

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING
OF JANUARY 9, 2014**

FILE NO: HRC-13-154

AGENDA ITEM: F-1

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a request from the State of Nevada Public Works Division to construct a loading dock, storage area and replacement freight elevator with associated improvements on the south side of the Nevada State Museum on property zoned Public (P), located at 600 N. Carson Street, APN 003-283-07.

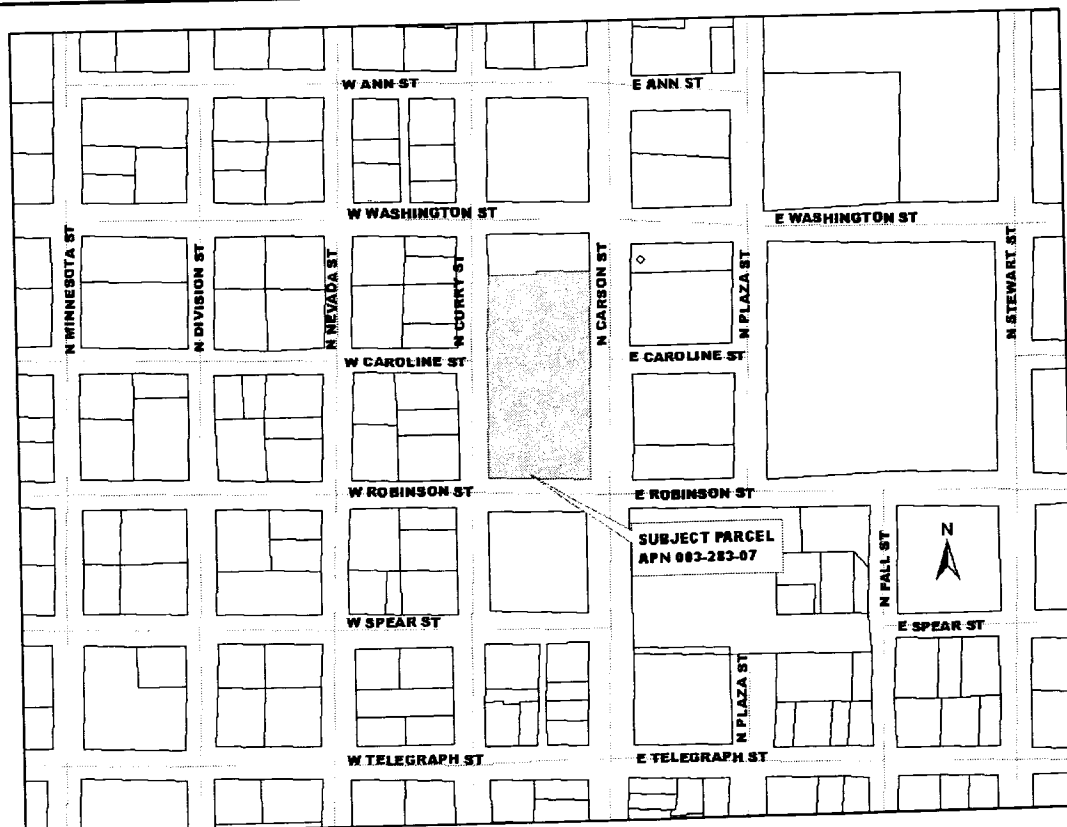
APPLICANT: State of Nevada Public Works Division

OWNER: State of Nevada

LOCATION: 600 N. Carson Street

APN: 003-283-07

RECOMMENDED MOTION: "I move to approve HRC-13-154, a request from the State of Nevada Public Works Division (property owner: State of Nevada) to construct a loading dock, storage area and replacement freight elevator with associated improvements specified in the staff report on the south side of the Nevada State Museum on property zoned Public, located at 600 N. Carson Street, APN 003-283-07, based on the Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and with Historic Resources Commission Policies."



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the approval shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. An approved Special Use Permit is required from the Carson City Planning Commission to allow the proposed project.
6. Approval is based upon the project/plans complying with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, Carson City Historic District Guidelines and the Carson City Historic Resources Commission Policies.

LEGAL REQUIREMENTS: CCMC 18.06.015 (Procedure for Proposed Project)

MASTER PLAN DESIGNATION: Downtown Mixed Use

ZONING: Public

PREVIOUS REVIEWS:

- H-01/02-11 – Historic Resources Commission approval to install monument and façade signage
- HRC-06-050 – Historic Resources Commission approval to construct a 3,000 square foot gallery structure to connect the Calhoun and FIB buildings with associated improvements
- SUP-06-051 – Special Use Permit approval to construct a 3,000 square foot gallery structure to connect the Calhoun and FIB buildings with associated improvements
- HRC-07-126 – Historic Resources Commission approval to construct a 3,000 square foot gallery structure to connect the Calhoun and FIB buildings with associated improvements
- SUP-07-127 – Special Use Permit approval to construct a 3,000 square foot gallery structure to connect the Calhoun and FIB buildings with associated

improvements

- ZMA-07-141 – Zoning Map Amendment approval to change property zoning from Downtown Mixed Use (DT-MU) to Public (P)
- LLD-07-158 – Lot Line Deletion approval to delete lot line between APNs 003-283-05 and 003-283-06

HISTORY:

The subject property is known as the Carson City Mint. The Carson City Mint was established by Congress in 1863; however, the Civil War delayed its construction until July 1866. After more than three and a half years of construction, the Carson City Mint produced its first coin on February 11, 1870 and minted coins from 1870 to 1885 and then again from 1889 to 1893. Its formal mint status was withdrawn in 1899.

The Carson City Mint building exhibits a combination of Classical and Greek design traditions, with some Italianate influences as well. Much of the original building was constructed of materials native to Nevada and remains in good condition today. The sandstone was quarried at the Nevada State Prison in Carson City, and the brick was manufactured at Adams Brick Works in Genoa, which was operated by the grandsons of John Quincy Adams, the sixth President of the United States.

In 1941, the Carson City Mint became the Nevada State Museum and continues as the complex's use today. In 1959, a large addition known as the Judge Clark J. Guild Wing was constructed to the southwest of the main building. Then in 1971, the rear wing addition that had been completed in 1881 was demolished and replaced with the James W. Calhoun Annex. Finally, in 2009 the Dena Guinn Concourse was constructed connecting the James W. Calhoun Annex to the former bank building to the north that had been acquired by the museum some years earlier.

The Carson City Mint is listed on both the Nevada State Register of Historic Places and the National Register of Historic Places.

DISCUSSION:

The applicant is proposing the addition of a loading dock for moving large objects in and out of the Nevada State Museum's changing galleries. This project will also include construction of a small storage building for grounds maintenance equipment and flammable materials, replacement of a non-compliant freight elevator, installation of a dust collection system and air compressor in the basement wood shop, remove an abandoned underground fuel tank, relocation of an emergency generator and creation of concrete block and stone screen walls to conceal utilities and a portion of the loading dock from the public eye. The proposed addition will be located on the south side of the existing Judge Clark J. Guild Wing (Guild Wing) and a portion of the south side of the Carson City Mint building. The addition will connect to Guild Wing but will not connect to the

Carson City Mint building as shown on the drawings provided with this staff report. The Guild Wing, though built much more recently than the Carson City Mint, is also considered a historic structure. It has a white concrete exterior with two-story tall arched windows on the west and north sides of the building.

When considering additions to historic structures, the following Carson City Historic District Design Guidelines are applicable to the proposed project:

5.26 Guidelines for Additions to Historic Buildings

The primary objective of the Carson City Historic Resources Commission is to protect and maintain the integrity of the historic resources in the Historic District. However, the Commission is committed to provide for the development of these resources in such a manner that does not impair their utility. It is recognized that additions are often necessary for a historic building to become functional in a modern context. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole.

5.26.1 Guidelines for Additions to Historic Buildings

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric. Additions which seek to create an earlier appearance shall not be approved. Additions which are obviously incongruous to the building, or buildings in the immediate vicinity, or the district shall not be approved. (Standard Number: 9, 10)

Because the subject property is owned by the State of Nevada, it is subject not only to the requirements of the Carson City Historic Resources Commission, but also to the requirements of the Nevada State Historic Preservation Office (SHPO). Staff has forwarded the proposed project application to SHPO for review; however, as of the writing of this report, staff has not received formal comments. Staff is aware through discussions with the applicant's architect that SHPO is involved in the review of this project and has provided preliminary design guidance.

As a result of the design guidance from SHPO and in response to the requirements for additions outlined in the Carson City Historic District Guidelines, the applicant has proposed that the addition be constructed of a smooth stucco finish to compliment the existing concrete of the Guild Wing. Additionally, the new structure is proposed to be painted an earth tone color selected from a color variation on the stone of the original Carson City Mint building. This color selection is intended to provide slight contrast to the paint color of the Guild Wing

but blend with the overall color scheme of the entire Nevada State Museum complex. Finally, the stone screen walls planned as part of the project are proposed to match other screen walls already existing in other locations on the subject property. These design elements have been selected to ensure that the addition is clearly distinguished from the existing historic structures, but keeps the variation slight enough to not call great attention to the differentiation.

PUBLIC COMMENTS:

Public notices were mailed to the adjacent property owners of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on December 24, 2013. No comments have been received in favor or opposed to the proposed project as of the date this staff report was completed. Any comments that are received after this report's completion will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

BUILDING DIVISION COMMENTS:

The Carson City Building Division has no jurisdiction over state-owned structures.

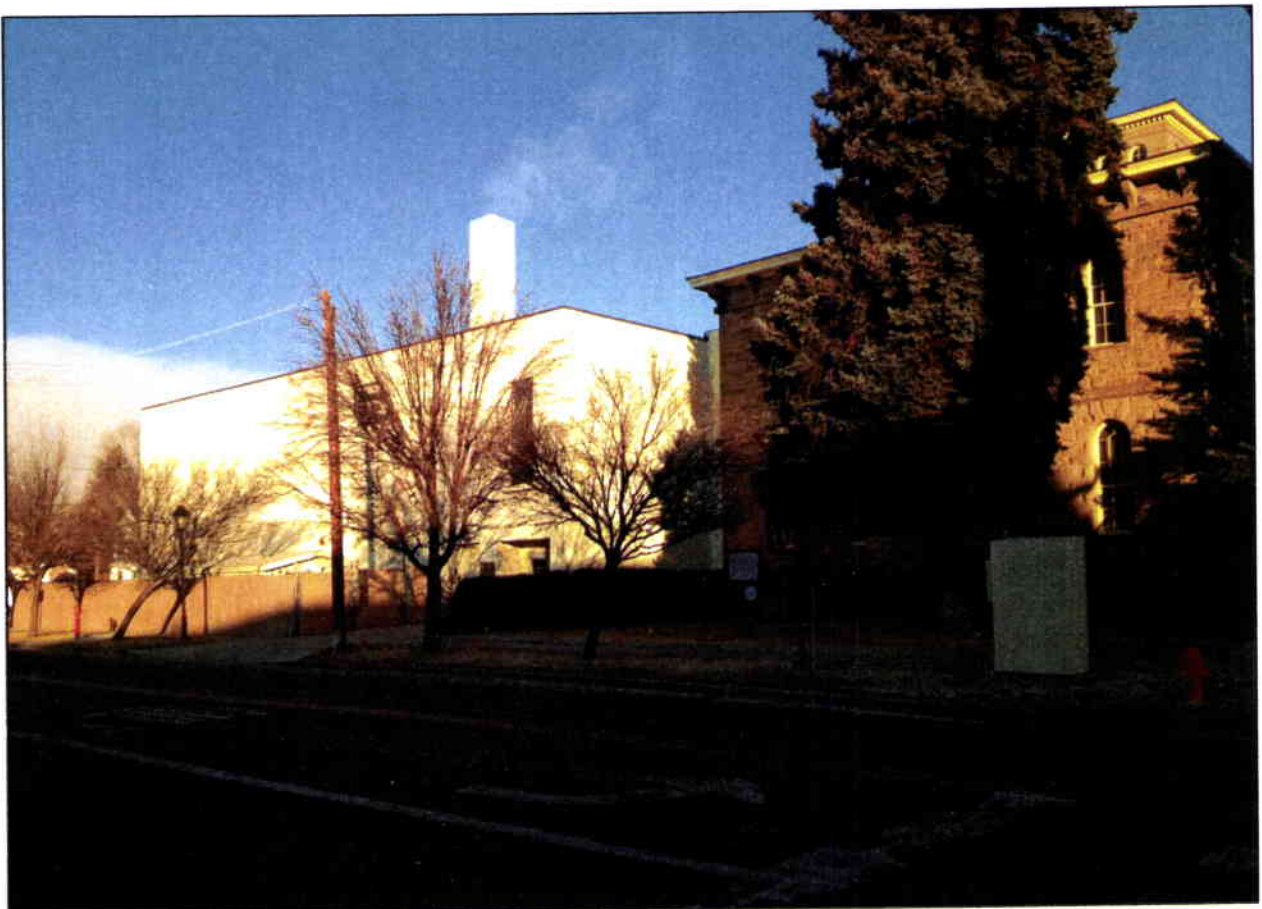
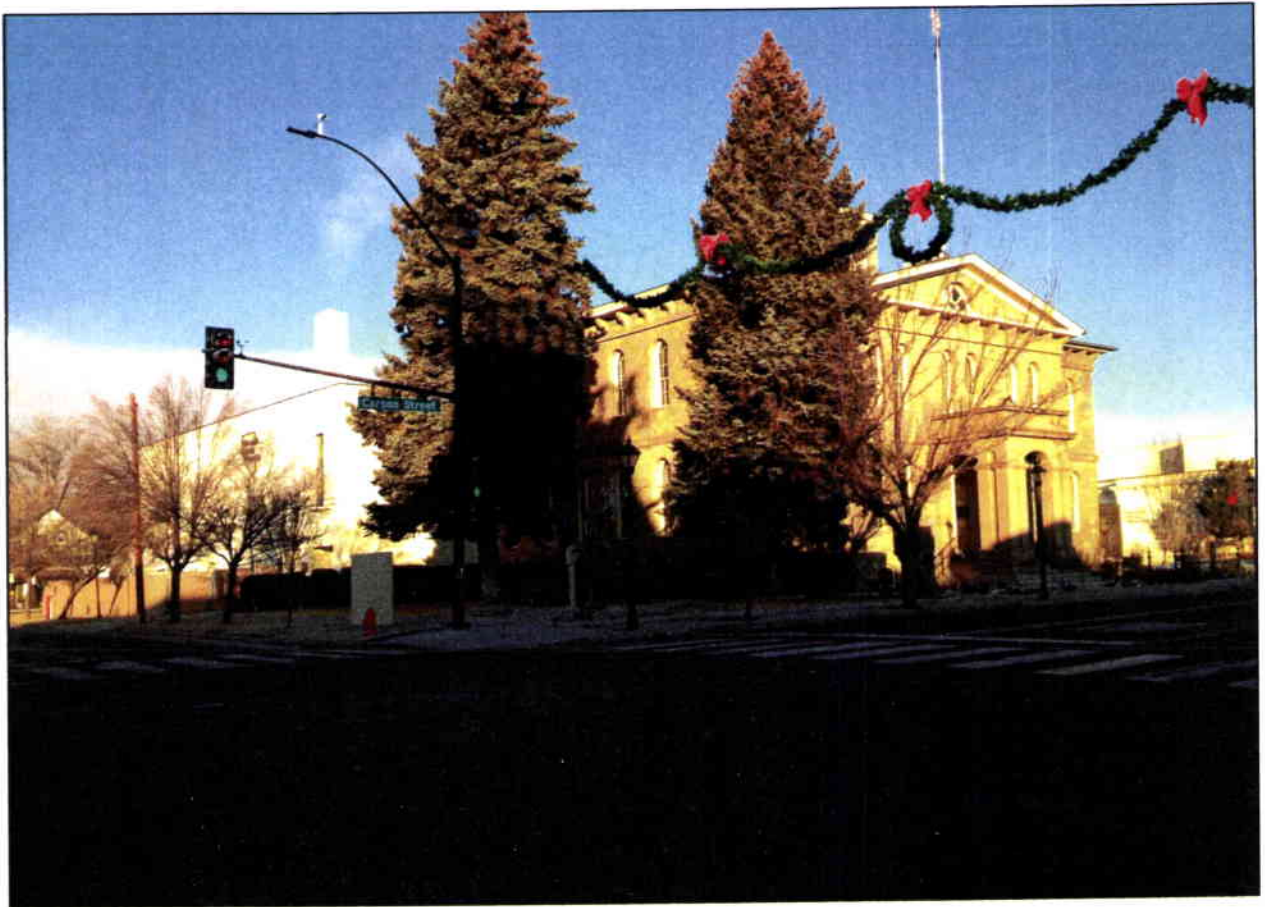
ENGINEERING DIVISION COMMENTS:

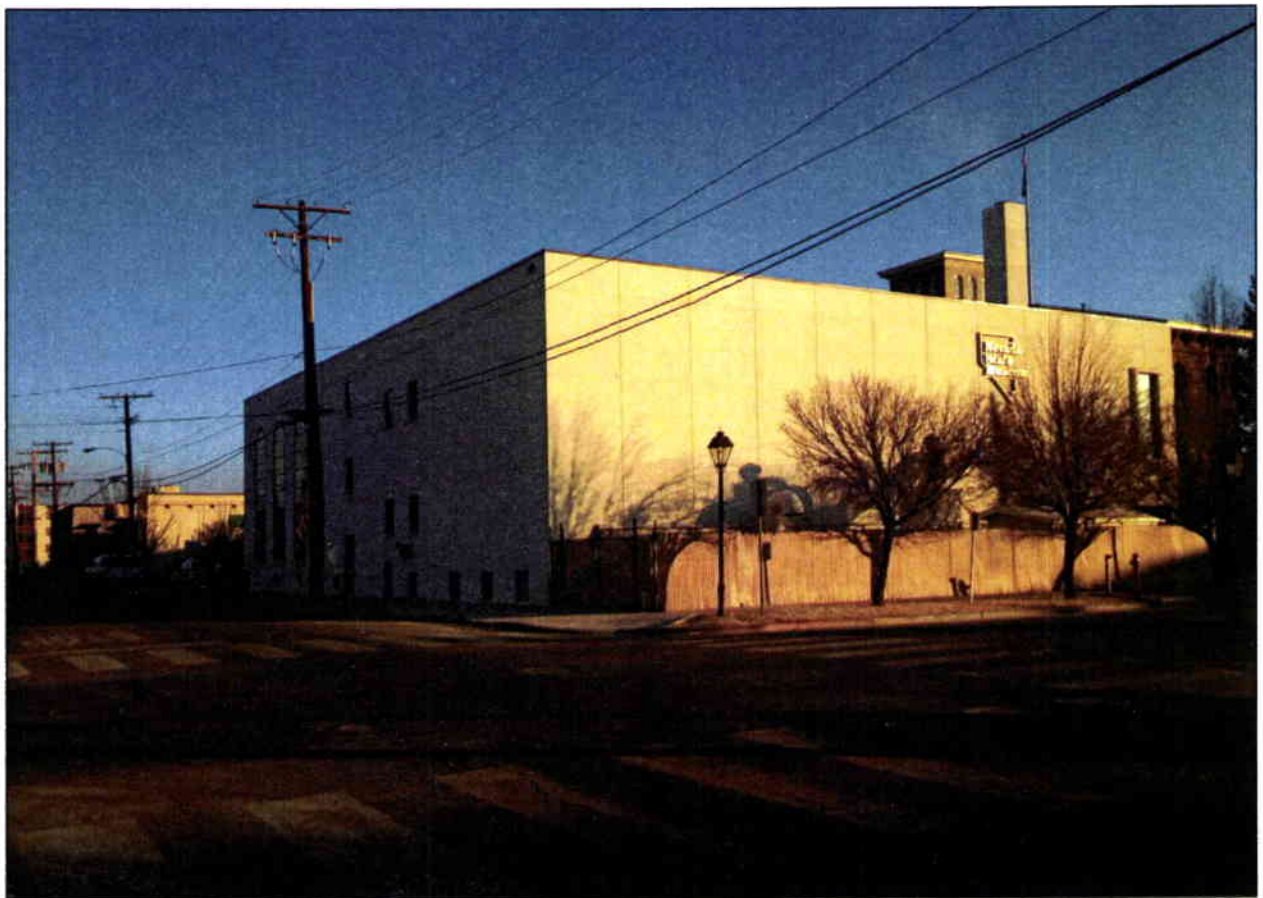
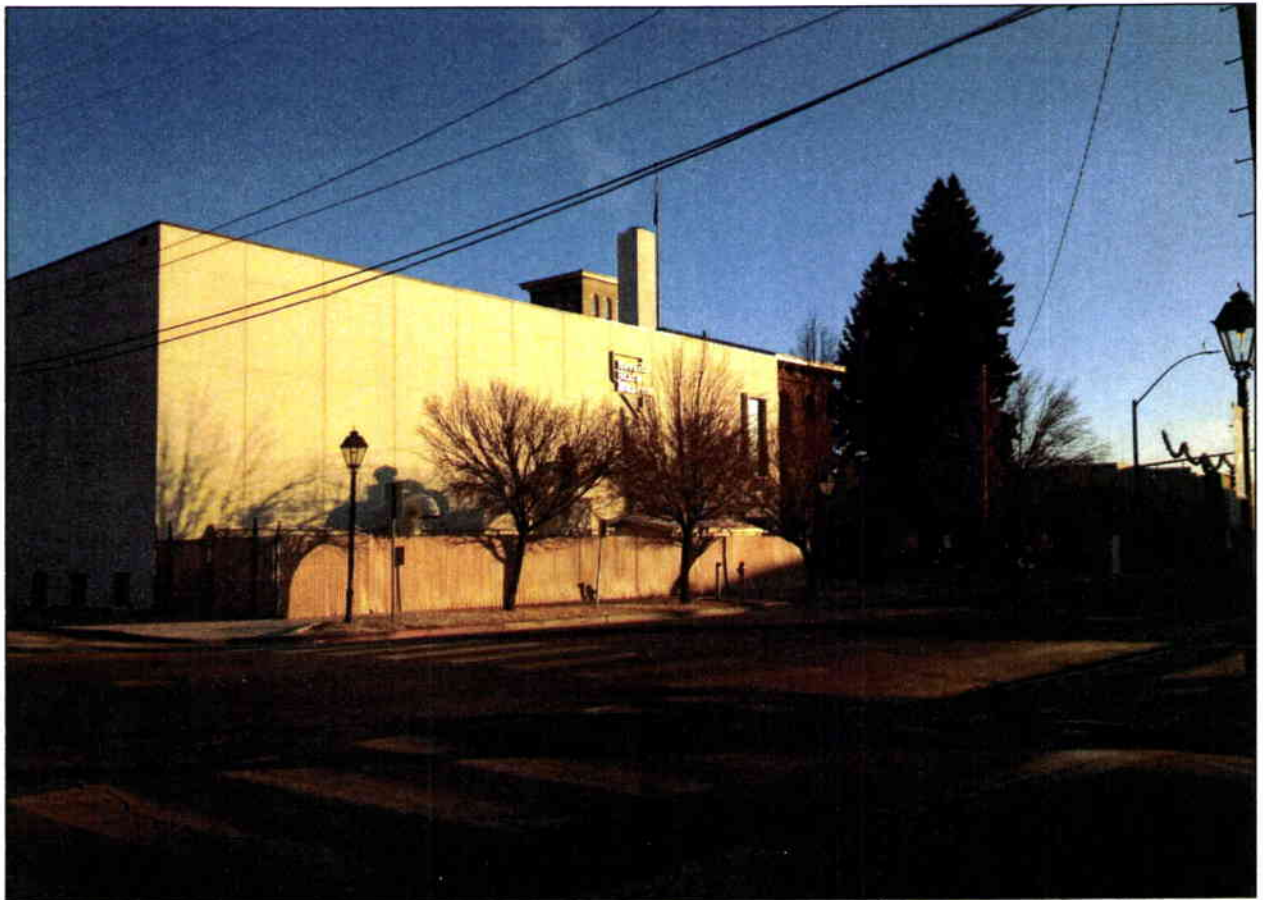
Development Engineering has no preference or objection to the request.

Based upon the project complying with the Carson City Historic District Guidelines, the Historic Resources Commission Policies, and that the plans as submitted are in general conformance, it is recommended that the Historic Resources Commission approve the application submitted for HRC-13-154 subject to the recommended conditions of approval outlined in this staff report.

Attachments:

- Site Photos
- Building Comments
- Engineering Comments
- Carson City Mint Historic Resources Inventory Report – March 1980
- Carson City Mint Historic Resources Inventory Report – September 2011
- Application (HRC-13-154)





File # (Ex: MPR #07-111)	<i>HRC-13-154</i>
Brief Description	<i>Loading Dock</i>
Project Address or APN	<i>003-283-07</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:

- The Carson City Building Division has no jurisdiction over state owned structures.

RECEIVED

DEC 20 2013

CARSON CITY
PLANNING DIVISION

Carson City Engineering Division
Historic Resources Commission Report
600 N Carson St.
File Number HRC 13-154

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer, E.I.

DATE: December 26, 2013



SUBJECT TITLE:

Review of a Historic Resources Commission application for a driveway approach and loading dock area for the Nevada State Museum, 600 N Carson St., apn 03-283-07.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices. Construction must meet all requirements of the State of Nevada and Carson City.

CARSON CITY RESOURCES INVENTORY

IDENTIFICATION:

1. Address: 600 North Carson

2. Common Name: Nevada State Museum

3. Historic Name: U.S. Mint

4. Present Owner: State of Nevada

5. Address (if not occupant): _____

6. Present Use: Museum and offices of Nevada State Museum

08 3-284-01
STATE OF NEVADA
101 N CARSON ST

CARSON CITY NV 89701

Original Use: U.S. Mint

DESCRIPTION, ALTERATIONS, AND RELATED FEATURES:

The two and a half story, cruciform-plan structure is symmetrical and stylistically follows Classical design traditions, with some Italianate Villa influences. The roof is formed by the intersection of a shallow hip and gables and a small square cupola projects above it. The exterior material of the structure is rock-faced random coursed ashlar sandstone quarried at the Nevada State Prison. Pedimented central pavilions project from the east and west elevations. The one on the east facade contains a centered one story single bay porch of dressed stone with a flat roof and deep cornice supported by L-shaped piers containing coupled pilasters. The gabled facade pavillion is pierced by arched windows and a fanlight in the pediment, which in turn, is supported by a series of brackets that encircle the structure in a frieze beneath the eaves. Projecting belt courses encircle the building at first and second floor levels and below the eaves. Windows are alike, arched, double hung with eight lights over six, and evenly spaced around the building on both first and second floors. The cupola contains similar windows, a shallow hipped roof, and a dentil course at the eaves.

Two wings adjoin the Museum at the rear. The oldest of these rear buildings is the Judge Clark J. Guild Hall built in 1959 to the south west of the building. Constructed of concrete, the two story building has few windows and is essentially a rectangular box. It shares a rear wall with the

(see continuation sheet)

The structure is large and massively scaled in comparison to adjacent structures. It also differs in material and style, it being a rare example of this mode in Carson City.



Street Furniture: phone booth, exit framework, historic marker, gaslamps, locomotive, wire mes. fence at rear south

Landscaping: concrete bordered star shaped raised flower bed, mature trees, lawn, shrubs surround base, planters at rear

Architectural Evaluation: PS _____ NR X

District Designation: PD _____ NR _____

HISTORIC ENVIRONMENT CONSULTANTS

2306 J Street, Penthouse

Sacramento, CA 95816

(916) 446-2447

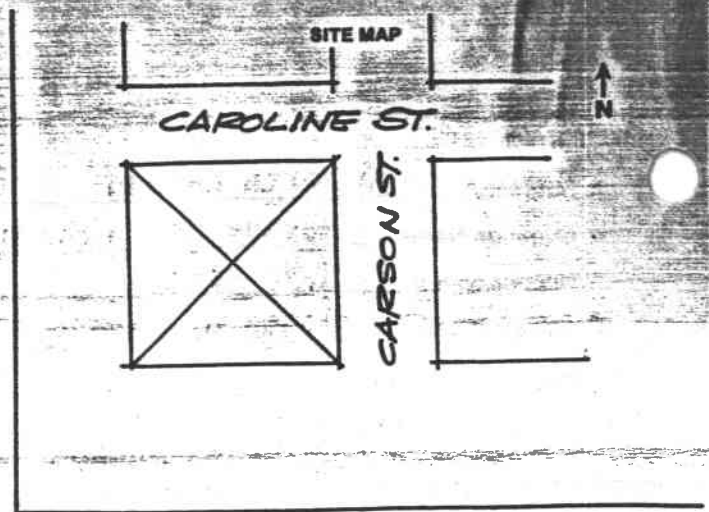
Date March 1980

THREATS TO SITE:None Known ☒ Private Development _____Zoning P Public Works Project _____

Vandalism _____ Neglect _____ Other _____

ADJACENT LAND USES:

commercial/parking lot.

PHYSICAL CONDITION:Excellent _____ Good ☒ Fair _____ Deteriorated _____APPROXIMATE SETBACK: 8-15 feet**HISTORICAL BACKGROUND:**Architect (if known) Alfred B. Mullett, supervising architect of the Treasury Dept.Builder (if known) Abe Curry, construction supervisorDate of Construction 1866-69 Estimated _____ Factual ☒ Source: HABSIs Structure on Original Site? ☒ Moved? _____ Unknown _____**SIGNIFICANCE:**

Built between 1866 to 1869 to serve as a U.S. Mint, the structure was the first building designed by Alfred B. Mullett after his appointment as supervising architect to the Treasury Department in 1866. His term of office was noted for its quality of work, and his designs are nationally important. Abraham Curry served as the Superintendent of Construction, later becoming the Superintendent of the Mint itself.

The building is a fine example of its style, well designed and solidly constructed. Well-founded in the Greek and Classical design traditions, and later an exponent of Second Empire modes as well, architect Mullett employs some Italianate Villa design characteristics in the design. The porch is the only rather unrelated element in the overall design, and seems appended to an otherwise cohesive statement. The structure is highly significant architecturally as well as historically, with some national importance as well as state and local.

Mullett, a nationally important architect, is most famous for his Classical Revival design of the San Francisco Mint and his Second French Empire design of the State, War and Navy Building in Washington, D.C. In 1890 he took his life because of his difficulties in being paid from the government for his work on the State, War and Navy Building.

SOURCES:

Historic American Building Survey, 1974

SUGGESTED LAND USE AND FACADE MODIFICATIONS, WHERE APPROPRIATE:

Adaptive Use:

Facade Changes:

Zoning:

1988 Update by: Ana Koval
Rainshadow Associates
P.O. Box 352
Carson City, NV 89702
(702) 849-1438

Continuation Sheet, 600 North Carson

Description

with the Museum. In 1971 the rear wing, added in 1878-81, was demolished and replaced with the John W. Calhoun Annex. Designed by Hewitt Wells, the structure contains design elements reflective of the Museum but differently scaled. Eight two story tall arched windows are larger versions of those in the museum and the coping was made of stone from the demolished building, as was the wall around the parking lot.

The building has been altered by the addition of an Annex in 1878 which was enlarged in 1881. The Mint was remodeled for museum use in 1941, the primary work being renovation and repair. The Clark Guild Hall was added in 1959 and the Calhoun Annex replaced the demolished old Annex in 1971. Metal handrailings have been added to the stairs, basement window openings closed, and entrance doors and the vestibule changed. Several chimneys, part of the original building, have been removed.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

For Office Use Only

1. PROPERTY NAME

1A. Historic Name

YR Built _____
NR Eligible? Y / N
District? Y / N

Carson City Mint

1B. Current/Common Name

Nevada State Museum; U.S. Mint at Carson City, Nevada

2. PROPERTY ADDRESS

Street Address	600 N. Carson St.
City, Zip Code	Carson City, NV 89703
County	Carson City

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	State of Nevada
Mailing Address	101 N. Carson St., Carson City, NV 89701
Assessor's Parcel Number (APN)	003-121-04

4. CURRENT PROPERTY STATUS

X	Occupied		Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

	Residential		Commercial		Religious
	Educational		Governmental		Industrial
X	Other (please specify)	Museum			

5B. Historic Use

	Residential		Commercial		Religious
	Educational	X	Governmental	X	Industrial
	Other (please specify)				

6. CURRENT ACCESS

	Permitted-local public resource		By owner permission only
X	Permitted-state public resource		Restricted
	Permitted-federal public resource		Other (specify)

7. ACREAGE

1.4		Estimated
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8. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 261000E 4338800N

8B. Township/Range/Section/Map

T15N, R20E, Sec 17, Mt. Diablo Base Meridian, Carson City, NV USGS quad map (1994)

9. RESOURCE DESCRIPTION**9A. Resource Type**

X	Building		Structure		District		Object		Site
	Other (specify)								
	Contributing element to a historic district (specify district name)								

9B. Exterior Resource Features

X	Basement	2	Number of stories
X	Porch	X	Balcony
X	Dormer(s) (cupola)	X	Chimney
	Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from HRIF Codes page)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-5 Stone
9E. Building Structural System	9F. Foundation Structural System
SS-7 Stone	SS-7 Stone

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
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9I. Integrity

X	Original site		
	Altered (describe on continuation sheet)	Date altered	
	Moved	Date moved	
Moved from			

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known.

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Alfred Bult Mullett

10B. Builder/Contractor

Abraham Curry

10C. Architectural Style/Period (See Appendix B)

Italianate

10D. Construction Date(s)

1866-69, 1958-59, 2001, 2009		Circa
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10E. Date(s) of Significance

1866-69, 1939

10F. Historic Resource Theme (See Appendix C)**Government and Politics: Federal Government****10G. National Register Eligibility (See Appendix D)**

X	Listed	Date Listed	September 5, 1975			
	Eligible under:					
	Criterion A		Criterion B		Criterion C	Criterion D
	Other (specify)					
	Not Eligible					
	Unevaluated					

10H. Justification

See continuation sheet

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	2011 Carson City Survey
Date Surveyed	April 2011
Surveyor Name	J. Daniel Pezzoni
Company	Landmark Preservation Associates
Address	6 Houston Street, Lexington, VA 24450
Telephone Number	(540) 464-5315

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
X	Plans (site)
	Other (please specify)
X	Associated Structures Summary Form
X	Historic District Addendum (if applicable)

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Carson City Mint

City, County: Carson City

Section No. 9G, 11

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The two-story stone building was the state's largest government building at the time it was built, since its completion preceded the state capitol by two years, and like the capitol building it combined classical and Italianate features such as pedimented gables, bracketed cornices, round-arch windows, and a cupola (rectangular, not octagonal, in form). The stonework is quarry-faced sandstone ashlar with belt courses at the first- and second-floor floor levels and under the eaves, which have stone brackets. The front entry porch is constructed of smooth stonework in the form of clustered square Doric piers linked at the top by segmental- and round-arch spans. Above are a stone cornice and a solid balcony balustrade with its own stone cornice. The porch piers stand on quarry-faced bases which in turn rise from granite steps. The stone cupola has three tall round-arch windows to a side and a dentil cornice. In the front pediment is a half-round window with radial muntins and the basement level has segmental-arch windows.

To the rear extends the two-story Judge Clark J. Guild Wing, dedicated on October 31, 1959, to a former chairman of the museum board of trustees who was "instrumental in creating and developing" the museum, according to a plaque. The wing has a white concrete exterior with two-story tall arched windows. On the north side extends the 2009 Dena Guinn Concourse, a one- and two-story smoked-glass construction a portion of which has a wedge-shaped form reminiscent of an ore processing mill. The elevator mechanism rises above the building like the machinery of a mine's head frame. The concourse connects to the formerly separate 1959 First National Bank on the north side of the block, a Wrightian Modernist building remodeled in 2001 with arched and pedimented openings and a bracketed cornice inspired by the 1866-69 building.

The richness of Nevada's precious metals deposits prompted Congress to pass legislation in 1863 for the creation of a mint at Carson City. City booster Abraham Curry worked to assure that the mint actually came about, helping to arrange the purchase of a site on what was then the northern outskirts of town in 1865. Federal government architect Alfred Bult Mullett designed the building. According to architectural historian Julie Nicoletta, Mullett "advocated large scale in government buildings to emphasize permanence and solidity," and the mint he designed was to be the largest building in Carson City until the construction of the Capitol. Curry, as the city's most prolific and best-connected contractor, was selected to build it; Aaron Treadway provided rubble for the walls; clay mortar for the furnaces was shipped from England by J. B. Fisher Company; and John Quincy Adams of the Adams Brick Works in Genoa provided brick for the building's "pyramid stack" smoke stack. Curry's twelve-year-old grandson Willie Cowan designed the sidewalk and/or granite front steps. Most of the machinery was installed in 1869 and the mint commenced operations in early 1870, staffed by seventy-five employees. Myron Angel copied a detail description of the mint and its functional layout into his *History of Nevada* (1881) that included the comment that the building was the "Pict style of architecture," by which was probably meant Picturesque.

According to historian Doris Cerveri the grounds were "laid out in grass, flowers, trees and shrubbery, all enclosed by an iron fence." A blacksmith shop and shed were proposed for construction on the property by architect Mullett at the end of 1869. A one-story rear wing was added in 1878 and given a second story in 1881. The building was used as an assay officer after 1893 and in 1939 it was purchased for use as the Nevada State Museum, its present function. Additions were made in 1959, 1971, and 2009. The 1971 addition replaced the 1878-81 wing. The 2009 Dena Guinn Concourse was designed by architect Robbie Oxoby and built by Reyman Brothers Construction. The 1959 First National Bank to which the concourse connects was designed by the architectural firm Vhay and Associates and built by contractor Sture Svenson. The 1875 locomotive The Glenbrook, which is individually listed in the National Register, once stood on the grounds but has been moved to the Nevada Railroad Museum.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Carson City Mint City, County: Carson City

Section No. 9G, 11

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Sources

Angel, Myron, ed. *History of the State of Nevada*. Oakland, Ca.: Thompson and West, 1881.

Wieprecht, Wilbur E. "U.S. Mint at Carson City, Nevada." National Register of Historic Places Inventory-Nomination Form, 1975.

Nevada State Museum Newsletter 29:6 (November-December 2001).

Nicoletta, Julie. *Buildings of Nevada*. New York: Oxford University Press, 2000.

Cerveri, Doris. *With Curry's Compliments: The Story of Abraham Curry*. Elko, Nv.: Nostalgia Press, 1990.

Moreno, Richard. *A Short History of Carson City*. Reno: University of Nevada Press, 2011.

Reyman Brothers Construction website (www.reymanbrothers.com).

Historic Environment Consultants. Carson City Resources Inventory Survey Forms. 1980.

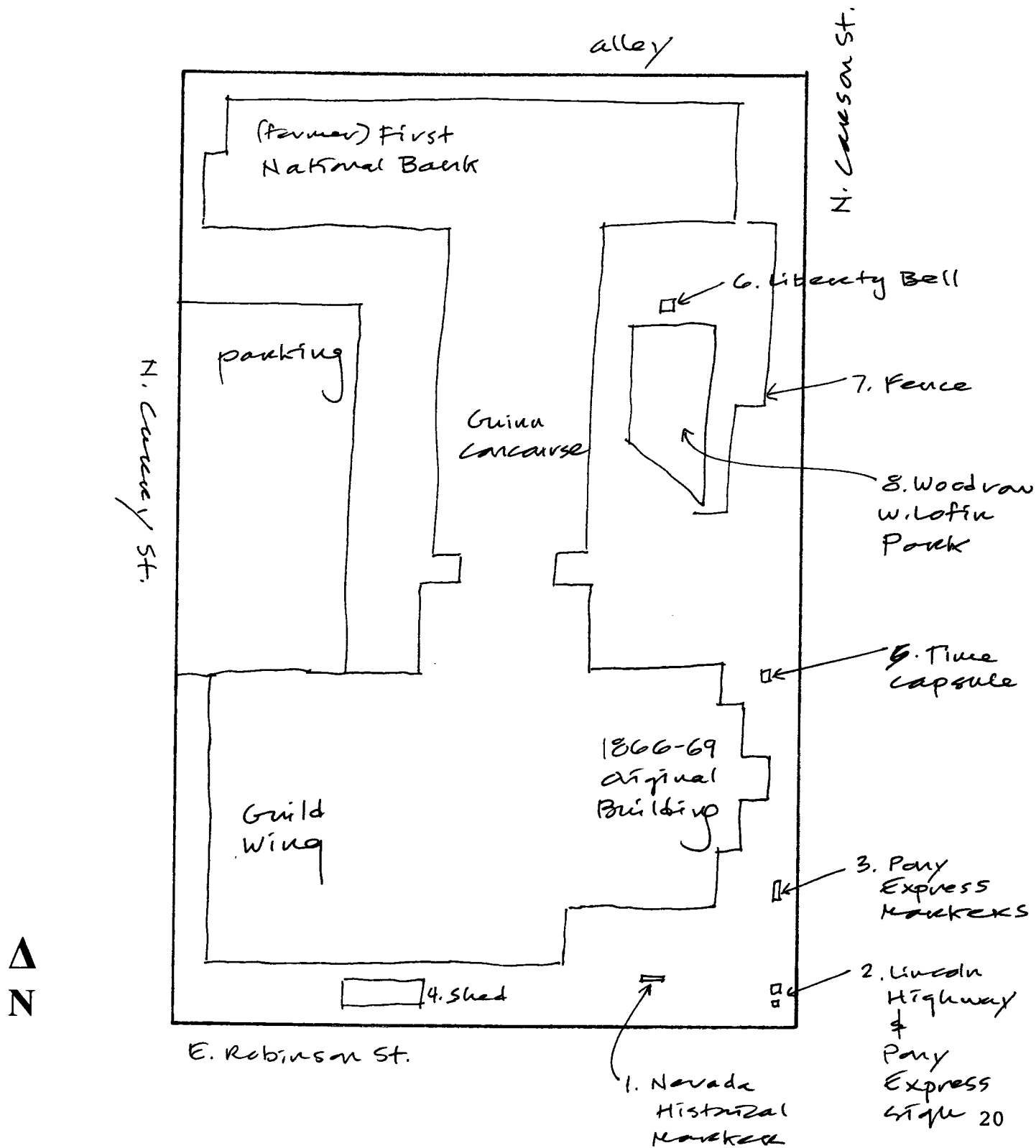
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: Carson City Mint

City, County: Carson City

Section No. 13: Site Plan

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**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 600 N. Carson St.
Section No. 13

City, County: Carson City

If this inventory involves associated structures or features, please include this form with the SHPO submission.
Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY				
Number of associated structures:	8	Contributing		Noncontributing
Number of associated features:		Contributing		Noncontributing

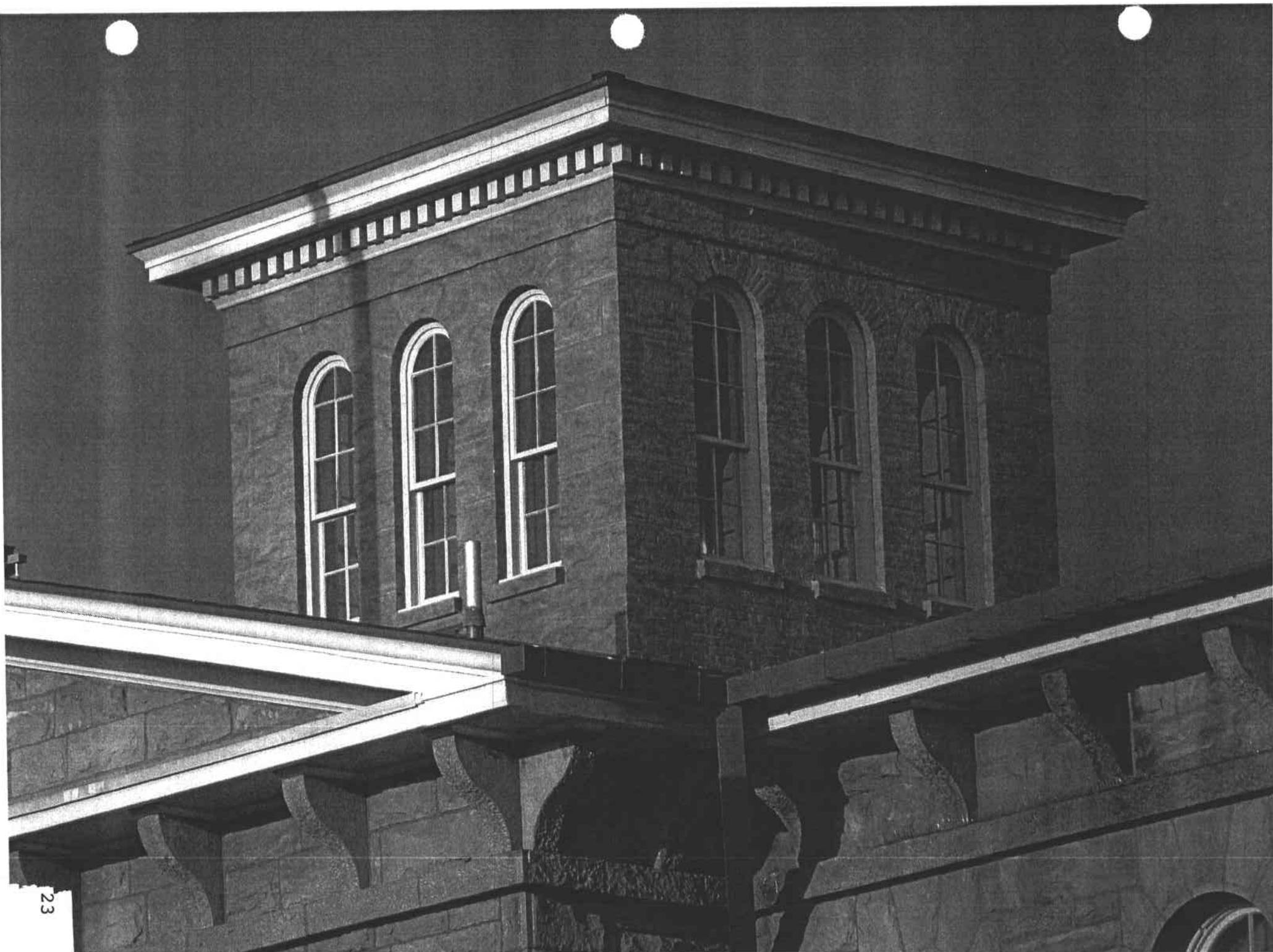
Structure/Feature #1		Structure/Feature #2	
Historic Name	Nevada State Historical Marker No. 196	Historic Name	Lincoln Highway and National Pony Express Centennial Association Trail markers
Property Type	Object	Property Type	Object
Historic Use	Sign	Historic Use	Signs
Current Use	Sign	Current Use	Signs
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Metal	Materials	Concrete, metal
Construction date	Ca. 1970s	Construction date	1960-61 (Pony Exp.)
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name	National Pony Express Centennial Association Markers	Historic Name	
Property Type	Object	Property Type	Building
Historic Use	Signs	Historic Use	
Current Use	Signs	Current Use	Shed
Style (if applicable)	Rustic	Style (if applicable)	No style
Materials	Stone, bronze	Materials	Wood
Construction date	1960	Construction date	Late 20 th c.
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	

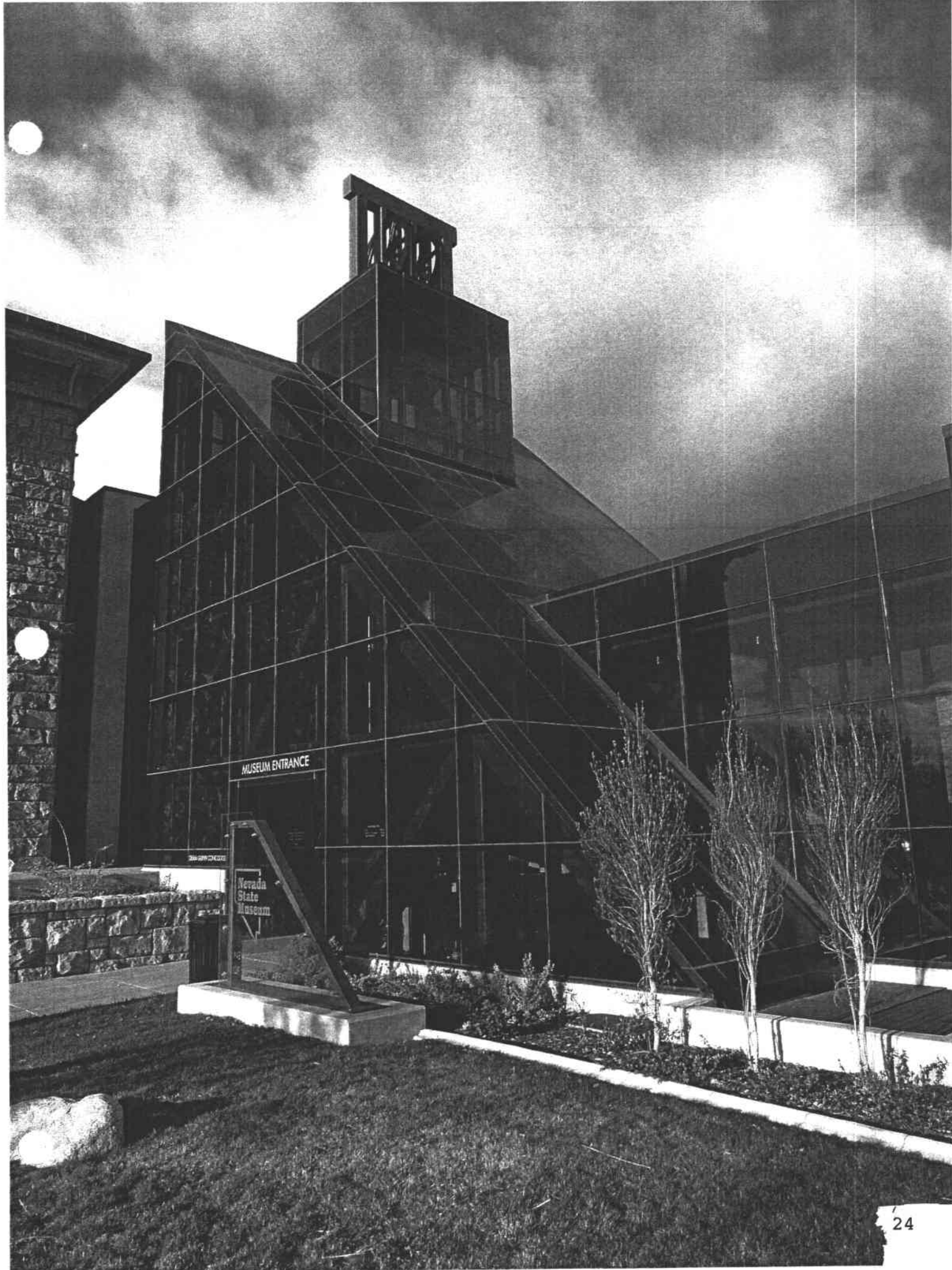
NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM - PAGE 2

Property Name: 600 N. Carson St.

City, County: Carson City

Structure/Feature #5		Structure/Feature #6	
Historic Name	Nevada Centennial Time Capsule	Historic Name	Liberty Bell Reproduction
Property Type	Object	Property Type	Object
Historic Use	Time capsule	Historic Use	Memorial
Current Use	Time capsule	Current Use	Memorial
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Concrete, metal	Materials	Bronze
Construction date	1964	Construction date	1950
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	
Structure/Feature #7		Structure/Feature #8	
Historic Name		Historic Name	Woodrow W. Lofin Park
Property Type	Structure	Property Type	Site
Historic Use	Fence	Historic Use	Park
Current Use	Fence	Current Use	Park
Style (if applicable)	No style	Style (if applicable)	No style
Materials	Iron	Materials	Concrete
Construction date	Late 19 th c.	Construction date	1999
Integrity	Good	Integrity	Good
Map Reference Code		Map Reference Code	



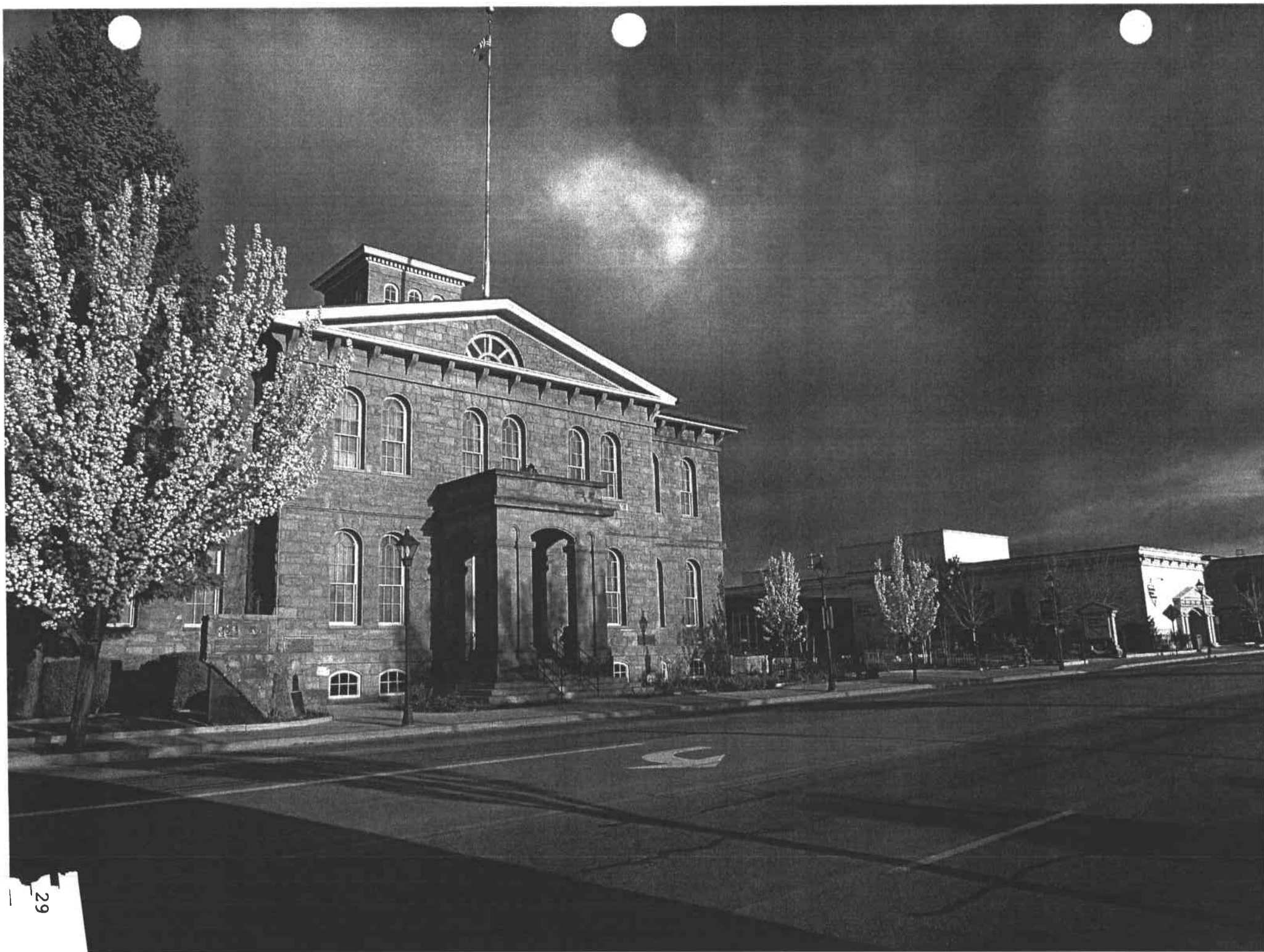












Carson City Planning Division 108 E. Proctor Street- Carson City NV 89701 Phone: (775) 887-2180 • E-mail: planning@carson.org		FOR OFFICE USE ONLY: HISTORIC RESOURCES COMMISSION FEE: None SUBMITTAL PACKET <input type="checkbox"/> Application Form with signatures <input type="checkbox"/> Written Project Description <input type="checkbox"/> 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies) <input type="checkbox"/> CD containing application data (pdf format) <input type="checkbox"/> Documentation of Taxes Paid-to-Date	
FILE # HRC - 13 -		Application Reviewed and Received By: <hr/>	
State of Nevada <hr/> PROPERTY OWNER 101 North Carson Street, Carson City, Nevada 89701-0000 <hr/> MAILING ADDRESS, CITY, STATE, ZIP <hr/> PHONE # FAX # <hr/> E-MAIL ADDRESS <u>Name of Person to Whom All Correspondence Should Be Sent</u> Paul Cavin <hr/> APPLICANT/AGENT PHONE # 51 Marilyn Mae Drive, Sparks, Nevada 89441 <hr/> MAILING ADDRESS, CITY, STATE ZIP (775) 842-0261 none <hr/> PHONE # FAX # paul@paulcavindesign.com <hr/> E-MAIL ADDRESS		Submittal Deadline: See attached HRC application submittal schedule.	
<u>Project's Assessor Parcel Number(s):</u> 003-283-07		<u>Street Address</u> 600 North Carson Street	
<u>Project's Master Plan Designation</u> 400		<u>Project's Current Zoning</u> P	
<u>Nearest Major Cross Street(s)</u> North Carson Street / Robinson Street		<u>ZIP Code</u> 89701	
Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.			
The overall scope of the project is to design and construct a loading dock/area for moving large objects and materials in and out of the Museum galleries. In addition, the scope includes removing the existing noncompliant and inadequate 1959 freight elevator, increasing the size of the elevator shaft, and installing a larger freight elevator. Additional scope includes the construction of a storage area for grounds maintenance equipment and flammable materials. Also included is a dust collection system, air compressor, and removal of an underground fuel storage tank, relocate an existing emergency generator, and create screen walls to conceal unsightly utilities and operations from the public.			

Does the project require action by the Planning Commission or the Board of Supervisors? ☒ Yes ☐ No If Yes, please explain
Expansion of a building in a 'P' zoning district triggers the need for a Special Use Permit.

Will the project involve demolition or relocation of any structure within or into the Historic District? ☒ Yes ☐ No If Yes, please describe:

The project will include the demolition of existing non-functional mechanical equipment, storage shed, chain-link fencing, and partial removal of the existing elevator shaft (exterior wall).

Reason for project:

The project is necessary to provide safe and efficient access to the museum's major changing galleries and other spaces. A loading dock/area and larger freight elevator is essential for moving large exhibit props, crates, and heavy objects in and out or between different floors of the museum. The existing elevator is too small to accommodate the transport of building materials to the shop area in the basement and distribution of larger exhibits throughout the museum.

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 ½ x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items will not be included in all projects. The list is intended to give the applicant an idea of the breadth of review by the Commission on those items which are included in the subject project. Photographs can be used for illustration and discussion, but are not acceptable as substitutes.


Owner's Signature

Robbie Oxoby

Owner's Printed Name


Applicant's/Agent's Signature

Paul Cavin

Applicant's/Agent's Printed Name

LEO DROZDOFF
Director

Department of Conservation
and Natural Resources

JAMES R. LAWRENCE
Administrator

BRIAN SANDOVAL
Governor



State Land Office
State Land Use Planning Agency
Nevada Tahoe Resource Team
Conservation Bond Program -Q1

Address Reply to

Division of State Lands
901 S. Stewart St. Suite 5003
Carson City, Nevada 89701-5246
Phone (775) 684-2720
Fax (775) 684-2721
Web www.lands.nv.gov

STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES

Division of State Lands
Certification Request

Pursuant to NRS 321.003 (a portion of) " Before a state agency erects a building or makes any other permanent improvement on land assigned to it, the agency shall notify the State Land Registrar, in a form prescribed by him, and shall not proceed with the construction or improvement until the State Land Registrar certifies the nature of any encumbrances against the state's title to the land and certifies that the boundaries of the land assigned include the site of the proposed construction or improvement."

Requesting Agency: State Public Works Division Date Submitted: 12-17-13
Submitter Name: Robbie Oxley Contact Phone Number: 884-4129
Project Description: (Location, Scope of Work)
Enclosed loading dock & freight elevator

Date Certification needed: at your convenience Construction Start Date: 9/2014
prior to 100% constr. docs
ON 1/21/14

Include the following documentation:

1. **Engineering/Architectural Drawings:**
 - a. Plan improvement map(s) in digital format (i.e. .dwg, .dxf, or .shp file format)
 - b. If digital map is not available, paper copies of the plans are acceptable.
 - c. One map must have a tie linking the improvement(s) to a known Public Land Survey System corner.
2. **Written LEGAL DESCRIPTION to match #1 (if available)**
3. **Known existing easements or encumbrances:** No ☒ Yes ☐ (If yes, submit documentation/maps)
 - a. Consultant/Contractor/Architect employed by the Nevada State Public Works Board, shall use due diligence to investigate any commonly known existing easements or encumbrances within location of proposed project

Submitting Agency- please co-ordinate with the State Land Agent assigned to this project if there are any questions.

Submit request and all appropriate documentation directly to the Supervisory Land Agent, State Land Office.
Digital submissions may be emailed directly to atrodden@lands.nv.gov.

This portion (below) for State Land office use only

State Lands Agent Name	Certification or Internal verification only?	Preliminary Title Report #, date	Associated DSL file name & number	Priority level (H,M,or L)	Are School Trust Lands Involved?



10.14.2013



Nevada
State
Museum



BUILD WING

10.14.2013

Proj. No.: C05 Loading Dock and Freight Elevator (Nevada State Museum)
Agency: Museums and History
Location: Carson City

Detail Description:

The scope of this project would design and construct a loading dock for moving large objects and materials in and out of the Museum changing galleries. In addition, there will be a small storage building for grounds maintenance equipment and flammable materials. This project will install a dust collection system and air compressor for the basement wood shop; remove an abandoned underground fuel tank; relocate an emergency generator and create a screen wall to conceal unsightly utilities highly visible to the public on the south wall of the Nevada State Museum. In addition, this project will remove the existing noncompliant and inadequate 1959 freight elevator, increase the size of the elevator shaft, and install a larger freight elevator.

Project Justification:

This project is necessary to provide safe and efficient access to the museum's major changing galleries and other galleries. A loading dock and larger freight elevator is essential for moving large exhibit props and crates, oversize artifacts like horse-drawn vehicles, and heavy objects in and out or between different floors of the museum. The existing elevator is too small to accommodate the transport of building materials to the basement. Currently, museum staff lifts large and heavy objects off trucks and upstairs, creating potential risks of injury and damage to collections and property. Without a loading dock, and a properly sized, working, freight elevator, the museum is limited in its ability to offer large-sized traveling exhibits and such exhibits generate important publicity, attendance, and revenue for the museum. An enclosed loading dock would screen unsightly utilities and equipment on the museum's highly visible south side. Currently, an unattractive chain-link fence surrounds utilities. In addition, a storage building will be attached to the proposed dock to accommodate the storage of ground maintenance equipment and flammable fuels for maintenance equipment. Investing in an old elevator that is too small for current needs is financially unsound. Many repair parts are no longer available. Examples of repairs include: installing two safety plates in the cylinder tub; installing control panels in braille and at the proper height; updating control relays; and installing a post indicator to show what floor the elevator is at.

Background Information:

The need to replace the 1959 freight elevator and construct a loading dock has existed for many years. The CIP was previously requested during the FY2001, 2003, 2005, 2007, 2009, and 2011 legislative sessions. The museum expects that the elevator could be shut down soon for safety violations. The museum offers new exhibits on a regular basis which has brought in more visitors and revenue. The lack of a freight elevator would inhibit the placement of these new exhibits which would result in a drop of visitor number, and a loss of revenue. The museum is within the Carson City Historic District and the Carson City Mint is listed on the National Register of Historic Places.

Hearing Notes:

13-C05 Questions

LCB-1. This project includes a line item in the Building Costs titled "Local Government Requirements" in the amount of \$10,000; adjusted to \$10,618 with inflation. Please provide an explanation as to what this cost is for and how the amount is determined.

SPWD - The loading dock and access driveway will be constructed up to the property line and the city's right of way, bordering 5th and Curry Streets. We anticipate that there will be city required protection for the public sidewalk, permits to work in their right of way, fees, or additional requirements when we redo and widen the driveway cut on Curry Street. Much of this will depend on the design solution. The cost is an estimate that will be refined during design with more input from the city.

LCB-2. Where is the underground fuel tank located and what adverse impacts would be anticipated if the tank was not removed as part of this project?

SPWD - The tank is located under the proposed driveway access to the proposed loading dock. The Environmental Protection Agency requires that either the tank be removed or slurry filled in place. Due to the EPA requirement, the tank could stay in place, but there would still be cost involved to remove the fuel oil and slurry fill the tank. Removal of the tank is preferable to avoid potential interference with future routing of underground utilities or other facilities improvements.

LCB-3. What is the Hazardous Material Abatement funding of \$15,926 related to?

SPWD - It is related to removal of any contaminated soil (contaminated by leakage of the underground fuel storage tank). In addition, there is the potential that hazardous materials could be encountered as part of the existing building demolition (such as lead paint and/or asbestos).

LCB-4. This project includes a storage building to be attached to the loading dock to store ground maintenance equipment and flammable fuels. Please identify what equipment would be stored in the building and where are the equipment and fuels currently stored.

SPWD - Two snow blowers, one lawn mower, one weed eater, one leaf blower, one leaf vacuum, two five gallon fuel containers, and various landscaping tools and equipment that are currently being stored in a temporary storage building where the loading dock and access driveway is proposed to be located.

SPECIAL NOTE: 13-C05 and 13-M50 have been combined into a single project with the number 13-C05.

13-C05 Install Loading Dock and Replace Freight Elevator (Nevada State Museum)

Nevada State Museum
600 North Carson Street
Carson City, Nevada 89701

Historic Resources Commission Submittal
12/19/13

Paul Cavin
Architect LLC

51 Marilyn Mae Dr
Sparks, Nevada 89441
(775) 842-0261


www.paulcavindesign.com
paul@paulcavindesign.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

consultant

project	
13-C05 Install Loading Dock and Replace Freight Elevator (Nevada State Museum)	Nevada State Museum 600 North Carson Street Carson City, Nevada 89701

revisions 		

drawn by	GS
reviewed by	PC
date	12/20/13
project number	13012
drawing name	Cover Sheet

sheet number

G100

Paul Cavin
Architect LLC

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Sparks, Nevada 89441
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PRELIMINARY
NOT FOR CONSTRUCTION

consultant

project

13-C05 Install Loading Dock and Replace
Freight Elevator (Nevada State Museum)

Nevada State Museum
600 North Carson Street
Carson City, Nevada 89701

revisions

drawn by GS/PC

reviewed by PC

date 12/20/13

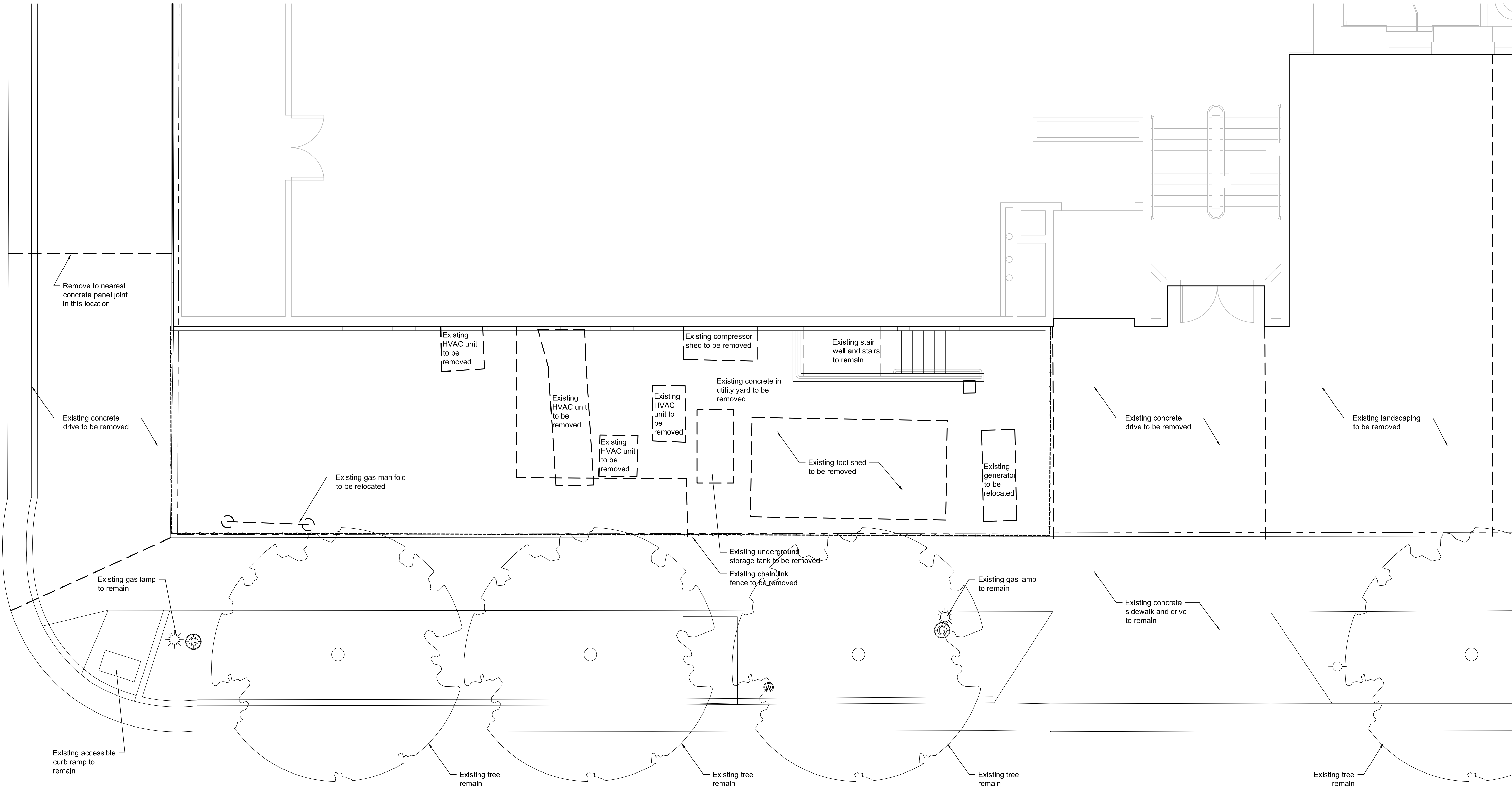
project number 13012

drawing name

Demolition
Site Plan

sheet number

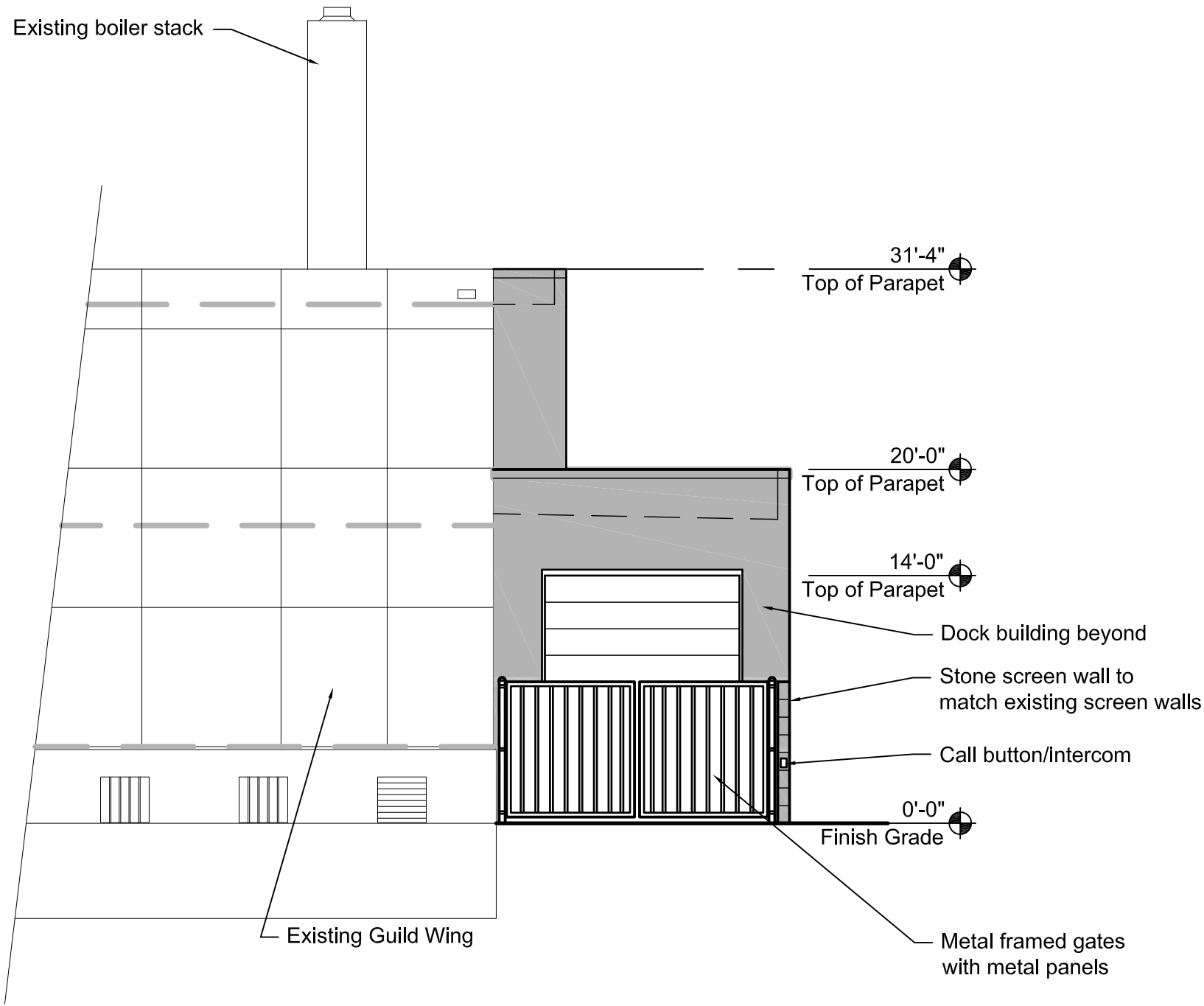
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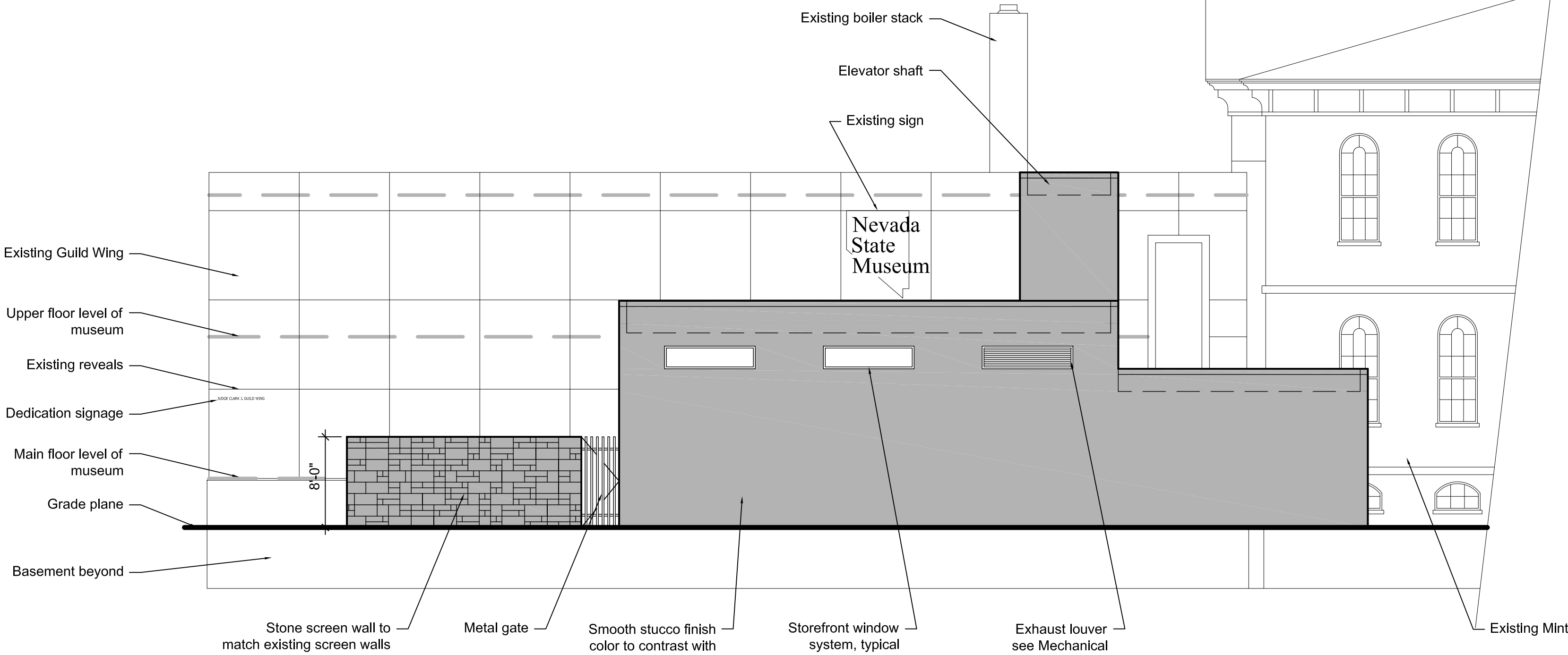
revisions

drawn by	GS/PC
reviewed by	PC
date	12/20/13
project number	13012
drawing name	

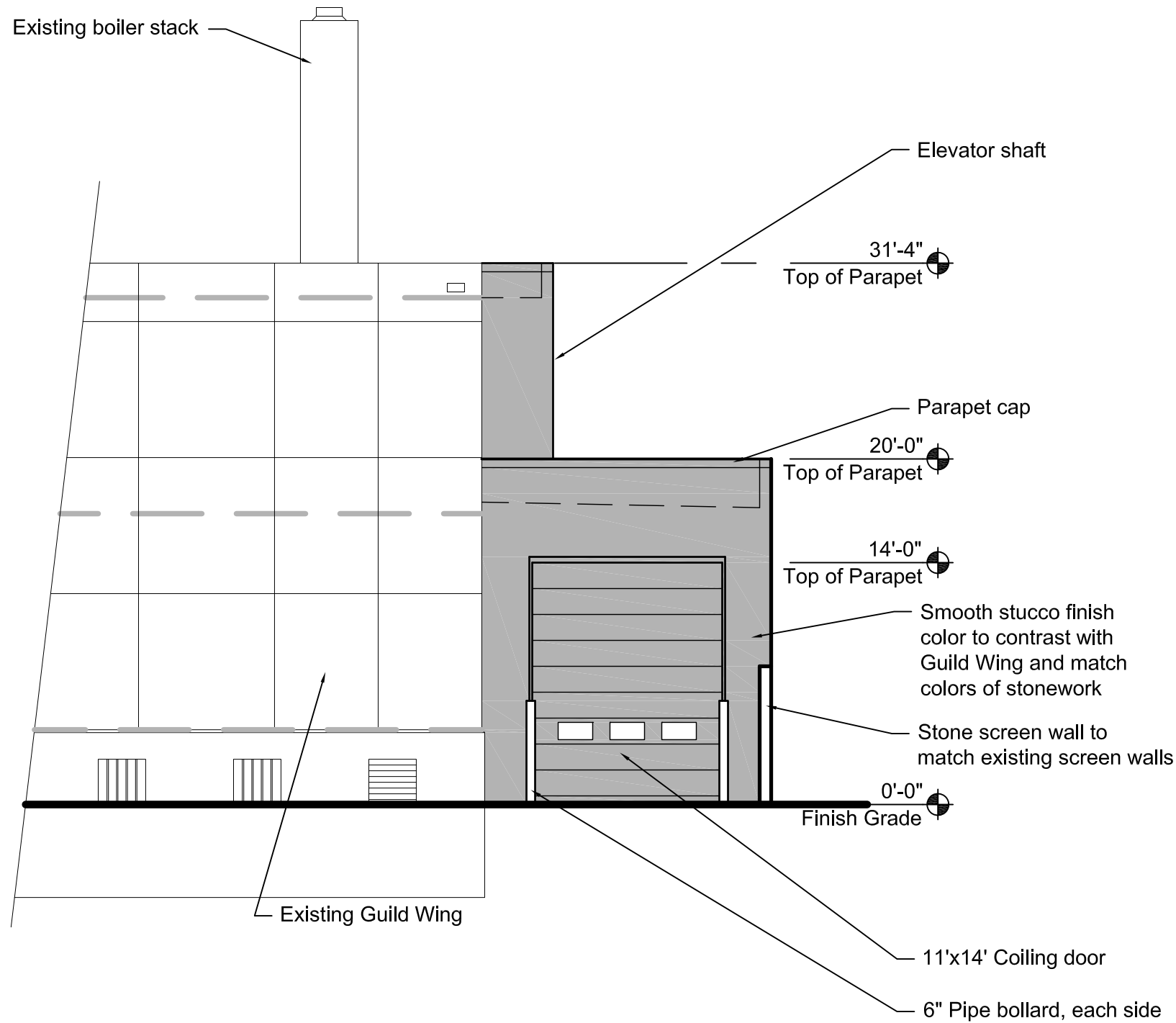
Elevations



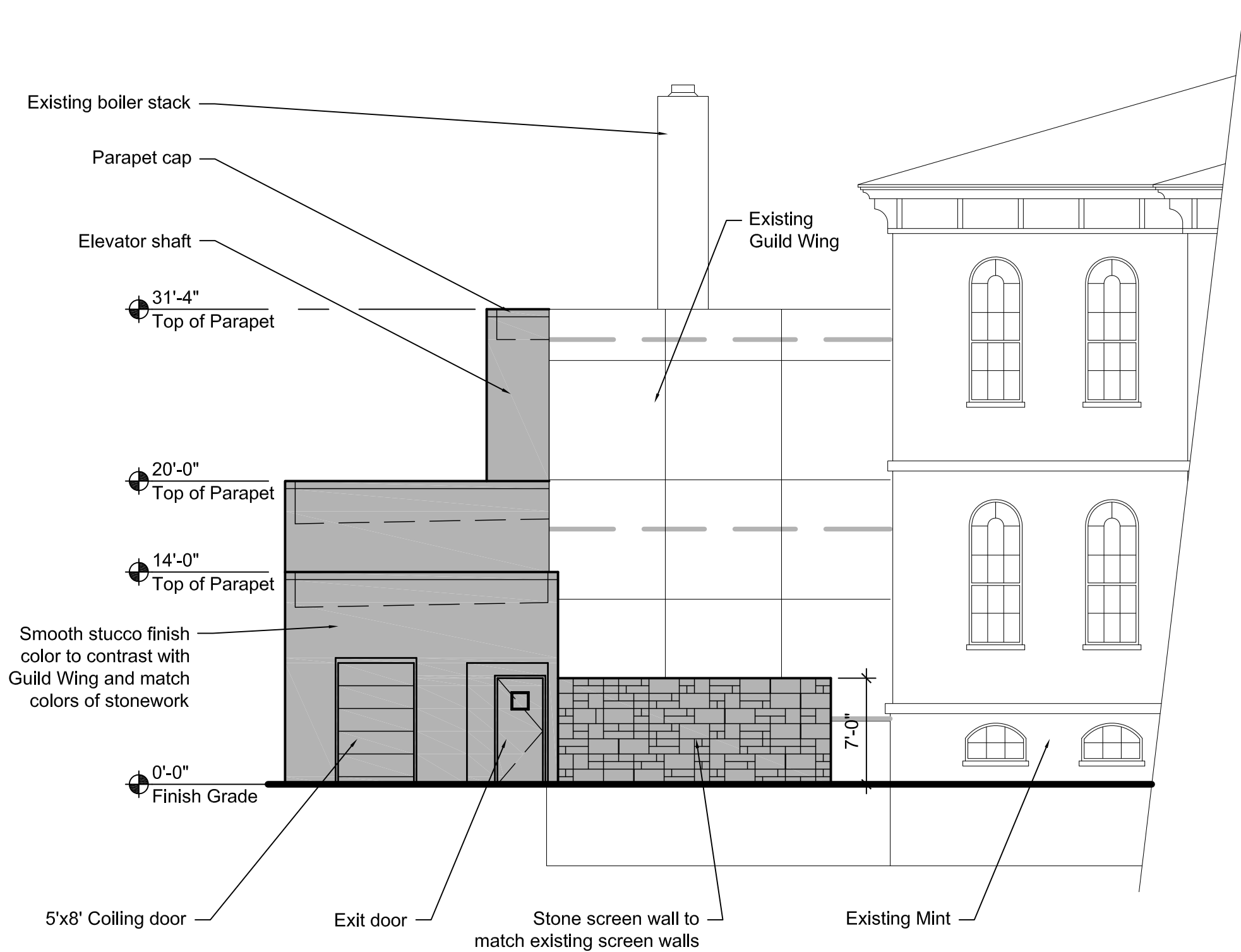
B5 West Elevation from Street
1/8" = 1'-0"



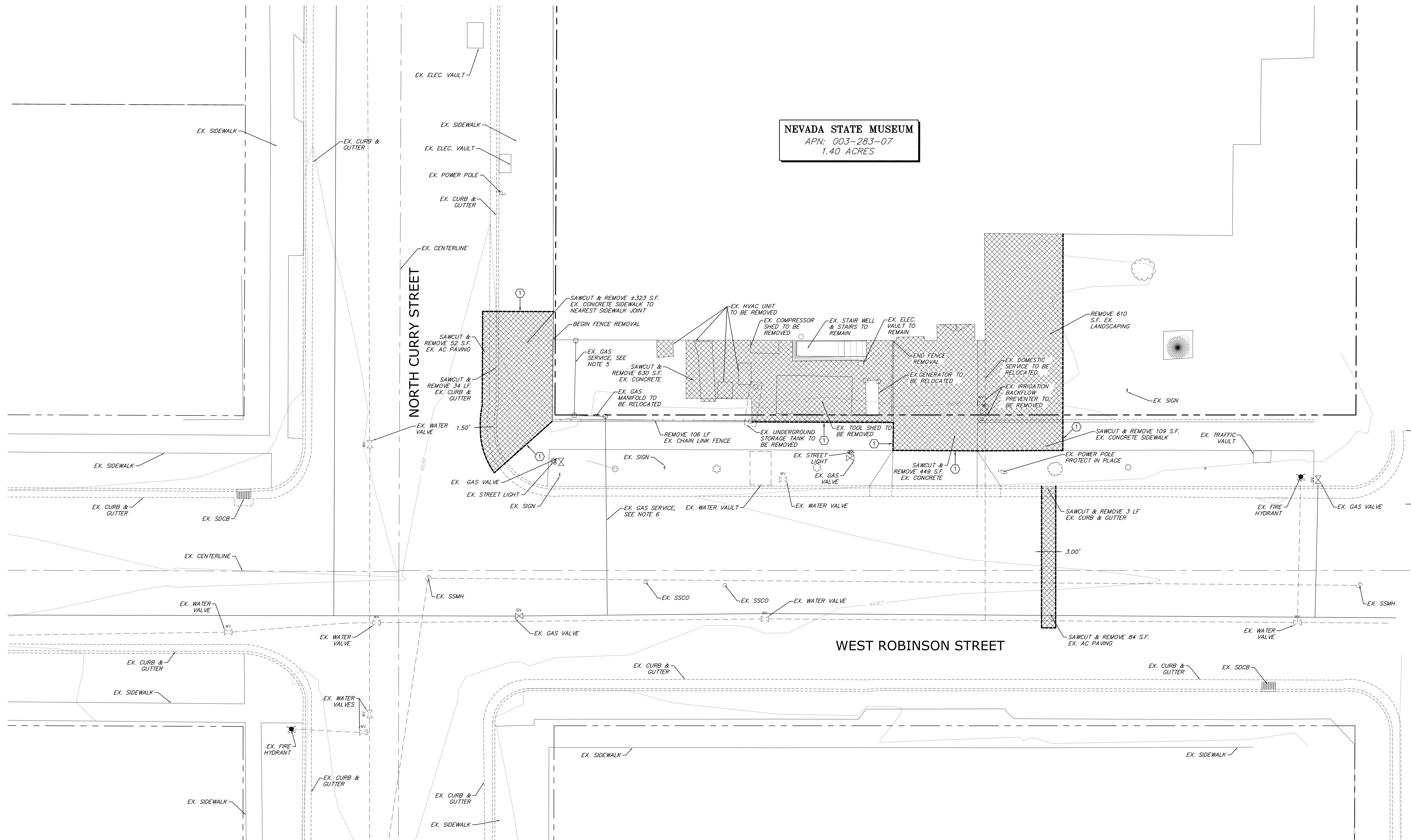
B2 South Exterior Elevation
1/8" = 1'-0"



D4 West Exterior Elevation
1/8" = 1'-0"



D2 East Exterior Elevation
1/8" = 1'-0"



NEVADA STATE MUSEUM
APN: 003-283-07
1.40 ACRES

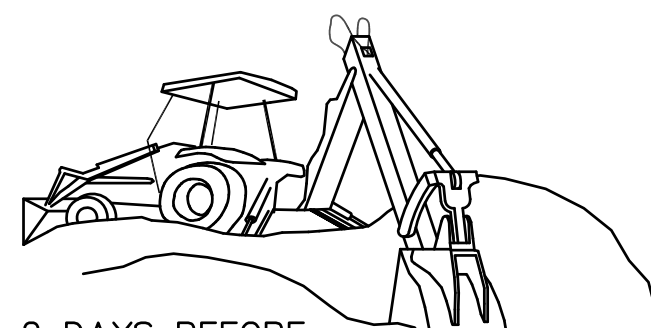
WEST ROBINSON STREET

NOTES:

1. REFERENCE "GENERAL NOTES"
2. REFERENCE "ABBREVIATIONS"
3. REFERENCE "LEGEND"
4. ADD 4600 TO ALL FINISHED GRADE OR INVERT ELEVATIONS
5. REMOVE EXISTING GAS SERVICE FROM BUILDING BACK TO EXISTING GAS MANIFOLD, COORDINATE REMOVAL WITH SOUTHWEST GAS.
6. REMOVE EXISTING GAS SERVICE FROM GAS MANIFOLD BACK TO GAS MAIN IN WEST ROBINSON STREET, COORDINATE REMOVAL WITH SOUTHWEST GAS.

CONSTRUCTION NOTES:

1. SAWCUT EXISTING ASPHALT / CONCRETE



2 DAYS BEFORE
YOU DIG CALL USA
TOLL FREE 1-800-227-2600



DEMOLITION PLAN

SCALE: 1" = 10'-0"

PROJECT LEGEND	
A.P.N.:	003-283-07
PARCEL ZONING:	P
SITE SETBACKS:	
FRONT YARD:	= 0 FEET
SIDE YARD:	= 0 FEET
BACK YARD:	= 0 FEET

SITE SETBACKS:
FRONT YARD: = 0 FEET
SIDE YARD: = 0 FEET
BACK YARD: = 0 FEET

1. CONSTRUCT SIDEWALK
2. CONSTRUCT TYPE 1 CURB & GUTTER
3. CONSTRUCT 8" CMU SCREEN WALL, SEE ARCHITECTURAL FOR DESIGN & LOCATION
4. CONSTRUCT BITUMINOUS PAVEMENT PATCH
5. CONSTRUCT P.C.C. DRIVEWAY APRON
6. RELOCATED GENERATOR ON NEW PAD, SEE ARCHITECTURAL FOR DESIGN & LOCATION
7. NEW CHAIN LINK GATE, SEE ARCHITECTURAL FOR DETAIL & LOCATIONS
8. INSTALL 6" CONCRETE APRON FOR LOADING DOCK
9. INSTALL 6" PIPE BOLLARD

- Paul Cavin
Architect LLC**

www.paulcavindesign.com
paul@paulcavindesign.com

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TECTONICS
DESIGN GROUP

Reno, NV 89521 www.tdgi-inc.com
tel 775-824-9986 fax 775-824-9986

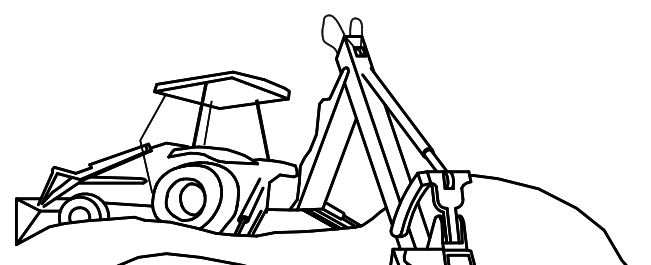
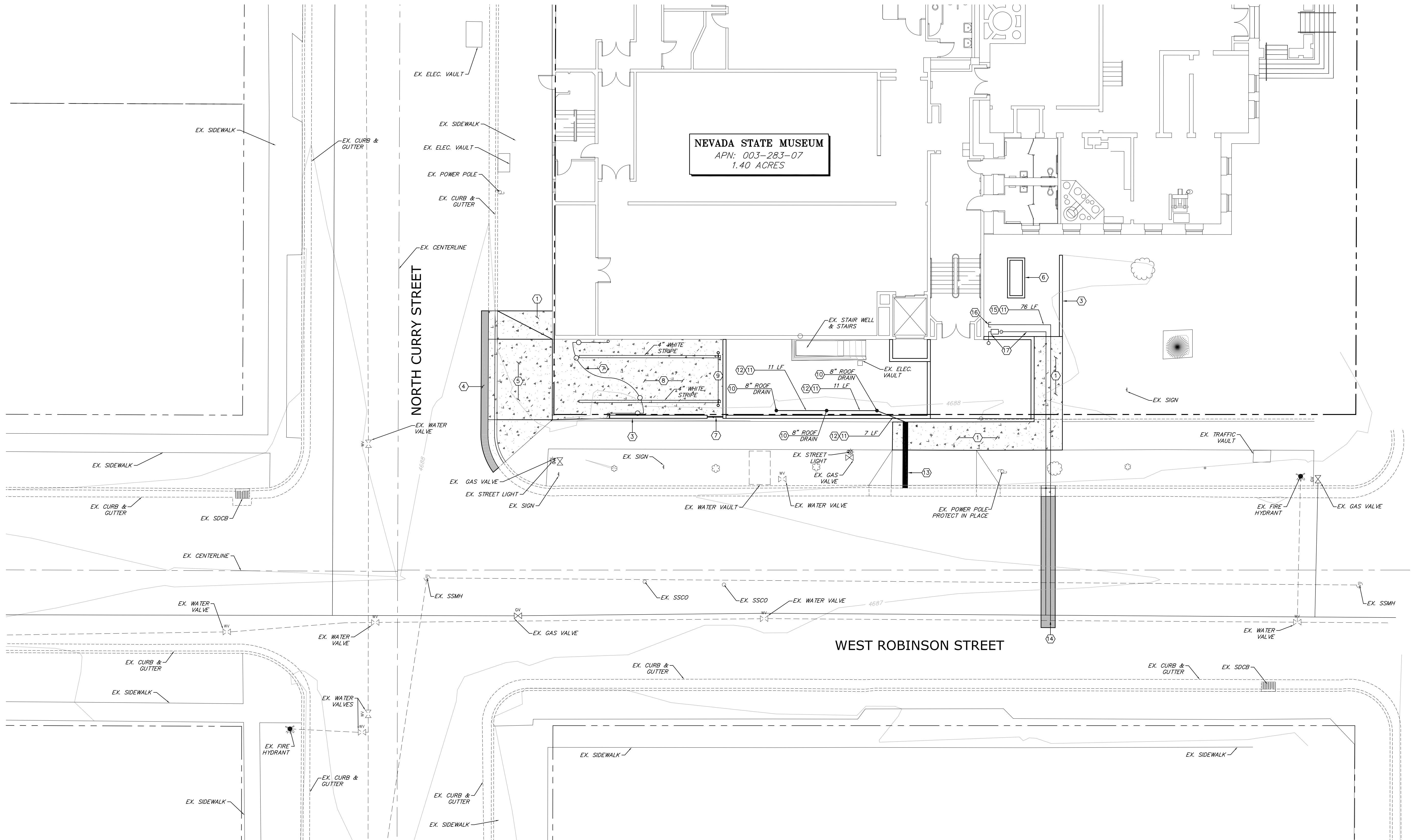
13-C05 Loading Dock and Replace Freight Elevator

Nevada State Museum
600 North Carson Street
Carson City, Nevada 89701

drawing name

Site Plan

C201



2 DAYS BEFORE
YOU DIG CALL USA
TOLL FREE 1-800-227-2600

SCALE: 1" = 10'-0"




[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 003-283-07

Location

Property Location [600 N CARSON ST](#)

Town

Subdivision [PROCTOR & GRN/PHILLIPS](#)
[ADD](#) Lot Block [65+](#)Property Name [NEVADA STATE MUSEUM](#)
[Add'l Addresses](#)
[Legal Description](#)

Ownership

Assessed Owner Name [STATE OF NEVADA](#)Mailing Address [101 N CARSON ST](#)
[CARSON CITY, NV 89701-0000](#)
[Ownership History](#)
[Document History](#)
Legal Owner Name [STATE OF NEVADA](#)Vesting Doc#, Date [374093](#) [11/21/07](#) Book/Page /Map Document #s [#374093](#)

Description

Total Acres [1.396](#) Square Feet [60,830](#)
Ag Acres [.000](#) W/R Acres [.000](#)

Improvements

Single-fam Detached [0](#) Non-dwell Units [2](#) Bdrrm/Bath [0/00](#)Single-fam Attached [0](#) MH Hookups [0](#) Stories [2.0](#)Multi-fam Units [0](#) Wells [0](#)Mobile Homes [0](#) Septic Tanks [0](#)Total Dwelling Units [0](#) Bldg Sq Ft [36,109](#)Garage Sq Ft [0](#) Attch/DetchBasement Sq Ft [14,695](#) Finished [14,695](#)
[Improvement List](#)
[Property Costing Estimates](#)

Appraisal Classifications

Current Land Use Code [400](#) [Code Table](#)Zoning [P](#)Re-appraisal Group [2](#) Re-appraisal Year [2009](#)Orig Constr Year [1860](#) Weighted Year [1965](#)

Assessed Valuation

Assessed Values	2014-15	2013-14	2012-13
Land	264,045	253,889	282,099
Improvements	714,616	687,870	709,431
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	978,661	941,759	991,530
Net Assessed Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2014-15	2013-14	2012-13
Land	754,414	725,397	805,997
Improvements	2,041,760	1,965,343	2,026,946
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	2,796,174	2,690,740	2,832,943
Net Taxable Value	0	0	0
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)