



# Economic Development Strategic Plan

Gerlach, Nevada

*August 2018*



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

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## EXECUTIVE SUMMARY

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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):

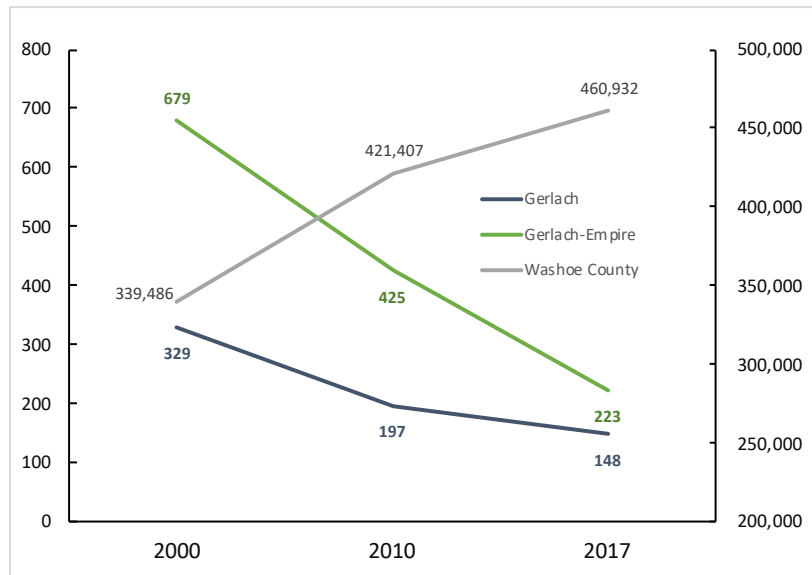
- The closing and re-opening of the Empire mine has caused significant demographic changes since the last decennial census, clouding an accurate representation of the population. However, the population is estimated to be approximately 223 (Demographic Characteristics)
- The median age is 46, about 10 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



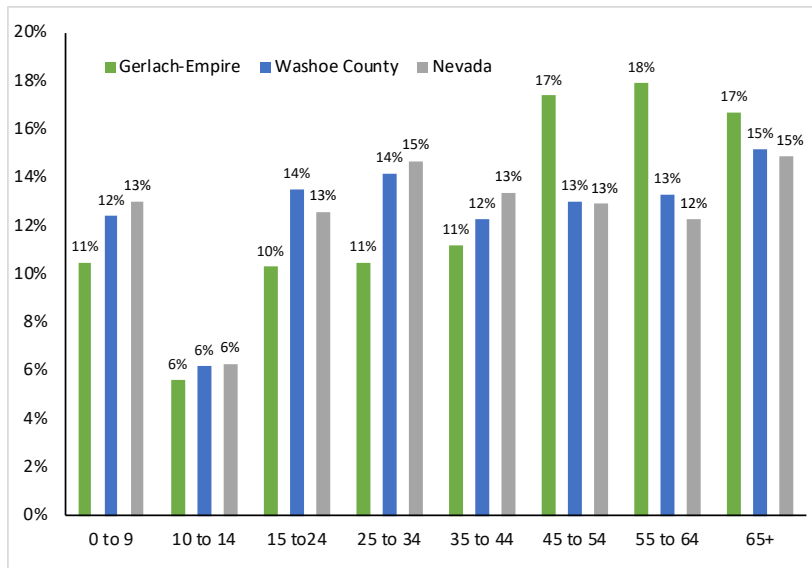
Source: ESRI 2018

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.

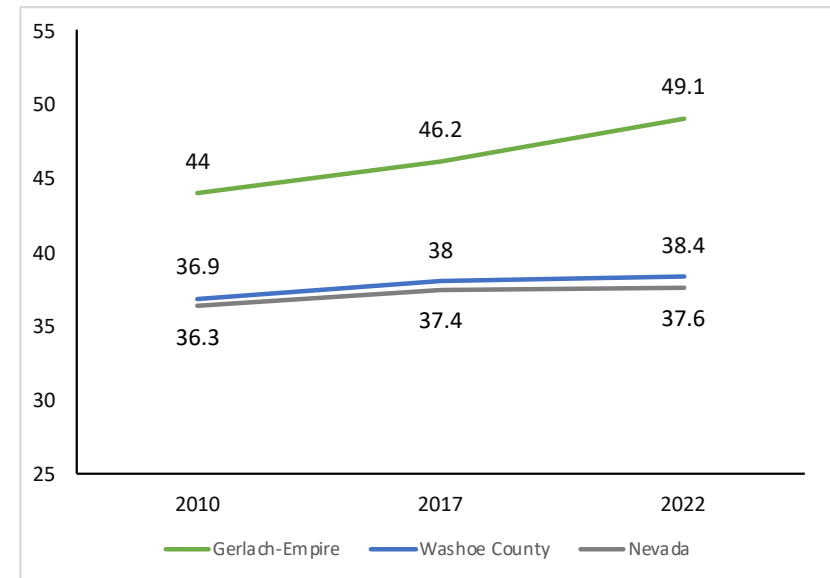
The breakdown of the population by age group is presented in Figure 2.



Source: ESRI 2018

Figure 2: Population by Age (2017 Estimates)

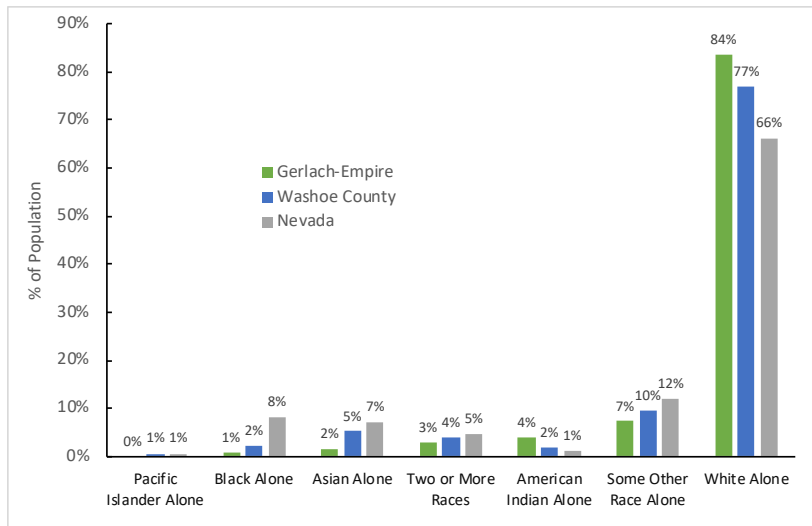
The median age of residents in the Gerlach Area is approximately 46, which is almost a decade older than the median ages of the State and County. There is a relatively low number of millennials (ages 22 to 37) in the community. Anecdotal reports from local residents suggest, however, that this trend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



Source: ESRI 2018

Figure 3: Median Age

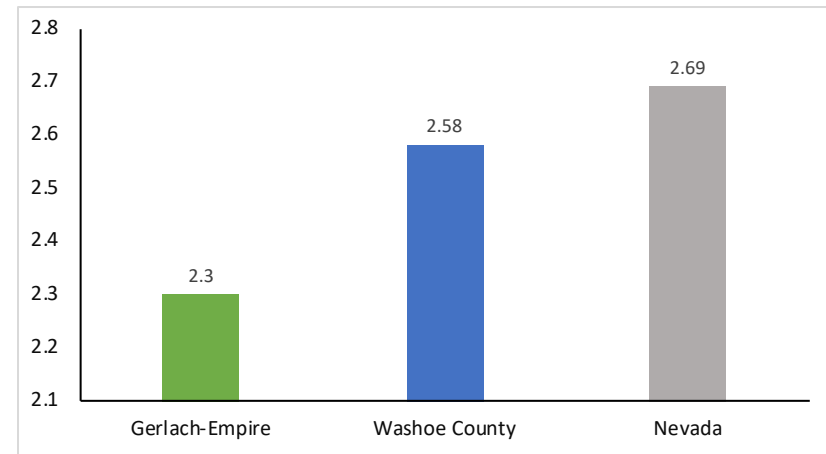
The Gerlach Area is less racially diverse than the County and the State with approximately 84% of the population identifying as Caucasian (see Figure 4).



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).

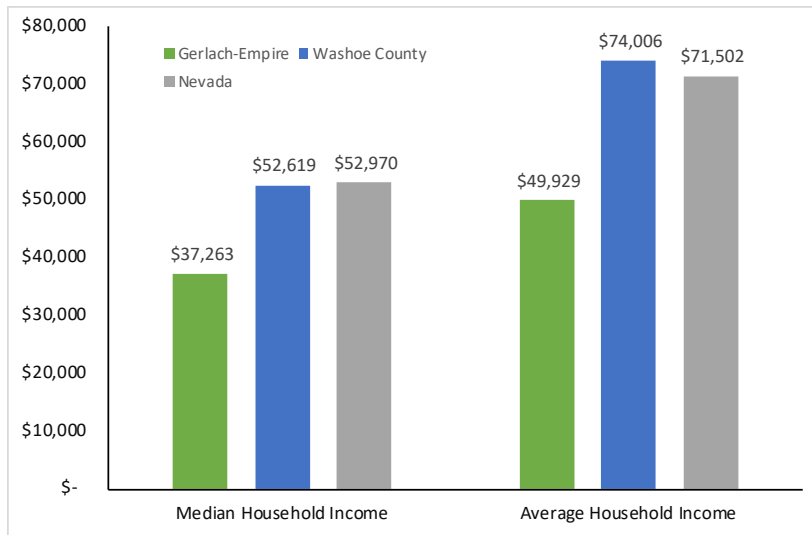


Source: ESRI 2018

Figure 5: Average Household Size

## INCOME

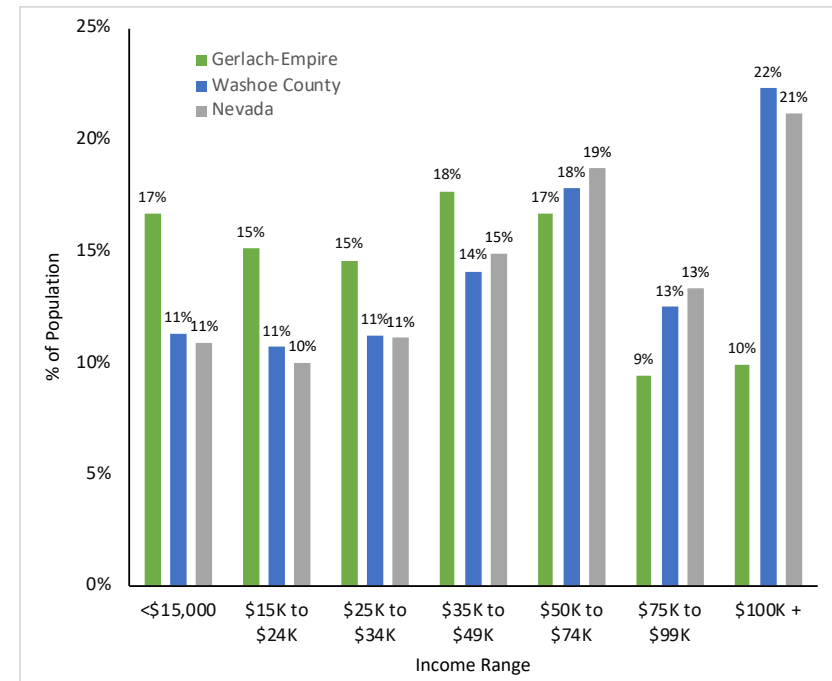
The median household income (MHI) for the Community is \$37,263, as shown in Figure 6. Both Washoe County and the State of Nevada exhibit an MHI of approximately \$53K, which is 42 percent greater than the local MHI. A similar disparity exists between local and regional/state average household incomes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

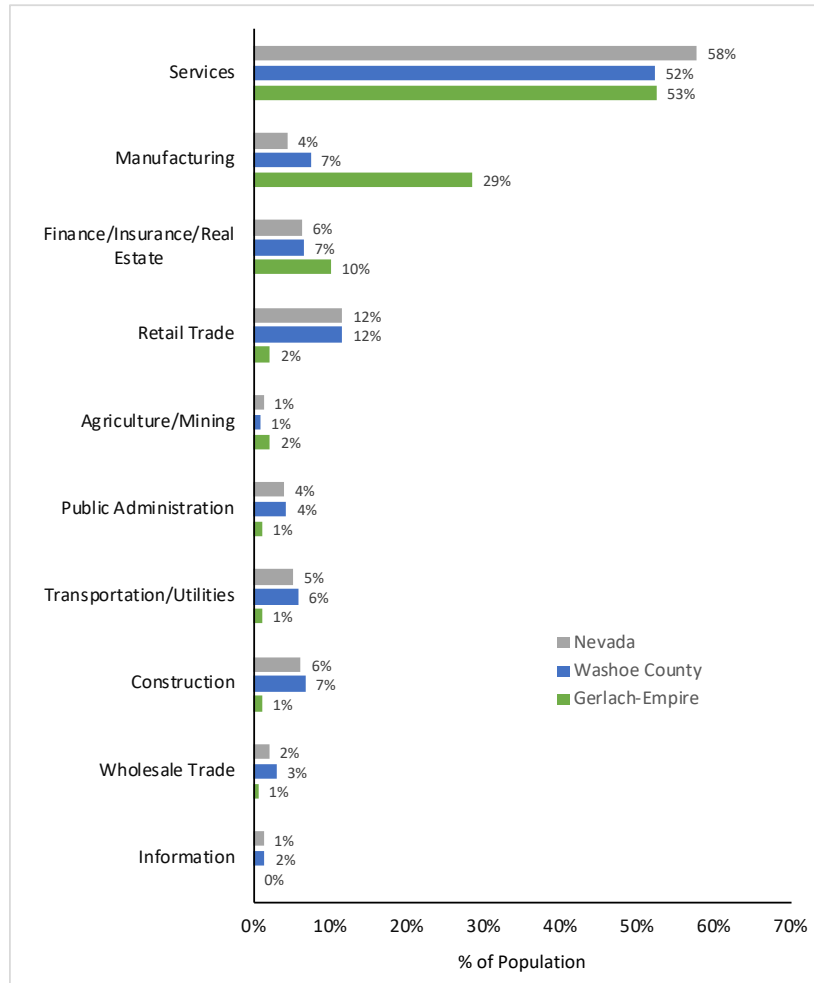
Figure 7: Income Breakdown

## 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.



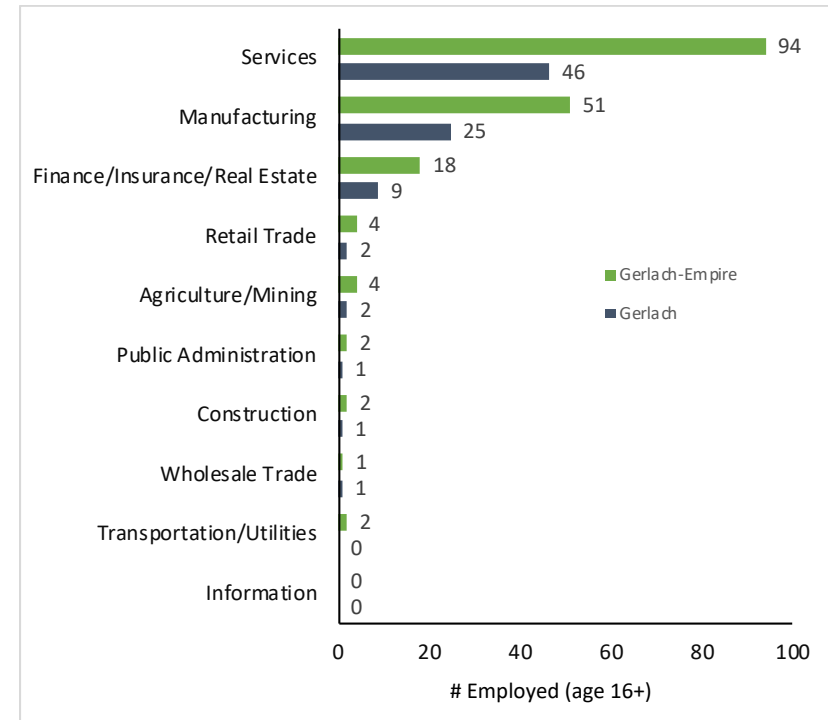
The breakdown of the employment of the population (age 16+) by industry is shown in Figure 8 and Figure 9.



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.

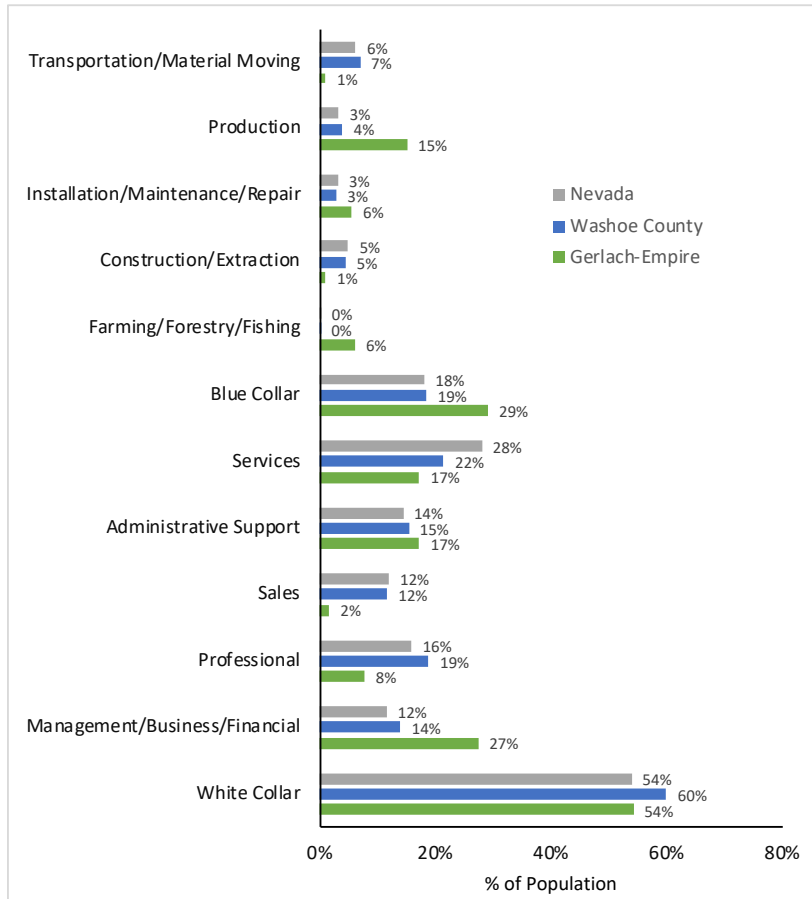


Source: ESRI 2018

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).

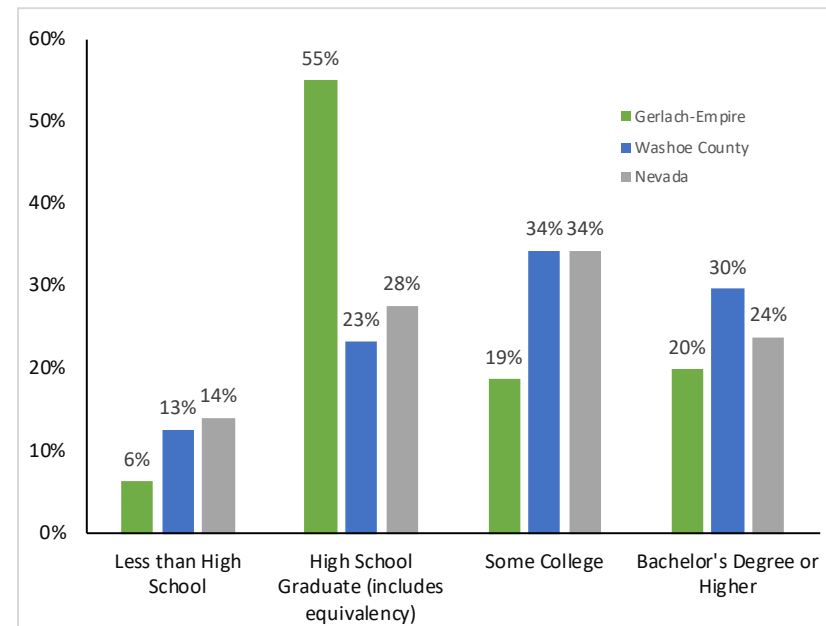


Source: ESRI 2018

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 home-grown, 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.

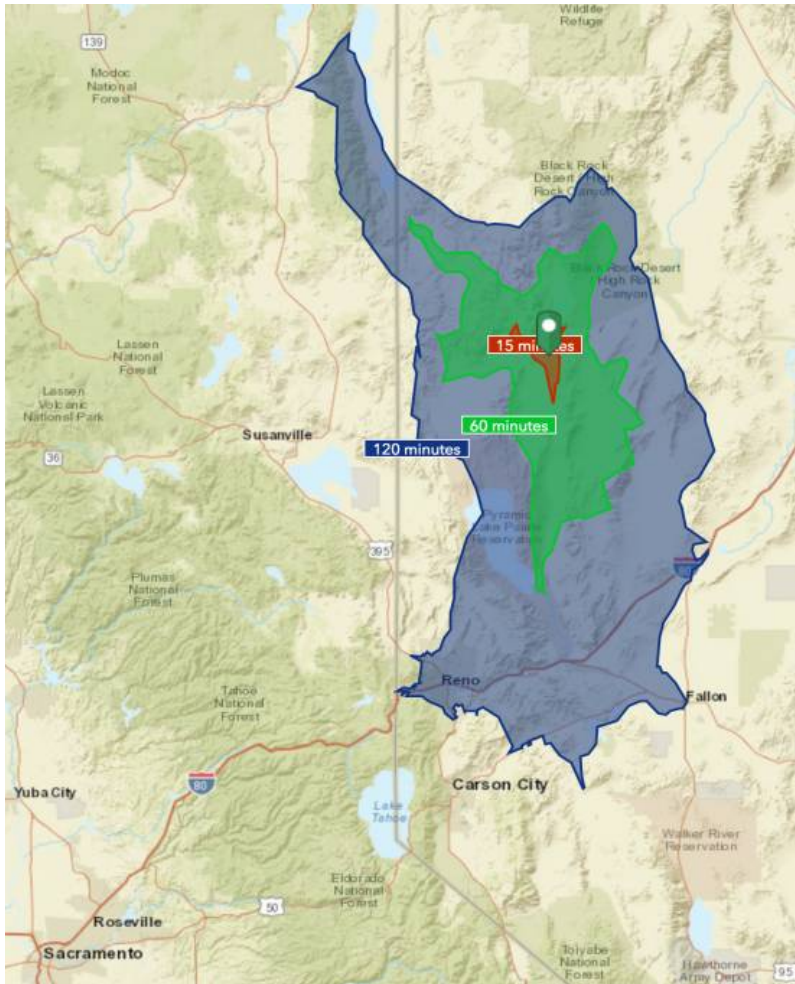
## DEMOGRAPHICS OVERVIEW

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

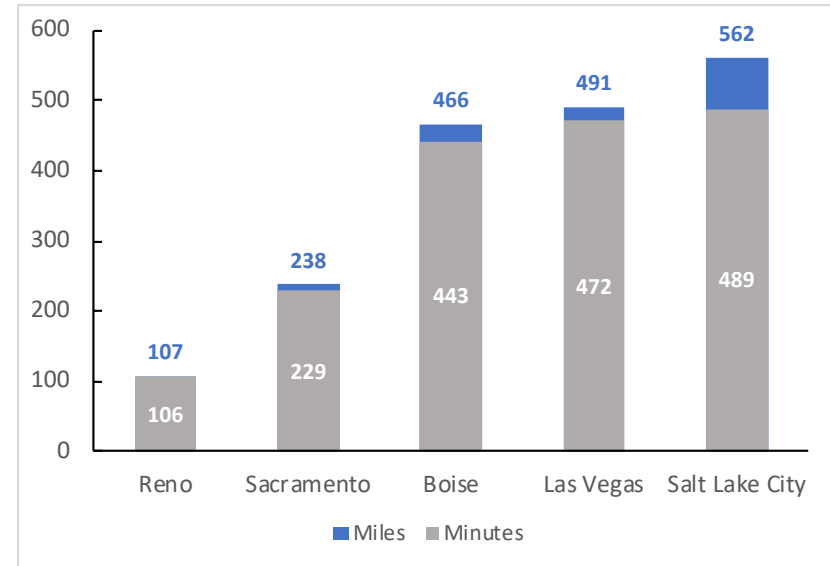
Table 1: Demographics Within Drivetimes from Gerlach, NV



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) |
|-------------------------------|-------------------------------|----------------|-------------------------------|
|                               | 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.

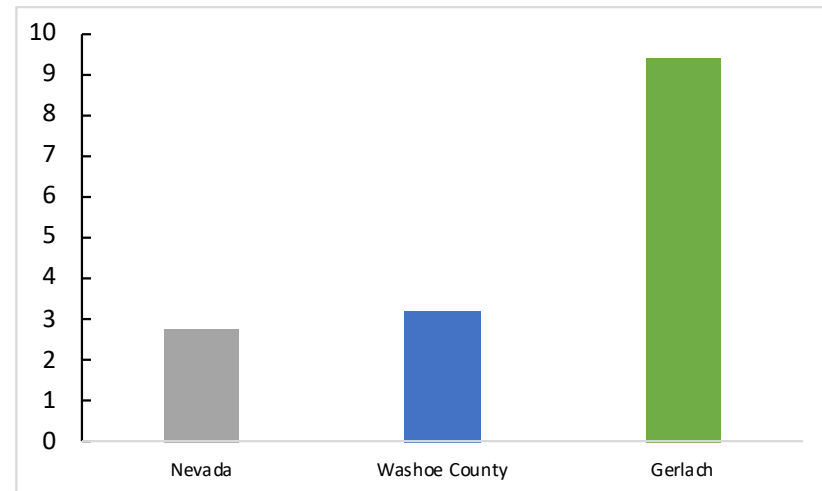
Manufacturing is the second fastest-growing industry in the county in terms of growth in full-time and part-time employment. This growth is being influenced by the significant investments occurring at the Tahoe-Reno Industrial (TRI) Center. The Gigafactory is one of the most well-known projects within 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.



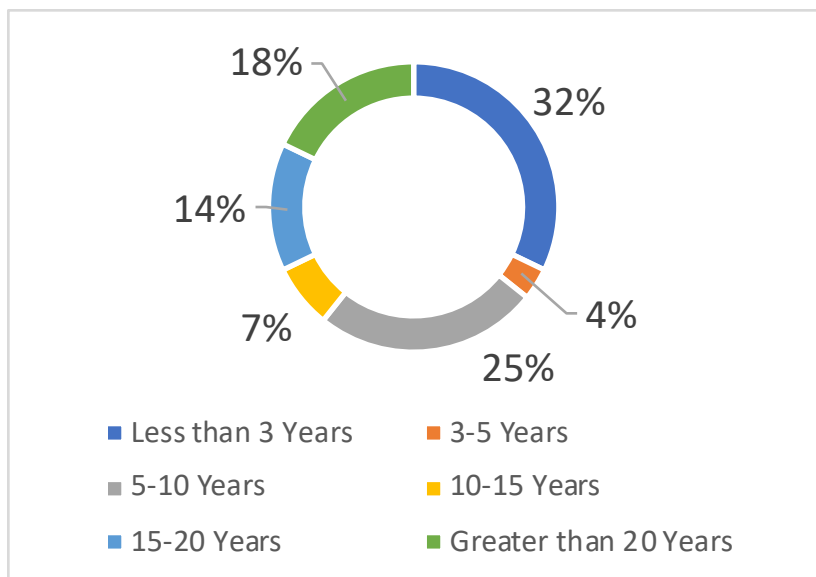
Source: BLS, Nevada Secretary of State, Better City

*Figure 13: Number of Establishments per 100 Residents*

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

<sup>1</sup> 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.

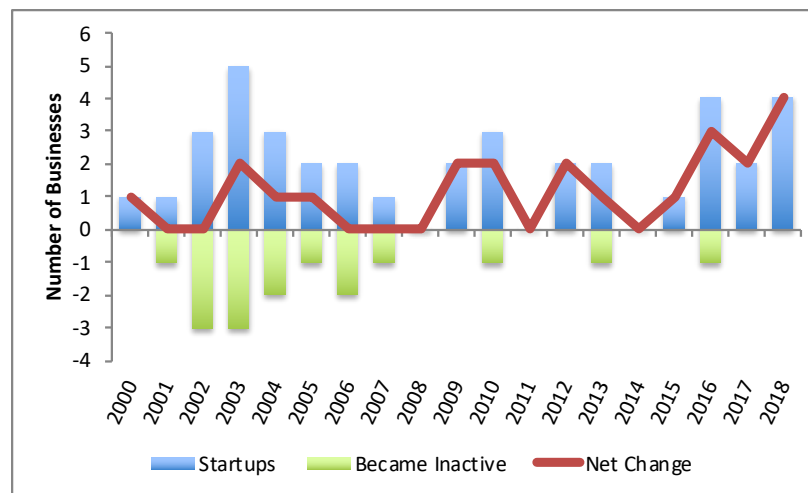
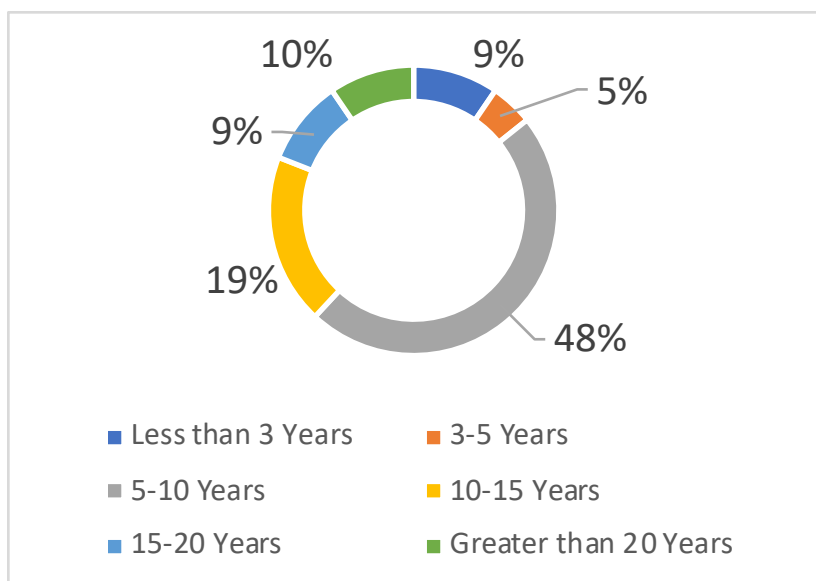


Figure 15: Net Change in Number of Business Establishments

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 5<sup>th</sup> and the 10<sup>th</sup> 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:

- **Revolving loan fund** – Could be established 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

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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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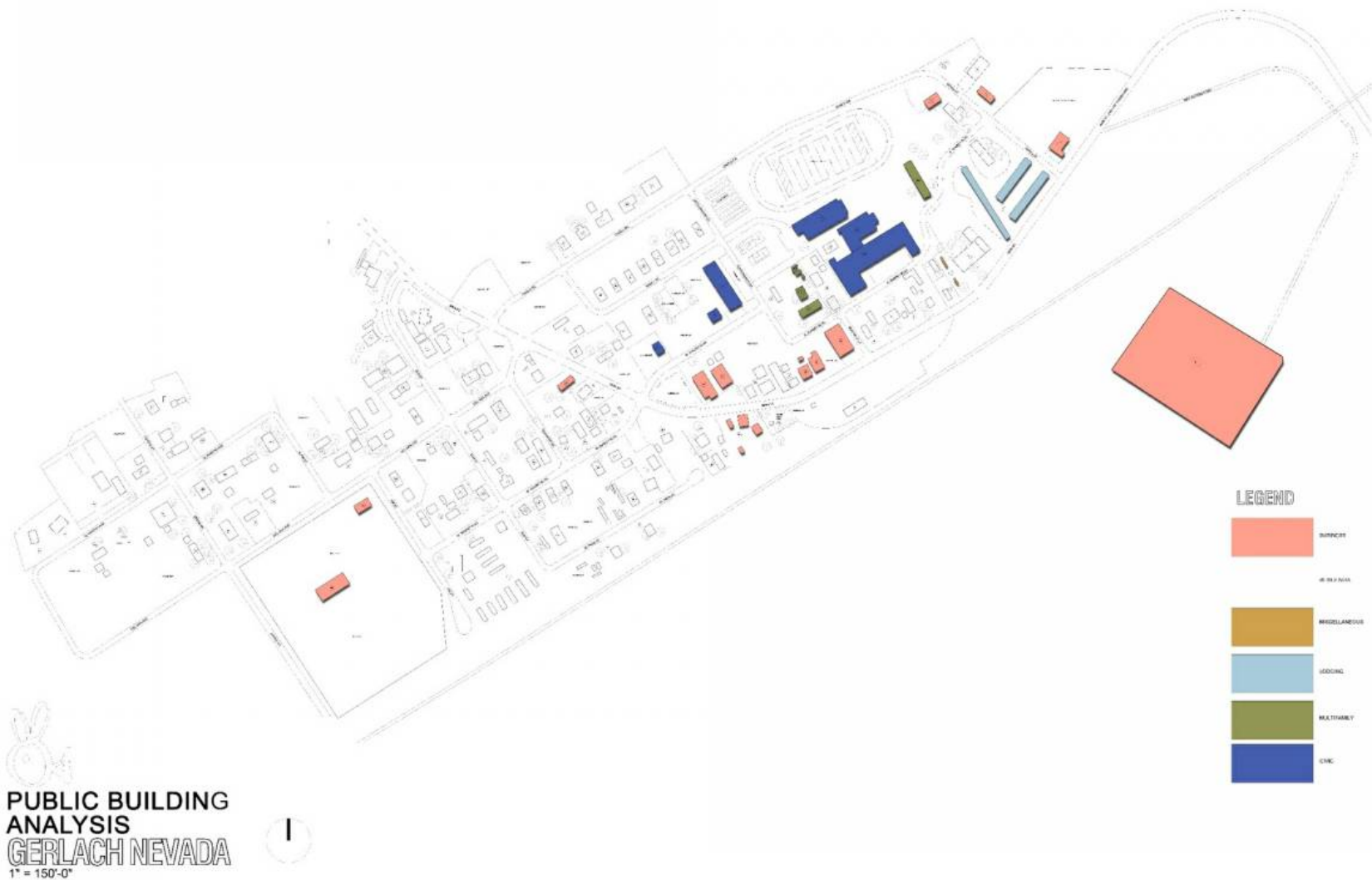


|    |             |         |
|----|-------------|---------|
| 20 | RESIDENTIAL |         |
| 30 | RESIDENTIAL | PRIVATE |

**BUILDING LEGEND**  
**GERLACH NEVADA**



**Better City**



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      |

\* Based on both ACS and conversations with local residents.

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 medium-term 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

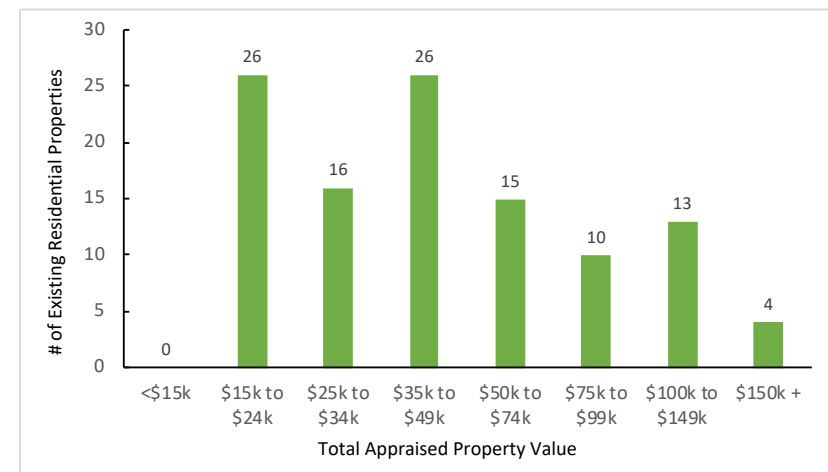
Source: ESRI 2018, ACS, Washoe County Assessor

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).<sup>2</sup> The data reported in Figure 17 and Map 3 and in the following analysis is based only on the housing

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. Sixty-eight units, or 62 percent, of all homes in Gerlach are valued below \$50K. Only four units (of 110) are valued above \$150K.

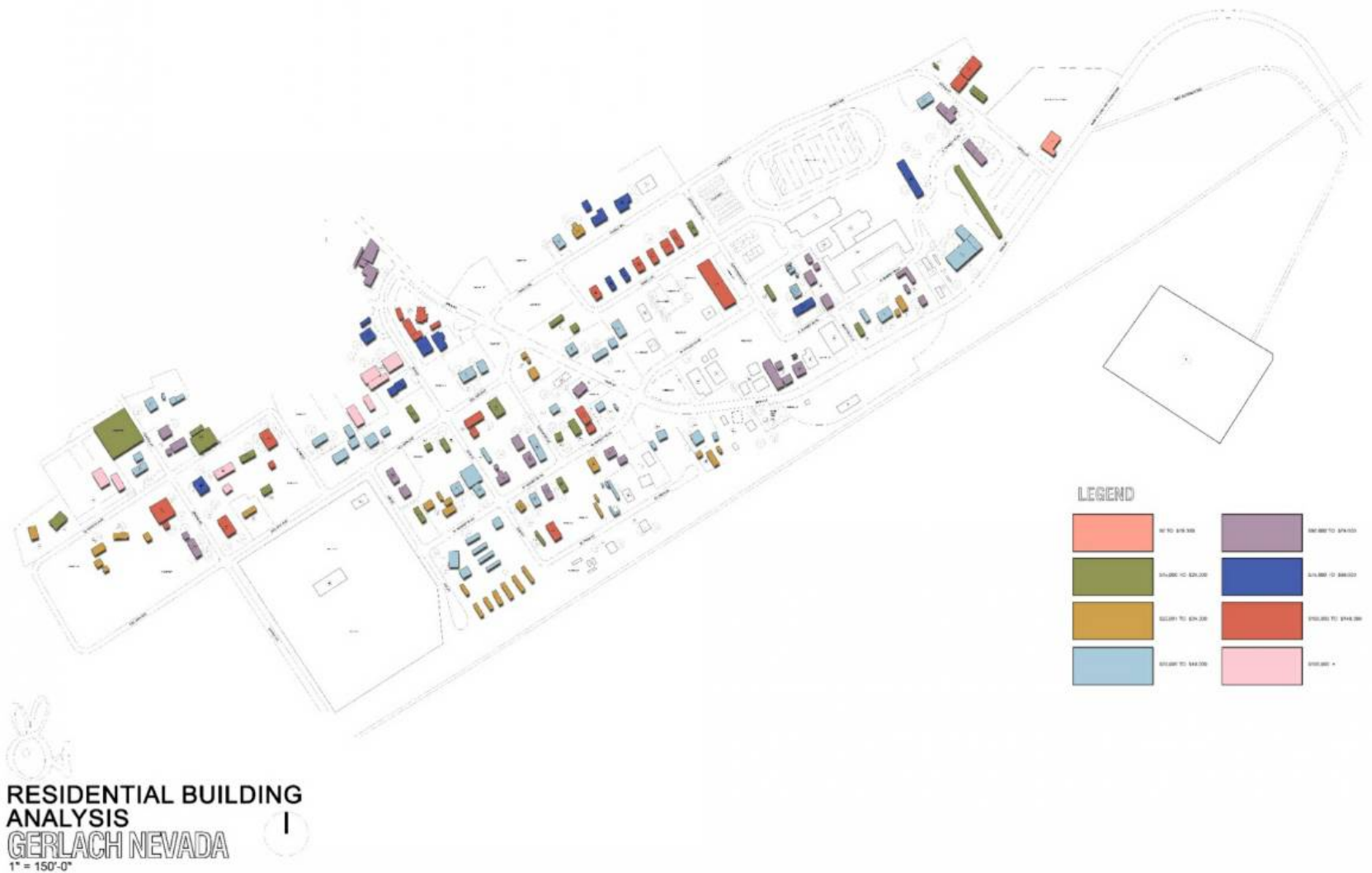


Source: Washoe County Assessor (2018)

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

<sup>2</sup> 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.



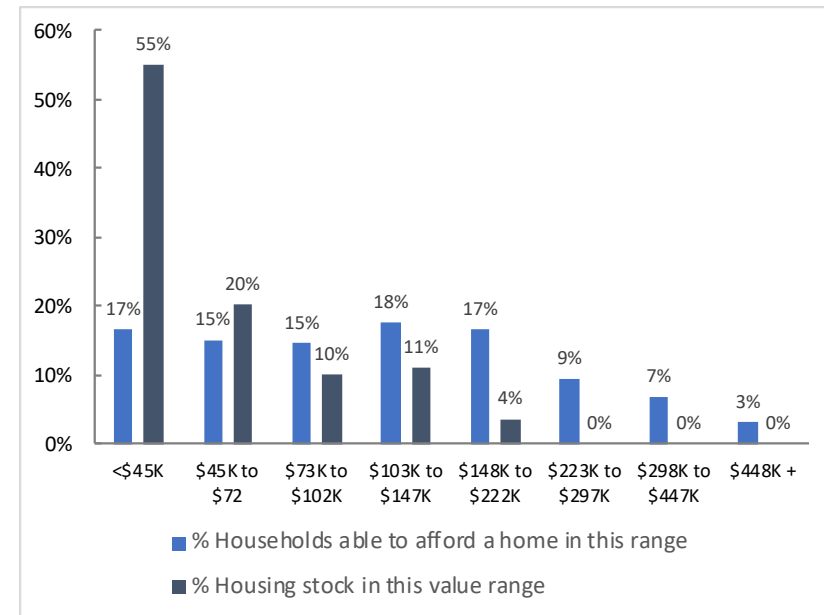


Source: Washoe County Assessor; Bunnyfish Studios

*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

| INCOME           |                              | HOUSING                              |                               | Housing Surplus / Deficiency |
|------------------|------------------------------|--------------------------------------|-------------------------------|------------------------------|
| Income Brackets  | % Households in each Bracket | Home Affordability (based on income) | % Housing Stock in this Range |                              |
| <\$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.<sup>3</sup> 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

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

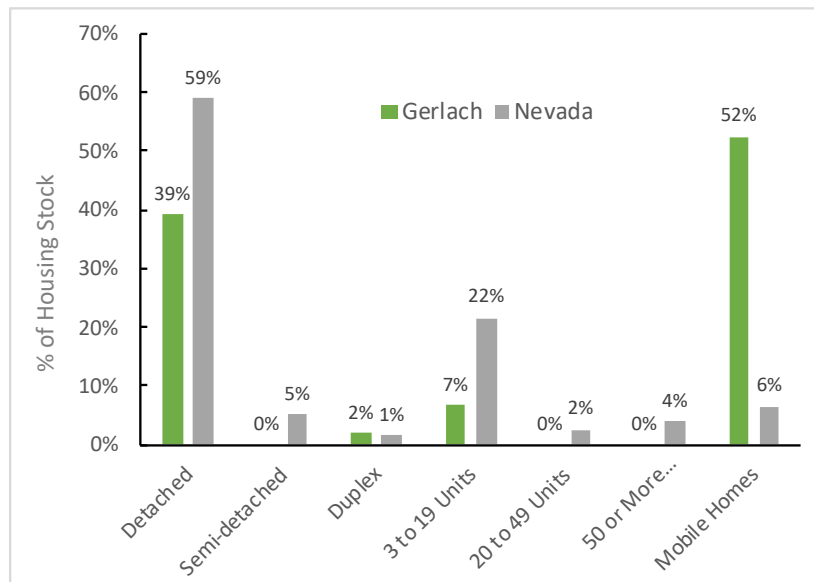
similar trend, homeowners should be encouraged to go through the mobile home conversion process assuming that the foundation can be built for less than \$20,000.

| 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

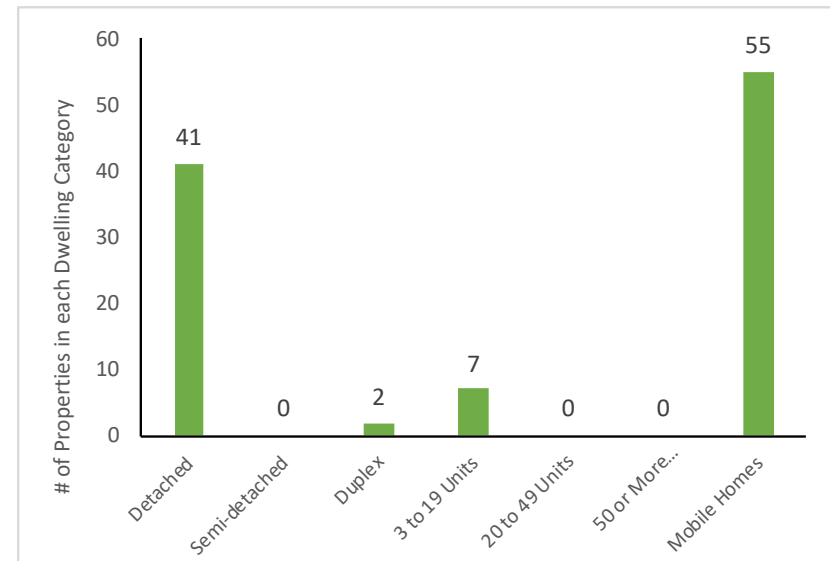
Table 7: Average Sale Price by Property Type - 2014 through June 2018

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



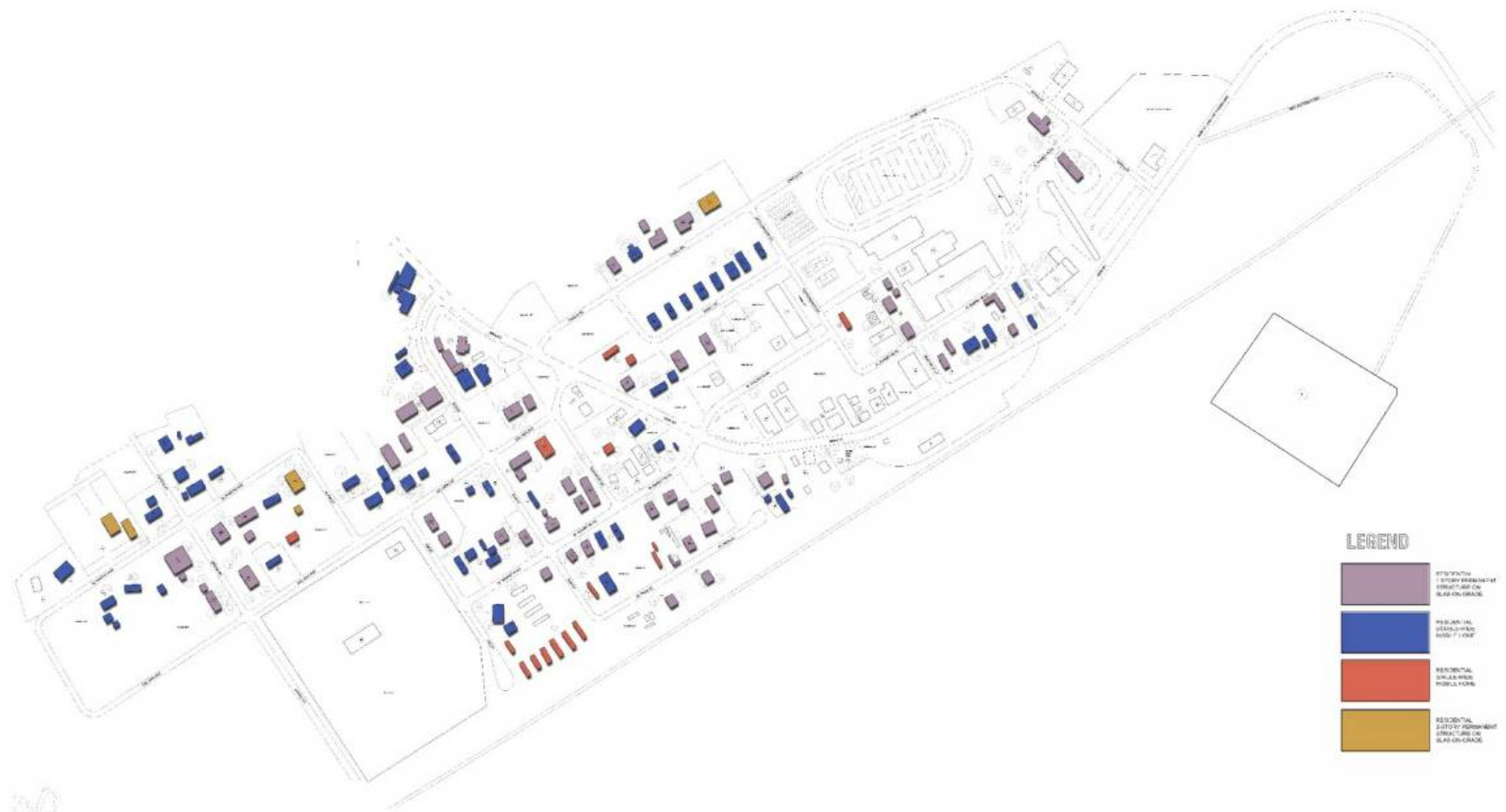
Source: ACS 2018 (Nevada data), Washoe County GIS, Better City LLC

Figure 19: Housing Stock by Dwelling Type



Source: ACS 2018

Figure 20: Number of Housing Units by Structure Type



#### LEGEND

- 1-STORY DETACHED SINGLE-FAMILY HOMES
- 1.5-STORY DETACHED SINGLE-FAMILY HOMES
- RESIDENTIAL SUBDIVISIONS
- 2-STORY DETACHED SINGLE-FAMILY HOMES

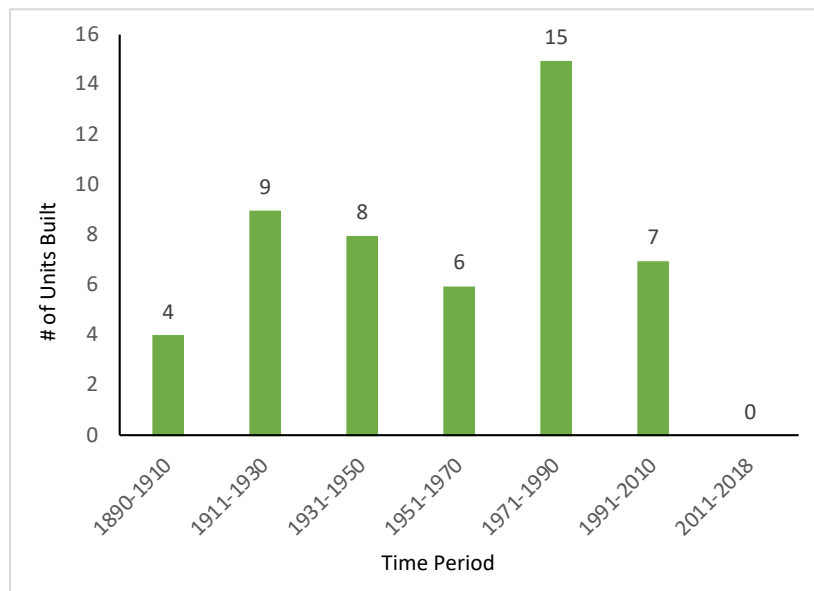


### RESIDENTIAL TYPES | GERLACH NEVADA

1" = 150'-0"

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 NATIONAL REGISTERS OF HISTORIC PLACES NOMINATIONS

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 20<sup>th</sup> 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 & Live-stock 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-20<sup>th</sup> century company town that exists today.

The story of Empire, Nevada is the story of drywall and the building of America. In the late 19<sup>th</sup> 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-20<sup>th</sup> 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.

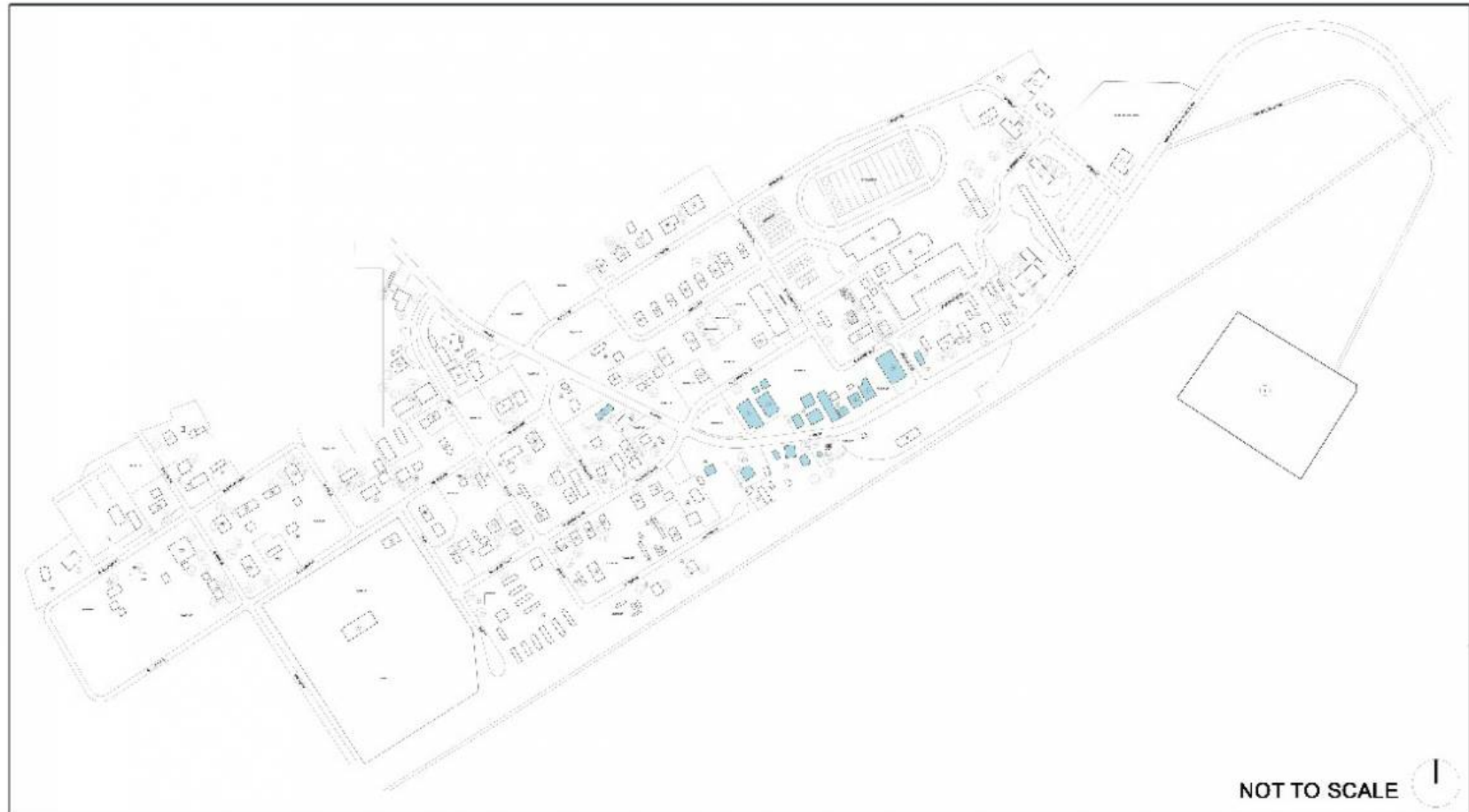
*Please note: The reconnaissance level survey done in Empire only examined one example of each type of architecture: 4-plexes, duplexes, a guest house, and a single-family home. This should not be interpreted to mean that only these specific buildings are potentially eligible for listing.*

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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*



This information for illustrative purposes only. Not be used for boundary resolution or location and not intended to be used for mineral, oil, gas, or water rights.  
 Washoe County Technology Services - Regional Services Division, PO Box 11150 Reno, NV 89522-0027 www.washoecounty.us/gis (775) 323-2545



## HISTORIC DISTRICT ANALYSIS COMPANY MINING 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 pre-date 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 20<sup>th</sup> 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 era. 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 Plaques 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

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### 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.



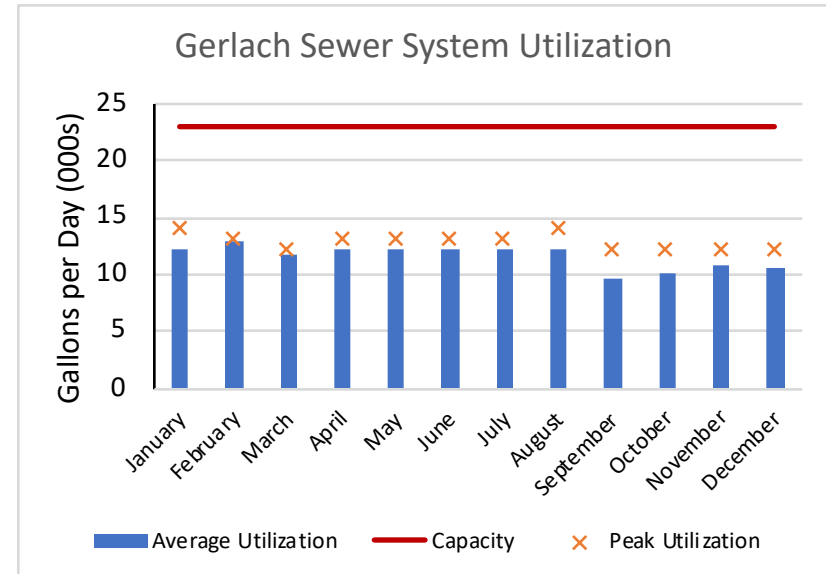
*Picture 1: Gerlach Water Tanks*

### 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 facility<sup>4</sup>. 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.



Source: GGID; CFA Reno; Better City

Figure 22: Sewer Utilization

All developed and accessible portions of Gerlach can be served by the community sewer system except for the westernmost 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

<sup>4</sup> Based on 2017 data

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 becoming 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 WestNet'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](http://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

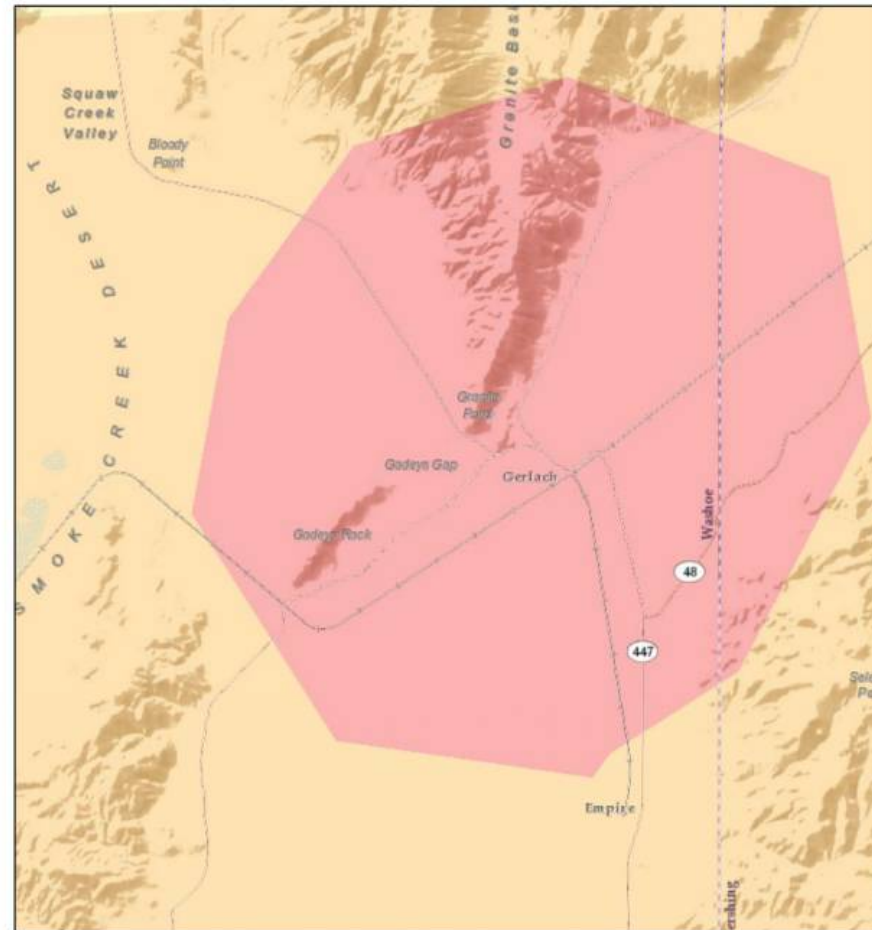
Opportunities for wind energy generation are relatively limited in and around Gerlach. The best potential wind generation is located near or at the top of the Granite mountain range, north of Gerlach. If a wind farm were to be constructed in this location, electrical lines would need to be constructed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

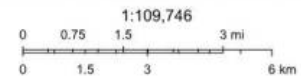
Maps showing geothermal, solar, and wind power generation potential in the area surrounding Gerlach are provided on the following pages.

## Geothermal Potential



May 23, 2018

- ☒ Geothermal
- High Local Potential for systems greater than 150 degC
- Regional Potential for systems greater than 150 degC
- Regional Potential for systems greater than 100 degC
- Low Regional Potential
- ☐ Solar Potential in kW hours per m2 per day

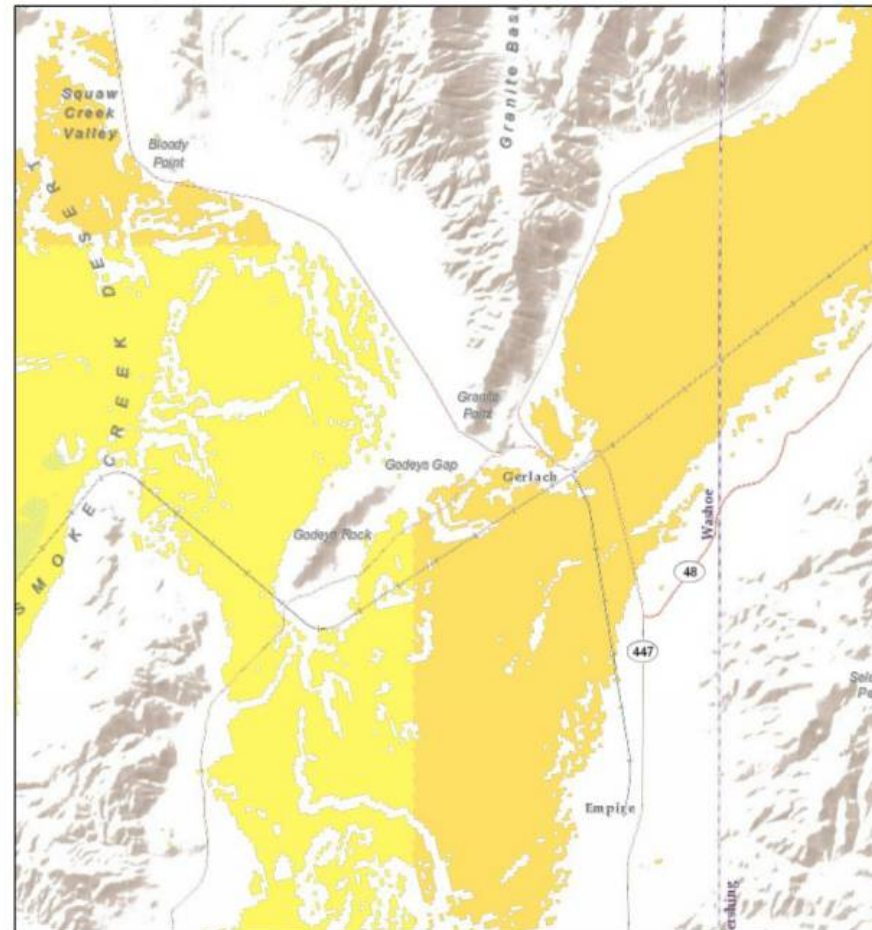


Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS

Web AppBuilder for ArcGIS  
Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS |

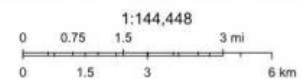
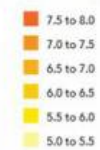


# Solar Potential



May 23, 2018

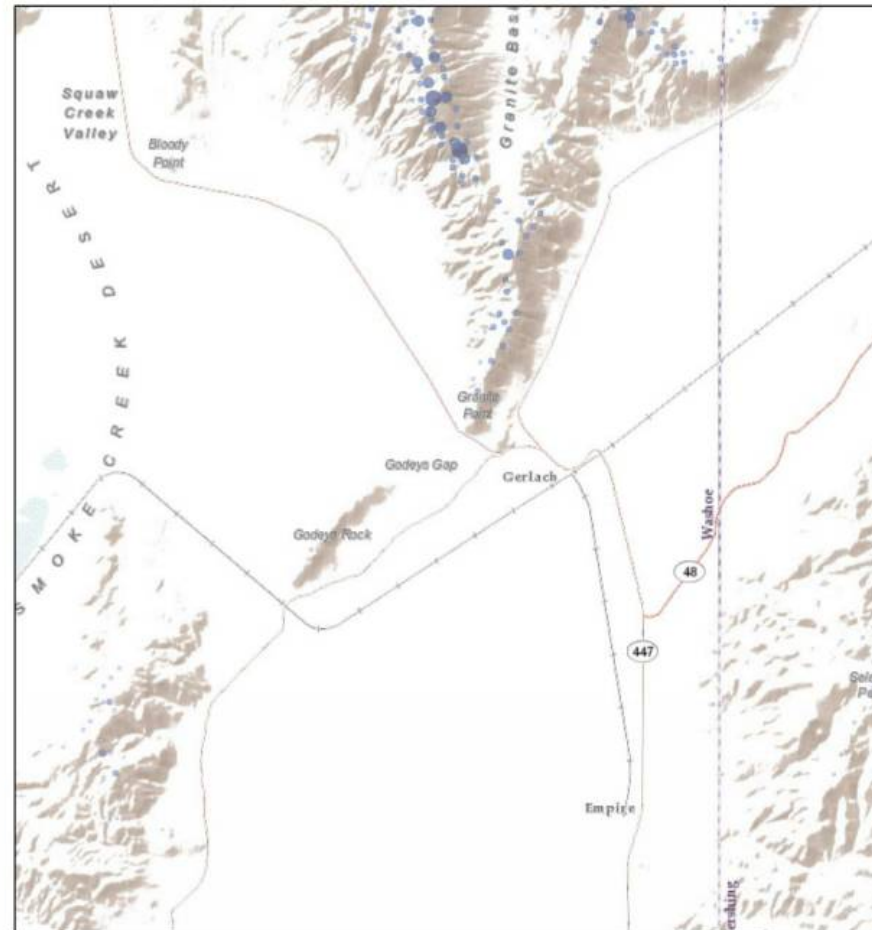
☑ Solar Potential in kW hours per m2 per day ...



Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS

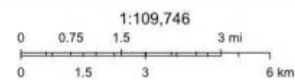
Web AppBuilder for ArcGIS  
Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS |

# Wind Power Generation Potential



May 23, 2018

- ☒ Wind Potential
- Superb
- 6
- 5
- 4
- Fair



Sources: Esri, USGS, NOAA, Sources: Esri, Garmin, USGS, NPS

Web AppBuilder for ArcGIS  
Sources: Esri, USGS, NOAA | Sources: Esri, Garmin, USGS, NPS |

## ECONOMIC DEVELOPMENT STRATEGY

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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.

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

## 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.<sup>5</sup> 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.<sup>6</sup>

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

<sup>6</sup> 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 export-based 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 maker-space 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.<sup>7</sup>

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.

### Welcome Center and Retail 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.

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<sup>7</sup> 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.

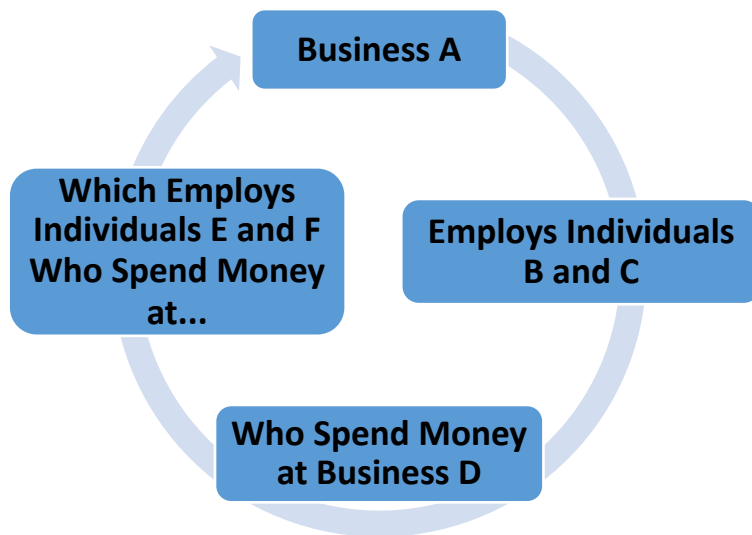


Figure 24—Circular Flow Example

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.<sup>8</sup> 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.<sup>9</sup> 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

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

<sup>9</sup> 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...”<sup>10</sup>

<sup>10</sup>Source: <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.<sup>11</sup> 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 Quartier Master Plan<sup>11</sup>

<sup>11</sup> 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 Rendering<sup>11</sup>



Picture 9 - Le Petit Quartier Common Yard Rendering<sup>11</sup>



Picture 10 - Le Petit Quartier - Tiny Home Rendering<sup>11</sup>

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”.<sup>12</sup>

<sup>12</sup> 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, Exterior<sup>12</sup>



Picture 13 - Tiny Home by Kim Lewis, Interior<sup>12</sup>



Picture 12 - Tiny Home by Kim Lewis, Interior<sup>12</sup>



Picture 14 - Tiny Home by Kim Lewis, Interior<sup>13</sup>

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



Source: <https://www.thetinyhouse.net/skip-the-trailer-13-tiny-houses-built-on-foundations/>

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





Source: <https://www.thetinyhouse.net/skip-the-trailer-13-tiny-houses-built-on-foundations/>

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



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

Picture 18 - Sebastarosa by Tumbleweed Tiny House Company



Source: <https://www.countryliving.com/home-design/q1887/tiny-house/?slide=14>

Picture 17 – “Bestie Row” Mini-Neighborhood



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/g1887/tiny-house/?slide=33>





Source: <https://www.marianneusato.com/untitled>

Picture 21 - Katrina Cottage KC 544



Source: <https://www.countryliving.com/home-design/q1887/tiny-house/?slide=39>

Picture 23 - Tiny Home "Our Little Secret"



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

Picture 22 - Katrina Cottage



Source: <https://www.countryliving.com/home-design/q1887/tiny-house/?slide=55>

*Picture 24 - Victorian Farmhouse in Round Top, Texas*



Source: <https://www.countryliving.com/home-design/q1887/tiny-house/?slide=59>

*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.

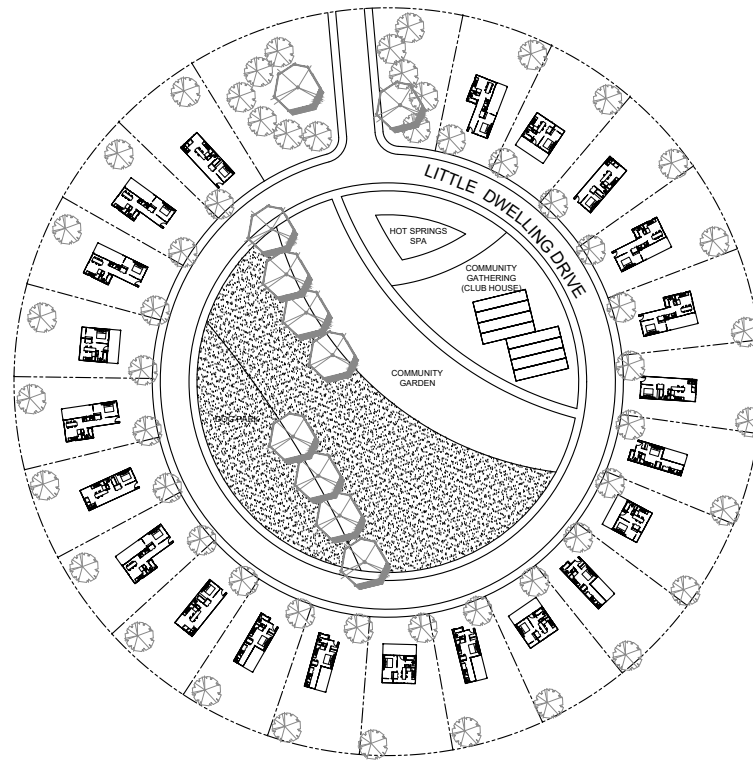
Concerns included funding, utilities, potential locations, and if it would be accepted by the town. One of the concerns repeated the most during the meeting as well as during follow-up conversations with local stakeholders surrounded the idea of mixing short-term rental properties within the same

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.



- 22 LOTS
- SHIPPING CONTAINERS RE-PURPOSED AS HOUSES
- 4 FLOOR PLAN OPTIONS
- COMMUNITY GARDEN
- CENTRAL PARK
- ONE WAY STREET (PEDESTRIAN FRIENDLY)
- COMMUNITY CLUB HOUSE
- HOT SPRINGS SPA

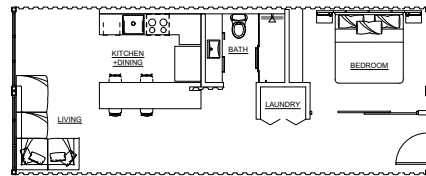


TINY HOUSE NEIGHBORHOOD  
GERLACH NEVADA  
1" = 30'-0"

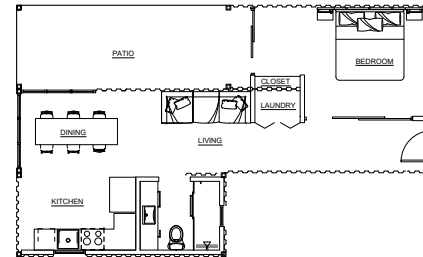


SITE PLAN  
SHORT TERM

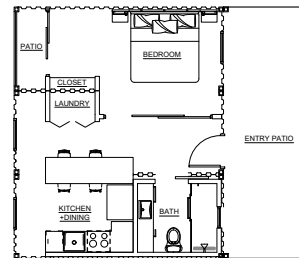
Figure 29: Short-Term Rental Tiny Home Neighborhood Layout



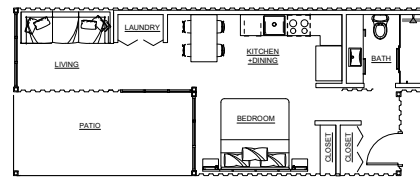
EL RANCHO  
480 SF



ELM  
480 SF



DOGWOOD  
360 SF



GROVE  
360 SF



TINY HOUSE NEIGHBORHOOD  
GERLACH NEVADA  
1/4" = 1'-0"



FLOOR PLANS  
SHORT TERM

Figure 30: Short-Term Rental Floor Layouts

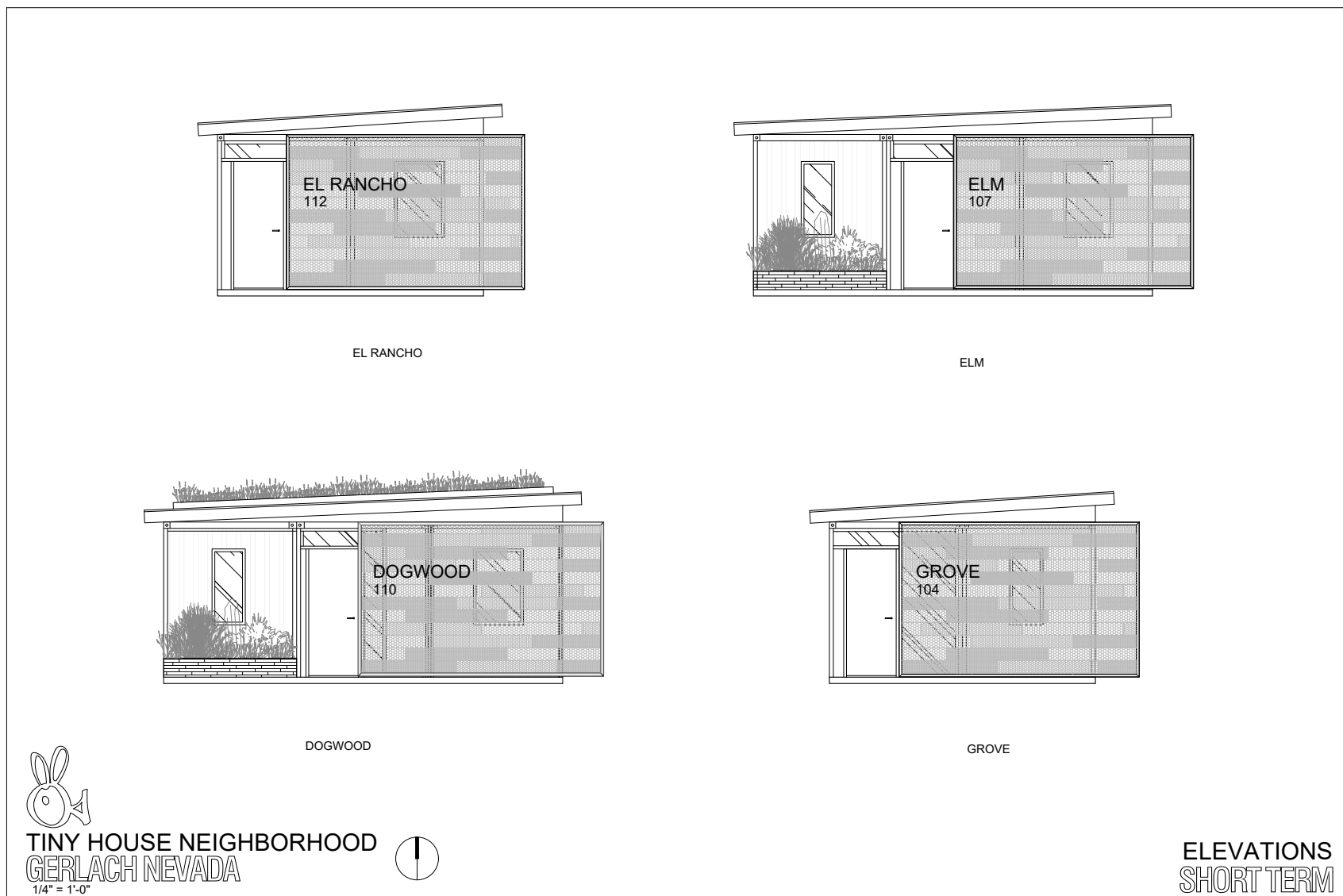


Figure 31: Short-Term Rental Elevation Concepts

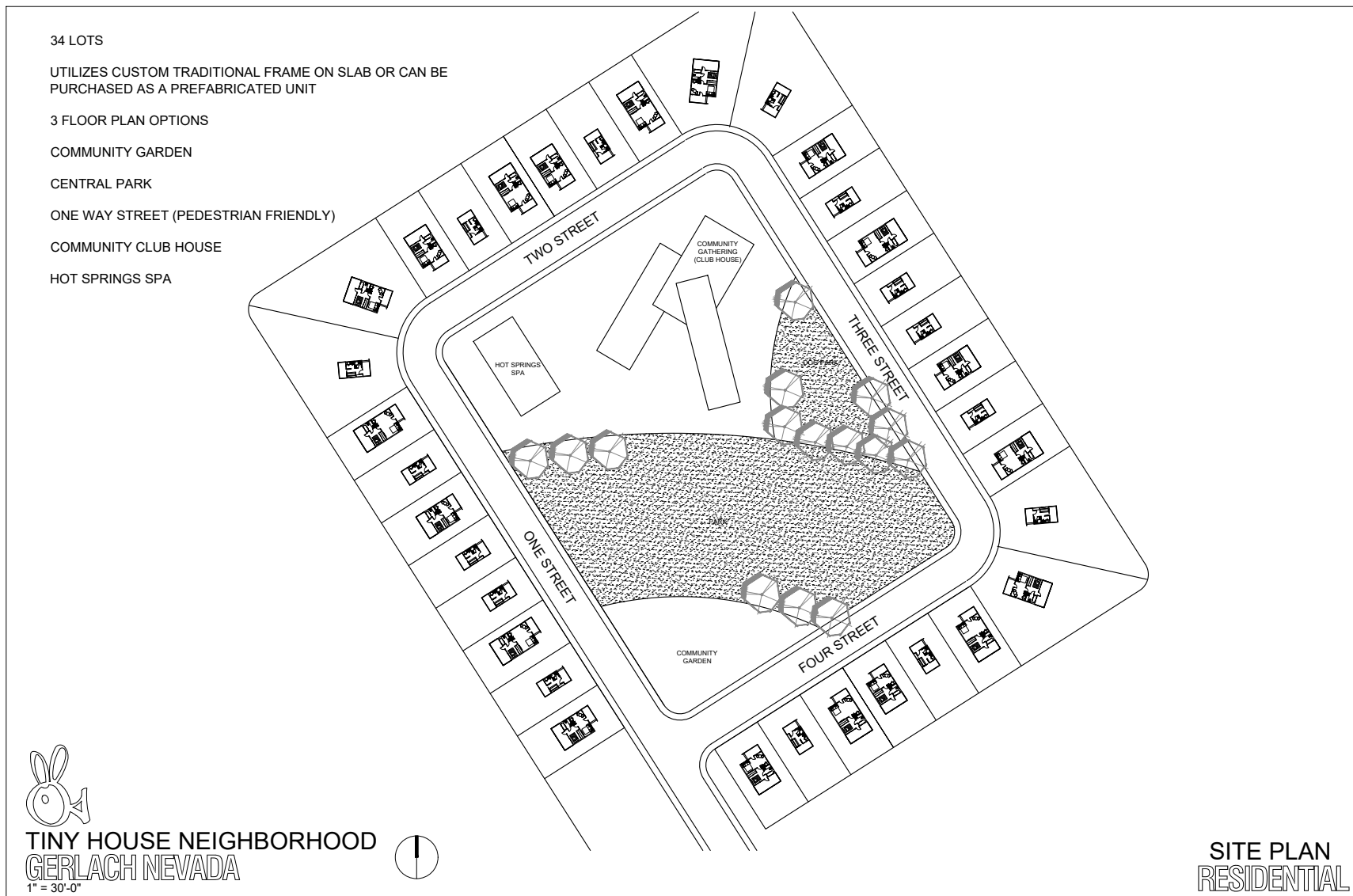
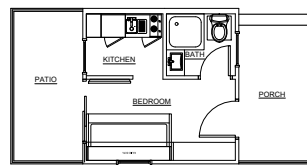
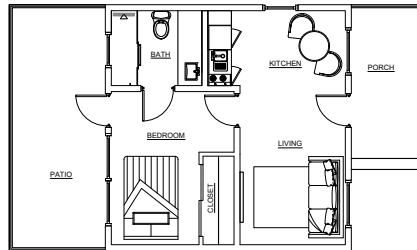


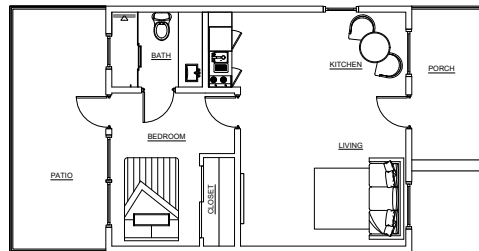
Figure 32: Permanent Resident Tiny Home Neighborhood Layout



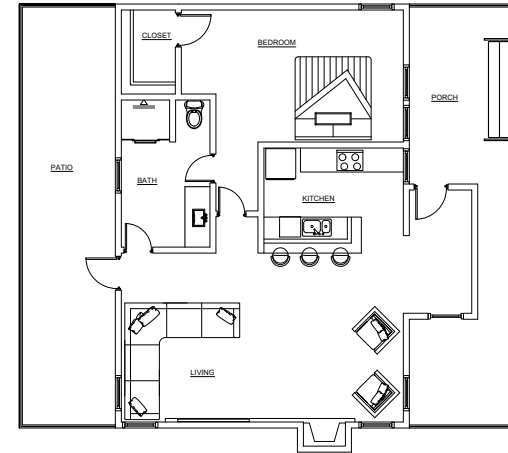
THE MICRO  
168 SF



THE TWENTY  
400 SF



THE THIRTY  
525 SF



THE GRAND  
1,000 SF



TINY HOUSE NEIGHBORHOOD  
GERLACH NEVADA  
1" = 150'-0"



FLOOR PLANS  
RESIDENTIAL

Figure 33: Permanent Resident Tiny Home Floor Layout



## LAND USE AND ZONING CONSIDERATIONS

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### 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.

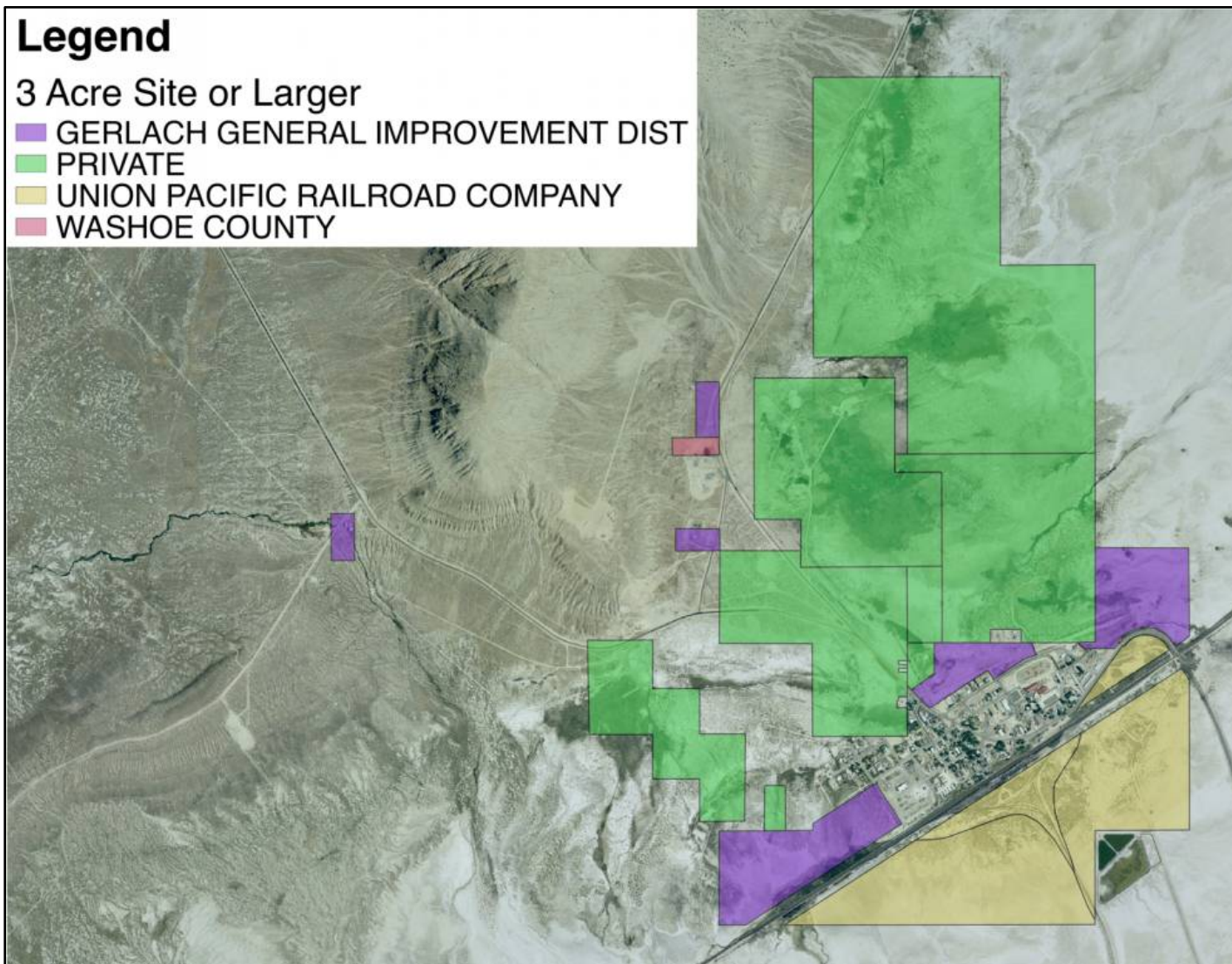
However, before any community-wide effort to engage the County's code enforcement division, the needs and goals of code enforcement should be discussed as part of the Community's rezoning effort. The goal of these discussions should be to better define the balance between rural freedom and code enforcement 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.

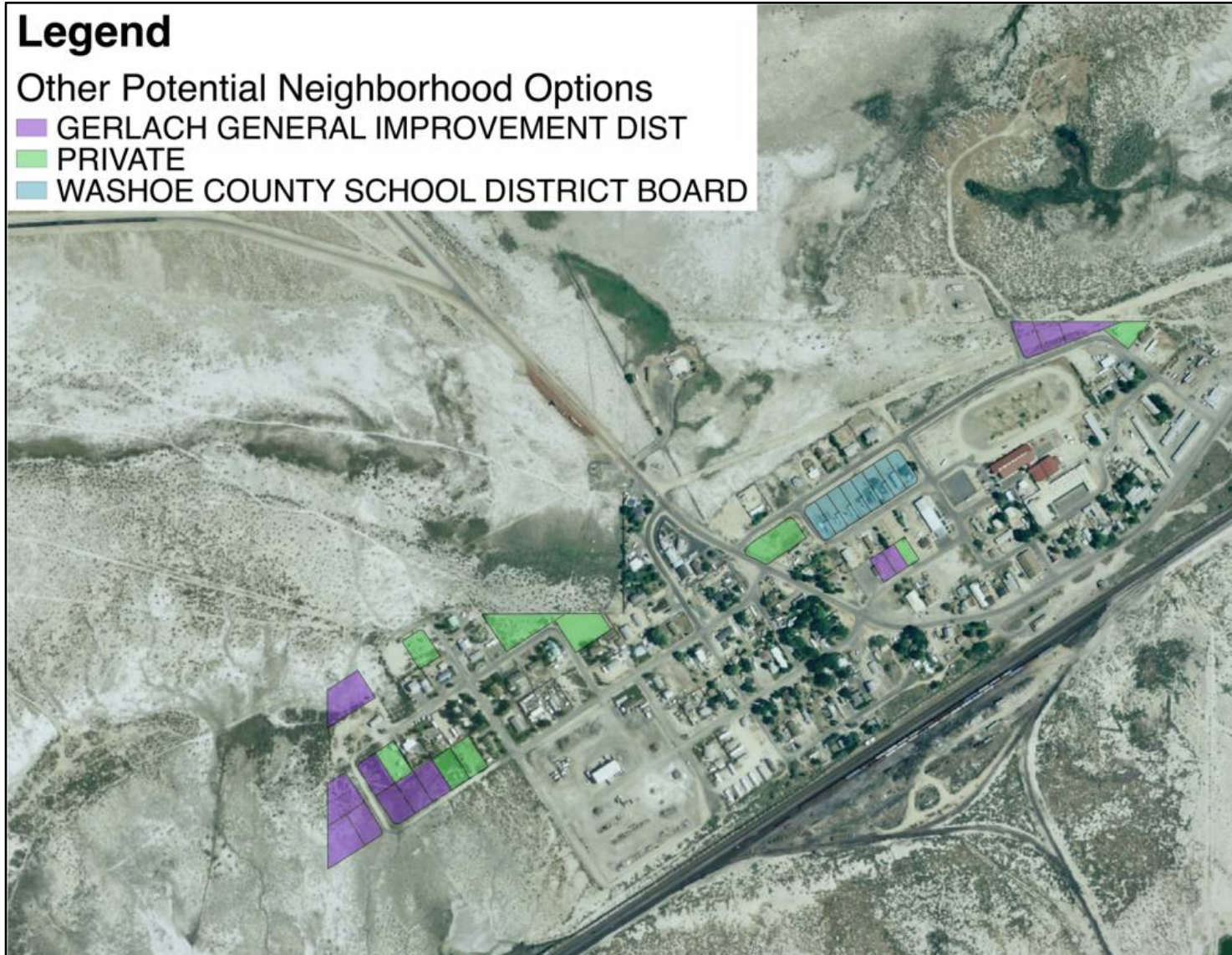
In addition to parcels that are already configured in large lots, it may be possible to consolidate multiple smaller lots into an area that may be suitable for a new neighborhood. Potential sites are shown in Map 11. All of the parcels are currently reported as vacant by the County Assessor (meaning 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>

Relying on these guidelines ensures that new construction in Gerlach will maintain the general feel of the town but will not give it a false sense of being “frozen in time.” Gerlach is a vibrant and developing community. It is important that any new construction mark the current era, so that future generations will be able to see the chapters of Gerlach's development from its origination to the present day.

#### 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.



**RAMED EARTH/ADOBE**



**RAILROAD TIE**



**METAL SIDING/METAL ROOF**



**TEXTURED CONCRETE WALL**



**WOOD SIDING**



**NATURAL STONE**

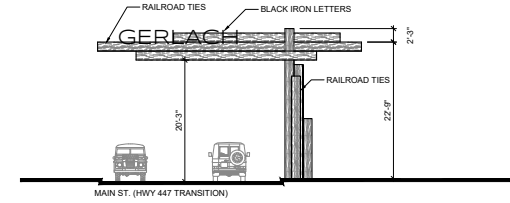
Source: Bunnyfish Studios

*Figure 34: New Construction Materials and Concepts*

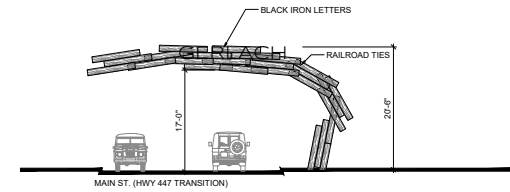
## INSPIRATION



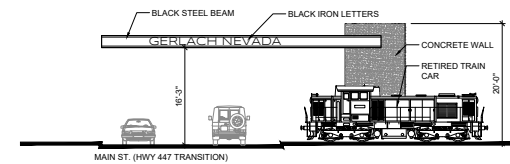
## ENTRY SIGN SCHEMES GERLACH NEVADA



## VERSION 3



## VERSION 2



## VERSION 1

Figure 35: Entry Gate Concepts



## WASHOE COUNTY ECONOMIC DEVELOPMENT AND CONSERVATION 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

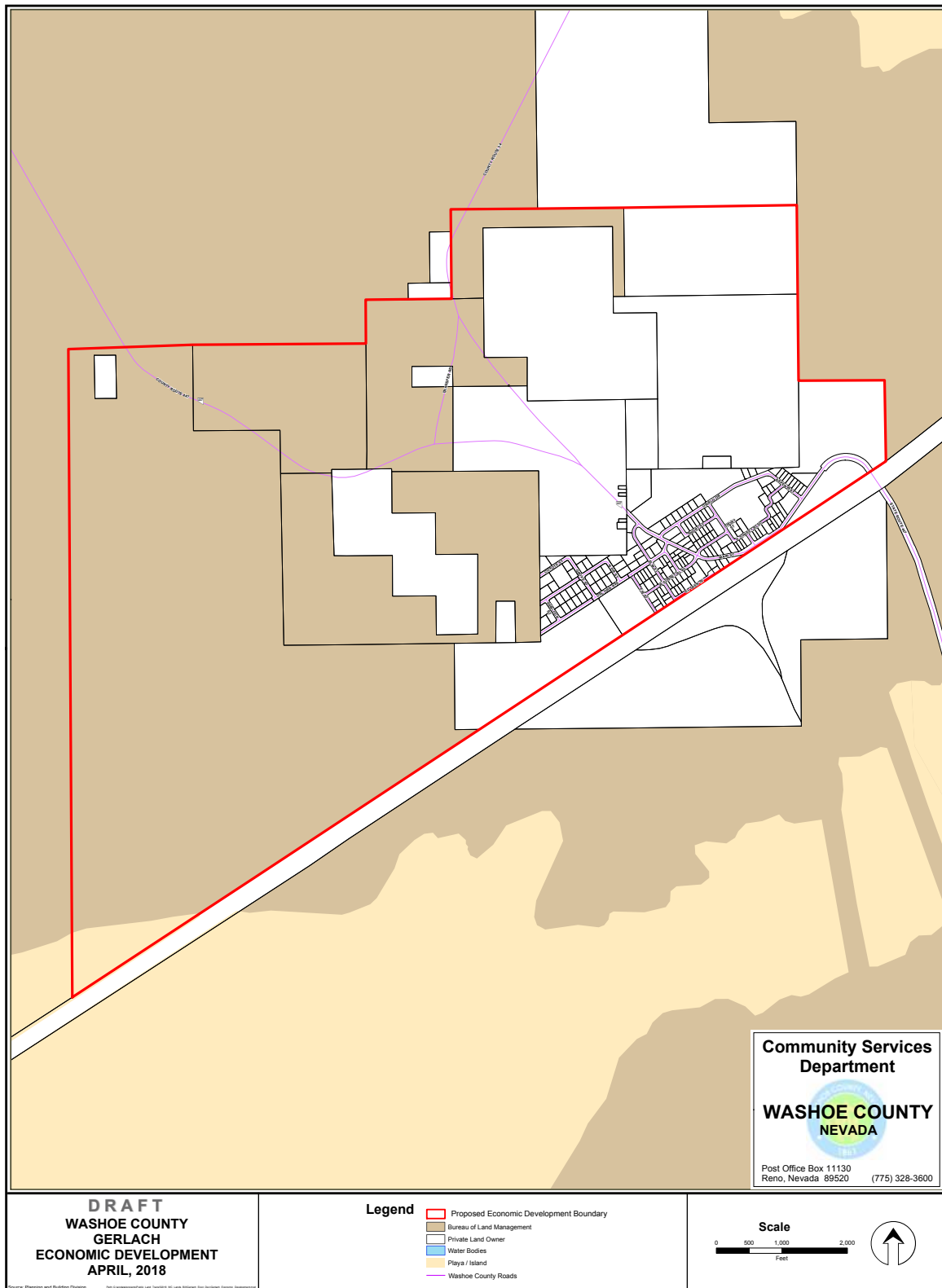
because the community is narrowly land-locked by Federal land. The proposed economic development area near Gerlach appears to strike a reasonable balance at enabling future growth and protecting Federal lands and recreation access.

Whether through the Washoe County Economic Development and Conservation Act, or through another mechanism,<sup>14</sup> 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.

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<sup>14</sup> 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

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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 "O" 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.

| Entrepreneurship Center and Incubator |  |                        |      |                                |                |                 |            |                            |   |
|---------------------------------------|--|------------------------|------|--------------------------------|----------------|-----------------|------------|----------------------------|---|
| Action Steps                          |  | Steward or Participant |      |                                |                |                 |            |                            |   |
| Task                                  | Task Description   | Washoe County          | GGID | Economic Development Committee | Private Sector | Property Owners | Consultant | Project Champion Committee | 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  | P                      | P    | P                              |                |                 | O          |                            |   |
| 1                                     | Establish local oversight/project champion committee   | P                      | P    | O                              | P              |                 | P          |                            |   |
| 2                                     | Refine concept and define programming niche  | P                      | P    | P                              | O              |                 | P          | P                          |   |
| 3                                     | Establish strategic partnerships with non-profits, angel networks, and sister incubators   |                        |      | P                              | P              |                 | O          | P                          |   |
| 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.  | O                      |      |                                |                |                 |            | P                          |   |
| 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. |                        |      |                                | P              |                 | 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.   | P                      |      | P                              | P              | P               | P          | O                          |   |
| 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.  | P                      |      | P                              |                |                 | O          | P                          | P   |
| 8                                     | Secure funding for the Capital Improvement Plan so the physical infrastructure can be improved, occupied, installed, and operational.  | O                      |      | P                              |                |                 | P          | P                          | P   |
| 9                                     | Secure funding for the ramp-up period to fund operational shortfalls identified in the Operating Plan until the Center becomes self-sufficient.  | O                      |      | P                              | P              |                 | P          | P                          | P   |
| 10                                    | Identify, hire, and begin on-boarding to execute the Human Capital Plan.   | P                      |      |                                |                |                 | P          | O                          |   |
| 11                                    | Empower Center staff to execute the Operating Plan.  |                        |      |                                |                |                 | P          | O                          |   |

Table 10: Entrepreneurship Center and Incubator Stewardship Matrix

| Entrepreneurship Center and Incubator |  |            |        |    |    |    |        |    |    |    |
|---------------------------------------|--|------------|--------|----|----|----|--------|----|----|----|
| Action Steps                          |  | Timeframe  | Year 1 |    |    |    | Year 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

| aRt-V Park and Hot Springs   |   |                        |      |                                |                                 |                 |            |                            |             |                      |   |
|--|---|------------------------|------|--------------------------------|---------------------------------|-----------------|------------|----------------------------|-------------|----------------------|---|
| Action Steps   |   | Steward or Participant |      |                                |                                 |                 |            |                            |             |                      |   |
| 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                      | P    | O                              |                                 |                 |            |                            |             |                      |   |
| 2  | Conduct in-depth market analysis and create a corresponding operational/business plan   | P                      |      | P                              | P                               |                 | O          | P                          | P           | P                    |   |
| 3  | Outreach to potential operators to conduct market validation and recruitment  | P                      |      | P                              |                                 |                 | O          | P                          |             |                      |   |
| 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   | P                      | P    | P                              |                                 | P               | P          | P                          |             |                      |   |
| 5  | Review zoning requirements at the preferred site, and if necessary, pursue a rezone   | P                      | P    | P                              | O                               | P               | P          | O                          |             |                      |   |
| 6  | Conduct utility capacity analysis at the preferred location.  | P                      | O    | P                              | P                               |                 |            | P                          |             |                      |   |
| 7  | Conduct due-diligence analysis on what form of hot spring amenity would be most feasible at the preferred location  | P                      | P    | P                              | O                               | P               | O          | P                          |             |                      |   |
| 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                         | O                      |      | P                              | P                               |                 |            | P                          |             |                      | P   |
| 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  |                        |      |                                | O                               |                 |            |                            | P           | P                    |   |
| 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 |                        |      | P                              | O                               | P               |            | P                          | P           | P                    |   |
| 11   | Close on the land and begin construction  | P                      | P    | P                              | O                               | P               |            | P                          |             |                      |   |

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



| aRt-V Park and Hot Springs |   |             |        |    |    |    |        |    |    |    |
|----------------------------|---|-------------|--------|----|----|----|--------|----|----|----|
| Action Steps               |   | Timeframe   | Year 1 |    |    |    | Year 2 |    |    |    |
| Task                       | Task Description  |             | Q1     | Q2 | Q3 | Q4 | Q1     | Q2 | Q3 | Q4 |
| 1                          | Establish local oversight/project champion committee  | 1 month     |        |    |    |    |        |    |    |    |
| 2                          | Conduct in-depth market analysis and create a corresponding 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         |        |    |    |    |        |    |    |    |

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

| Historic Preservation |   |                        |      |                                |                         |                 |            |                            |   |
|-----------------------|---|------------------------|------|--------------------------------|-------------------------|-----------------|------------|----------------------------|---|
| 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  | P                      | P    | P                              |                         | P               | P          |                            |   |
| 2                     | Utilize the information contained in the economic development strategy document to prioritize potential historic preservation projects and investments  | P                      | P    | P                              |                         | P               |            | O                          |   |
| 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   | P                      | P    | P                              |                         |                 | P          | P                          |   |
| 4                     | Coordinate with existing business owners and entrepreneurs to determine potential commercial uses of renovated historic structures  |                        |      | P                              | O                       | P               | P          |                            |   |
| 5                     | Coordinate with landowners to explore the possibility of the national registry designations outlined in the economic development strategic plan   |                        |      |                                | O                       | P               | P          |                            |   |
| 6                     | Apply for national registry designations  |                        |      |                                | P                       | P               | O          |                            |   |
| 7                     | Based on property owner and private-sector interest (as potential tenants) organize and conduct structural analysis and create architectural plans to renovate/preserve the historic structures | P                      |      |                                | P                       | P               | O          |                            | P   |
| 8                     | Apply for grant funding and tax credits to carry out improvements   |                        |      |                                | O                       | P               | O          |                            | P   |
| 9                     | Continue analyzing and renovating historic structures as finances allow   |                        |      |                                | O                       | P               | P          |                            | P   |

Table 14: Historic Preservation Stewardship Matrix

| Historic Preservation |   |            |        |    |    |    |        |    |    |    |
|-----------------------|---|------------|--------|----|----|----|--------|----|----|----|
| Action Steps          |   | Timeframe  | Year 1 |    |    |    | Year 2 |    |    |    |
| Task                  | Task Description  |            | Q1     | Q2 | Q3 | Q4 | Q1     | Q2 | Q3 | Q4 |
| 1                     | Organize a local historic preservation committee  | 1 month    |        |    |    |    |        |    |    |    |
| 2                     | 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 renovated 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 renovate/preserve the historic structures | Ongoing    |        |    |    |    |        |    |    |    |
| 8                     | Apply for grant funding and tax credits to carry out improvements   | Ongoing    |        |    |    |    |        |    |    |    |
| 9                     | Continue analyzing and renovating historic structures as finances allow   | Ongoing    |        |    |    |    |        |    |    |    |

Table 15: Historic Preservation Implementation Timeline

| Tiny Home Neighborhoods |   |                        |      |                                |                                 |                 |            |                            |             |                      |   |
|-------------------------|---|------------------------|------|--------------------------------|---------------------------------|-----------------|------------|----------------------------|-------------|----------------------|---|
| Action Steps            |   | Steward or Participant |      |                                |                                 |                 |            |                            |             |                      |   |
| 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                      | P    | P                              |                                 | P               |            |                            |             |                      |   |
| 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. | P                      | P    | P                              |                                 | P               | P/O        | O                          |             |                      |   |
| 3                       | Work with local landowners to create a short list of potential sites  | P                      | P    | P                              | P                               | P               | P/O        | O                          |             |                      |   |
| 4                       | Conduct preliminary rezoning conversations with the County to ensure that a zoning designation is created that would allow for tiny home development. The actual rezoning process should be delayed until a final site has been selected  | P/O                    | P    | P                              |                                 | P               | P          | O                          |             |                      |   |
| 5                       | Pro-forma development and financial feasibility analysis  |                        |      |                                | P                               |                 | O          | P                          |             |                      |   |
| 6                       | Developer outreach - Once it has been determined that the rezoning 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   | P                      | P    | P                              |                                 |                 | P          | O                          |             |                      |   |
| 8                       | Additional due diligence and feasibility analysis will be conducted by the selected developer and any gaps in funding will be determined  |                        |      |                                | O                               |                 |            |                            |             |                      |   |
| 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 rezoning  | P                      | P    |                                | O                               | P               |            | P                          |             |                      |   |
| 10                      | Apply for grant funding if necessary to make the public amenity and infrastructure improvements at the selected sites   | O                      |      |                                |                                 |                 |            |                            |             |                      | P   |
| 11                      | Additional preconstruction work, and then construction  | P                      | P    |                                | O                               | P               |            | P                          |             |                      |   |

Table 16: Tiny Home Neighborhoods Stewardship Matrix

| Tiny Home Neighborhoods |   |             |        |    |    |    |        |    |    |    |
|-------------------------|---|-------------|--------|----|----|----|--------|----|----|----|
| Action Steps            |   | Timeframe   | Year 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. | 2 months    |        |    |    |    |        |    |    |    |
| 3                       | Work with local landowners to create a short list of potential sites  | 3-6 weeks   |        |    |    |    |        |    |    |    |
| 4                       | 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  | 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  | 3 months    |        |    |    |    |        |    |    |    |
| 10                      | Apply for grant funding if necessary to make the public amenity and infrastructure improvements at the selected sites   | 6-18 months |        |    |    |    |        |    |    |    |
| 11                      | Additional preconstruction work, and then construction  | TBD         |        |    |    |    |        |    |    |    |

Table 17: Tiny Neighborhood Implementation Timeline



| Infrastructure Investments |  |                        |      |                                |                |                 |            |           |   |
|----------------------------|--|------------------------|------|--------------------------------|----------------|-----------------|------------|-----------|---|
| Action Steps               |  | Steward or Participant |      |                                |                |                 |            |           |   |
| Task                       | 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                        | <b>Broadband</b>   |                        |      |                                |                |                 |            |           |   |
| 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                    | P    | O/P                            | P              |                 | 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  | P                      | P    | O                              | P              |                 | P          |           |   |
| 1.3                        | Apply for the USDA/RUS broadband grant due <b>September, 2018</b> 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                    | P    | P                              | P              |                 | O/P        |           | P   |
| 1.4                        | Research additional broadband infrastructure grants. Possibilities include USDA-Rural Development and EDA-Economic Adjustment  | O                      | P    | P                              |                |                 |            |           |   |
| 2.0                        | <b>Electric Infrastructure</b>   |                        |      |                                |                |                 |            |           |   |
| 2.1                        | Organize a meeting 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                              | P              |                 |            | P         |   |
| 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  | P                      | P    |                                |                |                 | O          | P         |   |
| 2.3                        | Coordinate with property owners and federal land stewards to determine possible locations for the solar installation   | O                      | P    | P                              |                | P               |            | P         |   |
| 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   |                        |      | O                              | P              | P               |            |           |   |
| 2.5                        | Analyze potential funding mechanisms including bonding, special assessments, etc. to determine what level of grant funding will be necessary   | O/P                    | P    | P                              |                |                 | O/P        | P         | P   |
| 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  | O                      |      |                                |                |                 |            | P         | P   |
| 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  | O                      | P    | P                              | P              |                 |            |           | P   |

Table 18: Infrastructure Investments Stewardship Matrix

| Infrastructure Investments |  |           |        |    |    |    |        |    |    |    |
|----------------------------|--|-----------|--------|----|----|----|--------|----|----|----|
| Action Steps               |  | Timeframe | Year 1 |    |    |    | Year 2 |    |    |    |
| Task                       | Task Description   |           | Q1     | Q2 | Q3 | Q4 | Q1     | Q2 | Q3 | Q4 |
| 1.0                        | <b>Broadband</b>   |           |        |    |    |    |        |    |    |    |
| 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   |           |        |    |    |    |        |    |    |    |
| 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  |           |        |    |    |    |        |    |    |    |
| 1.3                        | Apply for the USDA/RUS broadband grant due <b>September, 2018</b> 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   |           |        |    |    |    |        |    |    |    |
| 1.4                        | Research additional broadband infrastructure grants. Possibilities include USDA-Rural Development and EDA-Economic Adjustment  |           |        |    |    |    |        |    |    |    |
| 2.0                        | <b>Electric Infrastructure</b>   |           |        |    |    |    |        |    |    |    |
| 2.1                        | Organize a meeting 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 |           |        |    |    |    |        |    |    |    |
| 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  |           |        |    |    |    |        |    |    |    |
| 2.3                        | Coordinate with property owners and federal land stewards to determine possible locations for the solar installation   |           |        |    |    |    |        |    |    |    |
| 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   |           |        |    |    |    |        |    |    |    |
| 2.5                        | Analyze potential funding mechanisms including bonding, special assessments, etc. to determine what level of grant funding will be necessary   |           |        |    |    |    |        |    |    |    |
| 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  |           |        |    |    |    |        |    |    |    |
| 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  |           |        |    |    |    |        |    |    |    |

Table 19: Infrastructure Investment Implementation Timeline

## **APPENDIX A – ARCHITECTURAL RESOURCE ASSESSMENT (ARA) FORMS**

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### **Potential Historic District Properties – Gerlach Main Street**

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.20.18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 320 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe County                               |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-284-02                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1968  |
| Architectural Style     | No Style  |
| Architectural Type      | Front Gable   |
| Roof Form               | Gable w/  |
| Roof Materials          | Asphalt composition roof  |
| Exterior Wall Materials | Concrete block  |
| Foundation Materials    | concrete block  |
| Window Materials        | metal (aluminum)  |
| Window Type             | fixed storefront  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |

|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |



#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   | NRIS #:   |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                           |                 |
|---------------------|---------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N  | Date:           |
| Survey Date 3/20/18 | Recorded By Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 365 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-272-01                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1908  |
| Architectural Style     |   |
| Architectural Type      | Gabled Front  |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | stucco, wood other  |
| Foundation Materials    | wood  |
| Window Materials        | wood, aluminum  |
| Window Type             | 6-light, sliding  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 1  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Railroad Tie Buildings / Main Street Gerlach | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/20/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 375 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-265-04                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1930  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | fiberboard, stucco  |
| Foundation Materials    | concrete  |
| Window Materials        | wood, aluminum  |
| Window Type             | fixed, slider   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   | NRIS #:   |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 380 Main Street                             |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-266-06 & 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1923  |
| Architectural Style     |   |
| Architectural Type      | Gabled, with false front  |
| Roof Form               | gabled  |
| Roof Materials          | raised seam, metal  |
| Exterior Wall Materials | horizontal wood, grooved  |
| Foundation Materials    | wood beam   |
| Window Materials        | wood  |
| Window Type             | 9-light double casement   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1 (metal shed) |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 385 Main Street (Accessory Resource)        |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-265-04                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown, possibly 1906  |
| Architectural Style     |   |
| Architectural Type      | Pyramid Roof  |
| Roof Form               | hipped  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | wood, concrete  |
| Foundation Materials    | wood  |
| Window Materials        | wood  |
| Window Type             | double hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>railroad tie, some settling, roof repair needed                                      |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|   |   |   | Date listed:  |
|   |   | NRIS #:   |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| District Name: Railroad Tie Buildings / Main Street Gerlach |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

Rev. 2017



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## Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 385 Main Street                             |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-265.04                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1930  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | metal, fiberboard   |
| Foundation Materials    | concrete  |
| Window Materials        | vinyl   |
| Window Type             | sliding   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

Rev. 2017



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### Architectural Resource Assessment (ARA) Form

|                     |                          |                 |
|---------------------|--------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N | Date:           |
| Survey Date 3/20/18 | Recorded By Heidi Swank  | Agency Report # |

#### 1. Property Type

|                                   |   |                                 |  |
|-----------------------------------|---|---------------------------------|--|
| Building <input type="checkbox"/> | Structure <input checked="" type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|-----------------------------------|---|---------------------------------|--|

#### 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1926  |
| Architectural Style     |   |
| Architectural Type      | Minimal Traditional   |
| Roof Form               | side-gabled   |
| Roof Materials          | metal   |
| Exterior Wall Materials | asbestos  |
| Foundation Materials    | concrete block  |
| Window Materials        | wood fram   |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1923  |
| Architectural Style     |   |
| Architectural Type      | Gable Front   |
| Roof Form               | front gabled  |
| Roof Materials          | corrugated roof   |
| Exterior Wall Materials | corrugated sheet metal, stamped metal                               |
| Foundation Materials    | not visible   |
| Window Materials        | wood  |
| Window Type             | single, 4-light fixed, 1 over 1 dbl hung                            |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>porch is non-historic addition   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>One addition likely historic.  |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   | NRIS #:   |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |  |                                       |
|--|---|--|---------------------------------------|
| Street Address                                       | 395 Main Street (Accessory II 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> |
| Public-Federal <input type="checkbox"/>              | Multiple <input type="checkbox"/>           |  |                                       |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |                                       |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1900  |
| Architectural Style     |   |
| Architectural Type      | Gable front   |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood (railroad tie)   |
| Foundation Materials    | wood  |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:   |
|   |   |   | Date listed:  |
|   |   | NRIS #:   |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Railroad Tie Buildings / Main Street Gerlach |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/20/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 395 Main Street (Main 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                                  |   |
|----------------------------------|---|
| Construction Date                | 1924  |
| Architectural Style              |   |
| Architectural Type               | Pyramid Roof  |
| Roof Form                        | hipped  |
| Roof Materials                   | asphalt   |
| Exterior Wall Materials          | fiberboard  |
| Foundation Materials             | wood  |
| Window Materials                 | wood, aluminum  |
| Window Type                      | single hung, sliding  |
| Accessory Resources?             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 2 (see add'l ARA forms) |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Porch enclosed possibly historic, damaged siding, slight window deterioration        |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   |   | NRIS #:   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|                                   |   |                                 |  |
|-----------------------------------|---|---------------------------------|--|
| Building <input type="checkbox"/> | Structure <input checked="" type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|-----------------------------------|---|---------------------------------|--|

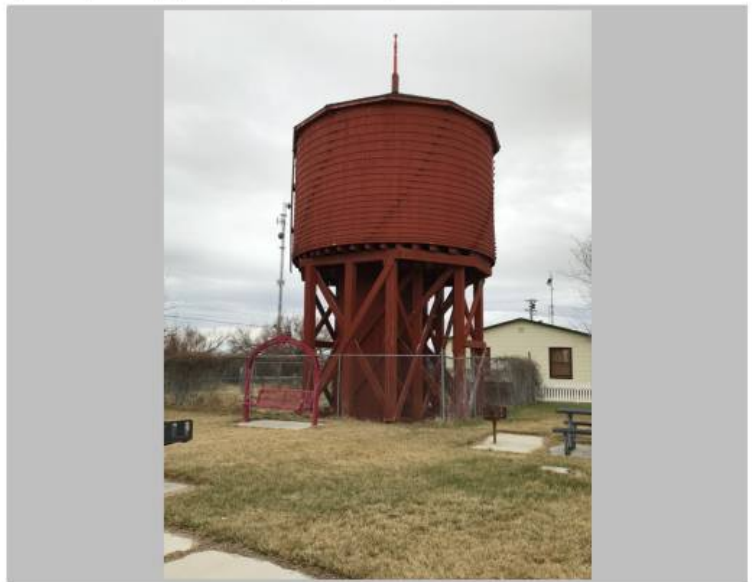
#### 2. Property Overview and Location

|  |                                  |  |   |
|--|----------------------------------|--|---|
| Street Address                                       | 400 Main Street                  |  |   |
| City, Zip  | Gerlach, NV 89412                |  |   |
| County   | Washoe                           |  |   |
| Assessor's Parcel #                                  | 071-266-04                       | 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 <input type="checkbox"/> | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>     | No <input checked="" type="checkbox"/>           |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1909  |
| Architectural Style     |   |
| Architectural Type      | Octagon   |
| Roof Form               | octagon   |
| Roof Materials          |   |
| Exterior Wall Materials | wood  |
| Foundation Materials    | heavy timber  |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If yes, provide:  | Date Listed: 1981   |
|  |   |   | NRIS #: 81000385  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name: NRIS #:   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/20/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 405 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-265-10                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph 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  |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>general weathering of exterior siding,<br>missing a window into attic                |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |         |
|--|---|---|---|---------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |         |
|  |   |   | NRIS #:   |         |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   | NRIS #: |
|  |   |   | Date listed:  |         |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |         |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |         |
| District Name: Main Street Gerlach               |   |   | SHPO #:   |         |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 415 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-265-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | gable   |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | wood (railroad ties), vertical siding                               |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 1  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach / Railroad Tie Buildings | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/20/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 425 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-265-07                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1930  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | gable   |
| Roof Materials          | unknown   |
| Exterior Wall Materials | wood, vertical siding; fiberboard, asbestos                         |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | 2 over 2 fixed  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>awnings and cornice detail are recent additions                                      |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |  |   |   |                             |
|--|---|--|---|---|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                            |                             |
|  |   |  |   | NRIS #:                                 |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                                   | NRIS #:                     |
|  |   |  |   | Date listed:                            |                             |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|  |   |  | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| District Name: Main Street Gerlach               |   |  | SHPO #:   |   |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 445 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-265-09                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1975  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | front gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | stucco, concrete, stone   |
| Foundation Materials    | concrete  |
| Window Materials        | wood, metal   |
| Window Type             | fixed, sliding  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>awnings and cornice detail are recent additions                                      |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name: NRIS #:   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| District Name: Main Street Gerlach               | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 455 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-261-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1940  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | front gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, vertical siding; particle board, railroad tie                 |
| Foundation Materials    | unknown   |
| Window Materials        | wood  |
| Window Type             | 8-light fixed   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Attached storage constructed from railroad ties.                                     |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach / Railroad Tie Buildings | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

## **Potential Historic District Properties – Railroad Tie Buildings**



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 260 W Sunset (Accessory Resource)           |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-09                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1921  |
| Architectural Style     |   |
| Architectural Type      | Gabled front  |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | concrete over railroad ties   |
| Foundation Materials    | unknown   |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |         |
|--|---|---|---|---------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |         |
|  |   |   | NRIS #:   |         |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:   | NRIS #: |
|  |   |   | Date listed:  |         |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |         |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |         |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 295 Dogwood (Accessory Resource)            |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-284-09                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1940  |
| Architectural Style     |   |
| Architectural Type      | Single Pen  |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, log   |
| Foundation Materials    | wood  |
| Window Materials        | wood  |
| Window Type             | 6-light   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Accessor states woodshed built in 1940.<br>Main resource dates to 1984.              |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   | NRIS #:   |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/21/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 310 W. Sunset                               |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-272-14                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                                      |   |
|--------------------------------------|---|
| Construction Date                    | 1898  |
| Architectural Style                  |   |
| Architectural Type                   | Gable front   |
| Roof Form                            | gable on hip  |
| Roof Materials                       | asphalt   |
| Exterior Wall Materials              | wood, horizontal siding (over railroad ties)                        |
| Foundation Materials                 | wood, concrete  |
| Window Materials                     | wood, metal   |
| Window Type                          | various   |
| Accessory Resources?                 | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 3 (some railroad tie bldgs) |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>   |
| Explanation:<br>Maybe mid-20th century porch enclosure, some deterioration of siding and significant settling. Could be individually eligible. |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/21/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|                                   |   |                                 |  |
|-----------------------------------|---|---------------------------------|--|
| Building <input type="checkbox"/> | Structure <input checked="" type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|-----------------------------------|---|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 325 Main Street (Accessory Structure)       |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-281-03                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1920  |
| Architectural Style     |   |
| Architectural Type      | Single Pen  |
| Roof Form               | gabled  |
| Roof Materials          | wood  |
| Exterior Wall Materials | wood (railroad ties)  |
| Foundation Materials    | unknown   |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>some structural instability, listed as<br>woodshed on assessor site                  |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   |   | NRIS #:   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/20/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 365 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-01                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1908  |
| Architectural Style     |   |
| Architectural Type      | Gabled Front  |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | stucco, wood other  |
| Foundation Materials    | wood  |
| Window Materials        | wood, aluminum  |
| Window Type             | 6-light, sliding  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |  |   |   |                             |
|---|---|--|---|---|-----------------------------|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                            |                             |
|   |   |  |   | NRIS #:                                 |                             |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/>            | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                                   | NRIS #:                     |
|   |   |  |   | Date listed:                            |                             |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/>            | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|   |   |  | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| District Name: Railroad Tie Buildings / Main Street Gerlach |   |  | SHPO #:   |   |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 385 Main Street (Accessory Resource)        |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-265-04                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown, possibly 1906  |
| Architectural Style     |   |
| Architectural Type      | Pyramid Roof  |
| Roof Form               | hipped  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | wood, concrete  |
| Foundation Materials    | wood  |
| Window Materials        | wood  |
| Window Type             | double hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>railroad tie, some settling, roof repair needed                                      |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/>            |
| District Name: Railroad Tie Buildings / Main Street Gerlach |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/20/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 395 Main Street (Accessory II 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1900  |
| Architectural Style     |   |
| Architectural Type      | Gable front   |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood (railroad tie)   |
| Foundation Materials    | wood  |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:   |
|   |   |   | Date listed:  |
|   |   | NRIS #:   |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Railroad Tie Buildings / Main Street Gerlach |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 415 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-265-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | gable   |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | wood (railroad ties), vertical siding                               |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 1  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach / Railroad Tie Buildings | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 455 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-261-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1940  |
| Architectural Style     |   |
| Architectural Type      | One-Part Commercial Block   |
| Roof Form               | front gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, vertical siding; particle board, railroad tie                 |
| Foundation Materials    | unknown   |
| Window Materials        | wood  |
| Window Type             | 8-light fixed   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Attached storage constructed from railroad ties.                                     |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|   |   |   |   |
|---|---|---|---|
| Is the property listed in the National Register?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|   |   |   | NRIS #:   |
| Contributing to a listed historic district?                 | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|   |   | Name:   |   |
|   |   | Date listed:  |   |
| If no, is there a potential district?                       | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|   |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Main Street Gerlach / Railroad Tie Buildings | SHPO #:   |   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/21/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 465 Main                                    |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-261-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1906  |
| Architectural Style     |   |
| Architectural Type      | Gabled front  |
| Roof Form               | gabled  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | stucco over railroad ties   |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | unknown   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Windows missing & boarded over. Roof needs repair.                                   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name: NRIS #:   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 535 E. Sunset (Accessory Resource)          |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-262-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | possibly 1940   |
| Architectural Style     |   |
| Architectural Type      | Gable front   |
| Roof Form               | gable   |
| Roof Materials          | metal   |
| Exterior Wall Materials | metal over railroad tie   |
| Foundation Materials    | unknown   |
| Window Materials        | none  |
| Window Type             | none  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   |   | NRIS #:   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 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 for the purposes of project review, even though the resource itself may not be individually eligible.

## **Potential Historic District Properties – Empire Company Town Housing**

SHPO Resource #:  
Other Resource #:

Rev. 2017



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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/20/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 434 C Street (single family home)           |                                       |  |   |                                   |
| City, Zip  | Empire, NV 89405                            |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-120-01                                  | Subdivision Name                      |  |   |                                   |
| UTM Location (NAD 83, UTM Zone 11 North)             | Easting:                                    | Northing:                             |  |   |                                   |
| USGS Info  | Township: 31                                | Range: 23                             | Section:                               | USGS 7.5' Quad & Date:                  |                                   |
| Ownership  | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1955  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Ranch   |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, asbestos, metal   |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | sliding   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   | NRIS #:   |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Empire Mining Company Town Site   |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                           |                 |
|---------------------|---------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N  | Date:           |
| Survey Date 3/20/18 | Recorded By Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | B Street (single family home)               |                                       |   |
| City, Zip  | Empire, NV 89405                            |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-120-01                                  | Subdivision Name                      |   |
| UTM Location (NAD 83, UTM Zone 11 North)             | Easting:                                    | Northing:                             |   |
| USGS Info  | Township: 31                                | Range: 23                             | Section: USGS 7.5' Quad & Date:   |
| Ownership  | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | Minimal Traditional   |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, horizontal  |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | 1 over 1 double hung  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Empire Mining Company Town Site   |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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NEVADA  
STATE HISTORIC  
PRESERVATION OFFICE

### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/20/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | Third Street (four-plexes)                  |                                       |   |
| City, Zip  | Empire, NV 89405                            |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-120-01                                  | Subdivision Name                      |   |
| UTM Location (NAD 83, UTM Zone 11 North)             | Easting:                                    | Northing:                             |   |
| USGS Info  | Township: 31                                | Range: 23                             | Section: USGS 7.5' Quad & Date:   |
| Ownership  | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1955  |
| Architectural Style     |   |
| Architectural Type      | Ranch/Multi-Plex  |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | stucco, fiberboard, asbestos  |
| Foundation Materials    | concrete  |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Some new windows, some material damage, structurally sound                           |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:   |
|  |   | Name:   |   |
|  |   | Date listed:  |   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Empire Mining Company Town Site   |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/20/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | Third Street (duplexes)                     |                                       |  |   |                                   |
| City, Zip  | Empire, NV 89405                            |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-120-01                                  | Subdivision Name                      |  |   |                                   |
| UTM Location (NAD 83, UTM Zone 11 North)             | Easting:                                    | Northing:                             |  |   |                                   |
| USGS Info  | Township: 31                                | Range: 23                             | Section:                               | USGS 7.5' Quad & Date:                  |                                   |
| Ownership  | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1955  |
| Architectural Style     |   |
| Architectural Type      | Ranch/Duplex  |
| Roof Form               | gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | wood, horizontal  |
| Foundation Materials    | concrete  |
| Window Materials        | wood, metal   |
| Window Type             | single hung, sliders  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Some new windows, some material damage, structurally sound                           |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |   |
|--|---|---|---|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:  |
|  |   |   | NRIS #:   |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:   |
|  |   |   | Date listed:  |
|  |   |   | NRIS #:   |
| If no, is there a potential district?            | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| District Name: Empire Mining Company Town Site   |   | SHPO #:   |   |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

## **Individually Eligible Properties**



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 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, UTM Zone 11 North)             | Easting:                                    | Northing:                              |   |
| USGS Info  | Township: 32                                | Range: 23                              | Section: USGS 7.5' Quad & Date:   |
| Ownership  | Private <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

### 3. Architectural Information

(Insert primary photograph below.)

|                                     |   |
|-------------------------------------|---|
| Construction Date                   | 1921  |
| Architectural Style                 |   |
| Architectural Type                  | Gabled front  |
| Roof Form                           | gabled  |
| Roof Materials                      | metal   |
| Exterior Wall Materials             | concrete  |
| Foundation Materials                | concrete  |
| Window Materials                    | wood  |
| Window Type                         | single hung, 9-light  |
| Accessory Resources?                | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1 (RR tie bldg w/concrete) |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Additions, possibly historic. Formed concrete. Potentially individually eligible.    |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 300 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe County                               |  |   |
| Assessor's Parcel #                                  | 071-284-01                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | likely pre-1900   |
| Architectural Style     | Folk Victorian  |
| Architectural Type      |   |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt composition roof  |
| Exterior Wall Materials | Asphalt shingles  |
| Foundation Materials    | wood  |
| Window Materials        | Wood  |
| Window Type             | various - single hung   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 3 wood outbuildings  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input checked="" type="checkbox"/> |
| Explanation:<br>Building structure and roof appear to be failing - Possible individual designation   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 305 Dogwood                                 |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-284-08                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                               |   |
|-------------------------------|---|
| Construction Date             | 1920  |
| Architectural Style           |   |
| Architectural Type            | Gable front   |
| Roof Form                     | gabled  |
| Roof Materials                | metal   |
| Exterior Wall Materials       | asbestos  |
| Foundation Materials          | wood  |
| Window Materials              | wood  |
| Window Type                   | single hung   |
| Accessory Resources?          | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1961 Detroit trailer |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Accessory trailer may also be significant.<br>May be individually eligible.          |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:  |
|  |   | Name:   |  |
|  |   | Date listed:  |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

## **Union Pacific Railroad Homes**



SHPO Resource #:  
Other Resource #:

Rev. 2017



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PRESERVATION OFFICE

### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 540 Main Street (on house 330 El Tren)      |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-150-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | minimal traditional   |
| Roof Form               | gabled  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | asbestos  |
| Foundation Materials    | unknown   |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |                              |                             |
|--|------------------------------|--|---|------------------------------|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                 |                             |
|  |                              |  |   | NRIS #:                      |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                        | NRIS #:                     |
|  |                              |  |   | Date listed:                 |                             |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|  |                              |  | If so, is this resource contributing?                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| District Name:                                   |                              |  |   | SHPO #:                      |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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STATE HISTORIC  
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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 540 Main Street                             |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-150-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | minimal traditional   |
| Roof Form               | gabled  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | asbestos  |
| Foundation Materials    | unknown   |
| Window Materials        | wood  |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |                              |                             |
|--|------------------------------|--|---|------------------------------|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                 |                             |
|  |                              |  |   | NRIS #:                      |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                        | NRIS #:                     |
|  |                              |  |   | Date listed:                 |                             |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|  |                              |  | If so, is this resource contributing?                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| District Name:                                   |                              |  | SHPO #:   |                              |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

## **Properties with No Current Recommendation**

SHPO Resource #:  
Other Resource #:

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STATE HISTORIC  
PRESERVATION OFFICE

### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3/21/18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 250 W Sunset                                |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-271-07                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                           |  |
|---------------------------|--|
| Construction Date         | 1940   |
| Architectural Style       |  |
| Architectural Type        | Minimal Traditional  |
| Roof Form                 | hipped   |
| Roof Materials            | asphalt  |
| Exterior Wall Materials   | stucco   |
| Foundation Materials      | concrete   |
| Window Materials          | vinyl  |
| Window Type               | sliding  |
| Accessory Resources?      | Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?: trailers on site |  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>front porch enclosed, newer likely smaller replacement windows                       |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |  |  |
|--|---|--|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:   | Date Listed:   |
|  |   |  | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:   | NRIS #:  |
|  |   | Name:  |  |
|  |   | Date listed:   |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP?  | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If so, is this resource contributing?            |   | Yes <input type="checkbox"/> No <input type="checkbox"/> |  |
| District Name:                                   |   | SHPO #:  |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/20/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 270 W. Sunset Street                        |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-10                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1930  |
| Architectural Style     |   |
| Architectural Type      | Minimal Traditional   |
| Roof Form               | cross gabled roof   |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | concrete block  |
| Foundation Materials    | concrete  |
| Window Materials        | aluminum  |
| Window Type             | slider  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Front porch enclosed   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/21/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 270 W. Sunset                               |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-10                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1930  |
| Architectural Style     |   |
| Architectural Type      | Minimal Traditional   |
| Roof Form               | hip-on-gable  |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | stucco; wood, horizontal  |
| Foundation Materials    | concrete  |
| Window Materials        | aluminum  |
| Window Type             | sliding   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>front porch enclosed   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                           |                 |
|---------------------|---------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N  | Date:           |
| Survey Date 3/21/18 | Recorded By Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 315 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-281-04                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | unknown   |
| Architectural Style     |   |
| Architectural Type      | Other   |
| Roof Form               | stud roof   |
| Roof Materials          | standing seam, metal  |
| Exterior Wall Materials | T1-11   |
| Foundation Materials    | not visible   |
| Window Materials        | wood  |
| Window Type             | 2 6-lights on edge, metal casement 3-lights                         |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 1  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>mix of exterior materials  |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:  |
|  |   | Name:   |  |
|  |   | Date listed:  |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |               |                 |
|-------------------|--------------------------|-------------|---------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |               |                 |
| Survey Date       | 3/21/18                  | Recorded By | Corri Jimenez | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 325 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-281-03                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                                  |   |
|----------------------------------|---|
| Construction Date                | 1920  |
| Architectural Style              |   |
| Architectural Type               | Hall and Parlor   |
| Roof Form                        | gable with side addition  |
| Roof Materials                   | asphalt sheeting  |
| Exterior Wall Materials          | wood frame, stucco  |
| Foundation Materials             | not visible   |
| Window Materials                 | wood  |
| Window Type                      | fixed picture   |
| Accessory Resources?             | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1 (see additional form) |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>mix of exterior materials  |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |  |  |  |   |                                   |
|--|--|--|--|---|-----------------------------------|
| Street Address                                       | 330 W Sunset Blvd (parcel has multiple buildings with different addresses on assessor; property is only visible from El Tren Street) |  |  |   |                                   |
| City, Zip  | Gerlach, NV 89412  |  |  |   |                                   |
| County   | Washoe County  |  |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-02   | 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 <input type="checkbox"/>   | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |  | Yes <input type="checkbox"/>                     | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       |   |
| Architectural Style     | Contemporary  |
| Architectural Type      | Ranch   |
| Roof Form               | Shed roof   |
| Roof Materials          | Asphalt composition roof  |
| Exterior Wall Materials | asbestos siding   |
| Foundation Materials    | Concrete pier   |
| Window Materials        | Vinyl   |
| Window Type             | Sliders   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| see separate ARA form   | Number?: 3  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>           |
| Explanation:<br>Accessory Structures include 1 contemporary building, 1 Quonset Hut, and 1 double-wide trailer |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |                              |                             |
|--|------------------------------|--|---|------------------------------|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                 |                             |
|  |                              |  |   | NRIS #:                      |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                        | NRIS #:                     |
|  |                              |  |   | Date listed:                 |                             |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|  |                              |  | If so, is this resource contributing?                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| District Name:                                   |                              |  |   | SHPO #:                      |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |  |   |                                   |
|--|---|--|--|---|-----------------------------------|
| Street Address                                       | 355 Main Street (Parcel has multiple buildings with different addresses listed on assessor) |  |  |   |                                   |
| City, Zip  | Gerlach, NV 89412   |  |  |   |                                   |
| County   | Washoe County   |  |  |   |                                   |
| Assessor's Parcel #                                  | 071-272-02  | 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 <input type="checkbox"/>  | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>                     | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       |   |
| Architectural Style     | Contemporary  |
| Architectural Type      | One-part commercial block   |
| Roof Form               | Side gabled roof  |
| Roof Materials          | Asphalt shingle   |
| Exterior Wall Materials | Concrete Block  |
| Foundation Materials    | Concrete Slab   |
| Window Materials        | Metal   |
| Window Type             | 8-light casement  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| see separate ARA form   | Number?: 3  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>           |
| Explanation:<br>Accessory Structures include 1 contemporary building, 1 Quonset Hut, and 1 double-wide trailer |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                          |                 |
|---------------------|--------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N | Date:           |
| Survey Date 3/21/18 | Recorded By Heidi Swank  | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 495 Main Street                             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-261-02                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1950  |
| Architectural Style     |   |
| Architectural Type      | Minimal Traditional   |
| Roof Form               | side gabled   |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | stucco  |
| Foundation Materials    | concrete  |
| Window Materials        | vinyl, wood   |
| Window Type             | sliding, 2 over 2 fixed   |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
|                         | Number?: 1  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:  |
|  |   | Name:   |  |
|  |   | Date listed:  |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                         |
|-------------------|--------------------------|-------------------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:                   |
| Survey Date       | 3/21/18                  | Recorded By Heidi Swank |
| Agency Report #   |                          |                         |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 505 Main Street                             |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-261-09                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1966  |
| Architectural Style     |   |
| Architectural Type      | Prefabricated/Modular   |
| Roof Form               | flat  |
| Roof Materials          | unknown   |
| Exterior Wall Materials | metal   |
| Foundation Materials    | none  |
| Window Materials        | metal   |
| Window Type             | fixed, 6-light  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 3              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |  |
|--|------------------------------|--|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |                              |  |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |                              |  |   | Date listed:   |
|  |                              |  | NRIS #:   |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |                              |  |   |  |
| If so, is this resource contributing?            |                              |  | Yes <input type="checkbox"/>                            | No <input type="checkbox"/>                              |
| District Name:                                   |                              |  | SHPO #:   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 510 Cottonwood Street                       |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-262-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1936  |
| Architectural Style     |   |
| Architectural Type      | Ranch   |
| Roof Form               | cross gabled  |
| Roof Materials          | metal   |
| Exterior Wall Materials | fiberboard  |
| Foundation Materials    | unknown   |
| Window Materials        | aluminum, vinyl   |
| Window Type             | fixed, sliding  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 2              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |                              |                             |
|--|------------------------------|--|---|------------------------------|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                 |                             |
|  |                              |  |   | NRIS #:                      |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                        | NRIS #:                     |
|  |                              |  |   | Date listed:                 |                             |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|  |                              |  | If so, is this resource contributing?                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| District Name:                                   |                              |  | SHPO #:   |                              |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 535 E. Sunset (Main Resource)               |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-262-06                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|  |   |
|--|---|
| Construction Date                      | 1922  |
| Architectural Style                    |   |
| Architectural Type                     | Gable front   |
| Roof Form                              | cross gabled  |
| Roof Materials                         | asphalt   |
| Exterior Wall Materials                | wood, horizontal  |
| Foundation Materials                   | concrete  |
| Window Materials                       | wood  |
| Window Type                            | single hung   |
| Accessory Resources?                   | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 4 (one railroad tie building) |   |



|   |
|---|
| Condition of Resource(s)?   |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/>          |
| Explanation:<br>Some roof work needed, boarded up windows.<br>(see second form for accessory building survey) |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                     |                             |                 |
|---------------------|-----------------------------|-----------------|
| For SHPO Use Only   | SHPO Concurrence?: Y / N    | Date:           |
| Survey Date 3.21.18 | Recorded By Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 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 <input type="checkbox"/> | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>     | No <input checked="" type="checkbox"/>           |   |

#### 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:  |
|  |   | Name:   |  |
|  |   | Date listed:  |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                             |                 |
|-------------------|--------------------------|-------------|-----------------------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                             |                 |
| Survey Date       | 3/21/18                  | Recorded By | Heidi Swank/Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 505 Main Street & 540 E. Sunset             |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-253-06 & 071-253-04                     | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1950 & 1983   |
| Architectural Style     |   |
| Architectural Type      | Motel   |
| Roof Form               | Side gabled   |
| Roof Materials          | asphalt   |
| Exterior Wall Materials | stucco  |
| Foundation Materials    | concrete  |
| Window Materials        | vinyl, aluminum   |
| Window Type             | sliding   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>Replacement windows, stucco repair needed  |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   |   |  |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   |   | SHPO #:   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                             |                 |
|-------------------|--------------------------|-------------|-----------------------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                             |                 |
| Survey Date       | 3/21/18                  | Recorded By | Heidi Swank/Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |   |
|--|---|---------------------------------------|---|
| Street Address                                       | 565 Main Street                             |                                       |   |
| City, Zip  | Gerlach, NV 89412                           |                                       |   |
| County   | Washoe                                      |                                       |   |
| Assessor's Parcel #                                  | 071-251-01 & 071-251-02                     | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                |                                       | No <input checked="" type="checkbox"/>  |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1971  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Gas Station   |
| Roof Form               | shed  |
| Roof Materials          | metal   |
| Exterior Wall Materials | concrete block  |
| Foundation Materials    | concrete  |
| Window Materials        | vinyl   |
| Window Type             | sliding   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>newer porte cochere & new window that eliminated larger fixed window                 |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   |   |  |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   |   | SHPO #:   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 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    | concrete pier   |
| Window Materials        | Metal - aluminum  |
| Window Type             | slider  |
| Accessory Resources?    | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: 1              |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |                              |  |   |                              |                             |
|--|------------------------------|--|---|------------------------------|-----------------------------|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:                 |                             |
|  |                              |  |   | NRIS #:                      |                             |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If yes, provide:  | Name:                        | NRIS #:                     |
|  |                              |  |   | Date listed:                 |                             |
| If no, is there a potential district?            | Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
|  |                              |  | If so, is this resource contributing?                   | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| District Name:                                   |                              |  | SHPO #:   |                              |                             |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3/21/18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 255 W. Sunset                               |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe                                      |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-273-11                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|  |   |
|--|---|
| Construction Date                        | 1960  |
| Architectural Style                      |   |
| Architectural Type                       | Duplex  |
| Roof Form                                | hipped  |
| Roof Materials                           | asphalt   |
| Exterior Wall Materials                  | wood, vertical siding   |
| Foundation Materials                     | concrete block  |
| Window Materials                         | wood  |
| Window Type                              | single hung   |
| Accessory Resources?                     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| Number?: Second identical duplex on site |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input type="checkbox"/> Fair <input checked="" type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:<br>window deterioration, boarded up window,<br>roof in disrepair                        |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input type="checkbox"/>            | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |                 |
|-------------------|--------------------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:           |
| Survey Date       | 3/20/18                  | Recorded By     |
|                   | Corri Jimenez            | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |  |   |
|--|---|--|---|
| Street Address                                       | 260 Elm Street                              |  |   |
| City, Zip  | Gerlach, NV 89412                           |  |   |
| County   | Washoe                                      |  |   |
| Assessor's Parcel #                                  | 071-274-01                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/>  | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>                | No <input checked="" type="checkbox"/> |   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1960  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Duplex  |
| Roof Form               | shed  |
| Roof Materials          | metal   |
| Exterior Wall Materials | concrete  |
| Foundation Materials    | concrete  |
| Window Materials        | wood fram   |
| Window Type             | single hung   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
|                         | Number?:  |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | NRIS #:  |
|  |   | Name:   |  |
|  |   | Date listed:  |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 325 Diablo Drive                            |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe County                               |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-310-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1948  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Prefab/Duplex   |
| Roof Form               | Gable on hip  |
| Roof Materials          | Asphalt shingles  |
| Exterior Wall Materials | Wood - vertical siding  |
| Foundation Materials    | concrete pier   |
| Window Materials        | vinyl   |
| Window Type             | sliders   |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |                                  |  |   |
|--|----------------------------------|--|---|
| Street Address                                       | 525 E Sunset Blvd                |  |   |
| City, Zip  | Gerlach, NV 89412                |  |   |
| County   | Washoe County                    |  |   |
| Assessor's Parcel #                                  | 071-262-03                       | 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 <input type="checkbox"/> | Public-Local <input checked="" type="checkbox"/> | Public-State <input type="checkbox"/> Public-Federal <input type="checkbox"/> Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? | Yes <input type="checkbox"/>     |  | No <input checked="" type="checkbox"/>  |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1990  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Apartment   |
| Roof Form               | Cross gable   |
| Roof Materials          | Asphalt Shingle   |
| Exterior Wall Materials | Stucco  |
| Foundation Materials    | Concrete pier   |
| Window Materials        | Vinyl   |
| Window Type             | Slider  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   | SHPO #:   |   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

SHPO Resource #:  
Other Resource #:

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### Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

#### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

#### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 550 E Sunset Blvd                           |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe County                               |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-253-05                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

#### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1948  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Duplex/Ranch  |
| Roof Form               | Gable   |
| Roof Materials          | Asphalt shingles  |
| Exterior Wall Materials | Stucco  |
| Foundation Materials    | concrete slab   |
| Window Materials        | Metal - aluminum & vinyl  |
| Window Type             | slider  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

#### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   | NRIS #:   |  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   |   | SHPO #:   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.



SHPO Resource #:  
Other Resource #:

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## Architectural Resource Assessment (ARA) Form

|                   |                          |             |                 |                 |
|-------------------|--------------------------|-------------|-----------------|-----------------|
| For SHPO Use Only | SHPO Concurrence?: Y / N | Date:       |                 |                 |
| Survey Date       | 3.21.18                  | Recorded By | Michelle Larime | Agency Report # |

### 1. Property Type

|  |                                    |                                 |  |
|--|------------------------------------|---------------------------------|--|
| Building <input checked="" type="checkbox"/> | Structure <input type="checkbox"/> | Object <input type="checkbox"/> | Landscape (non-archaeological site) <input type="checkbox"/> |
|--|------------------------------------|---------------------------------|--|

### 2. Property Overview and Location

|  |   |                                       |  |   |                                   |
|--|---|---------------------------------------|--|---|-----------------------------------|
| Street Address                                       | 575 E Sunset Blvd                           |                                       |  |   |                                   |
| City, Zip  | Gerlach, NV 89412                           |                                       |  |   |                                   |
| County   | Washoe County                               |                                       |  |   |                                   |
| Assessor's Parcel #                                  | 071-252-12                                  | 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 <input checked="" type="checkbox"/> | Public-Local <input type="checkbox"/> | Public-State <input type="checkbox"/>  | Public-Federal <input type="checkbox"/> | Multiple <input type="checkbox"/> |
| Should the property's location be kept confidential? |   | Yes <input type="checkbox"/>          | No <input checked="" type="checkbox"/> |   |                                   |

### 3. Architectural Information

(Insert primary photograph below.)

|                         |   |
|-------------------------|---|
| Construction Date       | 1955  |
| Architectural Style     | Contemporary  |
| Architectural Type      | Apartment   |
| Roof Form               | Shed  |
| Roof Materials          | Not visible   |
| Exterior Wall Materials | concrete block  |
| Foundation Materials    | concrete slab   |
| Window Materials        | Metal - aluminum & vinyl  |
| Window Type             | slider  |
| Accessory Resources?    | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| Number?:                |   |



|  |
|--|
| Condition of Resource(s)?  |
| Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> |
| Explanation:   |

### 4. NRHP Eligibility - Existing Listings, Districts, & Potential Districts

|  |   |   |  |
|--|---|---|--|
| Is the property listed in the National Register? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Date Listed:   |
|  |   |   | NRIS #:  |
| Contributing to a listed historic district?      | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If yes, provide:  | Name:  |
|  |   |   | Date listed:   |
|  |   |   | NRIS #:  |
| If no, is there a potential district?            | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | If so, is the potential district eligible for the NRHP? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
|  |   |   |  |
|  |   | If so, is this resource contributing?                   | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| District Name:                                   |   | SHPO #:   |  |

Note: A resource that is contributing to a National Register-eligible district is considered eligible for the National Register for the purposes of project review, even though the resource itself may not be individually eligible.

## 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     | <a href="https://www.rd.usda.gov/programs-services/rural-broadband-access-loan-and-loan-guarantee">https://www.rd.usda.gov/programs-services/rural-broadband-access-loan-and-loan-guarantee</a> and <a href="http://clearinghouse.nv.gov/public/Notice/2018/E2018-150.pdf">http://clearinghouse.nv.gov/public/Notice/2018/E2018-150.pdf</a> |
| Broadband   | Broadband Infrastructure Development Grant        | Nevada Office of Science, Innovation and Technology | Communities with underserved student population   | Rolling     | <a href="http://osit.nv.gov/Grants/Broadband_Infrastucture_Development_Grant/">http://osit.nv.gov/Grants/Broadband_Infrastucture_Development_Grant/</a>   |
| Entrepreneurship, feasibility studies, business plans, technical assistance | Rural Business Development Grants                 | US Dep. Of Agriculture                              | Towns, Communities, Nonprofits, others  | Rolling     | <a href="https://www.rd.usda.gov/programs-services/rural-business-development-grants/nv">https://www.rd.usda.gov/programs-services/rural-business-development-grants/nv</a>   |
| Economic Development/Entrepreneurship                                       | Economic Adjustment                               | Economic Development Administration                 | Public bodies, community nonprofits, higher education entities, federally recognized tribes   | Rolling     | <a href="https://www.eda.gov/programs/eda-programs/">https://www.eda.gov/programs/eda-programs/</a>   |
| 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     | <a href="https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program">https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program</a>   |
| Feasibility studies, planning   | Local Technical Assistance                        | Economic Development Administration                 | Public bodies, community nonprofits, federally recognized tribes  | Rolling     | <a href="https://www.eda.gov/programs/eda-programs/">https://www.eda.gov/programs/eda-programs/</a>   |
| 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      | <a href="http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund">http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/cynthia-woods-mitchell-fund</a>   |
| 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     | <a href="http://forum.savingplaces.org/blogs/forum-online/2014/08/29/emergencyintervention-funding-a-tale-of-fire-and-rejuvenation">http://forum.savingplaces.org/blogs/forum-online/2014/08/29/emergencyintervention-funding-a-tale-of-fire-and-rejuvenation</a>   |
| Historic Preservation   | Hart Family Fund for Small Towns                  | National Trust for Historic Preservation            | Public Agencies and Nonprofits that are NTHP Organizational Forum Members   | Annual      | <a href="http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund">http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/hart-family-fund</a>   |
| Historic Preservation   | Johanna Favrot Fund for Historic Preservation     | National Trust for Historic Preservation            | Public Agencies and Nonprofits that are NTHP Organizational Forum Members   | Annual      | <a href="http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/favrot-fund">http://forum.savingplaces.org/build/funding/grant-seekers/specialprograms/favrot-fund</a>   |



| 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      | <a href="http://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds">http://forum.savingplaces.org/build/funding/grant-seekers/preservation-funds</a>   |
| Historic Preservation            | Nevada Main Street Program                                      | Governor's Office of Economic Development | Cities and census designated places   | Annual      | <a href="http://www.diversifynevada.com/programs-resources/nevada-main-street">http://www.diversifynevada.com/programs-resources/nevada-main-street</a>   |
| Historic Preservation            | Community Facilities Grant & Loan Program                       | Department of Agriculture                 | Public bodies, community nonprofits, federally recognized tribes  | Rolling     | <a href="https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/nv">https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/nv</a>   |
| Historic Preservation            | Commission for Cultural Centers and Historic Preservation Grant | State of Nevada                           | Governmental agency or 501c3 nonprofit  | Annual      | <a href="http://shpo.nv.gov/services/commission-for-cultural-centers-and-historic-preservation-ccchp">http://shpo.nv.gov/services/commission-for-cultural-centers-and-historic-preservation-ccchp</a>   |
| Historic Preservation            | Federal Historic Tax Credit                                     | National Park Service                     | Commercial property owners  | Rolling     | <a href="https://www.nps.gov/tps/tax-incentives/incentives/index.htm">https://www.nps.gov/tps/tax-incentives/incentives/index.htm</a>   |
| 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 |             | <a href="https://www.rd.usda.gov/programs-services/multi-family-housing-direct-loans/nv">https://www.rd.usda.gov/programs-services/multi-family-housing-direct-loans/nv</a>   |
| Low Income Housing               | Federal Historic Tax Credit                                     | National Park Service                     | Commercial property owners  | Rolling     | <a href="https://www.nps.gov/tps/tax-incentives/incentives/index.htm">https://www.nps.gov/tps/tax-incentives/incentives/index.htm</a>   |
| Public Infrastructure            | Public Works  | Economic Development Administration       | Public bodies, community nonprofits, higher education entities, federally recognized tribes   | Rolling     | <a href="https://www.eda.gov/programs/eda-programs/">https://www.eda.gov/programs/eda-programs/</a>   |
| Renewable Energy Improvements    | Renewable Energy for America Program (REAP)                     | USDA                                      | Agriculture produces and small businesses in rural areas  | Annual      | <a href="https://www.rd.usda.gov/programs-services/rural-energy-america-program-renewable-energy-systems-energy-efficiency">https://www.rd.usda.gov/programs-services/rural-energy-america-program-renewable-energy-systems-energy-efficiency</a> |
| Tourism                          | Rural Marketing Grants  | Nevada Department of Tourism              | Nonprofits based in communities under 100,000   | Annual      | <a href="http://nvculture.org/travelnevadabiz/about-grants/">http://nvculture.org/travelnevadabiz/about-grants/</a>   |
| Tourism                          | Projects Relating to Tourism Grants                             | Nevada Department of Tourism              | Cities, counties, and regional organizations  | Annual      | <a href="http://nvculture.org/travelnevadabiz/about-grants/">http://nvculture.org/travelnevadabiz/about-grants/</a>   |
| Value-Added Agriculture Products | Value-Added Producer Grants                                     | USDA                                      | Small agriculture producers that want to expand into value-added manufacturing  | Annual      | <a href="https://www.rd.usda.gov/programs-services/value-added-producer-grants">https://www.rd.usda.gov/programs-services/value-added-producer-grants</a>   |

## APPENDIX C – COMMUNITY MEETING COMMENT CARDS

| Entrepreneur<br>Center/CoWorking Space | 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   |   |  |
|  | No  | Some one's building provides internet, computers, cubicles, why not just work from home?   |   |  |
|  | 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   |
|----------------------------|---|---|--|---|
| aRt-V Park and Hot Springs | 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?   |   |
|                            | 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   |

| Historic Preservation Projects | 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                 |  |
|                                | I like the idea of designated historic district  |  |  |  |
|                                | 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   |
|-------------------------|--|---|--|---|
| Tiny Home Neighborhoods | 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 long term | Costs given specifications used by other communities?   | It would work, but I think the challenges of HOA restrictions might be tough in anti-rules Gerlach, but how to do without HOA? | 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 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 get an investor   | Is this option allowed by the County?   | I have reservations because we have not secured 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                        |
|--------------------|--|--|--|--|
| New Business Ideas | 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?   |  |  |
|                    | eBay   |  | Its getting people with skills and ambitions to move here  |  |
|                    | 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 |