







Economic Development Strategic Plan

Gerlach, Nevada



Prepared by: Better City, Bunnyfish Studios, the Nevada Preservation Foundation, and CFA Reno

TABLE OF CONTENTS

EXECUTIVE SUMMARY	
DEMOGRAPHIC CHARACTERISTICS	<u>.</u>
POPULATION	
INCOME	11
Workforce	
EDUCATION	
DEMOGRAPHICS OVERVIEW	
WORKFORCE AND THE LOCAL MARKET	
Workforce Considerations	
MAJOR EMPLOYERS AND WORKFORCE SKILLSETS	
Synergies Between Local and Regional Workforces	
Entrepreneurial Climate	
Access to Capital	
Increasing the Number of Jobs	22
BUILT ENVIRONMENT ANALYSIS	23
Housing Affordability	
GGID Parcels	
HISTORIC PRESERVATION	33
STATE AND NATIONAL REGISTERS OF HISTORIC PLACES NOMINATIONS	
Individually Eligible Residential Buildings	
Main Street Gerlach Historic District	
Railroad Tie Buildings Historic District	
Empire Mining Company Town Historic District	
DEVELOPMENT OF PRESERVATION REPORTS & PLANS	43
HERITAGE TOURISM EVENTS	44



Become a Nevada Main Streets Town	
CREATE A FRIENDS OF GERLACH & EMPIRE 501c3	46
NFRASTRUCTURE	47
Water	47
Sewer	47
ELECTRIC	49
Natural Gas/Propane	51
Broadband	52
ROADS (COUNTY AND STATE)	54
RENEWABLE ENERGY	58
Overview	58
Geothermal	58
Solar	58
Wind	58
ECONOMIC DEVELOPMENT STRATEGY	63
Entrepreneurship Center and Incubator	63
Programming at the Center	64
Remote Jobs and Co-Working Space	65
Welcome Center and Retail Space	66
Community Response	66
EXPORT-ORIENTED BUSINESSES	67
Community Response	68
ART-V PARK AND HOT SPRINGS	68
Community Response	
community neeponse	
HISTORIC PRESERVATION	
, ,	70
HISTORIC PRESERVATION	



GERLACH TINY HOME CONCEPTS	81
LAND USE AND ZONING CONSIDERATIONS	87
COMPREHENSIVE ZONING EFFORT	87
Absentee Ownership	87
Code Enforcement	88
POTENTIAL LOCATIONS FOR TINY HOME DEVELOPMENTS	89
DOWNTOWN OBSERVATIONS	92
Wayfinding	92
GOVERNING REVIEW BODY	92
HISTORIC PRESERVATION CONSIDERATIONS	92
New Buildings or Modified Structures in Gerlach:	93
ZONES	94
Entry Gates:	94
Burning Man Art Opportunities:	94
Mixed Use Opportunities:	94
Center Core of Activity:	94
Operation in Center Core of Activity:	94
Tiny Neighborhood – Short Term:	
Tiny Neighborhood – Residential:	95
WASHOE COUNTY ECONOMIC DEVELOPMENT AND CONSERVATION ACT	98
IMPLEMENTATION PLAN/ROADMAP	100
APPENDIX A – ARCHITECTURAL RESOURCE ASSESSMENT (ARA) FORMS	111
APPENDIX B – FUNDING RESOURCES	117
APPENDIX C – COMMUNITY MEETING COMMENT CARDS	119



TABLE OF FIGURES, MAPS, AND TABLES

Figure 1: Population (2000 to 2017)	
Figure 2: Population by Age (2017 Estimates)	
Figure 3: Median Age	
FIGURE 4: POPULATION BY ETHNICITY	11
Figure 5: Average Household Size	
Figure 6: Median & Average Household Incomes	12
Figure 7: Income Breakdown	12
FIGURE 8: 2017 EMPLOYED POPULATION AGE 16+ BY INDUSTRY	13
Figure 9: 2017 Employed Population (age 16+) by Industry in Gerlach	13
FIGURE 10: 2016 EMPLOYED 16+ BY OCCUPATION	
Figure 11: Educational Attainment Status of Population 25+	14
Figure 12: Distance to Regional MSA's (in miles) from Gerlach	16
Figure 13: Number of Establishments per 100 Residents	19
Figure 14: Age of Business Establishments in Gerlach	20
Figure 15: Net Change in Number of Business Establishments	20
Figure 16: Age of Businesses When Becoming Inactive in Gerlach	21
FIGURE 17: BREAKDOWN OF RESIDENTIAL PROPERTIES IN GERLACH (IMMEDIATE AREA) BY PROPERTY VALUES	27
Figure 18: Housing Affordability vs. Current Housing Stock	29
FIGURE 19: HOUSING STOCK BY DWELLING TYPE	31
Figure 20: Number of Housing Units by Structure Type	31
Figure 21: Number of Structures Built by Time Period	33
Figure 22: Sewer Utilization	48
Figure 23—Business Incubator Concept	64
Figure 24—Circular Flow Example	67
Figure 25—Export Business Concept	68
Figure 26—Hot Springs Concept	69
FIGURE 27—RV CONCEPT	69
Figure 28—Several Historic Buildings in Gerlach	70
Figure 29: Short-Term Rental Tiny Home Neighborhood Layout	82
FIGURE 30: SHORT-TERM RENTAL FLOOR LAYOUTS	83
FIGURE 31: SHORT-TERM RENTAL ELEVATION CONCEPTS	84
Figure 32: Permanent Resident Tiny Home Neighborhood Layout	85
Figure 33: Permanent Resident Tiny Home Floor Layout	86
Figure 34: New Construction Materials and Concepts	96
FIGURE 35: ENTRY GATE CONCEPTS	97



Table 1: Demographics Within Drivetimes from Gerlach, NV	15
Table 2: Major Local Industries Compared to Industry Growth in the Region	18
Table 3: Building Analysis and Legend	24
Table 4: Summary of Gerlach Housing Stock	26
Table 5: Housing Affordability Matrix	27
Table 6: Surplus / Deficiency of Affordable Housing	29
Table 7: Average Sale Price by Property Type - 2014 through June 2018	31
Table 8 – Sample List of Tiny Home Manufacturers	72
Table 9: Absentee Ownership	88
TABLE 10: ENTREPRENEURSHIP CENTER AND INCUBATOR STEWARDSHIP MATRIX	101
TABLE 11: ENTREPRENEURSHIP CENTER AND INCUBATOR IMPLEMENTATION TIMELINE	102
Table 12: ART-V Park and Hot Springs Stewardship Matrix	103
TABLE 13: ART-V PARK AND HOT SPRINGS IMPLEMENTATION TIMELINE	104
Table 14: Historic Preservation Stewardship Matrix.	105
Table 15: Historic Preservation Implementation Timeline	106
TABLE 16: TINY HOME NEIGHBORHOODS STEWARDSHIP MATRIX	107
Table 17: Tiny Neighborhood Implementation Timeline	108
Table 18: Infrastructure Investments Stewardship Matrix	109
Table 19: Infrastructure Investment Implementation Timeline	
Map 1: Drivetime Map from Gerlach, NV	16
Map 2: Building Usage Analysis	25
Map 3: Residential Housing Estimated Market Values	28
Map 4: Housing Types and Locations	32
Map 5: Potential Historic Registry - Individually Eligible	39
Map 6: Potential Historic Registry – Proposed Main Street District	40
Map 7: Potential Historic Registry - Proposed Railroad Tie District	41
MAP 8: POTENTIAL HISTORIC REGISTRY - EMPIRE COMPANY MINING TOWN	42
Map 9: Roads Servicing Gerlach	54
Map 10: Parcels Near Gerlach Larger than 3 Acres	90
Map 11: Other Potential Neighborhood Areas	91
Map 12: Proposed Gerlach Economic Development Area - Washoe County Lands Bill.	99



EXECUTIVE SUMMARY

Gerlach, Nevada is a unique rural community on the edge of the Black Rock Desert in Northern Nevada. This rural community has a colorful history with historical ties to ranching, agriculture, the railroad and mining. At its peak, Gerlach and the surrounding area is thought to have had a population that approached 1,000 but the number of residents has decreased significantly as economic challenges have made it increasingly difficult to make a living in the frontier community.

In addition to the community of Gerlach, this report will also look at the surrounding area including the mining town of Empire. These two communities are only separated by a few miles, and while they have unique differences and a separate self-proclaimed identity and character, they function as one economic region. Collectively, Gerlach and Empire and residents within an approximate 10-mile radius of Gerlach will be referred to throughout this report as the "Community" or the "Gerlach Area".

Washoe County, with support at assistance from the Gerlach Economic Development Committee and passionate residents, secured grant funding in 2017 to secure technical assistance to develop a comprehensive economic development strategy for the Community. A consulting team led by Better City LLC and including Bunnyfish Studios, Nevada Preservation Foundation and CFA Engineers was selected and began efforts on the creation of the economic development strategic plan in March 2018.

Multiple site visits and community meetings were conducted so the consulting teams could gain a firm understanding of the Town's current economic condition, community strengths and weaknesses, and to acquire feedback for potential economic development projects.

The document is broken into nine distinct sections, the findings of which will be summarized in the following bullet point list (the section in which the finding can be found is given in parenthesis):

- The closing and re-opening of the Empire mine has caused significant demographic changes since the last decennial census, clouding an accurate representation of the population. However, the population is estimated to be approximately 223 (Demographic Characteristics)
- The median age is 46, about 10 years higher in Gerlach-Empire than in the County or State, causing relatively smaller household sizes (Demographic Characteristics)
- The local median household income is \$37,263, much lower than the County and States median near \$45,000 (Demographic Characteristics)
- A majority (53%) of residents in the Gerlach Area work in the Services Industry (Demographic Characteristics)
- The area's largest employers include Empire Mine, Washoe County School District, Washoe County road department, and Burning Man (Workforce)
- The Community has a strong entrepreneurial climate, with three times the number of businesses

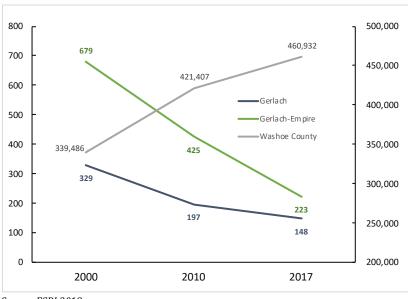


- per capita compared to the County and the State (Workforce)
- Local entrepreneurs do not have adequate access to necessary capital and funding options (Workforce)
- Entrepreneurial infrastructure investment and remote job opportunities will create a short and long-term path to local job creation (Workforce)
- An analysis of the housing stock showed a significant surplus of lower-value homes and a deficiency of higher-value homes based on reported incomes (Built Environment)
- Multiple historic structure and historic districts are identified that may be eligible for national registry nominations (Historic Preservation)
- The Town has the potential to create an annual Historical Tourism Event as well as self-guided tours (Historic Preservation)
- The town has adequate water and sewer capacity to experience population and business growth in the medium and long term (Infrastructure)
- Significant electrical infrastructure and broadband investments are necessary to support economic and community development (Infrastructure)
- Multiple catalytic projects are recommended, including: Entrepreneurship Center and Incubator, Export-oriented businesses, art-centered RV park, Historic Preservation, and Tiny Homes (Economic Development Strategy)
- New Buildings should fit with but not copy historic buildings (Land Use and Zoning)
- Zoning and Land use considerations are outlined in detail (Land Use and Zoning)



DEMOGRAPHIC CHARACTERISTICS

POPULATION



Source: ESRI 2018

Figure 1: Population (2000 to 2017)

According to the U.S. Census and American Community Survey (ACS) estimates, the current population for Gerlach is approximately 148. According to ESRI (2018), the current population for the Gerlach-Empire area is estimated at 449. However, this estimate does not account for the layoff of dozens of mining workers that occurred after the 2010 Census year when the Empire mine as operated by USG was

shuttered. Due to this major event occurring between decennial census years, these fluctuations are not captured by any federal data source. The Empire Mine recently changed ownership and reopened and has brought with it a significant increase in population. However, due to non-compete agreements between the former and current owner that prohibit the production of wallboard, the employment base will be unable to reach its former levels. Population estimates, as provided from the Census, ACS and ESRI, were modified based on anecdotal evidence and conversations with local residents. Thus, the current population for the combined Gerlach Area is estimated to be approximately 223. These estimates for 2018 have been incorporated into Figure 1. Demographic data obtained from ESRI and ACS (both based on U.S. Census data) are used as the primary data sources for this section of the report.

The breakdown of the population by age group is presented in Figure 2.



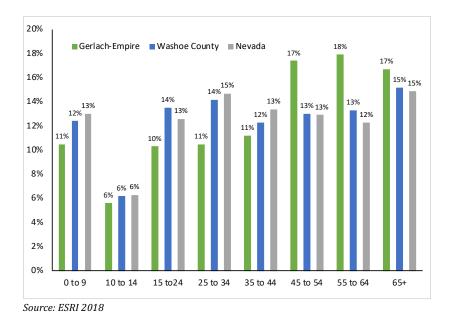
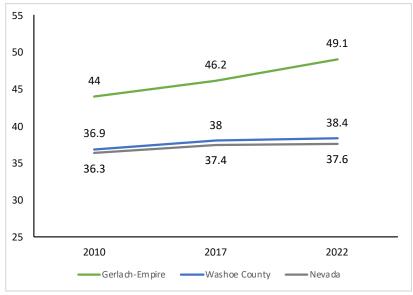


Figure 2: Population by Age (2017 Estimates)

The median age of residents in the Gerlach Area is approximately 46, which is almost a decade older than the median ages of the State and County. There is a relatively low number of millennials (ages 22 to 37) in the community. Anecdotal reports from local residents suggest, however, that this trend may be changing as there are several millennial-aged individuals who have recently moved to the area.

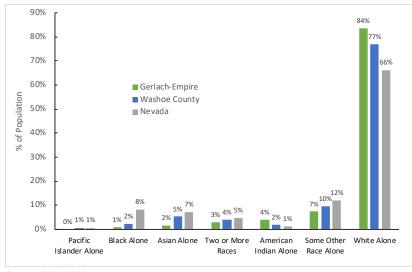


Source: ESRI 2018

Figure 3: Median Age

The Gerlach Area is less racially diverse than the County and the State with approximately 84% of the population identifying as Caucasian (see Figure 4).

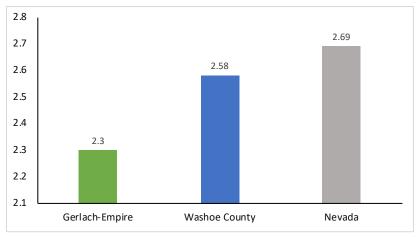




Source: ESRI 2018

Figure 4: Population by Ethnicity

As can be expected with a higher median age, the average household size in the Community is relatively small (2.3 persons per household, see Figure 5).



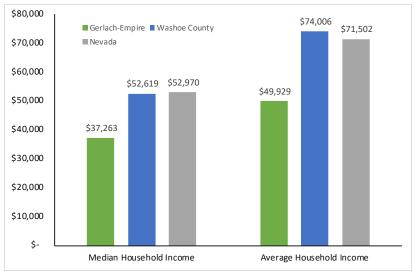
Source: ESRI 2018

Figure 5: Average Household Size

INCOME

The median household income (MHI) for the Community is \$37,263, as shown in Figure 6. Both Washoe County and the State of Nevada exhibit an MHI of approximately \$53K, which is 42 percent greater than the local MHI. A similar disparity exists between local and regional/state average household incomes (AHI).

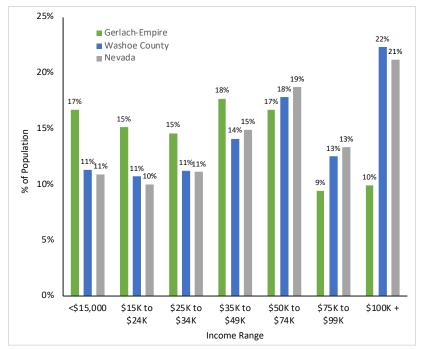




Source: ESRI 2018

Figure 6: Median & Average Household Incomes

Figure 7 shows the breakdown of income brackets for each population. As can be expected with the low MHI and AHI, the Community exhibits a relatively large cohort of its population in the low-income ranges (<\$15K to \$49K). The majority (64 percent) of the local population has an AHI of less than \$50K, opposed to only 47 percent for the County and State.



Source: ESRI 2018

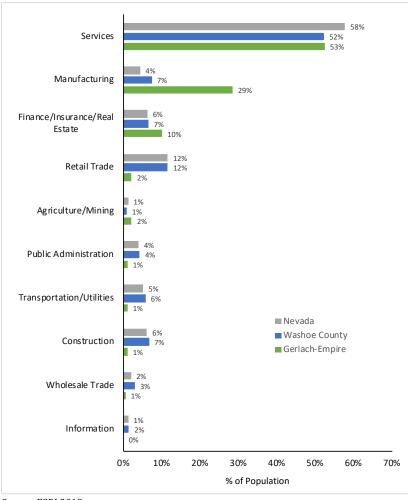
Figure 7: Income Breakdown

WORKFORCE

According to ESRI (2018), the majority, or 53 percent, of the Community workforce is employed in "services" which refers to a collection of NAICS (North American Industry Classification System) sectors such as health care & social assistance, education, management of companies, arts, entertainment, recreation, & other services.



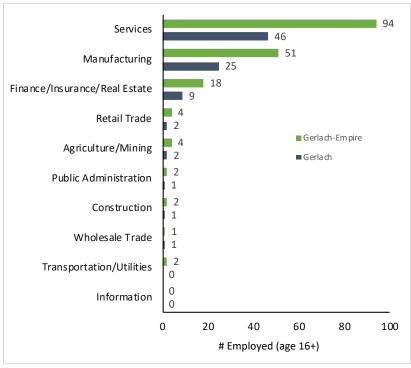
The breakdown of the employment of the population (age 16+) by industry is shown in Figure 8 and Figure 9.



Source: ESRI 2018

Figure 8: 2017 Employed Population Age 16+ by Industry

The relatively high number of those employed in manufacturing jobs is most likely erroneous since many of the jobs at the Empire Mine in manufacturing (wallboard) were lost. This shift has not yet been captured by the publicly available data sources used herein.



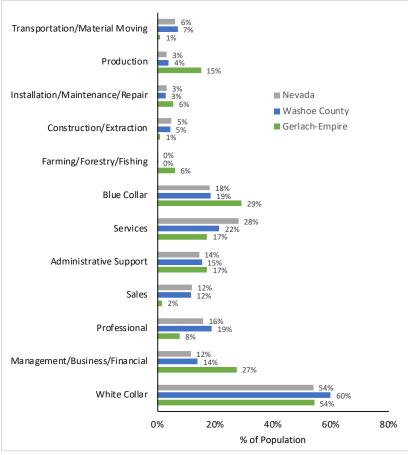
Source: ESRI 2018

Figure 9: 2017 Employed Population (age 16+) by Industry in Gerlach

Figure 10 shows the breakdown of the employed population (age 16+) by occupation. Consistent with the results in Figure 8, the majority of the local workforce is employed in a



"white-collar" work environment (office or professional environment).

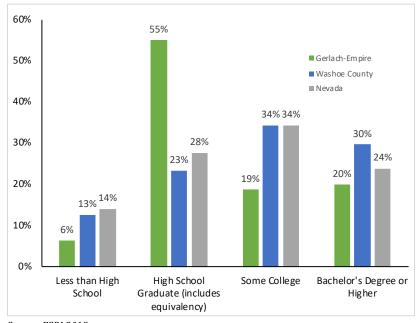


Source: ESRI 2018

Figure 10: 2016 Employed 16+ by Occupation

EDUCATION

A basic breakdown of educational attainment is shown in Figure 11. The highest level of education achieved by the majority (55 percent) of residents in the Gerlach Area is a high school diploma (or equivalency). Only 20 percent of local residents hold a bachelor's degree or higher. This is typical of rural communities where the majority of the jobs available don't require a 4-year degree, and therefore there is little incentive to pursue expensive degrees if an individual wants to live in the Community. The local workforce is highly skilled and educated, but in areas that aren't necessarily reflected in traditional benchmarks.



Source: ESRI 2018

Figure 11: Educational Attainment Status of Population 25+



The small percentage of individuals in the Community with advanced degrees is often a cause of concern for communities that are intending to utilize traditional methods to try to grow the local economy. For instance, if a community desires to recruit in a new employer within a specialized field, that employer would want to ensure that there was a sufficient number of residents with the requisite skills and education requirements. However, in the case of the Gerlach Area this traditional economic growth model is unlikely to succeed due to the small population.

As will be described later in this report, the core of the recommended economic growth strategy relies on homegrown, or locally driven growth utilizing the unique skills, attributes, and character of the Community. Therefore, the lack of advanced degrees doesn't need to be viewed as an impediment. However, it is important to note the discrepancy in education achievement between the Community and the State and the national average as it may qualify the Community to receive additional grant support that will help fund some of the initiatives that will be highlighted later in this report.

DEMOGRAPHICS OVERVIEW

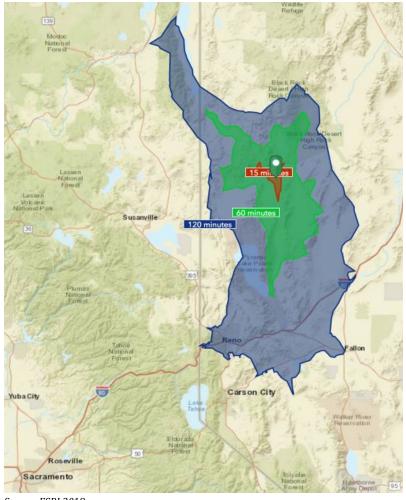
Demographic summaries for geographic areas within specific drive times (15, 60, & 120 minutes) from Gerlach are summarized in Table 1. Given the remote nature of the Gerlach Area, demographic characteristics in the 15- and 60-minute drive times are roughly the same. Map 1 shows the geographic areas encompassed within these drive times. The 15-minute drive time includes both Gerlach and Empire. The Reno-Sparks Metropolitan Statistical Area (MSA) can be reached within a 2-hour drive from Gerlach. The demographic differences between Gerlach and the Reno-Sparks MSA are made apparent in the contrast between the 60-minute and 120-minute drive time summaries.

Demographic Characteristic	15 Minutes	60 Minutes	120 Minutes
2010 Total Population	423	499	388,587
2017 Total Population	447	527	414,787
2017 to 2022 Annual Growth Rate	0.96%	0.97%	1.06%
2017 Households	191	220	158,989
Median Household Income	\$37,263	\$36,952	\$48,449
Median Age	46.2	45.8	37.2
Median Home Value	\$37,263	\$36,952	\$48,449

Source: ESRI 2018

Table 1: Demographics Within Drivetimes from Gerlach, NV



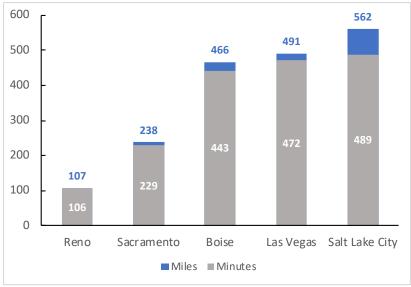


Source: ESRI 2018

Map 1: Drivetime Map from Gerlach, NV

Figure 12 shows the distance between the Community and major MSA's in terms of drive time (minutes) and distance (miles). The two closest MSA's aside from Reno-Sparks are Sacramento and Boise.





Source: Google Maps 2018

Figure 12: Distance to Regional MSA's (in miles) from Gerlach

WORKFORCE AND THE LOCAL MARKET

WORKFORCE CONSIDERATIONS

A healthy and vibrant economy is best accomplished when there is a robust workforce with the skills and training that align with employment opportunities. When large employers are looking to invest in expanded operations, they often first look at locations that are known to have a concentration of prospective employees who have the requisite training to accomplish the work of the company. Mismatches between industry trends in skillset requirements and the training of

potential workers contributes to underemployment as workers may have a difficult time securing work, and as employers grow they may seek to relocate to a market where they will be able to secure the necessary workforce. In a rural environment such as Gerlach, attracting new investment from potential employers is a challenging task because the small population size is often not large enough to reassure employers that they will be able to find the quantity of workers they need.

A local example of this challenge can be seen with the Empire Mine. When the original mining and wallboard operation closed down, many of the workers with the requisite skills left the area in search of other employment. When the mine reopened, there were no longer enough workers available with the required skillset and the mine has had to expend significant resources recruiting and relocating employees.

The following paragraphs of the report will analyze and consider workforce challenges and opportunities and explore how they will impact future economic growth.

MAJOR EMPLOYERS AND WORKFORCE SKILLSETS

The largest employers in the area include:

- Empire Mine
- Washoe County School District
- Washoe County (road department)
- Burning Man (and affiliated organizations)
- Bruno's and affiliated companies

The workforce skillsets required for each of these companies/organizations is quite diverse and range from education, to manual labor, to professional services such as marketing and logistics management. As a result, there does not appear to be a workforce skillset cluster surrounding the major employers, except perhaps with manual labor and equipment operation. Unfortunately, these manual labor employers (Empire Mine and Washoe County) appear to have reached a stabilized employment base and significant new hiring is not expected.

In addition to skillsets that are being utilized by existing local businesses, throughout the stakeholder interview and public outreach process, it was observed that there appears to be a unique concentration of skilled and creative individuals in the Gerlach area, but that those skills are not necessarily being utilized for economic gain. For example, the consultants met with individuals or were told of local residents who are extremely talented in woodworking, metal work, etc. but that these talents are mostly being utilized as a hobby. In some circumstances, these skills and unique talents could be utilized as a source of economic activity. Methods of enabling these talents to be used for commercial purposes will be explored in greater detail later in this report.

Synergies Between Local and Regional Workforces

Understanding the relationship between the fastest-growing industries in the region and industries present in the local workforce at times presents opportunities where the local



workforce may be able to utilize industry-specific skills to take advantage of regional growth. The majority of the local workforce are employed in physical labor and service-oriented (education, health care, accommodation, food, other) industries. The industries in Washoe County that have experienced the fastest growth in terms of overall employment are transportation/utilities and construction. The second-fastest growing industry in the County is manufacturing. These faster-growing industries are highlighted in green in Table 2.

Industry	# Employed by Industry (2017)		Employment Growth (2011-2016)
madeay	Gerlach	Gerlach- Empire	Washoe County
Information	0	0	-0.8%
Transportation/Utilities	0	2	7.1%
Wholesale Trade	1	1	2.0%
Construction	1	2	7.8%
Public Administration	1	2	0.4%
Agriculture/Mining	2	4	2.6%
Retail Trade	2	4	1.4%
Finance/Insurance/Real Estate	9	18	0.1%
Manufacturing	25	51	3.4%
Services	46	94	2.2%

Source: ESRI 2018, BEA, Better City

Table 2: Major Local Industries Compared to Industry Growth in the Region

Most of the growth in construction and transportation/warehousing is most likely taking place in densely populated areas in and around Reno. Given Gerlach's distance from Reno, direct synergies between Gerlach and the region within these expanding industries isn't likely—construction jobs are local and not regional in nature.

Manufacturing is the second fastest-growing industry in the county in terms of growth in full-time and part-time employment. This growth is being influenced by the significant investments occurring at the Tahoe-Reno Industrial (TRI) Center. The Gigafactory is one of the most well-known projects within TRI and represents a major investment from Tesla Motors and Panasonic. However, there are many more companies that are currently expanding into the TRI Center and these investments will likely continue to fuel manufacturing and transportation/logistics job growth for the next several decades. The TRI Center is located along I-80 east of Reno, and approximately 91 miles (a 90-minute drive) from Gerlach. Gerlach residents that are skilled in manufacturing may be able to work at the TRI plant if they are willing to travel the distance to work there.

Recruiting and constructing new manufacturing plants is typically a capital-intensive process. Such plants are usually located near major population centers and major traffic thoroughfares. Given the isolated nature of Gerlach (distance from I-80 and Reno), it is highly unlikely that a new major manufacturer could be recruited to the area in the near term. Therefore, the residents and workforce of Gerlach will be able to benefit from the regional growth in manufacturing if they are willing to commute, but there aren't any identified direct synergies between this regional growth and economic potential in Gerlach. Small and niche manufacturing is possible where the premium placed on the uniqueness and quality of the product is sufficient to overcome the additional transportation costs. These types of businesses are most likely to invest in Gerlach when the owner has a direct



connection with the Community. Absent this deep connection, most business proprietors will choose to invest in locations that are closer to population centers and the interstate, where their desired return on investment can be more easily achieved.

Entrepreneurial Climate

The entrepreneurial spirit is alive and well in Gerlach. Several stakeholders observed that in order to live in such a remote area, everyone has to be an entrepreneur to some degree in the sense that they are paving their own trail to prosperity. To thrive in Gerlach requires one to be creative and to utilize scarce resources, which is the essence of a successful entrepreneur. Gerlach outperforms both the County and the State in terms of the number of business establishments per capita by more than 3 times (see Figure 13). In other words, the average Gerlach resident is much more likely to start a new business than the average Washoe County or Nevada resident.

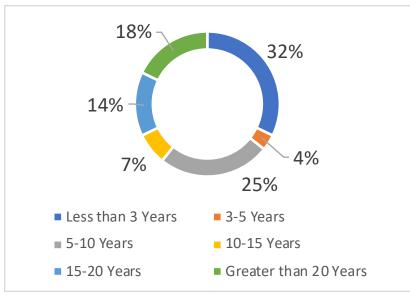
Source: BLS, Nevada Secretary of State, Better City

Figure 13: Number of Establishments per 100 Residents

In total, there are 28 active businesses in Gerlach that are registered with the State.¹ Of these businesses, 32% of them are less than three years old (see Figure 14).

¹ This reflects the number of establishments whose principals list Gerlach as their primary residence. Many other businesses setup a temporary business in Gerlach during Burning Man, but these were not included in the analysis





Source: Nevada Secretary of State, Better City

Figure 14: Age of Business Establishments in Gerlach

To further understand recent entrepreneurial activity, the number of new startups as compared to the number of businesses that became inactive was analyzed (see Figure 15). From the year 2002 to 2006, Gerlach saw 15 new business startups, but these startups were counteracted by a loss of 11 businesses, resulting in a net change of four. Gerlach experienced moderate startup activity from 2008 to 2015 but shows increased activity from 2016 through 2018. As of June 2018, Gerlach has already experienced four business startups this year, which ties for the second highest of any year to date. If the current trend continues, one would expect 2018 to be the highest year on record in terms of new business startups.

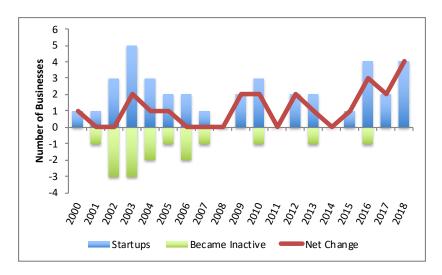
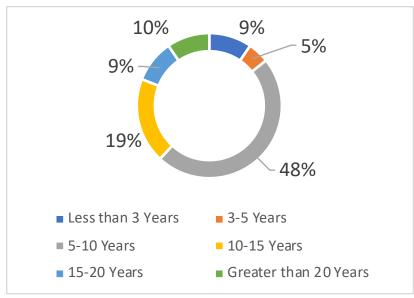


Figure 15: Net Change in Number of Business Establishments

The recent startup activity represents great promise for Gerlach, but it also represents an area of key importance in terms of supporting these new startups. Most new businesses fail within the first few years of operations, and significant care and investment is needed to support these recent startups if they are to continue to operate in Gerlach. In looking back as far as State records cover for Gerlach (1961), there have been 21 businesses that have become inactive. Of those that have closed down, 62% of them shut down within the first 10 years of operations, with most closings occurring between the 5th and the 10th year (see Figure 16).





Source: Nevada Secretary of State, Better City

Figure 16: Age of Businesses When Becoming Inactive in Gerlach

In comparing Figure 14 and Figure 16, the second-largest category of active businesses falls within the age group when most businesses shut down in Gerlach. Business owners often face the gulf of disillusionment between five and ten years of operations as the excitement of owning a business wears off, and the realization that the venture may take many more years to generate significant returns sets in. In order to not repeat recent history, significant steps need to be taken to ensure that the community doesn't lose this important generation of young businesses.

Access to Capital

One of the factors that appears to be lacking in the local entrepreneurial ecosystem is access to startup and growth capital. Not only do businesses need access to money to get started, but they also require additional investments over time to allow them to grow and scale. This period and consistent investment is sometimes referred to as the continuum of capital and helps small businesses grow into medium-sized businesses and ultimately allows them to have a greater economic impact. Access to the continuum of capital is difficult in rural areas and Gerlach is no exception. To date, nearly every business in Gerlach has been bootstrapped, or in other words, funded by the personal wealth of the individual entrepreneur. The following options have been identified as the most likely solutions to help create more access to capital in Gerlach:

through a federal program such as the USDA's Rural Economic Development Loan and Grant (REDLG) program or through the State administered Community Development Block Grant (CDBG). It has been reported that the CDBG revolving loan program has been under-subscribed in recent years, and that there are typically more funds available than are requested. Both of these programs would follow the same general program, with the revolving loan fund being provided to early-stage companies and as these funds are paid back they would be revolved out to additional startups.



- Burning Man Angel Network Burning Man attracts some of the wealthiest and most sophisticated entrepreneurs and investors in the world. These investors could be approached to participate in the establishment of the revolving loan fund or could establish a micro-investment fund that would be a philanthropic venture to help entrepreneurs in the communities that help host Burning Man, including Gerlach.
- Reno SBDC The Small Business Development Center operated by the Small Business Administration provides mentorship and assistance in obtaining small business financing through SBA Loans. Additionally, the SBDC network may be an option to help connect entrepreneurs in Gerlach with mentors and investors from the greater region.
- **Reno Angels** a small angel investor network based in Reno that invests in start-up companies.
- **Sierra Angels** an angel investor network based in Incline Village, Nevada.

INCREASING THE NUMBER OF JOBS

Due to the aforementioned challenges regarding the size of the local workforce and economic isolation, traditional business recruiting efforts will likely yield minimal results. Instead, it is recommended that Gerlach utilize a home-growth job creation effort. As described previously, Gerlach residents display a propensity to start new businesses, and this self-motivating attribute combined with the creative nature of the individuals that are attracted to the area provides a desirable combination for entrepreneurs. To increase the number of jobs in the area, a two-pronged approach is recommended. In the long run, the entrepreneurial interest of current and future residents should be fostered via an entrepreneurial support center that will be described in greater detail later in this report. Overall, the goal would be to create additional pathways where individuals who develop a deep connection with the area (which historically often occurs as a result of the Burning Man event) would have access to the mentorship and resources that they would need to start businesses in the land that they have grown to love. While these businesses could take on many different shapes and forms, one area of potential focus would be on "Artisan Entrepreneurs" or those individuals that have the skill and ability to create unique and one-of-a-kind products.

But not everyone who has fallen in love with Gerlach has the desire to be a traditional entrepreneur in terms of starting a new business and employing other people, and it may be years before new startups are ready to hire a significant number of workers. Therefore, in the short term the second prong of the two-prong approach would be to focus on empowering current and prospective residents to secure remote working opportunities. With the proliferation of broadband across America and an expanding flexibility by employers to allow their employees to work from anywhere, more people than ever before have the potential of living and working in rural communities while they work for companies that are based in large markets. There is a large spectrum of remote working opportunities available and the experience and educational requirements range from starting



positions that only require a high school diploma all the way to positions that require years of experience and advanced degrees.

In some cases, local residents who secure these remote working positions may be able to work from home, but that may not always be the best scenario. A solution will be described in the "Economic Development Strategy" section on how to accommodate individuals that may not be able to establish a home office.

BUILT ENVIRONMENT ANALYSIS

The consultants were tasked with conducting an analysis on the built environment in Gerlach and to identify structures that may be in need of repair, that have historic significance, or are otherwise noteworthy or in need of attention. This comprehensive built environment analysis was conducted over a series of visits to the community. In some instances, the owners of the building were present at the time of the analysis and allowed access to the interior of the buildings, but most of the buildings were analyzed from the exterior public right of way. The analysis is intended to be used by residents and the public to identify areas of potential investment and to assist in future community planning. High resolution versions of all the maps and images are included in supplemental files provided to the County and the Gerlach Economic Development Committee.

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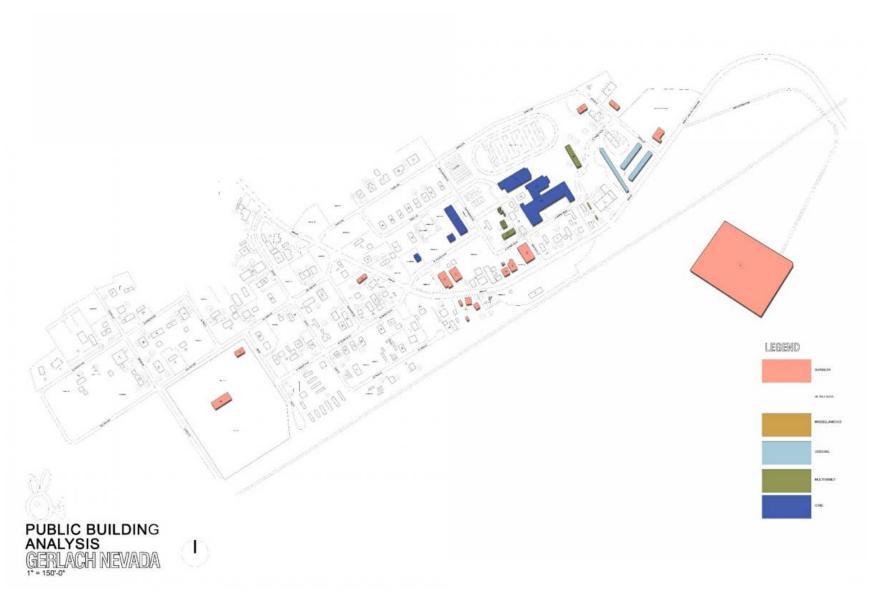


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Table 3: Building Analysis and Legend





Map 2: Building Usage Analysis



HOUSING AFFORDABILITY

The Gerlach housing stock is considered to be very affordable compared to State and National averages. However, due to economic challenges and a lack of high-paying jobs, even these relatively inexpensive properties can be out of reach for local long-time residents. The median year built for Gerlach homes is 1962, which is much older than that of the County and State, with median ages of 1985 and 1992 respectively. The age and dwelling types of the housing stock contribute to this relatively high affordability. The most recent home construction took place in 2006. A summary of the local housing stock is presented in Table 4.

Due to the small size of the rental market in Gerlach, rental availability and rates are not publicly advertised, rather information regarding prices and availability is usually passed via word of mouth. The current average monthly rental rate, as reported by local residents, is approximately \$650 (excluding utilities). These local residents also reported that rental rates range between \$450/month and \$1,000/month, depending on size, features, year built, etc.

Housing Characteristic	Gerlach	Washoe County	Nevada
Population (2017)	148	460,932	2,994,047
2017 Housing Units	156	197,378	1,267,672
% Occupied	66%	89%	87%
% Owner Occupied	24%	49%	48%
% Renter Occupied	43%	40%	39%
% Vacant	34%	11%	13%
Median Household Income (2017)	\$37,263	\$52,619	\$52,970
Median Home Value (2017)	\$41,492	\$272,224	\$234,172
Median Gross Rent*	\$650	\$917	\$989
Median Gross Rent as % of Income	20%	30%	30%
Median Year Structure Built	1962	1985	1992

Source: ESRI 2018, ACS, Washoe County GIS

Table 4: Summary of Gerlach Housing Stock

A common measure to determine home affordability is the ratio of monthly mortgage payment to monthly income. A mortgage that is 28 percent or less of one's monthly income is typically considered affordable. While this metric is relevant for an individual consumer, it is less reliable as a way to assess the medium-term affordability of an entire market because of fluctuations in interest rates and the availability of down-payment information. Low interest rates create a distortion in the perception of affordability; if interest rates were to rise, the same home would no longer be affordable.

Consequently, the most accurate way to assess the mediumterm affordability of homes in a market is to divide the home price by the consumer's annual income. A ratio of 3 or lower is considered affordable and represents a relatively conservative approach to estimating mortgage affordability because it assumes no down payment.



Using the median household income of \$37,263, the median affordable housing (MAH) for the Gerlach community is approximately \$93,158. Approximately 79 percent of the 110 residential properties in Gerlach (developed, occupied) fall below this MAH. These results are summarized in Table 5.

Housing Characteristic	Gerlach	Washoe County	Nevada
Median Home Value (2017)	\$41,492	\$272,224	\$234,172
Median Income	\$37,263	\$52,619	\$52,970
Median Affordable Housing (MAH)*	\$93,158	\$131,548	\$132,425
% of Homes Below MAH	79%	12.3%	17.7%
Median Affordable Rent (MAR)*	\$869	\$1,228	\$1,236
% of Rents Below MAR	NA	85%	77%
Total Affordable Housing Stock	80%	45%	26%
* Based on Median Household Income			

Source: ESRI 2018, ACS, Washoe County Assessor

Table 5: Housing Affordability Matrix

Another important factor when evaluating affordability is rental rates. Using the aforementioned metric, monthly rental payments that are 28 percent or less than monthly income would be considered affordable. Given the median income of \$37,263, the median monthly income is \$3,105 and 28 percent of that income is \$869.

Figure 17 shows the total estimated market value of homes within Gerlach as reported by the Washoe County Assessor (2018 Tax Year).² The data reported in Figure 17 and Map 3 and in the following analysis is based only on the housing

² The County assessed value does not always reflect current market value but is the most consistent data point given the low rate of real estate transactions in the local market.



within Gerlach and does not include the community of Empire. Because nearly all of the homes in Empire are owned by the Empire Mine, they are not individually assessed, and the market value information is not publicly available. Sixtyeight units, or 62 percent, of all homes in Gerlach are valued below \$50K. Only four units (of 110) are valued above \$150K.



Source: Washoe County Assessor (2018)

Figure 17: Breakdown of Residential Properties in Gerlach (immediate area) by Property Values

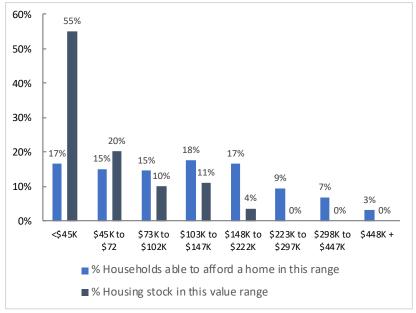


Source: Washoe County Assessor; Bunnyfish Studios

Map 3: Residential Housing Estimated Market Values



The analysis presented in Figure 18 represents the relationship between what Gerlach homeowners are able to afford versus what exists in the local housing stock. For example, approximately 17 percent of residents have an annual income that is less than \$15K. Using the aforementioned housing affordability metric (3X income), a household with an income of \$15K could afford a home priced at approximately \$45,000. The county's assessor data shows that 55 percent of the community's residential properties have a total assessed value less than \$45k. Thus, there is a surplus of homes in this price range (see Table 6). In other words, there are 38 percent more homes in this price range than there are households that match this range of affordability. This trend is observed across the entire housing market in the Gerlach area, and overall, there is a significant surplus of lower-value homes and a deficiency of higher-value homes based on reported incomes.



Source: Washoe County GIS (2018), ESRI 2018

Figure 18: Housing Affordability vs. Current Housing Stock

INCO	ME	HOUSING		Housing
Income Brackets	% Households in each Bracket	Home Affordability (based on income)	% Housing Stock in this Range	Surplus / Deficiency
<\$15k	17%	<\$45K	55%	38%
\$15k to \$24k	15%	\$45K to \$72	20%	5%
\$25k to \$34k	15%	\$73K to \$102K	10%	-5%
\$35k to \$49k	18%	\$103K to \$147K	11%	-7%
\$50k to \$74k	17%	\$148K to \$222K	4%	-13%
\$75k to \$99k	9%	\$223K to \$297K	0%	-9%
\$100k to \$149k	7%	\$298K to \$447K	0%	-7%
\$150k +	3%	\$448K +	0%	-3%

Source: Washoe County GIS (2018), ESRI 2018

Table 6: Surplus / Deficiency of Affordable Housing



Due to this lack of availability across a wide range of home values, some individuals are purchasing homes in value ranges below what they would technically be able to afford. For example, approximately 35 percent of households in Gerlach could afford a home worth more than \$148K, but only 4% of the housing stock falls within that category. While this is great for the individual who can afford more, yet picks up a bargain property, the lack of supply drives up price-to-value ratios and individuals who truly can only afford a home at the least expensive end of the market suffer as properties become over-priced based on condition and value.

The recommended approach to solve the issue is to create more housing options across the entire value and price spectrum, thus relieving pressure on the supply at the lower end of the price range. The addition of housing options at the mid- and higher-end of the pricing spectrum (relative to Gerlach pricing based on median affordability, not based on State or National averages) will help increase the tax base and provide additional revenue to the County and the GGID to support infrastructure investments.

While the data shows a surplus in housing options at the \$72k and less category, new housing within this affordability range should still be pursued to create additional options for low-income individuals that may be living in properties that have not been well maintained. Building homes in the higher price ranges may reduce pricing pressure on the existing

housing stock options at the lower end of the market, but it will have little impact on improving the quality of the options available within that price range unless new competing properties within the appropriate price range become available.

Figure 19 shows the breakdown of the local housing stock by dwelling type. Approximately 40 percent of housing units are single family-detached (stand-alone house) and 52 percent are considered mobile homes.³ The ratio between single family-detached and mobile units in Gerlach is almost the inverse of the ratio observed in the State's housing stock overall, which is mostly made up of single family-detached units. The relatively low number of single-family detached units in Gerlach contributes to the constrained housing market and Community wealth creation is impacted because mobile homes typically depreciate, rather than appreciate in value. Mobile homes in Gerlach appear to be more stable in terms of valuations than a typical community, but there is still a significant market value difference placed on properties that have been converted to real property. For example, in reviewing all real estate transactions in Gerlach since 2014, there is an approximate \$20,000 premium placed on the average sale of a manufactured home that has been converted to real property, vs one that is still classified as a mobile home (see Table 7). It is important to note that the data reflected in the table is only for properties that have transacted since 2014 and is not comprehensive of all properties. However, assuming that future transactions will follow a

³ By definition, mobile homes are manufactured homes that have not gone through the process of being converted to "Real" Property



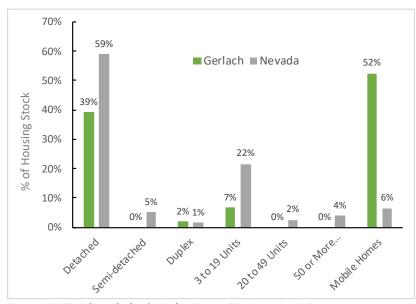
similar trend, homeowners should be encouraged to go through the mobile home conversion process assuming that the foundation can be built for less than \$20,000.

Property Type	Average Sales Price
Manufactured Home - Converted to Real Property	78,250
Single Family	76,250
Manufactured (mobile) Home	56,714
Vacant Single Family	43,124

Source: Washoe County, Better City

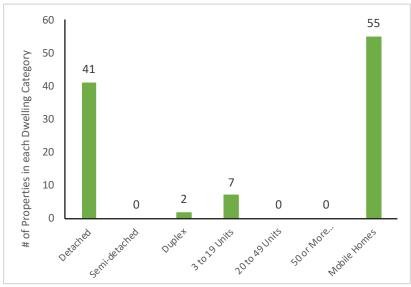
Table 7: Average Sale Price by Property Type - 2014 through June 2018

Figure 20 shows the number of units in each dwelling category within Gerlach and the locations are shown in Map 4.



Source: ACS 2018 (Nevada data), Washoe County GIS, Better City LLC

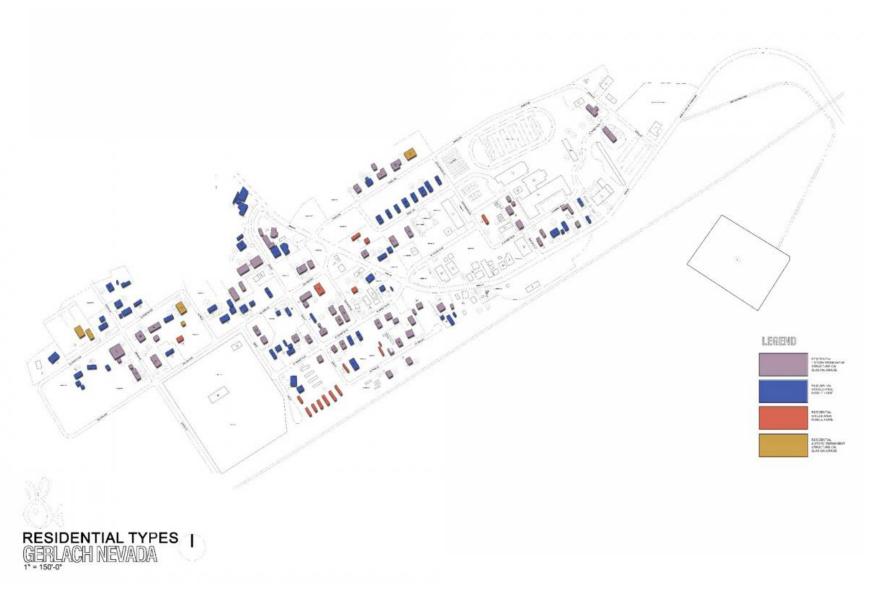
Figure 19: Housing Stock by Dwelling Type



Source: ACS 2018

Figure 20: Number of Housing Units by Structure Type

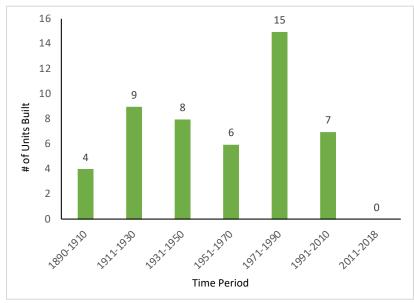




Map 4: Housing Types and Locations



Figure 21 shows the number of residential structures built in each period. The median year built (MYB) for residential structures in Gerlach is 1962, compared to 1985 and 1992 for the County and State, respectively. Not all of the residential units are accounted for in Figure 21 because the majority of units in the housing stock are mobile homes that are not assigned a year built by the County Assessor until they are converted to real property.



Source: Washoe County GIS (2018)

Figure 21: Number of Structures Built by Time Period

GGID Parcels

The GGID has recently been engaged in a process of subdividing residentially zoned lots and preparing them for public auction. The lots have utilities stubbed out and represent a

turn-key development opportunity. The development and sale of these lots has received largely positive response from Community members with most residents expressing excitement about the possibility of new development and population growth. The GGID should continue this effort and allocate resources to help foster the development of new residential properties. By going through an auction process the GGID won't necessarily be able to control all the factors of the development, such as the types of homes that are built, but it is anticipated that any new housing would help to alleviate some of the pricing pressure on individuals with low and moderate incomes.

HISTORIC PRESERVATION

Gerlach has a rich history that deserves to be preserved, and if done so properly will help contribute to the vibrancy and economic vitality of the area. To assess the potential and priorities for historic preservation, a thorough analysis was conducted and every potential historical structure in the entire community was analyzed. From this analysis, several potential historic preservation projects were identified in both Gerlach and Empire. Some of these projects would require the hiring of a consultant to achieve them (i.e. register nominations, preservation plans, heritage tourism), while others could be taken on by the County in conjunction with some assistance from the residents of Gerlach (i.e. Nevada's Main Street program, Friends of Gerlach & Empire 501c3).



STATE AND **N**ATIONAL **R**EGISTERS OF **H**ISTORIC **P**LACES **N**OMINATIONS

For Gerlach and Empire, there are three potential National Register of Historic Places (NRHP) nominations for historic districts and three residential buildings that could be eligible on their own that are being proposed by the Nevada Preservation Foundation. A nomination is a federal document that is reviewed by the Nevada State Historic Preservation Office (SHPO) and forwarded to the National Park Service's Keeper of the National Register, who ultimately approves the nomination. Nominations are set by "boundaries" defined by planned streets or geographic features where others are thematic, based on a historic context. In addition to the NRHP, there is the Nevada Register of Historic Places, which is a state register that is approved by the Nevada SHPO. The state and national register nominations can be undertaken concurrently.

The State and National Registers have four criteria, based on a building's or district's significance. These include an event (Criterion A), important person (Criterion B), distinctive characteristics of a method of construction or of a period (Criterion C), and the potential to yield information for research (Criterion D). In addition to the NRHP criteria, historic resources are evaluated in tandem with their architectural integrity, which is based on seven aspects: Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

Neither the National or State Registers come with any protections for properties within the district boundaries. Owners are open to alter their buildings without any need for approval. The benefit of these nominations is the national or state recognition that comes with the listing and, for commercial properties, the possibility of tapping into tax incentives and other programs to defray rehabilitation costs.

Individually Eligible Residential Buildings

Buildings that are particularly intact or are associated with important trends or individuals can be nominated to the state and/or national registers individually. Nevada Preservation believes that three residential buildings in Gerlach should receive further attention for possible individual register nominations:

260 W. Sunset: This may be the most interesting and important residential building in Gerlach. Built in 1921, this home has experienced at least one significant addition. However, the addition retains the same massing as the original and is clearly in the historic period (i.e. more than 50 years ago). The original building appears to be made from formed concrete complete with cornices near the roofline and formed stoned around the main entrance. There are also pilasters at the corners of the original portion of the building with decorative concrete



flanking the windows. It also retains its original windows. We believe that this building would be eligible for the State or National Registers based on Criterion C.

300 Main: We were unable to find the exact date of construction of this significant home. Due to the elongated windows that reach near the foundation and with the ubiquity of Folk Victorian homes that sprang up along the railroad, Nevada Preservation dates this home to pre-1900. As the only extant Folk Victorian home in Gerlach, it should be preserved and listed on the state and/or national registers. It is in need of some assistance in the near future. *The roof appears to be failing. Without* intervention in the very near future, we fear this historic resource will be lost. It is on a prominent location in the community and could, with some rehabilitation, be an excellent interpretive resource for early Gerlach history. We believe that this building would be eligible for the State and/or National Registers based on Criterion C and potentially Criterion B.

305 Dogwood: This simple but significant home was built in 1920. It retains much of its historic integrity, including the front door placement and original windows. The asymmetrical roofline and offset door and window make it a rather remarkable building and represents the shifting styles of architecture in Gerlach. We believe that this building would be eligible for the State and/or National Registers based on Criterion C.

Main Street Gerlach Historic District

The town of Gerlach is a community platted on approximately 20 streets and includes primary buildings adjacent to utilitarian outbuildings. Established at the turn of the 20th century, Western Pacific Railroad came to Gerlach in the 1910s and the town peaked to over 1,000 people by the 1950s. Since 1986, thousands come to the town for Burning Man festival, a bohemian art festival that has a worldwide presence. Most of the buildings are small resources adjacent to commercial, residential, and civic buildings, such as a school, gas station, motel, approximately 10 businesses, and another 40 houses. Gerlach's Main Street is well defined and is represented by old stock, false front businesses, some constructed of railroad ties. The Main Street Gerlach Historic District is a potential Nevada or NRHP historic district for its association as vibrant businesses that front on the railroad line. The Gerlach Water Tank located on Main Street is a listed NRHP resource and would be a contributor to the historic district.

The town of Gerlach is named after the Gerlach Land & Livestock Company and the Gerlach & Waltz Ranch, which was owned by Louis Gerlach, a shrewd businessman who had stockyards in Stockton, California. Gerlach's ranch was established in the late 1880s and was indirectly connected to the cattle baron, Miller and Lux, who owned acres of stockyards in California's central valley, Southern Oregon, and Northern Nevada.

Between 1905 to 1909, the Western Pacific Railroad (WPRR) came to Gerlach, which brought businesses and



prosperity to the rural area. With the railroad came a U.S. Post office on October 27, 1909, the official status for a community becoming a bona fide town. The 1920 Federal Census recorded Gerlach had a population of 326 residents, which grew to 485 residents by 1940. Most worked for the WPRR. From railroad to highways, Gerlach's downtown has been a viable community supported by transportation in a rural area of Washoe County that connected the town north to Oregon along Nevada State Route 34 and west to California along Nevada State Route 81 in the 1950s into the 1970s. In addition to transportation, Gerlach downtown profited from the nearby company town of Empire through this period, providing commercial and residential support as well a viable entertainment life not provided in Empire.

The Gerlach Main Street Historic District is potentially eligible for the Nevada State and National Registers of Historic Places under Criterion A because of its association with events from transportation to agriculture that established it as a viable rural area of Washoe County.

Gerlach Main Street Historic District Buildings

- 320 Main Street
- 380 Main Street
- 400 Main Street
- 425 Main Street
- 365 Main Street
- 390 Main Street
- 405 Main Street
- 445 Main Street
- 375 Main Street

- 395 Main Street
- 415 Main Street
- 455 Main Street

Railroad Tie Buildings Historic District

Railroad tie buildings are a vernacular archetype sporadically visible across Nevada near railroad hubs. Gerlach has several railroad tie buildings that are for an array of uses, from residences to commercial buildings. The railroad buildings vary from modest houses to commercial businesses, such as Joe's Miner's Club. Because there is such a large concentration of this unique archetype spread in town, a thematic nomination would ideally be best for the railroad tie buildings. It is potentially a Nevada and/or NRHP historic district for its association with the Western Pacific Railroad and its vernacular architecture.

Gerlach was settled on the Western Pacific Railroad (WPRR) line between 1905-1906 near Great Boiling Springs, a natural geothermal spring used historically by Native Americans and emigrants on the Applegate-Lassen Trail. The Feather River Route of the WPRR crossed the Black Rock Desert from Gerlach en route to Salt Lake City, Utah. By October 9, 1909, the WPRR established a rail yard and station stop in Gerlach, as well as constructed employee railroad housing, a station house, depot, water tower, and telegraph line along the railroad's right-of-way. By 1983, the Union Pacific Railroad purchased the WPRR after an almost 80-year period in the city.



All the railroad tie buildings in Gerlach are directly associated with the WPRR period and its significance to the town. The Gerlach's railroad tie buildings built from 1906 to 1940 are directly associated with the WPRR. The redwood or cedar ties were typically cast aside after a number of years of use and Gerlach residents salvaged the discarded ties for the construction of residential houses and ancillary outbuildings, such as barns to root cellars, in town. Most of the Gerlach railroad tie buildings hardly have been altered and retain much of their architectural integrity to the early 20th century. There are 11 identified railroad tie buildings in town, and potentially are the largest concentration of railroad tie buildings in Nevada.

The Gerlach Railroad Tie Historic District is potentially eligible to the Nevada State and National Registers of Historic Places under Criteria A and C for its association to the WPRR and one of the most concentrated railroad tie architectural districts in Nevada.

Railroad Tie Historic District Buildings & Accessory Buildings

- 260 W. Sunset
- 325 Main Street
- 395 Main Street
- 465 Main Street
- 295 Dogwood
- 365 Main Street
- 415 Main Street
- 535 E. Sunset
- 310 W. Sunset

- 385 Main Street
- 455 Main Street

Empire Mining Company Town Historic District

The town of Empire is 7 miles south of Gerlach and is platted on seven streets adjacent to the working Empire Mining operations. The town includes an airport, post office, store, garage, grade school, and two churches, in addition to lines of residential housing with character defining garage doors and Youngstown kitchen cabinetry. Empire is one of few company towns still operating in Nevada. The mine itself was founded in 1920 by James Raser, who managed Louis Gerlach's ranches, after he discovered gypsum at the foot of the Selenite Mountains. Raser developed the first incarnation of the Empire Company Town. In 1922, Portland Cement Corporation took over operations. In 1948, it was sold to US Gypsum (USG), who constructed the mid-20th century company town that exists today.

The story of Empire, Nevada is the story of drywall and the building of America. In the late 19th century Augustine Sackett patented Sackett Board. It was made of thin layers of plaster of Paris— a chemically altered form of gypsum— placed between wool felt paper. By 1916, Sackett Board was being produced for construction. With World War I, the demand for what was now called gypsum board or drywall jumped significantly. The military needed to construct barracks quickly. However, a deadly fire forced the military to look for alternatives to current construction methods. The fire retardance of drywall made it an attractive resource.



During World War II, the demand for drywall again accelerated. By 1945, the military had used 2.5 billion square feet of drywall. The economic boom of the 1950s coupled with innovations that made drywall even more fire retardant, able to create curved walls, and increased sound control, it quickly came to dominate the market. By 1955, 50% of new homes were being built using drywall and the other half used gypsum lath and plaster.

In 1948, US Gypsum saw the rise in demand for drywall during World War II and the post-war boom, so they purchased the mine at Empire from Pacific Portland Cement as part of an overall expansion. As demand continued to rise, so did the number of employees at Empire. In 1954, USG platted a new town for Empire and in 1955 put up 62 residential structures, including four-plexes, duplexes, and single-family homes. Four-plexes and duplexes housed 2-bedroom, 1-bathroom homes of about 800 square feet each. Single family homes ranged from 1100 – 1400 square feet with 2 or 3 bedrooms and a single bath. All homes had an enclosed garage with distinctively decorated doors. According to US Gypsum's July 1961 issue of *Gypsum News*, about 750 people were employed by USG and lived with their families in Empire.

The Empire Mining Company Town may be one of the most intact company towns in Nevada. Moreover, given that it was constructed in the mid-20th century in an architectural style closely associated with the mid-century era, the significance of this town should not be underestimated.

The Empire Mining Town Historic District is potentially eligible for the Nevada State and National Registers of Historic Places under Criteria A and C for its association with mining and mid-century architecture.

Please note: The reconnaissance level survey done in Empire only examined one example of each type of architecture: 4-plexes, duplexes, a guest house, and a single-family home. This should not be interpreted to mean that only these specific buildings are potentially eligible for listing.

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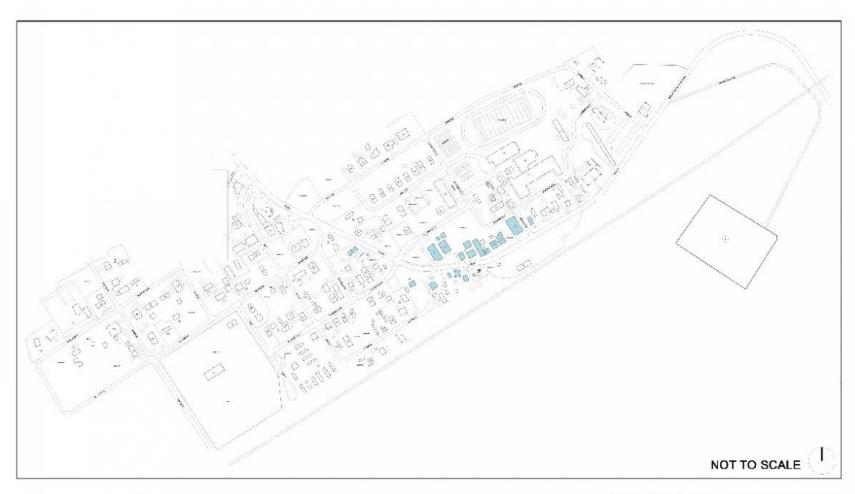




HISTORIC BUILDING ANALYSIS INDIVIDUALLY ELIGIBLE BUILDINGS GERLACH, NEVADA

Map 5: Potential Historic Registry - Individually Eligible







HISTORIC DISTRICT ANALYSIS PROPOSED MAIN STREET DISTRICT GERLACH, NEVADA

Map 6: Potential Historic Registry – Proposed Main Street District







HISTORIC DISTRICT ANALYSIS PROPOSED RAILROAD TIE DISTRICT GERLACH, NEVADA

Map 7: Potential Historic Registry - Proposed Railroad Tie District





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HISTORIC DISTRICT ANALYSIS COMPANY MINIING TOWN EMPIRE, NEVADA

Map 8: Potential Historic Registry - Empire Company Mining Town



DEVELOPMENT OF PRESERVATION REPORTS & PLANS

A historic preservation plan or treatment document would greatly benefit historic resources and their rehabilitation in Empire and Gerlach. These documents assist architects, historians, building contractors, as well as the public, educating all parties on the resources and providing detailed guidance to how to preserve or rehabilitate buildings without detrimentally affecting the historic fabric that makes the resource significant.

Architectural drawings and/or photographs accompany these documents and provide information in simple terms on how to preserve the building's historic fabric, where to find materials, and how to architecturally conserve them. In these documents, recommendations are provided based on character defining elements and follow federal guidelines, such as the Secretary of the Interior's Standards for the Treatment of Historic Properties and the National Park Service Preservation Briefs. By following the Standards, incentives, like the federal tax credit program, are possible and provide a 20% credit to a project, although must be approved by the Nevada State Historic Preservation Office as well as the National Park Service. In addition to this incentive, there are other opportunities, such as cultural grants, which could potentially fund the proposed project if the Standards are met.

These treatment documents take many different forms depending on the overall goal that benefits the resource. Because of the diversity of resources between Empire and Gerlach, specific documents are recommended depending on what is best for that resource. The Nevada Preservation Foundation staff recommends the following:

Historic Structures Report for 300 Main:

300 Main is a rare and relatively intact example of Folk Victorian architecture. Of all the historic buildings in Gerlach, Nevada Preservation is most concerned about the current condition of this historically significant home. A historic structures report and stabilization is urgently needed to save this structure. We strongly encourage Washoe County to work closely with the current owner to save this important piece of Gerlach history.

This home is the only extant example of Folk Victorian architecture in Gerlach and is a rare example of this type of architecture in a very small town in Nevada. Currently, the roof has failed in at least one area. However, Nevada Preservation does not feel that the building is beyond repair.

Historic Structures Report for the Gerlach Hotel

The Gerlach Hotel, a wood-framed 1910 hotel that is privately owned, is located in the proposed National Register Main Street Gerlach Historic District. The hotel has enormous potential to be rehabilitated into a functioning hotel for visitors, while still providing a private residence to the caretaker. A Historic Structures Report (HSR) for the Gerlach Hotel would provide the detailed information needed to rehabilitate it into an operating business. The HSR would include as-built architectural drawings, photographs, and a detailed analysis of the historic



fabric, such as light fixtures and hardware, as well as architectural drawings used for the hotel's rehabilitation. The HSR would also have analysis of the building's paint, wallpaper, trim, and historic finishes essential to rehabilitation of the hotel.

The overall document would be documentation on the Gerlach Hotel and essential in getting federal tax credit incentives for its rehabilitation.

Preservation Plan for the Railroad Tie Buildings

In addition to the Gerlach Hotel, the railroad tie buildings in town are a unique resource with significance to the town and the state. Many of these resources are outbuildings and are unoccupied. The Railroad Tie Historic District Preservation Plan would include an intensive architectural survey of the resources, as well as photograph documentation of the buildings and their construction dates, and an analysis of the historic fabric. Some of these buildings maybe uninhabitable and will require interior stabilization in retaining the railroad tie buildings in the historic district. Select railroad tie buildings could be chosen to be open to the public for interpretation for tourists.

Preservation Plan for the Empire Company Town

Many of the buildings in Empire are vacant and in various states of disrepair. It is recommended that an intensive architectural survey be done on all contributing and noncontributing resources in the nominated historic district. Photographic documentation of each building

would be included in the preservation plan that details to the town of Empire how to preserve each building and the needed repairs to make each resource a functioning building again. "The Town of Empire Condition Assessment" would be an asset and provide necessary information to the district's preservation as potential design guidelines on how to repair and maintain the resources.

HERITAGE TOURISM EVENTS

Nevada Preservation Foundation sees many opportunities for heritage tourism in Gerlach. These opportunities could be leveraged to encourage return visits from Burning Man attendees, bring in visitors from surrounding communities, and turn day trippers into weekend stays. Heritage tourists are the most sought-after form of tourist. They stay longer, spend more, and bring more of their family with them than other tourists. Thus, we have several recommendations for bringing more heritage tourists to Gerlach:

Annual Heritage Tourism Event

We encourage the development of a heritage tourism event—starting with a single day with possible growth into a full weekend—centered on the herding of the Espil Farm sheep near Gerlach. This may seem like a significant endeavor. However, there are consultants that could provide planning, logistics, and implementation services for the event. In collaboration with the Espil Farm, the sheep's route could be reconfigured from skirting Gerlach to using Main Street. This event could be the center



of a weekend of events focused on sheep, wool production, Basque food and culture, sheep dogs, among others. With the wealth of creatives in Gerlach, we envision wool carding, dyeing, felting, spindle spinning classes and the like.

Note: Idaho holds a similar event called "The Trailing of Sheep" that brings in large numbers of tourists.

Self-Guided Tours

Nevada Preservation Foundation also suggests that self-guided tours of the proposed historic districts in both Gerlach and Empire could provide additional activities for day trippers and those in nearby towns. The kiosk located near the water tower would be an excellent location for placing brochures that provide the route and historical information for self-guided tours. These tours could also become docent guided during the sheep festival and Burning Man.

Should Washoe County elect to incorporate some of the Gerlach buildings into another tour, such as the Art Trail, the following buildings should be considered:

- 260 W. Sunset: This *formed concrete home* may be the most significant building in Gerlach
- 310 W. Sunset: This is believed to be the *oldest extant structure* in Gerlach, dating to 1898. The original portion was constructed with railroad ties. There have been some additions to the home. However, all predate 1968, making them historic additions that add to the history of the home.

- 295 Dogwood: This accessory resource was *built from logs or railroad ties* and includes chinking between the wood members. In addition, at the peak of the gable the main beam appears to have been made into a cross.
- 300 Main Street: This *Folk Victorian* is the only extant home of its type in Gerlach.
- 380 Main Street: This is likely the *best example of* early 20th century commercial architecture in Gerlach. The false front and shot gun style building are iconic of Western architecture of this and earlier periods.
- 400 Main Street: As the *only National Register site in Gerlach*, this site ties into the railroad past of Gerlach and provides a means to understand the reasons that Gerlach was established.
- 405 Main Street: The *Gerlach Hotel* is a story in itself.
 This important piece of Gerlach history with its wide, single hallway dividing the interior. Like 400 Main, it is an important component to Gerlach's railroad history.
- 455 Main Street: Like 380 Main, this building's false front is a good example of architecture of this ear. More importantly, though, is the root cellar at the back of the building that is constructed of railroad ties. Most railroad tie buildings in Gerlach are constructed wholly of ties. In this example, though, the root cellar was constructed of differing materials from the main building. It is possible that this was done to save money on a portion of the building that would not be occupied much of the time.
- 540 Main Street: Owned by Union Pacific Railroad, these two homes that face onto El Tren are excellent examples of homes constructed for railroad employees in the 1940s. These homes provide a further tie



into Gerlach's railroad roots and could easily be incorporated into a walking tour.

Historic Plagues and Markers

The installation of historic plaques and markers with dates and information on historic buildings and structures would generate interest. Because they are easily seen and read from the street, they encourage "stumble-upon" discoveries and can help to promote self-guided tours to visitors who may not have contemplated a tour. In addition, they assist with creating community pride as Gerlachians would also read them and may learn something new about their town.

Emigrant Trail Walking Tour Collaboration

We also suggest a collaboration with the Friends of Black Rock to develop a walking tour that incorporates the built environment and natural environment along this portion of the Emigrant Trail. Creating an architectural and natural tour could create cross-over visitors who come for one component and remain to learn more about the other. The brochure for a self-guided tour could be available with the other tours at the kiosk near the water tower.

BECOME A NEVADA MAIN STREETS TOWN

This program became available during the 2017 legislative session. The Main Street Program, a division of the National Trust for Historic Preservation, provides support to towns and communities who apply to the Main Street Program and

are selected as a Main Street Town. It is mainly an economic development program that provides training to a local Main Street Advisor to develop a plan to bring in and retain businesses while developing a marketable identity for the town. There is also some historic preservation training and assistance. However, the primary objective of the Main Street Program is to engage in economic development in small towns and communities.

Nevada Preservation Foundation cannot recommend this program highly enough. This should be a priority.

CREATE A FRIENDS OF GERLACH & EMPIRE 501C3

The creation of a Friends of Gerlach & Empire 501c3 could open up access to funding resources that Washoe County may not have. Such an organization need not be particularly active, but as a nonprofit can apply for funding through the National Trust for Historic Preservation as well as receive donations from organizations like Burning Man and private individuals who may be more likely to donate to a nonprofit.

A Friends of Gerlach & Empire volunteer board could write grants themselves or hire an outside consultant to do their grant writing. In addition, should it seem feasible, there is also the possibility of hiring a consultant to fundraise for the organization. The Lander County Citizens for Historic Preservation out of Battle Mountain functions in much this way.



INFRASTRUCTURE

WATER

Community water service is provided to Gerlach via the Gerlach GID (GGID)through 6" and 8" lines. The water system is supplied off two springs (Railroad Springs and Garden Springs). These springs produce approximately 250 gpm, which provides a total amount of approximately 131 million gallons per year (400+/- AF/Yr). Water from the springs is stored in two tanks located northwest of Gerlach along Washoe County 447, approximately 1.5 miles northwest of the town of Gerlach along County Route 447. The tanks are located on APN 071-220-29 and are owned by the GGID. The two tanks have a holding capacity of approximately 400,000 gallons.

In 2003, the Environmental Protection Agency required the installation of a filtration system for the treatment of uranium in the water supply. That filtration system still operates today.

Research with the GGID identified that the 2017 water demand was about 11 million gallons, which was comprised of approximately 10 million gallons to community customers (Gerlach area residential and business uses) and approximately 1 million gallons for Burning Man. Of the 400+/-AF/Yr. that is reported available from the two springs that serve Gerlach, only 34+/- AF/Yr. was used in 2017. The remaining spring water that is currently not used would account for up to an additional 336+/- AF/Yr. so long as the

water rights are appropriately maintained. Less than 10% of the total spring resource that has been reported is currently in municipal use. As such, there is a sufficient water resource available to supply significant growth in Gerlach. The limiting factors will be any necessary extension of infrastructure and expansion of the wastewater treatment facility (addressed in the following section) to handle the growth.



Picture 1: Gerlach Water Tanks

SEWER

Sanitary sewer service is provided by the GGID through a combination of 6" and 8" lines. Sewer service is gravity fed and runs to the GGID wastewater treatment facilities, which



include treatment and evaporation ponds. The treatment facility is located approximately 3/10 mile south of Gerlach in the northeastern corner of a Federal government owned parcel (APN 071-150-01). The sewer ponds encompass approximately 17.5 acres of the Federal land are currently only working at or near ½ of the constructed operating capacity, per GGID estimates.

Specifically, based on information provided by the GGID, the community residential and business sewer customers typically generate between 10,000 and 12,000 gallons per day (GPD) of sewage that enters the wastewater treatment facility4. The amount of sewage utilization is fairly consistent throughout the year hitting a low-point in September with an average utilization of approximately 9,600 GPD with the highest utilization occurring in July and August at an average of 12,300 GPD (see Figure 22). Figure 22 also reports the highest recorded daily peak during the month, which in most cases is only slightly higher than the monthly average. The designed and permitted capacity of the facility is 23,000 GPD, therefore the facility is typically operating at approximately 45% to 50% of the designed/permitted capacity. Even at peak utilization in the summer months during the ramp-up to Burning Man, usage is less than 60% of capacity. As such, Gerlach could approximately double in size (from a sewer generation standpoint) before the sewer treatment facility and capacity would need to be expanded.

Figure 22: Sewer Utilization

All developed and accessible portions of Gerlach can be served by the community sewer system except for the west-ernmost undeveloped lots on El Rancho Avenue and Del Ora Avenue. These lots drop in elevation where gravity service of sewer is not possible, given the current sanitary sewer system serving the community. Development in these areas would require separate septic systems or would require investment in a lift station.

The wastewater treatment ponds work off a stabilization pond and facultative lagoon system that can be sensitive and damaged in terms of effectiveness if certain chemicals are

⁴ Based on 2017 data



Gerlach Sewer System Utilization 25 Gallons per Day (000s) 20 10 october Movember september March 434 June MUZ AQİİ Might Average Utilization Peak Utilization Source: GGID; CFA Reno; Better City

introduced to the system. As such, the GGID does not accept RV or portable toilet sewage disposal as the chemicals used in the holding tanks of these uses can damage the process necessary for correct operation. Any RV parks added into the Gerlach area would either need to be served off project-specific septic systems or would need to adhere to strict requirements for blackwater systems, not allowing any chemical usage. More on this topic will be discussed in the "Economic Development Strategy" section of the report.

ELECTRIC

Electric service is provided to Gerlach by NV Energy. The line that serves the community of Gerlach is a 7.2 kV line, which is well under the standard 25kV distribution voltage that NV Energy desires for residential operation. NV Energy has been making upgrades to lower voltage systems throughout the state of Nevada, but time and resources to make such upgrades throughout the entire system are not quickly feasible. Discussions with NV Energy identified that the poles associated with the line that services Gerlach range in age between 5 and 70 years old. Poles are generally replaced as age begins to necessitate or they are damaged or fall down.

Residents of Gerlach indicated at one of the first community workshops for the Gerlach Economic Development Plan that electric reliability was a concern in the area and reported that outages occur several times a month on average. NV Energy was not willing to provide official information relating to how many outages have been historically experienced in

the Gerlach area. The Public Utilities Commission of Nevada (PUCN) oversees NV Energy's operations and service to the public as a regulated monopoly. A call to the PUCN did not yield any significant information as to number of outages in the Gerlach area to quantify the frequency of outages. Additionally, reported outages meeting PUCN's requirements area are agglomerated into reports encompassing larger areas and generally cannot be broken down into specific locations, such as Gerlach.

The 7.2kV line that serves Gerlach originates approximately 5 miles to the south at the Empire substation, which is fed by a 60kV transmission line. A 60kV line runs into the Empire Gypsum Mine facility (approximately ½ mile southeast of the substation) and another 60kV transmission line runs to the north, then east of the substation along the southern edge of the Black Rock Desert and playa toward Sulphur and Winnemucca. The 60 kV line does not run through Gerlach itself, and the nearest major transmission line (120 kV) is located approximately 50 miles south of Gerlach.

The lack of transmission-level service with a dedicated substation serving Gerlach creates several significant challenges. First, any outage at the substation at the Empire Mine can impact the entire Community. Second, any prospective renewable energy producer desiring to net-meter will be limited to the amount of grid contribution that is possible until significant upgrades take place.

Electrical infrastructure reliability is not only a concern to current residents, but also future businesses and residents that may wish to locate in or around Gerlach. Because the



market size is so small in the Community, it is highly unlikely that the status quo will change within the foreseeable future. NV Energy has little incentive to invest in grid upgrades because it may take decades to see any return on investment. Washoe County should open discussions with NV Energy about possible upgrades and/or improvement to poles and facilities of the existing system serving Gerlach, but the community should prepare a contingency model in the event that NV Energy is unable to invest in the requested upgrades within the desired time frame.

There are a variety of possible improvements that could be made to the electric network serving the town of Gerlach to improve reliability. These upgrades include replacement of poles, upgrades to the line voltage and/or a microgrid system. The most cost-effective improvement would be the replacement of older poles to minimize outages due to downed poles and line. Nicholas Payne, NV Energy Regional Engineer identified that replacement of poles along the line serving Gerlach could be done for approximately \$8,000 to \$10,000 per pole. There are 5+/- miles of line from the Empire Substation and another 3-4 miles of line within the town of Gerlach. In a worst-case scenario, if every pole were to be replaced, assuming 20 poles per mile the total cost could range between \$1.2 and \$1.8 million dollars. However, there are poles that have already been replaced over time and not every pole would need to be replaced. As such, the cost range would likely be less than the calculated worst case scenario for pole replacement. This rough cost would only cover replacement of poles and the line voltage would remain at 7.2 kV.

If the line were desired to be upgraded to 25 kV, the price would be significantly higher due to upgrades needed at the substation, the poles, lines and every transformer within the system. Mr. Payne identified that upgrading the voltage of the line would be a multi-million-dollar project but could not estimate a price due to the need to study the entire system dynamics to determine the level of required upgrades, especially at the substation.

Another potential solution would be to establish a microgrid system that is specific to Gerlach. Microgrids are becoming increasingly popular in remote areas and regions that are prone to outages due to natural disasters. While they can still be connected to the main grid, microgrids provide local security and reliability because the generation occurs locally, rather than relying on transmission infrastructure that spans thousands of miles. These microgrids are seen as an economic way of establishing reliable electric service in remote areas where traditional transmission investment is impractical.

In the case of Gerlach, a solar or geothermal powered local generation system could be utilized to generate sufficient local electrical energy to serve the local market and would be independent of grid investments from NV Energy. Because NV Energy has not been willing to share usage and demand statistics for the Gerlach area publicly, estimates for what a microgrid solar project would entail have been made based on average residential electricity consumption for the State of Nevada and the number of structures and businesses in



Gerlach. With approximately 122 structures in Gerlach (including residences and businesses) and allowing for future growth, estimates obtained by CFA indicate that the total annual electricity consumption would be about 2,500,000 kWh. Based on this demand, a 1.5 MW (dc) photovoltaic ground-mounted system would be able to meet the needs of the community. Based on current solar panel development costs, a solar field of this size would cost approximately \$2 to \$2.5 million and would require 5-6 acres of land. These cost benchmarks do not include any storage capacity, so the costs will go up if it is determined that storage must be included. In comparing the cost of solar development vs. the cost of upgrading the existing electrical system in Gerlach, a solar solution would likely cost more than a pole upgrade but would likely cost less than a full 25 kV upgrade. Perhaps the ideal solution would include a hybrid approach, where a solar solution is pursued, while power poles are also replaced so that the 7.2 kV can be relied upon for backup with the majority of the demand being covered by the solar field.

Geothermal production would be ideal in terms of around-the-clock generation, but the development of a geothermal resources is more risky, costly, and time consuming than solar. Utility-scale solar projects are become very cost competitive, and if subsidized through grants, the micro-grid investment may prove to be a better solution than improvements to the existing aging infrastructure. The recommended approach to implementing the micro-grid opportunity will be described in the Implementation Plan later in this document.

It is recommended that any consideration of upgrades to the electric network and service to Gerlach begin with a meeting between Washoe County and NV Energy. This meeting can be used to discuss the variety of various projects (pole replacement, upgrade to voltage, microgrid or other possible improvements) to determine an appropriate level of response to meet the desired service improvement/reliability. A feasible project can be defined with NV Energy and a discovery report can be prepared by NV Energy to better estimate the anticipated cost.

The project that is determined to be the best to meet the needs of Gerlach may be eligible for grants or loans through the USDA Rural Utility Services (RUS) programs. As those grant and loan programs typically have opening and closing dates for application, applicable assistance opportunities would need to be analyzed by Washoe County in conjunction and cooperation with NV Energy at the time that an actual project for upgrade is targeted.

NATURAL GAS/PROPANE

There are no natural gas lines located in Gerlach and each business or residence has a propane tank or utilizes electric heating as an alternative. The nearest natural gas line is a 6.625" private line that ends in Empire and is owned by Empire Mining Company. Should natural gas be desired in the future within Gerlach, the Empire Mining Company line would provide the nearest possible connection. This gas line is currently unpressurized and hasn't been used since the wallboard production at the Empire facility ceased. Empire Mining company is restricted from re-opening the wallboard



production portion of the facility, and as such there are not any immediate plans that would necessitate the pressurization of the line.

The capacity of the line is sufficient to meet the purpose for which it was extended to Empire, plus it would have additional capacity for all of the residents and businesses in Gerlach. However, the pressurization of the line will remain uneconomical until a major natural gas user, such as an industrial user, enters the marketplace. Until then, propane and electric service will be the prevailing energy sources.

BROADBAND

From conversations with residents during the community workshops and interviews, it is understood that broadband service in the Gerlach area is available, but unreliable at times. Major Internet Service Providers (ISPs) in the area include WestNet, HughesNet, and High Desert Internet Services. Free broadband is also offered by Burning Man to residents in the community. However, this free service was reported by residents to frequently be out, or extremely slow during daily peak usage. This is not surprising as the free service is provided as a community courtesy, is bandwidth limited, and is not necessarily intended to replace commercial service. It serves a great purpose of providing a free option for internet connectivity to residents who otherwise wouldn't be able to afford any Internet option. But rather than being viewed by residents as the primary internet service, it should be viewed as a service for those in need, and those who can afford commercial service should be encouraged to do so, thereby allowing for additional bandwidth availability for those in the greatest need. WestNet is the newest provider and began providing terrestrial fixed wireless services into Gerlach in late 2017.

HughesNet offers residential service in Gerlach for \$50 to \$70 per month and advertised up to a 25Mbps download speed with between 10 and 20 GB data caps, although these speeds are not guaranteed. WestNet offers residential internet services ranging from \$30 and \$80 per month with download speeds ranging from 2Mbps to 9Mbps with no data caps. Business internet plans range between \$90 and \$600 per month for 5 and 25 Mbps plans. Outlying, hard to reach and high-data-usage businesses would be serviced according to their need and would need to work directly with WestNet for pricing. Services can be provided between 10Mbps and 16Gbps with dedicated bandwidth, but pricing would be determined upon the needs of the business and the infrastructure required to provide such service in a remote location.

It appears that broadband service is improving with West-Net's recent investment and some of the historic connection speed challenges in the area are beginning to be addressed. However, relatively few residents appear to be utilizing the commercially available service and instead rely on the free offerings through Burning Man. Future growth and continued improvements in broadband services in the area will require improvements to overall tower infrastructure (typically investments made by private carriers) or connectivity to fiber optic lines.





Picture 2: Communication Tower in Gerlach

There are two long-haul fiberoptic cables that run through the Gerlach area, one owned by AT&T and the other by Sprint. WestNet had previously worked with the Washoe County School District on a grant application and determined that tapping the long-haul fiber line would cost approximately \$600,000. Due to the small population of the community, this extremely expensive upfront cost would likely never be recouped by a private company. Therefore, grant funding or other public investment is likely the only way that the fiber optic network can be made available to the local population.

Internet service improvements are expensive and would benefit from federal funding or assistance as the cost per

person serviced in rural areas is relatively high. One source of funding can be found through the USDA Rural Utility Service (RUS) which offers aid (grants and loans) to help rural communities extend access where broadband service is least likely to be commercially available, but where it can make a tremendous difference in the quality of life for people and businesses. The projects funded by these grants help rural residents tap into the enormous potential of the Internet for jobs, education, healthcare, public safety and community development. Gerlach presents a unique environment as it does meet the classification of a rural community, but balloons in population once per year to 70,000+/- people with the Burning Man Festival. This uniqueness in population could provide a favorable push in review of a grant or loan application, especially with respect to public safety needs of the community and visitors. As such, any grant or loan application should highlight the need for improvements to speed and overall reliability of broadband service needs in the area.

The RUS is currently accepting applications for fiscal year (FY) 2018 for the Rural Broadband Access Loans and Loan Guarantees Program (the Broadband Program). Applications will be accepted through September 30, 2018 and will be processed on a first-come, first-served basis. Every ninety (90) days, RUS will conduct an evaluation of the submitted applications. Information can be found on the website http://clearinghouse.nv.gov/public/Notice/2018/E2018-150.pdf.



The minimum loan amount is \$100,000 and the maximum loan amount that will be considered for FY 2018 is \$25,000,000. It is recommended that the County partner with one of the ISP's (through an appropriate RFP or other process) to pursue a grant or loan to meet the service improvements desired for Gerlach. Loans will not be made for less than \$100,000 and the maximum loan amount that will be considered for FY 2018 is \$25,000,000.

ROADS (COUNTY AND STATE)

Gerlach is accessed from the south by State Route 447, a Nevada Department of Transportation (NDOT) maintained road. NDOT provides regular repair and maintenance to this road due to the heightened use put on the pavement annually by Burning Man traffic. The road surface was recently resealed beginning approximately 25 miles south of Gerlach, to the end of the state-maintained section to address maintenance needs. SR 447 ends as a state-maintained

road in the middle of the Gerlach commercial area. From that point northward, all the roads within Washoe County become Washoe County Maintained Roadways. Map 9 shows the main roads serving Gerlach and denotes the state routes in an ellipse and the county routes in rectangles. The division point between state and county maintained main roads is denoted by a yellow star along Main Street.



Source: Google Earth, CFA

Map 9: Roads Servicing Gerlach



Washoe County Public Works staff identified that roads are evaluated every three years throughout the county for pavement condition. As with any county road, those most critical and needing repair are patched to slow the overall diminishing of the road quality. Repair or reconstruction is contingent upon available funding from Washoe County. CR34 was recently approved for funding for emergency repairs in association with heavy use due to Burning Man. Washoe County staff identified that they make regular repairs and patches to the section of CR 34 to address last year's Burning Man wear.

All roadway rights-of-way within Gerlach are asphalt paved with the exception of Del Ora Avenue, westward from the intersection of Grove Street, El Rancho Avenue, westward approximately 400 feet west of the intersection with Grove Street and Hemlock Street. All the unpaved rights-of-way are located on the far-western side of town where lots cannot currently be served by sewer (as addressed in the Sewer section of this document). Generally speaking, the local roads in and around the town of Gerlach appear to be in good condition. As there are no curbs and gutters in the town and the edge of the asphalt transitions to a shoulder along most road sections, there is evidence of edge asphalt cracking along some of the roadways. But the overall condition of the roads appears to be satisfactory.

The following pages contains photos of various locations around Gerlach showing the current roadway condition.





Picture 3: Photo looking south at E. Sunset Boulevard/Beechnut Court Intersection



Picture 4: Photo looking west on E. Sunset Boulevard, East of the Gerlach School





Picture 5: Photo looking northeast at El Rancho Ave/ Grove St. Intersection



Picture 6: Photo looking southwest at Del Ora Ave/Dogwood St. Intersection



RENEWABLE ENERGY

Overview

The area around the Gerlach Economic Development Area possesses a variety of renewable energy resources. Renewable energy is a growing industry in the state of Nevada and throughout the nation, with projects of all scales and types scattered around the state paid for with investments from private, public, and partnership groups, federal grants and subsidies. One resource available to the County in pursuit of potential renewable energy projects is the N.C. Clean Energy Technology Center, which provides grant and loan programs relating to renewable energy resources. The website for the N.C. Clean Energy Technology Center is www.dsireusa.org.

Wind, solar, and geothermal projects must be viewed with an eye to both practicality and feasibility. Locations must be a viable potential candidate based on potential energy generation but also needed infrastructure to transmit the energy. Given that most of the land surrounding Gerlach is Federally owned, it is a most likely that any renewable energy generation project located in the general area would necessitate utility infrastructure extension that will cross Federal land. Even if a renewable energy generation project were to be constructed on private land, the necessary extension of utilities would require federal review of the entire project. Federalization of the review process would necessitate an environmental assessment (at least) if not an environmental impact statement, NEPA review, and a 3-5 year typical review timeframe.

Geothermal

The area around Gerlach has been studied by numerous research groups with an eye to mapping the area's geothermal potential as a viable source of renewable energy. The US Geothermal plant at San Emidio (an 11.8 MW power plant) has been in continuous operation since 1987 with annual increases in plant output. As previously mentioned, one of the major constraints to efficiently tapping the renewable resources in the area is the limitation of infrastructure to deliver the power into the power grid. Similar plants in the area may be possible, depending on location, distance to existing transmission infrastructure, and the available capacity of the nearest infrastructure.

Solar

Currently, Gerlach has a solar panel array in use located next to Gerlach School. The power generated by this field is used to provide nearly 100% of the power for the school campus. Solar potential mapping identifies Gerlach and surrounding areas as being an excellent location for solar power generation with an estimated power generation potential between 5.5 to 6.5 kW hours per square meter per day.

Wind

Opportunities for wind energy generation are relatively limited in and around Gerlach. The best potential wind generation is located near or at the top of the Granite mountain range, north of Gerlach. If a wind farm were to be constructed in this location, electrical lines would need to be constructed into the mountain range to tap the generation



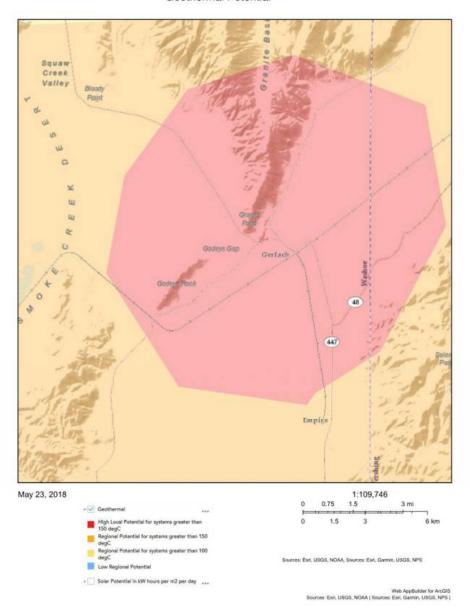
resource. This extension of utilities in steep terrain would be a costly endeavor and would likely present higher costs than utility extension requirements for geothermal and solar projects in the flatter lands of the valley.

Any renewable energy projects proposed in the area would need to engage NV Energy to analyze the ability and cost associated with accessing their infrastructure as an initial step to the development of any renewable power generation project in the area.

Maps showing geothermal, solar, and wind power generation potential in the area surrounding Gerlach are provided on the following pages.

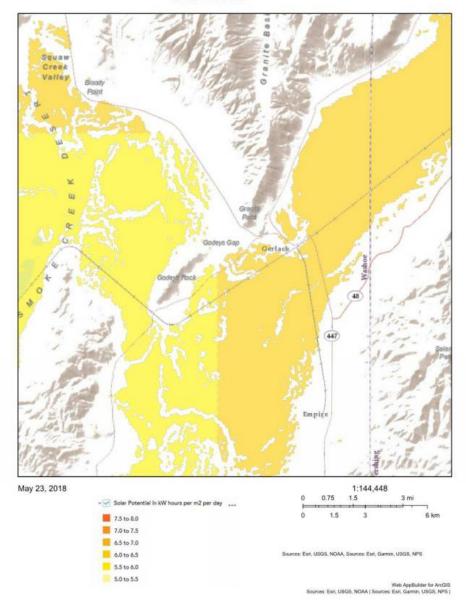


Geothermal Potential



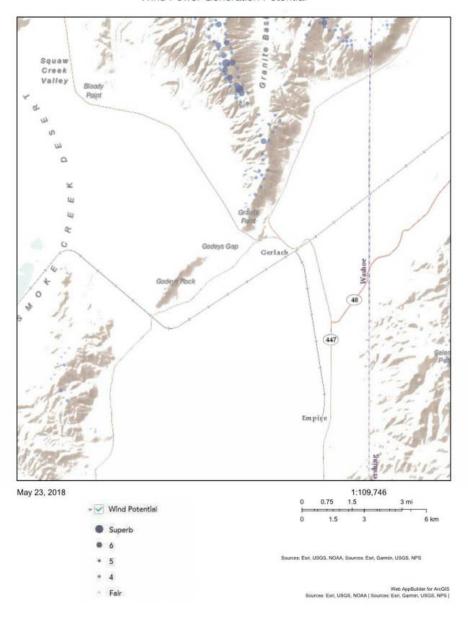


Solar Potential





Wind Power Generation Potential





ECONOMIC DEVELOPMENT STRATEGY

The following are proposed projects that were identified as potential catalytic projects that would help Gerlach grow its economic base, foster entrepreneurship, provide needed housing, and maintain its unique character. These recommended projects are based on the observations and analysis presented throughout this document, and in many instances, are modifications of ideas and suggestions provided by local residents.

While economic development is often thought of in terms of job creation, workforce and community development are also critical components as they contribute to the overall vitality of a community. Therefore, the recommended catalytic projects fall into these three categories and, combined, will help create the environment where economic activity can thrive.

These ideas were presented in a townhall meeting and feedback was collected for each idea. While these ideas are presented separately, they are intended to be implemented simultaneously, if possible, to create a synergistic outcome. That is, the results of the combined project implementation plan should be greater than the marginal effect of the projects themselves. The project concepts, as well as the feedback given by community members, will be discussed separately for each project.

Better City

ENTREPRENEURSHIP CENTER AND INCUBATOR

In stakeholder interviews, entrepreneurship was discussed as one of the key aspects of Gerlach's future, and as discussed previously, is already occurring at a high rate per capita. Small businesses are essential to the vitality and long-term survival of a local economy. Currently, Gerlach has several businesses which were started and grown by entrepreneurs who were introduced to the area because of its unique natural features and cultural experiences. Gerlach should continue this legacy by supporting current businesses and fostering local startups.

At the national level, about one-half of new businesses fail within the first five years, with only about a third making it past the first 10.⁵ In comparison, businesses that are started in an incubator have a survival rate of 87% in the first five years. In addition to the significant boost to survivability, 84% of businesses that graduate from an incubator stay in the community where they were incubated.⁶

Businesses are built on relationships, and an entrepreneurship center/incubator becomes a significant community asset because it can foster smarter growth, increased business success, and more community-based entrepreneurs and business starts.

Having an entrepreneurship center/incubator (the "Center") in Gerlach will provide space for entrepreneurs to

⁵ Source: Small Business & Entrepreneurship Council, "Facts & Data on Small Business and Entrepreneurship, 2017.

⁶ Source: Smith, Ned. Business News Daily. "Incubators Heat Up Chances of Small Business Survival. October 5, 2010.

launch new businesses and will connect them to mentors, investors, and government and other businesses leaders who can help them bring their ideas and products to the market.

The Center will not just benefit the entrepreneurs – it will generate wealth for the area by creating new pathways to local business ownership and investment. The increased survivability rate of the businesses will also help the community see less business turnover and more successful businesses.



Figure 23—Business Incubator Concept

Programming at the Center

One of the keys to success for the Center will be to define a niche and to create targeted programing. Without targeting programing and an area of expertise, the center will run the risk of attempting to be all things to all people and will struggle to provide the level of expertise needed to truly make a difference for local businesses. Incubators sometimes have a reputation of becoming glorified landlords, where the only real value they provide is cheap rent. Incubators that fall into this trap usually don't last very long, and the way of overcoming this tendency is to define a niche and then attract talent and experts who provide a valuable service.

One potential area of focus that was identified is boutique craftsman exports, artisan entrepreneurs. As was noted previously. Gerlach seems to attract creative individuals that have unique talents in creating boutique products such as leatherwork, woodwork, art, etc. The local market is too small to support the manufacturing of such goods, but with the Internet and the proliferation of e-commerce, these creative individuals could turn their talents into an exportbased business. Burning Man brings tens of thousands of potential customers through Gerlach every year and represents a tremendous opportunity to market unique and eclectic products to a worldwide customer base. Customers could learn about products at Burning Man, but then could reorder products throughout the year via the Internet. If this programming tract is selected, the center would focus on helping new entrepreneurs to identify market opportunities within the boutique products industry, refine those products, and then establish an online sales and marketing presence.

One example that could be used as a case study is the Generator located in Reno, NV. The Generator's early roots are



traced back to individuals who participated at Burning Man and the Generator embraces the same core values as Burning Man. Many of the largest and most iconic art projects at Burning Man have been created/built/assembled at the Generator, but the Generator does a lot more than just create gigantic art projects. It also serves as an incubator and makerspace of sorts for entrepreneurs and creative individuals that need space to create. It includes areas dedicated to metal working, ceramics, wood working, textiles, and 3D printing. Supported largely by donations, this space is freely available to the public. Workshops are held on a regular basis to help individuals learn new skills although these typically require an admission fee.

While a project and facility the size of the Generator may not work in Gerlach due to the population required to support such a center, there are several ideas and concepts that could be used in Gerlach such as the creation of a space dedicated to artisan entrepreneurs that allowed the use of communal equipment such as 3D printers, woodworking tools, and other resources that may be prohibitively expensive for a new entrepreneur to acquire on their own.

Remote Jobs and Co-Working Space

In addition to entrepreneurial mentorship and space to create, the Center should include space and programming to assist current and prospective residents with obtaining remote work positions. As described previously, focusing on remote work opportunities represents the low-hanging fruit in terms of increasing the number of employed individuals within the Community. Individuals who obtain remote work

jobs are sometimes referred to as "solo-preneurs" which reflects their entrepreneurial spirit, independence and willingness to chart their own path to economic prosperity. Because not every home or apartment in Gerlach is appropriate for a home office space, the Center should include some space that would be configured to allow co-working for individuals that are working for remote employers. The facility would need to be connected into a very reliable broadband network. That way, individuals that may not be able to afford a fast broadband solution at their house would have access to this critical resource at the co-working space. When combined with entrepreneurial programming, the solo-preneur focus creates a balanced approach in terms of short and long-term impacts and may lead to cross-pollination of diverse ideas and skillsets that will contribute to the vibrancy of the Center.

The Center would need to be funded initially through grants but would need to secure private sector participation to ensure long-term viability. Collaboration with the Reno office of the Small Business Development Center (SBDC) will also be important to provide mentorship and access to capital for Gerlach entrepreneurs.

The community should seek after an Economic Development Administration (EDA) grant for operational funding for the Center. The Engage Center in Delta, Colorado and the ICE-House in Gunnison, Colorado are good examples of how EDA funding can be utilized to help start a rural entrepreneurship center and incubator. In both cases, these centers were



funded by a \$600,000+ EDA grant which is covering operational funding for the first three years.⁷

These operational funding grants through the EDA grant do not provide funding for building or renovations, so an alternative funding source will need to be secured for the physical space. To save on costs and expedite the establishment of the Center, an existing building should be utilized. Several potential sites exist in the community. Potential sites include underutilized commercial buildings on Main Street in Gerlach, and the former Empire School site in Empire. The Empire School buildings are currently being used for storage, but administrators at the Empire Mine expressed a willingness to explore a potential lease arrangement with a Center. The Empire site consists of four buildings that are each currently configured into two separate suites of about 800 sq. ft. each. If this option is pursued, one half of the building could be allocated for the co-working/remote job space and the other half could be configured for the entrepreneurial center. This amount of space should be adequate for the initial phase of the Center, and additional space could be pursued in a modular approach as demand dictates.

Local residents also expressed interest in exploring whether the County-owned Quonset hut at the road maintenance site could be used for some of the entrepreneurial center activities. It is reported to be under-utilized and could be an excellent maker or creative artisan space. Several community members offered an excellent suggestion that the center also include a space that could serve as a welcome center for visitors and could double as a retail outlet of sorts for the products and artisanal crafts that are created by businesses throughout the Community. A welcome center and retail space wouldn't require a lot of space but would provide tremendous benefit to the users of the entrepreneurial center as well as area visitors.

Community Response

The community's response was generally positive for this idea. One said that it was an "interesting way to tap existing and prospective potential." Another thought that it could "bring money into the community by outside sources without being a large investment."

However, there were some concerns. A number of people asked if the Center would have enough revenue to be self-sustaining. Others were not sure if there was a location in the community that would work for the concept or if the community has enough entrepreneurs to put the incubator to good use. These are all valid concerns which need to be addressed as the project moves forward.



Welcome Center and Retail Space

⁷ Better City helped structure the projects and wrote the grant applications that resulted in two separate \$600,000+ grant awards. Gunnison's center was funded through the EDA's

POWER program, and Delta secured its funding through the Economic Adjustment program.

EXPORT-ORIENTED BUSINESSES

One of the key market observations in the community analysis was that the local population is currently too small to support additional businesses that cater to and are patronized by the local market alone. As reported previously, Gerlach has a high number of businesses per capita, which shows a strong entrepreneurial spirit, but it also means that each business has fewer customers per capita to survive. A circular flow model can show how one business (A) employs and pays wages to employees, who then spend their income at another local business (D), who uses the income to pay for services and products back at the first business (A). See Figure 24 for an example of how this works with an economy of two businesses and four workers.

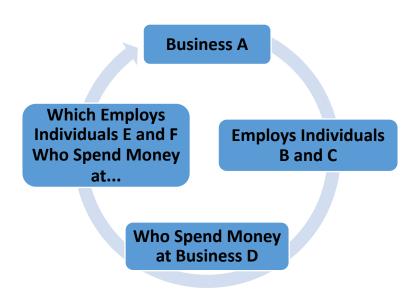


Figure 24—Circular Flow Example

Adding another business to this flow without also increasing the local population will not increase the size of the economy. Rather, it will stretch the current spending pool, making it harder for current businesses to operate profitably. One way to avoid this concern and to increase the size of the economic pie is to cater to sources of external income by exporting additional goods and services from Gerlach.

The businesses started in the incubator should be focused on larger outside markets, rather than on the local community. Some of Gerlach's current businesses have found success by focusing on export-oriented products including Black Rock Mud and Planet X Pottery. Both of these local businesses bring in external dollars by selling to outside markets online and/or by partnering with other businesses outside the market area.

Some examples of export-oriented businesses that were suggested by local individuals or were identified through the economic development analysis include:

- Specialty agriculture, such as lavender, honey, or essential oils
- Vintage RV Restoration
- Historic metal window frame restoration
- Urn manufacturing

These potential businesses/products leverage existing local talents or resources which will increase the likelihood of success.





Figure 25—Export Business Concept

Community Response

The community liked the concept of export-oriented retailing. One respondent said that the project would "bring in outside money while utilizing local talent." Others included additional retail ideas, such as selling hemp and other medicinal herbs or by starting a guiding/outfitting business.

Concerns included the funding source of the businesses, as well as how to make Gerlach competitive enough for the products and potential employees.

ART-V PARK AND HOT SPRINGS

Gerlach has some unique existing assets which should be leveraged as part of the community's economic development efforts. The hot springs, dark skies, current supply of artists, and excess number of trailers and RVs provide Gerlach with a unique opportunity to increase lodging options, monetize current geothermal assets, and create a year-round destination.

The concept for this project is to use the excess supply of trailers and RV's to create an aRt-V Park near a hot spring. The hot spring could be either an existing and natural hot spring or could be man-made by means of piping hot water from an existing hot spring to a more favorable location. Local and visiting artists that come during Burning Man could be utilized to decorate each RV/trailer with a unique art theme. The park should include amenities and recreation infrastructure like fire pits, barbeques, volleyball nets, etc.





Figure 26—Hot Springs Concept

Initially the aRt-V park will likely be utilized by individuals that are already familiar with Gerlach and want a convenient basecamp to enjoy the recreation opportunities and natural assets in the area. Over time however, the uniqueness of the RVs and trailers within the development could become a destination on their own and will become an art gallery of sorts that could be incorporated into the County's Art-Trail efforts.

To minimize startup costs, the trailers could be privately owned and rented out to visitors and tourists through a professionally managed rental company. Owners would be able to share in the revenue generated from the project.



Figure 27—RV Concept

Community Response

This was the most warmly accepted project in the economic development strategy. One person wrote "I love love love this idea!" Another said that it "brings a unique attraction to the area" and that "hunting season would provide extra income."

The main concern people had with the project was where it would be located. There are a few possible locations, but they must be secured, and an initial investment made to make the hot springs more accessible. Another concern is that, if the RV/Trailers are not well maintained, it could quickly look degraded.



As was noted previously, the Gerlach sewer system is not capable of accepting chemical sewer products such as those that are commonly used by RVs. Therefore, if the aRt-V park accepts hookups from visitors' RVs and trailers, then it would need to be on a separate septic system. This will add to the startup costs of the project but does not represent an insurmountable hurdle.

HISTORIC PRESERVATION

The potential historic preservation projects described previously were presented for consideration during the economic development open house, including the potential nomination of the identified historic districts.



Figure 28—Several Historic Buildings in Gerlach

Community Response

The community was supportive overall of this project, with most believing that it would retain the uniqueness and character of the community. However, this project also brought up the most concerns in regard to the feasibility of restoring the properties and making the project provide a strong enough return. From the comments, it seems that local residents have tried some community preservation/restoration in the past, but these attempts have been unsuccessful (i.e. saving the old water tower).

It will be important that this project has local "project champions" or a dedicated non-profit organization that can keep the momentum going for this multi-year effort.

TINY, SMALL, MICRO, CABIN, AND COTTAGE HOMES ("TINY HOMES")

Gerlach's remote location makes traditional construction uneconomical or inconvenient, so many homes in the community are mobile homes, some of which have been attached to cement slabs or permanent foundations. These manufactured homes have represented the most logical housing investment to date due to the market constraints. In addition to challenging economic conditions within the housing market, there is a lack of appropriate zoning ordinances and code enforcement as well as Covenants, Conditions, and Restrictions (CC&R's), and Homeowners Associations (HOA) that can help maintain property conditions. In some cases,



this has resulted in unfavorable and deteriorating neighborhood conditions as standards of care have not been maintained or enforced.

As noted in the housing section and reported through interviews with local residents, there appears to be existing demand for additional housing options along the spectrum of values and sizes. One potential idea is the development of an on-slab tiny home, small home, and modular home neighborhood with attendant and supportive mechanisms (zoning, CC&R, HOA) to maintain a high standard of care. Tiny homes are an elegant solution for remote rural communities that are desiring additional housing offerings and diversity while maintaining housing accessibility. Tiny homes come in a number of floor models and aesthetically-pleasing designs that can provide unit variety while maintaining architectural congruency throughout the neighborhood. And when properly designed, implemented, and maintained through appropriate mechanisms, these neighborhoods can create a mechanism for owners to increase their wealth through property appreciation. A variety in offerings means various demographic segments can be accommodated within the same neighborhood to maintain the inclusive feel of the Gerlach Community.

Lines are often blurred between tiny, small, micro, cabin, and cottage homes. In some cases, the term "tiny homes" includes each type and in other cases refers to only tiny homes that are an average 400 square feet in size but can be as

small as 80 square feet or as large as 700 square feet, often resembling studio apartments.⁸ In this document, tiny homes will be defined in general as a non-traditional variant to mobile homes or on-slab product varying in square footage from 100 to 1,200 square feet.

According to thetinylife.com, tiny living is "a social movement where people are choosing to downsize the space they live in... tiny houses come in all shapes, sizes, and forms, but they enable simpler living in a smaller, more efficient space. People are joining this movement for many reasons, but the most popular reasons include environmental concerns, financial concerns, and the desire for more time and freedom." Tiny homes provide less of a financial burden and 68% of tiny house owners have no mortgage, compared to 29.3% of all U.S. homeowners. Tiny homes are also attractive to home owners on a fixed budget who want to minimize maintenance and approximately 40% of tiny house owners are over age 50.9 This financial flexibility allows owners of tiny homes opportunities to experience more outside the home in terms of recreation and travel.

Many tiny home manufacturers use recycled and or environmentally sustainable materials. Tiny homes also reduce the amount of materials required for detached single unit dwelling and their reduced size also means less energy consumption. Tiny homes can accommodate off-grid living, with some home owners choosing to generate electricity with solar



⁸ Source: https://www.aarp.org/livable-communities/housing/info-2015/tiny-houses-are-becoming-a-big-deal.html on 4/30/2018.

⁹ Source: https://thetinylife.com/what-is-the-tiny-house-movement/ on 4/26/2018.

panels and control sewage waste with canister toilets, incinerating toilets, or micro septic systems. Culinary water can be sourced from a well or rainwater capture device. There are also examples of tiny home neighborhoods connecting into traditional municipal utility services, but as described previously, these neighborhoods tend to utilize these utilities more efficiently than a traditional neighborhood.

There are a number of tiny home manufacturers that offer a wide range of on-slab floorplans. Some tiny homes are constructed off-site and transported to finished lots while others are sold as a kit and either assembled by a contractor or a Do-It-Yourself (DIY) homeowner. Model plans can also be purchased and built independently of the manufacturer or architect. Modular designs also allow for a variety of floorplans that can be flexible in terms of size and shape. A tiny house can also serve as an accessory dwelling unit (ADU).

Owning a tiny home is often considered more than just owning a specific product type— it is choosing a different lifestyle. Tiny home owners often focus less on consumerism and tend to be more engaged outside the home. The tiny home movement is garnering national attention from publications and news outlets such as CNN, Forbes, The Wallstreet Journal, and others.

1	American Tiny Houses	14	Rewild Homes
2	Camera Buildings	15	Seattle Tiny Homes
3	Four Lights Tiny House Company	16	Sprout Tiny Home Communities
4	Heirloom Tiny Houses	17	Texas Tiny Homes
5	Hobbitat	18	Tiny Happy Homes
6	Humming Bird Micro Homes	19	Tiny Home Builders
7	Kasita Reno	20	Tiny House Building Company
8	Little House on a Trailer	21	Tumbleweed Tiny Houses
9	Marianne Cusato	22	Weehouse Homes
10	Minim Homes	23	Wheelhaus
11	Molecule Tiny Homes	24	Wind River Tiny Homes
12	Oregon Cottage Company	25	Zipkit
13	Ragsdale Homes Tine Wheeled Estates		

Table 8 – Sample List of Tiny Home Manufacturers

In some cases, developers and investors have used tiny homes to create a novel hospitality product. One example is a community developed by WeeCasa in Lyons, Colorado which was highlighted by Forbes.com. Starting with 8 units in 2015, the development now has 22 homes available for rent with occupancy increasing from 40% to 70% during that time period. Their business model also entails managing short-term rentals by tiny home owners. "WeeCasa provides the management, housekeeping and linens for the leased homes and, after operational costs, shared the revenue 50/50 with the homeowner. In this way, tiny home buyers who partner with WeeCasa might be able to pay off the entire cost of their tiny home in 10 years...for a \$70k to \$80k tiny home..."

¹⁰Source:https://www.forbes.com/sites/kristinstoller/2017/08/09/colorado-ccasa-tiny-home-hotel/2/#1189fa235839 on 4/30/2018.



Gerlach is surrounded by incredible landscapes, wilderness areas, and recreational offerings, which make for the perfect backyard. This, in turn, means owners of tiny homes can directly connect to nature rather than settle for a suburban yard substitute. Tiny homeowners tend to prefer a minimalist living and low maintenance requirements, which is why tiny homes are developed on small lots. Community gardens, recreational equipment sharing (bicycles, ATV's, and RV's), and outdoor dining areas (BBQ, tables, pavilions) can be offered to provide desirable neighborhood amenities. A tiny home neighborhood will be attractive to those that participate in the sharing economy and desire a recreational, active lifestyle.

For example, the Le Petit Quartier in Sherbrooke, Quebec, is the first tiny home neighborhood in Canada with a motto of "buy less and share more". Developed using a non-profit model, the master-planned neighborhood features public amenities and 73 tiny-homes that are about 480 sq. ft. each. 66-units have been pre-sold with the remaining 7 lots anticipated to be sold by the Fall of 2018 and construction for the entire project is anticipated to be completed by the end of 2018. The project has been created and managed through volunteer labor with no salary or profit. Tools for home maintenance will be purchased by the community and used by all—"a place where the usage of a tool is more important than owning it." This tiny home community includes pocket parks and a community swimming pool. 11 Home prices start

at \$89k CDN, which would be equivalent to \$69k USD using exchange rates as of 4/26/2018.



Picture 7 - Le Petit Ouartier Master Plan¹¹

¹¹ Source: http://tinyhousetalk.com/le-petit-quartier-the-first-tiny-house-urban-neighborhood-in-canada/ on 4/26/2018.





Picture 8 - Le Petit Quartier - Neighborhood Rendering¹¹



Picture 9 - Le Petit Quartier Common Yard Rendering¹¹



Picture 10 - Le Petit Quartier - Tiny Home Rendering¹¹

There are some incredible tiny homes that have been designed by architects, interior designers, and manufacturers. The following examples are homes that have been recognized for their creativity and functionality. First is the "Mid-Century Marfa" by Kim Lewis, an interior designer based in Austin, TX. The dwelling is comprised of two tiny home units connected together by an exterior deck. Colorful details have been added to this tiny home to create a sense of openness and an illusion of a larger space. The dwelling has been featured on "Tiny House Nation".¹²

¹² Source: https://www.countryliving.com/home-design/house-tours/g3052/austins-colorful-400-square-foot-home/?slide=1





Picture 11 - Tiny Home "Mid-Century Marfa" by Kim Lewis, Exterior¹²



Picture 12 - Tiny Home by Kim Lewis, Interior¹²





Picture 13 - Tiny Home by Kim Lewis, Interior 12



Picture 14 - Tiny Home by Kim Lewis, Interior¹³

¹³ Source: https://www.countryliving.com/home-design/house-tours/g3052/austins-colorful-400-square-foot-home/?slide=1





 $Source: \qquad \underline{https://www.thetinyhouse.net/skip-the-trailer-13-tiny-houses-built-on-foundations/}$

Picture 15 - On-Slab Tiny Home by Richardson Architects - Exterior



tions/

Picture 16 - On-Slab Tiny Home by Richardson Architects – Interior



Source: https://www.countryliving.com/home-design/g1887/tiny-house/?slide=14

Picture 17 – "Bestie Row" Mini-Neighborhood



Source: https://www.countryliving.com/home-design/q1887/tiny-house/?slide=61

Picture 18 - Sebastarosa by Tumbleweed Tiny House Company





Picture 19 - Tiny Home by Broadhurst Architects

Source: https://www.countryliving.com/home-design/g1887/tiny-house/?slide=22



Picture 20 - Tiny Home by Workshop/apd

Source: https://www.countryliving.com/home-design/q1887/tiny-house/?slide=33





Source: https://www.mariannecusato.com/untitled

Picture 21 - Katrina Cottage KC 544



Source: https://www.countryliving.com/home-design/q1887/tiny-house/?slide=64

Picture 22 - Katrina Cottage





Source: https://www.countryliving.com/home-design/g1887/tiny-house/?slide=39

Picture 23 - Tiny Home "Our Little Secret"



Source: https://www.countryliving.com/home-design/g1887/tiny-house/?slide=55

Picture 24 - Victorian Farmhouse in Round Top, Texas



Picture 25 - Small Bungalow by Tumbleweed Tiny House Company



To maintain the quality and property values within the neighborhood, it is recommended that CC&Rs relating to occupancy be considered. For example, a restriction could be made that would require the homes to be occupied by permanent residents of the Community. Such a restrictive covenant may impact resell-ability for the homes and may not be supported by the future home owners. Another option that would be less restrictive may be to require homes that are unoccupied for more than a specified number of weeks per year be entered into a centrally managed rental pool such as the example used above with WeeCasa. The specific structure of the restriction is not as important as the overall goal, which is to ensure property and communal space upkeep while encouraging a vibrant neighborhood that is occupied year-round.

Community Response

This project was received favorably but also had the most questions and concerns of any other project. One respondent said "it provides a new and clean housing location and idea. Tiny homes are on the rise!" Several respondents said that they would be interested in owning or living in one of the homes and would be the first in line once they became available.

Concerns included funding, utilities, potential locations, and if it would be accepted by the town. One of the concerns repeated the most during the meeting as well as during follow-up conversations with local stakeholders surrounded the idea of mixing short-term rental properties within the same

neighborhood as permanent residents. While the stakeholders acknowledged the market demand for second home owners/rental owners, they were concerned that the turnover in these units would negatively impact the permanent residents.

One potential solution would be to create two separate tiny home neighborhoods, one that is reserved exclusively for permanent residents of Gerlach, and the other could be available for second home owners/vacation home owners and would be entered into the rental pool. By separating the two developments the needs of the residents may be met in terms of creating an environment that fosters neighbor development while still addressing the market opportunity of expanding hospitality offerings for visitors and tourists.

GERLACH TINY HOME CONCEPTS

Utilizing inspiration gathered while on the ground in Gerlach and from various other projects, Bunnyfish Studios created several tiny home concepts, including potential neighborhood layouts addressing both the permanent resident and short-term rental/vacation opportunities. These concepts, shown on the following pages, draw inspiration from Gerlach, Burning Man, and desert living to create neighborhoods and homes that are efficient, aesthetically pleasing, and practical. At this point, the neighborhood layout concepts are site agnostic, meaning that they could be placed at any one of a number of locations throughout the Community. The final locations for such developments should be finalized by the Community and the County as part of project implementation.



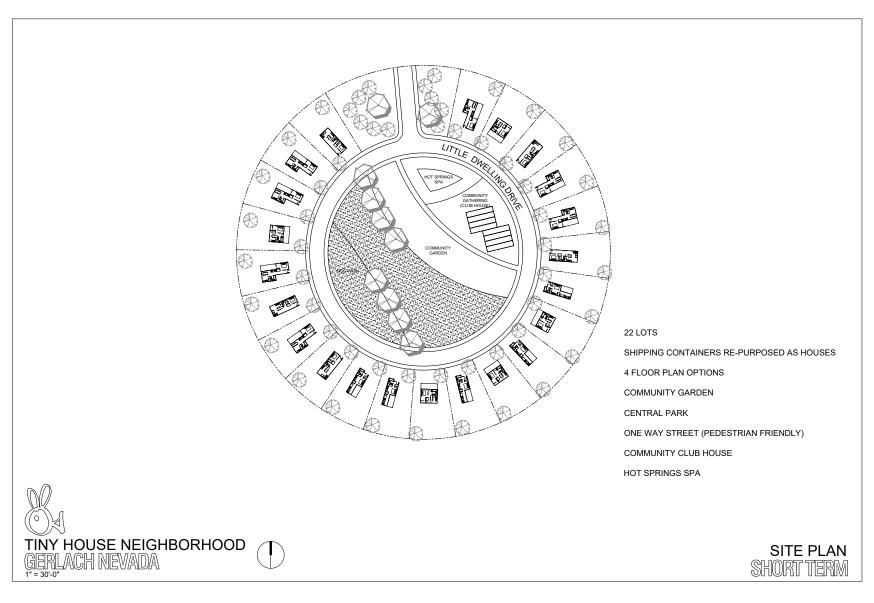


Figure 29: Short-Term Rental Tiny Home Neighborhood Layout



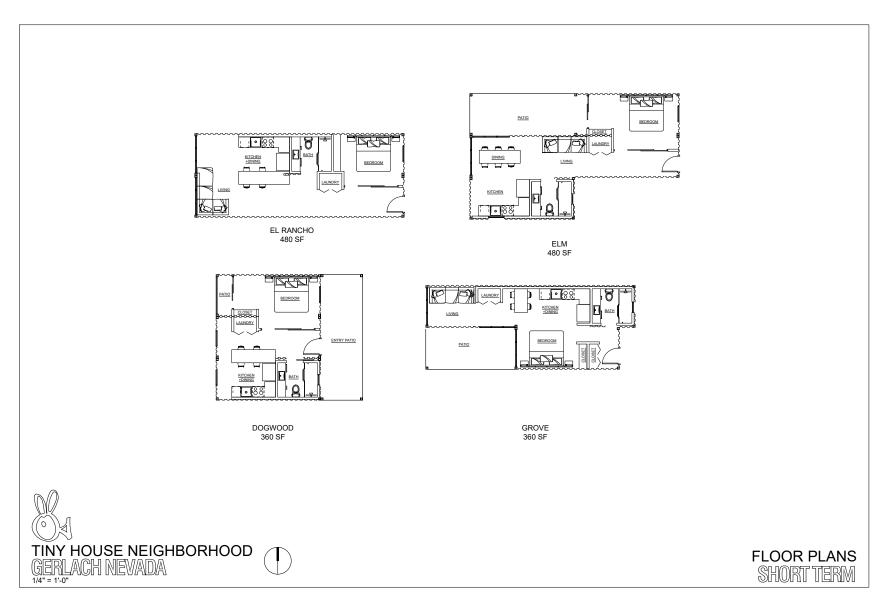


Figure 30: Short-Term Rental Floor Layouts



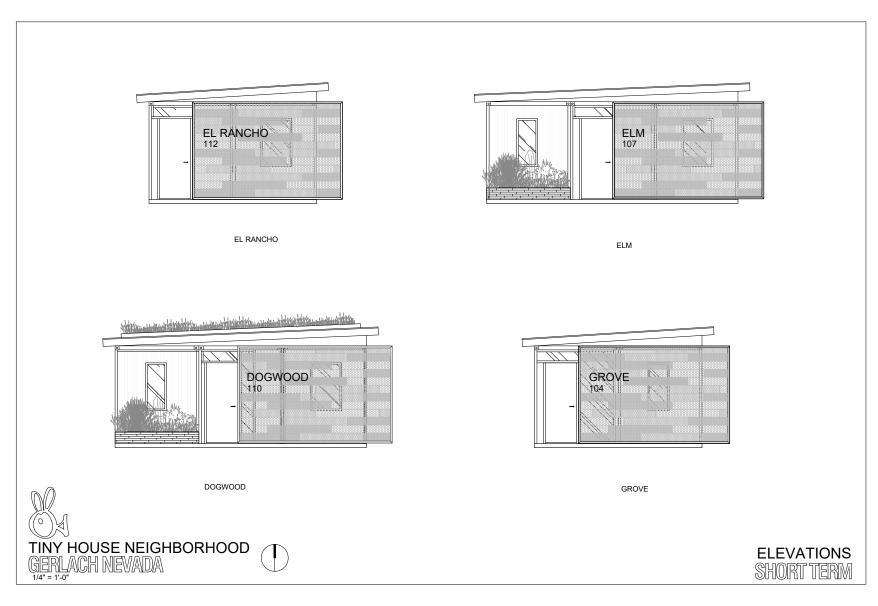


Figure 31: Short-Term Rental Elevation Concepts



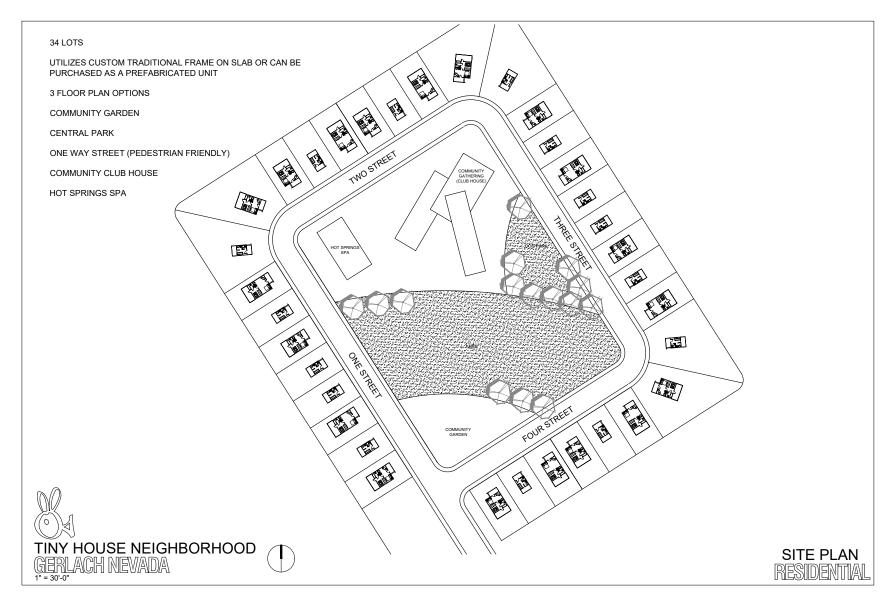


Figure 32: Permanent Resident Tiny Home Neighborhood Layout



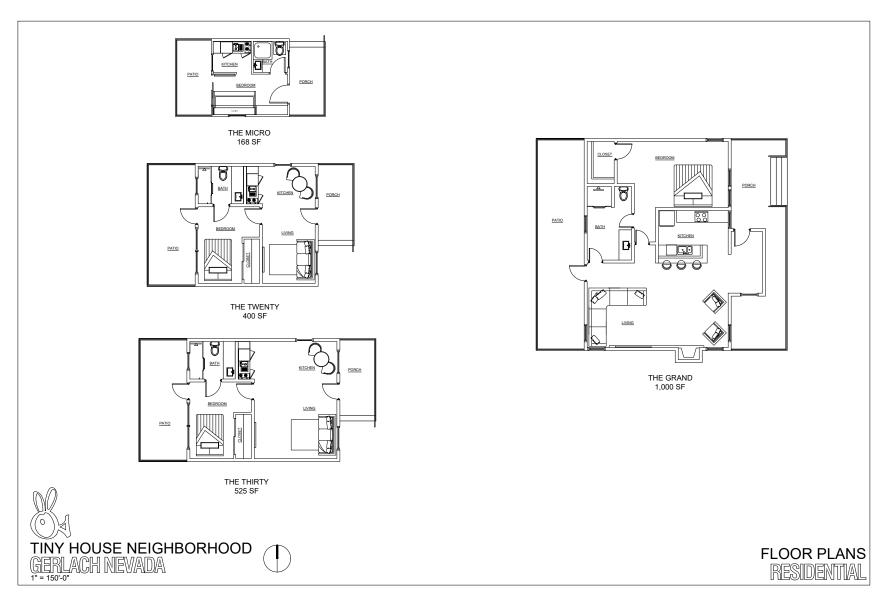


Figure 33: Permanent Resident Tiny Home Floor Layout



LAND USE AND ZONING CONSIDERATIONS

COMPREHENSIVE ZONING EFFORT

One of the topics that was mentioned most frequently by local stakeholders is the disconnect between the zoning framework utilized by Washoe County and the needs of the Gerlach area. Many residents described the County's zoning framework as being designed to accommodate Reno and Sparks, and what might make sense in an urban environment doesn't have the same applicability to Gerlach.

In particular, the County's zoning is very restrictive regarding what property owners are allowed to do within residential zones. Nearly all commercial activity is restricted, and many types of home-based businesses are not allowed. Many local residents described efforts of attempting to secure variances to allow them to conduct light manufacturing or other small businesses in a shed or shop on a property, but these aspiring entrepreneurs ultimately gave up due to the challenges and roadblocks experienced at the County level. Additionally, Accessory Dwelling Units (ADUs) are restricted which if allowed, could help provide additional low and moderate-income housing options for local residents.

These issues are not new, and the 2011 Community Assessment described many of these same challenges surrounding the mismatch between the needs of Gerlach and the rest of the County. The challenge is serious enough, and detrimental enough on the Community, that a new comprehensive zon-

ing effort should be considered. This zoning effort would involve a series of discussions with the County Zoning Department, the GGID, and local residents and business owners to discuss needs and concerns. The County may also want to consider hiring a planning firm that specializes in rural zoning code development.

It may be possible that rezoning within the County's current zoning framework would alleviate most of the concerns. For example, the County's High Desert Area zoning designation allows a great deal of flexibility in terms of building types and uses this designation would likely address the most frequently cited concerns of Gerlach residents. However, this zoning designation may also be too broad, and may have unintended consequences in terms of future community development. Therefore, the County and the GGID should pursue a comprehensive process that would consider the intended and unintended consequences of the rezoning process.

One topic that could be considered during the comprehensive zoning effort is form-based code (FBC) vs. the traditional Euclidean zoning framework that is currently utilized. FBC looks on the form, or the design and appearance of a structure vs. the use inside the structure. On a use-basis, Euclidean zoning may be more restrictive than FBC and many communities are transitioning to FBC.

Absentee Ownership

One of the frustrations voiced by local residents is that there are many properties throughout the Community that are owned by individuals that do not live in the area. These non-



resident owners, also referred to as "Absentee Owners" create challenges for the local population because the absentee owners are typically not as vested in the community as someone who lives in Gerlach every day. These absentee owners tend to invest less in the Community and their properties are more prone to neglect. Additionally, absentee owners typically do not understand local market conditions and often over-value their property relative to actual market value. This discrepancy can lead to absentee owners holding onto neglected property for long periods of time because the market doesn't support their asking price. As a result, the properties further deteriorate, which has exacerbated community and economic development constraints due to the scarce amount of privately owned land in Gerlach.

In all, approximately 37% of all properties in Gerlach have an owner's mailing address located outside of the Gerlach area. All Burning Man and affiliated companies have a San Francisco mailing address, but these properties fall into a different category because Burning Man is clearly vested in the community. Removing these Burning Man properties from the list of absentee owners brings the actual absentee ownership rate down to 30% (see Table 9).

Owner Location	Number of Properties	% of Total
Gerlach	135	63%
Outside of Gerlach		
Burning Man & Affiliated Companies	16	7%
Other Absentee Owners	64	30%

Source: Washoe County Assessor, Better City

Table 9: Absentee Ownership



As part of the Community's discussion on zoning, the topic of absentee ownership should also be addressed. Efforts could be made to secure funding that could be allocated to acquiring and re-positioning these absentee-owned properties. CDBG may be a possible source of funds as the acquisition of blighted properties is an eligible grant expense. To address the challenge for the long-term, the Community can take steps to encourage local ownership on future development. In particular, the adoption of reasonable Covenants, Conditions, and Restrictions could address the issue by requiring properties within specific developments to be owner-occupied, or by specifying the number of units within a new neighborhood that can be non-owner occupied. While these restrictions may seem antithetical to some residents, without them, there will be little that can be done to prevent even more absentee owners from acquiring property in Gerlach.

Code Enforcement

One of the biggest complaints regarding absentee owners is the relative neglect that these owners exhibit on properties located in Gerlach. But it is not just absentee owners, as some local owners regularly allow junk (old RVs and trailers for example) to accumulate on properties throughout the Community. A balance is needed between acknowledging that individuals often choose to live in Gerlach due to the relative freedom and the ability to avoid the over-regulation that often plagues large cities, and the fact that one person's decisions can have a significant impact on other people's property values.

Washoe County has a code enforcement division that can help encourage and enforce standards of care for property within Gerlach, but the current policy of the County is to only address issues on a complaint basis. Therefore, if residents would like to see problem properties cleaned up, they should start the formal complaint process with the County. Otherwise, the County is unlikely to engage and the problems may persist.

However, before any community-wide effort to engage the County's code enforcement division, the needs and goals of code enforcement should be discussed as part of the Community's rezoning effort. The goal of these discussions should be to better define the balance between rural freedom and code enforcement and ensure that there are appropriate guidelines and exemptions built into the Gerlach zoning.

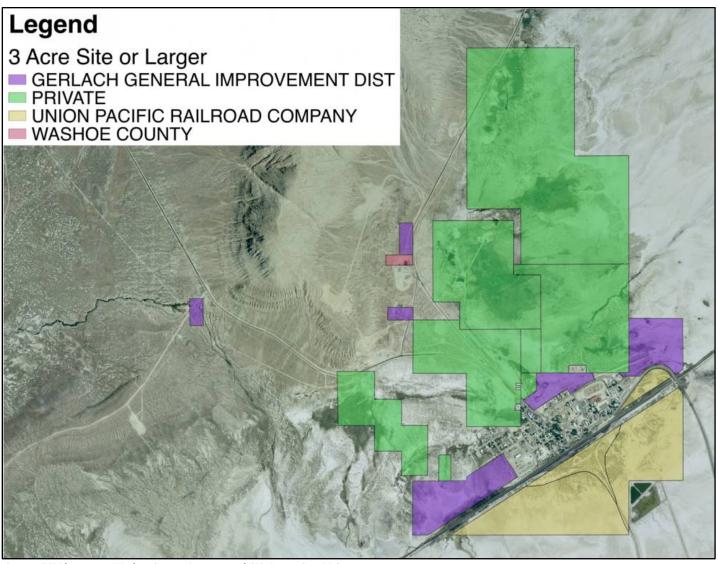
POTENTIAL LOCATIONS FOR TINY HOME DEVELOPMENTS

Any new proposed neighborhood should be located in an area that is congruent with current land utilization. Additionally, it would be ideal if the neighborhood were located in an area that allowed for future growth and expansion. With those criteria in mind, an ideal location for the new neighborhood would be near the "town" boundaries and would cover a site of at least 3 acres with approximately 5-10 acres being preferred. Parcels near Gerlach that are at least 3 acres in size are shown in Map 10. These highlighted areas represent the most-likely options for where the new

housing neighborhood could be developed. However, the red area in the map is owned by the Union Pacific Railroad and it is unlikely that they would participate in a project.

In addition to parcels that are already configured in large lots, it may be possible to consolidate multiple smaller lots into an area that may be suitable for a new neighborhood. Potential sites are shown in Map 11. All of the parcels are currently reported as vacant by the County Assessor (meaning no permanent structures have been built) with the exception of the housing owned by the Washoe County School District. While occupied by structures, these homes are vacant and several of them have reportedly fallen into disrepair. Whereas the School District may not require the level of staffing it once required for some time, it may be beneficial for these properties to be redeveloped for unspecified resident housing rather than being reserved for School District employees.

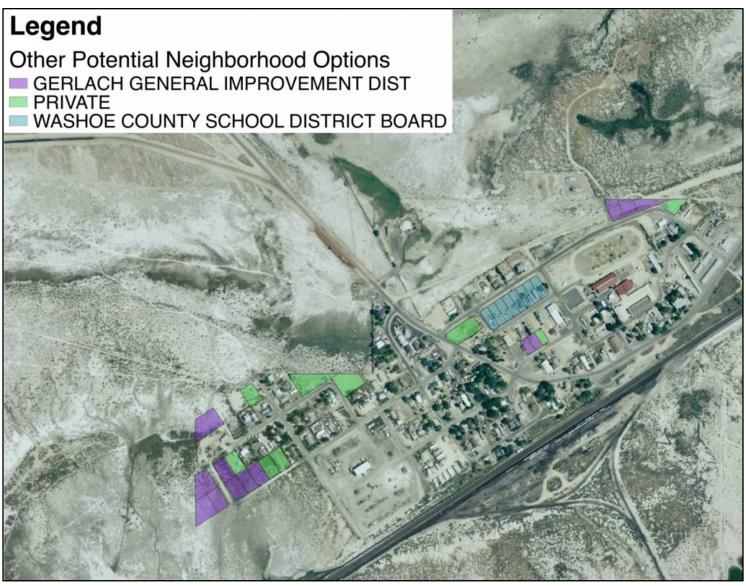




Source: ESRI base map; Washoe County Assessor and GIS; Better City, LLC

Map 10: Parcels Near Gerlach Larger than 3 Acres





Source: ESRI base map; Washoe County Assessor and GIS; Better City, LLC

Map 11: Other Potential Neighborhood Areas



It is recommended that an additional zoning overlay be considered for Gerlach. This overlay would include specifications and guidelines for how to maintain the historic feel of Gerlach and its unique character while still allowing for growth. The following paragraphs provide an outline of what the corridor overlay should consider. The final determination and components of the overlay should be determined through a zoning process overseen by the County and the GGID with significant public input from local residents.

DOWNTOWN OBSERVATIONS

Today, the Gerlach Town Center is a place where business hours are irregular and several of the businesses are operated by owners who do not occupy the building for large portions of the year. The signage and wayfinding are confusing and not established. There is plenty of parking, but the pedestrian path is nonexistent. Buildings in Gerlach have a rich history and should be preserved. Each building that is proposed to be updated should engage a structural engineer for a case-by-case review of the structural integrity before beginning any modifications or upgrades.

WAYFINDING

Each business should have signage defining the business use visible from the road. Each historic structure should have smaller signage identifying the year and history of the building visible from foot.

GOVERNING REVIEW BODY

A local review board comprised of no less than three members, each with a permanent address in Gerlach, should be established. These board members should meet monthly to review submittals for new development proposals. The development review board meetings should be open to public residents of Gerlach.

HISTORIC PRESERVATION CONSIDERATIONS

The National Park Service lays out clear guidelines for new construction that is in proximity to old and historic buildings. These guidelines ensure that new buildings do not create a false sense of history, but also remain "in step" with the historic buildings around it. It is not accepted or good practice to attempt to mimic historic buildings' form and materials. Instead, there should be a commonality with the older buildings, but new buildings should be clearly from the time in which they were designed and built.

At Nevada Preservation, we often use the term "chapters" when it comes to buildings and communities. Historic Preservation is not about recognizing only the origination story of a structure or town, but it is about recognizing the beginnings as well as all the chapters that have occurred throughout the years. This means that good planning and design recognize new buildings as distinct from the historic structures but in keeping with the general look and feel.

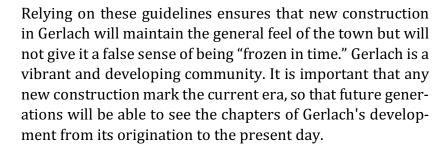


Below are some bullet points taken from the National Park Service's informational entitled "Planning Successful Rehabilitation Projects." We encourage Washoe County to use the URL provided below to read the full list of guidelines.

- New construction should be distinct from the old and must not attempt to replicate historic buildings elsewhere on site to avoid creating a false sense of historic development.
- The massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings.
- Related new construction including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.
- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.
- Historic landscapes and significant viewsheds must be preserved.

National Park Service Guidelines URL:

https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm



NEW BUILDINGS OR MODIFIED STRUCTURES IN GERLACH:

- Should be modern desert in fashion.
- Materials (see Figure 34)
 - Wood relates to the railroad ties, clap board and nature.
 - Concrete relates to other concrete structures, early settlement and nature. (can be fashioned to look like adobe, board form or rammed earth.)
 - Metal siding and roofs (used in a contemporary manner) but relates to the materials used in early century construction in the area.
 - Natural stone or natural stone veneer to be used as accents or features.
 - Colors should be earth tones with including but not limited to - greys, browns, and burnt oranges.



ZONES

Entry Gates:

The entry gates should serve as an iconic entry into Gerlach. Entry gates should be located at the north and south entries of Main Street as well as the entry from the playa. The proposed location of the entry gate at the east end of Diablo Drive is the closest point within Gerlach that touches the playa and could serve as a tourist destination and include a boardwalk, interpretive signs, and recreation features that allow residents and visitors an easy access to the playa. The entrance and exit of the community along the highway should have a large scale, contextual in nature and clearly defining the town of Gerlach (see Figure 35).

Burning Man Art Opportunities:

The Burning Man Art Opportunities should provide Burning Man participants a designated area to create sculptural pieces that will add to the esthetic of Gerlach. These art opportunities can be granted to participants on a first-come, first-serve basis. Art installations can be permanent or temporary on a year-to-year basis.

Mixed Use Opportunities:

These zones can be accessed via Main Street and is an extension of the "Central Core of Activity." The architecture should reflect "modern desert" and fit the existing architype of Gerlach. Buildings can be modified shipping containers or traditional framing on foundation buildings. Developers may also utilize Quonset huts for leasable space. Within the Mixed Use

areas, it is encouraged to promote live/work, retail, and food & beverage. Also encouraged in this zone is to provide one more lodging location that would complement the Bruno Motel.

Center Core of Activity:

The Center Core of Activity should foster a 'town center' sense of place. It should be the center of the community for residents as well as tourists. It should be a lively place where people meetup, serendipitously run into each other and gather. Existing buildings in this area should be renovated and brought up to date while preserving as many original elements as possible. A few buildings would require a structural engineer to determine if any additional structural modifications should be required for renovations. Ideally, no new ground-up buildings should be proposed in this area as preservation of existing décor and structure should be kept.

Operation in Center Core of Activity:

- Buildings should be open for business 250 days per year or more.
- Business open to the public should have hours clearly posted.

Business types recommended:

- Civic
- Professional
- Food and beverage
- Lodging
- 5% open space such as water tower park or Short Street park



Tiny Neighborhood – Short Term:

The Tiny Neighborhood for short term rental purposes includes 22 lots with four floor plan options. The tiny houses in this zone utilize shipping containers that would be modified into a residential use. Each tiny house would have an outdoor patio as well as individual lots. The center of the neighborhood features a community gathering building, a hot springs spa, a community garden and a dog park. A one-way street encourages pedestrian activity.

Tiny Neighborhood – Residential:

The Tiny Neighborhood for residential purposes includes 34 lots with five floor plan options. The tiny houses in this zone utilize standard frame on slab construction or an option for owners to purchase the lot and enter a covenant with the city to place a premanufactured tiny house on the lot. The center of the neighborhood features a community gathering building, a hot springs spa, a community garden, a park with grass, and a dog park.







WOOD SIDING

Source: Bunnyfish Studios



RAILROAD TIE



TEXTURED CONCRETE WALL



NATURAL STONE

Figure 34: New Construction Materials and Concepts



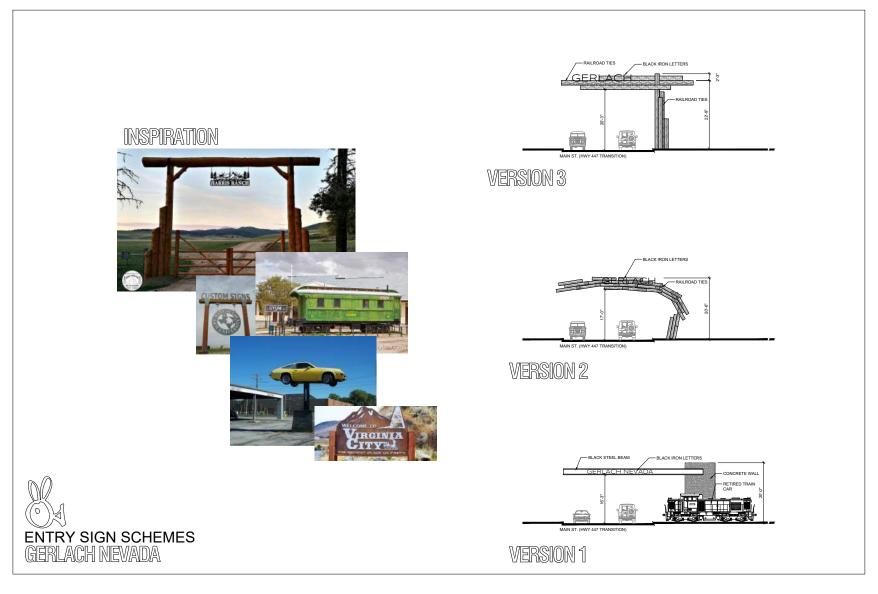


Figure 35: Entry Gate Concepts



WASHOE COUNTY ECONOMIC DEVELOPMENT AND CONSERVA-TION ACT

Washoe County, like much of Nevada and the western states in general, includes large amounts of Federal land. This Federal oversight provides for open access and wonderful recreational opportunities, but it also limits development and municipal/county revenue due to land use constraints. The Washoe County Economic Development and Conservation Act, also referred to as the Washoe County "lands bill" is proposed congressional legislation that would allow sections of Federal land that is currently being managed by the BLM to make its way into private ownership to ultimately facilitate the population growth that is expected to come to Washoe County. The stated goal of the lands bill is to achieve a balance between public access and conservation while enabling economic and community development.

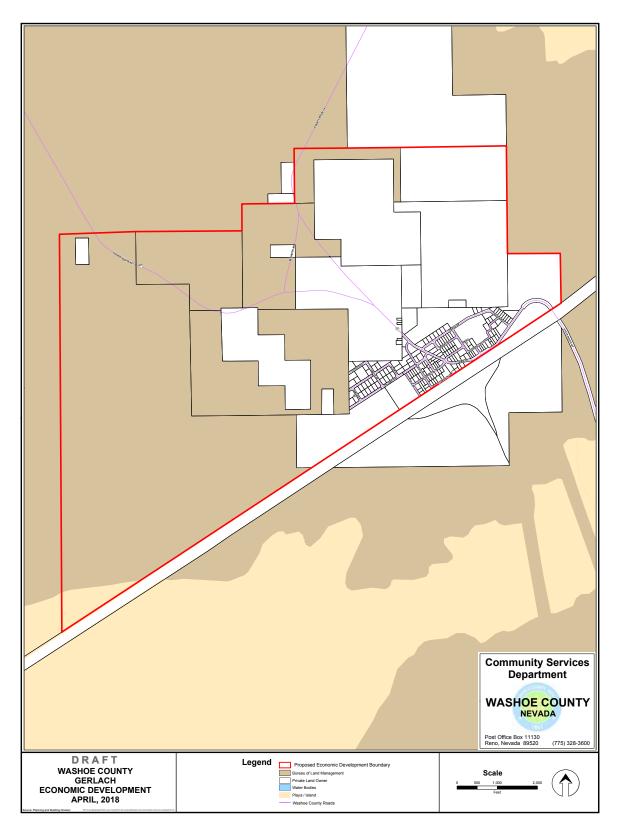
A comprehensive review and opinion of the merits and potential concerns of the lands bill is beyond the scope of this analysis. However, there appears to be several benefits from the proposed legislation in terms of economic growth and vitality in the Gerlach area. Map 12 shows the proposed boundaries for the economic development area near Gerlach, including the sections of BLM land that would potentially be available for acquisition and development by the private sector if the lands bill is approved and adopted. If these sections of BLM land remain under Federal management, the growth and development of Gerlach will be limited

because the community is narrowly land-locked by Federal land. The proposed economic development area near Gerlach appears to strike a reasonable balance at enabling future growth and protecting Federal lands and recreation access.

Whether through the Washoe County Economic Development and Conservation Act, or through another mechanism,¹⁴ the County should seek solutions whereby Gerlach can accommodate reasonable population growth which may necessitate transfer of control of some sections of Federal land to private ownership.

 $^{^{14}}$ Another potential example to explore would be the "Carlin Economic Self Determination Act" (H.R. 1168)





Map 12: Proposed Gerlach Economic Development Area - Washoe County Lands Bill



IMPLEMENTATION PLAN/ROADMAP

The following tables outline the major milestones/implementation steps for each of the major projects outlined in the economic development strategic plan. The outlined implementation steps don't represent an exhaustive list of tasks that will be required for the implementation of the recommended projects, but rather represents the steps necessary to refine the concepts, validate market demand, resolve concerns, and ultimately build the momentum necessary for successful implementation. Ownership of a particular task is designated with the letter "0" and participants are noted with the letter "P". These roles may change as the projects progress, but the most important factor is to ensure that each project has local project "champions" who are committed and want to see the project succeed. Outside partners and consultants will play a critical role, but nothing can replace the importance of having local individuals that are committed to the success of each project. Higher resolution files of the implementation plan have been provided to the County under separate cover.



	En	trepreneurs	ship	Center and Incub	ator				
	Action Steps	-			Stev	vard or Participar	nt		
Task	Task Description	Washoe County	GGID	Economic Development Committee		Property Owners	Consultant		Financial Assistance: USDA RD, EDD, EDA, SBA, CDE's
0.1	Host remote job workshop to gauge interest and demand for a remote job center to be included within the entrepreneurship center	Р	Р	Р			0		
1	Establish local oversight/project champion committee	Р	Р	0	Р		Р		
2	Refine concept and define programming niche	Р	Р	Р	0		Р	Р	
3	Establish strategic partnerships with non-profits, angel networks, and sister incubators			Р	Р		0	Р	
4	Coordinate with the Small Business Development Center (SBDC) to determine ability to service entrepreneurs and business owners in Gerlach. Determine whether SBA funding can be secured to support some level of operational programming at the Center, possibly through a hub and spoke model.	0						Р	
5	Work with strategic partners to develop an Operating Plan that quantifies the projected revenue and expense of the proposed programs at the Center and develop an operational strategy so the Center can be self-sufficient as soon as possible while maximizing the economic impact to the community. Identify programs that can be instituted and grant and loan funds that can be utilized to enhance the Center's capacity to provide clients at the Center access to capital along the funding continuum. Align the Human Capital Plan with these ongoing programs.				Р		o	P	
6	Conduct site visits and have discussions with property owners to determine whether an existing facility can accommodate the Center or if new construction is needed. Determine location and develop a Capital Improvement Plan that includes building and equipment investments.	Р		Р	Р	Р	Р	0	
7	Identify capital and operational funding gaps that will need to be addressed to adequately capitalize the Center. Develop a grant matrix, construction, and operational schedule.	Р		Р			0	Р	P
8	Secure funding for the Capital Improvement Plan so the physical infrastructure can be improved, occupied, installed, and operational.	0		Р			Р	Р	Р
9	Secure funding for the ramp-up period to fund operational shortfalls identified in the Operating Plan until the Center becomes self-sufficient.	0		Р	Р		Р	Р	Р
10	Identify, hire, and begin on-boarding to execute the Human Capital Plan.	Р					Р	0	
11	Empower Center staff to execute the Operating Plan.						Р	0	

Table 10: Entrepreneurship Center and Incubator Stewardship Matrix



	Entrepreneurship Center and Incubator									
	Action Steps	Timeframe	Year					ar 2		
Task	Task Description		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
0.1	Host remote job workshop to gauge interest and demand for a remote job center to be included within the entrepreneurship center	July, 2018								
1	Establish local oversight/project champion committee	1-3 months								
2	Refine concept and define programming niche	3-6 months								
3	Establish strategic partnerships with non-profits, angel networks, and sister incubators	Ongoing								
4	Coordinate with the Small Business Development Center (SBDC) to determine ability to service entrepreneurs and business owners in Gerlach. Determine whether SBA funding can be secured to support some level of operational programming at the Center, possibly through a hub and spoke model.	1 month								
5	Work with strategic partners to develop an Operating Plan that quantifies the projected revenue and expense of the proposed programs at the Center and develop an operational strategy so the Center can be self-sufficient as soon as possible while maximizing the economic impact to the community. Identify programs that can be instituted and grant and loan funds that can be utilized to enhance the Center's capacity to provide clients at the Center access to capital along the funding continuum. Align the Human Capital Plan with these ongoing programs.	6-9 months								
6	Conduct site visits and have discussions with property owners to determine whether an existing facility can accommodate the Center or if new construction is needed. Determine location and develop a Capital Improvement Plan that includes building and equipment investments.	1-2 months								
7	Identify capital and operational funding gaps that will need to be addressed to adequately capitalize the Center. Develop a grant matrix, construction, and operational schedule.	2 months								
8	Secure funding for the Capital Improvement Plan so the physical infrastructure can be improved, occupied, installed, and operational.	Ongoing								
9	Secure funding for the ramp-up period to fund operational shortfalls identified in the Operating Plan until the Center becomes self-sufficient.	Ongoing								
10	Identify, hire, and begin on-boarding to execute the Human Capital Plan.	4-6 weeks								
11	Empower Center staff to execute the Operating Plan.									

Table 11: Entrepreneurship Center and Incubator Implementation Timeline



Development Private Sector Project Champion Friends of USDA-RD, ED			aF	t-V Parl	k and Hot	Springs						
Development Development Private Sector Observation Washoe County GGID Committee (owner/operator) Property Owner Consultant Friends of USDA-RD, ED Committee (owner/operator) Property Owner Consultant Variable (USDA-RD, ED Committee) Owner/operator) USDA-RD, ED Committee) Owner/operator (USDA-RD, ED Committee) Owner/operator		Action Steps					Steward or	Participant				
Conduct in-depth market analysis and create a corresponding P P P P P O P P P P P P P P P P P P P	Task	Task Description	Washoe County	GGID	Development		Property Owners	Consultant		Burning Man		
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4 Conduct site visits and secure control (via an option agreement) of the preferred site preferred site. 5 Review zoning requirements at the preferred site, and if necessary, pursue a rezone. 6 Conduct utility capacity analysis at the preferred location. 7 Conduct due-diligence analysis on what form of hot spring amenity would be most feasible at the preferred location. As necessary, pursue grant funds to enhance the capacity to be able to accommodate the aRt-V park. At a minimum, a septic system will be required. Depending on the outcome of the business plan and the selected 8 owner/operator, some of this cost may be able to covered by the private sector. Grants should be utilized for aga funding and may be restricted to public components of the project such as infrastructure and the hot spring amenity. At this point, hopefully an owner/operator will have committed to the project and the owner will proceed with the following implementation steps. If an owner has not committed to the project, the following steps may be pursued by the public sector to continue to gestate the project until it becomes attractive to a private-sector partner. 9 Establish partnerships with artists and organizations that would be capable of decorating the RVs and trailers Contact local RV owners and coordinate with Burning Man organization to contact past participants that own RV and trailers that are stored locally and that may be interested in contributing their property for restoration and 10 inclusion in the aRt-V Park. To minimize the initial investment, donations should be sought or partnerships with owners that are willing to contribute	3	·	Р		Р			0	Р			
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11 Close on the land and begin construction PPPPOPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	1:		Р	Р	Р	0	Р		Р			

Table 12: aRt-V Park and Hot Springs Stewardship Matrix



	aRt-V Park and Hot Springs									
	Action Steps	Timeframe		Yea	ar 1			Yea	ar 2	
Task	Task Description		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Establish local oversight/project champion committee	1 month								
	Conduct in-depth market analysis and create a corresponding	2 111011111								
2	operational/business plan	2-4 months								
3	Outreach to potential operators to conduct market validation and recruitment	2 months								
4	Work with local property owners and the GGID to determine potential sites. Conduct site visits and secure control (via an option agreement) of the preferred site	1 month								
5	Review zoning requirements at the preferred site, and if necessary, pursue a rezone	2-4 weeks								
6	Conduct utility capacity analysis at the preferred location.	2 weeks								
7	Conduct due-diligence analysis on what form of hot spring amenity would be most feasible at the preferred location	Ongoing								
8	As necessary, pursue grant funds to enhance the capacity to be able to accommodate the aRt-V park. At a minimum, a septic system will be required. Depending on the outcome of the business plan and the selected owner/operator, some of this cost may be able to covered by the private sector. Grants should be utilized for gap funding and may be restricted to public components of the project such as infrastructure and the hot spring amenity	6-18 months								
9	Establish partnerships with artists and organizations that would be capable of decorating the RVs and trailers	Ongoing								
10	Contact local RV owners and coordinate with Burning Man organization to contact past participants that own RV and trailers that are stored locally and that may be interested in contributing their property for restoration and inclusion in the aRt-V Park. To minimize the initial investment, donations should be sought or partnerships with owners that are willing to contribute their property for free in exchange for a share of the rental revenue that is generated	Ongoing								
11	Close on the land and begin construction	TBD	1							

Table 13: aRt-V Park and Hot Springs Implementation Timeline



		Historic	Prese	ervation									
	Action Steps	Steward or Participant											
Task	Task Description	Washoe County	GGID	Economic Development Committee	Newly Established 501c3	Property Owners	Consultant	Project Champion Committee	Financial Assistance: USDA- RD, EDD, EDA, SBA, CDE's				
1	Organize a local historic preservation committee	Р	Р	Р		Р	Р						
2	Utilize the information contained in the economic development strategy document to prioritize potential historic preservation projects and investments	Р	Р	Р		Р		0					
3	Organize a non-profit (such as Friends of Gerlach-Empire) as a 501c3 to oversee future grant applications and to be able to receive donations	Р	Р	Р			Р	Р					
4	Coordinate with existing business owners and entrepreneurs to determine potential commercial uses of rennovated historic structures			Р	0	Р	Р						
5	Coordinate with landowners to explore the possibility of the national registry designations outlined in the economic development strategic plan				0	Р	Р						
6	Apply for national registry designations				Р	Р	0						
7	Based on property owner and private-sector interest (as potential tenants) organize and conduct structural analysis and create architectural plans to rennovate/preserve the historic structures	Р			Р	P	0		Р				
8	Apply for grant funding and tax credits to carry out improvements	_		·	0	Р	0		Р				
9	Continue analyzing and rennovating historic structures as finances allow				0	Р	Р		Р				

Table 14: Historic Preservation Stewardship Matrix



	Historic Preservation									
	Action Steps	Timeframe		Yea	ar 1			Yea	ar 2	
Task	ask Task Description		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Organize a local historic preservation committee	1 month								
	Utilize the information contained in the economic development strategy document to prioritize potential historic preservation projects and investments	1-2 months								
3	Organize a non-profit (such as Friends of Gerlach-Empire) as a 501c3 to oversee future grant applications and to be able to receive donations	2-4 months								
4	Coordinate with existing business owners and entrepreneurs to determine potential commercial uses of rennovated historic structures	Ongoing								
5	Coordinate with landowners to explore the possibility of the national registry designations outlined in the economic development strategic plan	Ongoing								
6	Apply for national registry designations	Ongoing								
7	Based on property owner and private-sector interest (as potential tenants) organize and conduct structural analysis and create architectural plans to rennovate/preserve the historic structures	Ongoing								
8	Apply for grant funding and tax credits to carry out improvements	Ongoing								
9	Continue analyzing and rennovating historic structures as finances allow	Ongoing								

Table 15: Historic Preservation Implementation Timeline



		Т	iny I	Home Neighborho	ods						
	Action Steps					Steward or Parti	icipant				
Task	Task Description	Washoe County	GGID	Economic Development Committee	Private Sector (owner/operator)	Property Owners	Consultant	Project Champion Committee	Burning Man	Friends of Blackrock	Financial Assistance: USDA-RD, EDD, EDA, SBA, CDE's
	1 Establish local oversight/project champion committee	P	Р	Р		P					
	Hold additional public meetings to determine the community's interest and gauge demand for how many units should be included within the first phase of the project. Through these meetings the oversight committee should also gauge whether a two neighborhood solution (one focused on permanent residents and one on 2nd homes/vacation rentals) or whether a mixed neighborhood is desired.	P	Р	P		P	P/O	0			
	3 Work with local landowners to create a short list of potential sites	Р	Р	Р	Р	P	P/O	0			
	Conduct preliminary rezone conversations with the County to ensure that a zoning designation is created that would allow for tiny home development. The actual rezone process should be delayed until a final site has been selected	P/O	Р	Р		Р	Р	0			
	5 Pro-forma development and financial feasibility analysis				Р		0	Р			
	Developer outreach - Once it has been determined that the rezone is possible and estimated return on investment will be attractive to the private sector then potential developers should be recruited. This could occur through targeted conversations led by a consultant and the oversight committee, or could also occur through an RFP issued by the GGID or the County	P		P			O/P	O/P			
	7 Developer selection	Р	Р	Р			Р	0			
	8 Additional due diligence and feasibility analysis will be conducted by the selected developer and any gaps in funding will be determined				0						
	Land control - The developer should select the preferred site and secure control in collaboration with the GGID, County and the short-listed property owners. The County's participation will be critical to ensure there is a pathway to the necessary rezone	Р	Р		0	P		P			
	Apply for grant funding if necessary to make the public amenity and infrastructure improvements at the selected sites	0									Р
	11 Additional preconstruction work, and then construction	Р	Р		0	P		Р			

Table 16: Tiny Home Neighborhoods Stewardship Matrix



	Tiny Home Neighborhoods										
	Action Steps	Timeframe		Yea	ır 1		Year 2				
Task	Task Description		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	Establish local oversight/project champion committee	1 month									
2	Hold additional public meetings to determine the community's interest and gauge demand for how many units should be included within the first phase of the project. Through these meetings the oversight committee should also gauge whether a two neighborhood solution (one focused on permanent residents and one on 2nd homes/vacation rentals) or whether a mixed neighborhood is desired. Work with local landowners to create a short list of potential sites Conduct preliminary rezone conversations with the County to ensure that a	2 months 3-6 weeks									
4	zoning designation is created that would allow for tiny home development. The actual rezone process should be delayed until a final site has been selected	Ongoing									
5	Pro-forma development and financial feasibility analysis	4-6 weeks									
6	Developer outreach - Once it has been determined that the rezone is possible and estimated return on investment will be attractive to the private sector then potential developers should be recruited. This could occur through targeted conversations led by a consultant and the oversight committee, or could also occur through an RFP issued by the GGID or the County	3-6 months									
7	Developer selection	2 months									
8	Additional due diligence and feasibility analysis will be conducted by the selected developer and any gaps in funding will be determined	2-3 months									
9	Land control - The developer should select the preferred site and secure control in collaboration with the GGID, County and the short-listed property owners. The County's participation will be critical to ensure there is a pathway to the necessary rezone										
10											
11	Additional preconstruction work, and then construction	TBD									

Table 17: Tiny Neighborhood Implementation Timeline



	lı	nfrastructu	re In	vestments					
	Action Steps				Steward or Pa	rticipant			
	Task Description	Washoe County	GGID	Economic Development Committee	Private Sector	Property Owners	Consultant	NV Energy	Financial Assistance: USDA-RD, EDD, EDA, SBA, CDE's
1.0	Broadband								
1.1	Explore collaboration possibilities with each of the existing ISPs to determine which, if any of them would be in a position to operate a fiber network or enhance fixed terrestrial network if fiber bandwidth became available	O/P	Р	O/P	Р		O/P		
1.2	Work with the ISPs to determine the optimal approach/broadband plan of how to enhance broadband connectivity if the fiber network were tapped	Р	Р	0	Р		Р		
1.3	Apply for the USDA/RUS broadband grant due September , 2018 utilizing the approach outlined by the ISPs and leveraging letters of support from the local ISPs, County, emergency services, school district, GGID, and local businesses	O/P	Р	P	Р		O/P		Р
1.4	Research additional broadband infrastructure grants. Possibilities include USDA-Rural Development and EDA-Economic Adjustment	0	Р	Р					
2.0	Electric Infrastructure								
2.1	Organize a meeeting with County elected officials and staff and NV Energy to discuss electrical needs in Gerlach and explore to what extent, if any, NV Energy would be willing to be an active participant in electric grid upgrades including the possibility of being a partner with a potential microgrid	O/P	O/P	P	Р			Р	
2.2	Conduct a preliminary feasibility study to determine the cost effectiveness of upgrading the 7 kV line from Empire vs establishing a distributed grid solar project	Р	P				0	Р	
2.3	Coordinate with property owners and federal land stewards to determine possible locations for the solar installation	0	Р	Р		Р		Р	
2.4	Conduct a survey of local residents and business owners to determine their willingness of allowing a special assessment to be placed on their properties to help pay for the electrical upgrades			0	Р	Р			
2.5	Analyze potential funding mechanisms including bonding, special assessments, etc. to determine what level of grand funding will be necessary	O/P	Р	Р			O/P	Р	Р
2.6	Utilize the results of the feasibility study to secure grant funding for the electrical grid investments. USDA-Rural Development is the most likely source of funding	0						Р	Р
2.7	If the distributed grid option is selected and funded, an RFP would likely need to be issued to select the developer and grid operator that would provide the best value to the community	0	Р	Р	Р				Р

Table 18: Infrastructure Investments Stewardship Matrix



	Action Steps	Timeframe		Yea	ar 1			Yea	ar 2	
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Task T	Task Description									
1.0 E	Broadband									
	Explore collaboration possibilities with each of the existing ISPs to determine									
1.1	which, if any of them would be in a position to operate a fiber network or									
	enhance fixed terrestrial network if fiber bandwidth became available									
1.2	Work with the ISPs to determine the optimal approach/broadband plan of how									
1.2	to enhance broadband connectivity if the fiber network were tapped									
	Apply for the USDA/RUS broadband grant due September, 2018 utilizing									
1.3	the approach outlined by the ISPs and leveraging letters of support from									
1.3	the local ISPs, County, emergency services, school district, GGID, and local									
	businesses									
1.4	Research additional broadband infrastructure grants. Possibilities include									
1.4	USDA-Rural Development and EDA-Economic Adjustment									
2.0 E	Electric Infrastructure									
	Organize a meeeting with County elected officials and staff and NV									
	Energy to discuss electrical needs in Gerlach and explore to what extent, if									
2.1	any, NV Energy would be willing to be an active participant in electric grid									
	upgrades including the possibility of being a partner with a potential									
	microgrid									
	Conduct a preliminary feasibility study to determine the cost effectiveness									
2.2	of upgrading the 7 kV line from Empire vs establishing a distributed grid									
	solar project									
	Coordinate with property owners and federal land stewards to determine									
2.3	possible locations for the solar installation									
	Conduct a survey of local residents and business owners to determine									
2.4	their willingness of allowing a special assessment to be placed on their									
	properties to help pay for the electrical upgrades									
	Analyze potential funding mechanisms including bonding, special									
2.5	assessments, etc. to determine what level of grand funding will be									
	necessary									
	Utilize the results of the feasibility study to secure grant funding for the									
2.6	electrical grid investments. USDA-Rural Development is the most likely									
	source of funding									
	If the distributed grid option is selected and funded, an RFP would likely									
2.7	need to be issued to select the developer and grid operator that would									
	provide the best value to the community									

Table 19: Infrastructure Investment Implementation Timeline



APPENDIX A – ARCHITECTURAL RESOURCE ASSESSMENT (ARA) FORMS

Potential Historic District Properties - Gerlach Main Street





For SHPO L	Ise Only	SHPO	Concurre	nce?:	Y/N		Date:					
Survey Date			Recorde	TO SECURE OF THE PARTY OF THE P	Michelle La	rime			Agend	y Report #		
1. Prope	rty Type											
Building 		Struct	ure 🗌		Object				Lands	cape (non-arc	haeological si	ite)
	rty Overview	and Lo	ocation		•				-			
Street Addre	ess	320 Main	Street									
City, Zip		Gerlach, N	V 89412									
County		Washoe C	County									
Assessor's F		071-284-0	_	1/4		Subdivision	on Name		li .			
	on (NAD 83,				asting:				Northi			
USGS Info	Township:3	2	Range:2		Section:		USGS 7.	.5' Q				
Ownership	Private 🔳		Public-L			Public-S			Public	-Federal 🗌	Multip	le 🗌
Should the p	property's loc	ation be	kept con	fidentia	ıl?	Yes				No	V	
3. Archite	ectural Infor	mation			((Insert pi	rimary ph	otog	raph be	low.)	20 - 50	
Construction	Date	1968				MARKET N	OFFICE	-		7		
Architectura	l Style	No S	Style									
Architectura	l Type	Fron	t Gabl	е				4		100	1	
Roof Form		Gable w/				1			THE REAL PROPERTY.	THE RES		
Roof Materia	als	Asphalt co	mposition roo	f								
Exterior Wal	I Materials	Concrete	block				W			LAST CHANCE OUTP	OST	
Foundation	Materials	concrete b	olock				115			interior lieggles Con		7 4 4/2
Window Mat	erials	metal (alu	minum)							STEETING COLUMN		1
Window Typ	e	fixed store	frint					16			90 1	1
Accessory F	Resources?	Yes		No 🔳					OPEN			
		Numb	er?:				0					
	2000						1 7 1				THE THE	17
Condition of	Resource(s)	?				The same	COLUMN TO A SECOND		and the second		TO ACC	= 1
Good 🔳	Fair		Poor							The Contract of the Contract o		
Explanation:												
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4. NRHP E	ligibility - Ex	cistina l	Listinas.	Distric	ts, & Pot	tential D	istricts					
Porto: Reference Historia					- 11-40 5 00-11-00-11-00			14		Data Lists -		ī
Is the proper	rty listed in th	e ivatio	iai	Yes	\Box	No	~	If y		Date Listed	i.	
Register?								pro	vide:	NRIS #:		
	- Vie	_			_	-						9
Contributing		Yes	No	V	If yes,	Name	e:			NRIS #:		
listed histori	c district?				provide:	Date	lieted.					
						Date	iisteu.					
If no, is there	a T	Yes 🔳	No		If so is	the note	ntial distr	ict	Ye	es 🔳	No	
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poteritial dis	uiot:		If !	a this					V		NI-	
District No.	O.M.i. Circuit	d==1-	II SO, I	s this re	esource c	ontributi	rig :		Ye		No	
	e: Main Street Ger		ling to a A	lation -	I Dociete	r aliaih!-	diatriat !-		SHPO		ha Matian-I	Dogistor
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For SHPO U		SHPO	Concurre		Y/N		Date:					
Survey Date	3/20/18		Recorde	d By	Corri Jimen	ez			Ageno	y Report #		
1. Proper	ty Type											
Building		Struct	ure 🗌		Object				Lands	cape (non-arc	haeological si	te)
100 1	ty Overviev	15.5.73.51	7000									
Street Addre	SS	365 Main	Street									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-272-0)1		S	ubdivisi	on Name					
UTM Location		UTM Zo	ne 11 No	rth) E	Easting:				Northi	na:		
USGS Info			Range:2		Section:		USGS 7.	5' Qı				
Ownership	Private		Public-L			Public-S				-Federal	Multip	le П
Should the p						Yes				No		
7.			Nopt con	naon in	77							-
	ectural Info	rmation			_ (Insert p	rimary ph	otogi	raph be	low.)		
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Roof Form		gable							un ville			
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Foundation I		wood			- 8							-
Window Mat	A-1-1-2-1-2-1-2-1-2-1-2-1-1-1-1-1-1-1-1-	wood, alu	minum		- 8						U.	-
Window Typ		6-light, slice								R.		
Accessory R		Yes		No 🗆								
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Register?							30 37	pro	vide:	NRIS #:		-
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Note: A reso	urce that is	contribut	ting to a N	lationa	l Register	-eligible	district is	con	sidered	eligible for th	ne National	Register



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Survey Date	3/20/18		Recorde	ed By	Michelle	Larime			Agenc	y Report #	į.	
1. Proper	rty Type											
Building		Struct	ure 🗌		Object	ct 🔲			Lands	cape (non-ar	chaeological s	ite)
2. Proper	rty Overviev	and Lo	ocation									
Street Addre	ess	375 Main	Street									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-265-0)4	V2		Subdivisi	on Name)ı			
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	Easting:				Northi	ng:		
USGS Info	Township:3	2	Range:2	23	Sectio	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership	Private <a> 		Public-L			Public-S	State 🗌		Public	-Federal	Multip	le 🗌
Should the p	roperty's loc	ation be	kept con	fidentia	al?	Yes				No		
3. Archite	ectural Info	mation	v de.		ên.	(Insert p	rimary ph	otog	raph bei	low.)	00 US	72
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Architectura	Type	+										
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Roof Form		gable			-							
Roof Materia	ale	metal										
Exterior Wal		fiberboard	eturon					-			3	
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4. NRHP E	ligibility - E	kisting l	Listings,	Distric	cts, & P	otential [Districts					
Is the proper	rty listed in th	ne Nation	nal	Yes		No	~	If y	es,	Date Listed	d:	
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										NRIS #:		
Contributing	to a	Yes 🗌	No	V	If yes,	Name	a.			NRIS #:		
listed historic		.00	1,,0		provide	٥٠						
	S SIGNION.				p. ov.a	Date	listed:					
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potential dist	trict?					for the N						
			If so, i	s this r	esource	contribut	ing?		Ye		No	
District Nam									SHPO			
Note: A reso	ource that is	contribut	ting to a N	Vationa	l Regist	er-eligible	district is	con	sidered	eligible for t	he National	Register



For SHPO U	Jse Only	SHPO	Concurre	nce?:	Y/N		Date:					
Survey Date			Recorde	10150000000000	Heidi Swa	ınk			Agend	y Report #		
as the	rty Type											
Building]	Struct	ure 🗌		Objec	t 🗆			Lands	scape (non-arc	chaeological s	site)
200 1 200 1	rty Overview	and Lo	ocation		•				-			
Street Addre	ess	380 Main	Street									2.0
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's I		071-266-0		Vi.		Subdivision	on Name		li .			
	on (NAD 83,				Easting:				Northi			
USGS Info	Township:3		Range: 2		Section		USGS 7.	5' Qı				
Ownership	Private <a> 		Public-L			Public-S	The state of the s		Public	-Federal	Multip	ole 🗌
Should the p	property's loc	ation be	kept con	fidentia	al?	Yes				No	V	
3. Archit	ectural Infor	mation				(Insert pi	rimary ph	otog	raph be	low.)	90-55	
Construction	n Date	1923				1000 Sec. 11	Ž.					
Architectura	l Style											
Architectura	І Туре	Gable	d, with fa	alse fro	ont	1						
Roof Form		gabled				2/	E.					
Roof Materia	als	raised sea	ım, metal			1						w Vr
Exterior Wa	II Materials	horizontal	wood, groove	d		- 1						3111
Foundation	Materials	wood bear	m			1					all a	W
Window Ma	terials	wood						-/-				
Window Typ	ре	9-light dou	ible casement					to all				RecTine
Accessory F		Yes		No 🗆		LT CLE	1					
		Numb	er?:1 (meta	l shed)							i i	0
						-						-
Condition of	Resource(s)	?										
Good 🔳	Fair	П	Poor									
Explanation	:								and the same			
									O and of Lottle Control			
						THE REAL PROPERTY.					No. of the last of	
4. NRHP E	ligibility - E	kisting l	Listings,	Distric	ts, & Po	otential D	istricts					
le the propo	rty listed in th	o Natio	nal	Yes		No	1	If y	05	Date Listed	4.	1
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negister:								pro	vide.	NRIS #:		
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Contributing		Yes	No	~	If yes,	Name):			NRIS #:		
listed histori	c district?				provide	Date	listed:			1		
						Date						
If no, is ther	ea	Yes 🔳	No		If so is	the pote	ntial distr	ict	Ye	es 🔳	No	
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			ting to a N	lationa	I Regist	or-oligible	district in	2 000		#. eligible for t	he Nationa	l Register
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E. OUDOUL OIL	OLIDO	^		V/ / N I		D. I					
For SHPO Use Only	SHPO	Concurre				Date:		^	D #		
Survey Date 3/20/18		Recorde	аву	Heidi Swank	2			Agend	y Report #		
1. Property Type				To all the second							
Building	Struct	ure 🗌		Object				Lands	scape (non-arc	haeological	site)
2. Property Overview	and Lo	ocation									
Street Address	385 Main	Street (Access	sory Resc	ource)							
City, Zip	Gerlach, f	NV 89412									
County	Washoe			- 1 -							
Assessor's Parcel #	071-265-0			- Indicate and the second	ıbdivis	ion Name			7953675607		
UTM Location (NAD 83,				Easting:		11000 7	51.0	Northi			
USGS Info Township:3		Range:2		Section:		USGS 7.	.5' Qu			1 1 4 11	
Ownership Private	100	Public-L			Public-S			Public	-Federal	Multip	ole 📙
Should the property's loc	ation be	kept con	tidenti	ai?	Yes	; <u> </u>			No	~	
3. Architectural Infor	mation			(1	nsert p	rimary ph	notogr	aph be	low.)		
Construction Date	unknown,	possibly 1906									
Architectural Style											
Architectural Type	Pyra	ımid R	oof								
Roof Form	hipped										
Roof Materials	asphalt			2				1			
Exterior Wall Materials	wood, cor	ncrete					A				国智慧等
Foundation Materials	wood						-			-	
Window Materials	wood						100				1
Window Type	double hu	ing		E			90				-
Accessory Resources?	Yes		No 🔳		200		4	_ 36			
	Numb	er?:			Town Inch		51-17		- AND MINES		
Condition of Resource(s)	?			_	MA-1225-AM					Marie Control	
Good Fair		Poor	П					-			200
Explanation:		1 00.					MARKET TO SERVICE	4			2000
railroad tie, so	ome settli	ng, roof rep	pair			A STATE OF THE STA					
needed				200	Sheet .	N. T. T. W. S. T.		Maria Control	TA BOOK OF THE		
4. NRHP Eligibility - Ex	kisting	Listings,	Distri	cts, & Pote	ential [Districts					
Is the property listed in th	ne Natio	nal	Yes		No	~	If ye		Date Listed	:	
Register?							prov	/ide:	NRIS #:		
	Yes	No No	V	If yes,	Name	e:			NRIS #:		
listed historic district?				provide:	Date	listed:					
(f !_ 1/_ 1/_ 1/_ 1/_ 1/_ 1/_ 1/_ 1/_ 1/_ 1/	v- =	1 1		16							
	Yes 🔳] No	Ш			ential distr	rict	Ye	es 🔳	No	
potential district?		-		eligible fo			1				
				esource co	ntribut	ing?		Ye		No	
District Name: Railroad Tie Bu Note: A resource that is of				J Dagiata	aliaih!	aliatriat !		SHPO		as Nations	/ D = =!=4==



F 01150 1		OLIDO	^		\/ / F !		Гр.					
For SHPO U		SHPO	Concurre		T		Date:	,		D 1 "		
Survey Date	3/20/18		Recorde	ed By	Heidi Sw	ank		-	Agenc	y Report #		
1. Proper	ty Type											
Building <a> 		Struct	ure 🗌		Object	ct 🔲			Lands	cape (non-arc	haeological si	te)
2. Proper	ty Overviev	and Lo	ocation									
Street Addre	ess	385 Main	Street									1
City, Zip	000000	Gerlach, N	VV 89412									
County		Washoe										
Assessor's F	Parcel #	071-265.0	4			Subdivisi	on Name					
UTM Location	n (NAD 83.	UTM Zo	ne 11 No	orth) [Easting:				Northi	ng:		
USGS Info			Range:		Sectio		USGS 7.	5' Qı				
Ownership	Private		Public-L			Public-S				-Federal	Multip	le П
Should the p				-	al?	Yes				No		
7.										, - 1, -		
	ectural Info	mation				(Insert p	rimary ph	otog	raph be	low.)		
Construction		1930										
Architectura	Style											
Architectura	Туре	One Be	rt Comme	raial Di	nol.			/				
D (F			iri Comme	erciai bio	JCK					- t- t-		
Roof Form		gable									-	
Roof Materia		metal	15 E2									
Exterior Wal		metal, fibe	rboard					-				
Foundation I	A-1-1-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-2-	concrete										
Window Mat		vinyl								TALAMA N	7	
Window Typ		sliding		-		-			BAR	Quan	-	
Accessory F	lesources?	Yes		No 🔳]	8			1.0			
		Numb	er?:							use at		
Condition of	Posourco/s	2				COLUMN TO SERVICE STATE OF THE PERSON STATE OF				Territory.		Barrier M.
Good	Fair	·	Poor		_					The same of the sa	1	
Explanation:			1 001		-				-	- The second	The state of the last	
Explanation								-				
								9			- 100 61	
4. NRHP E	liaibility - E	xistina l	istinas.	Distric	ets. & P	otential D	istricts					
		9	90,		,					31		970
Is the proper	ty listed in th	ne Nation	nal	Yes		No	~	If ye	es,	Date Listed	l:	
Register?	70							pro	vide:	NRIS #:		ā
										INNIS #.		9
Contributing	to a	Yes 🗌	No	V	If yes,	Name	9:			NRIS #:		
listed historic			1		provid	٥٠						
					J. 5G	Date	listed:					
If no, is there		Yes 🔳	No		If so i	s the pote	ntial dietri	ict	Υe	es 🔳	No	П
potential dis		163	140	ш		e for the N		ict	16	,s <u> </u>	INO	
poteritiai dis	inot:		16	- 41-1-				-			N.	
Diet-I-4 M			IT SO, I	is this r	esource	contribut	ing?		Ye		No	
District Nam			Umm to t	\/_*!-	1 D- '		alla tul		SHPO		L = N -1!	Deci-t
Note: A reso	ource that is	contribut	ing to a f	vationa	ıı Hegist	er-eligible	district is	con	siaered	eligible for ti	ne ivational	Hegister



For SHPO Use Only SHPO Concurrence?: Y / N Date: Survey Date 3/20/18 Recorded By Heidi Swank Agency Report # 1. Property Type	
1. Property Type	$\overline{}$
Building Structure Object Landscape (non-archaeological site)	
2. Property Overview and Location	
Street Address 390 Main Street	
City, Zip Gerlach, NV 89412	
County Washoe	_
Assessor's Parcel # 071-266-03 Subdivision Name	_
UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing:	_
USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date:	_
Ownership Private Public-Local Public-State Public-Federal Multiple	
Should the property's location be kept confidential? Yes \(\subseteq \) No \(\brace \)	
3. Architectural Information (Insert primary photograph below.)	
Construction Date 1926	-1
Architectural Style	*
Architectural Type Minimal Traditional	H
Roof Form side-gabled	19
Roof Materials metal	11
Exterior Wall Materials asbestos	-
Foundation Materials concrete block	3
Window Materials wood fram	2
Window Type single hung	5-13
Accessory Resources? Yes No No	
Number?:	
	10
Condition of Resource(s)?	
Good Fair Poor	1 1
Explanation:	1 1
4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts	-27
Is the property listed in the National Yes \(\bigcup \) No \(\bigcup \) If yes, \(\bigcup \) Date Listed:	
Register? provide: NRIS #:	_
Ni iio #.	- 0
Contributing to a Yes No V If yes, Name: NRIS #:	
listed historic district? provide: Date listed:	
Date listed:	
IT NO IS TREFE 2 YES I■I INO I I IT SO IS THE POTENTIAL DISTRICT VOS I■I No II	
If no, is there a Yes No If so, is the potential district Yes No Depotential district?	
potential district? eligible for the NRHP?	_



		= =>			ASSOCIATE					
For SHPO Use Only	SHPO		rence?:	Y/N		Date:		-0.0		
Survey Date 3/20/18		Record	ded By	Heidi Swank		Min	Į.	Agenc	y Report #	
1. Property Type										
Building 🔳	Struct	ure 🗌]	Object				Lands	cape (non-arc	haeological site)
2. Property Overview	w and L	ocation								
Street Address	390 Main	Street								
City, Zip	Gerlach, I	NV 89412								
County	Washoe									
Assessor's Parcel #	071-266-0		L at x T a		ıbdivisi	on Name	,	81 - 11.1	Section .	
UTM Location (NAD 83,				Easting:		11000 7	F! O:	Northin	ng:	
USGS Info Township: Ownership Private		Range Public-		Section:	Public-S	USGS 7	.5 Qu			Multiple 🗆
Ownership Private Should the property's local					Yes			Public-	Federal	Multiple
72		7.0	muema	ai:	168				INO	
3. Architectural Info	rmation				nsert p	rimary ph	notogr	aph bel	low.)	
Construction Date	1923									
Architectural Style										
Architectural Type	Gab	le Fro	ont							
Roof Form	front gabl	ed					4			
Roof Materials	corrugate	d roof								
Exterior Wall Materials	corrugated	d sheet meta	I, stamped n	netal		1			UKNING-MAN	
Foundation Materials	not visible)			1.0	TA			T	
Window Materials	wood	2.00 MH = 01.05	V 12-01-02-02-02							
Window Type		ight fixed, 1	over 1 dbl h		1 11 1					A PART OF
Accessory Resources?	Yes		No 🔳	1			TO HILLIANS		- Elimin	
	Numb	er?:			-		-			
Condition of Resource(s	12			_ [
Good Fair	⁻ '-	Poo	r 🗆							
Explanation:				-						
porch is r	on-hist	oric ac	dition	- 1						
4. NRHP Eligibility - E	xisting	Listings	s, Distric	cts, & Pote	ential D	istricts				
Is the property listed in t	he Natio	nal	Yes		No	V	If ye	90	Date Listed	. 1
Register?	ne riano	iiai	103	_	1,40			/ide:		
i iogiotoi i							p. 0.		NRIS #:	
Contributing to a	Yes [] No	V	If yes,	Name	۶.			NRIS #:	
listed historic district?				provide:						
					Date	listed:				
If no is there a	Yes 🔳	No	7 7	If so, is the	no noto	ntial dist	riot	Ye	s 🔳	No 🗆
If no, is there a potential district?	Yes 🔳	1 140	Ш	eligible fo			ict	16	5 <u> </u>	NO L
potential district:		If oc	ic thic -					Ye	s 🔳	No 🗆
District Name: Main Street G	erlach	11 50	, 15 11115 1	esource co	minout	ing:		SHPO	10072	INO L
Note: A resource that is		ting to a	Nationa	l Register	eligible	district is				ne National Register



For SHPO Use Only SHPO Concurrence?: Y / N Date: Survey Date 3/20/18 Recorded By Heidi Swank Agency Report # 1. Property Type Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 3/95 Main Street (Accessory I Resource) City, Zip Gerlach, NV 89412 County Washoe Assessor's Parcel # 071-265-11 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information I948 Architectural Type Gable front Roof Form gable Roof Materials Metala Roof Materials Roof
1. Property Type Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 395 Main Street (Accessory I Resource) City, Zip Gerfach, NV 88412 County Washoe Assessor's Parcel # 071-265-11 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information Construction Date 1948 Architectural Type Gable front Roof Form gable Materials Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foundation Giberboard, metal Foun
Building Structure Dbject Landscape (non-archaeological site) 2. Property Overview and Location Street Address 395 Main Street (Accessory I Resource) City, Zip Gerlach, NV 89412 County Washoe Assessor's Parcel # 071-265-11 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township:32 Range:23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information Construction Date 1948 Architectural Style Architectural Type Gable front Roof Form gable Roof Materials metal Exterior Wall Materials Generate Concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Pair Poor Explanation:
2. Property Overview and Location Street Address 395 Main Street (Accessory I Resource) City, Zip Gerlach, NV 89412 Countly Washoe Assessor's Parcel # 071-265-11 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information (Insert primary photograph below.) Construction Date 1948 Architectural Style Architectural Type Gable front Roof Form gable Roof Materials Riberboard, metal Foundation Materials concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Street Address 395 Main Street (Accessory I Resource) City, Zip Gerlach, NV 89412 County Washoe Assessor's Parcel #
City, Zip
County
Assessor's Parcel # 071-285-11
UTM Location (NAD 83, UTM Zone 11 North)
USGS Info
Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property's location be kept confidential? Yes Multiple Should the property should should be property's location be kept confidential? Yes Multiple Should should should be property should should be property's location be kept confidential? Yes Multiple Should shou
Should the property's location be kept confidential? 3. Architectural Information Construction Date
3. Architectural Information Construction Date 1948 Architectural Style Architectural Type Gable front Roof Form gable Roof Materials metal Exterior Wall Materials fiberboard, metal Foundation Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Construction Date 1948 Architectural Style Architectural Type Gable front Roof Form gable Roof Materials metal Exterior Wall Materials fiberboard, metal Foundation Materials concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Architectural Type Gable front Roof Form Roof Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Architectural Type Gable front Roof Form Roof Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Roof Form Roof Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? Condition of Resource(s)? Good Fair Poor Explanation:
Roof Materials metal Exterior Wall Materials fiberboard, metal Foundation Materials concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes
Exterior Wall Materials fiberboard, metal Foundation Materials concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Foundation Materials concrete Window Materials aluminum Window Type sliding Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Window Materials Window Type Window Type Accessory Resources? Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Window Type Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Accessory Resources? Yes No No Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Number?: Condition of Resource(s)? Good Fair Poor Explanation:
Condition of Resource(s)? Good Fair Poor Explanation:
Good Fair Poor CExplanation:
Good Fair Poor CExplanation:
Explanation:
One addition likely historic.
4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts
Is the property listed in the National Yes No If yes, Date Listed:
Register? provide: NRIS #:
NAIS #.
Contributing to a Yes No I If yes, Name: NRIS #:
listed historic district?
Date listed:
If no, is there a Yes ■ No I If so, is the potential district Yes ■ No □
If no, is there a Yes No If so, is the potential district Yes No potential district?
If so, is this resource contributing? Yes ■ No □
District Name: Main Street Gerlach Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register



E- 0110011		OLIDO	^				T .					
For SHPO U		SHPO	Concurre	101500000000000000000000000000000000000	T	0.0°•00	Date:			D 1 #		
Survey Date	3/20/18		Recorde	d By	Heidi Swa	ank			Agenc	y Report #		
1. Proper	rty Type											
Building		Struct	ure 🗌		Objec	t 🔲			Lands	cape (non-arc	haeological si	te)
2. Proper	rty Overvie	v and Lo	ocation									
Street Addre	ess	395 Main	Street (Access	sory II Res	ource)							
City, Zip	0000000	Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-265-1	1	100		Subdivisi	on Name					
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	asting:				Northi	ng:		
USGS Info			Range:2		Section	n:	USGS 7.	5' Q				
Ownership	Private		Public-L		7	Public-S	State		Public	-Federal	Multip	le 🗌
Should the p	roperty's loc	ation be	kept con	fidentia	1?	Yes				No		
7.						//				faces A		
3. Archite	ectural Info	rmation				(insert p	rimary ph	otog	rapn be	iow.)		
Construction	Date	1900										
Architectural	l Style											
					_		4					
Architectura	Туре	Gab	le fron	t		1						
Roof Form		gable		3.22	-		1					
Roof Materia	als	metal				/			_			
Exterior Wal		wood (rail	road tie)			//						
Foundation I		wood			_		//	_			TANK .	
Window Mat		none			_	-						
Window Typ		none				41		-			-	
Accessory R		Yes		No 🔳	_				1		-	
rioccocci y i		Numb		, <u> </u>					1		l lu	
		Trumb	01									estima (
Condition of	Resource(s)?										
Good	Fair		Poor		_							
Explanation:					_					11. 2.2		245
												THE SHE WANTE
4. NRHP E	ligibility - E	xisting I	Listings,	Distric	ts, & Po	otential L	Districts					
Is the proper	rty listed in t	ne Natio	nal	Yes		No	V	If y	es,	Date Listed	:	
Register?	•				10 10				vide:			-
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				1						NRIS #:		
Contributing	to a	Yes 🗌	No		If yes,	Name	a:			NRIS #:		
listed historic			1.10	_	provide	a						
					p. 51.00	Date	listed:					
16	2020	V E	l N		14	41	_11_1 0					
If no, is there		Yes 🔳	No	ш			ntial distri	ict	Ye	es 🔳	No	
potential dist	trict?					for the N						
					esource	contribut	ing?		Ye		No	
District Nam	and the same of th	The second secon							SHPO			
Note: A reso	ource that is	contribut	ting to a N	Vationa	Registe	er-eligible	district is	con	sidered	eligible for th	ne National	Register



For SHPO U	lse Only	SHPO	Concurre	nce?:	Y/N		Date:					
Survey Date		0	Recorde		Michelle	Larime			Agend	y Report #		
48 844	rty Type			•								
Building 		Struct	ure 🗌		Object	ct \square			Lands	scape (non-arc	haeological site)	
100 1 1000	rty Overvie	w and Lo	ocation			_					, ,	
Street Addre	ess	395 Main	Street (Main F	Resource)								1
City, Zip		Gerlach, f	NV 89412									
County		Washoe										
Assessor's F		071-265-1		122		Subdivis	ion Name		DC .			
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth)	Easting:	ĝ G			Northi	ng:		
USGS Info	Township:	32	Range:2	3	Sectio	n:	USGS 7	.5' Q	uad & D	ate:		
Ownership	Private		Public-L	ocal		Public-	State 🗌		Public	-Federal	Multiple [
Should the p	roperty's lo	cation be	kept con	fidenti	al?	Yes	3 🔲			No		
3. Archite	ectural Info	rmation			0.1	(Insert p	rimary ph	notog	raph be	low.)	20 - 18-) î
Construction	Date	1924					w di	15 64	ie.		4.216	WALL Y
Architectura	Style					*	LA	1				1>
Architectural Type Pyramid Roof												
Roof Form		hipped				-		1		(4)		
Roof Materia	als	asphalt				The state of the s		1			- 44	A. C.
Exterior Wal	l Materials	fiberboard	i			May 55				The same of		
Foundation I	Materials	wood				54 1						
Window Mat	erials	wood, alu	minum			MIN TITLE		T			hand of Park	5
Window Typ	е	single hur	ng, sliding					+111				
Accessory R		Yes		Vo 🗆		Serrial Firm						
		Numb	er?:2 (see ac	ddt'l ARA fo	orms)		**************************************		STATE OF THE PARTY OF	1222		
						STATE OF THE PARTY OF						
Condition of	Resource(s)?						-	1000	The state of the s		Market Street
Good	Fair	V	Poor			-						B State
Explanation:												
	Porch enclos				ed							
	siding, slight	window d	eterioration	1		BROOKES	NAME OF STREET	STATE OF		STATE OF THE PARTY.		
4. NRHP E	ligibility - E	xisting	Listings,	Distri	cts, & P	otential I	Districts					
Is the proper	rty listed in t	he Natio	nal	Yes		No	V	If y	96	Date Listed		- i
Register?	ty listed iii t	ne mano	IIai	163	ш	140		nro	vide:	Date Listed	•	
negister:								pic	vide.	NRIS #:		
				_		_						
Contributing		Yes _	No	\Box	If yes,		e:			NRIS #:		
listed historic	c district?				provid	e: Date	listed:			1		
						Date	notou.					
If no, is there	a	Yes 🔳	No		If so i	s the pote	ntial diet	rict	Ye	es 🔳	No 🗆	
potential dist		.03	1,40	ш		e for the N		.01	1.6		140 🗀	
poteritiai dis	u iot i		16 !	o this					V		No. 🗆	
District No.	0114-1-0		II SO, I	s this r	esource	contribut	ing?		Ye		No 🗌	
District Nam			tina t 1	lati	J Danie	tor all-it-l	- diat-!-+ !		SHPO		an Matin I D-	vinte ::
Note: A reso	ource that is	CONTRIDU	ung to a h	valiona	u negisi	er-eligible	district is	s cor	isiaerea	eligible for th	ne National Reg	ister



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For SHPO U		SHPO	Concurrer		Y/N		Date:		107			
Survey Date	3/20/18		Recorde	d By	Heidi Swank	<u> </u>	310	- J	Agenc	y Report #		
1. Proper	ty Type											
Building		Structi	ure 🔳		Object				Lands	cape (non-arc	haeological sit	e) 🔲
100 I 100 II	ty Overviev	and Lo	cation			_						
Street Addre	SS	400 Main 5	Street									
City, Zip	223234	Gerlach, N	IV 89412									
County		Washoe										
Assessor's F	Parcel #	071-266-0	4		St	ubdivisio	on Name)				
UTM Location	n (NAD 83.	UTM Zo	ne 11 Nor	th) [Easting:				Northir	na:		
USGS Info	Township:		Range: 2		Section:		USGS 7.	.5' Qu				
Ownership	Private		Public-Lo			Public-S				Federal	Multipl	е П
Should the p		ation be				Yes			1 00110	No.		• -
	i i		Nopt com	i do i i i i								
	ectural Info	mation				nsert pi	rimary ph	notogr	aph bel	ow.)		
Construction		1909			_					1		
Architectural	Style											
Architectural	Type	Octa	.gon								1	
Roof Form		octagon										
Roof Materia	als											
Exterior Wal		wood							7		-	
Foundation I		heavy timb	oer		_						34	
Window Mat		none	VT 6/7		_					1 3 1		
Window Typ	CAUSION CO.	none			_		ak Va	177.00	day X	A NAME OF THE OWNER, WILLIAM OF THE OWNER, W		
Accessory R		Yes		Vo 🔳			a din	112			and III	
710003301311	coources.	Numbe			<u>'-</u>					A V NAME		
		IVUITIO	01		_		2000			A AND		
Condition of	Resource/s	2			_			100				
Good Good	Fair	<u> </u>	Poor		_					De Viene	A STATE OF THE PARTY OF THE PAR	
Explanation:			1 001		_		2000					
Explanation.					_		No.					
							THE ROLL OF THE PARTY OF					
											THE RESERVE OF THE PARTY OF THE	
4. NRHP E	ligibility - E	xisting L	istings,	Distric	cts, & Pote	ential D	istricts					
Is the proper	ty listed in th	ne Nation	nal	Yes		No		If ye	es,	Date Listed	1:1981	
Register?	50								/ide:			
				L						NRIS #: 81	000385	
Contributing	to a	Yes 🗌	No	V	If yes,	Name		1	Ť	NRIS #:		
listed historic		.03	140	ات	provide:					141 tio #.		
nated Historic	district:				provide.	Date	isted:					
										11	*	
If no, is there	e a	Yes 🔳	No		If so, is the	ne pote	ntial distr	rict	Ye	s 🔳	No	
potential dist		397 303		16	eligible fo					20-33		80=53
			If so, is	this r	esource co	ntributi	na?		Ye	s 🔳	No	
District Nam	e: Main Street Ge	rlach	00, 10				9.		SHPO :		.,,,	
Note: A reso			ing to a N	lationa	l Reaister	eligible	district is				he National	Register
			5		3.0.0.	3			76200	0		3



E OUDO II O	OUDO O	V.N. 15	CONTRACTOR - TO SECURITY
For SHPO Use Only	SHPO Concurrence?: `	T T	
Survey Date 3/20/18	Recorded By	Michelle Larime	Agency Report #
1. Property Type			
Building	Structure	Object	Landscape (non-archaeological site)
2. Property Overview	w and Location		
Street Address	405 Main Street		
City, Zip	Gerlach, NV 89412		
County	Washoe	10000	
Assessor's Parcel #	071-265-10	Subdivision Name	· ·
UTM Location (NAD 83,		asting:	Northing:
USGS Info Township:			Quad & Date:
Ownership Private		Public-State	Public-Federal Multiple
Should the property's loc	cation be kept confidentia	al? Yes	No 🗸
3. Architectural Info	rmation	(Insert primary photo	ograph below.)
Construction Date	1929		
Architectural Style			
Architectural Type	Hotel		
Roof Form	cross gable		
Roof Materials	metal		
Exterior Wall Materials	wood, horizontal siding		
Foundation Materials	concrete		The state of the
Window Materials	wood		THE RESERVE THE PARTY OF THE PA
Window Type	single hung		THE RESERVE OF THE SECOND SECO
Accessory Resources?	Yes No 🔳		
	Number?:		
Condition of Resource(s)?		The second secon
Good Fair	✓ Poor □		
Explanation:			
	hering of exterior siding, ndow into attic	the second second	
missing a wii	idow into attic		NAME AND ADDRESS OF TAXABLE PARTY.
4. NRHP Eligibility - E	xisting Listings, Distric	ets, & Potential Districts	
Is the property listed in the Register?	he National Yes		yes, Date Listed:
r togistor :			NRIS #:
Contributing to a	Vac D Na G	If you	NDIC #
Contributing to a listed historic district?	Yes No 🗸	If yes, Name:	NRIS #:
listed flistoric district?		provide: Date listed:	
If no, is there a	Yes No	If so, is the potential district	Yes ■ No □
potential district?		eligible for the NRHP?	S-10 S-2
	If so, is this re	esource contributing?	Yes ■ No □
District Name: Main Street Ge			SHPO #:
		l Register-eligible district is c	onsidered eligible for the National Register



			W. C					CTT-X204767				
For SHPO Use Only	SHPO	Concurr		Y/N		Date:			NATURE INTEREST			
Survey Date 3/20/18		Record	led By	Michelle Lari	me			Agenc	y Report #			
1. Property Type												
Building	Struct	ure 🗌		Object				Lands	cape (non-arc	haeological s	ite)	
2. Property Overview	and Lo	ocation										
Street Address	415 Main	Street										
City, Zip	Gerlach, I	NV 89412										
County	Washoe			1								
Assessor's Parcel #	071-265-0				ıbdivisi	on Name		************	ator too?			
UTM Location (NAD 83,				Easting:				Northin				
USGS Info Township:3	2	Range		Section:		USGS 7.	.5' Qu			1		
Ownership Private		Public-			Public-S			Public-	-Federal _	Multip	le 📙	
Should the property's loc	ation be	kept co	nfidenti	al?	Yes	: <u> </u>			No			
3. Architectural Infor	mation			(1	nsert p	rimary ph	notogr	aph bel	low.)			
Construction Date	unknown	ì										
Architectural Style												
Architectural Type	One-Pa	art Comm	ercial Bl	ock								
Roof Form	gable											
Roof Materials	asphalt				1	4		MINERS	Club			1
Exterior Wall Materials	wood (rail	road ties), v	ertical sidin	g		THE REAL PROPERTY.	DECEMBER OF			BEER MINE LINES.	-	100
Foundation Materials	concrete							可將排除		THE SALE	. ,	
Window Materials	wood						- 0				THE ISSUED	品品
Window Type	single hur	ng									E Ni ki	
Accessory Resources?	Yes		No [THE OWNER OF THE OWNER OWNER OF THE OWNER OW	TOWN.		THE REAL PROPERTY AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF THE PERSON ADDRESS OF T		1月11日	
	Numb	er?:1										
												1
Condition of Resource(s)	?											
Good Fair		Poo										
Explanation:												100
				1								E Property
4. NRHP Eligibility - Ex	rietina	l ietinas	Dietri	cte & Dot	ntial F	Dietriote						
Paris As Polis Armanya, 1855 P. Colombia School (1956) 24 Colombia									S			- 17
Is the property listed in the Register?	e Natio	nal	Yes		No	~	If ye	es, vide:	Date Listed	l:		
Register:							prov	riue.	NRIS #:			
	Yes [] No	V	If yes,	Name	e:			NRIS #:			
listed historic district?				provide:	Date	listed:						
If no, is there a	Yes 🔳] No		If so, is th	ne pote	ntial distr	rict	Ye	s 🔳	No	П	
potential district?				eligible fo								
		If so	is this r	esource co				Ye	es 🔳	No		
District Name: Main Street Ger	lach / Railre	_		-500,0000		9	_	SHPO		.,,,		
Note: A resource that is o				al Register	eliaible	district is				he National	Regist	ter



For SHPO Use Only	SHPO Concurrence?	P: Y/N	Date:			
Survey Date 3/20/18	Recorded By			Agend	y Report #	
1. Property Type						
Building	Structure	Object		Lands	scape (non-arc	haeological site)
2. Property Overview	90.000 7000	,		1,		
Street Address	425 Main Street					
City, Zip	Gerlach, NV 89412					
County	Washoe					
Assessor's Parcel #	071-265-07	Su	ubdivision Name			
UTM Location (NAD 83,		Easting:		Northi		
USGS Info Township:		Section:		5' Quad & D	ate:	
Ownership Private			Public-State	Public	-Federal 🗌	Multiple
Should the property's loc	cation be kept confider	ntial?	Yes		No	V
3. Architectural Info	rmation	(II	nsert primary pho	otograph be	low.)	
Construction Date	1930					
Architectural Style						
Architectural Type	One-Part Commercial	Block				
Roof Form	gable				Q 0 0	9 9 9
Roof Materials	unknown			TO WE	i j	
Exterior Wall Materials	wood, vertical siding; fiberboard, a	sbestos				HUHHE
Foundation Materials	concrete		NUMBER			
Window Materials	wood		Coffee		T III	
Window Type	2 over 2 fixed					
Accessory Resources?	Yes No					
,	Number?:					
						The second second
Condition of Resource(s)?					W. The same of the
Good Fair	Poor					V/A
Explanation:				" "		
awnings and	cornice detail are recent					
additions				Table 1		
4. NRHP Eligibility - E	xisting Listings, Dist	ricts, & Pote	ential Districts			
Is the property listed in the	he National Vo	s 🗌	No 🗸	If yes,	Date Listed	•
Register?	ne ivational i i e	ъ П	NO P	provide:		•
rtegister:				provide.	NRIS #:	
0	V	T 16			NDIC "	
	Yes No 🔽	If yes,	Name:		NRIS #:	
listed historic district?		provide:	Date listed:		1	
If no, is there a	Yes No	If so, is th	ne potential distri	ct Ye	es 🔳	No 🗆
potential district?			or the NRHP?			_
Proceedings for the Paris St. (17.17)	If en is this	s resource co		V	es 🔳	No 🗆
District Name: Main Street Ge		, resource cc	manualing :	SHPO		110
Note: A resource that is		nal Register-	eligible district is			ne National Register



For SHPO Use Only	SHPO Cor	ncurrence?:	Y/N	Da	ite:						
Survey Date 3/20/18		ecorded By	Michelle Lar			Agend	y Report #				
1. Property Type											
Building	Structure		Object			Lands	cape (non-arc	haeological site)			
2. Property Overview	v and Locat	tion				-	1	<u> </u>			
Street Address	445 Main Stree	et									
City, Zip	Gerlach, NV 89	9412									
County	Washoe										
Assessor's Parcel #	071-265-09		S	ubdivision Na	me	101					
UTM Location (NAD 83,	UTM Zone	11 North) E	asting:			Northi					
USGS Info Township:		ange:23	Section:		3 7.5' Q	uad & D	ate:				
Ownership Private] Pu	ıblic-Local		Public-State		Public	-Federal 🗌	Multiple [
Should the property's loc	ation be kep	pt confidentia	ıl?	Yes			No	V			
3. Architectural Info	rmation		(Insert primary	photog	raph be	low.)				
Construction Date	1975										
Architectural Style						1	1				
Architectural Type One-Part Commercial Block											
Roof Form	front gable					-					
Roof Materials	metal				W.		BRUI				
Exterior Wall Materials	stucco, concret	te, stone				1364	COUNTR	10'8			
Foundation Materials	concrete			Me	MO	Maria A	Carl Day	Y CLUB	K		
Window Materials	wood, metal			-	1	Pi shall deal	CAFE	ASINO SHIDDY			
Window Type	fixed, sliding						A CONTRACTOR OF THE PARTY OF TH	MANUAL SAMOUN	Time.		
Accessory Resources?	Yes	No ■		据题		dist					
	Number?:	:		图 图							
		Min			国主			A	-		
Condition of Resource(s)?				S MAN	CONTRACT OF	W				
Good Fair		Poor									
Explanation:					SIR.						
	cornice detail	are recent									
additions				0.75	ALC: NO		Town Decident				
4. NRHP Eligibility - E	xisting List	ings, Distric	ts, & Pot	ential Distric	ts						
Is the property listed in the	ne National	Yes	П	No 🗸	If y	es	Date Listed	•	-		
Register?	ic rvational	103		110		vide:		•			
r toglotor .					Pic	77100.	NRIS #:				
Contribution to -	V	No G	14	Nema	U	_	NDIC #				
	Yes 🗌 1	No 🔽	If yes,	Name:			NRIS #:				
listed historic district?			provide:	Date listed:							
If no, is there a	Yes 🔳 I	No	If so, is t	he potential d	istrict	Υe	es 🔳	No 🗌			
potential district?	_			or the NRHP?				_			
		If so, is this re				Υe	es 🗆	No 🔳	_		
District Name: Main Street Ge		50, 15 (1115 10		cbatting.		SHPO		.,,			
Note: A resource that is		to a Nationa	l Reaister	-eliaible distric	ct is cor			ne National Regi	ster		



								- TAXA657			
For SHPO Use Only	SHPO	Concurre		Y/N		Date:		-0.0	- Was		
Survey Date 3/20/18		Record	ed By	Michelle Lari	ne			Agenc	y Report #		
1. Property Type											
Building	Structi	ure 🗌		Object				Lands	cape (non-arc	haeological s	ite)
2. Property Overview	and Lo	ocation									
Street Address	455 Main	Street									
City, Zip	Gerlach, N	NV 89412									
County	Washoe										
Assessor's Parcel #	071-261-0				bdivisi	on Name			400.000		3
UTM Location (NAD 83, U				Easting:		11000 7	51.0	Northin			
USGS Info Township:3	2	Range:		Section:		USGS 7.	.5' Qu			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Ownership Private		Public-l			ublic-S			Public-	Federal _	Multip	ie 📙
Should the property's loc	ation be	kept cor	nfidenti	al?	Yes				No		
3. Architectural Infor	mation			(II	nsert pi	rimary ph	otogr	aph bei	low.)		
Construction Date	1940										
Architectural Style											
Architectural Type	One-Pa	art Comme	ercial Bl	ock					WE B	W	
Roof Form	front gable	9							1	The state of	
Roof Materials	metal			110	-				E 9.1		
Exterior Wall Materials	wood, vertica	al siding; particle	board, railro	ad tie	100						
Foundation Materials	unknown			1	No.	NA I	ATT			YEST YES	. auslie
Window Materials	wood				1	W. Comment			BE THE PERSON		No. of the last of
Window Type	8-light fixe	ed							CONTRACTOR DE		1
Accessory Resources?	Yes		No 🔳		-	All Indiana		file.			C.
	Numb	er?:			1					IIII ex	
0 111 (0 ()				_					胡耀門		
Condition of Resource(s)	?	D		- 1						THE REAL PROPERTY.	
Good Fair		Poor		- 8				A PERSONAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IN COLUMN TO THE PERSON NAMED IN COLUMN TO	0250	-	
Explanation: Attached stora	age cons	tructed fro	m railro	ad					S. March Co.		
ties.	3			E							
4 NDUD Eligibility Ex	detina I	ictings	Dietri	ote & Bote	ntial D	Nictrioto					
4. NRHP Eligibility - Ex									<u> </u>		70
Is the property listed in th	e Nation	nal	Yes		No	~	If ye		Date Listed	l:	
Register?							prov	/ide:	NRIS #:		
									WillO #.		9
	Yes 🗌	No	V	If yes,	Name) :			NRIS #:		
listed historic district?				provide:	Date	listed:					
The state of the s					Date	iisteu.			- 11		
If no, is there a	Yes 🔳	No		If so, is th	e note	ntial dietr	rict	Ye	s 🔳	No	П
potential district?	. 55	140	ш	eligible fo			101	10	· 🖃	140	
potential alothot:		If oc	ic thic	esource co				Ye	s 🔳	No	
District Name: Main Street Ger	lach / Raile	_		esource co	minouli	ing:		SHPO		110	
Note: A resource that is o				al Register-	eliaible	district is				he Nationa	Register

Potential Historic District Properties - Railroad Tie Buildings





For SHPO II	For SHPO Use Only SHPO Concurrence?: Y / N Date:												
Survey Date	3/21/18	SHFU	Record		Michelle	I arimo	Dale.		Δαορο	y Report #			
ta una s	- 14 - 150 -		Hecord	eu by	wichelle	Latitie		-	Agend	y neport#			
 Proper 	ty Type												
Building		Struct	ure 🗌		Objec	et 🔲			Lands	cape (non-arc	haeological si	te)	
2. Proper	ty Overview	and Lo	ocation										
Street Addre	ss	260 W Su	nset (Access	ory Resou	rce)								
City, Zip		Gerlach, N	NV 89412										
County		Washoe											
Assessor's P	arcel #	071-272-0	9	1/2		Subdivision	on Name)ı				
UTM Locatio	n (NAD 83,	UTM Zo	ne 11 No	orth) I	Easting:				Northi	ng:			
USGS Info	Township:3	2	Range:	23	Sectio	n:	USGS 7.	5' Qı	uad & D	ate:			
Ownership	Private <a> 		Public-I	ocal		Public-S	State 🗌		Public	-Federal 🔲	Multip	le 🗌	
Should the p	roperty's loc	ation be	kept co	nfidentia	al?	Yes				No	V		
3. Archite	ctural Infor	mation	o de-		Ar.	(Insert p	rimary ph	otog	raph be	low.)	XX		
Construction	onstruction Date 1921												
Architectural	rchitectural Style												
Architectural Type Gabled front										1/		A STATE	
Roof Form		gabled							Ť	The same			
Roof Materia	ls	metal				In the							
Exterior Wall	Action and the second		over railroad	ties		F. F.					1	3	
Foundation N		unknown	770774111044		_				A Marie	ACCIDING ACCURA	7		
Window Mate		none				The sale of	Section 1 1	100			1	No.	
Window Type	A CONTRACTOR OF THE PARTY OF TH	none				TO VALLEY		100					
Accessory R		Yes		No 🔳	1			-		Series !		The state of	
710000001711		Numb	er?:	.,,	-			-	4				
		1101110	0111			STATE OF THE PARTY	100	15.4	THE PARTY LA	-			
Condition of	Resource(s)	?						LOLD M	to the same of	Marine San Carlot		THE THE PARTY	
Good 🔳	Fair	П	Poor				A CONTRACTOR OF THE PARTY OF	The same	医 复数	The state of			
Explanation:	1.30					100	""一个						
						- 24		56					
						7.00							
4. NRHP EI	iaibility - E	ristina l	istinas	Distri	cts & P	otential D	istricts						
	, <u>-</u>							105				¥	
Is the proper	ty listed in th	ne Nation	nal	Yes		No	~	If y		Date Listed	:		
Register?							200 1.0 277	pro	vide:	NRIS #:		ō	
						(1)		INDIO #.		G			
Contributing	to a		If yes,	Name	e:			NRIS #:					
listed historic			provide	0.									
					(Marsanian and American and Ame	Date	listed:						
15		V E		7 7	14	- 11	-41-1 11 1	C24 -					
If no, is there		Yes 🔳	No	Ш		s the pote		ict	Ye	es 🔳	No		
potential dist	rict?		-			e for the N							
			If so,	is this r	esource	contributi	ing?		Ye		No		
District Name									SHPO				
Note: A reso	urce that is o	contribut	ting to a	Nationa	al Regist	er-eligible	district is	con	sidered	eligible for the	ne National	Register	



Survey Date 321/16	For SHPO Use Only	SHPO Concurrence?: Y /	N Date:				
Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address				Agency Report #			
Street Address							
Street Address	Building	Structure	Object	Landscape (non-archaeological site)			
City, Zip	580 I KWAT OI KOOV (2)	No. 100 100 100 100 100 100 100 100 100 10					
Country	Street Address	295 Dogwood (Accessory Resource)	!				
Assessor's Parcel # 07-284-09 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting:	City, Zip	Gerlach, NV 89412					
UTM Location (NAD 83, UTM Zone 11 North)	County	Washoe					
USGS Info Township:32 Range:23 Section: USGS 7.5 Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes Uniformation Construction Date 1940	Assessor's Parcel #	071-284-09	Subdivision Name	M			
Ownership Private	UTM Location (NAD 83,	UTM Zone 11 North) Eas	sting:	Northing:			
Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes Mo 3. Architectural Information Construction Date Architectural Style Architectural Type Single Pen Roof Form public Pen Roof Form public Pen Roof Materials wood log Foundation Materials wood Window Materials wood Window Materials wood Window Materials wood Window Materials wood Window Materials wood Window Materials wood Materials wood Materials wood Window Materials wood Window Type 6-light Accessory Resources? Yes No Number? Condition of Resource(s)? Good Pair Poor States woodshed built in 1940. Accessor states woodshed built in 1940. Al NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No Figure Name: NRIS #: Contributing to a listed historic district? Yes NRIS #: If no, is there a potential district Yes No potential district? Yes No potential district?				Quad & Date:			
Should the property's location be kept confidential? Yes	Ownership Private		Public-State	Public-Federal Multiple			
3. Architectural Information Construction Date 1940 Architectural Style Architectural Style Architectural Type Single Pen Roof Form gabled Roof Form Good Materials Metal Exterior Wall Materials Wood Window Materials Wood Window Materials Wood Window Materials Wood Window Materials Wood Number?: Condition of Resource(s)? Roof Pair Poor							
Architectural Type		1.00	**				
Architectural Type	Construction Date	1940	5 N. A.	TAKY TWOTENS			
Architectural Type Single Pen Roof Form Roof Form Roof Materials Metal Exterior Wall Materials Wood log Foundation Materials Wood Window Materials Wood Window Type Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No If yes, provide: Date Listed: NRIS #: Contributing to a listed historic district? If no, is there a potential district? If so, is there a potential district If so, is the potential district Yes No Description		1340	- 14 C				
Roof Form gabled gabled wood Materials wood log Foundation Materials wood Window Materials wood Window Type 6-light Accessory Resources? Yes No Number?: Condition of Resource(s)?	Architectural Style						
Roof Form Gabled Roof Materials Mood Window Materials Mood Window Type G-light Accessory Resources? Yes No Number?: Condition of Resource(s)? Roof Fair Poor Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984.	Architectural Type	Single Pen		N/W V			
Roof Materials	Roof Form						
Exterior Wall Materials wood wood Window Materials wood Window Materials wood Window Type G-light Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Yes No If yes, provide: NRIS #: Contributing to a listed historic district? Yes No If yes, provide: Date Listed: NRIS #: Date listed: NRIS #: If no, is there a potential district Yes No If so, is the potential district Yes No Potential district Yes Potential district Yes No Potential district Yes No Potential district Yes No Potential district Yes							
Foundation Materials wood Window Materials wood Window Materials wood Window Type 6-light Accessory Resources? Yes No Number?: Condition of Resource(s)? Rood Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Yes No If yes, provide: NRIS #: Contributing to a If yes No If yes, provide: Date listed: NRIS #: If no, is there a Yes No If so, is the potential district Yes No Potential district Yes No Root	0.000000		The second secon				
Window Materials wood Window Type 6-light Accessory Resources? Yes No Number?: Number?: No Number?: No Number?: No Number?: No Number?: No No Number?: No No Number?: Number?							
Window Type 6-light Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No Figure Name: Date Listed: NRIS #: Contributing to a listed historic district? If no, is there a potential district? If so, is the potential district Yes No eligible for the NRHP? If so, is this resource contributing? Yes No Contributing? No Contributing to a listed: NRIS #: No Contributing to a listed: NRIS #: NRIS #: NRIS #: No Contributing to a listed: NRIS #: NRIS		(Personal		E O I			
Accessory Resources? Yes No Number?: Condition of Resource(s)? Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? If no, is there a potential district? No If so, is the potential district Yes No contributing? No V If yes, provide: NRIS #: No contributing to a listed: NRIS #: NRIS #: No contributing to a listed: NRIS #: NRIS							
Number?: Condition of Resource(s)? Good Fair Poor CExplanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? If no, is there a potential district? No If so, is the potential district Yes No celligible for the NRHP? No celligible for the NRHP? No celligible for the NRHP? No celligible for the NRHP?							
Condition of Resource(s)? Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No Fig. Name: Date Listed: NRIS #: Contributing to a listed historic district? If no, is there a potential district? No Fig. Name: Date listed: NRIS #: No Fig. Name: Date listed: Name: Date listed: Name: Date listed: Name: Date listed: Name: Date listed: Name: Date listed: Name:	recessory resources.	The state of the s					
Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No If yes, provide: NRIS #: Contributing to a listed historic district? If no, is there a potential district? No If yes, provide: Date Listed: NRIS #: Date listed: NRIS #: No If yes, provide: Date listed: NRIS #: No If yes, provide: Date listed: NRIS #: No If yes, provide: NRIS #: No If yes, provide: Date listed: NRIS #: No If yes, provide: NRIS #:	Trainber : .						
Good Fair Poor Explanation: Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No If yes, provide: NRIS #: Contributing to a listed historic district? If no, is there a potential district? No If yes, provide: Date listed: NRIS #: No Date Listed: NRIS #: Date listed: No Date Listed: NRIS #: NRIS #: No Date Listed: No Dat	Condition of Resource(s)	12					
Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? No V If yes, provide: Date Listed: NRIS #: Date listed: If no, is there a potential district? If so, is the potential district Yes No potential district Yes No potential district? No V If yes, provide: NRIS #: No Date Listed: NRIS #: No Date listed:				And the same of th			
Accessor states woodshed built in 1940. Main resource dates to 1984. 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? No V If yes, provide: Date listed: If no, is there a potential district? No If so, is the potential district Yes No potential district Yes No lists, is this resource contributing? No V Name: NRIS #:				Service and Service			
A. NRHP Eligibility - Existing Listings, Districts, & Potential Districts Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? Ves No V If yes, provide: Date Listed: NRIS #: Date Listed: NRIS #: No V If yes, provide: Date listed: NRIS #: If no, is there a potential district? If so, is the potential district Yes No If so, is the potential district Yes No If so, is this resource contributing? If so, is this resource contributing? Yes No If so, is the potential district Yes No If so, is the potential district Yes No If so, is this resource contributing?	Accessor stat	tes woodshed built in 1940.					
Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? No V If yes, provide: NRIS #: Date listed: If no, is there a potential district? No If so, is the potential district eligible for the NRHP? If so, is this resource contributing? Yes Date Listed: NRIS #:							
Is the property listed in the National Register? No V If yes, provide: NRIS #: Contributing to a listed historic district? No V If yes, provide: NRIS #: Date listed: If no, is there a potential district? No If so, is the potential district eligible for the NRHP? If so, is this resource contributing? Yes Date Listed: NRIS #: No If yes, provide: Date listed: NRIS #: No If so, is the potential district eligible for the NRHP?	4 NRHP Eligibility - Ev	vietina Lietinae Dietricte	& Potential Districts				
Register? Contributing to a listed historic district? Yes No Figure Name: Date listed: NRIS #: NRIS #: NRIS #: NRIS #: If yes, provide: Date listed: If so, is the potential district eligible for the NRHP? If so, is this resource contributing? Yes No If so, is the potential district eligible for the NRHP?	PARTY REPORT TO STATE OF THE PARTY OF THE PA			T-			
Register? Contributing to a listed historic district? If yes, provide: Date listed: NRIS #: NRIS #: NRIS #: If yes, provide: Date listed: If so, is the potential district eligible for the NRHP? If so, is this resource contributing? Yes NO		ne National Yes					
Contributing to a listed historic district? If no, is there a potential district? Yes No If so, is the potential district eligible for the NRHP? If so, is this resource contributing? NRIS #: No No No No No No No No No No No No No N	Register?		p	ovide: NRIS #:			
If no, is there a potential district? Provide: Date listed: D				14110 #.			
If no, is there a potential district? Provide: Date listed: D	Contributing to a	Yes No V If	yes, Name:	NRIS #:			
If no, is there a potential district? Yes No If so, is the potential district eligible for the NRHP? If so, is this resource contributing? Yes No If so, is this resource contributing?			rovide:				
potential district? eligible for the NRHP? If so, is this resource contributing? Yes No			Date listed:				
potential district? eligible for the NRHP? If so, is this resource contributing? Yes No	If no is there a	Vos No IIII	so is the notantial district	Ves No No			
If so, is this resource contributing? Yes ■ No □				162 🔳 140 🗆			
	potential district:			V N			
District Name of the Control of the	District None		ource contributing?				
District Name: Railroad Tie Buildings SHPO #: Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register			Dogiotor oligible district !				



F 01150 11		OUDO	^				15					
For SHPO U		SHPO	Concurre		T		Date:					
Survey Date	3/21/18	-	Recorde	ed By	Michelle L	arime			Agenc	y Report #		
1. Proper	ty Type											
Building		Structi	ure 🗌		Object				Lands	cape (non-arc	chaeological s	ite)
2. Proper	ty Overvie	w and Lo	cation									
Street Addre	SS	310 W. Su	inset									
City, Zip		Gerlach, N	IV 89412									
County		Washoe										
Assessor's F	Parcel #	071-272-1	4	1/2		Subdivisi	on Name		16			
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	Easting:				Northi	ng:		
USGS Info	Township:	32	Range: 2	:3	Section	1:	USGS 7.	5' Q	uad & D	ate:		
Ownership	Private		Public-L	ocal [Public-S	State 🗌		Public	-Federal] Multip	le 🗌
Should the p	roperty's lo	cation be	kept con	fidentia	al?	Yes				No		
3. Archite	ectural Info	rmation	7.12			(Insert p	rimary ph	otog	raph be	low.)		::
Construction	Date	1898										
Architectural	Style								, ,		47	
Architectural	Туре	Gabl	le fron	t				/	X	1	•	N. Aria
Roof Form		gable on h	ip				المديناتين		11/4	West	THE PROPERTY NAMED IN CO.	11
Roof Materia	als	asphalt										
Exterior Wal		wood, horiz	ontal siding (ov	er railroad	ties)	-	ENVIOLENCE NO.				-	
Foundation I		wood, con	crete			19					THE SHAPE	
Window Mat	A-1-1-2-1-2-1-2-1-2-1-2-1-2-1-2-1-2-1-2-	wood, met	al								7	THE REAL PROPERTY.
Window Typ	е	various										
Accessory R		Yes		No 🗆						The same		
		Numbe	er?:3 (some	railroad tie bi	ldgs)	1 1 50			-			
								2/6		CALLED SA		
Condition of	Resource(s)?										A STATE OF
Good	Fair	V	Poor						AND REAL PROPERTY.	Marin Mil		
Explanation:	March and Control		1	al a sandonad				門物	Phone .			
	Maybe mid-20th or of siding and signif	entury porch er ficant settling. (nciosure, some Could be indivi	deteriorati dually eligit	on ole.			Will	No.		W. 25	是 来是
						PERSONAL PROPERTY.		MENTS.	建筑地区地域	A STATE OF THE PARTY AND		
4. NRHP E	ligibility - E	xisting L	_istings,	Distric	ts, & Po	tential D	Districts					
Is the proper	ty listed in t	he Nation	nal	Yes	П	No	V	If y	es	Date Listed	1:	-
Register?	ty noted in t	no rialion	iai	100	_	1,10			vide:		<u> </u>	
riogiotor.								Pio	vido.	NRIS #:		
Contribution	to a	Voc 🗆		If you	None			-	NDIC #-		-	
Contributing listed historic		Yes	No	V	If yes,	Name	3 .			NRIS #:		
iistea fiistofia	district?				provide	Date	listed:		1			
	W.		1			311					w	
If no, is there	e a	Yes	No		If so, is	the pote	ntial distr	ict	Υe	es 🔳	No	
potential dist		37-33		76 J		for the N				86-30		80-50
			If so, i	s this r	esource	contributi	ina?		Υe	es 🔳	No	
District Nam	e: Railroad Tie B	uildings					3		SHPO		.,	
Note: A reso			ing to a N	Vationa	l Registe	er-eligible	district is	con		alejaki.	he National	Register



For SHPO Use Only	SHPO Concurrence?:	Y / N Date:		
Survey Date 3/21/18	Recorded By	Corri Jimenez	Agency Report #	
1. Property Type				
Building	Structure	Object	Landscape (non-a	rchaeological site)
2. Property Overview	v and Location			
Street Address	325 Main Street (Accessory Struct	ture)		
City, Zip	Gerlach, NV 89412			
County	Washoe			
Assessor's Parcel #	071-281-03	Subdivision Name	the state of the s	
UTM Location (NAD 83,		Easting:	Northing:	
USGS Info Township:			.5' Quad & Date:	
Ownership Private		Public-State	Public-Federal	Multiple
Should the property's loc	ation be kept confidentia	al? Yes	N	0 🔽
3. Architectural Info	rmation	(Insert primary pl	hotograph below.)	
Construction Date	1920	The second second		
Architectural Style				
Architectural Type	Single Pen			
Roof Form	gabled			The same of
Roof Materials	wood			A STATE OF THE STA
Exterior Wall Materials	wood (railroad ties)			Res.
Foundation Materials	unknown			
Window Materials	none	Transport of the second		
Window Type	none	The state of the s		2000
Accessory Resources?	Yes ☐ No ■			
	Number?:	Profession and the second		
Condition of Resource(s)				
Good Fair	✓ Poor □			
Explanation:	ral instability, listed as	A STATE OF THE PARTY OF THE PAR		
	assessor site			
4. NRHP Eligibility - E	xisting Listings, Distric	cts, & Potential Districts	.W	-27
Is the property listed in the	he National Yes	□ No ✓	If yes, Date Liste	d:
Register?			provide: NRIS #:	
			INITIO #.	9
	Yes No 🔽	If yes, Name:	NRIS #:	
listed historic district?		provide: Date listed:		
		Date noted:		
If no, is there a	Yes No	If so, is the potential dist	rict Yes	No 🗆
potential district?		eligible for the NRHP?		_
	If so, is this re	esource contributing?	Yes 🔳	No 🗆
District Name: Railroad Tie Bu			SHPO #:	
		l Register-eligible district i		the National Register



For SHPO U		SHPO	Concurre		Y/N		Date:		-0.0	- Marcon Marketon		
Survey Date	3/20/18		Recorde	ed By	Corri Jimene	ez			Agency	Report #		
1. Proper	rty Type											
Building		Struct	ure 🗌		Object				Landso	cape (non-arc	haeological sit	e) 🗌
200 II - 100 III	rty Overviev	10.000.000	77.77								•	
Street Addre	ess	365 Main	Street									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-272-0)1		S	ubdivisio	on Name					
UTM Location	non-contract designation and the contract of t	UTM Zo	ne 11 No	orth)	Easting:				Northin	a:		
USGS Info	Township:		Range:		Section:		USGS 7.					
Ownership	Private	_	Public-L			Public-S				Federal	Multipl	е П
Should the p		4				Yes			1 00110	No.		<u> </u>
	i i i		Nopt cor	macriti							, <u>L</u>	
	ectural Info	1	1			Insert pi	rimary ph	notogra	ph belo	ow.)		
Construction		1908				λ	LASTA	1 16	S A	Mark Comments		
Architectural	l Style						CA.	TOWN	1 m			
Architectural	Туре	Gab	led Fr	ont				A				
Roof Form		gable							W. W///			
Roof Materia	als	metal										
Exterior Wal	I Materials	stucco, wo	ood other		- 6	the Mining						
Foundation I	Materials	wood			100	Walle !					1	-
Window Mat	erials	wood, alui	minum			TRACTION OF THE PARTY OF THE PA	The same in	1			U	-
Window Typ		6-light, slid	ding							A S		
Accessory R		Yes		No [-				100000000000000000000000000000000000000
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Numb								254		NE MARK
		1101110	0111		10				et e		Allia Carrier	AL APPROPRIE
Condition of	Resource(s)?				- Cont						
Good 🔳	Fair	<u> </u>	Poor	П					S CHEWAR			
Explanation:			1 001									
					65							
					100							er lenk i
4 NDUDE	liaibility E	victina l	ictings	Dietri	ote & Bot	ontial D	ictricto					
4. NRHP E	iigibiiity - E	Albuily I	Listings,	וווסוו	C13, & FUL	ential D	13111013					
Is the proper	rty listed in th	ne Nation	nal	Yes		No	V	If yes	s. T	Date Listed	:	
Register?					60 TE			provi	ide:			
								alessa and		NRIS #:		
Contribution	too	Voc 🗆	No		If was	None		U	+	NRIS #:		
Contributing listed historic		Yes	No	V	If yes,	Name				INDIO #:		
iistea fiistoria	district?				provide:	Date	isted:					
						100						
If no, is there	e a	Yes 🔳	No		If so, is t	he pote	ntial distr	rict	Yes	s 🔳	No	
potential dist					eligible f					5 -1 1		90-TS
			If so	is this	resource co				Yes	s 🔳	No	
District Nam	P. Railroad Tie B	uldings / Mai	_		0000100			-	SHPO #		110	
Note: A reso					al Register	eligible	district is				he National	Register
. 1010. 71 7030	a. oo mai is	Join Indu	ig io a i	·ulionic	a. riogister	Juliano	CHOCK TOL IC	001131		ongroto for th	rational	ogistoi



F. OUDO H. O.I	OLIDO (0. 1//11					
For SHPO Use Only		Concurrence			Date:		D	Y
Survey Date 3/20/18	1	Recorded B	y Heidi Swan	k .		Agen	cy Report #	
Property Type	_							
Building	Structu	ıre 🗌	Object			Land	scape (non-arc	haeological site)
2. Property Overview	v and Lo	cation						
Street Address	385 Main S	Street (Accessory F	lesource)					
City, Zip	Gerlach, N	V 89412						
County	Washoe							
Assessor's Parcel #	071-265-04		- Indiana	ubdivisio	n Name		• 250,000	
UTM Location (NAD 83,			Easting:	- 1	1000 7	North		
USGS Info Township:		Range: 23	Section:			5' Quad & D		AA Wata 🗖
Ownership Private		Public-Loca		Public-S	tate 📋	Public	-Federal 🗌	Multiple
Should the property's loc	ation be	kept confide	ntial?	Yes			No	<u> </u>
3. Architectural Info	mation			Insert pr	imary ph	otograph be	elow.)	
Construction Date	unknown, p	oossibly 1906						
Architectural Style								
Architectural Type	Pyra	mid Roo	f					
Roof Form	hipped							
Roof Materials	asphalt							
Exterior Wall Materials	wood, cond	crete	1			All lines		
Foundation Materials	wood							
Window Materials	wood						-	T T
Window Type	double hun	g					1	
Accessory Resources?	Yes	☐ No		(E)				
	Numbe	er?:					-	
Condition of Resource(s)	2			■TN-SZTI-VII				
Good Fair	<u>'</u>	Poor		AL PARTY		-		- A
Explanation:		1 001					THE SAME OF	The state of the s
railroad tie, so	ome settlir	ng, roof repair			-			
needed			2				at a second	
4. NRHP Eligibility - E	xisting L	istings, Dis	tricts, & Pot	ential D	istricts			
Is the property listed in the			es 🗌		V	If yes,	Date Listed	:
Register?			65 16			provide:		
						- Company - Comp	NRIS #:	
	Yes 🗌	No 🔽		Name	:		NRIS #:	
listed historic district?			provide:	Date li	isted:			
	Yes 🔳	No			ntial distri	ct Y	es 🔳	No 🗌
potential district?	31-32	96	eligible f	or the NI	RHP?		52-25	25-23
		If so, is thi	s resource c	ontributir	ng?		es 🗌	No 🗌
District Name: Railroad Tie Bu		Street Gerlach			-	SHPO		
Note: A resource that is	contributi	ing to a Natio	nal Register	-eliaible	district is	considered	d eligible for th	ne National Register



E- 0110011		OLIDO	^									
For SHPO U		SHPO	Concurre	100000000000000000000000000000000000000	T	0.00	Date:					
Survey Date	3/20/18		Recorde	ed By	Heidi Swa	ank		-	Agenc	y Report #		
1. Proper	ty Type											
Building		Struct	ure 🗌		Objec	t 🔲			Lands	cape (non-arc	haeological si	te)
2. Proper	ty Overvie	v and Lo	ocation									
Street Addre	ess	395 Main	Street (Acces	sory II Res	ource)							
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-265-1	1	100		Subdivisi	on Name					
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	asting:				Northi	ng:		
USGS Info			Range:		Section	n:	USGS 7.	5' Qı				
Ownership	Private		Public-L			Public-S	State 🗌		Public	-Federal	Multip	le 🗌
Should the p	roperty's loc	ation be	kept cor	fidentia	1?	Yes				No		
7.			7.5		-		-			Inv.	100-30	-
	ectural Info	rmation	1			(Insert p	rimary ph	otog	rapn be	iow.)		
Construction		1900										
Architectural	Style											
	_				_		4					
Architectural	Туре	Gab	le fron	t			r					
Roof Form		gable			-	5-86						
Roof Materia	ale.	metal				1						
Exterior Wal		wood (rail	road tip)		-	//						-
Foundation I		wood (raii	road tie)		-							1
Window Mat	Action September Control of the Cont	3				A					3/1/2	
	the state of the s	none			_	1		-	-		-	
Window Typ		none		No.	_				1			1
Accessory R	esources	Yes Numb		No 🔳			H CALL			wa (1 1 1 1 1 1 1 1 1		
		INUITID	err.									
Condition of	Resource/s	12										
Good	Fair	, 	Poor	П	-					ARTE CONTRACTOR		
Explanation:			1 001		-						The state of the s	
Explanation.												THE STATE OF THE S
									a succession			
4. NRHP E	ligibility - E	xisting	Listings,	Distric	ts, & Po	otentiai L	Districts					
Is the proper	tv listed in t	ne Natio	nal	Yes	П	No	V	If y	es.	Date Listed	:	77
Register?	.,	io i ialioi				1.0	ت		vide:		<u> </u>	ä
, togloto.								p. 0		NRIS #:		
Contributing	to a	Yes	No		If yes,	Name	٥.			NRIS #:		
listed historic		103	1 140		provide	a				141110 #.		
otou motoric	J GIOTITOT				provide	Date	listed:					
0		v =			10							
If no, is there		Yes 🔳	No	ш			ntial distri	ict	Ye	es 🔳	No	
potential dist	ITICT!		-			for the N						
					esource	contribut	ing?		Ye		No	
District Nam	Contract of the Contract of th	The second secon		district the same of the same					SHPO			
Note: A reso	urce that is	contribut	ting to a l	Vationa	l Registe	er-eligible	district is	con	sidered	eligible for th	ne National	Register



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For SHPO Use Only	SHPO	Concurr		Y/N		Date:			Was Was			
Survey Date 3/20/18		Record	led By	Michelle Lari	me			Agenc	y Report #			
1. Property Type												
Building	Struct	ure 🗌		Object				Lands	cape (non-arc	haeological s	ite)	
2. Property Overview	and Lo	ocation										
Street Address	415 Main	Street										
City, Zip	Gerlach, f	NV 89412										
County	Washoe			1								
Assessor's Parcel #	071-265-0				ıbdivisi	on Name		************	de 1900			
UTM Location (NAD 83, I				Easting:				Northin				_
USGS Info Township:3	2	Range		Section:		USGS 7.	.5' Qu			1		_
Ownership Private		Public-			Public-S			Public-	Federal _	Multip	le 📙	_
Should the property's loc	ation be	kept co	nfidenti	al?	Yes	: <u> </u>			No			
3. Architectural Infor	mation			(1	nsert p	rimary ph	notogr	aph bel	low.)			
Construction Date	unknown	1										
Architectural Style												
Architectural Type	One-Pa	art Comm	ercial Bl	ock								
Roof Form	gable											
Roof Materials	asphalt				1	4		MINERS	Club			
Exterior Wall Materials	wood (rail	road ties), v	ertical sidin	g		THE REAL PROPERTY.	DECEMBER OF			BEER MINE LINES.	The same of	
Foundation Materials	concrete							可將排除		THE SALE	. /	
Window Materials	wood						- 0				A SHA	通過
Window Type	single hur	ng									电阻 图	
Accessory Resources?	Yes		No [THE OWNER OF THE OWNER OWNER OF THE OWNER OW	TOWN.		The second second			
	Numb	er?:1										
												-
Condition of Resource(s)	?											
Good Fair		Poor										
Explanation:												
				1								No.
4. NRHP Eligibility - Ex	rietina	Lietinge	Dietri	cte & Pote	ntial F	Nietricte						
Paris As Polis Afford State College As Associated and State									8			
Is the property listed in the	e Natio	nal	Yes		No	~	If ye		Date Listed	l:		
Register?							prov	vide:	NRIS #:			
Contributing to a	Yes 🗆	No	V	If yes,	Name	٥.			NRIS #:			-
listed historic district?		, , , ,		provide:								
				promas	Date	listed:						
If no is there a	Yes ■	No	7 7	If co. io ti	no noto	ntial distr	rict	Ye	s 🔳	No	П	_
If no, is there a potential district?	Yes 🔳	1 140	ш	If so, is the			ict	16	5 =	INO		
potential district:		14	!- 41-1-				-	W		N		_
District Nonzertt : 0:		_		esource co	ntribut	ing?	\rightarrow	Ye		No		_
District Name: Main Street Ger Note: A resource that is of				al Register	oliaible	dictrict is		SHPO		he Nationa	Regist	or



		E 5762											
For SHPO Use Only	SHPO	Concurre		Y/N		Date:		101					
Survey Date 3/20/18	Š	Record	Recorded By Michelle Larime Agency Report #										
1. Property Type													
Building	Struc	ture 🗌		Object				Lands	cape (non-arci	naeological site)			
2. Property Over	iew and L	ocation											
Street Address	455 Mair												
City, Zip		NV 89412											
County	Washoe												
Assessor's Parcel #	071-261		41- \ F	- Indiana in the Contract of t	ibdivisi	on Name	9	N I a sakla ta	800	-			
UTM Location (NAD				Easting:		11000.7	F' O:	Northin	ng:				
USGS Info Townsl Ownership Private		Range:		Section:	ublic-S	USGS 7	.5 Qu			Multiple [
Ownership Private Should the property's	Territoria de la constanta de	Public-L			Yes			Public-	Federal D	Multiple			
10 th th		7.5	maentia	41 !	res	Ш			INO	V			
3. Architectural I	nformation	1			nsert pi	rimary ph	notogr	aph bel	ow.)				
Construction Date	1940												
Architectural Style													
Architectural Type	One-P	art Comme	ercial Blo	ock				-	WE I				
Roof Form	front gab	ile							F	TO NO. IN CO.			
Roof Materials	metal			-	à-			MILI	AL PITT				
Exterior Wall Materia		cal siding; particle	board, railroa	ad tie	3.99	Steel							
Foundation Materials	unknowr	1		7	1 1/20	1				La Salvado			
Window Materials	wood									The state of the s			
Window Type	8-light fix		=	_									
Accessory Resource			No 🔳		left.	To mile		组图					
	Numl	per?:							To be delicated as				
Condition of Resource	e(s)?									Real Control			
Good Fai		Poor							THE PROPERTY OF	The state of the s			
Explanation:								AND	-				
	storage con	structed fro	m railroa	ad									
4. NRHP Eligibility	- Existing	Listings.	Distric	ets. & Pote	ential D	istricts							
Parts' As Ports Attacked Little Colombia (1994)							16		D-1-1111				
Is the property listed	in the Natio	onai	Yes		No	~	If ye		Date Listed				
Register?							prov	/ide:	NRIS #:				
0	IV	7 NI		и	NI.				NIDIO "				
Contributing to a	Yes [No	V	If yes,	Name) :			NRIS #:				
listed historic district				provide:	Date	listed:							
If no, is there a	Yes 🗉	No		If so, is th	e note	ntial dietr	rict	Ye	s 🔳	No 🗆			
potential district?	165	_ 140	Ш	eligible fo			101	16	· •	140 🗀			
Potoritial diotrioti		If eo	ie thie r	esource co			_	Ye	s 🔳	No 🗆			
District Name: Main Stre	et Gerlach / Bail			cadarde de	minouti	ng:	-	SHPO	0000	110			
Note: A resource tha				l Reaister-	eliaible	district is				e National Register			



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For SHPO U		SHPO	Concurre	101200000000000000000000000000000000000	T		Date:			T-
Survey Date	3/21/18		Recorde	d By	Michelle Lari	ne		Age	ency Report #	
1. Proper	ty Type									
Building		Structi	ure 🗌		Object			Lai	ndscape (non-ar	chaeological site)
200 11 100 11	ty Overviev	v and Lo	cation					***************************************		
Street Addre	SS	465 Main								
City, Zip		Gerlach, N	V 89412							
County		Washoe								"
Assessor's F	arcel #	071-261-0	5	110	Su	bdivisi	on Name			
UTM Locatio	n (NAD 83,	UTM Zo	ne 11 No	rth)	Easting:			Nor	rthing:	
	Township:		Range:2		Section:		USGS 7.	5' Quad 8		
Ownership	Private -		Public-L			ublic-S			olic-Federal	Multiple
Should the p		ation be				Yes			N	
72					**		-			
	ectural Info	1				nsert pi	rimary ph	otograph	below.)	
Construction		1906				C MEN	STATE OF THE STATE	T. d	of white	KIW
Architectural	Style							1		
Architectural	Type	Gab	led fro	nt						
Roof Form		gabled								
Roof Materia	ls	asphalt			W.					
Exterior Wall	Materials	stucco ove	er railroad ties							
Foundation N	Materials	concrete			-					
Window Mate		wood			100		THE PERSON	_		
Window Type	CONTRACTOR CONTRACTOR	unknown				N al				
Accessory R		Yes		No 🔳				3.76		
ricosocory ii		Numb		10 =						
		1101110	0							
Condition of	Resource(s)	?							the Balling Co.	
Good	Fair		Poor	П	58					Water market
Explanation:	1, 4		1 00.				200			
	Windows mis	sing & bo	arded over	. Roof						
	needs repair.				30		建国际			
4. NRHP EI	igibility - F	vietina l	ietinae	Dietri	cte & Pote	ntial D	lietricte			
POSS ALPONOMINADO HIMARIA					A CONTRACTOR OF THE PARTY OF TH			T te		*
Is the proper	ty listed in th	ne Nation	nal	Yes		No	~	If yes,	Date Liste	d:
Register?								provide:	NRIS #:	
									711110 111	
Contributing	to a	Yes 🗌	No	V	If yes,	Name	e:		NRIS #:	
listed historic				_	provide:	Deta	liatad:		-	
	00000758884.A449597				. Forest section (Date	listed:			
If no, is there	a	Yes 🔳	No		If so, is th	e pote	ntial distr	ict	Yes 🔳	No 🗆
potential dist					eligible fo					
			If so is	s this	resource co				Yes 🔳	No 🗆
District Name	2. Bailroad Tie P	ildinge	11 50, 13	5 11115 1	CSOUTCE CC	THIDUI	ng:	CHI	PO #:	110
			ting to a A	lation	al Register	oliaiblo	district in			the National Register
NOTE. A 1650	uice triat is	Joinnadi	ing wan	alione	ai i iegisiel-	ciigibie	UISTITUTE IS	CONSIDER	ed eligible for	ne National negister



			Statisfardikuk Eberuk ebetuaria	
For SHPO Use Only	SHPO Concurrence?:	Y/N Date:		
Survey Date 3/21/18	Recorded By	Michelle Larime	Agency Report #	
1. Property Type				
Building	Structure	Object	Landscape (non-arc	chaeological site)
2. Property Overview	w and Location			
Street Address	535 E. Sunset (Accessory Resour	rce)		
City, Zip	Gerlach, NV 89412			
County	Washoe			
Assessor's Parcel #	071-262-06	Subdivision Name		
UTM Location (NAD 83,		Easting:	Northing:	
USGS Info Township:			5' Quad & Date:	
Ownership Private		Public-State	Public-Federal	Multiple
Should the property's loc	cation be kept confidentia	al? Yes	No	
3. Architectural Info	rmation	(Insert primary ph	otograph below.)	
Construction Date	possibly 1940	The second second		
Architectural Style				4
Architectural Type	Gable front			
Roof Form	gable			
Roof Materials	metal	XXXXXX		
Exterior Wall Materials	metal over railroad tie		X46,707	ALC: NV TON
Foundation Materials	unknown			
Window Materials	none		A Land	
Window Type	none	THE REAL PROPERTY.		
Accessory Resources?	Yes ☐ No ■			
	Number?:			
Canditian of Dansonson	\0			
Condition of Resource(s				
0.000	☐ Poor ☐			
Explanation:				
			XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	
4 NRHP Fligibility - F	vietina Lietinae Dietri	cts, & Potential Districts		
Part As Repaired Medical Medical Republic Control of the Section Con			If you Date Lists	ı. T
Is the property listed in the Register?	he National Yes	□ No ✓	If yes, Date Listed	li .
negister?			NRIS #:	
Contributing to -	Van Dilbir Di	If was Name	NDIO #	
Contributing to a listed historic district?	Yes No 🔽	If yes, Name:	NRIS #:	
listed historic district?		provide: Date listed:		
If no, is there a	Yes No	If so, is the potential distr	ict Yes	No 🗆
potential district?		eligible for the NRHP?		
		esource contributing?	Yes	No 🗆
District Name: Railroad Tie Br			SHPO #:	
Note: A resource that is	contributing to a Nationa	al Register-eligible district is	s considered eligible for t	ne National Register

Potential Historic District Properties - Empire Company Town Housing





							1-					
For SHPO U		SHPO	Concurre		T		Date:	-				_
Survey Date	3/20/18		Recorde	ed By	Corri Jime	enez	****		Agend	y Report #		
1. Proper	rty Type											
Building <a> 		Struct	ure 🗌		Object	t 🗆			Lands	cape (non-arc	haeological si	ite)
100 1 10001	rty Overviev	and Lo	ocation		•							
Street Addre	ess	434 C Stre	eet (single far	nily home)								1
City, Zip	***************************************	Empire, N	IV 89405									
County		Washoe										
Assessor's F	Parcel #	071-120-0)1	0.0		Subdivision	on Name					
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	orth) E	Easting:				Northi	ng:		
USGS Info			Range:		Section	n:	USGS 7.	5' Qı				
Ownership	Private =		Public-L			Public-S	State 🗌		Public	-Federal	Multip	le 🗌
Should the p	property's loc	ation be	kept cor	fidentia	al?	Yes				No		
7.	ectural Info		7.5-		*	(Insert p	rimary ph	otog	raph be	low.)		÷
Construction	Date	1955					105576	- 1	995	A.C. Mart	Newspaces	MALE CHAMPER TO A STATE OF THE
Architectura		00200 0	2		_	-				AN A		N AL
		Con	tempo	rary		Ex.						
Architectura	I Туре	Ran	ch			A STATE OF		En		M		
Roof Form		gabled							At he	ALL	WARREN	
Roof Materia	als	metal				Dist.		有意		The same of the sa		
Exterior Wal		wood, asb	estos, metal				2.0					
Foundation		concrete				TALL!			1 8		The same of the same of	
Window Mat		wood					NO FE					
Window Typ		sliding							TO SERVICE OF THE PARTY OF THE			
Accessory F		Yes		No 🔳								
r to coccory t		Numb					200	200				
		1101110	0111							THE REPORT OF THE PARTY		
Condition of	Resource(s)	?				STALL S						
Good 🔳	Fair	П	Poor	П		医 丛里	-		Mary Mary			
Explanation:						第二五十			The state of			
								i de				
				D								
4. NRHP E	ligibility - E	xisting i	Listings,	Distric	its, & Po	otentiai L	districts			3'		40
Is the proper	rty listed in th	ne Natio	nal	Yes		No	~	If ye		Date Listed	:	
Register?								pro	vide:	NRIS #:		-
										INITIO #.		
Contributing	to a	Yes 🗌	No	V	If yes,	Name	e:			NRIS #:		
listed historic					provide	a						
	0.0004.800000.0005166					Date	listed:					
If no lather	-	Vac 🗏	NI=		If a !	. the ==+-	الدالم امائده	iot	V		KI	
If no, is there		Yes 🔳] No	ш		the pote		ict	Ye	es 🔳	No	
potential dis	trict?		-			for the N		_				
B1 11 111				is this re	esource	contributi	ing?		Ye		No	
District Nam									SHPO	AND ADDRESS OF THE PARTY OF THE		
Note: A resc	ource that is	contribut	ting to a l	Vationa	l Registe	er-eligible	district is	con	sidered	eligible for th	ne National	Register



For SHPO Use Only	SHPO Concurre	ence?: Y/N	N	Date:			
Survey Date 3/20/18	Recorde		ri Jimenez		Ager	ncy Report #	
1. Property Type	1						
Building	Structure	0	bject		Land	dscape (non-arc	haeological site)
2. Property Overview	and Location	,					
Street Address	B Street (single family I	home)					
City, Zip	Empire, NV 89405						
County	Washoe						
Assessor's Parcel #	071-120-01	ų.		ion Name			
UTM Location (NAD 83,					North		
USGS Info Township:			ction:		5' Quad &		
Ownership Private			Public-9		Publi	c-Federal	Multiple
Should the property's loc	ation be kept cor	nfidential?	Yes	; <u> </u>		No	~
3. Architectural Infor	mation		(Insert p	rimary pho	otograph b	elow.)	
Construction Date	unknown		-	AV		THE WAY	W/ / WINGE
Architectural Style				A.M.	1	TV.	A FAR
Architectural Type	Minimal Tra	ditional		20	A SALE	N N	V.
Roof Form	gabled						
Roof Materials	metal				-		
Exterior Wall Materials	wood, horizontal						
Foundation Materials	concrete		-	196			
Window Materials	wood			120			
Window Type	1 over 1 double hung						
Accessory Resources?	Yes 🗌	No 🔳					
	Number?:		7				
						NAME OF STREET	
Condition of Resource(s)	?			N. VIAN			The state of the s
Good Fair	Poor			1 may 2		San San San San San San San San San San	
Explanation:			* C				
			The state of the state of	3.3.		Acres 14	
4. NRHP Eligibility - Ex	xisting Listings,	Districts,	& Potential I	Districts			
Is the property listed in th	ne National	Yes	No	V	If yes,	Date Listed	•
Register?	o rational	163 🗀	140	ت ا	provide:		•
riegister:					provide.	NRIS #:	
0 1/1 1/1	v – –			200	(6)	NIDIC "	-
	Yes 🗌 No		es, Nam	e:		NRIS #:	
listed historic district?		pro	ovide: Date	listed:			
				v 1007 (5 title 70)			
If no, is there a	Yes 🔳 No	lf s	o, is the pote	ntial distri	ct \	∕es ■	No 🗌
potential district?	_		gible for the N				_
	If so		rce contribut		1	∕es ■	No 🗆
District Name: Empire Mining		10 1110 10000	aroc continuo	ing:	SHPC		110
Note: A resource that is		National Re	gister-eligible	district is			he National Register



For SHPO Use Only	SHBO	Concurr	onco?	V/N		Date:					
	SITEU			T	Lastona	Date.		Λαοσο	V Poport #		
Survey Date 3/20/18		Record	eu by	Michelle	Larime			Agend	y Report #		
1. Property Type											
Building	Struct	ture 🔲		Object	et 🔲			Lands	cape (non-arc	haeological s	ite)
2. Property Overvie	w and L	ocation									
Street Address	Third Stre	eet (four-plex	es)								
City, Zip	Empire, N	V 89405									
County	Washoe										
Assessor's Parcel #	071-120-	01	1/2		Subdivisi	on Name)ı			
UTM Location (NAD 83	, UTM Zo	ne 11 N	orth)	Easting:				Northi	ng:		
USGS Info Township	:31	Range:	23	Sectio	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership Private [Public-	Local		Public-S	State 🗌		Public	-Federal 🗌	Multip	le 🗌
Should the property's lo	cation be	e kept co	nfidenti	al?	Yes				No	V	
3. Architectural Info	ormation				(Insert p	rimary ph	otog	raph be	low.)		
Construction Date	1955				ZYAZY			21	WU I THURS		ALDER STORY
Architectural Style						N.				7/4	(V)
Architectural Type	Ran	ch/Mu	lti-Ple	ex		A		1			
Roof Form	gabled					7			A SERVICE OF THE SERV		MACH
Roof Materials	metal							-		ALL THE	
Exterior Wall Materials	stucco, fi	perboard, ast	estos								
Foundation Materials	concrete						100	3 4	T THE		
Window Materials	wood										I TOME THE
Window Type	single hu	ng					1		النظ الله ال		
Accessory Resources?	Yes		No 🔳				100				
	Numb	er?:				-		Control of	Con a finding	1000万万	中海 一
		10010000000				A SAN					
Condition of Resource(s)?				2156						The Park Street Street
Good Fair		Poor									Shell of the
Explanation:			nownews				-				
Some new			erial					en its			1942 - Park
damage, sti	ucturally s	ound						resolutions	PERSONAL PROPERTY OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO		CONTRACTOR OF THE PARTY OF THE
4. NRHP Eligibility -	Existing	Listings	, Distri	cts, & P	otential D	istricts					
Is the property listed in	the Natio	nal	Yes		No	V	If y	es.	Date Listed	:	
Register?				_	1.10	ت		vide:			
							ales se	1510 M. E. C.	NRIS #:		
Contributing to a	Yes [] No	V	If yes,	Name	۶.			NRIS #:		9
listed historic district?	165	1 140	ت	provide	0.				INITIO#.		
noted motoric district:				provide	Date	listed:					
₽ \$2500 1900 1 population and 20		1			(1)		erayor f	-		3 2 72,000	
If no, is there a	Yes 🔳] No	Ш		s the pote		ict	Ye	es 🔳	No	
potential district?					e for the N						
***			is this r	esource	contribut	ing?		Υe		No	
District Name: Empire Minir								SHPO			
Note: A resource that is	contribu	ting to a	Nationa	al Regist	er-eligible	district is	con	sidered	eligible for th	ne National	Register



- 011001		01100	_				15.					-
For SHPO U		SHPO	Concurre		T		Date:					
Survey Date	3/20/18		Record	ed By	Michelle L	arime			Agend	y Report #		
1. Proper	rty Type											
Building		Struct	ure 🗌		Objec	t \square			Lands	cape (non-arc	haeological s	ite)
100 1	rty Overviev	15.5.73.51	77.77		,							
Street Addre	ess	Third Stre	et (duplexes) "								
City, Zip		Empire, N	IV 89405									
County		Washoe										
Assessor's F	Parcel #	071-120-0)1			Subdivision	on Name					
UTM Location		UTM Zo	ne 11 No	orth) I	Easting:				Northi	na:		
USGS Info			Range:		Section	n:	USGS 7.	5' Q				
Ownership	Private		Public-I			Public-S				-Federal	Multip	le П
Should the p		-			al?	Yes				No		
7.			7.1-	moonin	41.					,		-
	ectural Info	rmation				(Insert pi	rimary ph	otog	raph be	low.)		
Construction		1955				HART	NICK	V	XX			
Architectural	l Style					The second		X	K			
Architectura	Туре	Ran	ch/Du	plex					1	Security	Marin.	W.
Roof Form		gabled				White the	Mas	1	27/20		A CONTRACT OF STREET	
Roof Materia	als	metal						1			HALL S	
Exterior Wal		wood, hor	izontal						ALC: NO.	SIVING STATE		
Foundation I		concrete						_	10		-	
Window Mat		wood, me	tal			4					110	THE LAND
Window Typ	A STATE OF THE PARTY OF THE PAR	single hur			\neg							0 25
Accessory R		Yes		No 🔳		- Maria			No. of Lot	The state of the s	THE RESERVE	ALL THE RESERVE
, toobbook j		Numb	er?	.,,	<u>'</u>	Statement of						THE WORLD
		Trainio	01			4 7 7 7 7 7						
Condition of	Resource(s)?				Side at			Property of			
Good 🔳	Fair	<u> </u>	Poor	П	_							100
Explanation:			1 00.		_	THE REAL PROPERTY.						
Explanation.	Some new w	indows, s	ome mate	rial			""	and a			1	
	damage, stru	cturally so	ound			150		2000年	RE STATE			
4. NRHP E	ligibility - F	vietina	l ietinae	Dietri	 -te & Dr	ntential D	lietricte					
L	ngionity - L	Aloung I	Listings	, Distric	J.5, G 1-C	J.C.I.LIGI D						
Is the proper	rty listed in th	ne Natio	nal	Yes		No	V	If y	es,	Date Listed	:	1
Register?	5				18 18				vide:			
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0										NRIS #:		
Contributing	to a	Yes	No	V	If yes,	Name				NRIS #:		
listed historic		165	1 140		provide					INDIO #.		
iisteu Historio	o district!				provide	Date	listed:					
											Shell - 122	
If no, is there		Yes 🔳] No			the pote		ict	Ye	es 🔳	No	
potential dist	trict?		5		eligible	for the N	RHP?		1			
			If so,	is this r	esource	contributi	ng?		Ye		No	
District Nam	e: Empire Mining	Company To	own Site						SHPO	#:		
Note: A reso	ource that is	contribu	ting to a	Nationa	l Registe	er-eligible	district is	con	sidered	eligible for th	ne National	Register

Individually Eligible Properties





For SHPO Use Only	SHPO Concurrence?: Y/N	Date:	
Survey Date 3/21/18	Recorded By Miche	elle Larime	Agency Report #
1. Property Type			
Building	Structure Ob	ject 🔲	Landscape (non-archaeological site)
2. Property Overview	and Location		
Street Address	260 W Sunset		
City, Zip	Gerlach, NV 89412		
County	Washoe		
Assessor's Parcel #	071-272-09	Subdivision Name	
UTM Location (NAD 83,			Northing:
USGS Info Township:3		tion: USGS 7.5' Qua	d & Date:
Ownership Private	Public-Local	Public-State F	Public-Federal Multiple
Should the property's loc	ation be kept confidential?	Yes	No 🔽
3. Architectural Infor	mation	(Insert primary photogra	ph below.)
Construction Date	1921		STATES AND AN AND AND AND AND AND AND AND AND
Architectural Style			
Architectural Type	Gabled front		
Roof Form	gabled		
Roof Materials	metal		
Exterior Wall Materials	concrete		
Foundation Materials	concrete		The state of the s
Window Materials	wood		
Window Type	single hung, 9-light	SANT TE N BOOK SILL)	The state of the s
Accessory Resources?	Yes ■ No □		
,	Number?: 1 (RR tie bldg w/concrete)		
Condition of Resource(s)	?		
Good Fair	Poor		
Explanation:			
Additions, pos	ssibly historic. Formed		
concrete. Pote	entially individually eligible.		
4. NRHP Eligibility - Ex	xisting Listings, Districts, &	Potential Districts	
Is the property listed in th	ne National Yes	No 🗸 If yes	
Register?	64 10	provid	
			INNIS #.
	Yes 🗌 No 🔽 If ye		NRIS #:
listed historic district?	prov	vide: Date listed:	
If no, is there a	Yes No V If so	o, is the potential district	Yes No No
potential district?		ible for the NRHP?	Yes No
potential district?			V
District No.	If so, is this resour		Yes No No
District Name:	contributing to a National Page		HPO #: dered eliaible for the National Register



For SHPO Use Only	SHPO Concurre		/ N		Date:			- NO.		
Survey Date 3.21.18	Record	ed By	Michelle Lari	me			Ageno	y Report #		
1. Property Type										
Building	Structure		Object				Lands	cape (non-arc	haeological si	te)
2. Property Overview	and Location									
Street Address	300 Main Street									
City, Zip	Gerlach, NV 89412									
County	Washoe County									
Assessor's Parcel #	071-284-01			ıbdivisi	on Name					
UTM Location (NAD 83,			asting:				Northi			
USGS Info Township:3			Section:		USGS 7.	.5' Qı				
Ownership Private	Public-L			ublic-S			Public	-Federal 🗌	Multipl	e 📙
Should the property's loc	ation be kept cor	nfidential'	?	Yes				No	· •	
3. Architectural Infor	mation		(1)	nsert pr	rimary ph	otogr	aph be	low.)		
Construction Date	likely pre-1900									
Architectural Style	Folk Victor	rian								
Architectural Type										
Roof Form	Gable				A		ST. 000			
Roof Materials	Asphalt composition ro	of			- Linear	446	N/N/		-	-
Exterior Wall Materials	Asphalt shingles		- 3							THE PARTY OF
Foundation Materials	wood		100	4						
Window Materials	Wood			ATT			1			The state of the s
Window Type	various - single hung				- Andrews	Li	Caller Hills			
Accessory Resources?	Yes 🔳	No 🗌	100			DEC.				
*	Number?:3 wood	d outbuildings		W. J. W. W.			- P			
			197			D# 3			MANAGER STATE	
Condition of Resource(s)			100	STATE OF THE PARTY					110022	THE PERSON NAMED IN
Good Fair	Poor	V	120				Carting T.			-
Explanation:							100 E		145 miles	
	ture and roof appea				And the State of t					19.4
lalling - 1 USSII	bie individual desig	nation	12	The second second	ROOM PRODUCED	100	2 No SAMPLE TO S			
4. NRHP Eligibility - Ex	kisting Listings,	District	s, & Pote	ential D	istricts					
Is the property listed in th	ne National	Yes [No	V	If ye	es,	Date Listed	l:	
Register?			- 10				vide:			
								NRIS #:		
Contributing to a	Yes 🔲 No	V	If yes,	Name				NRIS #:		
listed historic district?	.55		provide:							
notod motorio diotriot.		1.9	provide.	Date I	listed:					
P to the last and		Total In	racostor record				0.00			
	Yes 🗌 No				ntial distr	ict	Ye	es 📙	No	
potential district?			eligible fo							
20.00.000	If so,	is this res	source co	ntributi	ng?	\rightarrow	Ye		No	
District Name:		**************************************	- Legiste - Ciliadi Dece			_	SHPO	No. of Contract of		
Note: A resource that is of	contributing to a	National	Heaister-	eligible	district is	s cons	sidered	eligible for ti	ne National	Heaister



- 011501		01100					1 -					
For SHPO U		SHPO	Concurre		T		Date:				T:	
Survey Date	3/21/18		Recorde	ed By	Michelle La	arime			Agenc	y Report #		
1. Proper	rty Type											
Building <a> 		Struct	ure 🗌		Object				Lands	cape (non-arc	haeological s	ite)
	rty Overviev	and Lo	ocation		•				-			
Street Addre	ess	305 Dogw	ood									4
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-284-0	8	V2		Subdivision	on Name)ı			
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	asting:				Northi	ng:		
USGS Info	Township:	32	Range:	23	Section	:	USGS 7.	5' Qı	uad & D	ate:		
Ownership	Private		Public-L	ocal		Public-S	State		Public	-Federal	Multip	le 🗌
Should the p	roperty's loc	ation be	kept cor	fidentia	ıl?	Yes				No	V	
7.	ectural Info		7.1-		70	(Insert pr	rimary ph	otog	raph be	low.)	35,000	: i
Construction	Date	1920				RINA A		- N-	A. WALL	NE KENEVERSON	W.A.	
Architectura						YA				KV.		**
Architectura	Туре	Gab	le fron	t		V		A	1-9	10	T.	
Roof Form		gabled				N. A.		多次	to W	WHEN THE REAL PROPERTY OF THE PERTY OF THE P	Ber.	7/3
Roof Materia	als	metal				M)					1	
Exterior Wal	l Materials	asbestos				AND STATE	V	1/40			3	
Foundation I	Materials	wood					-	-				
Window Mat	erials	wood							6			医器型 处
Window Typ	е	single hun	ng			to the same of		-				THE STATE OF THE S
Accessory F		Yes		No 🗌				1				SALVA COLOR
		Numb	er?:1961 D	etroiter trai	ler	NAME OF TAXABLE	-	二個		2	oci-	
	100								-			
Condition of	Resource(s)	?					-					
Good 🔳	Fair		Poor				1000					
Explanation:		*************					r den					
	Accessory tra			nificant.	8		不	e de la companya del companya de la companya del companya de la co	See Bar	A Library		
	May be indivi	dually eliq	gibie.			THE REAL PROPERTY.		TOWNE TO	SA SECULIA	MANUFACTURE NAME OF THE PARTY O	aushustus	
4. NRHP E	ligibility - E	xisting l	Listings,	Distric	ts, & Po	tential D	istricts					
Is the proper	rty listed in th	ne Natio	nal	Yes	П	No	V	If y	es.	Date Listed	l:	
	Register?											
								μ		NRIS #:		
Contributing	to a	Yes	No	V	If you	Name				NRIS #:		-
listed historic		ies _	I INO	ا ك	If yes, provide					א פוחויו #.		
iisteu Historio	o district?				provide	Date I	listed:					
											*	
If no, is there		Yes 🗌	No	~			ntial distri	ict	Υe	es 🗌	No	
potential dis	trict?	31 33		1	eligible	for the N	RHP?			53-33		20-22
			If so,	is this re	esource o	contributi	ng?		Ye	es 🗌	No	
District Nam	District Name: SHPO #:											
	ote: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register											

Union Pacific Railroad Homes





For SHPO Use Only	SHPO	Concurr	anco?·	V / N		Date:					
	For SHPO Use Only SHPO Concurrence?: Y / N Date: Survey Date 3/21/18 Recorded By Michelle Larime Agency Report #										
- 10 (2)45		necord	eu by	iviichelle	Larime		- 5	Agend	y neport#		
1. Property Type											
Building	Struct	ure 🔲		Objec	ct 🔲			Lands	cape (non-arc	chaeological site)	
2. Property Overview	and Lo	ocation									
Street Address	540 Main	Street (on ho	ouse 330 El	Tren)							
City, Zip	Gerlach, f	NV 89412									
County	Washoe										
Assessor's Parcel #	071-150-0		100		Subdivision	on Name		li .			
UTM Location (NAD 83,	UTM Zo	ne 11 N	orth) I	Easting:				Northi			
USGS Info Township:3	2	Range:	23	Sectio	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership Private		Public-	Local		Public-S	State 🗌		Public	-Federal 🗌	Multiple	
Should the property's loc	ation be	kept co	nfidentia	al?	Yes				No	· ·	
3. Architectural Infor	mation				(Insert pr	rimary ph	otog	raph be	low.)		
Construction Date	unknown				11/1/2	_	_				
Architectural Style					A					No other	
Architectural Type	minir	nal tra	dition	al	1	de				31/10	1
Roof Form	gabled					1			W. W.	AND WEST	77
Roof Materials	asphalt					9		-	TA ALL		1
Exterior Wall Materials	asbestos								1		e N
Foundation Materials	unknown					The same	-		77	N.	
Window Materials	wood				1	distance in the last	Service .				1/4
Window Type	single hur	ng				No.					1
Accessory Resources?	Yes		No [The state of the s		ALCOHOLD STATE		The state of the s	
	Numb	er?:1			9/2 · ·					PRIN	
								1		2	-
Condition of Resource(s)	?			_							Market .
Good Fair	\sqcup	Poor		_							
Explanation:											
						100			ALC: NO	**************************************	
4. NRHP Eligibility - Ex	cistina l	Listinas	. Distri	cts. & P	otential D	istricts					
Paris As Policia Parishara Historia Communication and Communication (Proceedings of the Communication Communicatio											- 12
	s the property listed in the National Yes No If yes, Date Listed:										
Register?							pro	vide:	NRIS #:		
									TVI IIO #.		9
Contributing to a	Yes	No	V	If yes,	Name):			NRIS #:		
listed historic district?				provide	٥٠				- San Carlotte San		
				1.000000000000000000000000000000000000	Date I	isted:					
If no in there a	Voc E	No	V	If co. !	s the poter	ntial distri	iot	V-	· -	No 🗆	
If no, is there a potential district?	Yes _	No			s the poter e for the N		iCt	Ye	ъ <u>П</u>	No 🗆	
potential district:		1/	!- 41-!-				-			N	-
District Nove :		II SO,	is this r	esource	contributi	rig ?	\rightarrow	Ye		No 🗌	
District Name:		tina to -	Mati	J De elet	ov olielet-	diatriat !-		SHPO		ha National Da	nints:
Note: A resource that is o	contribu	ung to a	rvationa	u regist	er-eligible	district is	con	siaerea	eligible for ti	ne ivational Re	uister



		= =>				and the second		2000		
For SHPO Use Only	SHPO		rence?:	Y/N		Date	:			
Survey Date 3/21/18		Recor	ded By	Michelle Lari	me	310		Agenc	y Report #	
1. Property Type										
Building 🔳	Struct	ure []	Object				Lands	cape (non-arc	haeological site)
2. Property Overview	and Lo	ocation								
Street Address	540 Main	Street								
City, Zip	Gerlach, N	VV 89412								
County	Washoe									
Assessor's Parcel #	071-150-0				ıbdivisi	on Name	9		1866 TOPO:	
UTM Location (NAD 83, U				Easting:		11000 7		Northi	ng:	
USGS Info Township:3	2	Range		Section:		USGS 7	.5 QL			M. Wala
Ownership Private	ation be	Public			Public-S	The state of the s	J	Public	-Federal 🔲	Multiple
Should the property's loc	ation be	кергс	onnaentia	11!	Yes				No	V
3. Architectural Infor	mation			(1	nsert p	rimary pl	hotogi	raph bei	low.)	
Construction Date	unknown									
Architectural Style										
Architectural Type	minir	nal tr	adition	al				ok		
Roof Form	gabled						1	331/	1	
Roof Materials	asphalt					- 4				
Exterior Wall Materials	asbestos			7						777
Foundation Materials	unknown				1		0			
Window Materials	wood					THE PERSON NAMED IN				
Window Type	single hun	ig								
Accessory Resources?	Yes		No 🗌	97	Mary .			A		
	Numb	er?:1		_ [
Condition of Resource(s)	?									
Good Fair	П	Pod	r 🗆			* ST S - ST			R. Carly Lo	
Explanation:			III - 1 1 - 1							
4. NRHP Eligibility - Ex	cisting I	Listing	s, Distric	cts, & Pote	ential D	istricts				
Popular As Golden Ettersories Here is the State of Contract the			Yes				If ye	20	Date Listed	. 1
Is the property listed in the Register?	e ivalio	ıdı	res		No	~		es, vide:	63	•
riegister:							pio	vide.	NRIS #:	
	Yes	No	V	If yes,	Name	e:			NRIS #:	
listed historic district?				provide:	Date	listed:				
If we let hour -	Vac	NI-	1.21			المالم المالم	wi a t			No 🗆
If no, is there a potential district?	Yes _	No	~	If so, is the			rict	Ye	s 🔟 📗	No 🗆
potential district?		16	1-4-1-				_	V		N- 🗆
District Name:		IT SO	, is this r	esource co	ntribut	ing?	-	SHPO		No 🗆
District Name:	4 . //	tina ta c	Mations	I Pogistor	oligible	diatriat	ic con			ne National Register

Properties with No Current Recommendation





For SHPO Use	Only	SHPO	Concu	rrence?:	Y/N		Date:				
Survey Date	3/21/18		Reco	rded By	Michelle Lari	me	7.00	j	Agenc	y Report #	
1. Property	Туре										
Building ■		Struct	ure [Object				Lands	cape (non-arc	haeological site)
2. Property	Overview	and Lo	cation	1							
Street Address		250 W Su	nset								
City, Zip		Gerlach, N	V 89412								
County		Washoe					11000				
Assessor's Par		071-271-0			- Indiana and a second a second and a second a second and	ıbdivisi	on Name		202000000000	900 5000	
UTM Location					Easting:				Northi	ng:	
	ownship:3	2	Rang		Section:		USGS 7	.5' Qı			
	rivate 🔳			-Local		Public-S			Public	-Federal \square	Multiple
Should the proj	perty's loc	ation be	kept c	onfidentia	al?	Yes				No	<u>~</u>
3. Architect	ural Infor	mation			(II	nsert pi	rimary ph	notogi	raph bei	low.)	
Construction D	ate	1940				-1.0				Ur. 1971	8
Architectural St	tyle						V			(X/)	
Architectural Ty	ype	Minin	nal T	radition	al	4					
Roof Form		hipped				1 3	XII.	-	Man	4	
Roof Materials		asphalt			N.	1/3				AV	
Exterior Wall M	laterials	stucco			2	X	Van La	1000		10 10	
Foundation Ma	terials	concrete			60	3) 25					
Window Materi	als	vinyl									
Window Type		sliding			180	WIT N		411			
Accessory Res	ources?	Yes		No 🔳		4	1				
		Numb	er?:trail	ers on site							
Condition of Re	nouroo(a)	2						W.		7.00	
Good	Fair	·	Po	or \square	-						W.
Explanation:	I all		1 0	JI							
fro	nt porch en	closed, n	ewer lik	ely smalle	r 📗						
rep	olacement v	vindows		Si .				200			
4. NRHP Elig	ibility - E	cisting l	Listing	s, Distric	cts, & Pote	ential D	istricts				
Is the property	listed in th	e Natio	nal	Yes		No	V	If ye	20	Date Listed	
Register?	iisteu iii ti	ie ivalioi	iai	163		INO			vide:	63	
rtegister:								pio	vide.	NRIS #:	
Contributing to		Yes 🗌	No	V	If you	Name		L		NRIS #:	
listed historic d		res 🗀	INO		If yes, provide:	ivairie	t			INDIO #.	
listed filstofic d	istrict:				provide.	Date	listed:				
If no, is there a		Yes 🗌	No	~	If so, is th			rict	Ye	s 📙	No 🗌
potential distric	t?				eligible fo						
			If so	o, is this r	esource co	ntributi	ng?		Ye		No 🗆
District Name:									SHPO		
Note: A resource	ce that is	contribut	ing to	a Nationa	l Register-	eligible	district is	s con	sidered	eligible for th	ne National Register



For SHPO U	Jse Only	SHPO	Concurre	nce?:	Y/N		Date:			19.7	
Survey Date	3/20/18		Recorde	d By	Corri Jime	enez	Min		Agend	y Report #	
1. Prope	rty Type										
Building E		Struct	ure 🗌		Object	et 🔲			Lands	scape (non-arc	chaeological site)
	rty Overviev	v and Lo	ocation								
Street Addre	ess	270 W. St	unset Street								
City, Zip		Gerlach, f	NV 89412								
County		Washoe									
Assessor's		071-272-	-	92		Subdivisi	on Name		N.		
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth)	Easting:				Northi		
USGS Info	Township:	32	Range:	23	Section	n:	USGS 7.	5' Q	uad & D	ate:	
Ownership	Private		Public-L	ocal		Public-S	State 🗌		Public	-Federal	Multiple
Should the	property's loc	ation be	kept cor	fidentia	al?	Yes				No	· •
3. Archit	ectural Info	mation			100	(Insert p	rimary ph	otog	raph be	low.)	Will the second
Construction	n Date	1930				DHIDSON	NINK AND	CS.			1
Architectura								K	at the same of the		
Architectura	І Туре	Minir	nal Tra	dition	nal						
Roof Form		cross gab	led roof					3.6			A THE STATE
Roof Materia	als	asphalt				- 0 100	小 等				THE PROPERTY OF THE PARTY OF TH
Exterior Wa		concrete l	block			4				1000	AX
Foundation		concrete								170	MAL
Window Ma		aluminum	Ŕ				1945				
Window Typ	Contract Con	slider						detail.		1000	
Accessory F		Yes		No 🔳	1					-	NAME OF A
/tooossory t	100001000.	Numb		10	-			0.5			
		IVUITE				4		and the	美国	Maria Maria	
Condition of	Resource(s	2				" "	400年。	2 00	TOTAL S	E SANTE LOS OF	
Good 🔳	Fair		Poor	П	-						
Explanation			1 001		\dashv	NAME OF TAXABLE PARTY.			Divini Andrews		
Explanation	Front por	h encl	hazn								一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个一个
	1 Tont por	or Crioi	osca			Barren					
4. NRHP E	ligibility - E	xisting	Listings,	Distri	cts, & Po	otential [Districts				
1. 11.		- NI		1.		I NI		10		D-1-11	6
	Is the property listed in the National Yes No If yes, Date Listed:										
Register?								pro	vide:	NRIS #:	·
Contributing	to a	Yes 🗌] No	V	If yes,	Name	e:		ľ	NRIS #:	· ·
listed histori	c district?				provide	e: Data	linta di				
on various respectives Media						Date	listed:				
If no !- 11	i	V) NI-	1.7	14 !		المالم المالم	int	V		No 🗆
If no, is ther		Yes _] No	~			ntial distr	ict	Ye	es 🗌	No 🗆
potential dis	trict?		1			for the N					
			If so, i	s this r	esource	contribut	ing?		Ye		No 🗆
District Nam						50 Don 100 00 4 TV 10 4 TV			SHPO		
Note: A reso	ource that is	contribu	ting to a l	Vationa	al Registe	er-eligible	district is	con	sidered	eligible for ti	he National Register



For SHPO Use Only	SHPO	Concurr	ence?	V / NI		Date:					
Survey Date 3/21/18	Record		Date.		Δαορο	y Report #					
19 3741 97 75 35		necord	eu by	Corri Jime	51162		-	Ageno	y neport#		
1. Property Type											
Building	Struct	ure 🗌		Objec	t 🔲			Lands	cape (non-arc	haeological site)	
2. Property Overview	and Lo	ocation									
Street Address	270 W. St	unset									
City, Zip	Gerlach, f	NV 89412									
County	Washoe										
Assessor's Parcel #	071-272-1	0	02		Subdivision	on Name		N.			
UTM Location (NAD 83,	UTM Zo	ne 11 N	orth) I	Easting:				Northi			
USGS Info Township:3	2	Range	23	Section	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership Private		Public-	Local		Public-S	State 🗌		Public	-Federal 🗌	Multiple	
Should the property's loc	ation be	kept co	nfidentia	al?	Yes				No	V	
3. Architectural Infor	mation				(Insert pi	rimary ph	otog	raph be	low.)		
Construction Date	1930				PHANTS	DESCRIPTION	88				1833
Architectural Style					橡			of an			
Architectural Type	Minir	nal Tra	adition	ıal						N. Autor	
Roof Form	hip-on-gal	ble					100				
Roof Materials	asphalt					A SERVICE				THE WAY	M
Exterior Wall Materials	stucco; we	ood, horizon	tal		4				TOTAL STREET	MANAGER	POZ
Foundation Materials	concrete								270		=
Window Materials	aluminum	Ř				NAME.	A.E.				
Window Type	sliding						Chies				
Accessory Resources?	Yes		No 🔳		M. Essay						
•	Numb	er?:						Alle de		₩	
		inio antio in			41.5				Hard.		
Condition of Resource(s)	?				2000	Selection Committee		在 2012 2012	THE RESERVE	7 10000	
Good Fair		Poor			1000		-				
Explanation:		1000									1
front porch	n enclo	sed							14.04.04		10.00
4. NRHP Eligibility - Ex	cisting	Listings	, Distri	cts, & Po	otential D	istricts					
Is the property listed in th	s the property listed in the National Yes 🗌 No 🔽 If yes, Date Listed:										
Register?			1.03		1.40	ت	pro	vide:		•	
Section 5 Residence							p. 0		NRIS #:		
Contributing to a	Yes 🗆	No		If yes,	Name	٠.			NRIS #:		
listed historic district?	169	1110	ш	provide					INITIO#.		
noted motoric district!				provide	Date	listed:					
The section of the se		—	Logi	.	101 0.14		eres e				_
	Yes	No	~		the pote		ict	Ye	es 📙 📗	No 🗆	
potential district?					for the N						
		If so,	is this r	esource	contributi	ng?		Ye		No 🗌	_
District Name:								SHPO			
Note: A resource that is o	contribu	ting to a	Nationa	al Registe	er-eligible	district is	con	sidered	eligible for the	ne National Registe	r



				UMATE CONTRACTOR								
For SHPO U		SHPO	Concurre		T		Date:					
Survey Date	3/21/18		Record	ed By	Corri Jim	enez			Agend	y Report #		
1. Proper	rty Type											
Building		Struct	ure 🗌		Object	et 🗆			Lands	cape (non-ar	chaeological si	te)
100 1	rty Overviev	10.000.000										
Street Addre	ess	315 Main	Street									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-281-0)4			Subdivisi	on Name					
UTM Location		UTM Zo	ne 11 No	orth) [Easting:				Northi	na:		
	Township:		Range:		Sectio	n:	USGS 7.	5' Q				
Ownership	Private		Public-L			Public-S				-Federal	Multip	le П
Should the p				-	12	Yes				No.		
7.			7.52	maoriti			23 24	-				-
	ectural Info	mation			_	(Insert p	rimary ph	otog	raph be	low.)		
Construction		unknown										1
Architectural	Style											
Architectura	Туре	Othe	er				B		4		1	11
Roof Form		stud roof										MAN N
Roof Materia	als	standing s	seam, metal					17/				The property
Exterior Wal	l Materials	T1-11							, softe			111 人工商
Foundation I	Materials	not visible	í						THE WALL STATE			7/1
Window Mat		wood					-	0	-	The Table	A 1975 V A	1
Window Typ		2 6-lights or	n edge, metal o	asement 3-I	ghts	THE PERSON NAMED IN						
Accessory R		Yes		No [10.5	4		THE PARTY	
, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Numb				STORY OF THE STORY				a total and		
		1101110	01111						100		arter age	
Condition of	Resource(s)	?										
Good	Fair	 	Poor	П					200	1113 46	1	
Explanation:			1.00.		-1		-	160				
Explanation.	mix of ext	erior m	aterials								MAN AND STREET	
	mix or oxe	01101 111	atoriale					260	and an article			CONTRACTOR
4. NRHP E	ligibility - E	xisting l	Listings,	Distric	ts, & P	otential D	Districts					
Parts AtPointAffilian IIII									We do	-		
Is the proper	rty listed in th	ne Natio	nal	Yes		No	~	If y		Date Listed	d:	
Register?								pro	vide:	NRIS #:		
										Turno #.		9
Contributing	to a	Yes	No	V	If yes,	Name	e:			NRIS #:		
listed historic					provid	٥٠ ــــــــــــــــــــــــــــــــــــ						
ecterology-bill-ded Kedi						Date	listed:					
If no !- 11		V	NI-	1.21	14 '	- +l t -	المالم المالم	int	V		KI-	
If no, is there		Yes	No	~		s the pote		ict	Ye	#S 📙	No	
potential dist	trict?					for the N		_				
			If so,	is this r	esource	contribut	ing?		Ye		No	
District Nam									SHPO	and the same of th		
Note: A reso	ource that is	contribut	ting to a	Nationa	l Regist	er-eligible	district is	con	sidered	eligible for t	he National	Register



For SHPO Use Only	SHPO		rence?:	Y/N		Date:			- W.	,	
Survey Date 3/21/18		Record	ded By	Corri Jimene	z		J	Ageno	y Report #		
1. Property Type											
Building	Struct	ure [Object				Lands	cape (non-arc	chaeological site)	
2. Property Overview	v and L	ocation									
Street Address	325 Main										
City, Zip	1	NV 89412									
County	Washoe			10	to all all all	NI					
Assessor's Parcel #	071-281-0		louth)		ibaivis	ion Name	,	Northi			
UTM Location (NAD 83,				Easting:		USGS 7	F' O	Northi			
USGS Info Township: Ownership Private	•	Range Public		Section:	Public-S		.5 QL		-Federal	Multiple	
Should the property's loc					Yes			Public	-rederal _ No		
101 - 151 -		7.5	Jillideilli	ai:	168	<u>, </u>			INC	, 🖭	
3. Architectural Info	rmation			(/	nsert p	rimary ph	notogr	aph be	low.)		
Construction Date	1920								-5420		
Architectural Style						4					
Architectural Type	Hall	and I	Parlor			Markey	Á	6			MA
Roof Form	gable with	n side additi	on		T Page			13		A	
Roof Materials	asphalt sl	neeting								11	
Exterior Wall Materials	wood fran	ne, stucco				10000					
Foundation Materials	not visible	9					111		Mary Control of the C	initial constitution	Home over
Window Materials	wood				The same of				L. antion		
Window Type	fixed pictu	ure									Him All
Accessory Resources?	Yes		No [
	Numb	er?:1 (se	e additional f	orm)							-
Condition of Resource(s	12					SALES DE LA CONTRACTION DEL CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CONTRACTION DE LA CO	STEELS				
Good Fair		Poo	r \square			-	-				
Explanation:									down the same	The state of	
mix of ext	erior m	aterial	S							-	100
2752.204.037.4027.4027.404.404											Anniell de Person
4. NRHP Eligibility - E	xisting	Listings	s, Distri	cts, & Pote	ential [Districts					
Is the property listed in the	ne Natio	nal	Yes		No	V	If ye		Date Listed	l:	
Register?						55-15 57	prov	vide:	NRIS #:		- i
							11		INITIO #.		G
Contributing to a	Yes 🔳] No		If yes,	Name	e:			NRIS #:		
listed historic district?				provide:		listed:		-			
Control of the Contro					Date	แอเซน.					
If no, is there a	Yes [] No	V	If so is the	ne note	ential distr	rict	Υe	es \square	No [
potential district?	.00 _	, .	لت	eligible fo					~	140	-
F		If so	is this r	esource co				Υe	as \square	No [1
District Name:		11 30	, 15 (1115 1	CSOUTCE CC	, iti ibul	ing:	\rightarrow	SHPO		140 [_
Note: A resource that is	contribu	tina to a	Nationa	al Register-	eliaible	e district is			Notice in the latest and the latest	he National R	eaister



,		110-000 # 000-200		50-10 mm mm.dx0A7		
For SHPO Use Only	SHPO Concurrence?: Y	//N	Date		Mary Mary	,
Survey Date 3.21.18	Recorded By	Michelle Larir	ne	Agen	cy Report #	
1. Property Type						
Building	Structure	Object		Land	scape (non-arc	chaeological site)
2. Property Overview	and Location	-		-		
Street Address	330 W Sunset Blvd (parcel has mu	ltiple buildings	with different addresse	es on assessor; pr	operty is only visible	from El Tren Street)
City, Zip	Gerlach, NV 89412					
County	Washoe County					
Assessor's Parcel #	071-272-02		bdivision Name			
UTM Location (NAD 83,		asting:		North		
USGS Info Township:3		Section:		'.5' Quad & I		
Ownership Private _	Public-Local		ublic-State] Public	c-Federal	Multiple
Should the property's loc	ation be kept confidential	l?	Yes		No	· ·
3. Architectural Infor	mation	(II	nsert primary pi	hotograph be	elow.)	
Construction Date						
Architectural Style	Contemporary					
Architectural Type	Ranch					
Roof Form	Shed roof					
Roof Materials	Asphalt composition roof					
Exterior Wall Materials	asbestos siding				348	
Foundation Materials	Concrete pier				到沙漠	
Window Materials	Vinyl		14.	M	Z WY	
Window Type	Sliders			-	THE PARTY OF THE P	A FUNDAM
Accessory Resources?	Yes No		Charles I II			
see separate ARA form	Number?:3					
Condition of Resource(s))?		10 11 11 11 11 11 11 11 11 11 11 11 11 1	Total Control	naman marketikili	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Good 🔳 Fair	☐ Poor ☐			V R	UUUUUUU	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Explanation:				4//	4411.CHHHHH	AAAXSBSAAASSAAASSAAASSAAA
	ctures include 1 contemporary nset Hut, and 1 double-wide traile	er 📝		XXX	MUNUM	44447944997777777777777
		-	ar susannan mananan	(/) /	лииплиипл	MAUNYATUNAKANAKUNYANAKA
4. NRHP Eligibility - Ex	xisting Listings, District	ts, & Pote	ential Districts			
Is the property listed in the Register?	ne National Yes		No 🔽	If yes, provide:	Date Listed	l:
riegister:				provide.	NRIS #:	
	V-DIN B	17	N	II.	NIDIO #	
		If yes,	Name:		NRIS #:	
listed historic district?		provide:	Date listed:			
If no, is there a	Yes 🗌 No 🗸	If so, is th	e potential dist	rict Y	es 🗌	No 🗆
potential district?			r the NRHP?			
F-3301001	If so, is this re				es 🗌	No 🗆
District Name:	11 50, 15 11115 16	Source CO	maiounig:	SHPC		110
	contributing to a National	Register-	eliaible district		T-AND SHOP SHOW	he National Register



For SHPO Use Only	SHPO Concurrence?:	Y/N	Date			
Survey Date 3.21.18	Recorded By	Michelle Lari	me	Ager	cy Report #	
1. Property Type						
Building	Structure	Object		Lanc	dscape (non-arch	naeological site)
2. Property Overview	v and Location			711111111111111111111111111111111111111		
Street Address	355 Main Street (Parcel has multi	iple buildings wit	h different addresses li	sted on assessor)		1
City, Zip	Gerlach, NV 89412					
County	Washoe County					
Assessor's Parcel #	071-272-02		bdivision Name			
UTM Location (NAD 83,		Easting:	400000000000000000000000000000000000000	North		
USGS Info Township:3		Section:		'.5' Quad &		
Ownership Private			Public-State] Publi	c-Federal	Multiple
Should the property's loc	ation be kept confidenti	al?	Yes		No	V
3. Architectural Infor	rmation	(II	nsert primary p	hotograph b	elow.)	
Construction Date						
Architectural Style	Contemporary					b
Architectural Type	One-part commercial blo	ock	k. l.			No.
Roof Form	Side gabled roof		1		/si	Y WY
Roof Materials	Asphalt shingle	1			. / 4	VY WARRING
Exterior Wall Materials	Concrete Block	2		TO THE		THE STATE OF THE S
Foundation Materials	Concrete Slab	180			THE RESERVE TO SERVE THE PARTY OF THE PARTY	THE RESERVE TO SERVE
Window Materials	Metal	- F				
Window Type	8-light casement	S		3.	3	
Accessory Resources?	Yes No					LEU SAIDE
see separate ARA form	Number?:3		-		- A	
	5000	_				
Condition of Resource(s)						3
Good Fair	☐ Poor ☐					
Explanation:	ctures include 1 contemporary					
	nset Hut, and 1 double-wide tra					
4. NRHP Eligibility - Ex	xisting Listings, Distric	cts, & Pote	ential Districts		250	
Is the property listed in the	ne National Yes		No 🗸	If yes, provide:	Date Listed:	
Register?				provide.	NRIS #:	
Contributing to a	Yes No 🔽	If yes,	Name:		NRIS #:	
listed historic district?		provide:	Date listed:			
			Date noted.			
	Yes 🗌 No 🔽		ne potential dist	rict Y	es 🗌	No 🗌
potential district?	2000	eligible fo	r the NRHP?		59-731	58-53
	If so, is this r	resource co	ntributing?)	′es 🗌	No 🗌
District Name:			-	SHPC) #:	
Note: A resource that is o	contributing to a Nationa	al Register-	eligible district	is considere	d eliaible for th	e National Register



For SHPO Use Only	SHPO	Concurre	nce?	V/N		Date:					
Survey Date 3/21/18	SHIFU	Record		Heidi Swa	ank	Date.		Δαορο	y Report #		
50 USA 50 00 00	- 1	necord	ей Бу	neidi SWa	alik.		-	Ageno	y neport#		
1. Property Type											
Building	Structi	ure 🔲		Objec	t 🔲			Lands	cape (non-arc	haeological si	te)
2. Property Overview	and Lo	cation									
Street Address	495 Main \$	Street									-
City, Zip	Gerlach, N	IV 89412									
County	Washoe										
Assessor's Parcel #	071-261-0		- 10		Subdivisi	on Name					
UTM Location (NAD 83,	UTM Zo	ne 11 No	orth) E	Easting:				Northi			
USGS Info Township:3	2	Range:		Section		USGS 7.	5' Qı				
Ownership Private		Public-L			Public-S	State 🗌		Public	-Federal 🗌	Multip	le 🗌
Should the property's loc	ation be	kept cor	nfidentia	al?	Yes				No	V	
3. Architectural Infor	mation				(Insert p	rimary ph	otog	raph be	low.)		
Construction Date	1950				BISSIEN A	MI I	ICA		To July	WALL .	
Architectural Style						ALL.		N/A			
Architectural Type	Minin	nal Tra	dition	al	D					Ž	
Roof Form	side gable	d						- COLLAR		K -	
Roof Materials	asphalt	asphalt									
Exterior Wall Materials	stucco								i	*	4 /
Foundation Materials	concrete				1	4	M				4/
Window Materials	vinyl, wood	d			41	1					
Window Type	sliding, 2 c	over 2 fixed						-	1.60		
Accessory Resources?	Yes		No 🗆			TE THE	400	1	A TYPE I		1 19 3
	Numb	er?:1			1	121			All lands		
Condition of Resource(s)	?			_							
Good Fair		Poor		_				-			
Explanation:							2000	C Party		The same	
						A	NO.				
4. NRHP Eligibility - Ex	kisting l	_istings,	Distric	cts, & Po	otential D	istricts					
In the property listed in the	o Nation	201	Var		Nia	[]	1£		Data Lists d		7
Is the property listed in the	ie ivatior	iai	Yes	Ш	No	~	If ye	es,	Date Listed	2	
Register?							pro	vide:	NRIS #:		
	Yes 🗌	No	V	If yes,	Name) :			NRIS #:		
listed historic district?				provide	Date	listed:					
		<u> </u>				onenne					
If no, is there a	Yes 🗌	No	V	If so, is	the pote	ntial distr	ict	Υe	es 🗆	No	
potential district?	M		_		for the N						2000
		If so	is this r		contributi			Υe	es 🗆	No	
District Name:		00,		2000100		9	\rightarrow	SHPO		1,10	
Note: A resource that is o	contribut	ing to a	Nationa	l Reaiste	er-eliaible	district is	con			ne National	Reaister



E- 0110011		OLIDO	^		1//11		Г.					
For SHPO U		SHPO	Concurre				Date:			_		
Survey Date	3/21/18		Record	ed By	Heidi Sw	vank		-	Agenc	y Report #		
1. Proper	rty Type											
Building		Struct	ure 🗌		Object	ct 🔲			Lands	cape (non-arc	haeological s	te)
2. Proper	rty Overviev	and Lo	ocation									
Street Addre	ess	505 Main	Street									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F	Parcel #	071-261-0	9	92		Subdivisi	on Name		N.			
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	orth)	Easting:				Northi			
USGS Info	Township:	32	Range:	23	Sectio	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership	Private <a> 		Public-l	ocal		Public-S	State 🗌		Public	-Federal	Multip	le 🗌
Should the p	roperty's loc	ation be	kept cor	nfidentia	al?	Yes				No	V	
3. Archite	ectural Info	mation	7,19		***	(Insert p	rimary ph	otog	raph be	low.)		
Construction	Date	1966										
Architectural												1
Architectural	Туре	Prefal	oricated	/Modu	lar	SH						
Roof Form		flat				1/		1			11	不管型
Roof Materia	ale	unkown			_	100	1	7				1344
Exterior Wal		metal			-		1	281	Name and Address of the Owner, where		Cal I	
Foundation I		none					TALI	O MARKET		Me i		
Window Mat		metal				Nane Williams			1		1	
Window Typ		fixed, 6-lig	ıht		-	THE RESERVE	NAME OF TAXABLE PARTY.			i		
Accessory R		Yes		No [1			-	124			
7 (CCCSSOTY T	icocurces.	Numb	er?:3	140							THE RESERVE OF	
		TVUITE	01					that!				
Condition of	Resource(s)	?										
Good 🔳	Fair		Poor	П		3						
Explanation:			1 001		_							
Explanation						1 AND 18		不幸				
						E P	THE REAL PROPERTY.		1			
4. NRHP E	liaibility - E	xistina l	Listinas.	Distric	cts. & P	otential D	Districts					
Professional Attention of the Control of the Contro												17
Is the proper	rty listed in th	ne Nation	nal	Yes		No	~	If y		Date Listed	:	
Register?								pro	vide:	NRIS #:		ā
										INDIO #.		G
Contributing	to a	Yes 🗌	No	V	If yes,	Name	e:			NRIS #:		
listed historic					provid	0.				- "		
	7.70					Date	listed:					
0.00	+	, –		Toy I	11			e se l			3,2400	
If no, is there		Yes	No	~		s the pote		ict	Ye	es 📙	No	
potential dist	trict?					e for the N						
			If so,	is this r	esource	contribut	ing?		Ye		No	
District Nam									SHPO	No. of Contract of		
Note: A reso	ource that is	contribut	ting to a	Nationa	al Regist	ter-eligible	district is	con	sidered	eligible for ti	he National	Register



For SHPO Use Only	SHBO	Concur	ranca?	V/N		Date:					
Survey Date 3/21/18	SHILO	Record		Michelle	Larima	Date.		Agono	y Report #		
Survey Date 3/21/16		necord	ded by	Michelle	Larime		-	Agenc	y neport #		
1. Property Type											
Building	Struc	ture []	Object	et 🗆			Lands	cape (non-arch	naeological s	ite)
2. Property Overv	ew and L	ocation									
Street Address	510 Cott	onwood Stre	et								8
City, Zip	Gerlach,	NV 89412									
County	Washoe										
Assessor's Parcel #	071-262-		02		Subdivision	on Name		N.			
UTM Location (NAD 8	3, UTM Z	one 11 N	lorth)	Easting:				Northi			
USGS Info Townsh	p:32	Range	: 23	Section	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership Private		Public-	-Local		Public-S	State 🗌		Public	-Federal	Multip	ole 🗌
Should the property's	location be	e kept co	onfidenti	al?	Yes				No	V	
3. Architectural In	formation	l			(Insert pi	rimary ph	otog	raph be	low.)		
Construction Date	1936				STORY V	W Ist	1000				
Architectural Style					MA	WK		W. Alle			W-
Architectural Type	Ran	ch			W	W	1	X	Hele		
Roof Form	cross ga	oled			MIL		4				
Roof Materials	metal	tal								NO.	
Exterior Wall Material	fiberboar	d					- Alles		The state of		
Foundation Materials	unknown	Ri .				. 1 111			0.		
Window Materials	aluminur	n, vinyl					11/2		THE II		
Window Type	fixed, slid	ling					1			- Dist	A AVA
Accessory Resources	? Yes		No [100			The same of		APP O
		per?:2						and the same of th			-
											-
Condition of Resource	(s)?					de			A STATE OF THE STA	-	
Good Fair		Poo	r 🔲							1	320
Explanation:			200					La publicación			
						25022985				1	
					The said of the said	- All and the Ass	and the		SATES DE L'ARRENTE DE	SOME WELL	
4. NRHP Eligibility	Existing	Listings	s, Distri	cts, & Po	otential D	istricts					
Is the property listed i	the Natio	nal	Yes		No	V	If y	es,	Date Listed:		
Register?				10 10			pro	vide:			
									NRIS #:		
Contributing to a	Yes] No	V	If yes,	Name	9:			NRIS #:		
listed historic district?				provide	0.						
					Date	listed:					
(Program a Constanting Constan	T., -	1	1 -1	17 .			0.30			040400	
If no, is there a	Yes [] No	~		s the pote		ict	Ye	es 📙	No	
potential district?					for the N					1202	
		If so	, is this i	resource	contributi	ing?		Ye		No	
District Name:								SHPO			
Note: A resource that	is contribu	ting to a	Nationa	al Regist	er-eligible	district is	con	sidered	eligible for th	e National	Register



For CUDO Her () nhu	CLIDO	Pane	mac 2.	V/NI		Deter					
For SHPO Use (Concurre	101200000000000000000000000000000000000	T		Date:	٠.,		D 1 "	Pop.	
Survey Date	3/21/18		Recorde	ed By	Michelle L	arime		-	Agenc	y Report #	3	
1. Property T	уре											
Building		Structu	ire 🗌		Object	t \square			Lands	cape (non-arc	haeological si	te)
2. Property C	Overview	and Lo	cation		•							
Street Address		535 E. Sun	set (Main Re	esource)								
City, Zip		Gerlach, N	V 89412									
County		Washoe										
Assessor's Parc	el#	071-262-06	3	100		Subdivision	on Name					
UTM Location (N	NAD 83, U	JTM Zor	ne 11 No	orth) E	Easting:				Northi	ng:		
	wnship:32		Range:		Section	n:	USGS 7.	5' Qı				
	vate 🔳		Public-L			Public-S				-Federal	Multip	еП
Should the prope	erty's loca				al?	Yes				No		
3. Architectu	- Pr					(Insert pi	rimary ph	otog	raph be			
Construction Da	to	1022				# NOTE: 100 100 100 100 100 100 100 100 100 10					water November	- 40
Architectural Sty		1922			-	William Co.		1	The said		DAYA.	A S
Architectural Sty	ie					**	W.	V.			SA P	77
Architectural Typ	ре	Gabl	e fron	ıt			Sec.					1
Roof Form		cross gable	ed			101				The state of the s	THE SAL	
Roof Materials		asphalt	A STATE OF THE STA									
Exterior Wall Ma	terials	wood, horiz	ontal			1/3		156		1	- Calif	
Foundation Mate		concrete								A Comment		
Window Materia	ls	wood				AN 1/1/2						
Window Type		single hung)				建 图片 图	M			u III	
Accessory Reso	urces?	Yes		No 🗆					No. of the last of		Eur	- P
		Numbe	r?:4 (one ra	ilroad tie buil	ding)		77				N. Fr	
								4			V.	
Condition of Res	source(s)	?					The state of the s			all some		
Good	Fair	~	Poor									
Explanation:												
	e roof work						# 1 919					
(see	second for	m for acce	essory bull	aing surv	ey)	AND THE STREET			EN PROPERTY	HUNTERSLE	to Laboration	
4. NRHP Eligib	oility - Ex	isting L	istings.	Distric	ts, & Po	tential D	istricts					
Particle Research Atthought after Petromoteral	Visited.							1.5				
Is the property lis	sted in the	e Nation	al	Yes	\Box	No	~	If y	es,	Date Listed	:	
Register?								pro	vide:	NRIS #:		
										,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		de
Contributing to a		∕es 🗌	No	V	If yes,	Name	e:			NRIS #:		
listed historic dis					provide): Doto	listed:					
	The second section of the second seco				1.00-0.00 SP-0.00 SP	Date	iisted.					
If no, is there a		∕es □	No	V	If co. io	the pote	ntial distr	ict	Υe	ус. П	No	П
potential district?		62 [INU			for the N		ict	16	ю Ц	INO	
potential district			16	- 41-1-				-				
District No.			IT SO,	is this r	esource	contributi	ng?		Ye		No	
District Name:	- 46-4!-			\ / _ 4!	/ D = = != !	!!-!!-!	-11-4-1-4 *		SHPO		N-4! I	Danietes
Note: A resource	e tnat is c	ontributi	ng to a l	vationa	ı Hegiste	er-eligible	district is	con	siaered	eligible for ti	ne ivational	register



For SHPO Use Only SHPO Concurrence?: Y / N Date: Survey Date 3.21.18 Recorded By Michelle Larime Agency Report # 1. Property Type Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 555 E Sunset Blvd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
1. Property Type Building ■ Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 555 E Sunset Blvd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address
2. Property Overview and Location Street Address 555 E Sunset Blvd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
Street Address 555 E Sunset Blvd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township:32 Range:23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
County Washoe County Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
Assessor's Parcel # 071-252-13 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
UTM Location (NAD 83, UTM Zone 11 North)
USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple
Ownership Private Public-Local Public-State Public-Federal Multiple
A DECEMBER OF THE PROPERTY OF
Should the property's location be kept confidential? Yes \(\subseteq \) No \(\overline{\cupset} \)
3. Architectural Information (Insert primary photograph below.)
Construction Date 1955
Architectural Style Contemporary
Architectural Type School/Ranch
Roof Form Gable
Roof Materials Asphalt Shingle
Exterior Wall Materials concrete block
Foundation Materials concrete slab
Window Materials Metal
Window Type Single-Hung
Accessory Resources? Yes No 🔳
Number?:
Condition of Resource(s)?
Good Fair Poor Poor
Explanation:
The state of the s
4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts
Is the property listed in the National Yes No V If yes, Date Listed:
Register? provide: NRIS #:
THEO #.
Contributing to a Yes □ No ☑ If yes, Name: NRIS #:
listed historic district?
Date listed:
If no, is there a Yes □ No ✓ If so, is the potential district Yes □ No □
If no, is there a Yes No If so, is the potential district Yes No potential district?
If so, is this resource contributing? Yes No
District Name: SHPO #: Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register



For SHPO Use Only	SHPO Concurrence?:	Y/N	Date:		
Survey Date 3/21/18	Recorded By	Heidi Swank/Michelle Larime	Agen	cy Report #	
1. Property Type					
Building	Structure	Object	Land	scape (non-arc	haeological site)
2. Property Overview	w and Location				
Street Address	505 Main Street & 540 E. Sunset				
City, Zip	Gerlach, NV 89412				
County	Washoe	1			
Assessor's Parcel #	071-253-06 & 071-253-04	Subdivision I		Green com	
UTM Location (NAD 83,		Easting:	North		
USGS Info Township:			GS 7.5' Quad & [
Ownership Private		Public-State	Public	c-Federal 🔲	Multiple
Should the property's loc	cation be kept confidentia	al? Yes		No	<u></u>
3. Architectural Info	rmation	(Insert prima	ry photograph be	elow.)	
Construction Date	1950 & 1983				
Architectural Style		-			
Architectural Type	Motel	-			
Roof Form	Side gabled				
Roof Materials	asphalt		MAN HU		
Exterior Wall Materials	stucco		- Leave -	1	
Foundation Materials	concrete	42	10		1 1 100
Window Materials	vinyl, aluminum		-	Ma sall .	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NAMED IN COL
Window Type	sliding		COL .	1	A STATE OF THE STA
Accessory Resources?	Yes ☐ No ■		T		-
*	Number?:	J. 2 198			
Condition of Resource(s					
Good Fair	Poor				
Explanation:	t windows, stucco repair		The state of the s		
needed	i ilinaaria, ataaaa rapan		Total Power	HALING NO.	
N 700200222222			2: 48		
Print Report British Report State Report Rep	existing Listings, Distric		ricts	20	7
Is the property listed in the	he National Yes	□ No ✓		Date Listed	-
Register?			provide:	NRIS #:	
					9
	Yes No V	If yes, Name:		NRIS #:	
listed historic district?		provide: Date liste	q.	-	
		Date liste	u.		
If no, is there a	Yes No V	If so, is the potentia	district Y	es 🗌	No 🗌
potential district?		eligible for the NRH		57-1 6	_
	If so, is this re	esource contributing?		es 🗌	No 🗆
District Name:	1		SHPC		
	contributing to a Nationa	l Reaister-eliaible dis			ne National Register



For SHPO Use Only	SHPO Concurrence?:	Y/N	Date:			
Survey Date 3/21/18	Recorded By	Heidi Swank/Michel	le Larime	Agend	cy Report #	
1. Property Type						
Building	Structure	Object		Lands	scape (non-arc	haeological site)
2. Property Overview	w and Location					
Street Address	565 Main Street					
City, Zip	Gerlach, NV 89412					
County	Washoe		7001			
Assessor's Parcel #	071-251-01 & 071-251-02		ision Name		2400 1000	
UTM Location (NAD 83,		Easting:	1	Northi		
USGS Info Township:		Section:		o' Quad & D		
Ownership Private			State	Public	-Federal 🔲	Multiple
Should the property's lo	cation be kept confidentia	al? Y	es 🗌		No	<u>~</u>
3. Architectural Info	rmation	(Inser	primary pho	otograph be	low.)	
Construction Date	1971					
Architectural Style	Contemporary					
Architectural Type	Gas Station					
Roof Form	shed					
Roof Materials	metal					
Exterior Wall Materials	concrete block	-	J 5.55	111		
Foundation Materials	concrete		A		27: :	
Window Materials	vinyl	-		mm And	THE SECTION AND ADDRESS OF THE SECTION ADDRESS OF THE S	
Window Type	sliding					
Accessory Resources?	Yes No 🔳			-	A STATE OF	The same of the sa
	Number?:		5-1		-	Alexander of the second
Condition of Resource(s		200				
Good Fair	☐ Poor ☐					The state of the s
Explanation:	cochere & new window that					
	rger fixed window				59 5000	
	. 3					
4. NRHP Eligibility - E	existing Listings, Distric	ts, & Potentia	I Districts			
Is the property listed in t	he National Yes	☐ No	~	If yes,	Date Listed	:
Register?		100 100		provide:	NRIS #:	
					INITIO #.	9
Contributing to a	Yes No	If yes, Na	me:		NRIS #:	
listed historic district?		provide:	e listed:		-	
		Da	e iistea:			
If no, is there a	Yes No V	If so, is the po	tential distri	ct Ye	es 🗆	No 🗌
potential district?	.55 🗀 140 🖭	eligible for the		1.0		
F-1011100 010011001	If en is this r	esource contrib		Ye	e	No 🗆
District Name:	11 50, 15 11115 11	country contint	uting:	SHPO		140
	contributing to a Nationa	l Reaister-eliail	ole district is			ne National Register



For SHPO Use Only SHPO Concurrence?: Y / N Date: Survey Date 321.18 Recorded By Michelle Larime Agency Report # 1. Property Type Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 605 E Surset Bivd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information (Insert primary photograph below.) Construction Date 1963 Architectural Style Contemporary Architectural Style Contemporary Architectural Style Contemporary Architectural Style Contemporary Minimal Traditional Roof Form Cross gable Roof Materials Shucco Foundation Materials Shucco Foundation Materials Metal - aluminum Window Materials Metal - aluminum Window Materials Metal - aluminum Window Materials No Number?:1 Condition of Resource(s)?
1. Property Type Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 605 E Sunset Blvd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township:32 Range:23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information (Insert primary photograph below.) Construction Date 1963 Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Asphalt shingles Exterior Wall Materials Succo Foundation Materials Succo Foundation Materials Metal - aluminum Window Materials Metal - aluminum Window Materials Metal - aluminum Window Type sider Accessory Resources? Yes No No Number?:1
Building Structure Object Landscape (non-archaeological site) 2. Property Overview and Location Street Address 605 & Sunset Bivd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 2 3. Architectural Information Construction Date 1963 Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Asphalt shingles Exterior Wall Materials Succo Foundation Materials Metal -aluminum Window Materials Metal -aluminum Window Materials Metal -aluminum Window Materials Metal -aluminum Window Materials Metal -aluminum Window Type slider Accessory Resources? Yes No Number?:1 Condition of Resource(s)?
2. Property Overview and Location Street Address 605 E Sunset Bivd City, Zip Gerlach, NV 89412 County Washoe County Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information (Insert primary photograph below.) Construction Date 1963 Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Stucco Foundation Materials Stucco Foundation Materials Metal - aluminum Window Type slider Accessory Resources? Yes No No No Number?:1
Street Address 605 E Sunset Blvd City, Zip Gerfach, NV 89412 County Washoe County Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North) Easting: Northing: USGS Info Township:32 Range:23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information Construction Date 1963 Architectural Style Contemporary
County
Assessor's Parcel # 071-252-03 Subdivision Name UTM Location (NAD 83, UTM Zone 11 North)
UTM Location (NAD 83, UTM Zone 11 North)
USGS Info Township: 32 Range: 23 Section: USGS 7.5' Quad & Date: Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information Construction Date 1963 Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Stucco Foundation Materials Metal - aluminum Window Materials Metal - aluminum Window Type Slider Accessory Resources? Yes No No Number?: 1 Condition of Resource(s)?
Ownership Private Public-Local Public-State Public-Federal Multiple Should the property's location be kept confidential? Yes No 3. Architectural Information (Insert primary photograph below.) Construction Date Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Stucco Foundation Materials Metal - aluminum Window Type Accessory Resources? Yes No No Number?:1
Should the property's location be kept confidential? 3. Architectural Information Construction Date
3. Architectural Information Construction Date 1963 Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Stucco Foundation Materials concrete pier Window Materials Metal - aluminum Window Type slider Accessory Resources? Yes No Number?:1
Construction Date Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? Yes No Number?:1 Condition of Resource(s)?
Architectural Style Contemporary Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Asphalt shingles Exterior Wall Materials Foundation Materials Concrete pier Window Materials Window Type Accessory Resources? Yes No Number?:1 Condition of Resource(s)?
Architectural Type Minimal Traditional Roof Form Cross gable Roof Materials Exterior Wall Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? No Number?:1
Roof Form Cross gable Roof Materials Exterior Wall Materials Foundation Materials Window Materials Window Type Accessory Resources? Ves No Number?:1 Condition of Resource(s)?
Roof Materials Exterior Wall Materials Stucco Foundation Materials Window Materials Window Type Accessory Resources? Number?:1
Exterior Wall Materials Foundation Materials Concrete pier Window Materials Window Type Accessory Resources? Number?:1
Foundation Materials concrete pier Window Materials Metal - aluminum Window Type slider Accessory Resources? Yes No Number?:1 Condition of Resource(s)?
Window Materials Window Type Window Type Accessory Resources? Number?:1 Condition of Resource(s)?
Window Type slider Accessory Resources? Yes No Number?:1
Accessory Resources? Yes No Number?:1
Number?:1 Condition of Resource(s)?
Condition of Resource(s)?
Good Fair Poor Poor
Explanation:
4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts
Is the property listed in the National Yes No V If yes, Date Listed:
Register? provide: NRIS #:
NITIO #.
Contributing to a Yes □ No ☑ If yes, Name: NRIS #:
listed historic district?
Date listed:
If no, is there a Yes No V If so, is the potential district Yes No
If no, is there a Yes No If so, is the potential district Yes No potential district?
IT CO IC TRIC COCCUECO CONTRIBUTINA?
If so, is this resource contributing? Yes □ No □ District Name: SHPO #:



E 01150		01100	_				15					
For SHPO U		SHPO	Concurre	101200000000000000000000000000000000000	T		Date:		_			
Survey Date	3/21/18		Recorde	d By	Michelle I	Larime			Agend	y Report #		
1. Proper	ty Type											
Building		Struct	ure 🗌		Object	t 🔲			Lands	cape (non-arc	haeological sit	e) 🔲
2. Proper	ty Overviev	v and Lo	ocation									
Street Addre	SS	255 W. St	unset									
City, Zip		Gerlach, N	NV 89412									
County		Washoe										
Assessor's F		071-273-1		1/2		Subdivision	on Name		DC			9
UTM Location	on (NAD 83,	UTM Zo	ne 11 No	rth) E	asting:				Northi	ng:		
USGS Info	Township:	32	Range:2	:3	Section	n:	USGS 7.	5' Qı	uad & D	ate:		
Ownership	Private <a> 		Public-L	ocal [Public-S	State 🗌		Public	-Federal	Multipl	e 🗌
Should the p	roperty's loc	ation be	kept con	fidentia	al?	Yes				No	V	
3. Archite	ectural Info	rmation			***	(Insert p	rimary ph	otog	raph be	low.)	200 - 555	
Construction	Date	1960				FINAL STATE		W. O.	Frederick .			
Architectural	Style					Ne		络		43	Waster .	
Architectural	Туре	Dup	lex				M.	Z		Otes		X.
Roof Form		hipped				30		Sa A	100		A Later V	
Roof Materia	als	asphalt				4.500					10000000000000000000000000000000000000	We de la
Exterior Wal	l Materials	wood, ver	tical siding				- The	N	-67	AND REAL PROPERTY.		
Foundation I	Materials	concrete b	olock			-	The same of the sa		1 1 3			
Window Mat	erials	wood				HALL			一样			n
Window Typ	е	single hun	ng			m LEN					1	2.5
Accessory R		Yes		No 🗌						7.6		
		Numb	er?: Second ide	ntical duplex o	n site	-1114			12 6	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
	1000											
Condition of	Resource(s)?							Total District	TO SHEET		
Good	Fair	V	Poor					MOZAL.			1000	E LONG
Explanation:					.	-	S-1					Table 1
	window deter		ooarded up	windov	/,							
	roof in disrep	air				THE PARTY OF THE P				第一部的基础的图像	NO MAN COLUMN	
4. NRHP E	ligibility - E	xisting l	Listings,	Distric	ts, & Po	otential D	istricts					
Is the proper	tv listed in th	ne Natio	nal	Yes	П	No	V	If y	es.	Date Listed	•	
Register?	.,	io i ialioi	···		- T	1.0	ت ا		vide:			ä
								p. 0		NRIS #:		
Contribution	to a	Yes	No		If you	Name				NRIS #:		
Contributing listed historic		162	1 140	ш	If yes, provide	a				ארוס #.		
iisteu Historio	J GISTIFICE!				provide	Date	listed:					
If no, is there	e a	Yes 🗌	No	~		the pote		ict	Υe	es 🗌	No	
potential dist	trict?	37-30			eligible	for the N	RHP?		1	80(-55)	15	28-53
			If so, i	s this re	esource	contributi	ng?		Υe	es 🗌	No	
District Nam	e:						3		SHPO			
		contribut	ting to a N	Vationa	l Registe	er-eligible	district is	con		eligible for ti	he National	Reaister



						area saranta	2019	- Charles		
For SHPO Use Only	SHPO Concu		Y/N		Date:				r	
Survey Date 3/20/18	Reco	rded By	Corri Jimene	z	-111	Ą	gency l	Report #		
1. Property Type										
Building	Structure [Object			La	andsca	pe (non-arc	haeological sit	e) 🗌
2. Property Overview		n								
Street Address	260 Elm Street									
City, Zip	Gerlach, NV 89412									
County	Washoe		10.	de alto da f	N					
Assessor's Parcel # UTM Location (NAD 83, I	071-274-01	North\ I	- Indiana and a second a second and a second a second and	ibaivisi	on Name		o utbio o			
USGS Info Township:3			Easting: Section:		USGS 7.		orthing			
Ownership Private		c-Local		Public-S			ublic-F		Multipl	
Should the property's loc				Yes		FL	ublic-re	No		е 🗆
	7.00	Commuentia	***							
3. Architectural Infor	mation			nsert pi	rimary ph	otograpi	h belov	v.)		
Construction Date	1960					Silike	Ac vacuus			
Architectural Style	Contemp	oorary					A			
Architectural Type	Duplex									A Participant
Roof Form	shed			4	-	The same	V		with the	WALL OF
Roof Materials	metal		1				Mex			
Exterior Wall Materials	concrete				-					SIGNATURE NAME OF STREET
Foundation Materials	concrete								11 21	
Window Materials	wood fram			Livi		41	h 1	1 1	11 1-111	
Window Type	single hung			-		A A 4-4-7	MATAHA	444	-	
Accessory Resources?	Yes 🗌	No 🔳				-		HILL	HH	
	Number?:		_ #							-
Condition of Resource(s)	2				一种工具	国际的基层	ABBIN	A PARTIES		A PURE PROPERTY OF
Good Fair	Po	or \square		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			THE REAL PROPERTY.			
Explanation:							223			
Explanation.					ALCOHOL:					
				TA E	The state of the s	SIN TOP		THE PARTY		
4. NRHP Eligibility - Ex	ristina Listina	ns Distri	cts & Pote	ential D	istricts					
Paris As Political High Parished System (Parish Parish Par						16		\ \		1
Is the property listed in the	e National	Yes		No	~	If yes,	2	ate Listed	2	
Register?						provide	e. N	IRIS #:		
Contributing to a	Yes 🔲 No	V	If yes,	Name	٠.	1		IRIS #:		
listed historic district?	103 🗀 100	لث	provide:				''	π.		
notod motorio diotriot.			provide.	Date	listed:					
C		121	17	land the second second						
	Yes 🗌 No	V	If so, is the			rict	Yes		No	
potential district?		1	eligible fo				17			
Di ti ti	lf s	o, is this r	esource co	ontributi	ing?		Yes		No	
District Name: Note: A resource that is o	antributing to	a Matiana	I Dogistor	oligible	diatriat is		HPO #:	iaible for t	ha Matianal	Dogistor
DUDIE: A LESOUICE ITIAL IS C	טו טווווטטווווט נס	a INduOna	u neuisier-	ciiuibie	UISUIGUS	S CUITSIA	crea er	idible lui li	ie ivaliuliai	neuistei



For SHPO Use Only	SHPO Concurrence?:	Y/N	Date:			
Survey Date 3.21.18	Recorded By	Michelle Larim		Age	ency Report #	
1. Property Type						
Building	Structure	Object		Lar	ndscape (non-arc	chaeological site)
2. Property Overview	v and Location	•		1		,
Street Address	325 Diablo Drive					
City, Zip	Gerlach, NV 89412					
County	Washoe County					
Assessor's Parcel #	071-310-05	- Indiana and the second second	odivision Name	3 10		
UTM Location (NAD 83,	UTM Zone 11 North)	Easting:			thing:	
USGS Info Township:3		Section:	USGS 7.	5' Quad 8	Date:	
Ownership Private	Public-Local	☐ Pt	ublic-State	Pub	olic-Federal	Multiple
Should the property's loc	cation be kept confidenti	al?	Yes		No	· ·
3. Architectural Infor	rmation	(In	sert primary pho	otograph	below.)	
Construction Date	1948		_			
Architectural Style	Contemporary					11
Architectural Type	Prefab/Duplex					
Roof Form	Gable on hip				- Fare	The state of the s
Roof Materials	Asphalt shingles			The same of the sa	TILL	E also VIII Vin Wall
Exterior Wall Materials	Wood - vertical siding	100				White the second
Foundation Materials	concrete pier		77 7 7 11	II M	1000	The same of the sa
Window Materials	vinyl	NET'S		@ W		
Window Type	sliders		THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IN COLUMN TW	B. Wall	70 7	
Accessory Resources?	Yes ☐ No ■			The same of		
	Number?:			THE REAL PROPERTY OF THE PERSON OF THE PERSO		
						= 2Dayles
Condition of Resource(s))?		STATE OF THE STATE	1		
Good Fair	☐ Poor ☐	la this	- September 1999	NAME OF TAXABLE PARTY.		The state of the s
Explanation:			* MINE			
**						TO A STATE OF THE
4. NRHP Eligibility - Ex	xisting Listings, Distri	cts, & Poter	ntial Districts			
Is the property listed in th	ne National Yes		No 🗸	If yes,	Date Listed	(·
Register?	le ivalional		NO P	provide:		li 3
r register :				provide.	NRIS #:	
0		11	M		ND'S "	
	Yes 🗌 No 🔽		Name:		NRIS #:	
listed historic district?		provide:	Date listed:			
If no, is there a	Yes 🗌 No 🔽	If so, is the	e potential distri	ct	Yes	No 🗌
potential district?			the NRHP?			
	If so, is this r				Yes	No 🗆
District Name:	11 30, 13 (1113 1	C300106 001	iti buting :	SHE	PO #:	110
	contributing to a Nationa	al Register-e	liaible district is			he National Register



For SHPO Use Only	SHPO Concurrence?:	Y/N	Date:			
Survey Date 3.21.18	Recorded By	Michelle Larir	ne	Agend	cy Report #	
1. Property Type						_
Building	Structure	Object		Lands	scape (non-arc	haeological site)
2. Property Overview	and Location					
Street Address	525 E Sunset Blvd					
City, Zip	Gerlach, NV 89412					
County	Washoe County	1.000				
Assessor's Parcel #	071-262-03		bdivision Name			
UTM Location (NAD 83,		Easting:		Northi		
USGS Info Township:3		Section:		.5' Quad & D		
Ownership Private	Public-Local		ublic-State 🗌	Public	-Federal 🔲	Multiple
Should the property's loc	ation be kept confident	ial?	Yes		No	V
3. Architectural Infor	mation	(II	nsert primary ph	otograph be	elow.)	
Construction Date	1990					
Architectural Style	Contemporary		-	-	_	
Architectural Type	Apartment					
Roof Form	Cross gable				-	The same
Roof Materials	Asphalt Shingle	- 2	1 4	A U	33	MAL IN SHE
Exterior Wall Materials	Stucco		1	**		
Foundation Materials	Concrete pier	100		e Name of the last		The state of the s
Window Materials	Vinyl	7				
Window Type	Slider					1 1
Accessory Resources?	Yes No 🛮					
	Number?:					
Condition of Resource(s)	?					
Good Fair	☐ Poor ☐					
Explanation:			LONG MACHINES			
**						
4. NRHP Eligibility - Ex	xisting Listings, Distr	icts, & Pote	ential Districts			
Is the property listed in the Register?	ne National Yes	;	No 🗸	If yes, provide:	Date Listed:	
ricgistor:				provide.	NRIS #:	
	Yes No	If yes,	Name:		NRIS #:	
listed historic district?		provide:	Date listed:		1	
			Date iisted.			
		200				
If no is there a	Yes No V	If so is th	e potential distr	ict V	es \square	No 🗆
	Yes No		ne potential distr	ict Ye	es 🗌	No 🗆
If no, is there a potential district?		eligible fo	r the NRHP?		87-33	
	Yes No V	eligible fo	r the NRHP?		es 🗌	No 🗆



						100000000000000000000000000000000000000		CPS 22341707				
For SHPO Use Only		Concurre		Y/N		Date:			NAME OF THE PERSON NAMED IN COLUMN 1			
Survey Date 3.21.18		Recorde	d By	Michelle Lari	ne	510		Agenc	y Report #			
1. Property Type												
Building	Structu	re 🗌		Object				Lands	cape (non-arc	chaeological s	ite)	
2. Property Overview	and Lo	cation										
Street Address	550 E Suns	set Blvd										
City, Zip	Gerlach, N\	V 89412										
County	Washoe Co	ounty				14001						
Assessor's Parcel #	071-253-05				bdivisi	on Name						
UTM Location (NAD 83, I				asting:				Northir				
USGS Info Township:3		Range:2		Section:		USGS 7.	.5' QL					
Ownership Private		Public-Lo			ublic-S	The state of the s		Public-	-Federal _	Multip	le 🔲	
Should the property's loc	ation be	kept con	fidentia	al?	Yes				No			
3. Architectural Infor	mation			(II	nsert p	rimary ph	otogr	aph bei	low.)			
Construction Date	1948								No.			
Architectural Style	Cont	empoi	rary					1				
Architectural Type	Duple	ex/Ra	nch	1								
Roof Form	Gable			199					1 1		-	-
Roof Materials	Asphalt shir	ngles			-		200	115	as the			
Exterior Wall Materials	Stucco									STATE OF THE PARTY.		
Foundation Materials	concrete sla	ab			The same			N SA				
Window Materials	Metal - alum	minum & viny	1			A KILL						
Window Type	slider	23 - 22 - 12						AMAZ IN				
Accessory Resources?	Yes		No 🔳									
	Numbe	er?:							To the last			
Condition of Resource(s)	?		_									
Good Fair		Poor										
Explanation:												
4. NRHP Eligibility - Ex	cisting L	istings,	Distric	ts, & Pote	ntial C	Districts						
Is the property listed in th	e Nation	al	Yes		No	V	If ye	es,	Date Listed	l:		
Register?							prov	vide:	NRIS #:			_
									INDIO #.			
Contributing to a	Yes 🗌	No	V	If yes,	Name	e:			NRIS #:			
listed historic district?			_	provide:								
					Date	listed:						
If no in there a	V00 □	Ne		If on in the	o not-	ntial dist	iot	V-		NI-		_
	Yes	No	~	If so, is the			ict	Ye	ъ <u>П</u>	No		
potential district?		16 :					-					_
District No.		It so, is	s this re	esource co	ntribut	ing?	\rightarrow	Ye		No		_
District Name:	an mheile i di	nate - A	latic	I Dog!-t-	alia!LI-	district !	_	SHPO	No. of Contract of	ha Na+!	Da-!-+	
Note: A resource that is of	:UNITIDITITI	па ю а N	ialiona	ı mealster-	ellalbie	district is	s cons	siaerea	eligible for ti	ne ivational	riediste	er -



E- 01100 11	0.1	01100	^									
For SHPO Us		SHPO	Concurre		T		Date:		T A	D	To the second	
Survey Date	3.21.18		Recorde	ed By	Michelle L	arime		_	Agenc	y Report #		
1. Propert	у Туре											
Building		Structi	ure 🗌		Objec	t 🗆			Lands	cape (non-ar	chaeological s	ite)
2. Propert	y Overview	and Lo	ocation									
Street Addres	SS	575 E Sun	set Blvd									
City, Zip		Gerlach, N	NV 89412									
County		Washoe C	County									
Assessor's Pa		071-252-1		92		Subdivisi	on Name		DC			
UTM Location			ne 11 No	orth) E	Easting:				Northi			
USGS Info	Township:33	2	Range:	23	Section	1:	USGS 7.	5' Qı	uad & D	ate:		
Ownership	Private <a> 		Public-L	ocal		Public-S	State 🗌		Public	-Federal] Multip	le 🗌
Should the pr	operty's loca	ation be	kept cor	nfidentia	ıl?	Yes				No	o 🗸	
3. Architec	ctural Infor	mation				(Insert p	rimary ph	otog	raph be	low.)		
Construction	Date	1955										
Architectural S	Style	Cont	tempo	rary								
Architectural 7	Туре	Apar	rtment					4			400	and and
Roof Form		Shed				trackt .	A.	-	39-44			
Roof Material	s	Not visible)			Barbar .		1	Washin.		W 2386	
Exterior Wall	Materials	concrete b	olock			1	NEW T			4111		
Foundation M	laterials	concrete s	slab			N. 11	16.9			30.00	.1	
Window Mate	rials	Metal - alu	ıminum & viny	yl				in the			A PER A PROPERTY AND	
Window Type	1	slider				and the same						
Accessory Re		Yes		No 🔳						4		
		Numb	er?:			- SELECTION OF THE PERSON OF T	1000					
	-						-		Signer		ALC: NO PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	
Condition of F	Resource(s)	?				3		- Do				1200000
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Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register												

APPENDIX B — FUNDING RESOURCES

Purpose of Grant	Grant Name	Source	Eligible Applicants	Grant Cycle	URL
Broadband	Rural Broadband Access Loan and Loan Guarantee	USDA	Corporations, cooperatives, state and local governments, federally recognized tribes	9/30/18	https://www.rd.usda.gov/programs- services/rural-broadband-access-loan-and- loan-guarantee and http://clearinghouse.nv.gov/public/Notice/2 018/E2018-150.pdf
Broadband	Broadband Infrastructure Development Grant	Nevada Office of Science, Innovation and Technology	Communities with underserved student population	Rolling	http://osit.nv.gov/Grants/Broadband_Infrastructure_Development_Grant/
Entrepreneurship, feasibility studies, business plans, technical assistance	Rural Business Development Grants	US Dep. Of Agriculture	Towns, Communities, Nonprofits, others	Rolling	https://www.rd.usda.gov/programs- services/rural-business-development- grants/nv
Economic Development/Entrep reneurship	Economic Adjustment	Economic Development Administration	Public bodies, community nonprofits, higher education entities, federally recognized tribes	Rolling	https://www.eda.gov/programs/eda- programs/
Entrepreneurship and Economic Development	Rural Economic Development Loan and Grant (REDLG)	US Dep. Of Agriculture	Approved Rural Utility Service borrower as intermediary and an approved recipient. Repayment of the loan results in a locally managed revolving loan fund that can be used for economic development	Rolling	https://www.rd.usda.gov/programs- services/rural-economic-development-loan- grant-program
Feasibility studies, planning	Local Technical Assistance	Economic Development Administration	Public bodies, community nonprofits, federally recognized tribes	Rolling	https://www.eda.gov/programs/eda- programs/
Historic Preservation	Cynthia Wood Mitchell Fund for Historic Interiors	National Trust for Historic Preservation	Public Agencies and Nonprofits that are NTHP Organizational Forum Members	Annual	http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund
Historic Preservation	Emergency/Intervention Funding	National Trust for Historic Preservation	Public Agencies and Nonprofits that are NTHP Organizational Forum Members (possibly for 300 Main)	Rolling	http://forum.savingplaces.org/blogs/forum- online/2014/08/29/emergencyintervention- funding-a-tale-of-fire-and-rejuvenation
Historic Preservation	Hart Family Fund for Small Towns	National Trust for Historic Preservation	Public Agencies and Nonprofits that are NTHP Organizational Forum Members	Annual	http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund
Historic Preservation	Johanna Favrot Fund for Historic Preservation	National Trust for Historic Preservation	Public Agencies and Nonprofits that are NTHP Organizational Forum Members	Annual	http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/favrot-fund



Purpose of Grant	Grant Name	Source	Eligible Applicants	Grant Cycle	URL
Historic Preservation	National Trust Preservation Funds	National Trust for Historic Preservation	Public Agencies and Nonprofits that are NTHP Organizational Forum Members or Main Street America members	Annual	http://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds
Historic Preservation	Nevada Main Street Program	Governor's Office of Economic Development	Cities and census designated places	Annual	http://www.diversifynevada.com/programs- resources/nevada-main-street
Historic Preservation	Community Facilities Grant & Loan Program	Department of Agriculture	Public bodies, community nonprofits, federally recognized tribes	Rolling	https://www.rd.usda.gov/programs- services/community-facilities-direct-loan- grant-program/nv
Historic Preservation	Commission for Cultural Centers and Historic Preservation Grant	State of Nevada	Governmental agency or 501c3 nonprofit	Annual	http://shpo.nv.gov/services/commission-for- cultural-centers-and-historic-preservation- ccchp
Historic Preservation	Federal Historic Tax Credit	National Park Service	Commercial property owners	Rolling	https://www.nps.gov/tpS/tax- incentives/incentives/index.htm
Low Income Housing	Multi-Family Housing Direct Loans	Department of Agriculture	Individuals, trusts, associations, partnerships, limited partnerships, nonprofit organizations, for-profit corporations and consumer cooperatives, most state & local entities, federally recognized tribes		https://www.rd.usda.gov/programs- services/multi-family-housing-direct-loans/nv
Low Income Housing	Federal Historic Tax Credit	National Park Service	Commercial property owners	Rolling	https://www.nps.gov/tpS/tax- incentives/incentives/index.htm
Public Infrastructure	Public Works	Economic Development Administration	Public bodies, community nonprofits, higher education entities, federally recognized tribes	Rolling	https://www.eda.gov/programs/eda- programs/
Renewable Energy Improvements	Renewable Energy for America Program (REAP)	USDA	Agriculture produces and small businesses in rural areas	Annual	https://www.rd.usda.gov/programs- services/rural-energy-america-program- renewable-energy-systems-energy-efficiency
Tourism	Rural Marketing Grants	Nevada Department of Tourism	Nonprofits based in communities under 100,000	Annual	http://nvculture.org/travelnevadabiz/aboutgrants/
Tourism	Projects Relating to Tourism Grants	Nevada Department of Tourism	Cities, counties, and regional organizations	Annual	http://nvculture.org/travelnevadabiz/about-grants/
Value-Added Agriculture Products	Value-Added Producer Grants	USDA	Small agriculture producers that want to expand into value-added manufacturing	Annual	https://www.rd.usda.gov/programs- services/value-added-producer-grants



APPENDIX C – COMMUNITY MEETING COMMENT CARDS

	I love this idea because	My questions include	I don't think this will work because	Additional Comments
	It's an interesting way to tap existing and prospective potential	Is it really viable? Are we competitive for operating grants? Is there a realistic path to funding post 3 years given tiny town?	It's not immediately investing in today's small businesses, that should be prioritized	Is there synergy with creatives coming out to the envisioned fly geyser community?
		How will there be enough revenue for the center to be self-sustaining? If the only revenue source is desk rental, desk cost would either be too high for renter or too low for center to cover costs		
				There are not enough entrepreneurs, are there?
	This combined with either the aRt-V park or tiny houses seems most feasible			
		Seems like a later phase solution once housing and infrastructure are improved		
Entrepreneur	No	Some one's building provides internet, computers, cubicles, why not just work from home?		
Center/CoWorking Space	It brings money into the community by outside sources without a large investment	Location		
				We're too small to allocate costs per user
	It could work here. Also, we have discussed a center for artists to work and sell their creations	Not sure some place is currently available or on the cheap. New younger people in town could use this		
	People are coming together and working on projects as groups!			
	The centralized work community gets more people out and about which is needed in town	Where would it go?		
	"Best" because the ideas are here. The how-to is missing			
	I like the idea of help with starting up a business			Most people in this town are rather individualistic. I'm not sure they would not necessarily want to work in a group
	This is already happening, Planet X and Hot Pools Mud		Gerlach needs a strong personality to pull things together - not sure that personality exists	My husband makes knives and steak turners - he can sell as much as he makes



	I love this idea because	My questions include	I don't think this will work because	Additional Comments
	It could work	Where who and how much \$	Big project, many big ifs	Definitely could capture a lot of new business and better inform peeps who roll through town, ask the café barista/restaurant server a few naïve questions then hesitantly continue adventure
	It would provide accommodations and attractions for tourists without a major infrastructure investment	Which hot springs are for sale and would be feasible for this project?		
	It fits with our changing culture	I prefer this <u>in town</u> to encourage walking <u>tourism</u> ; will its location include a buffer zone for residents? Dollars need to be spent <u>in town.</u>		
	This would have to be tactfully done so that it wouldn't look or quickly become degraded	Who provides initial investment in making hot springs more accessible?	Winter! Its COLD here in the winter	
	It's awesome		Local politics and Washoe County GR zoning regulations	
		Ask Burning Man	Land owners?	
aRt-V Park and Hot Springs	This brings a unique attraction to the area - I could see this happening - Hunting season would provide extra income	Location and funds		
	It fits in with Gerlach. GREAT IDEA!	1st choice - is Trego Hot Springs possible? Or 2nd choice Frog Pond		
	This would work - It temporarily increases the population and brings in outside money and support to local businesses	The County lands bill proposes sale or exchange of BLM public lands west and north of Gerlach. There are some hot springs there		
	It brought lots of business to Gerlach in the past		We tried this. It didn't work. Too many water laws.	
	Its very needed in Gerlach. And it brings so much inspiration for community	Where would it go?		I am a seamstress and would love to be a part of the interior upgrades of the trailers. I can also teach others to sew. I can make patterns for sewing specialty items.
	"People will pay to herd your cows" for unique experiences	Would this work with a cold spring and a pond?		
	I love love love this idea!			
	I hate the old RVs in lots all over Gerlach. Great idea!		One problem I think would be allowing the RVs off the property. I wouldn't do that	Something like the hot springs hotel in Cedarville. Each room has a theme - I wouldn't want it to be Burning Man themed



	I love this idea because	My questions include	I don't think this will work because	Additional Comments
	I like the character of this town and would like the businesses fixed up, but not renovated in too modern of a way			
	It would be nice to see it working			
	We want to retain uniqueness and character, and also if renovation includes making buildings habitable and rentable/leasable	Need more info on how railroad tie houses could be used once [preserved]		
	It's necessary			It's tricky because of high water table - things would need to be done correctly in order for any renovation to work
	Preserve the historic charm!	Money comes from?		
	[redacted]'s House/old motel needs to be saved	What kind of "free" money is out there for this?	No one wants to invest in property that's not theirs	
	It will help conditions of homes/buildings before they are a complete loss	Cost per building, is there funding?		
			Too much money for too little return	
Historic Preservation	I like the idea of designated historic district			
Projects	I'm all about saving the old buildings	Where does the money for renting rooms go after renovation? The owner of the hotel? Where does Gerlach profit from this?		
	Gerlach needs much improvement	Will owners be willing to spend the money?	The "ones" who have the most say agree to this	Fantastic idea
	Main street is what is seen first	Is the Main Street grant program still on?		
	I would love to have the hotel restored and made into an upscale boutique hotel	How would the town attract an investor for this idea?		
	I don't know much about the various properties and would be interested to learn more	Do you really have a sense of who [redacted] is and who will take care of the property in 30 years? It feels overreaching that you keep bringing up his house as the example because I've heard the inside of both the hotel (from the "basement" perspective) as well as [the old theater building] have bad bones.		Interested to see the preservation inventory
	I love Gerlach history, and would love to see the main street have a "Virginia City" look to it			In the past we have voted on street lamps and a new fence around the park - in no time at all the ideas were dropped. I have a hard time buying into this idea again. I do think this would work because people love Gerlach



	I love this idea because	My questions include	I don't think this will work because	Additional Comments
	I want Gerlach to have a better look to it	Grant funded?		
		Where would we put a new tiny home neighborhood and how would we run power, water, and sewer to it?		I have some friends who may be interested in a tiny home if this happens
			We aren't there just yet. Maybe we are, but without local services/galleries, what is the draw?	
	Long-term affordable housing that is not falling apart is necessary	Is this the best narrative to put forward for a housing solution?	Relies too much on a big property with a "Gerlach big" investment water, toilet, elec, permit, land	How many houses are currently vacant/derelict, deteriorating where the owners are interested in rehabbing or selling for redevelopment?
	It's needed! Our current society needs options and more variety than Bruno's	What land is this going to be on? Where's the money coming from?		
	Modern housing and year-round lodging options for visitors	Which property?		I'd be the first in line to buy one
	The Town owns land and has \$. If everyone pre- buys No cost no one really in charge	Can a town apply for pre bought ins of construction for property owned by the town?		
	It provides a new and clean housing location and idea. Tiny homes are on the rise!	What about families who need bigger homes than a tiny home?		
	I've been interested in the tiny house movement for many years. I also enjoy living in a tent, 10x12	,	It would work, but I think the challenges of HOA restrictions might be tough in anti-rules Gerlach,	We need a directory of parcels currently zoned appropriate for residents, property owners, former residents moving back to work or retirees. Key is condo lots of accessory dwelling units on existing property. This is the project I want to
	long term	communities?	but how to do without HOA?	focus on
	Tiny homes would work			
	Small houses or cabins take less land space			
	Tiny homes are the Best Fantastic idea	Where will it go?	Will Gerlach approve?	
	We are now selling new lots and may be able to	Is this patient allowed buths County 2	I have reservations because we have not secured	
	get an investor	Is this option allowed by the County?	an exception to be frontier vice suburb	
	I might be interested in buying a tiny home			



	I love this idea because	My questions include	I don't think this will work because	Additional Comments
	Export vs duplicative local services makes sense	What is your (Better City's) role in this idea? As a consultant, or [led] by us as a community?	Gerlach isn't competitive for most of these ideas. It's more like anyone already here want to do something new? Something the Entrepreneurial Center is already capturing?	
	They bring in outside money while utilizing local talent			
		Why would we sell more urns than Planet X does pottery? It will come down to marketing dollars - where will those come from?		Vintage RV can tie into the RV park
	Either lavender, hemp, or other medicinal herbs could be very successful. It's better and less water intensive than alfalfa	Small grant/loan funding would be essential to getting other ideas going		
	Economic development for individuals, not just [redacted], B-Man or mine.	Business grants?		
New Business Ideas	еВау		Its getting people with skills and ambitions to move here	
New Business ideas	Lavender Farms would be a great idea	Just need more info	Not sure on the metal windows or the urns	
	Vintage RV - unique competitive advantage. Great idea!		Specialty agriculture seems hard because of arid climate. No clear advantage on windows or urns	
	I like all of these ideas - Guiding and/or outfitting are real possibilities to help those that don't have the resources to enjoy the vast public lands here		Each will require startup capital, but is still possible	
	I love some of these ideas, growing and producing are good for this area		Not so sure about the vintage RV restoration that brings more junk to Gerlach	
	I'd like to help the Lavender	How could I do this? I don't own land		Fantastic idea
	Vintage RV. I know it works and have friends working on the possibility			
	I have actually looked into growing lavender. Love restoring RVs as well			
	It would be wonderful to create a lavender field		I hate the RVs around Gerlach. What I can see - owners are not interested in improving	Planet X has made urns to sell in the past

