

**MEMORANDUM OF AGREEMENT  
AMONG  
THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY,  
THE NEVADA HISTORIC PRESERVATION OFFICER  
AND  
THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION  
REGARDING THE STATE HOTEL PROJECT, CARLIN, NEVADA**

**THIS MEMORANDUM OF AGREEMENT ("MOA") is made and entered by and between the U.S. Environmental Protection Agency ("EPA"), the Nevada State Historic Preservation Officer ("SHPO") and the Nevada Division of Environmental Protection ("NDEP").**

**WHEREAS**, EPA awarded a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 128(a) grant to the Nevada Division of Environmental Protection (NDEP) to develop a State Response Program and to facilitate the cleanup and redevelopment of brownfields in Nevada; and

**WHEREAS**, using funds provided by this grant, NDEP, working with the City of Carlin, proposes to abate hazardous materials at, and demolish the State Hotel building, which has already been condemned by the City of Carlin for safety reasons. EPA has determined that the abatement and demolition is an undertaking under the National Historic Preservation Act (NHPA) (54 USC § 300320); and

**WHEREAS**, EPA is the federal agency responsible for NHPA compliance; and

**WHEREAS**, EPA has defined the undertaking's area of potential effects (APE) as approximately seven previously disturbed acres which encompasses the State Hotel, as well as the area from which the hotel is currently visible. The APE is roughly bounded by the Union Pacific Railyard to the northwest, Camp Street to the southeast, South 7<sup>th</sup> Street to the northeast and South 6<sup>th</sup> Street to the southwest (Exhibit A); and

**WHEREAS**, EPA has determined that the undertaking may have an adverse effect on the State Hotel, which is eligible for listing in the National Register of Historic Places under the Secretary's significance criterion A, and consulted with the SHPO on March 23, 2017, pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108) (Exhibit B); and

**WHEREAS**, EPA has consulted with NDEP, which has significant responsibilities for the undertaking, and has agreed to sign this Memorandum of Agreement (MOA) as an invited signatory (hereinafter the signatories and the invited signatory shall be identified collectively as "signatories" and individually as "signatory" or their respective acronym); and

**WHEREAS**, EPA has consulted with ten tribes for which the undertaking may have an effect on resources with religious and cultural significance. The tribes consulted include: the Confederated Tribes of the Warm Springs Reservation of Oregon; the Shoshone Tribe of the Wind River Reservation, Wyoming; the Shoshone-Bannock Tribes of the Fort Hall Reservation; the Shoshone-Paiute Tribes of the Duck Valley Reservation, Nevada; the Te-Moak Tribe of Western Shoshone Indians of Nevada; the Confederated Tribes of the Goshute Reservation, Nevada and Utah; the Elko Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada;

the South Fork Band of the Te-Moak Tribe of Western Shoshone Indians of Nevada; the Wells Band of the Te-Moak Tribe of Western Shoshone Indians; and the Yomba Shoshone Tribe of the Yomba Reservation, Nevada. None of these tribes have requested to be consulting parties in this undertaking; and

**WHEREAS**, EPA has invited the Nevada Architectural History Alliance, the Nevada Historical Society, the Northeastern Nevada Museum, and Preserve Nevada on August 26, 2016 to become concurring parties for the project regarding the effects of the undertaking on historic properties. The Nevada Architectural History Alliance did not respond to EPA's invitation and the Nevada Historical Society declined to participate. The Northeastern Nevada Museum indicated an interest in staying informed about the project, but not in being a concurring party under the MOA. Preserve Nevada opted to be a concurring party under the MOA; and

**WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), on May 5, 2017, EPA notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation. In a letter dated May 23 2017, ACHP indicated it will not participate in the consultation pursuant to 36 CFR § 800.6(a)(1)(iii); and

**NOW, THEREFORE**, the signatories agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

## **STIPULATIONS**

**I.** EPA shall ensure that the following measures are carried out:

### **A. ARCHITECTURAL SALVAGE**

EPA and NDEP shall ensure that the City of Carlin will salvage and store the State Hotel's semi-circular sign, a unique architectural feature of the hotel. The City of Carlin has agreed to store the sign in its equipment storage facility and determine an appropriate place where the City, or another organization, can best display this artifact. The City of Carlin shall inform the signatories and the concurring party of the final disposition of this artifact no later than two (2) months following the City's final decision.

### **B. PHOTODOCUMENTATION OF STATE HOTEL**

1. EPA and NDEP will ensure that the Cultural Resources Management (CRM) firm completes the photo documentation requirements found in Exhibit D "Documentation Standards" prior to the initiation of any undertaking activities that would be visible in any image.
2. EPA and/or NDEP will submit draft images of State Hotel to the SHPO for review and comment.
3. The SHPO will review the documentation for completeness within fifteen (15) days. The SHPO will send its comments to EPA and/or NDEP for action, if needed. EPA and/or NDEP will submit any required changes to the SHPO in duplicate.

4. Upon SHPO acceptance of the documentation described in Stipulation I.B.1 EPA, NDEP, or the City of Carlin may initiate any part of the undertaking.

### **C. INTERPRETATIVE ACTIVITIES**

NDEP will provide copies of An Architectural Survey of the State Hotel, Carlin, Elko, County, Nevada, February 2017, to the City of Carlin library, the State of Nevada library, the Northeastern Nevada Museum and Preserve Nevada. The Architectural Survey report contains photographic documentation of the State Hotel and documents the historic development of downtown Carlin and the State Hotel.

## **II. POST-REVIEW DISCOVERIES**

If NDEP's contractor discovers cultural resources that may be historically significant or identifies unanticipated effects on historic properties during the abatement and demolition activities, NDEP shall ensure that its contractor will cease all activities within 10 feet of the discovery or unanticipated effect, and shall implement the discovery plan (see Exhibit C of this MOA). NDEP will notify EPA immediately if such discovery occurs.

## **III. DURATION**

This MOA will expire on June 30, 2018. Prior to such time, EPA may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation IV below.

## **IV. AMENDMENTS**

This MOA may be amended when such an amendment is agreed to in writing by the signatories. The amendment will be effective on the date a copy signed by EPA and the SHPO is filed with the ACHP.

## **V. DISPUTE RESOLUTION**

Should any signatory or concurring party to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, EPA shall consult with such parties to resolve the objection. If EPA determines that such objection cannot be resolved, EPA will:

- A. Forward all documentation relevant to the dispute, including EPA's proposed resolution, to the ACHP. The ACHP shall provide the EPA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, the EPA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, the signatories, and the concurring party and provide them with a copy of this written response. The EPA will then proceed according to the final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day period, the EPA may make a final decision on the dispute and proceed

accordingly. Prior to reaching a final decision, the EPA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring party, and provide it and the ACHP with a copy of such written response.

- C. The EPA's responsibility to carry out all actions subject to the terms of this MOA, which are not the subject of the dispute, remain unchanged.

## **VI. TERMINATION**

If a signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment pursuant to Stipulation IV, above. If within thirty (30) days (or another time period agreed to by the signatories) an amendment cannot be reached, any such signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, EPA shall notify the signatories as to the course of action it will pursue.


**EXECUTION** of this MOA by the EPA and SHPO, and implementation of its terms evidence that EPA has taken into account the effects of the undertaking on historic properties and afforded the ACHP an opportunity to comment.

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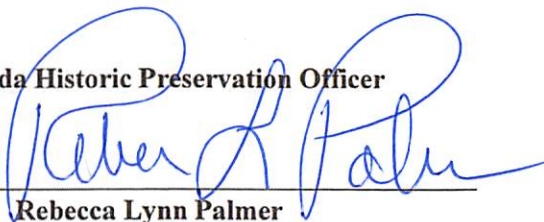
**SIGNATORIES:**

**U.S. Environmental Protection Agency**

By:   
Enrique Manzanilla  
Director, Superfund Division

Date: August 25, 2017

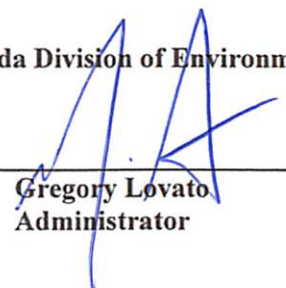
**Nevada Historic Preservation Officer**

By:   
Rebecca Lynn Palmer  
State Historic Preservation Officer

Date: August 25, 2017

**INVITED SIGNATORY:**

**Nevada Division of Environmental Protection**

By:   
Gregory Lovato  
Administrator

Date: September 7, 2017

**CONCURRING PARTY:**

**Preserve Nevada**

By: \_\_\_\_\_  
Michael Green  
Executive Director

Date: \_\_\_\_\_

# EXHIBIT A

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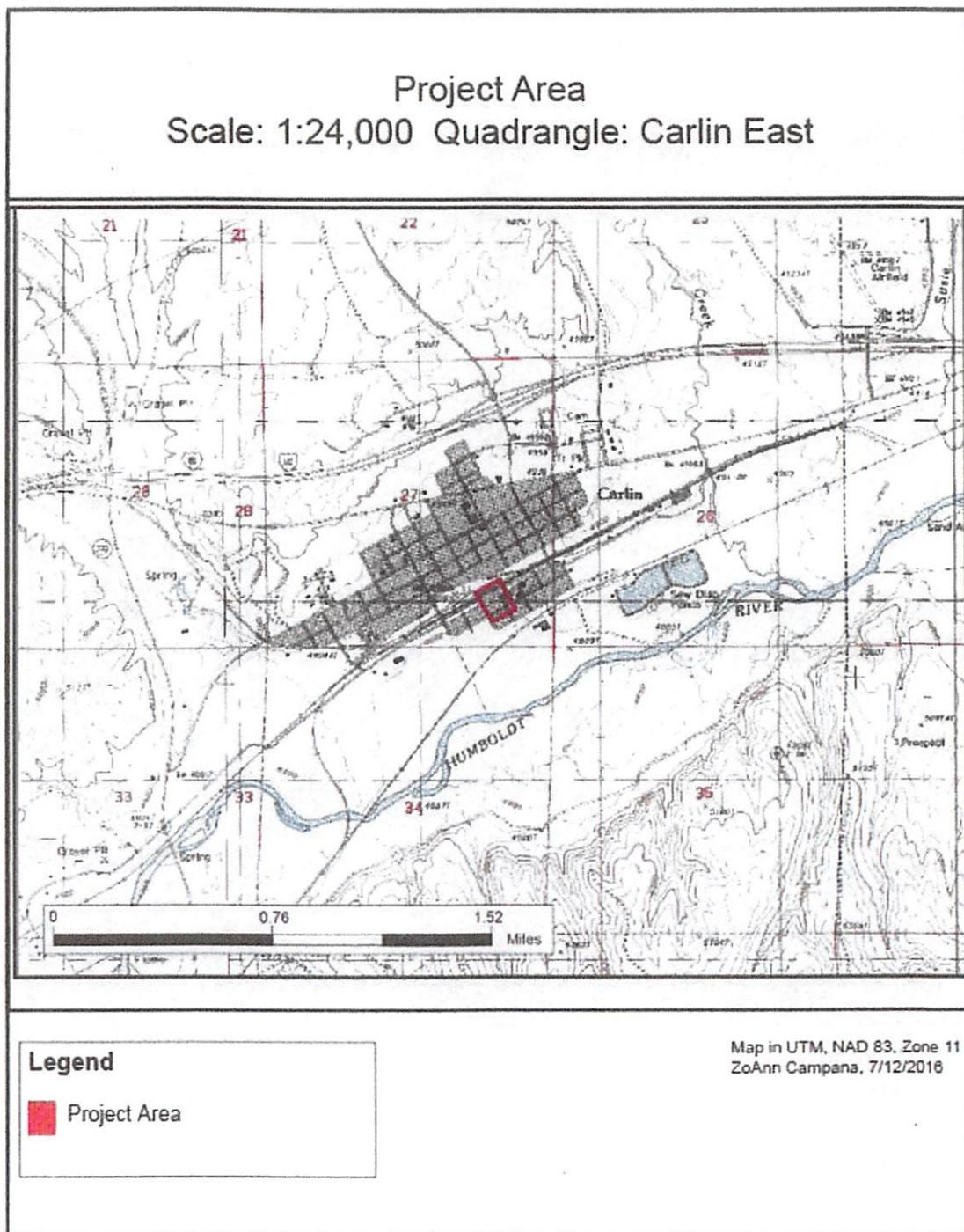


Figure 1: Project Area Map

Proposed APE  
Scale: 1:1,500 Quadrangle: Carlin East



**Legend**



State Hotel



Proposed APE

Map in UTM, NAD 83, Zone 11  
ZoAnn Campana, 7/12/2016

Figure 2: Proposed APE Map

## EXHIBIT B

1. The first part of the exhibit is a list of the names of the persons who were present at the meeting held on the 14th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

2. The second part of the exhibit is a list of the names of the persons who were present at the meeting held on the 15th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

3. The third part of the exhibit is a list of the names of the persons who were present at the meeting held on the 16th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

4. The fourth part of the exhibit is a list of the names of the persons who were present at the meeting held on the 17th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

5. The fifth part of the exhibit is a list of the names of the persons who were present at the meeting held on the 18th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

6. The sixth part of the exhibit is a list of the names of the persons who were present at the meeting held on the 19th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.

7. The seventh part of the exhibit is a list of the names of the persons who were present at the meeting held on the 20th day of June, 1964, at the home of the late Mr. J. B. Smith, located at 1234 Main Street, City, State.



**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY**

**REGION IX**

**75 Hawthorne Street  
San Francisco, CA 94105**

March 23, 2017

Robin Reed  
State Historic Preservation Officer  
901 S. Stewart Street, Suite 5004  
Carson City, NV 89701-4285

Re: National Historic Preservation Act Section 106 Compliance: Hazardous Materials  
Abatement and Demolition of the **State Hotel, Carlin, Nevada** – Request for  
Concurrence on a Finding of Adverse Effect to Historic Properties

Dear Ms. Reed:

The U.S. Environmental Protection Agency (EPA), Region 9 is writing to inform you of a proposed federal undertaking involving the State Hotel in Carlin, Nevada, and to initiate consultation pursuant to 36 CFR §800(3)(c)(3). EPA awarded a Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Section 128(a) grant to the Nevada Division of Environmental Protection (NDEP) to abate hazardous materials, demolish the State Hotel building, and remove the foundation. This building has been condemned by the City of Carlin for safety reasons. EPA has determined that the abatement and demolition is an undertaking pursuant to 36 CFR §800.16(y). A summary of the project is provided herein.

EPA is initiating consultation to ensure that the proposed action is in compliance with Section 106 of the National Historic Preservation Act of 1966 and the implementing regulations. In accordance with 36 CFR §800.4(a)(1), we have determined and documented the area of potential effects (APE). Further, pursuant to 36 CFR §800.4(b), we have completed efforts to identify historic properties and, in accordance with 36 CFR §800.5(a)(1), EPA has determined that the undertaking will affect historic properties, and EPA requests concurrence on this finding.



### **Site Location**

The State Hotel is a vacant, city-owned building at 617 Main Street in Carlin, Nevada (Figure 1 in the attached document). The proposed APE comprises approximately seven previously-disturbed acres and was determined based on the immediate project area, which encompasses the State Hotel property, as well as the area from which the hotel is currently visible in order to account for visual effects. The APE is roughly bounded by the Union Pacific Railyard to the northwest, Camp Street to the southeast, South 7th Street to the northeast, and South 6th Street to the southwest (see Figure 2 in the attached document).

### **Project Description**

EPA's CERCLA Section 128(a) grants are designed to assist communities to assess, clean up, and revitalize sites that are contaminated, or are suspected of being contaminated. EPA awarded a Section 128(a) State Response Program grant to NDEP to develop a State Response Program and to facilitate the cleanup and redevelopment of brownfields in Nevada. Using funds provided by this grant, NDEP, working with the City of Carlin, proposes to abate the hazardous materials, and demolish the State Hotel building, which has already been condemned by the City of Carlin for safety reasons.

### **Site Investigation**

NDEP hired architectural historian, ZoAnn Campana, of Reno, Nevada to conduct an architectural survey of the vacant, city-owned State Hotel, including an assessment of potential indirect effects from the proposed undertaking. See attached document, "An Architectural Survey of the State Hotel Carlin, Elko County, Nevada."

Based on the analyses in the attached report, the State Hotel has been evaluated as eligible for listing in the National Register of Historic Places under Criterion A for its role in downtown Carlin's social history and hospitality industry. It is the only historic property identified within the APE. Other historic-age resources within the APE have been left unevaluated and will be treated as eligible under all four of the Secretary of the Interior's criteria for the purpose of this undertaking.

Since the proposed project will demolish the State Hotel building, it will result in an adverse effect under 36 CFR §800.5(a)(1). Potential indirect effects on surrounding historic properties were also analyzed, and it was concluded that any auditory or atmospheric effects from the proposed project will be temporary and are not expected to affect other properties within the APE.

Demolishing the State Hotel will affect the view shed of historic properties within the indirect APE; however, based on the diminished historic setting of downtown Carlin, the project will not pose an adverse effect to the view shed. Since the 1990s, the project area has suffered from severely diminished integrity of setting, feeling, and association. Based on downtown Carlin's lack of integrity, it is anticipated that demolishing the State Hotel would constitute a null effect.

**Public Involvement**

In an effort to involve the public and gather public input for the proposed undertaking, the State Hotel project was listed on the September 14, 2016 Carlin City Council agenda as item #7 (Appendix E). During this meeting, two members of the public commented on the project, and both comments were related to safety issues with the roof. According to these comments, the roofing is in such a state that sheets of material were reported to be lifted off the building and landed in the surrounding community as a result of strong winds.

**Tribal Consultation**

On November 9, 2016, EPA sent a letter to each of the twelve tribes identified by HUD's Tribal Directory Assessment Tool (TDAT) as having an interest in Elko County. The tribes have not requested to be consulting parties in this undertaking.

**Consultation with Interested Parties**

In an effort to identify potential consulting parties for the undertaking, the EPA sent letters to representatives of the Nevada Architectural History Alliance, the Nevada Historical Society, the Northeastern Nevada Museum, and Preserve Nevada, inviting each organization to become a consulting party for the project. The Northeastern Nevada Museum indicated an interest in staying informed about the project. Preserve Nevada opted to be a consulting party for the project.

**Mitigation Recommendations**

Because the proposed undertaking will result in an adverse effect to the State Hotel, the following mitigation measures may be considered:

**Architectural Salvage:** Salvage unique architectural features of the State Hotel such as its semi-circular sign. Salvaged items may be donated to non-profits committed to local history and historic preservation, such as the Northeastern Nevada Museum or Nevada Historical Society.

**Interpretive Activities:** a) Create an illustrated public document, such as a brochure or booklet, that documents the historic development of downtown Carlin and the State Hotel; b) Create a digital exhibit that documents the historic development of downtown Carlin and the State Hotel; or c) Install a plaque on the site commemorating the history of the State Hotel.

An Unanticipated Discovery Plan will be included in the Field Health and Safety Plan. If there are discoveries or recognition of any human remains during ground disturbance activities, excavation or disturbance of the site, or any nearby area, site assessment activities must stop immediately and the Carlin Police Department must be notified to determine the origin of the remains.

Based on this evaluation, EPA has determined that the proposed undertaking will result in historic properties adversely affected in accordance with 36 CFR Section 800.5(d)(2).



We are requesting your concurrence with our finding of adverse effect within 30 days. If you have any questions, please contact Eugenia Chow of my staff at (415) 972-3160 or via e-mail at [chow.eugenia@epa.gov](mailto:chow.eugenia@epa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Mindy Clements" with a date "3/7/12" written below it.

Mindy Clements,  
Manager, Brownfields and Site Assessment Office  
Superfund Division

Attachments: *An Architectural Survey of the State Hotel Carlin, Elko County, Nevada (2017)*

Cc: David Friedman, Nevada Division of Environmental Protection  
David Jones, City of Carlin  
Donald Westfall, Northeastern Nevada Museum  
Senator Richard Bryan, Preserve Nevada



**An Architectural Survey of the State Hotel  
Carlin, Elko County, Nevada**

**Prepared by ZoAnn Campana, Architectural Historian,  
on behalf of the  
U.S. Environmental Protection Agency, Region IX,  
and the  
State of Nevada Division of Environmental Protection  
(Under 128(a) State Response Program Grant #RP 00T84901)**

**February 2017**

## Executive Summary

In March 2016, the Nevada Division of Environmental Protection (NDEP) contacted ZoAnn Campana of Reno, Nevada to conduct an architectural survey for a project involving the vacant, city-owned State Hotel at 617 Main Street in Carlin, Nevada. NDEP and the City of Carlin propose to demolish the building using funds from the Environmental Protection Agency's (EPA) Brownfields Program. As a federal undertaking, this project requires compliance with Section 106 of the National Historic Preservation Act of 1966 (NHPA), as amended (16 U.S.C. §470), and its implementing regulations (36CFR Part 800.4[b]).

### *Project Description*

The proposed undertaking includes hazardous materials abatement and demolition of the State Hotel building, which has been condemned by the City of Carlin for safety reasons. NDEP and the City of Carlin propose to use Brownfields funding to demolish the building.

Based on the nature of the undertaking, which includes the demolition of a historic-age building—the project has the potential to affect historic properties. As a result, an Area of Potential Effects (APE) must be defined in order to determine the area within which historic properties may be affected. Historic properties within the APE must be identified and evaluated for inclusion in the National Register of Historic Places (NRHP) in order to assess the potential for adverse effects resulting from the proposed project.

### *Area of Potential Effects*

The proposed Area of Potential Effects (APE) comprises approximately 7.03 previously-disturbed acres and was determined based on the immediate project area, which encompasses the State Hotel property, as well as the area from which the hotel is currently visible in order to account for visual effects. The APE is roughly bounded by the Union Pacific Railyard to the northwest, Camp Street to the southeast, South 7<sup>th</sup> Street to the northeast, and South 6<sup>th</sup> Street to the southwest. Potential indirect effects were analyzed, and it was concluded that the project will not constitute an adverse visual effect. Furthermore, any auditory or atmospheric effects from the proposed project will be temporary and are not expected to affect properties outside of the APE. In regard to project staging, it will be necessary to perform the demolition work sitting within the right-of-way of Main Street or the public alley behind the building or from the vacant lot (identified as Elko County Assessor's Parcel Number 002-183-012) to the west of the building, or on open space between the State Hotel and the small single-story brick building (occupying Elko County Assessor's Parcel Number 002-183-010) to the east of the building.

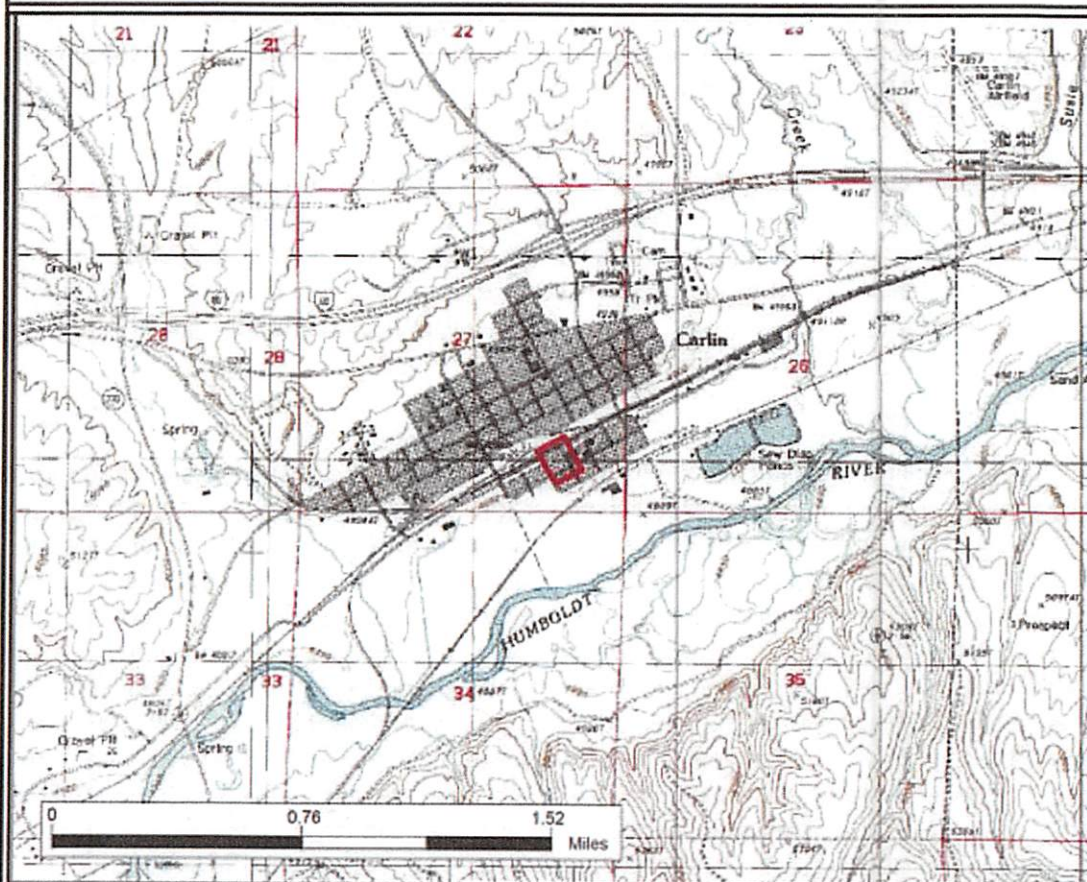
### *Identification of Historic Properties*

The State Hotel has been evaluated as eligible for listing in the National Register of Historic Places under Criterion A for its role in downtown Carlin's social history and hospitality industry. It is the only historic property identified within the APE. Other historic-age resources within the APE have been left unevaluated and will be treated as eligible under all four of the Secretary's Criteria for the purpose of this undertaking.

### *Project Effect*

The project will directly result in an adverse effect to the State Hotel. However, the undertaking will not pose indirect effects to additional properties located within the indirect APE.

Project Area  
Scale: 1:24,000 Quadrangle: Carlin East



**Legend**

■ Project Area

Map in UTM, NAD 83, Zone 11  
ZoAnn Campana, 7/12/2016

Figure 1: Project Area Map



Proposed APE  
Scale: 1:1,500 Quadrangle: Carlin East



**Legend**



State Hotel



Proposed APE

Map in UTM, NAD 83, Zone 11  
ZoAnn Campana, 7/12/2016

Figure 2: Proposed APE Map

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## Introduction

This survey report was prepared by ZoAnn Campana, a Secretary of the Interior-qualified Architectural Historian, for the State of Nevada Division of Environmental Protection (NDEP), under Section 106 of the National Historic Preservation Act.

An intensive survey of the State Hotel in Carlin, Elko County, Nevada was conducted to record and evaluate the building for eligibility of listing in the National Register of Historic Places. The survey included field recordation and archival research. Resources were dated by consulting historical newspapers and photographs, as well as the Nevada Historical Society Research Library and the Northeastern Nevada Museum.

## Project Background

The State of Nevada Division of Environmental Protection (NDEP), in conjunction with the City of Carlin, has proposed an Environmental Protection Agency (EPA) Brownfields-funded project that will include the demolition and hazardous materials abatement of the building located at 617 Main Street in Carlin, Nevada. This building has been condemned by the City of Carlin for safety reasons. Because the building is of potential historical significance, the EPA is required to consult with the Nevada State Historic Preservation Office (SHPO) under Section 106 of the National Historic Preservation Act (NHPA). Section 106 requires that federal agencies take into account the effects of their undertakings on historic properties, and this includes the creation of a cultural resources survey report that defines an Area of Potential Effects (APE) for the undertaking, identifies historic properties within the APE, and makes an assessment of adverse effects on identified historic properties.

## Research Design

### Objective

This survey project seeks to identify and evaluate historic properties within the project area and determine whether the proposed project will affect these historic properties in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, as well as to provide a historic narrative of the State Hotel in Carlin.

Because the proposed project includes the demolition of a building and the removal and backfill of the building's basement, it has the potential to affect historic properties. As a result, an Area of Potential Effect (APE) must be defined, and historic-age resources within the APE must be identified and evaluated for listing in the National Register of Historic Places (NRHP). Once historic properties are identified, the potential for adverse effects may be assessed. This information will be used in consultation between the EPA, NDEP, and the SHPO.

## Survey Methodology

### Project Description

The abatement of asbestos-containing materials (ACM) and demolition of the State Hotel building will require a planned and sequenced effort between two specialized teams of contractors. Project



management and planning will be led by McGinley & Associates (MGA), the Nevada Brownfields Program consulting engineering and environmental contractor. The asbestos abatement and demolition tasks will be performed by qualified trained and licensed contractors in Nevada under sub-contract and oversight to MGA.

The selected asbestos abatement contractor will remove, manage, and appropriately dispose of all potentially friable ACM identified during previous surveys of the building. It is anticipated that a crew of three laborers and one field supervisor will be required to complete this task. The MGA project professional will be on-site during this activity to assure that all work is done according to job specifications and plans. A work zone will be established around the entire perimeter of the building consisting of a support zone and exclusion zone to protect workers and the public from exposure to asbestos contamination. The exclusion zone will be established by segregating the building from the ambient environment using polyethylene plastic sheeting, and a negative pressure atmosphere will be created within the building using blowers equipped with HEPA filters to ensure asbestos particles are not released to the surrounding air during the removal activities. Air monitors will conduct sampling during the work activities to confirm the safety of the area from asbestos contamination. All removed ACM will be appropriately wetted and packaged in the exclusion zone before being removed from the building to a sealed 20 cubic yard roll-off container. The roll-off container will be staged temporarily during the ACM abatement activities adjacent to the standing State Hotel in the support zone either along Main Street, the parcel to the east or west of the building or the alley to the south behind the building. The roll-off container may be moved during work to accommodate work efficiency and safety. After removal of all ACM from the building and the collection of confirmation samples, the plastic sheeting and all abatement equipment will be removed from the building. The containerized ACM will be hauled to an appropriately permitted disposal facility.

After completion of the asbestos abatement work, the selected demolition contractor will mobilize their crew and equipment to the site to perform demolition work. The MGA project professional will be on-site during this activity to assure all work is done according to job specifications and plans.

The footprint of the State Hotel fully occupies the 75 feet x 100 feet parcel where it is located. It will be necessary to perform the demolition work sitting within the right-of-way of Main Street or the public alley behind the building or from the vacant lot (identified as Elko County Assessor's Parcel Number 002-183-012) to the west of the building, or on open space between the State Hotel and the small single-story brick building (occupying Elko County Assessor's Parcel Number 002-183-010) to the east of the building. Workers and equipment will likely need to be located on the adjacent parcels and around the entire perimeter of the building during various stages of the demolition work. An appropriately sized work zone will be established around the entire perimeter with temporary fencing to secure the site and protect the public. It is anticipated that major equipment necessary for demolition will include a 330 Cat excavator equipped with bucket and thumb and detachable hydraulic breaker; 2,000 Gallon water truck; Bobcat loader; Rubber tire front-end loader; 18 wheel end dump trucks; dumpster boxes, and demolition crew trucks. The excavator and other heavy equipment left overnight will be parked on APN 002-183-012 during the demolition period. Some rubber tire equipment or dumpsters may be staged in the right-of-ways or on APN 002-183-010.

If it is determined that the semi-circular awning and sign over the front door or the glass block are to be preserved, these items will be removed prior to other activities to maintain their existing condition. The

State Hotel has a full basement constructed with concrete block walls around the exterior and is supported by two rows of wooden 12" x 12" piers founded in the ground through a poured concrete floor. It is not known if the wooden piers are bearing in concrete anchors beneath the basement floor. The two rows of piers run the length of the building approximately at 1/3 the building's width and support large wooden lateral beams. The basement makes it necessary to excavate the concrete block walls and remove the wooden piers to the extent possible. This will result in some soil disturbance to a depth of approximately 10 feet below the existing surface grade. This ground was previously disturbed to accommodate the basement and initial building construction work. Following the removal of the basement construction, the excavation will be backfilled to existing grade with engineered fill material. The adjacent parcels that are unpaved will be dressed to remove any tire ruts or other evidence of the demolition activities and restored to pre-demolition conditions. All the demolished materials will have been removed for disposal to a permitted construction and demolition landfill facility. All temporary construction fencing and any other support facilities will be removed following completion of the demolition work.

#### *Area of Potential Effect*

The proposed Area of Potential Effects (APE) comprises approximately 7.03 previously-disturbed acres and was determined based on the immediate project area, which encompasses the State Hotel property, as well as the area from which the hotel is currently visible in order to account for visual effects. The APE is roughly bounded by the Union Pacific Railyard to the northwest, Camp Street to the southeast, South 7<sup>th</sup> Street to the northeast, and South 6<sup>th</sup> Street to the southwest. Potential indirect effects were analyzed, and it was concluded that the project will not constitute an adverse visual effect. Furthermore, any auditory or atmospheric effects from the proposed project will be temporary and are not expected to affect properties outside of the APE. In regard to project staging, it will be necessary to perform the demolition work sitting within the right-of-way of Main Street or the public alley behind the building or from the vacant lot (identified as Elko County Assessor's Parcel Number 002-183-012) to the west of the building, or on open space between the State Hotel and the small single-story brick building (occupying Elko County Assessor's Parcel Number 002-183-010) to the east of the building.

#### *Direct APE*

The direct APE is defined as the location on which ground-disturbing and demolition activities will occur. For the proposed project, the direct APE comprises the immediate project area, which is the parcel on which the State Hotel is situated plus a 25-foot buffer surrounding the parcel. Construction tape and flagging will be used to delineate the APE boundaries to ensure equipment operators will have a clear view of the APE boundary. This will prevent ground disturbances outside of the designated APE. The machinery to be used in demolition and hazard abatement activities include:

- One 330 Caterpillar Excavator equipped with bucket and thumb with a detachable hydraulic breaker
- One water truck: 2,000 gallon capacity or larger
- Bobcat
- Rubber tire front end loader
- 18 wheel end dumps
- Dumpster boxes
- Demolition crew trucks

### *Indirect APE*

The indirect APE is defined as the area within which historic properties have the potential to experience indirect (e.g. visual, audible, and atmospheric) effects. In order to define the boundaries of the indirect APE, the potential for indirect effects were analyzed as follows:

#### Auditory Effects:

Any change in vibration or noise levels resulting from the demolition of the State Hotel is expected to be temporary with no long-term effects to historic properties.

#### Atmospheric Effects:

Any change in dust levels or other atmospheric conditions resulting from the demolition of the State Hotel is expected to be temporary with no long-term effects to historic properties.

#### Viewshed:

Demolishing the State Hotel will affect the historic properties within the viewshed of the direct APE; as a result, the boundaries of the indirect APE were determined based on the area from which the State Hotel is visible. The indirect APE accounts for potential visual effects to historic properties within the viewshed of the direct APE. As such, the boundaries of the indirect APE are defined as follows: to the northwest across Main Street and the railroad right-of-way, to the southeast including the parcels south of Camp Street, to the northeast including the parcels east of South 7<sup>th</sup> Street, and southwest to South 6<sup>th</sup> Street. Based on the diminished historic setting of the area, the project will not pose an adverse effect to properties within the viewshed.

### Research Materials

Archival research materials regarding Carlin and the State Hotel include newspapers, historic photographs, and historic maps, all of which were sourced from the Northeastern Nevada Museum, the University of Nevada, Reno's Special Collections department, the Nevada Historical Society's Research Library, Ancestry.com, and newspaperarchive.com. Furthermore, the Nevada Cultural Resource Information System (NVCRIS) database was consulted, as was the National Register of Historic Places database.

### Field Techniques

The State Hotel was intensively surveyed in the field on May 2, 2016. ZoAnn Campana, Architectural Historian, documented the property using field inspection and digital photography, subsequently recording the property using the Nevada SHPO's Architectural Resource Assessment (ARA) form (Appendix C). The State Hotel was evaluated for eligibility for listing in the NRHP based on age, integrity, location, and setting within downtown Carlin's unique historic context. All documentation was completed in accordance with the Nevada SHPO's *Nevada Architectural Survey and Inventory Guidelines* (revised Fall 2013).

### Records Search

The Nevada Cultural Resource Information System (NVCRIS) database was consulted to identify previous surveys conducted within one-half mile of the survey area. No recorded archaeological sites or

inventories are present within the half-mile radius. Recorded architectural inventories and resources are listed below:

#### Architectural Inventory

SHPO Number	Title	Author	Date	Location	Within Project Area?
7970	<i>Class III Cultural Resources Inventory for the Union Pacific/Southern Pacific Railroad Merger Nevada Cross-Over Locations</i>	DeLeuw, Cather	1996	Carlin	No

#### Architectural Resources

The following architectural resources were recorded in 1996. They were located in the Carlin Rail Yard, which is across Main Street from the State Hotel. These resources have since been demolished.

SHPO Number	Resource Name	Address	Construction Date	Recordation Date	NRHP Eligibility	NRHP Criteria	Within Project Area?
B13286	Carlin Rail Yard Oil House	Carlin Yard (7 <sup>th</sup> Street)	1885	1996	Eligible	A	Yes (since demolished)
B13287	Carlin Rail Yard Roundhouse Machine Shops	Carlin Yard (7 <sup>th</sup> Street)	1905	1996	Eligible	A	Yes (since demolished)
B13288	Carlin Rail Yard Engine Store House	Carlin Yard (7 <sup>th</sup> Street)	1800s	1996	Eligible	A	Yes (since demolished)

Additionally, the National Register of Historic Places (NRHP) and Nevada State Register of Historic Places were consulted to identify listed properties within one mile of the project area. No listed properties exist within the project area.



## Historic Context

### Historical Development of Carlin

Carlin is strategically situated just north of the banks of the Humboldt River and is centered between a creek—Maggie Creek to the east—and a natural spring to the west. The California Trail passed alongside what would become Carlin, as emigrant wagon trains traveled westward along the Humboldt River.<sup>1</sup> Ultimately, the arrival of the Central Pacific Railroad in December 1868 was the impetus that created Carlin, Nevada. J.A. Palmer homesteaded the area months earlier, in July of 1868, followed soon thereafter by S. Pierce. However, this dusty corner of Northeastern Nevada remained largely undeveloped until the Central Pacific established it as a railroad stop. The town, which was Elko County's first railroad settlement, was named after a veteran of the Civil War, Brigadier General William Passmore Carlin.

The Central Pacific constructed Carlin's Rail Yard, which was completed in January 1869. According to Carlin's circa 1868-1869 town plan, the yard served as Carlin's focal point. Subdivided city blocks were arranged around the railroad yard, further illustrating the central role—literally and figuratively—of the rail yard.<sup>2</sup>

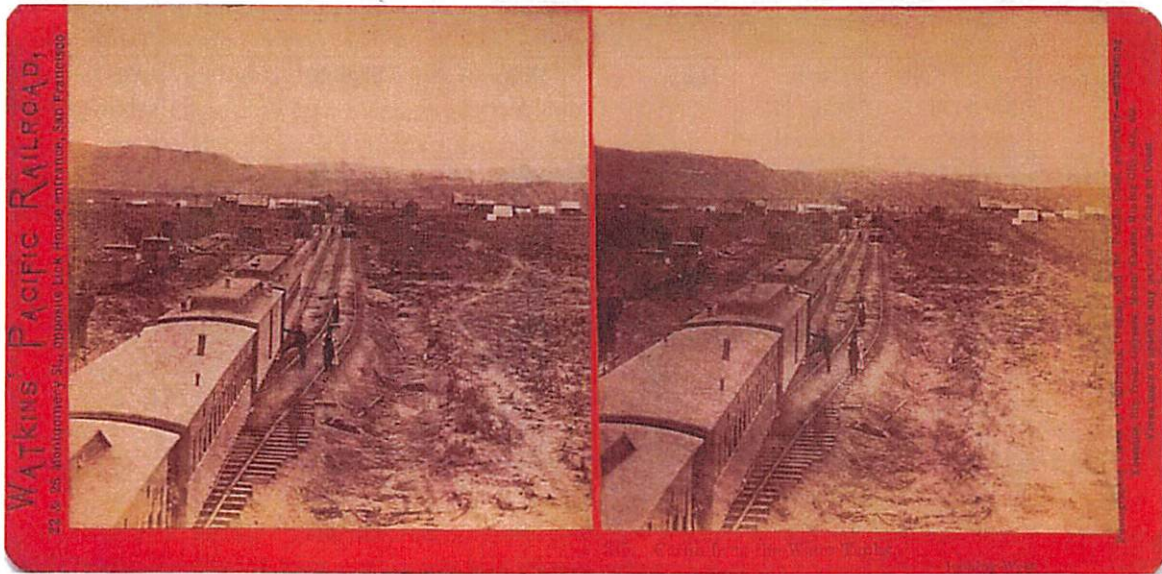


Figure 3: Carlin, Looking West from the Water Tanks. Courtesy of cprr.org.

A post office emerged in Carlin concurrently with the Central Pacific, also in December 1868. From there, the town grew rapidly. The first fire brigade in Elko County, the Central Pacific Steam Fire Company, was created between 1868 and 1869. City fathers organized the Carlin School District in July 1869 and built a school in 1871, which was replaced in 1875 by a two-story brick school. By the end of

<sup>1</sup> "Carlin, Brought to Life Through Diversity," in *Pictorial Preview: Carlin, Nevada, 125 Years* (Express Publications), Oct. 8, 1993. Northeastern Nevada Museum Archives.

<sup>2</sup> Milliken, Randall, "Class III Cultural Resources Inventory for the Union Pacific/Southern Pacific Railroad Merger Nevada Cross-Over Locations," Jun. 25, 1996, G-4.



1871, Carlin boasted a population of 800 and a bevy of businesses. Carlin also featured its own Chinatown, populated by former Central Pacific workers who helped build the railroad.

By the early 1870s, Carlin had developed into a primary stagecoach hub for remote mining settlements, hosting the Pagne and Palmer, James Russell, and Carlin-Cornucopia stagecoach lines, which serviced Mineral Hill, Bullion, Eureka, Austin, and Cornucopia. Toll roads were constructed to accommodate the stage lines, including the Carlin and Idaho Toll Road and the road connecting Carlin to Tuscarora by way of Maggie Creek.

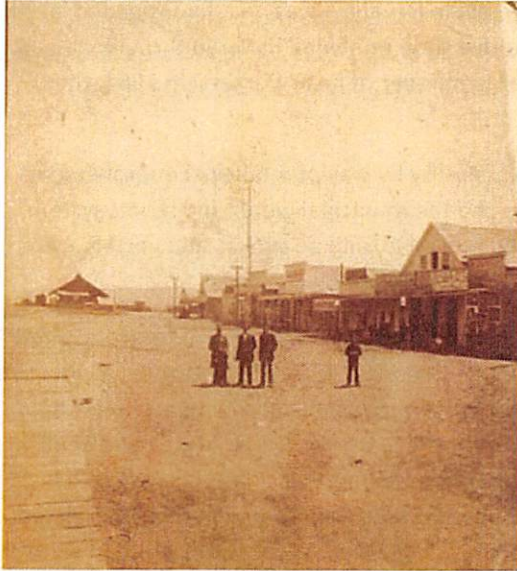


Figure 4: Carlin Business District, undated. Courtesy of the Northeastern Nevada Museum.

In the 1870s, Elko was developing at as rapid a pace as Carlin. Because the two towns were only 20 miles apart, they began to compete with one another over the booming freight trade, and when the town of Palisade emerged 22 miles southwest of Carlin, Carlin lost the Eureka freight trade. Palisade and Elko went on to dominate the stagecoach freight trade, and as a result, Carlin's economic dependence on the railroad intensified. The Central Pacific recognized the town's significance, as it had founded Carlin as the Humboldt Division's eastern terminus and accordingly constructed a massive roundhouse in the town, in addition to a large complex of machine shops. By the 1880s, Carlin had a population of 500, as well as a local jail and telegraph office. The railroad, which was the town's largest employer, constructed a new depot in 1906. As a result, Carlin's economy transitioned to accommodate the travelers that passed through town, and hospitality-based businesses began to appear

along Main Street south of the railroad tracks. The Overland Hotel was constructed on Main Street, opposite the rail yard, in two phases: its bar and café began serving locals and travelers in 1901, and its general merchandise store was built to outfit local ranchers and railroaders with clothing and sundries in 1906. In 1927, a soda fountain was added to the Overland.<sup>3</sup>

In addition to the hospitality industry, ice-harvesting was also a lucrative trade in the Carlin area between the 1890s and 1940s. W.F. Linebarger was the first resident to produce ice in local ponds, and he was followed by a number of other residents. At this time, the ice was used in local homes and businesses. In 1912, the Western Pacific developed an ice harvesting operation at the mouth of Maggie Creek to stock their dining and refrigerator cars. Soon thereafter, the Pacific Fruit Express took over Western Pacific's facilities and eventually expanded to the Humboldt River. Their Humboldt location was a massive operation, including a dormitory that housed the company's 200 employees. Within the Humboldt Division, there were four other ice-harvesting facilities, although Carlin was the only one manufacturing natural ice. Pacific Fruit Express hired hundreds of additional employees during the harvest season, and they were the primary employer of Carlin residents during the Great Depression. Ice production in Carlin began the decline in the 1940s, following a fire that destroyed one of the icehouses

<sup>3</sup> "Carlin, Nevada", *Deseret News* (Salt Lake City, NV), Mar. 12, 1950.



in 1945. By 1950, the invention of mechanical refrigerated cars effectively ended the ice trade. The ice harvesting bust devastated Carlin, causing a drop in the town's population and the closing of local businesses.<sup>4</sup>

The railroad continued to support Carlin into the mid-20<sup>th</sup> century. In 1930, Southern Pacific built a 42-room clubhouse for railroad workers to sojourn while waiting on their return trip. The clubhouse featured marble tables and countertops, a restaurant, and a barber shop. During the Second World War, the Carlin rail yard operated 24 hours per day.<sup>5</sup> After steam engines were replaced by diesel in the 1940s, the town's impressive roundhouse—one of the largest in Nevada—was no longer needed, and it was largely dismantled in 1954. However, a diesel locomotive shop remained in Carlin through at least the 1960s, and Southern Pacific continued to employ a large number of local workers. In 1964, the railroad's local payroll totaled \$175,000 per month.<sup>6</sup>

Carlin developed into a modern town throughout the 20<sup>th</sup> century by way of municipal improvements. A gas light plant was established to serve the town in 1924, and the municipal water and sewer system was installed in 1934. By 1940, the streets had been paved and oiled, and sidewalks and gutters were added between 1949 and 1950.

Passenger traffic from the railroad slowed as the automobile emerged as the United States' preferred mode of transportation. By the early 1950s, businesses began to appear along Highway 40, including the State Hotel's sister property, the State Inn, which was constructed by Gino Quilici. The first year that Highway 40 businesses appear in local directories is 1953, and the State Inn, Carlin Motel, and Shell Service Station are all listed with Highway 40 addresses. By 1965, the number of directory-listed businesses on Highway 40 doubled to six, which was on par with "old" Carlin's five hospitality-related listings.



Figure 5: Exterior of the newly-built State Inn on Highway 40. *Elko Daily Free Press*, 7/20/1950.

In 1962, Newmont Gold Mining Company discovered new microscopic gold deposits along the Carlin Trend, jump-starting Carlin's economy and drawing new residents to the area. Newmont constructed its mill in 1964 and poured its first gold bullion in 1965. By 1966, 54 of the 135 mine employees lived in Carlin, spurring the establishment of a Carlin branch of the Nevada Bank of Commerce the same year.

<sup>4</sup> "Nevada Looks Ahead...Carlin", *Carlin Clipping File*, Nevada Historical Society, 1966.

<sup>5</sup> Milliken, G-8.

<sup>6</sup> Hayden, Carl E. "Carlin Rises on Bargains," *The Salt Lake Tribune* (Salt Lake City, UT), Sep. 9, 1964.



This was the first bank to arrive in Carlin since its founding in 1868.<sup>7</sup> At present, three of the five largest gold mines in the United States—operated by Newmont and Barrick mining companies—are located within miles of Carlin. A number of mine workers commute from Elko, which remains the more bustling town, although Carlin has retained a population of 2,851 residents.



Figure 6: Main Street in 1962. State Hotel visible in background. Salt Lake Tribune, 9/9/1962.



Figure 7: Main Street in 2015. Photograph by Byron Mason.

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<sup>7</sup> "Nevada Looks Ahead...Carlin."



## History of the State Hotel

The lot on which the State Hotel is situated was originally developed circa 1885 as a building that hosted several businesses, including a restaurant, general merchandise store, social hall, and dwelling. The building's configuration remained fairly constant until it was demolished to build the existing structure. According to the Elko County Assessor's records, the State Hotel was constructed in 1938 as a gambling



8: State Hotel, Circa 1940s. Courtesy of the Northeastern Nevada Museum.

hall, hotel, and restaurant.<sup>8</sup> According to Sanborn Fire Insurance Maps, the property as it exists today was constructed between 1943 and 1952. On the 1952 Sanborn, the property is divided into a restaurant space and gambling space. It is not known by whom the hotel was built.

Gino Quilici, who was born in Lucca, Italy in 1899 and settled in Carlin after immigrating to the United States in 1914, purchased the hotel in 1947 and continued to operate it until his death in 1969. In 1950, Quilici—who was known as a Carlin pioneer—built the State Inn on Highway 40 in Carlin, presumably on the heels of the State Hotel's financial success. In October of 1954, the State of Nevada revoked Quilici's gaming permit after he was found guilty of tampering with slot machines at the State Inn to prevent them from paying out.

Newspaper society pages throughout the 1950s and into the 1960s reveal that the State Hotel was a popular venue for weddings, social club meetings, community-wide dances and parties, fundraisers, and other events. The hotel featured a lounge, kitchen, and public and private dining rooms. With regard to weddings, the bride and groom often exchanged nuptials at Carlin's Sacred Heart Catholic Church, which was followed by a reception at the State Hotel. A number of local Lions Club banquets were held at the hotel, as were card parties and "Teen-Age" dances. The State Hotel was a centerpiece of Carlin's social and cultural landscape, particularly throughout the 1950s, as one of the town's primary event venues. The State Hotel is continuously listed in area directories between 1949 and 1974.

After Quilici's death, his wife, Helen, continued to own the hotel. Upon her



Figure 9: Gino Quilici Behind the Bar of the State Inn on Highway 40. Elko Daily Free Press, 7/20/1950.

<sup>8</sup> Converse Consultants, "Phase I Environmental Site Assessment Report, Stateline Hotel, 617 Main Street, Carlin, Elko, Nevada," Oct. 10, 2013, 1.

death in 1985, Roy Mobert acquired the property. Mobert held the property until 2001, when it was purchased by 1st and Main LLC, headquartered in Anderson, California. The City of Carlin acquired the property in 2014 and condemned the building in 2015.

## Survey Results and Recommendations

### General Development Trends

Early photographs and Sanborn Fire Insurance Maps were consulted in order to analyze the history of downtown Carlin's development and current state of integrity. Additionally, visual aids were created in order to illustrate the area's physical change over time. These include figure grounds based on historic Sanborn Fire Insurance Maps, a construction date map, and an integrity map.

The figure grounds were developed from the 1885, 1897, 1927, 1943, and 1952 Sanborn Fire Insurance maps of Carlin, as well as present-day satellite imagery of the area. The boundaries for these figure grounds are largely based on the indirect APE; however, they have been slightly expanded to provide context and demonstrate the larger area's change over time and provide a deeper understanding of development trends in this part of Carlin. As a result, the area demonstrated on these maps is bounded by the upper portion of the rail yard to the northwest, 8<sup>th</sup> Street to the northeast, the south side of Camp Street to the southeast, and 5<sup>th</sup> Street to the southwest (Appendix B).

The date and integrity maps are based on present-day satellite imagery of Carlin. The area boundaries depicted on these maps are more expansive than those of the indirect APE and the figure ground maps, as a larger sample of resources was required in order to better analyze the integrity and construction dates of the area at the present time.

In order to simplify the appearance of the rail yard, spur lines—which typically led to the round house and mechanical shops—are not depicted. Only main railroad right-of-ways are shown on the maps.

### Development Trends in Downtown Carlin

Early photographs and Sanborn Fire Insurance Maps of Main Street Carlin reveal a bustling commercial strip that developed in tandem with the adjacent rail yard. A photograph taken circa late 1920s-early 1930s portrays the two-story, double-width Overland Hotel, boasting a café and drugstore, which was located next to the Colonial Hotel, the bottom floor of which housed a dry goods store (Figure 10). Additionally, a late 1930s photograph of the State Hotel illustrates a flat-roofed building to the east of the hotel (Figure 8). The block of Main Street where the State Hotel is currently located, between 6<sup>th</sup> and 7<sup>th</sup> streets, was a near-continuous strip of side-by-side buildings that housed everything from social halls and hotels to meat markets and barber shops. Main Street remained a vibrant commercial district, boasting a bevy of clubs, hotels, and bars, until at least the 1970s.





*Figure 10: Overland and Colonial Hotels, Main Street, Circa 1920s-1930s. Courtesy of the Northeastern Nevada Museum.*

The landscape of Carlin's Main Street has been significantly altered since the town's heyday. By the 1990s, the merger of the Union Pacific and Southern Pacific railroads resulted in the abandonment of Carlin's rail yard and its extant buildings, which undoubtedly contributed to the decline of Main Street. The Overland Hotel, which anchored this block of Main Street, was demolished between 1994 and 2006, at which time the State Hotel was empty.<sup>9</sup> Combined with the demolition of the rail yard, this radically changed the historic setting of Main Street Carlin, and the majority of landmark buildings that existed from Carlin's early railroad heyday had disappeared from the landscape (Figure 7).

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<sup>9</sup> Historical Imagery, Google Earth. Accessed May 17, 2016.



*Figure 11: Colonial Hotel and Adjacent Vacant Lot of Overland Hotel in 2016. Photograph by Zolann Campana.*



*Figure 12: Overview of State Hotel Block of Main Street, 2015. Photograph by Byron Moson.*

At present, the only remaining business on this block of Main Street is the Colonial Hotel, which continues to rent rooms (Figure 11). The other buildings are empty and abandoned, much like the rail yard across the street (Figure 12). Trains continue to roll through downtown Carlin, but they no longer stop there. These circumstances have entirely changed the State Hotel's integrity of setting, association, feeling, and location in the decades since its period of significance.



### Development Trends of the Carlin Rail Yard

The Carlin Rail Yard has experienced considerable change since its construction in 1869. Sheds, shops, and other buildings were constructed, removed, destroyed, and replaced on a fairly regular basis between the 1870s and 1900s. The roundhouse and turntables were expanded in 1905 and accompanied by new machine shops to the north. Several buildings were also demolished in 1905. The rail yard remained largely unchanged until the Southern Pacific built its grand clubhouse in 1930. By 1955, Southern Pacific remodeled the yard and the roundhouse had been dismantled, both a consequence of the end of the steam locomotive era. Additionally, the freight depot disappeared sometime in the 1950s or 1960s. In 1993, the turntable was removed from the yard.<sup>10</sup>

By 1996, only three buildings remained in the rail yard: the Engine Store House (c.1869-1885), Oil House (c.1885-1890), and Roundhouse Machine Shop Addition (1905).<sup>11</sup> The same year, the Union Pacific and Southern Pacific railroads merged, and the United States Department of Transportation's Surface Transportation Board determined that the remaining Central and Southern Pacific shop buildings in Carlin were no longer necessary to the functions of the railroad and would be abandoned. They disappeared from the landscape by 2006.<sup>12</sup> Once the remaining buildings came down, the rail yard—Carlin's lifeblood since its establishment—was empty (Figure 13).



Figure 13: Carlin Rail Yard in 2015, looking southwest. Photograph by Byron Mason.

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<sup>10</sup> Milliken, G-4 thru G-8.

<sup>11</sup> Milliken, G-17.

<sup>12</sup> Historical Imagery, Google Earth. Accessed May 17, 2016.

### National Register of Historic Places (NRHP) Eligibility

The National Register of Historic Places (NRHP) is the official list of historic places deemed worthy of preservation. Administered by the National Park Service, the NRHP recognizes properties that convey local, state, or national significance within a given historic context. The evaluation of architectural resources includes defining their significance, assessing their integrity, and determining their eligibility for listing in the NRHP under one or more of the following criteria:

**Criterion A:** Properties associated with events that have made a significant contribution to the broad patterns of our history;

**Criterion B:** Properties associated with the lives of persons significant in our past;

**Criterion C:** Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction;

**Criterion D:** Properties that have yielded, or may be likely to yield, information important in history or prehistory.

Integrity is the ability of a resource to convey its history as it relates to one or more areas of significance. If significance has been established, it is necessary to determine whether the resource retains the qualities that express its original character. There are seven aspects or qualities of integrity that are considered when evaluating a resource for the NRHP. A resource that retains its integrity will possess a majority of the following aspects:

**Location** – the place where the historic property was constructed or the place where the historic event occurred.

**Design** – the combination of elements that create the form, plan, space, structure, and style of a property.

**Setting** – the physical environment of a historic property.

**Materials** – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

**Workmanship** – the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

**Feeling** – the property's expression of the aesthetic or historic sense of a particular period of time.

**Association** – the direct link between an important historic person or event and a historic property.

### Identification of Historic Properties

All historic-age (50+ years old) resources within the direct and indirect APE were identified based on field investigation and the Elko County Assessor's records. Resources identified during the survey, along with recommendations for their eligibility for listing in the National Register of Historic Places (NRHP) are as follows:

Name	Address	APN	Year Built (ECA)	NRHP Eligibility	NRHP Criteria
n/a	132 7th Street	002-183-010	1938	Unevaluated	--
American Legion	141 6th Street	002-183-009	1936	Unevaluated	--
n/a	171 7th Street	002-191-012	1914	Unevaluated	--
n/a	172 7th Street	002-183-005	1918	Unevaluated	--
n/a	201 7th Street	002-194-001	1926	Unevaluated	--
n/a	202 7th Street	002-186-007	1914	Unevaluated	--
n/a	601 Camp Street	002-186-001	1920	Unevaluated	--
n/a	601 Main Street	002-183-001	1920	Unevaluated	--
n/a	603 Camp Street	002-186-002	1939	Unevaluated	--
n/a	607 Camp Street	002-186-003	1931	Unevaluated	--
n/a	609 Camp Street	002-186-004	1922	Unevaluated	--
Colonial Hotel	609 Main Street	002-183-003	1926	Unevaluated	--
n/a	610 Camp Street	002-183-008	1942	Unevaluated	--
n/a	613 Camp Street	002-186-005	1914	Unevaluated	--
n/a	614 Camp Street	002-183-007	1914	Unevaluated	--
State Hotel	617 Main Street	002-183-011	1938	Eligible	A
n/a	619 Camp Street	002-186-006	1926	Unevaluated	--
n/a	703 Main Street	002-191-001	1925	Unevaluated	--
Union Pacific Rail Yard	Main Street	n/a	1869	Unevaluated	--



#### NRHP Evaluation of the State Hotel

Only the State Hotel was evaluated for listing in the NRHP, and it is recommended as eligible for listing under Criterion A for its role in the hospitality industry and its contribution to commerce and entertainment in downtown Carlin. While the State Hotel does not possess national or even statewide significance as a social venue, it is locally-significant under Criterion A for its contributions to the commercial and social world of mid-century Carlin. Locally, the State Hotel was important as a contributor to the broader patterns of Carlin's historical development as a railroad town, and the vibrant—albeit insular—social world that existed within that town, until the late 1960s. In addition to being the primary venue in Carlin for social functions—including weddings, service club events, teenage dances, and holiday parties—the State is today Carlin's only extant hotel/venue from that period of time. Other social venues, such as the Commercial Hotel, no longer exist, which adds to the significance of the State Hotel. Moreover, the resource retains sufficient integrity to convey its significance as Carlin's premier venue for social functions throughout the 1950s and 1960s.

For additional information on the State Hotel, including a physical description, please refer to the ARA form in Appendix C of this report.

#### NRHP Evaluation of Additional Properties in Indirect APE

All other historic-age resources located within the indirect APE have not been evaluated for NRHP eligibility. Because they are unevaluated, they will be treated as eligible under all of the Secretary's Criteria for the subject undertaking.

#### Finding of Effect

##### *Direct Effects*

As previously outlined in this report, the City of Carlin proposes to demolish the State Hotel building, remove the foundation, and abate the hazardous materials. The direct effect of this project is the demolition of the State Hotel, which is recommended as eligible for listing in the NRHP under Criterion A. Therefore, it is recommended that the proposed undertaking will result in an Adverse Effect per 36 CFR §800.5(a)(1).

##### *Indirect Effects*

Because this undertaking proposes to demolish a historic building, it has the potential to indirectly affect surrounding historic properties. Potential indirect effects and their potential outcomes are addressed below.

##### Auditory Effects:

Any change in vibration or noise levels resulting from the demolition of the State Hotel is expected to be temporary with no long-term effects. Historic properties within the indirect APE will not be affected by a change in vibration or noise levels.

##### Atmospheric Effects:

Any change in dust levels or other atmospheric conditions resulting from the demolition of the State Hotel is expected to be temporary with no long-term effects. Historic properties within the indirect APE will not be affected by a change in dust levels or other atmospheric conditions.



### **Viewshed:**

Demolishing the State Hotel will affect the viewshed of historic properties within the indirect APE; however, based on the diminished historic setting of downtown Carlin, the project will not pose an adverse effect to the viewshed. Per CFR § 800.5(a)(1), an adverse effect is broadly defined as any outcome of a proposed undertaking that will directly or indirectly alter characteristics of a historic property that qualify it for inclusion in the NRHP.

Since the 1990s, the project area has suffered from severely diminished integrity of setting, feeling, and association. Based on downtown Carlin's lack of integrity, it is anticipated that demolishing the State Hotel would constitute a null effect. Moreover, the viewshed of historic properties within the indirect APE has been irrevocably impacted by the following circumstances:

1. The loss of all historic-era Carlin Rail Yard resources between 1955 and 2006, beginning with the dismantling of the roundhouse in 1954-1955 and culminating with the demolition of the Carlin Machine Shops between 1996 and 2006.
2. The abandonment and removal of buildings along the Main Street commercial corridor, specifically the demolition of the landmark Overland Hotel between 1994 and 2006.
3. The diminished integrity—specifically integrity of materials, design, and workmanship—of individual resources within the indirect APE. Two-thirds of all properties within the indirect APE have been physically altered, and three-quarters of all properties within the larger area have been altered.

The abovementioned factors have resulted in the disappearance of the majority of landmark buildings that existed from Carlin's early railroad heyday and have radically changed the historic setting of Main Street, not to mention irreversibly altering the viewshed of the APE. For these reasons, the demolition of the State Hotel will not pose substantive impacts on historic properties within the project area's viewshed.

### **Summary**

On May 2, 2016, ZoAnn Campana conducted an architectural survey of the State Hotel building located at 617 Main Street in Carlin, Nevada. In order to place the building within a larger context, this work also included a preliminary reconnaissance of the downtown Carlin area, as well as archival research at the Northeastern Nevada Museum in Elko, Nevada and the Nevada Historical Society in Reno, Nevada. Concern over the building's general safety and environmental contaminants, in addition to the City of Carlin's plan to demolish the building using funds from the EPA Brownfields Program, prompted this project according to Section 106 of the NHPA.

This project provides the lead federal agency (EPA) with sufficient documentation to enter into the Section 106 consultation process with the SHPO. An APE has been proposed based on the extent of the proposed undertaking's potential direct and indirect effects. One historic property, the State Hotel, has been identified within the APE. Other resources in the APE have been identified but are being left unevaluated for listing in the NRHP, and therefore will be treated as eligible under all of the Secretary's Criteria for the purposes of this undertaking.

The State Hotel, a historic-age (50+ years) architectural resource, is recommended as eligible for the NRHP under Criterion A for its association with Carlin's hospitality industry and social development. In spite of its neglected condition, the State Hotel retains sufficient integrity to convey its significance as Carlin's premier social venue throughout the 1950s and 1960s. As a result, the proposed undertaking will pose a direct adverse effect to the property.

An additional 18 historic-age resources, all unevaluated and treated as eligible for NRHP-listing, are located within the indirect APE. However, the integrity of downtown Carlin's historic setting is so severely diminished that the undertaking will not pose an adverse visual effect to these properties. Moreover, other indirect effects—including auditory and atmospheric effects—are expected to be temporary and do not have the potential to adversely affect these properties.

### Public Involvement

In an effort to involve the public and gather public input for the proposed undertaking, the State Hotel project was listed on the September 14, 2016 Carlin City Council agenda as item #7 (Appendix E). During this meeting, two members of the public commented on the project, and both comments were related to safety issues with the roof. According to these comments, the roofing is in such a state that sheets of material were reported to be lifted off the building and landed in the surrounding community as a result of strong winds.

### Tribal Consultation

On November 9, 2016, EPA sent a letter to each of the twelve tribes identified by HUD's Tribal Directory Assessment Tool (TDAT) as having an interest in Elko County. At the time of this report publication, EPA has not received a response from any of the above-referenced tribes.

### Consultation with Interested Parties

In an effort to identify potential consulting parties for the undertaking, the EPA sent letters to representatives of the Nevada Architectural History Alliance, the Nevada Historical Society, the Northeastern Nevada Museum, and Preserve Nevada, inviting each organization to become a consulting party for the project.

The Northeastern Nevada Museum indicated an interest in staying informed about the project. Preserve Nevada opted to be a consulting party for the project. The Nevada Historical Society has declined participation as a consulting party. At the time of this report's publication, the Nevada Architectural History Alliance has not responded.

### Mitigation Recommendations

Because the proposed undertaking will result in an adverse effect to the State Hotel, the following mitigative measures may be considered:

#### Architectural Salvage

Salvage unique architectural features of the State Hotel, including its semi-circular sign and glass block windows. Salvaged items may be donated to non-profits committed to local history and historic preservation, such as the Northeastern Nevada Museum or Nevada Historical Society.

#### Interpretive Activities

**Create an illustrated public document, such as a brochure or booklet, that documents the historic development of downtown Carlin and the State Hotel. This document could be accessed digitally via the Northeastern Nevada Museum's website, as well as the City of Carlin's website.**

**Create a digital exhibit that documents the historic development of downtown Carlin and the State Hotel. This could include coordination with a local museum (i.e. the Northeastern Nevada Museum).**

**Install a plaque on the site commemorating the history of the State Hotel.**

## Appendices

### Appendix A: Bibliography

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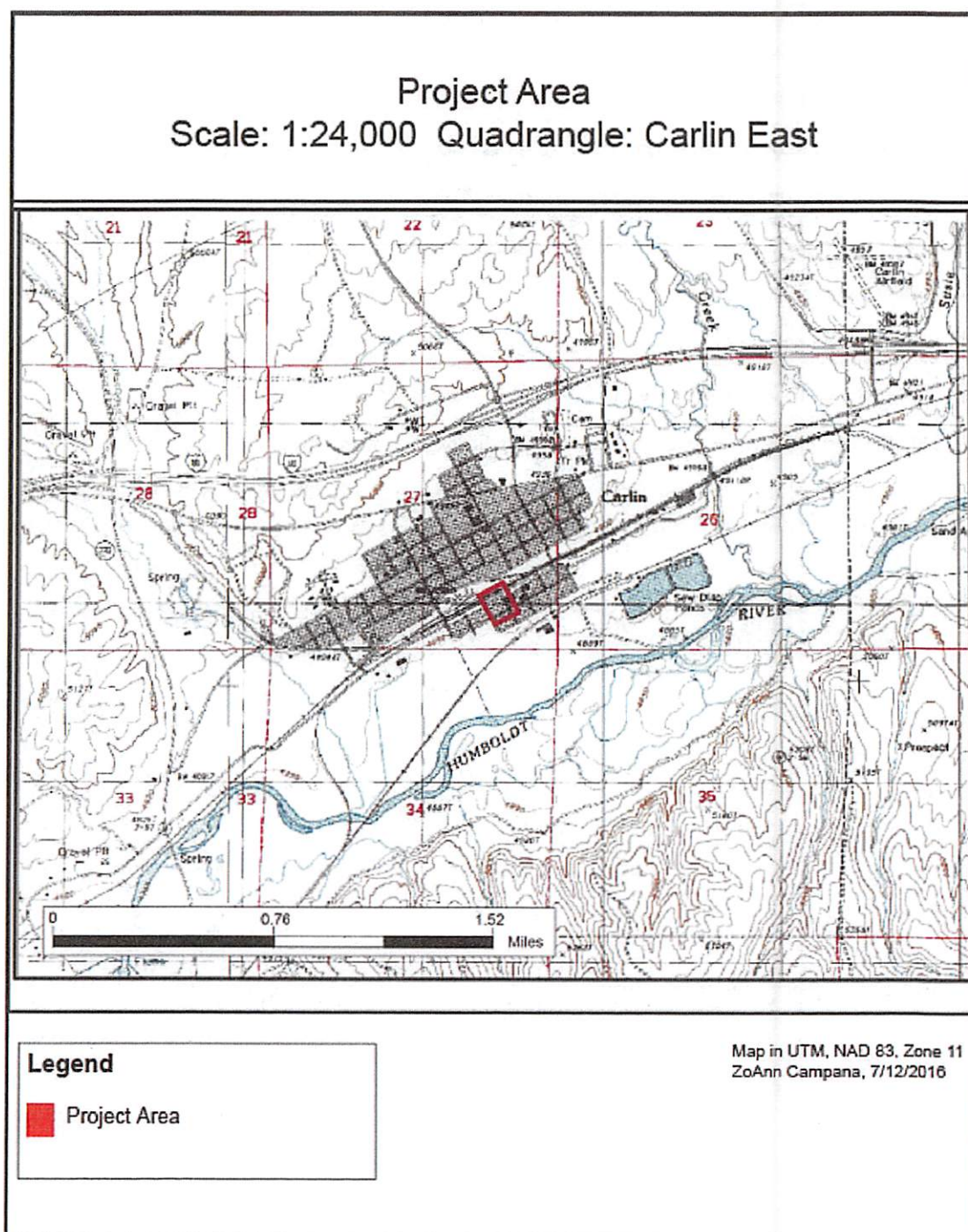
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Appendix B: Maps





Proposed APE  
Scale: 1:1,500 Quadrangle: Carlin East



**Legend**



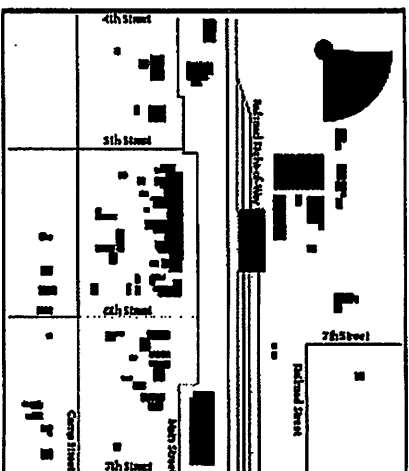
State Hotel



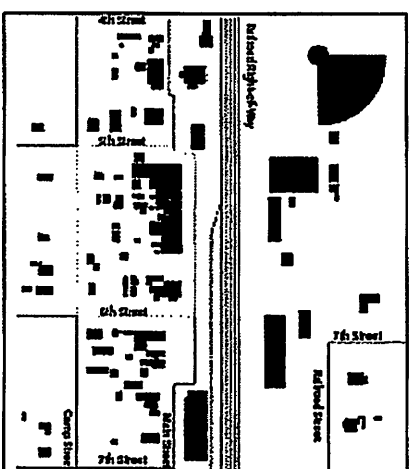
Proposed APE

Map in UTM, NAD 83, Zone 11  
ZoAnn Campana, 7/12/2018

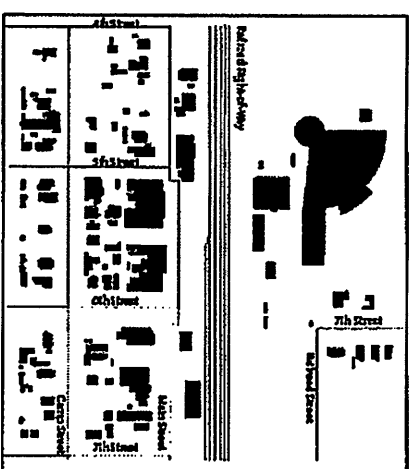
# State Hotel and Surrounding Resources, Carlin, Nevada Figure Ground Maps



1885



1897



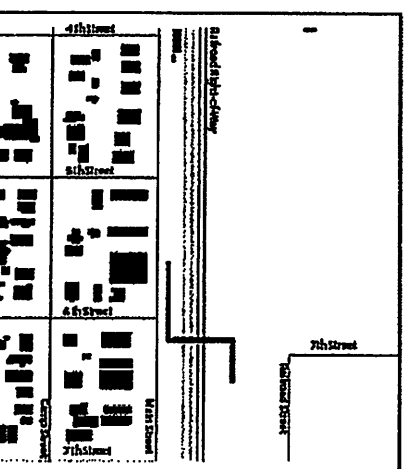
1927



1943



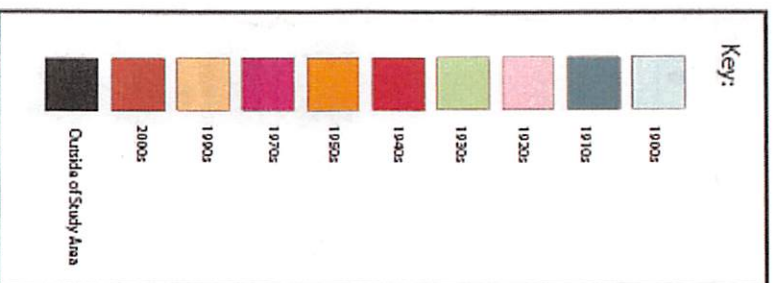
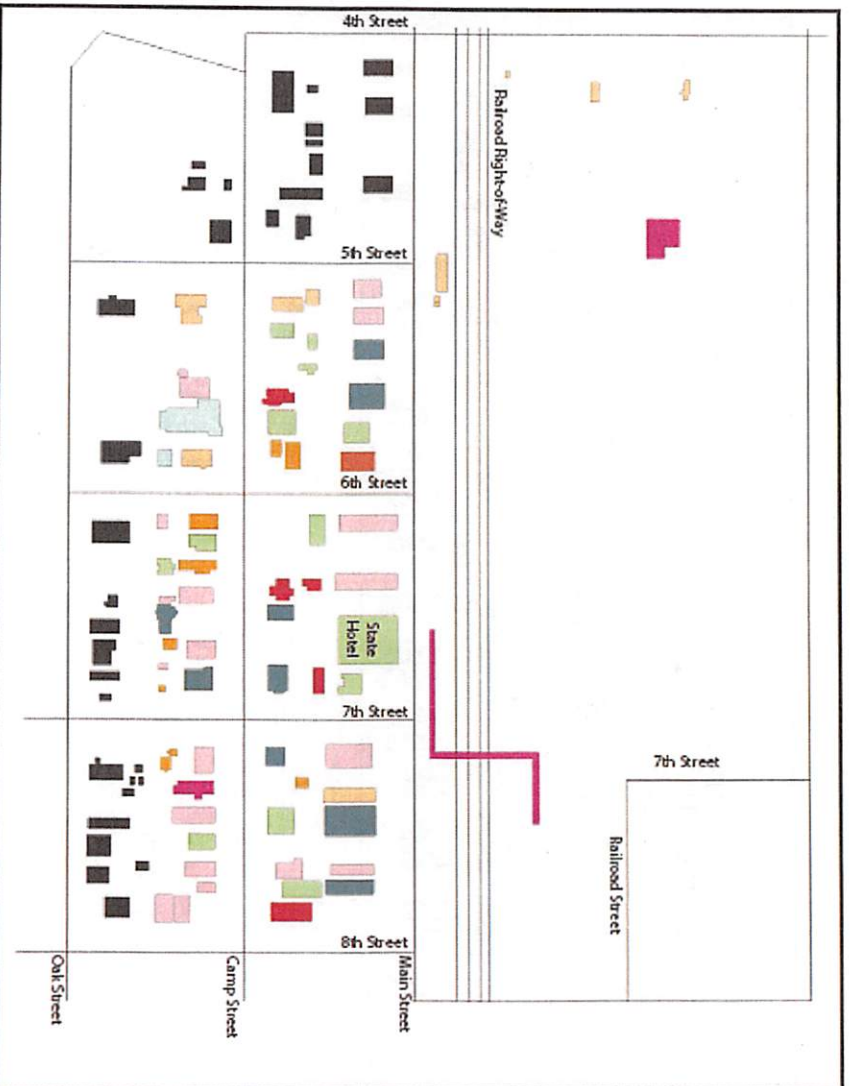
1952



2016

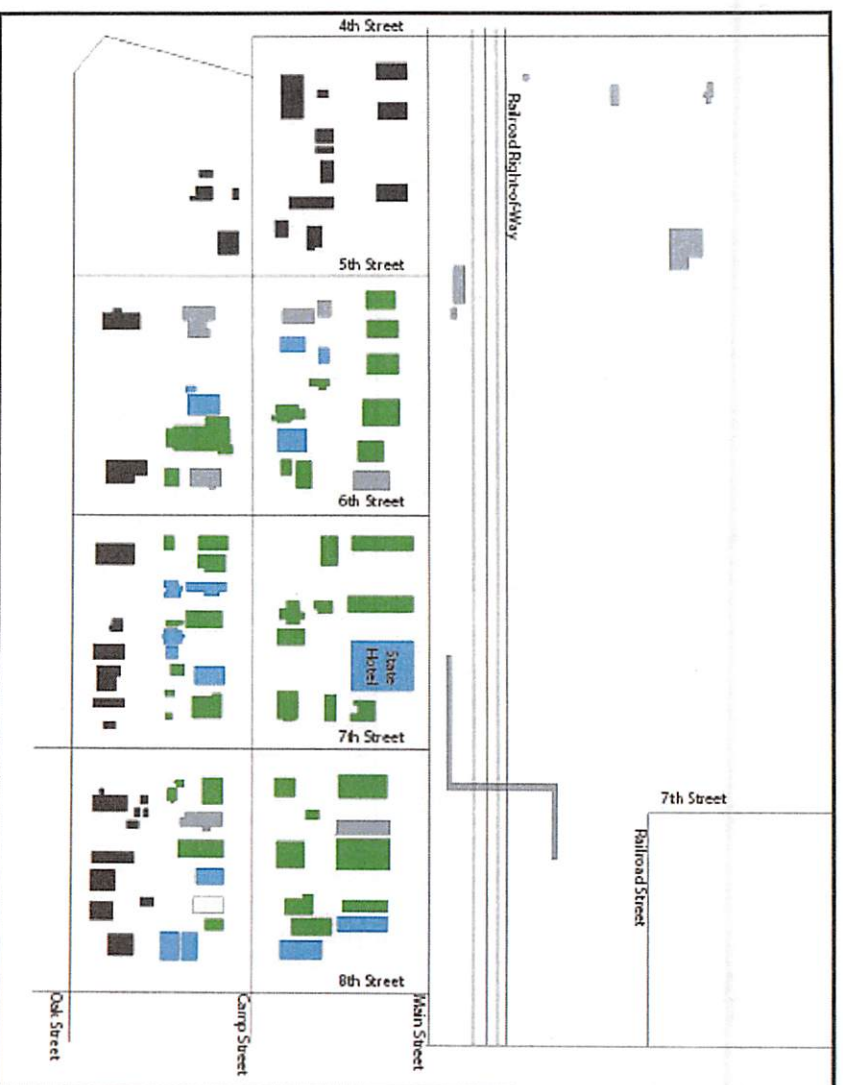
Historic figure ground based on Sanborn Fire Insurance Maps  
Percent figure ground based on Google Earth imagery and pedestrian survey of downtown Carlin, Not to scale.

# State Hotel and Surrounding Resources, Carlin, Nevada Construction Dates by Decade

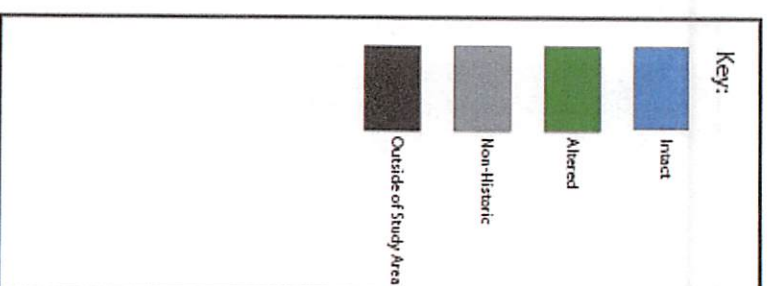


Map based on Google Earth imagery and pedestrian survey of downtown Carlin. Not to scale.  
Created by Zolaun Campana, 9/12/2016

# State Hotel and Surrounding Resources, Carlin, Nevada Integrity Map



Map based on Google Earth imagery and pedestrian survey of downtown Carlin. Not to scale.  
Created by Zolain Campara, 9/12/2016





## Appendix C: State Hotel ARA Form

1. SHPO Resource Number: \_\_\_\_\_  
Other ID Number: \_\_\_\_\_

**NEVADA STATE HISTORIC PRESERVATION OFFICE**  
**ARCHITECTURAL RESOURCE ASSESSMENT FORM (ARA)**  
**BUILDING**

*For SHPO Use Only*

Lead Eligibility \_\_\_\_\_

SHPO Concurrence Y / N

**2. PHOTO**



**3. PROPERTY OVERVIEW**

URBAN <input type="checkbox"/>	RURAL <input type="checkbox"/>
ADDRESS	617 Main Street
CITY, ZIP CODE	Carlin, 89822
ASSESSOR'S PARCEL #	002-183-011
CONSTRUCTION DATE	1938
SURVEY DATE	5/3/2016
ACCESSORY STRUCTURES TOTAL #	
ACCESSORY STRUCTURES FORM(S) ATTACHED?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
IMACS FORM(S) ATTACHED?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
DISTRICT #	
CONTRIBUTING	Yes <input type="checkbox"/> No <input type="checkbox"/>

**4. WRITTEN DESCRIPTION**

617 Main Street is a two-story vernacular hotel building with Art Deco detailing, a simple rectangular footprint, and an asymmetrical façade. The walls of the primary and rear elevation walls are clad with multihued bricks, and the side elevation walls are constructed concrete blocks. The hotel features simple block massing with a flat roof. The building fronts northwest onto Main Street, which runs alongside the Union Pacific Railroad track. It is in poor condition and has experienced very little alteration since its construction.

The primary elevation is characterized by a projecting, half-round metal canopy that doubles as a sign and is located along the northeast half of the façade. The canopy is anchored to the upper-story wall with metal ties. The canopy's horizontal band features inset letters spelling "CAFE BAR CAFE". The canopy is topped with freestanding metal letters, which spell "STATE" on either side of the sign canopy. Beneath the sign, there are two slightly recessed metal doors topped with rectangular steel-framed transoms. A third metal door, also crowned with a metal transom, is located along the southwest half of the building. The first story of the façade features four huge commercial windows, two of which are paired toward the center of the elevation, and the other two are located on each far side of the façade. All of the windows feature projecting concrete sills and are missing their primary lights of glass. Three of the windows retain rectangular transoms consisting of four rows of glass blocks. The second story of the primary elevation features five large, square window openings with projecting rowlock brick sills. All of the window elements are missing. A concrete coping is visible along the roofline.

The asymmetrical rear elevation faces an alleyway and features varied fenestration that includes sliding windows with projecting concrete sills, most of which are missing their glass, along the second story. The upper story also features two narrow rectangular door openings that are flush with the wall and do not open onto a balcony of any sort. One opening retains its wood paneled door. The first story of the rear elevation includes a wide service-bay opening, two rectangular door openings topped with rectangular transoms, and two window openings with projecting rowlock brick sills. The far southeast opening features a pair of one-over-one wood-sash windows. A brick chimney rises from the southeast corner of the roof.

The side elevations are almost identical, and a concrete belt course, flush to the wall, visually divides the first and second stories of each. Additionally, a concrete block parapet gradually steps down toward the rear of the building. The northeast elevation features eight window openings along the second story, seven of which have projecting concrete sills. The glass is missing in all of the windows except one, and in that window, the glass is broken. A rectangular door opening is located toward the rear of the building on the first story. The southwest elevation features nine windows, all of which have concrete sills and are missing their glass.

The building's current state of deterioration appears to be a result of long-term neglect. Portions of the brick veneer are missing mortar and, in some areas, entire patches of brick. The brick veneer is physically separating from the concrete block walls, and the southwest corner of the building has been braced with metal ties to prevent further separation. All of the windows are at least partially missing and boarded up. Water damage, manifesting as discolored brick, is visible along a metal pipe that runs vertically down the rear elevation. Additionally, the roof has lost much of its asphalt tiling, and the interior finishes have been removed or entirely destroyed.

SHPO Resource Number:
Other ID Number:

**5. INTEGRITY & CONDITION**

Integrity:	Original	Intact <input checked="" type="checkbox"/>	Altered <input type="checkbox"/>	Moved <input type="checkbox"/>	Date(s):
Condition:	Excellent <input type="checkbox"/>	Good <input type="checkbox"/>	Fair <input type="checkbox"/>	Poor <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
If Other, Describe:					

**6. PROPERTY INFORMATION**

Historic Name	State Hotel
Current/Common Name	State Hotel
Original Owner	
Current Owner & Mailing Address	City of Carlin, P.O. Box 787, Carlin, Nevada, 89822-0787
Architect/Engineer/Designer	n/a
Building/Contractor	n/a

**7. ARCHITECTURAL INFORMATION**

Architectural Period	Modern Movement
Architectural Style	Vernacular
Architectural Sub Style	Art Deco

**8. CURRENT ACCESS**

PERMITTED-LOCAL PUBLIC RESOURCE <input type="checkbox"/>	BY OWNER PERMISSION <input type="checkbox"/>
PERMITTED-STATE PUBLIC RESOURCE <input type="checkbox"/>	RESTRICTED <input checked="" type="checkbox"/>
PERMITTED-FEDERAL PUBLIC RESOURCE <input type="checkbox"/>	OTHER (DESCRIBE) <input type="checkbox"/>

**9. UTM LOCATION/REFERENCE(S)**

DATUM: 11	EASTING: 575333	NORTHING: 4507211
DATUM:	EASTING:	NORTHING:

**10. TOWNSHIP/RANGE/SECTION/MAP**

Township: 33N	Range: 52E	Section: 27	USGS Map/Date:
---------------	------------	-------------	----------------

**11. THREATS TO RESOURCE**

Neglect; Demolition

**12. NATIONAL REGISTER ELIGIBILITY**

NR Listed <input type="checkbox"/>	Date NR Listed:
Eligible Under:	Criterion A <input checked="" type="checkbox"/> Criterion B <input type="checkbox"/> Criterion C <input type="checkbox"/> Criterion D <input type="checkbox"/>
Not Eligible <input type="checkbox"/>	
Unevaluated <input type="checkbox"/>	
Historic Themes:	
Eligibility Justification: Please attach continuation sheet.	

SHPO Resource Number:
Other ID Number:

### 13. ELIGIBILITY JUSTIFICATION

Based upon its construction date, location, condition, and integrity, the State Hotel is recommended as eligible for individual listing in the National Register of Historic Places under Criterion A.

The historic context within which the State Hotel was evaluated is the social, historical, and commercial development of downtown Carlin between 1938 and 1969, particularly in regard to the hospitality industry and its role in Carlin's social history.

According to the Elko County Assessor's records, the subject property was constructed in 1938, which falls within the proposed period of significance. It was not discovered by whom the hotel was built. Gino Quilici, who was born in Lucca, Italy in 1899 and settled in Carlin after immigrating to the United States in 1914, purchased the hotel in 1947 and continued to operate it until his death in 1969. In 1950, Quilici—who was known as a Carlin pioneer—built the State Inn on Highway 40 in Carlin, presumably on the heels of the State Hotel's financial success. In October of 1954, the State of Nevada revoked Quilici's gaming permit after he was found guilty of tampering with slot machines at the State Inn to prevent them from paying out.

After Quilici's death, his wife, Helen, continued to own the hotel. Upon her death in 1985, Roy Mobert acquired the property. Mobert held the property until 2001, when it was purchased by 1<sup>st</sup> and Main LLC, headquartered in Anderson, California. The City of Carlin acquired the property in 2014.

Newspaper society pages throughout the 1950s and into the 1960s reveal that the State Hotel was a popular venue for weddings, social club meetings, community-wide dances and parties, fundraisers, and other events. The hotel featured a lounge, kitchen, and public and private dining rooms. With regard to weddings, the bride and groom often exchanged nuptials at Carlin's Sacred Heart Catholic Church, which was followed by a reception at the State Hotel. A number of local Lions Club banquets were held at the hotel, as were card parties and "Teen-Age" dances. The State Hotel was a centerpiece of Carlin's social and cultural landscape, particularly throughout the 1950s, as one of the town's primary event venues. Despite the fact that the altered streetscape of Carlin's Main Street has diminished the hotel's integrity of setting, it retains its integrity of location, association, and feeling. As such, it possesses the significance required for listing in the NRHP under Criterion A.

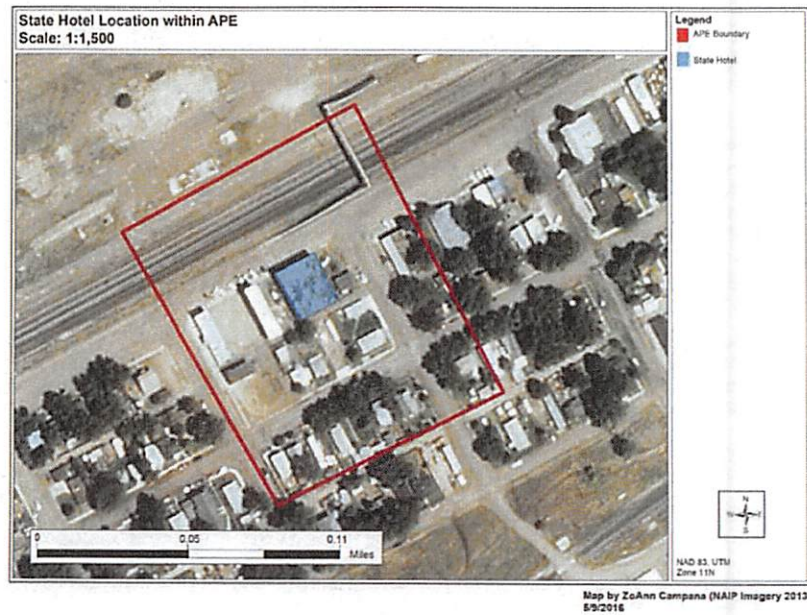
Based on available information, the subject property is not associated with historically significant persons and does not qualify for NRHP listing under Criterion B.

In order for the subject property to meet NRHP eligibility requirements under Criterion C, it must embody the distinctive characteristics of a type, period, or method of construction, demonstrate the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction. The subject is a vernacular hotel building with Art Deco details, and it retains integrity of design and workmanship. Its integrity of materials has been compromised as a result of material loss and neglect. Moreover, it lacks the significance required for NRHP listing under Criterion C.

At this time, it is not clear whether the property has potential to yield information that is important in history or prehistory under Criterion D.

SHPO Resource Number:
Other ID Number:

**14. RESOURCE OVERVIEW MAP/RESOURCE PLAN/BOUNDARY MAP**





SHPO Resource Number:
Other ID Number:

### 15. PHOTOGRAPHS



Façade: Front Facing: SE Photographer: Z. Campana Date: 5/2/2016

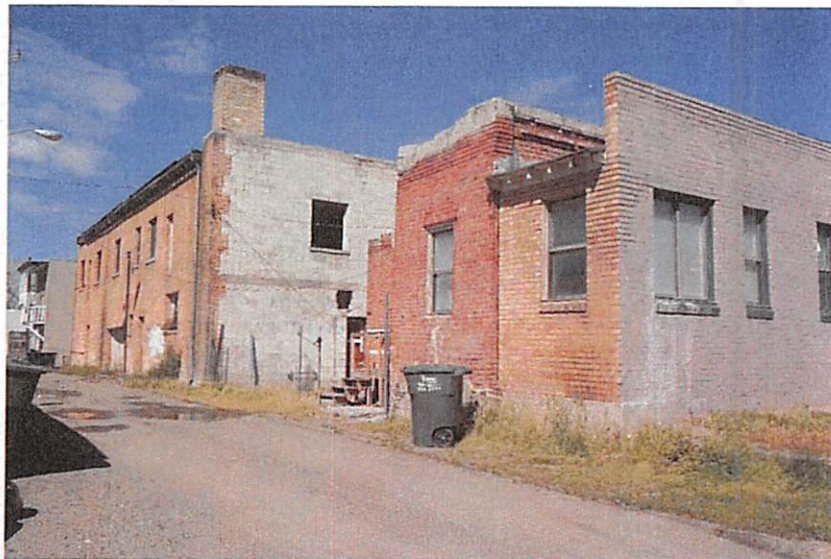


Façade: Side Facing: S Photographer: Z. Campana Date: 5/2/2016

SHPO Resource Number:
Other ID Number:



Façade: Side Facing: W Photographer: Z. Campana Date: 5/2/2016



Façade: Side/Rear Facing: E Photographer: Z. Campana Date: 5/2/2016



SHPO Resource Number:
Other ID Number:



Façade: Overview Facing: SW Photographer: Byron Mason Date: 5/20/2015



Façade: Front Facing: SE Photographer: Byron Mason Date: 5/20/2015

SHPO Resource Number:
Other ID Number:



Façade: Front Facing: SE Photographer: Byron Mason Date: 5/20/2015



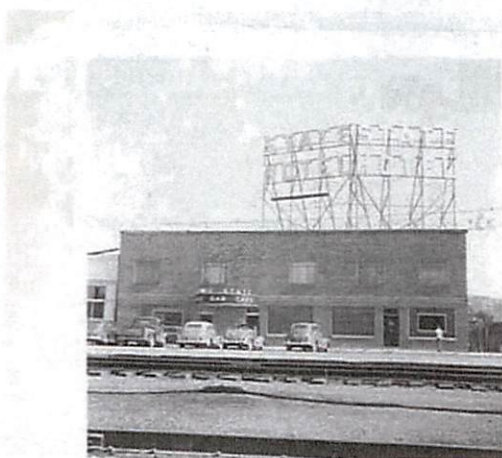
Main Street Facing: SE Photographer: Byron Mason Date: 5/20/2015



SHPO Resource Number:
Other ID Number:



Façade: Side/Rear Facing: E Photographer: Byron Mason Date: 5/20/2015



Facing: SE Courtesy of Northeastern Nevada Museum Date: c. 1940

Appendix D: Area Photographs



132 S. 7<sup>th</sup> Street

Photographer: ZoAnn Campana

Date: 5/2/2016





172 S. 7<sup>th</sup> Street

Photographer: ZoAnn Campana

Date: 5/2/2016





141 S. 6<sup>th</sup> Street

Photographer: ZoAnn Campana

Date: 5/2/2016





619 Camp Street      Photographer: ZoAnn Campana      Date: 5/2/2016



618 Camp Street      Photographer: ZoAnn Campana      Date: 5/2/2016





610-614 Camp Street

Photographer: ZoAnn Campana

Date: 5/2/2016



601-609 Camp Street

Photographer: Byron Mason

Date: 5/27/2015





601 Main Street

Photographer: ZoAnn Campana

Date: 5/2/2016



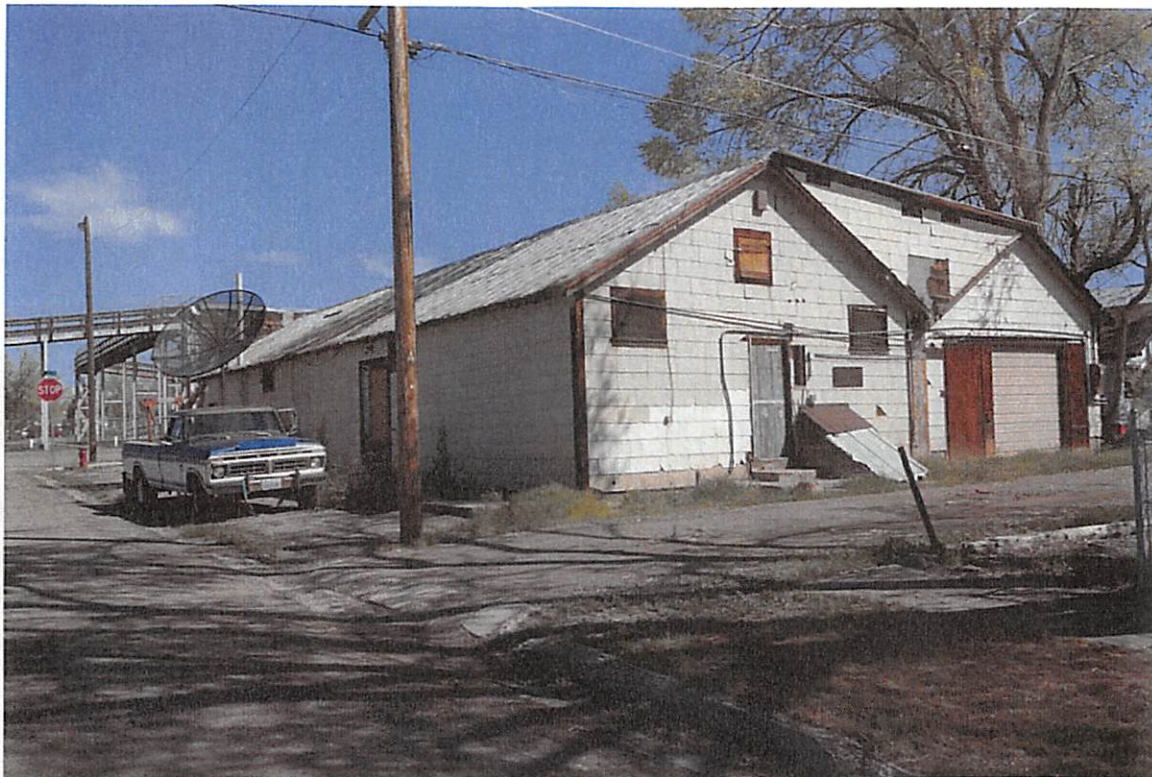


700 Block Main Street

Photographer: Byron Mason

Date: 5/27/2015





*703 Main Street*

*Photographer: ZoAnn Campana*

*Date: 5/2/2016*

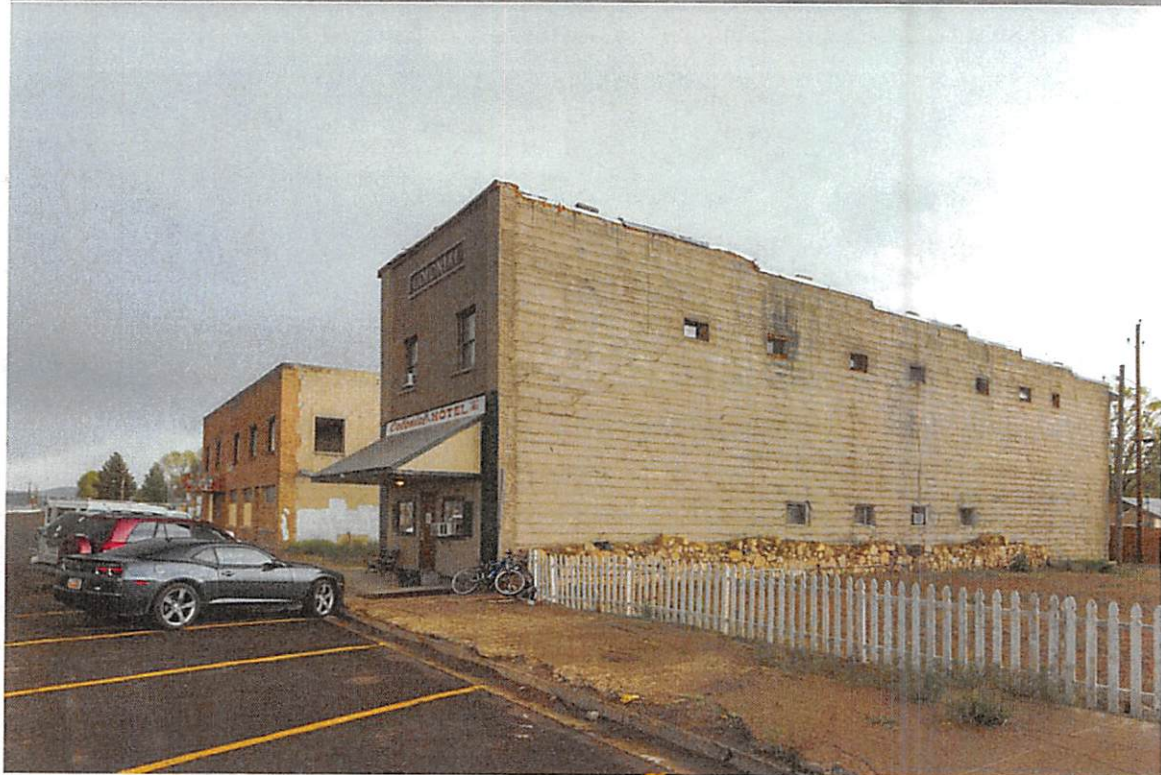


*Railroad Pedestrian Crossing*

*Photographer: Byron Mason*

*Date: 5/27/2015*





609 Main Street

Photographer: Byron Mason

Date: 5/27/2015

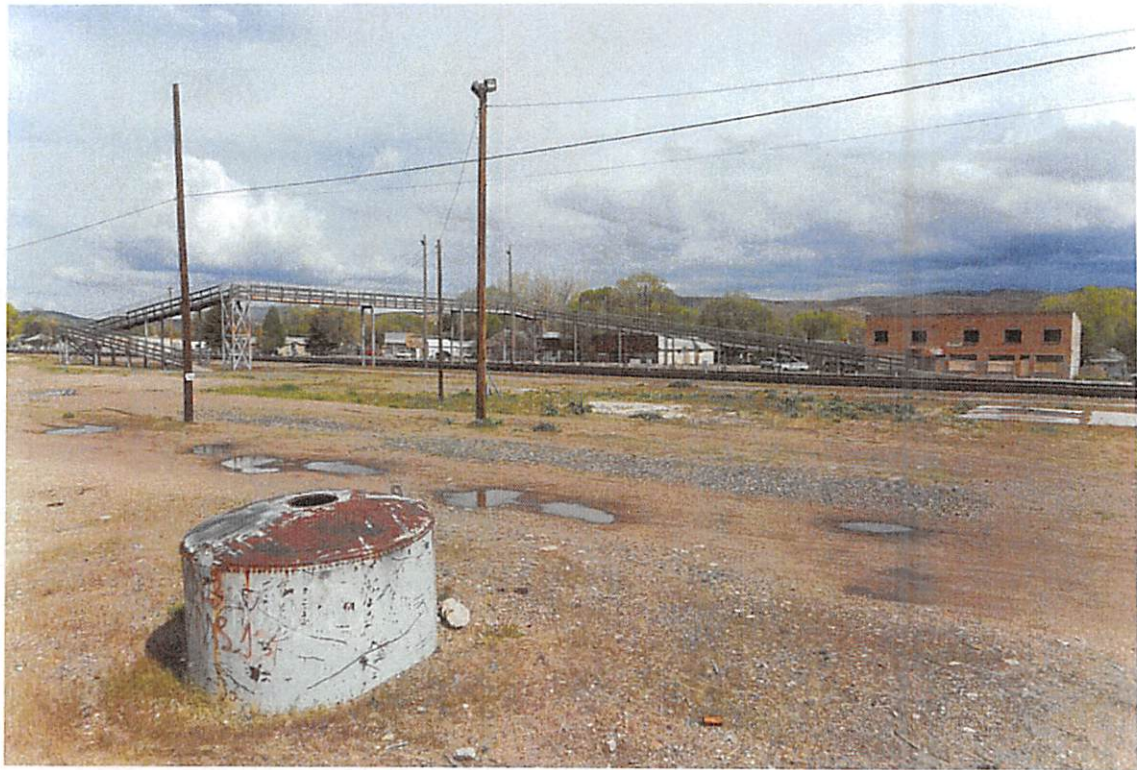


600 Block Main Street

Photographer: Byron Mason

Date: 5/27/2015





*Carlin Rail Yard*

*Photographer: Byron Mason*

*Date: 5/27/2015*





State Hotel

Photographer: Byron Mason

Date: 5/27/2015

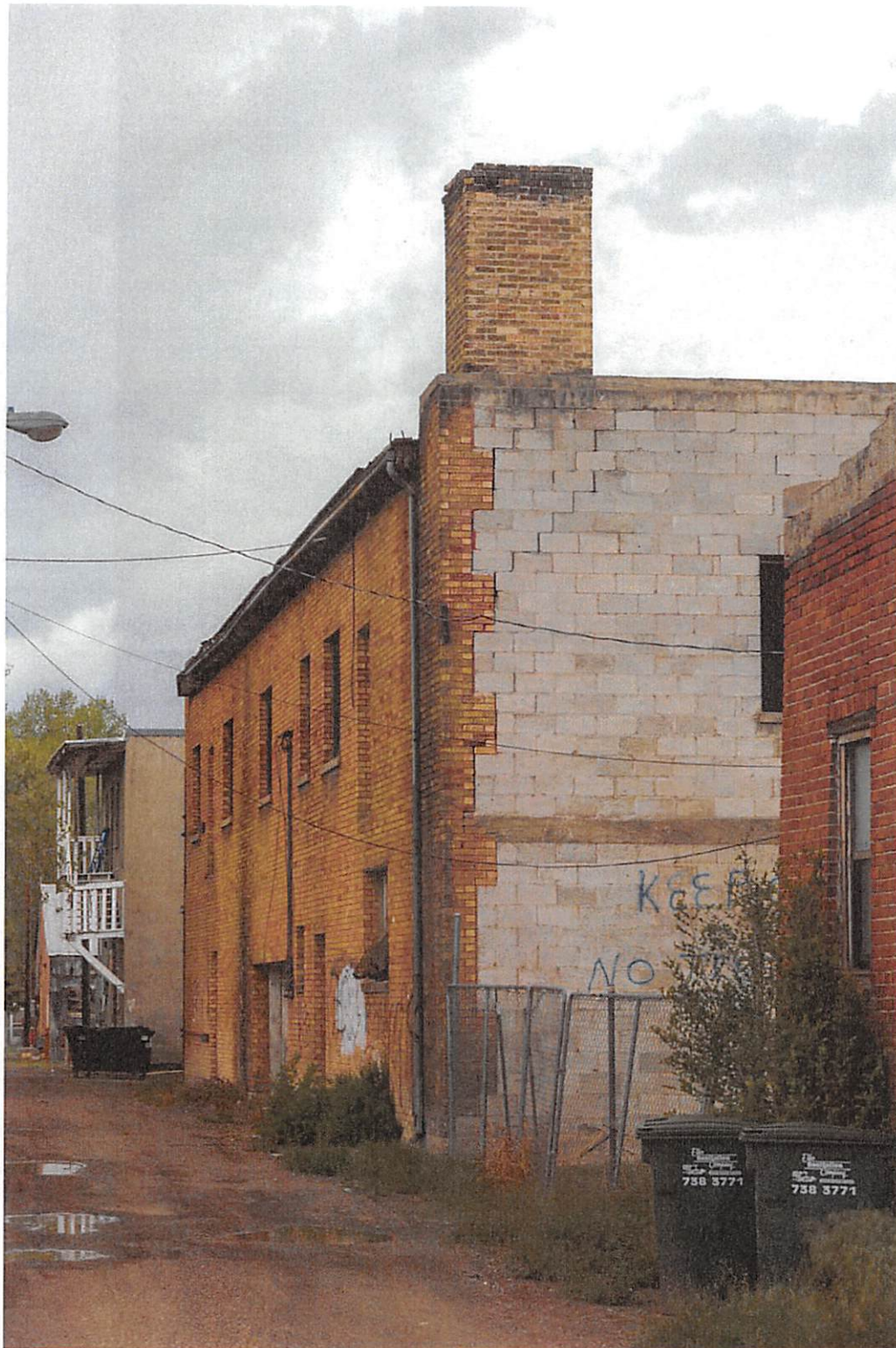




State Hotel    Photographer: Byron Mason

Date: 5/27/2015





*State Hotel from Alley*

*Photographer: Byron Mason*

*Date: 5/27/2015*





*State Hotel*

*Photographer: Byron Mason*

*Date: 5/27/2015*





*State Hotel*

*Photographer: Byron Mason*

*Date: 5/27/2015*

## Appendix E: September 14, 2016 Carlin City Council Meeting Agenda

### PUBLIC MEETING NOTICE

The Carlin City Council, City of Carlin, State of Nevada, will conduct a Regular meeting on, Wednesday, September 14, 2016, at the Carlin Municipal Court Meeting Room, 101 South Eighth Street, Carlin, Nevada, and beginning at 7:00 pm.

Attached, with this Notice, is the Agenda for the City Council Meeting. We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the meeting. If special arrangements are necessary, please notify LaDawn Lawson, City Clerk, in writing at PO Box 787, Carlin, Nevada 89822 or by telephoning 775-754-6354.

In accordance with Federal law and U.S. Department of Agriculture policy, the City of Carlin is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability. To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W. Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD).

Notice of the meeting was posted at the following Carlin locations:

- Carlin City Hall – 101 South Eighth Street
- Carlin Senior Citizen Center – 320 Chestnut Street
- Owen's Ace Hardware – 924 Bush Street
- Scott's Market – 552 Sixth Street
- Wells Rural Electric Company – 1322 Chestnut Street
- City of Carlin Website
- Public Works Shop – 810 Oak Street
- State of Nevada Public Notice Website

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David Jones, Carlin City Manager

Posted on or before the 9th day of September, 2016.

*The City of Carlin is an equal opportunity employer and provider.*

**CARLIN CITY COUNCIL  
CITY OF CARLIN, STATE OF NEVADA  
REGULAR MEETING  
CARLIN MUNICIPAL COURT ROOM  
101 SOUTH EIGHTH STREET  
CARLIN, NEVADA**

**September 14, 2016**

**7:00 pm**

The public may address the Board on agenda items as they are reviewed, at the discretion of the presiding officer or during the time reserved for Comments by the General Public, after being recognized by the presiding officer. The Public and all persons addressing the Board must abide by the requirements of the Carlin Municipal Code 1-6-11, detailed at the end of the agenda.

Note: The Mayor or Vice Mayor Reserves the Right to Change the Order of the Agenda. Additionally, the Council may, by majority vote, combine two or more agenda items for consideration or may remove any item from the agenda or delay consideration to a future City Council Agenda.

**Call to Order and Roll Call**

**Pledge of Allegiance**

1. **Comment by the General Public:** Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda pursuant to the required procedures at the discretion of the City in accordance with applicable law and identified as an action item.  
(Non - Action Item)
2. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** A presentation by Wes Henderson from the Nevada League of Cities and Municipalities regarding the Leagues Activities and possible Bill Draft Requests (BDRs) and all related matters.  
(Non - Action Item)
3. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of and or direction to City Staff to cancel, or reschedule the October 12<sup>th</sup> City Council Meeting and all related matters.  
(Possible Action Item)
4. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of and or direction to City Staff to purchase a F350 command vehicle for the Carlin Volunteer Fire Department and all related matters.  
(Possible Action Item)
5. **Public Comment may be taken prior to any Discussion Being Taken by the Council:** Review, discussion and possible approval of and or direction to City Staff to purchase two (2) F150 Police vehicles for the Carlin Police Department and all related matters.  
(Possible Action Item)



6. **Public Comment may be taken prior to any Discussion Being Taken by the Council:**  
Review, discussion and possible approval of and or direction to City Staff to seek bids for a street sweeper for the Public Works Department and all related matters.  
(Possible Action Item)
7. **Public Comment may be taken prior to any Discussion Being Taken by the Council:**  
Review, discussion and possible direction to City Staff regarding the progress on the demolition and redevelopment of the State Inn Hotel commonly known and referred to as the Stateline Cafe located at 617 Main Street and conversation into a community garden all related matters.  
(Possible Action Item)
8. **Public Comment will be taken prior to any Action Being Taken by the Council:**  
Review, discussion and possible approval of the minutes from 7/13/2016 and all related matters.  
(Possible Action Item)
9. **Public Comment may be taken prior to any Discussion Being Taken by the Council:**  
Review, discussion and possible approval of City expenditures for the period's 8/20/2016 to 9/9/2016, and all related matters.  
(Possible Action Item)
10. **City Council Members Reports:**  
(Non - Action Item)
11. **City Clerk's Report.**  
(Non - Action Item)
12. **City Manager's Report.**  
(Non - Action Item)
13. **Carlin Police Department Report.**  
(Non - Action Item)
14. **Carlin Fire Department Report.**  
(Non - Action Item)
15. **Comment by the General Public:** Pursuant to NRS 241.020(2)(D)(3)(I & II) this time is devoted to comments by the general public and discussion of those comments. No action may be taken upon a matter raised under this item until the matter has been included on a successive agenda and identified as an action item.  
(Non - Action Item)

**Municipal Code:**

**1-6-11: MANNER OF ADDRESSING BOARD; TIME LIMIT:**

Each person addressing the board shall first give his name and address for the records, and unless further time is granted by the presiding officer, shall limit his address to five (5) minutes. All remarks shall be addressed to the board as a body and not to any member thereof. No person, other than the mayor, the members of the board and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the board, without the permission of the presiding officer. No question shall be asked except through the presiding officer. (Ord. 81, 9-10-1975, eff. 9-17-1975)

16. **Adjournment.**  
(Possible Action Item)



NEVADA  
**STATE HISTORIC  
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

Brian Sandoval, Governor  
Bradley Crowell, Director  
Rebecca L. Palmer, SHPO

April 25, 2017

Mindy Clements  
Manager, Brownfields and Site Assessment  
Superfund Division  
Environmental Protection Agency Region IX  
75 Hawthorne Street  
San Francisco, CA 94105

Re: Section 106 consultation with the U.S. Environmental Protection Agency, Region IX, for the  
Hazardous Materials Abatement and Demolition of the State Hotel, Carlin, Nevada  
(UT 2016-4149)

Dear Ms. Clements,

The Nevada State Historic Preservation Office (SHPO) has reviewed the subject documents received March 27, 2017 in accordance with Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. The U.S. Environmental Protection Agency (EPA) has awarded a CERCLA grant to the Nevada Division of Environmental Protection for this project involving a City of Carlin-owned building.

**Project Description**

The EPA proposes to abate hazardous materials at the State Hotel building at 617 Main Street in Carlin, to demolish the building, and to remove its foundation.

**Area of Potential Effect (APE)**

The EPA has identified the APE as an area approximately 7.03 acres in size, roughly bounded by the Union Pacific rail yard to the northwest, Camp Street to the southeast, South 7<sup>th</sup> Street to the northeast, and South 6<sup>th</sup> Street to the southwest. This APE accounts for the undertaking's direct and indirect effects. The SHPO concurs with the adequacy of the APE for this undertaking.

**Identification and Evaluation of Historic Properties**

A Secretary of the Interior-qualified architectural historian conducted a historic resource survey of the APE and prepared a survey report. The EPA has determined that the State Hotel (B14786) at 617 Main Street is eligible for listing in the NRHP only under Criterion A for its role in the development of downtown Carlin between 1938 and 1969, particularly in regard to its social history and hospitality industry. The SHPO concurs that B14786 is NRHP-eligible only under Criterion A.

The indirect APE contains 18 other resources, none of which are NRHP-listed or previously determined NRHP-eligible. The EPA has chosen to leave the 18 resources unevaluated and treat them as NRHP-eligible for the purposes of this undertaking.

**Native American Consultation**

The SHPO acknowledges receipt of documentation that consultation with potentially interested Native American tribes has been concluded. This consultation did not result in the identification of properties of religious, cultural, or historic significance that could be affected by the undertaking.

901 S. Stewart Street, Suite 5004 ✦ Carson City, Nevada 89701 ✦ Phone: 775.684.3448 Fax: 775.684.3442

[www.shpo.nv.gov](http://www.shpo.nv.gov)

#### **Public Consultation**

The SHPO acknowledges receipt of documentation that consultation with the general public has been concluded. This consultation resulted in two public comments, both of which pertained to concern that the poor condition of the building's roof could result in debris being blown onto neighboring properties during removal.

#### **Consultation with Interested Parties**

The EPA invited four organizations to become consulting parties for this project: the Nevada Architectural History Alliance, the Nevada Historical Society, the Northeastern Nevada Museum, and Preserve Nevada. The Northeastern Nevada Museum asked to be kept informed about the project. Preserve Nevada opted to become a consulting party for the project.

#### **Determination of Effect**

The EPA has determined that the proposed undertaking will have an adverse effect on the State Hotel, but no adverse effect to the unevaluated resources in the indirect APE. The SHPO concurs that the undertaking will result in an **Adverse Effect** to the NRHP-eligible State Hotel.

However, the SHPO cannot concur that the undertaking will not cause an adverse effect to the nearby resources. Since the resources in the indirect APE have not been evaluated, the undertaking's effect on them is not known. The APE contains resources that may contribute to a potential historic district—but without such a district being evaluated, the effect from the hotel demolition is unknown.

#### **Archaeological Monitoring**

In order to determine the archaeological sensitivity of the project area, the SHPO consulted the Nevada Cultural Resources Inventory System (NVCRIS). According to these records, the project area has not been inventoried for archaeological resources and no sites have been recorded in the project area, but prehistoric archaeological resources are documented in proximity to the APE. Furthermore, extent of existing ground disturbance below the foundation of this building is unknown and could contain subsurface archaeological deposits. Thus, the SHPO recommends a Secretary of the Interior-qualified archaeological monitor be present for the removal of the foundation.

#### **Memorandum of Agreement (MOA)**

Per the guidance provided in Federal regulation at 36 CFR §800.6, the applicant should notify the Advisory Council on Historic Preservation of the finding of adverse effect and SHPO concurrence on same. Along with that notification, please provide the documentation specified in 36 CFR §800.11(e), and the ACHP will determine whether or not it wishes to participate in the development of an MOA to mitigate the adverse effect to this historic property. When you are ready to begin drafting an MOA, please contact Deputy SHPO Robin Reed at (775) 684-3437 or via email at [rreed@shpo.nv.gov](mailto:rreed@shpo.nv.gov).

Sincerely,



Rebecca Palmer  
State Historic Preservation Officer  
22518



# EXHIBIT C



## **STATE HOTEL, CARLIN, NV**

### **PLAN AND PROCEDURES FOR THE UNANTICIPATED DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS**

#### **1. INTRODUCTION**

The following Inadvertent Discovery Plan (IDP) outlines procedures for McGinley & Associates (MGA) staff to follow, in accordance with state and federal laws, if archaeological materials or human remains are discovered.

#### **2. RECOGNIZING CULTURAL RESOURCES**

A cultural resource discovery could be prehistoric or historic. Examples include:

- An accumulation of shell, burned rocks, or other food related materials,
- Bones or small pieces of bone,
- An area of charcoal or very dark stained soil with artifacts,
- Stone tools or waste flakes (i.e. an arrowhead, or stone chips),
- Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than 50 years,
- Buried railroad tracks, decking, or other industrial materials.

When in doubt, assume the material is a cultural resource.

#### **3. ON-SITE RESPONSIBILITIES**

**STEP 1: STOP WORK.** If any MGA employee, contractor or subcontractor believes that he or she has uncovered a cultural resource at any point in the project, all work adjacent to the discovery must stop. The discovery location should be secured at all times.

**STEP 2: NOTIFY PROJECT MANAGEMENT AND CULTURAL RESOURCES PROGRAM MANAGER.** Contact the MGA Project Manager and the Cultural Resources (CR) Program Manager:

**MGA Project Manager:**  
Joe McGinley  
(775) 829-2245  
jmcginley@mcgin.com

or designated alternative

**CR Program Manager:**  
ZoAnn Campana  
(775) 829-4411  
zcampana@kecnv.com

or designated alternative

The Project Manager or the CR Program Manager will make all other calls and notifications.

**If human remains are encountered**, treat them with dignity and respect at all times. Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection in place and to shield them from being photographed. **Do not call 911 or speak with the media.**

#### **4. FURTHER CONTACTS AND CONSULTATION**

##### **A. MGA Project Manager's Responsibilities:**

- **Protect Find:** The Project Manager is responsible for taking appropriate steps to protect the discovery site. All work will stop in an area adequate to provide for the total security, protection, and integrity of the resource. Vehicles, equipment, and unauthorized personnel will not be permitted to traverse the discovery site. Work in the immediate area will not resume until treatment of the discovery has been completed following provisions for treating archaeological/cultural material as set forth in this document.
- **Direct Construction Elsewhere On-site:** The Project Manager may direct construction away from cultural resources to work in other areas prior to contacting the concerned parties.
- **Contact CR Program Manager:** If the CR\_Program Manager has not yet been contacted, the Project Manager will do so.
- **Notify NDEP:** The MGA Project Manager will contact the Nevada Brownfields Program (NBP) project coordinator.

**NDEP/NBP**

Dave Friedman  
Main Office, Carson City  
775-687-9385  
dfriedman@ndep.nv.gov

- **Notify EPA:** The MGA Project Manager will contact the US EPA, which manages the Brownfields 128(a) grant to NDEP.

**US EPA**

Eugenia Chow, Nevada Project Officer  
Region IX  
415-972-3160  
chow.eugenia@epa.gov



**B. CR Program Manager's Responsibilities:**

- **Identify Find:** The CR Program Manager (or a CR Specialist if so delegated), will ensure that a qualified professional archaeologist examines the find to determine if it is archaeological.
  - If it is determined to not be archaeological, work may proceed with no further delay.
  - If it is determined to be archaeological, the CR Program Manager or CR Specialist will continue with notification.
  - If the find may be human remains or funerary objects, the CR Program Manager or CR Specialist will ensure that a qualified physical anthropologist examines the find. **If it is determined to be human remains, the procedure described in Section 5 will be followed.**
- **Notify SHPO:** The CR Program Manager (or a CR Specialist if so delegated) will contact the involved federal agencies (if any) and the Nevada State Historic Preservation Office (SHPO).

Nevada SHPO

Rebecca L. Palmer, Administrator  
Main Office, Carson City  
775-684-3443

**C. Further Activities**

- Archaeological discoveries will be documented as described in Section 6.
- Construction in the discovery area may resume as described in Section 7.

**5. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL**

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect.

If the project occurs on federal lands (e.g., national forest or park, military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 apply, and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, MGA will comply with applicable state and federal laws (Nevada Revised Statutes (NRS) 383.16), and the following procedure:

**A. Notify Law Enforcement Agency or Coroner's Office:**

In addition to the actions described in Sections 3 and 4, the MGA Project Manager will immediately notify the local law enforcement agency or coroner's office.

The coroner (with assistance of law enforcement personnel) will determine if the remains are human, whether the discovery site constitutes a crime scene, and will notify SHPO.

**B. Participate in Consultation:**

SHPO will have jurisdiction over non-forensic human remains. [CR/MGA] personnel will participate in consultation as needed.

**C. Further Activities:**

- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process with SHPO.
- When consultation and documentation activities are complete, construction in the discovery area may resume as described in Section 7.

**6. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS**

Archaeological deposits discovered during construction will be assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

MGA staff will ensure the proper documentation and assessment of any discovered cultural resources in cooperation with the federal agencies (if any), SHPO, and a contracted consultant (if any).

All prehistoric and historic cultural material discovered during project construction will be recorded by a professional archaeologist on a cultural resource site form or an isolate form using standard techniques. Site overviews, features, and artifacts will be photographed; stratigraphic profiles and soil/sediment descriptions will be prepared for subsurface exposures. Discovery locations will be documented on scaled site plans and site location maps.

Cultural features, horizons and artifacts detected in buried sediments may require further evaluation using hand-dug test units. Units may be dug in controlled fashion to expose features, collect samples from undisturbed contexts, or interpret complex stratigraphy. A test excavation unit or small trench might also be used to determine if an intact occupation surface is present. Test units will be used only when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. Excavations will be conducted using state-of-the-art techniques for controlling provenience.

Spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock will be recorded for

each probe on a standard form. Test excavation units will be recorded on unit-level forms, which include plan maps for each excavated level, and material type, number, and vertical provenience (depth below surface and stratum association where applicable) for all artifacts recovered from the level. A stratigraphic profile will be drawn for at least one wall of each test excavation unit.

Sediments excavated for purposes of cultural resources investigation will be screened through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

All prehistoric and historic artifacts collected from the surface and from probes and excavation units will be analyzed, catalogued, and temporarily curated. Ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), SHPO, and the affected tribes.

Within 90 days of concluding fieldwork, a technical report describing any and all monitoring and resultant archaeological excavations will be provided to the Project Manager, who will forward the report to MGA's Cultural Resources Program Manager for review and delivery to the federal agencies (if any), SHPO, and the affected tribe(s).

If assessment activity exposes human remains (burials, isolated teeth, or bones), the process described in Section 5 above will be followed.

## **7. PROCEEDING WITH CONSTRUCTION**

Project construction outside the discovery location may continue while documentation and assessment of the cultural resources proceed. A professional archaeologist must determine the boundaries of the discovery location. In consultation with SHPO and any affected tribes, the MGA Project Manager and CR Program Manager will determine the appropriate level of documentation and treatment of the resource. If there is a federal nexus, Section 106 consultation and associated federal laws will make the final determinations about treatment and documentation.

Construction may continue at the discovery location only after the process outlined in this plan is followed and MGA, SHPO, any affected tribes, NDEP (and the federal agencies, if any) determine that compliance with state and federal laws is complete.



Exhibit D  
Documentation Standards

Architectural Documentation--the historic significance of the buildings, will be conveyed through photographs, and other materials that comprise documentation. The appropriate level of documentation for properties eligible for the National Register at a local, regional, or state level of significance must include:

1. Color digital images of exterior and interior views of the resource taken in accordance with the National Park Service's Photo Policy for "Best" practices as outlined in their document: [https://www.nps.gov/nr/publications/bulletins/photopolicy/Photo\\_Policy\\_update\\_2013\\_05\\_15.pdf](https://www.nps.gov/nr/publications/bulletins/photopolicy/Photo_Policy_update_2013_05_15.pdf). Photos will be keyed to a map or site plan. Photos will be printed as 8-1/2 x 11 prints at 600 dpi on archival paper. The digital images saved on an archival CD per NPS Photo Policy for "Best" practices. EPA/NDEP shall submit one copy to the SHPO for their review and records. The photo documentation must be approved by the SHPO prior to the start of any demolition or ground disturbance.
2. The exterior should be documented by at least 6 views including a) the front and one side; b) the rear and one side; c) the front elevation; d) environmental view showing the building as part of its larger landscape; e) major elements of the building, including doors, windows, additions, etc.; and f) details, such as materials and hardware. Interior photographs should yield information about the floor plan. Three or four views should be sufficient to document the significant elements of the interior, unless the resource is large or complex;
3. Reproductions of historic photographs, if available. Provide negatives and 4-x-6 black-and-white photographs with submission.
4. Photocopies of existing drawings or plans (including scale), if available. If permission is required to reproduce historic photographs, plans, maps, or other materials, it is the responsibility of the researcher to obtain proper authorizations. Copies of permission forms must be submitted with the report.
5. Drawings, site plan, and sketch plan. The site plan must include the resource's orientation in its natural landscape and include the scale and a north arrow. The sketch plan will show the layout and floor plan of the resource, including all associated features. The sketch plan need not be a "measured drawing," but an approximate scale should be included.
6. All images, photocopies, and drawings will be labeled identifying the name of the property, the date rendered, the name of the photographer or renderer, orientation of the photograph or drawing.