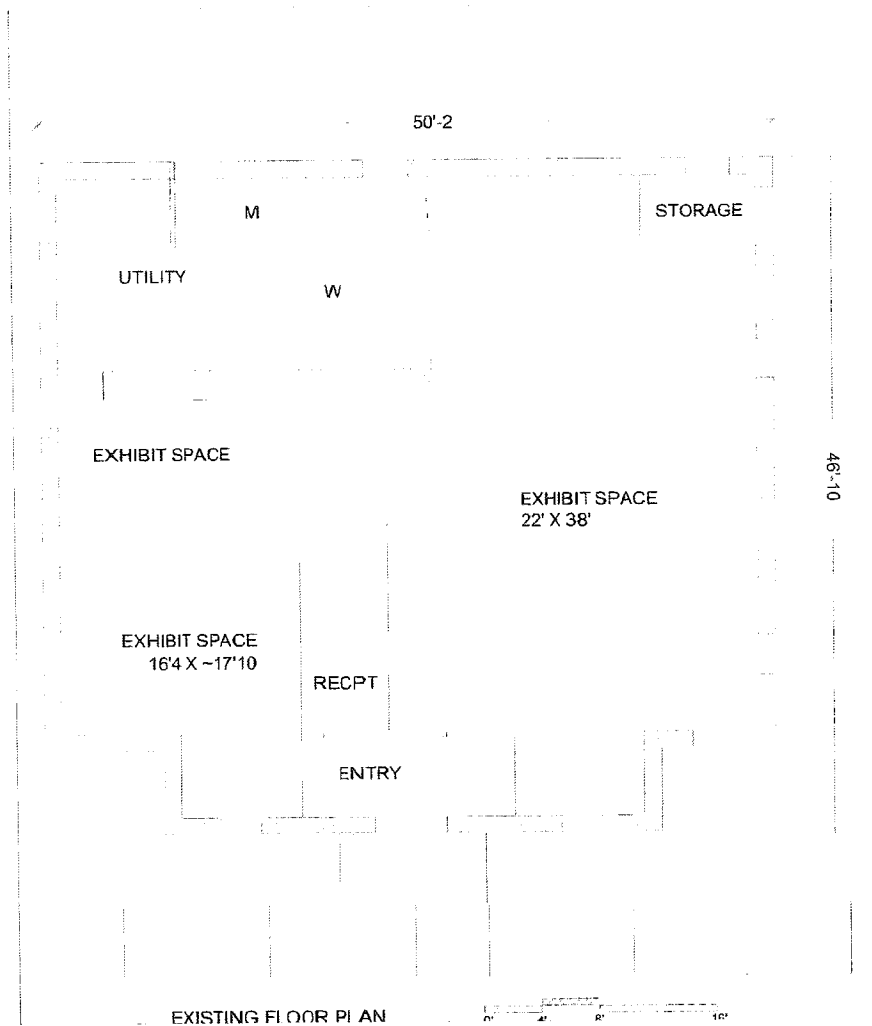
2. The change in elevation from the bottom of the entry stairs (3.33 feet) to the finish floor elevation of the building (4.80 feet) is 1.41 feet, or approximately 17 inches. This translates directly to an accessible ramp with a length of 17 feet at a maximum slope of 1:12, plus 5' landings at both top and bottom. With a building length from front to back of over 48 feet, an unobtrusive ramp could be constructed where the existing sidewalk is located.

Other findings include:

1. The Museum Building contains 15 Cedar Street. This is a prominent landmark (formerly used to be the site of the large building that was destroyed by the 1906 San Francisco earthquake) and should be clearly visible from the street. These signs may be difficult to compare to the rest of the street, as they are not clearly visible from the street and may not be necessary if there is no parking.
2. Accessibility is an issue throughout the property, but particularly challenges prevent convenient access from the existing diagonal parking on Cedar Street.
3. Current concepts for an entrance/exercise area include providing a reasonable amount of parking on 121 Cedar Street as a base at the back of the building.
4. The site is along the north side of the building, which is not a desirable location for the new entrance. The current issues with ramp slope, width, and any clearance from the roof. Because of the narrow location, one recommendation would be to provide a ramp response better in the new accessible ramp and entrance.
5. The ramp entrance would be along the building at least 100 steps in front of the building. From a historical perspective, a ramp of at least 100 feet including landings would be required for accessibility, compromising site performance.
6. The property owners should be encouraged at an early stage to identify any potential problems. For example, this is a narrow street that could be a significant barrier to accessibility. The current location of the building is not ideal for accessibility. The current location of the building is not ideal for accessibility. The current location of the building is not ideal for accessibility. These issues should be further investigated with the city and other stakeholders.

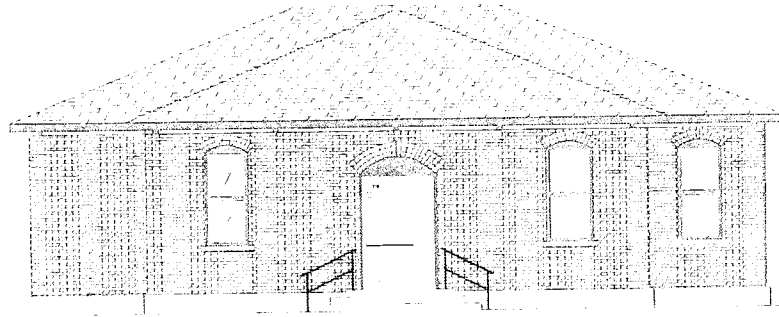
Attachments

- Current condition documentation of Museum Building.
- Floor Plan
- Exterior Elevations
- Section
- Existing floor framing plan
- Existing roof framing plan
- Site plan with pertinent findings
- Site plan with survey information
- Historic photographs
- Select current photographs
- Assessor's data sheet

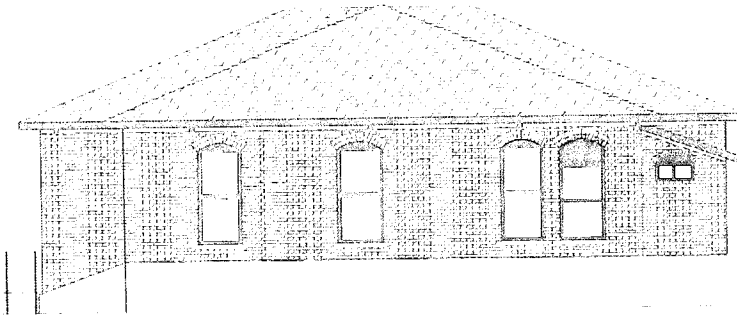
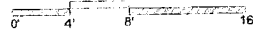


CITY OF CARLIN
MUSEUM RENOVATION

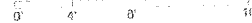
ARCHITECTURE
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ELKO, NEVADA 89801
775.738.9456
DRAWN J & J



FRONT ELEVATION

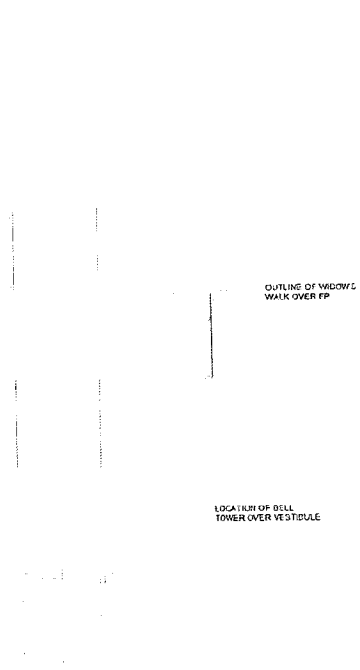


EAST ELEVATION

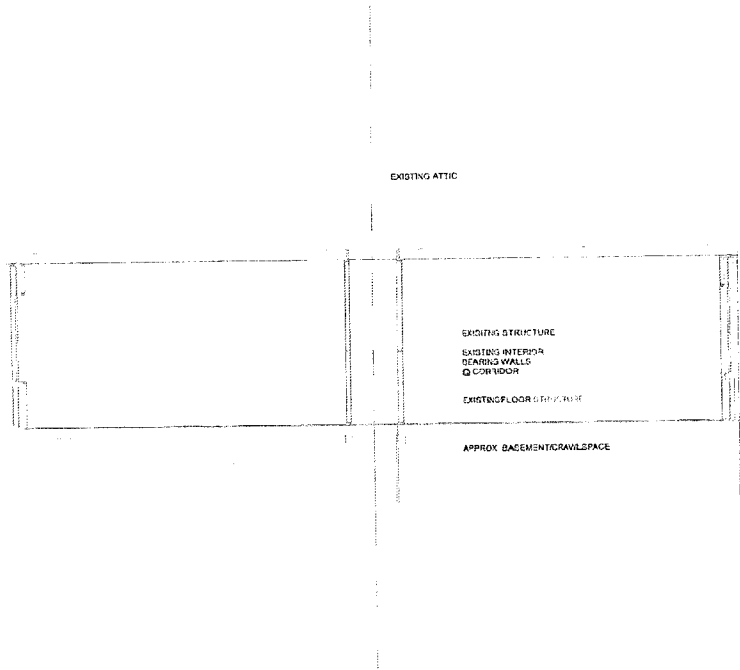


CARLIN HISTORICAL SOCIETY
CHURCH RESTORATION

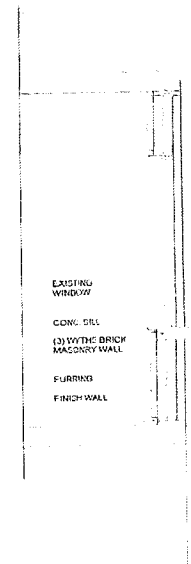
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ROOF PLAN



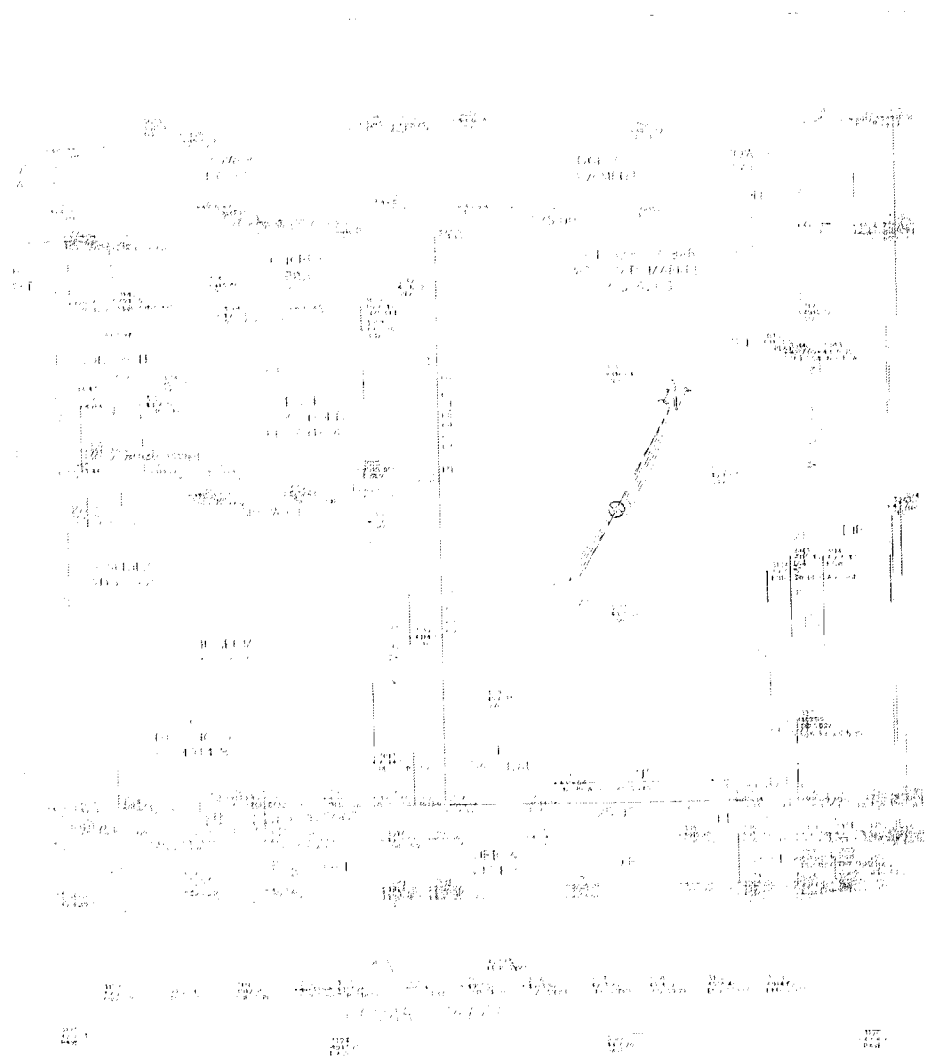
SECTION



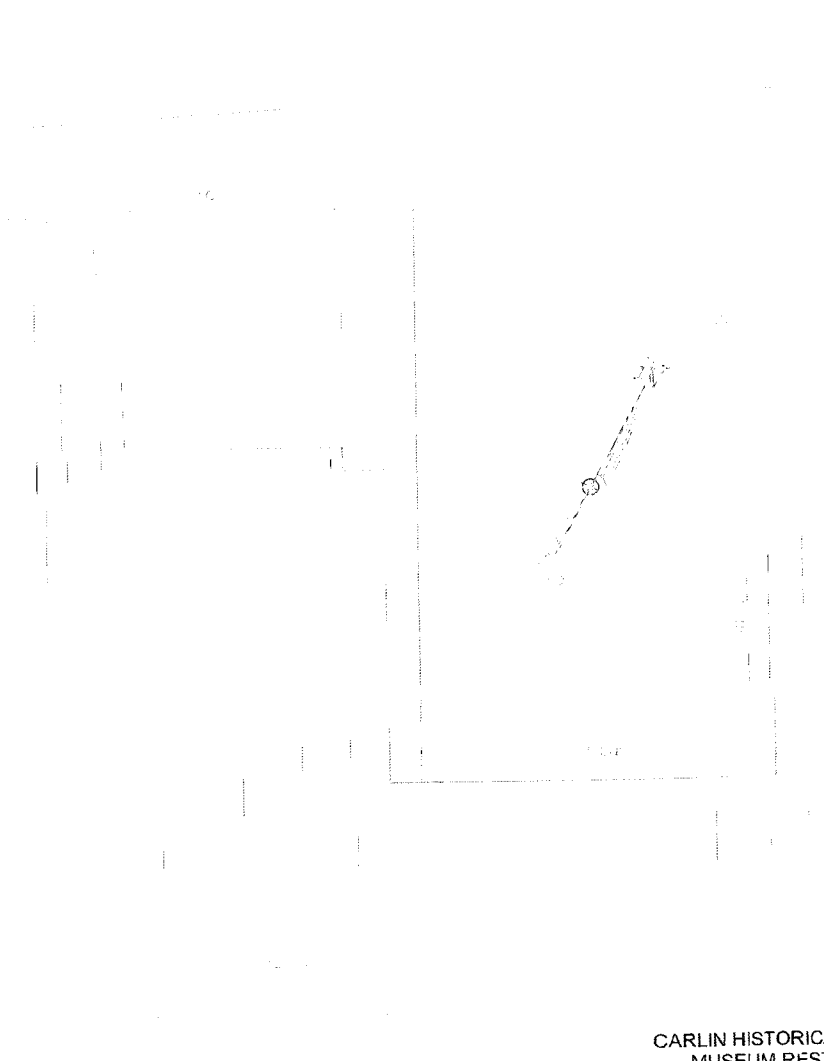
TYPICAL
WALL
DETAIL

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SITE SURVEY
CORNERS AND CONTOURS
1/192



SITE STUDY
PARKING & ACCESSIBILITY
1/192

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6-Jul-23

Carlin Old School Building

Progress Matrix based on Scope of Work

Item	% Complete	Description & Comments
Seismic Analysis and Wind Study	35 %	Observations, Measurements & calculations
Assessment of current deficiencies	50 %	Site Visits, Photography, Inspections of Utilities
Architectural Assessment	50 %	In-House discussions of appropriate reuse
Condition assessment of windows	90 %	See draft report details
Seismic Recommendations	45 %	Using 2021 International Existing Building Code
Roof Recommendations	45 %	Physical inspections, graphic structural analysis & documentation
Window Recommendations	50 %	Likely replacement, see draft
Bell Tower & Widow's Walk Recc's	45 %	Draft reconstructions from photos with Roof Recc's
HVAC Recommendations	25 %	In-house discussions of best options
Written Report	50 %	See attached draft form recommendations
Electrical, Plumbing & HVAC Report	25 %	To be considered with all other project aspects. See draft report.