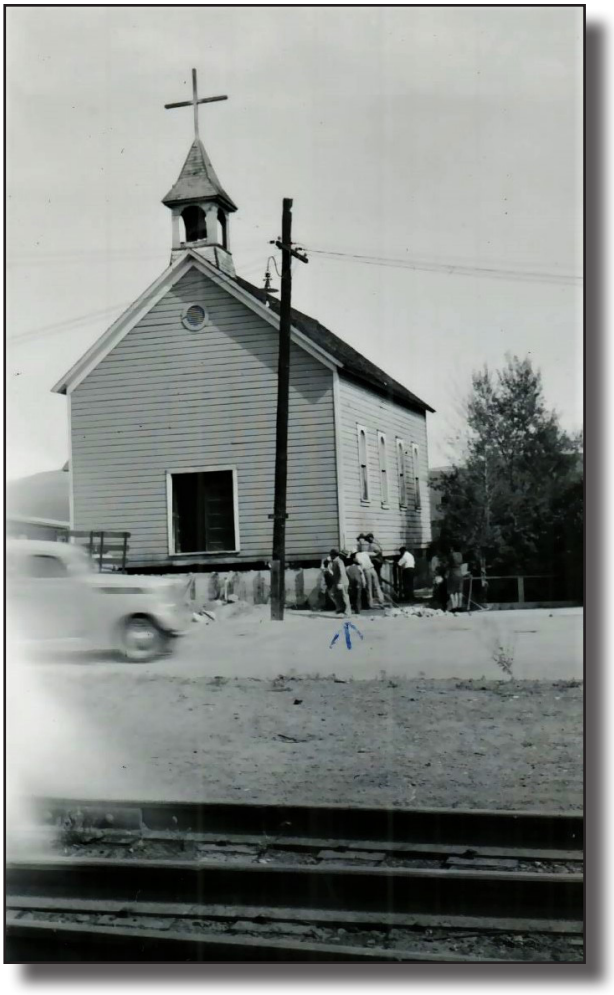
The Pretty Church:
A Historic Structure Report for the Sacred Heart Church, Carlin, Nevada

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Cover photo: Sacred Heart Church, circa
1941-1945. Carlin Historical Society

Frontpiece illustration, in
lower right corner, is of a
pecked and grooved saurian effigy head
discovered in an Archaic site
in the South Truckee Meadows, Nevada.
Illustration by J.W. Oothoudt

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A Historic Structure Report for the Sacred Heart Church, Carlin, Nevada

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KEC Project 1427

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DRAFT

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1.0 INTRODUCTION

ZoAnn Campana, M.P.S. of Kautz Environmental Consultants, Inc. (KEC) prepared the following Historic Structure Report (HSR) to further the goal of rehabilitation, adaptive reuse, and appropriate maintenance and repair of the historic Sacred Heart Church on Main Street (APN 002-193-004) in Carlin, Nevada. Originally constructed, owned, and operated by the Battle Mountain-Carlin Parish, ownership of the church transferred to private individuals in the 1970s and ultimately to the City of Carlin in 2019. At the present time, the building is vacant. This report was completed at the request of the City of Carlin, which is seeking to repair and explore potential new uses for the building.

The research, field examination, and compilation of this report were completed between December 2023 and May 2024. The HSR provides a baseline recordation of the church and includes recommendations for further research and work on the building. This report includes a historical background and context for the church, a chronology of its use and physical development, its present appearance and assessment of conditions, and proposed treatment and work recommendations.

A site visit was conducted on December 14, 2024. Existing conditions were observed and photo-documentation was carried out. Each exterior elevation was thoroughly photographed, as were interiors and character-defining features of the church.

1.1 PURPOSE OF THE REPORT

Historic Structure Reports are an invaluable tool for rehabilitating, restoring, preserving, stabilizing, or reconstructing a historic property. According to the National Park Service (Slaton 2005), a completed HSR serves as:

- A primary planning document for decision-making about preservation, rehabilitation, restoration, or reconstruction treatments.
- Documentation to help establish significant dates or periods of construction.
- A guide for budget and schedule planning for work on the historic structure.
- A basis for design of recommended work.
- A compilation of key information on the history, significance, and existing condition of the historic structure.
- A summary of information known and conditions observed at the time of the survey.
- A readily accessible reference document for owners, managers, staff, committees, and professionals working on or using the historic structure.
- A tool for use in interpretation of the structure based on historical and physical evidence.
- A bibliography of archival documentation relevant to the structure.
- A resource for further research and investigation.
- A record of completed work.

Preparation of an HSR is the "optimal first phase of historic preservation efforts for a significant building or structure" (Slaton 2005), and it should precede design and implementation of actual work. Intended to be used as a guiding document throughout the life of the project, an HSR ensures that proposed changes preserve the historic character of the resource and reduce the loss of its historic fabric and/or significance.

The purpose of this report is to summarize the historic and architectural significance for the building—including

a chronology of its construction history, identification of its character-defining features, and documentation of its present condition—in order to recommend appropriate treatment and work plans that ensure preservation of the historic character of the church.

1.2 METHODOLOGY

This HSR meets the standards and requirements set forth in the following documents:

- *Preservation Brief 43: The Preparation and Use of Historic Structures Reports*; published by the National Park Service, this guide provides industry-standard guidance on HSR preparation, from format and content to best practices.
- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.*
- *National Register Bulletin 39: Researching a Historic Property.*

The church comprises three floors: the basement level sits partially below grade and includes a rear entrance; the main level is accessed by the front entrance and includes the church nave and sanctuary; and the gallery is an elevated loft on the northwest end of the nave accessed by interior stairs. For the purposes of this report, each space was assigned a name. Most of these spaces were named based on their historic function.

1.2.1 Research

In order to develop a historic context and compile a chronology of construction, the following resources and repositories were consulted:

- Carlin Historical Society
- Nevada Historical Society
- Northeastern Nevada Museum
- Elko County Recorder's Office
- Elko County Assessor's Office
- University of Nevada, Reno, Special Collections Library
- Ancestry.com
- GeneaologyBank.com
- NewspaperArchive.com
- Online Archive of California

1.2.2 Fieldwork

On December 14, 2024, Ms. Campana visited the site in order to document the property's physical appearance, materials, condition, character-defining features, and alterations. The following elements were recorded using digital photography and field notes:

- Overall site and setting.
- The building exterior, with multiple views of each elevation.
- The building interior.
- Character-defining features.
- Deteriorated features.

Additional site visits were conducted by Arlee Fisher, AIA of Paul Cavin Architect LLC and Trevor Kattelman of CFBR Structural Group LLC on March 7, 2024 to create an Observations and Recommendations Report (ORR), which is included in Appendix B of this document.

1.2.3 Acknowledgements

Ella Trujillo, treasurer of the Carlin Historical Society, was particularly helpful in researching and documenting the church. She loaned the author her personal research files for the church, in addition to conducting research on behalf of the author and facilitating access to the building during fieldwork. The history of the church would be severely lacking if not for Ms. Trujillo's enthusiasm, assistance, and extensive prior research of the building.

1.3 ADMINISTRATIVE DATA

1.3.1 Locational Data

Sacred Heart Church is located at 923 Main Street in Carlin, Elko County, Nevada. It is situated on assessor's parcel number 002-193-004, which comprises 0.2 acres (Appendix A, Figures 1.1 and 1.2).

1.3.2 Proposed Treatment

Based on the church's historical significance, physical condition, proposed use, and intended interpretation, rehabilitation has been selected as the treatment approach for the church. According to the Secretary of the Interior's Standards, rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."

1.3.3 Cultural Resource Data

Period of Significance

Built in 1912, the building is the third iteration of the Roman Catholic Church in Carlin, after the community's 1897 and 1909 churches burned. A period of significance of 1912-1974 is recommended for Sacred Heart. This reflects the years that the church served as a self-sustaining parish and later as a mission, from its construction in 1912 into the 1970s, when the community's attention turned to constructing a new, modern Catholic church. Following its secularization, the building transitioned to private residential use.

National Register Eligibility and Significance

Sacred Heart Church is recommended eligible for individual listing under Criterion A as the only Catholic Church in Carlin during the historic period. It is not known to be associated with historically important persons and is unlikely to be eligible under Criterion B. The building is also recommended individually eligible under Criterion C as an example of a gable-end vernacular church. The church may additionally be eligible under Criterion D for its potential to provide important information regarding early twentieth century construction in Carlin, including the use of construction materials, expertise, and techniques. Overall, the building is in fair-to-poor condition; however, it retains a high level of integrity under all seven aspects set forth by the National Park Service. These aspects include location, design, setting, materials, workmanship, feeling, and association (National Register Staff 1997).

1.3.4 Recommendations for Documentation and Storage of Materials

It is recommended that a supplemental Record of Work Performed (RWP) be kept as work progresses on the church, which will ultimately document all of the work performed after the implementation of the recommended treatment approach and specific work and serve as an appendix to this document. Once the work is finished, it is recommended that a copy of this HSR, as well as the RWP, be retained by the City of Carlin in perpetuity, as it will be an invaluable resource for all future work performed on the church.

In addition, this document will be provided to the Nevada State Historic Preservation Office.

1.4 REPORT OUTLINE

Chapter 1 discusses the purpose and methodology behind the HSR, in addition to providing general administrative data for the church; Chapter 2 outlines the developmental history of the church and includes a historic context and timeline; Chapter 3 provides a physical description of the building and identifies its character-defining features; Chapter 4 summarizes existing conditions and provides material conservation recommendations; Chapter 5 recommends an ultimate treatment and use for the church, in addition to outlining work requirements, work recommendations, and considerations for the proposed programming; finally, Chapter 6 contains the bibliography.

2.0 HISTORICAL BACKGROUND AND CONTEXT

The following sections detail the historic context of Carlin, particularly regarding the old Sacred Heart Catholic Church. A chronology of development and use for the church follows the historic contexts.

2.1 DEVELOPMENT OF CARLIN

Carlin sits in Elko County along modern Interstate 80, about 23 miles west of Elko. At about 4,900 feet in altitude, Carlin is between the Tuscarora, Independent, Cortez, and Piñon mountain ranges. The area now known as Carlin has been inhabited by Newe, or Western Shoshone, peoples since time immemorial, many whom continue to call the area home. Western Shoshone traditional homelands stretched through modern Idaho, Utah, California, and Nevada. Before settlers arrived, Western Shoshone peoples lived in small groups and engaged in sustainable lifeways that ensured the long-term preservation of the Great Basin ecosystem (Carlin Historical Society 2022; Explore Carlin, NV; Te-Moak Tribe of Western Shoshone).

The town of Carlin developed alongside the advent of the Central Pacific Railroad through Nevada. J.A. Palmer homesteaded the area months earlier, in July of 1868, followed soon thereafter by Garret Pierce. However, this dusty corner of northeastern Nevada remained largely undeveloped until the Central Pacific established it as a railroad stop. In 1868, the Central Pacific named the locale after Civil War Union General William Passmore Carlin. Constructing the town to serve the railroad, the Central Pacific made Carlin the easternmost stop of the Humboldt Division. The railyard included a freight house, passenger depot, turntable, housing, and a 16-stall roundhouse (Carlin Historical Society 2022; BLM General Land Office; Nevada State Historic Preservation Office).

Just one year after Carlin's construction began, the town boasted a post office and school district. City fathers organized the Carlin School District in July 1869 and built a school in 1871, which reportedly was replaced in 1875 by a brick school. By the end of 1871, Carlin had a population of 800 and a bevy of businesses. Carlin was the first town in Elko County and home to the first public library in Nevada. Due to the strong economy bolstered by the railroad, immigrants flocked to Carlin. Minority groups like Chinese peoples and Italian peoples were integral to creating businesses that allowed Carlin to thrive. Carlin also featured its own Chinatown, populated by former Central Pacific workers who helped build the railroad (Carlin Historical Society 2022).

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 built to accommodate the stage lines, including the Carlin and Idaho Toll Road and the road connecting Carlin to Tuscarora through Maggie Creek.

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 dominated the stagecoach freight trade, and 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 and a local jail and telegraph office. The railroad, which remained 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.

In addition to its importance to the Central Pacific, Carlin prospered due to its proximity to the Humboldt River, as well as a variety of creeks and springs that offer plentiful

water in the otherwise arid desert. During the early 1900s, a large ice harvesting complex was constructed in Carlin. This made Carlin an important stop for trains with cars that required icing. W.F. Linebarger was the first resident to produce ice in local ponds, followed by other residents. 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 to decline in the 1940s, following a fire that destroyed one of the icehouses 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 (Carlin Historical Society 2022; Milliken 1996; Nevada State Historic Preservation Office).

Carlin developed into a modern town throughout the twentieth 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. Carlin was officially incorporated in 1971 (Carlin Historical Society 2022).

The railroad continued to support Carlin into the middle of the twentieth century. In 1930, Southern Pacific built a 42-room clubhouse for railroad workers to rest 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. 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 many local workers. In 1964, the railroad's local payroll totaled $175,000 per month (Hayden 1964).

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.

Just as the railroad industry in Carlin dissipated, the Newmont Gold Mining Company brought new jobs to Carlin. Today, the mining industry is the primary employer in Carlin. 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. This was the first bank to arrive in Carlin since its founding in 1868. 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. Several of mine workers commute from Elko, which remains a bustling town, although Carlin has retained a population of 1,900 residents ("Nevada Looks Ahead...Carlin" 1966).

The Carlin Rail Yard experienced considerable change since its construction in 1869. Sheds, shops, and other buildings were constructed, removed, destroyed, and replaced regularly 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 (Milliken, G-4 to G-8). 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) (Milliken, G-17). 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. Once the remaining buildings came down, the rail yard—Carlin's lifeblood since its establishment—was empty (Google Earth 2016).

Most landmark buildings that existed from Carlin's early railroad heyday have disappeared from the landscape. A fire destroyed the Overland Hogtel in 1998. Combined with the demolition of the rail yard, this radically changed the historic setting of Main Street Carlin. The State Hotel was demolished in 2018, taking another piece of Carlin's historic built environment with it (*Elko Daily Free Press* 7/6/1998:1).

2.2 HISTORICAL DEVELOPMENT OF CARLIN'S OLD SACRED HEART CHURCH

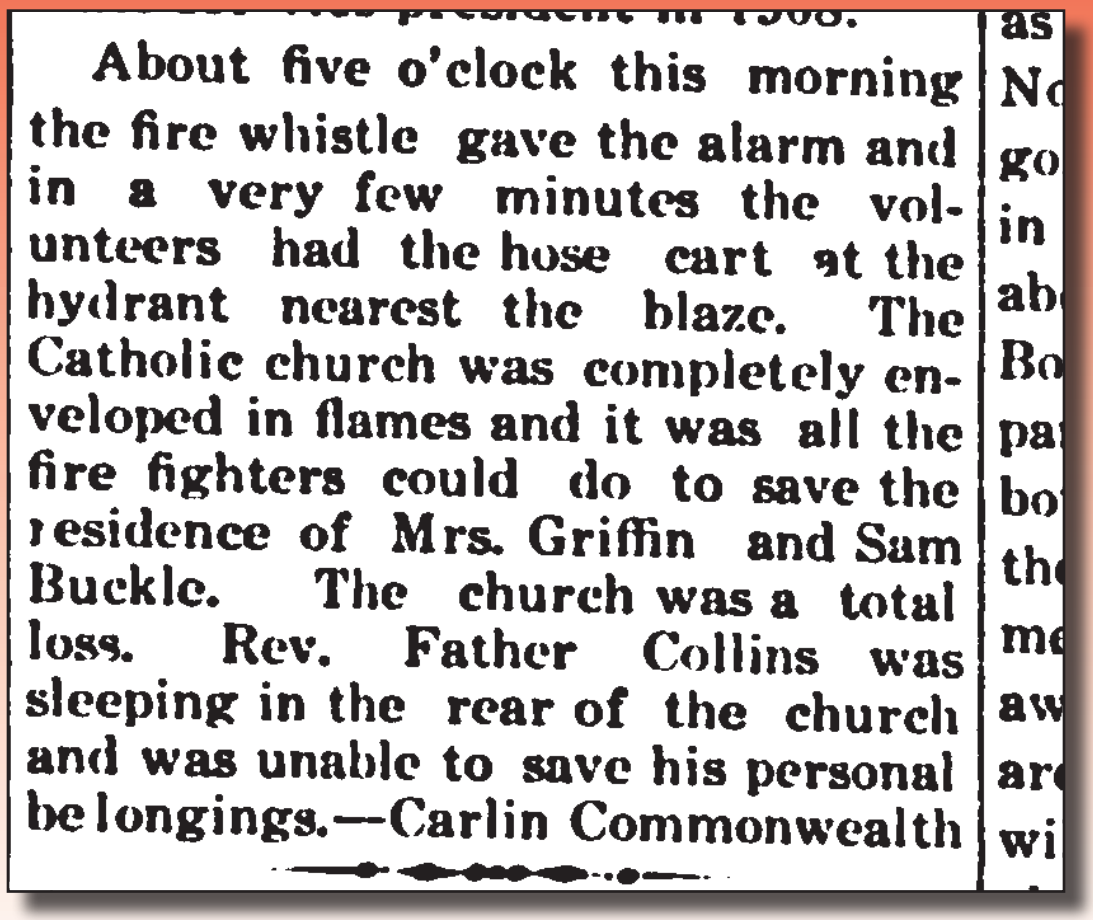
2.2.1 The First Three Churches: 1897 to 1915

Although the town sprung to life with the arrival of the railroad in 1869, Carlin's Catholic citizens did not have a church to worship in for nearly three decades. Religious life in Carlin included an Episcopalian Sunday school of about fifty students in the 1880s, and a Methodist and Presbyterian church by the early 1900s. The town petitioned the Diocese of Utah's bishop for a dedicated church edifice in the 1890s (Harris 1909:328).

In response to Carlin's request, Bishop Lawrence Scanlan traveled to Carlin in 1897 to oversee construction of a church. He stayed until the community's new church was built. Scanlan was born in Ireland and attended missionary school at All Hallows College in Dublin. After immigrating to San Francisco, Scanlan became an assistant priest at St. Patrick's Church in 1868 and proceeded to serve at other California parishes as well. In 1869, he became the resident priest of Pioche in southern Nevada. Following this post, Scanlan was sent to Petaluma, California for a short time in 1873, although the parishioners of Pioche begged that he not leave. In 1873, the Church sent Scanlan to Salt Lake City, the largest diocese in the country at the time (Angel 1881:396; Davis 1913:829; Harris 1909:328).

In April of 1887, ten years before he arrived in Carlin, Scanlan became Vicar Apostolic of Utah and Nevada. In this role, he began to oversee all churches in Utah, in addition to Eureka, Lander, Lincoln, White Pine, Nye, Elko, and Clark counties in Nevada. Scanlan expanded the churches available to the residents of this 72,667 square mile area with the construction of Carlin's first Catholic Church. When local residents petitioned Scanlan for a church of their own, he obliged and personally oversaw the project. In 1899, *The Eureka Sentinel* noted that "[t]he new Catholic church building [in Carlin] is nearly finished and awaits its dedication" (*ES* 7/1/1899; Gorman 1935:23).

Carlin's first Sacred Heart Catholic Church burned but was reconstructed. The second church, constructed in 1909, was also built under the leadership of Scanlan. At this time, the church was under the Eureka, Nevada parish's jurisdiction. However, the second Catholic Church also burned on April 28, 1910, according to *The Eureka Sentinel* (Figure 2.1). Rev. Collins, who was overseeing the church, lost all of his personal belongings in the inferno. While firefighters were able to save nearby residences, the church was a complete loss (*ES* 5/7/1910; Harris 1909:319).



About five o'clock this morning the fire whistle gave the alarm and in a very few minutes the volunteers had the hose cart at the hydrant nearest the blaze. The Catholic church was completely enveloped in flames and it was all the fire fighters could do to save the residence of Mrs. Griffin and Sam Buckle. The church was a total loss. Rev. Father Collins was sleeping in the rear of the church and was unable to save his personal belongings.—Carlin Commonwealth

Figure 2.1 Account of the second church burning (Weekly Elko Independent 4/29/1910:4).

Despite lacking a church, Catholic parishioners of Carlin continued to hold regular events. On February 22, 1911, *The Commonwealth*, a local Carlin newspaper, announced: "The ladies of the Catholic church are requested to meet at Mrs. Ellen Griffin's Friday afternoon at 2:30pm to arrange for the St. Patrick's Day dance." On March 15, the paper noted that all arrangements had been made for the event. Another dance was held in June of 1912. Church services continued to be held as well, including at Eagles Hall in Carlin. On May 29th, 1912, *The Commonwealth* wrote: "Rev. Father Cochran held services in Eagles [H]all last Sunday and announced that no more services would be held in Carlin until the new church is completed" (*The Commonwealth* 2/22/1911; 3/15/1911; 5/29/1912; 6/19/1912).

Upon rebuilding for a third time, the congregation hired an architect to build a "modern and substantial" church. The new and present church was dedicated on September 29, 1912 at 10 a.m. As described in Ogden's *The Evening Standard,* "...a large and representative congregation filled the edifice, visitors coming from Palisade, Elko, Lamoille, Wells and adjoining country to mingle with Carlin representatives of every creed and class" (Figure 2.2). Rev. Corcoran oversaw the ceremonies (*The Commonwealth* 9/25/1912; *The Evening Standard* 10/2/1912; *EWS* 6/8/1912).


DEDICATES CHURCH
IN TOWN OF CARLIN

New Catholic Church at Carlin
Is Opened to a Large
Congregation

Figure 2.2 Headline for the dedication of the third Sacred Heart Church (Nevada State Journal 10/4/1912:7).

At this time, the church was described in *The Evening Standard* (10/2/1912) as such:

> "The church is 39 feet long and 26 feet broad. It has a pretty sanctuary and the altar, designed by Father Corcoran, is reminiscent of the Church of the Catacombs. The interior is of pressed iron, the walls 16 feet high are of beautiful fleur-de-lis pattern and are painted a deep rose; they are surmounted by a molding in tan: the ceiling is a light pink. The communion rails, pews and confessional are stained and varnished. The altar is in white enamel.
>
> A pretty sacristy adjoins the church. The interior is painted in the present fashionable French Gray with white facings. The building is lighted with electricity.
>
> Three magnificent statues of the Sacred Heart, Our Lady of Lourdes and St. Joseph, now on their way from Chicago, the gifts respectively of Mrs. Sherera, Battle Mountain; Miss Rosa Sperlich and Mrs. Thomas Griffin, of Carlin, will greatly add the beauty and embellishment of the edifice. Carlin may feel justly proud of the beautiful addition in their progressive town."

Carlin's Catholic Church became the central parish for congregations across Elko, Eureka, and Lander counties, demonstrating its regional importance to the Catholic community. The building hosted weddings, balls, and church fundraisers (Figure 2.3). Between 1897 and 1915, Fathers Mannion, Collins, and Corcoran served Sacred Heart at different times. They also served at other Catholic churches in the communities surrounding Carlin (Gorman 1935:96).



ELKO COUPLE
WED AT CARLIN

A quiet but charmingly pretty wedding was celebrated at the Sacred Heart church, Carlin, on Wednesday evening, February 10th, when Miss Ina C. Overman became the bride of Mr. Neil N. Gergen, eldest son of Mr. J. J. Gergen. The nuptial knot was tied by the Rev. Father W. H. Coccoran. Mr. Gerald D. Griffin acted as best man, while the bride was attended by Miss Mae E. Griffin.

The happy couple departed by the San Francisco Limited, for Reno and the coast, where the honeymoon will be spent.

The Independent is particularly pleased to make announcement of this happy event as both the groom and bride were formerly connected with this paper. Mr. Gergen was for several years foreman, while his bride operated the unitype. They are both deservedly popular, and their many friends here wish them greatest happiness.

The Independent extends felicitations to its former employes. We wish Mr. Gregen and his fair bride long golden years of health, wealth, and married bliss.

Figure 2.3 Wedding at Sacred Heart publicized in the Elko Daily Independent (2/11/1915:5).

2.2.2 Sacred Heart from Parish to Mission: 1916-1940

Sacred Heart reverted to mission status not long after the third church was erected. As the nearby community of Elko gained prominence, Carlin's population and economy declined. Rev. J.J. McNally made the decision to move the parish headquarters from Carlin to Elko sometime between 1916 and 1918. He purchased and moved a Protestant church, dedicating it as St. Joseph's, with priests' quarters in the rear. In 1921, Elko County became an independent parish with its resident pastor stationed in Elko. At that time, Sacred Heart Church reverted to a mission of St. Joseph's parish. Carlin's church was the principal mission of the Elko parish, speaking to its continued central role in the community (Gorman 1935:96-98; Olsen 1983:165; Patterson et al 1991:597).

Documentation of the Carlin church is generally scant, and during these years the historical record remains fragmented. Newspaper articles highlight weddings and dances held at Sacred Heart throughout the years. The Catholic Church first appears on Sanborn Maps in October of 1927. Sited on Main Street between Ninth and

Tenth streets, it is identified as "Roman Catholic Church." The wood-framed church was heated via steam and boasted electric lights (Sanborn 1927).

In 1931, Church authorities established the Diocese of Reno, and the Carlin mission fell under their jurisdiction with Thomas K. Gorman as bishop. Carlin's Sacred Heart Church joined the Catholic congregation in Battle Mountain to form the Battle Mountain-Carlin parish in June of 1935, with Rev. John M. Groves serving as the pastor (Gorman 1935:96; Olson 1983:171).

2.2.3 Last Decades on Main Street: 1940-1976

After 1940, the church began experiencing physical alterations and enhancements. Between about 1941 and 1945, the church foundation was redone, and the basement was finished to include a kitchen and social area. The basement was regularly used for church events, meals, and wedding receptions. Concrete entrance steps were also added to the primary elevation (Figures 2.4 to 2.6).

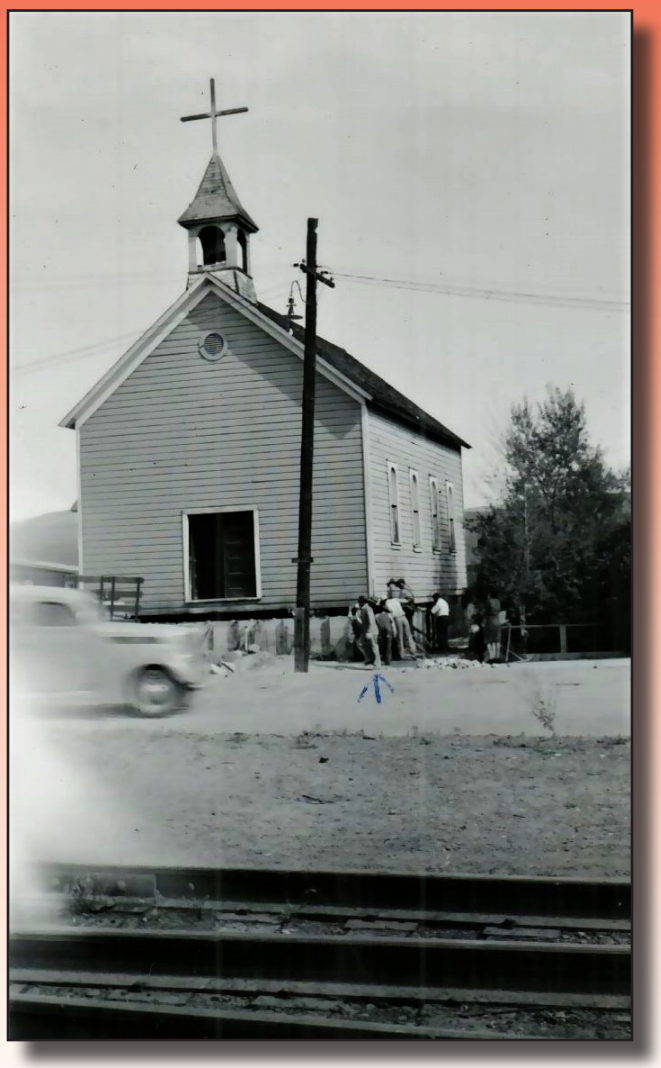


Figure 2.4 Foundation and stair work at Sacred Heart, circa 1941-1945 (Carlin Historical Society).



Figure 2.5 Wedding photo in 1945 shows the concrete entrance stairs (Carlin Historical Society).



Figure 2.6 Original stained-glass window depicting the sacred heart in 1945. The fleur-de-lis pressed metal wall is discernible to the left of the window. Also pictured is the window in the new church at present. (Carlin Historical Society).

After the Roman Catholic Bishop of Reno assumed ownership of the old Catholic Church on January 19, 1960, the church continued to host weddings and other community events (Figures 2.7 to 2.18). The Diocese of Reno assumed power over much of the state's Catholic community, so this development aligns with Nevada's Catholic history. Prior to 1960, George Aiazzi and Donna Aiazzi owned the property. The circumstances around their ownership of the property are not known (Elko County Recorder 1960).

In 1976, the congregation began constructing a new Catholic church at 315 Peters Street, leaving the historic Old Catholic Church standing on Main Street. As of November 1977, construction of the new church remained ongoing. Upon the construction of the modern Sacred Heart Church, Carlin's Old Catholic Church was no longer the central facility for Carlin's Catholic practitioners (*Las Vegas Review Journal* 11/26/1977).



Figure 2.7 **Eole and Leo Pacini are pictured in the church vestibule during their 1960 wedding. Note the original five-panel wooden doors (Carlin Historical Society).**



Figure 2.8 **Eole and Leo Pacini at the altar during their 1960 wedding (Carlin Historical Society).**



Figure 2.9 Eole and Leo Pacini during their 1960 wedding. Note the checkerboard linoleum flooring on the dais and the frosted glass windows (Carlin Historical Society).



Figure 2.10 Eole and Leo Pacini with the wedding party during their 1960 wedding. Note the dais step behind the altar railing (Carlin Historical Society).



Figure 2.11 The church basement kitchen in 1971 shows cabinets and tile that were replaced in the 1980s (Carlin Historical Society).



Figure 2.12 An unidentified man stands in front of one of the historical doors in the basement, which is no longer extant after c.1980s renovations (Carlin Historical Society).



Figure 2.13 **Two unidentified guests in the church basement in 1971. Note the wooden cabinets and wooden door with triple diamond glazing in the background, neither of which are extant (Carlin Historical Society).**



Figure 2.14 Unidentified guests in the social hall space of the church basement in 1971 (Carlin Historical Society).



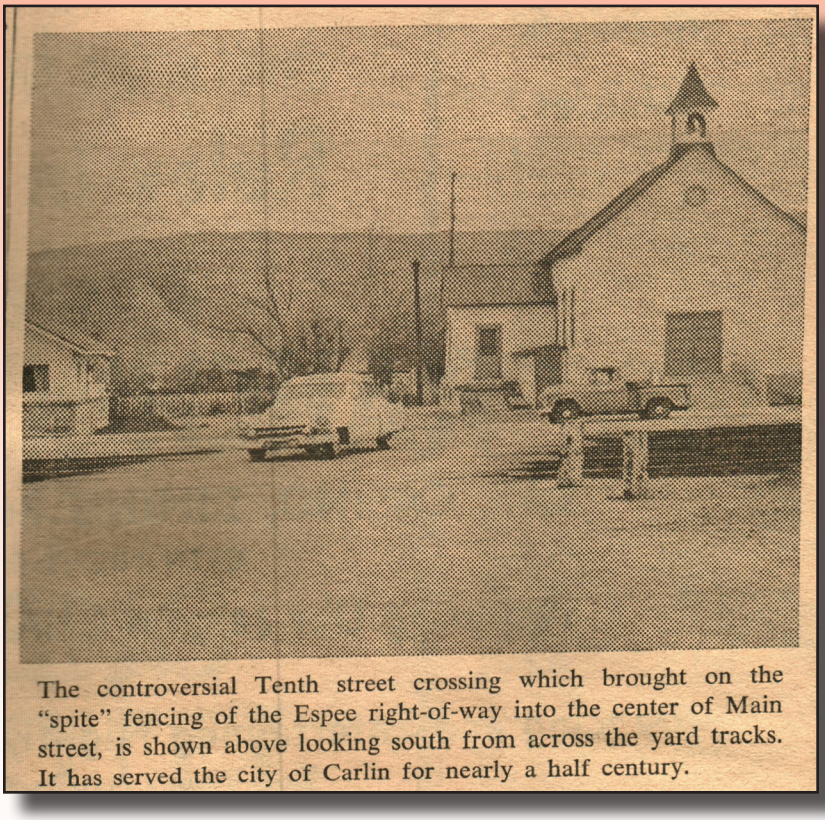
Figure 2.15 Jim and Cherie Aiazzi walk down the aisle during their 1971 wedding (Carlin Historical Society).



Figure 2.16 Jim and Cherie Aiazzi at the altar during their 1971 wedding. Note the frosted glass windows (Carlin Historical Society).



Figure 2.17 Unidentified guests stand outside the basement access stairs in 1971. Note the wooden paneled door that is no longer extant (Carlin Historical Society).



The controversial Tenth street crossing which brought on the "spite" fencing of the Espee right-of-way into the center of Main street, is shown above looking south from across the yard tracks. It has served the city of Carlin for nearly a half century.

Figure 2.18 The church as it appeared in 1961 (Carlin Historical Society).

2.2.4 After Deconsecration: 1977-2024

After the building was secularized, it experienced multiple alterations and owners. Elko County assessed the parcel in 1979, filing a plan of the two parcel portions owned by the Roman Catholic Bishop. Sometime between 1962 and 1980, a wood member was added to the primary elevation of the Sacred Heart Church, above the entrance (Figure 2.19). Between about 1980 and 1988, the basement kitchen and social areas were remodeled with new fixtures and finishes, and a basement addition was constructed at the rear of the building. This was used as an apartment after the sale of the Church to private citizens (Elko County Recorder 1979).



Figure 2.19 The church circa 1980s. Note the addition of the wood member above the entrance (Carlin Historical Society).

Ownership of the church continued to change from the 1980s to the 2000s (Figure 2.20 and 2.21). On October 28, 1988, Leo N. Johnson and Mary F. Johnson became owners of the Old Catholic Church. In 2005, Mary F. Johnson granted join tenantship and survivor rights to Robert A. Gors and Dorothy F. Gors. In 2008, Robert A. Gors filed a Death of Joint Tenant affidavit due to the death of Dorothy F. Gors. The same year, Robert A. Gors made Bryan L. Gors a joint tenant, with rights of survivorship. Bryan L. Gors filed a death of joint tenant affidavit in 2018 and became the sole owner of the Old Catholic Church (Elko County Recorder 2004, 2005, 2008a, 2008b, 2018).



Figure 2.20 The church circa 1990s. Note the boarded-up windows, which may indicate removal of the frosted glass glazing (Carlin Historical Society).



Figure 2.21 The church circa 2000s (Carlin Historical Society).

The City of Carlin acquired the old church building in June 2019. In March of that year, Mayor Dana Holbrook of Carlin wrote to the Elko County Commissioners requesting that the City of Carlin assume ownership of the Old Catholic Church via paying its back taxes. The City of Carlin officially owned the church as of June 5, 2019, setting the stage for an ongoing preservation and adaptive reuse of the historic building that continues to the present (Elko County Treasurer 2019).

2.2.5 Chronology of Development and Use

1897 Carlin's residents request a Catholic Church. Father Lawrence Scanlan came to Carlin to oversee the construction of Carlin's first Catholic Church.

1899 First Catholic Church building completed and burned within ten years.

1909 The second Catholic Church is built at the behest of Bishop Scanlan of the Diocese of Salt Lake.

1910 The second Catholic Church burns.

1912 The present church is built on the site and dedicated.

1916-1921 Sacred Heart Church reverts from a parish to a mission of Elko's St. Joseph Parish.

1931 Diocese of Reno established and Sacred Heart mission becomes part of the new diocese.

1935 With Battle-Mountain, Carlin's Catholic Church forms the Battle Mountain-Carlin parish.

c.1941-1945 Concrete steps added; foundation redone; basement finished with kitchen and social area.

c.1940-1960 Dais step behind altar rail covered with black and white checkerboard linoleum.

1960 Roman Catholic Bishop of Reno assumes ownership of the Old Catholic Church from George Aiazzi and Donna Aiazzi.

c.1962-1980 Wood member added to primary elevation above entrance. Single-glazed door on northwest elevation of cross-gable replaced with paneled wooden door.

c.1972-1990 Exterior paneled door on northwest elevation of shed-roofed entry stair to basement replaced with full-glazed door. Dais step behind altar rail removed.

1976-1977 New Sacred Heart Catholic Church built at 315 Peters Street.

1979 A parcel map pertaining to the Old Catholic Church is recorded and filed with Elko County.

c.1980-1988 Basement kitchen and social area remodeled with new fixtures and finishes. Basement addition completed at rear of building.

1988 Leo N. Johnson and Mary F. Johnson assume ownership of the Old Catholic Church.

c.1990 Frosted glass removed from wood sash windows in main level.

2005 Mary F. Johnson grants joint tenantship and survivor rights of the Old Catholic Church to Robert A. Gors and Dorothy F. Gors.

2008 Dorothy F. Gors passes, and Robert A. Gors grants joint tenantship and survivor rights of the Old Catholic Church to Bryan L. Gors.

2019 At the bequest of the mayor, City of Carlin obtains ownership of the Old Catholic Church by paying back taxes.

3.0 PHYSICAL DESCRIPTION AND CHARACTER-DEFINING FEATURES

The following sections include a detailed physical description of the church, an accounting of its character-defining features, and an outline of primary and secondary spaces.

3.1 PHYSICAL DESCRIPTION

This section includes a description of the Sacred Heart Church site, exterior features by elevation, and interior features by room. The exterior and interior descriptions are each followed by an accounting of visible alterations.

3.1.1 Setting and Site

The historic Sacred Heart Church is located on Main Street in Carlin, Nevada. The church faces northwest, fronting onto both Main Street and the Union Pacific Railroad right-of-way. The .20-acre lot is large, generally square, and unlandscaped. Utility lines run along the rear lot boundary of the property (Figure 3.1).



Figure 3.1 Overview of the building site and setting.

The church's setting is similar to how it appeared in 1912, excepting the asphalt-paved roads and the demolition the Central Pacific and Southern Pacific railyards to the west. Otherwise, the church and its relatively unimproved landscaping and hardscaping in the form of graveled parking areas and concrete walkways largely retains its historic appearance.

3.1.2 Architectural Type and Style

The building was designed according to the vernacular tradition of church architecture, embracing simplicity and rejecting extraneous ornamentation. It does not embody a distinct architectural style. The lack of adornment emphasizes the building as a purpose-built community space, highlighting its form and interior plan. Vernacular churches seek rationality over emotion, eschewing fashion and individual taste in favor of social values and honest materials. These buildings are designed to facilitate preaching and community gathering. On the exterior, they usually have a spire and tend to be sited in a prominent location within the community. Regarding interior organization, these buildings have public areas for worship and socializing, as well as private spaces for clergy members and service preparation (Gottfried and Jennings 2009:267-268).

Sacred Heart Church is an example of a gable-end vernacular church with a center plan. According to Gottfied and Jennings (2009:270):

> The gable-end church was a widely disseminated building style, especially in rural areas; its simple gable roof and end wall have been suitable for many denominations. […] Most of these frame churches were clad in clapboards, shingles, and boards with battens. […] The dominant plan was a center aisle with a strong axis from the entry to the chancel, As indicated by its name, the gable-end church exposes a broad gable to the street, the façade being organized into a few simple forms.

Typical character-defining features of this type include:

- Steeply-pitched and/or moderately-pitched gable roof.
- Wooden wall surfaces with cornerboards and fascia.
- Simple façade design and organization.
- Round-headed or pointed arch windows.
- Entrance door on center with steeple.
- Doors often paired and topped with a hood or roof.
- Short steeple or no steeple.
- Lantern and spire set behind gable roof.
- Four-sided spire (most common variation).
- Symmetrical fenestration.

3.1.3 Exterior Building Description

923 Main Street is a small, wood-framed church building with an L-shaped plan. The building encapsulates 3,245 square feet with its long axis running roughly northwest-southeast. The massing is organized into a primary gabled volume crossed by a shorter gabled ell, plus a shed-roofed rear volume. The building is characterized by a moderately-pitched cross-gable roof with closed and shallow eaves, a square belfry, simple façade with paired doors, and round-headed windows with square surrounds. The open front gable, with its central paired doors, dominates the façade (Figure 3.2).



Figure 3.2 Northwest (front) and northeast (side) elevations.

The church is situated on a flat lot and rests on a concrete foundation. Above the basement level, the walls are clad with wood drop siding and simple cornerboards. Plain wood casings serve as a bargeboard, trimming the gable beneath the eaves. Very little paint remains on the walls. Wood shingles originally covered the roof, but only a few areas of shingled surface remain. A square belfry rises behind the primary gable. Each elevation of the bell chamber has a round-arched opening. The belfry is covered with a steeply-pitched pyramidal roof with flared eaves and topped with a cross.

Northwest (Primary) Elevation

The primary elevation faces Main Street and is characterized by the primary gabled mass and square belfry. Wide concrete stairs, accompanied by a low, solid concrete railing on either side, lead to the centered front entrance. A pair of wooden doors, each with five panels, is fastened to the jamb with metal hinges. One door has a metal square corner lockset with a spheroid knob and keyhole. A metal latch with a padlock has been added above the historic lockset. The doors are framed with simple wood casings (Figure 3.3)



Figure 3.3 Northwest elevation of the primary gabled mass.

Centered in the end gable above the entrance is a round vent with a louvered opening and simple wood surround. Behind the gable peak is the square belfry, which has a round-arched opening on each side and is topped with a flared pyramidal roof covered in wooden shingles. A cross is affixed to the peak of the belfry roof (Figure 3.4).



Figure 3.4 Detail of the gable peak vent and belfry.

Stepping back from the primary front gabled mass, the cross-gabled volume's northwest elevation has a five-panel wooden door accessed by a set of wooden stairs. The open-stringer stairs do not have a railing and lead to a small platform, onto which the door opens. The door surround matches that of the main entrance. In front of the cross gable, fitted into the ell of the building, is a non-original shed-roofed addition that leads to the basement. The volume is clad with horizontal wood siding and has unenclosed eaves with exposed rafter tails. Its northwest elevation has a glazed door with modern metal hardware. The door is trimmed with simple wood casings. Next to the door is a small, modern metal light fixture and address numbers indicating the "923" street address (Figure 3.5).



Figure 3.5 Northwest elevation of the cross-gabled volume (left) and basement entrance addition (right).

Southeast (Rear) Elevation

The southeast elevation consists of the primary gable and cross-gable volumes, as well as the basement addition and the main-level sacristy storage addition (Figure 3.6). The basement addition dominates the elevation by running its full length. The addition's walls are a combination of vertical plywood siding and concrete. The fenestration along the basement level consists of two horizontal metal sliding windows, and there is a modern two-panel door with six-light glazing and modern hardware. The addition's eaves are unenclosed with exposed rafter tails. The main-level sacristy addition is in the east corner of this elevation. It is clad with narrow horizontal wood siding. There is a boarded-up window opening in the sacristy addition. The primary gable and cross-gabled volumes are covered with the historic drop siding. A boarded-up square window opening is centered under the end gable, where a historic stained-glass window was removed.



Figure 3.6 Southeast (rear) elevation.

Southwest Elevation

The southwest elevation includes expanses of the primary gable and shed-roofed rear portions of the building (Figure 3.7). In the main level of the gable mass, there are four round-arched windows trimmed with square wood moldings. Wooden boards are nailed over portions of the second and fourth windows, and the third window is completely covered with boards. In the basement level, there are two rectangular wood-framed awning windows with three-light glazing. One is set behind a wood-framed metal screen. A water meter is present on this elevation of the gable mass, as is a concrete feature with a mortared stone base and metal cap. Oral history indicates that the concrete feature is a chimney, but research and observation could not confirm this. In the rear addition mass, the walls feature a combination of vertical plywood siding and concrete, and there is a sliding metal window.



Figure 3.7 Southwest (side) elevation.

Northeast Elevation

The northeast elevation includes expanses of the primary gable and cross-gable portions of the building, as well as the shed-roofed sacristy storage addition and the shed-roofed basement addition (Figure 3.8). In the main level of the gable mass, there are three round-arched windows trimmed with square wood moldings. The windows have wooden sashes in a one-over-one configuration. In the basement level, there is a rectangular wood-framed window with three-light glazing. The northeast elevation of the shed-roofed ell has a sliding metal window. There is a vinyl sliding window centered in the main level of the cross-gable mass. This replacement window does not fit into the original opening, and plywood has been added above and below the window to fully cover the opening. In the basement level, there is a rectangular wood-framed awning window with three-light glazing covered with a wood-framed metal screen. An electrical panel is affixed to this elevation, and the conduit runs up the wall and through the eave to puncture the roof. The shed-roofed rear addition is visible in this elevation and includes a rectangular sliding metal window in the basement level (Figure 3.9).

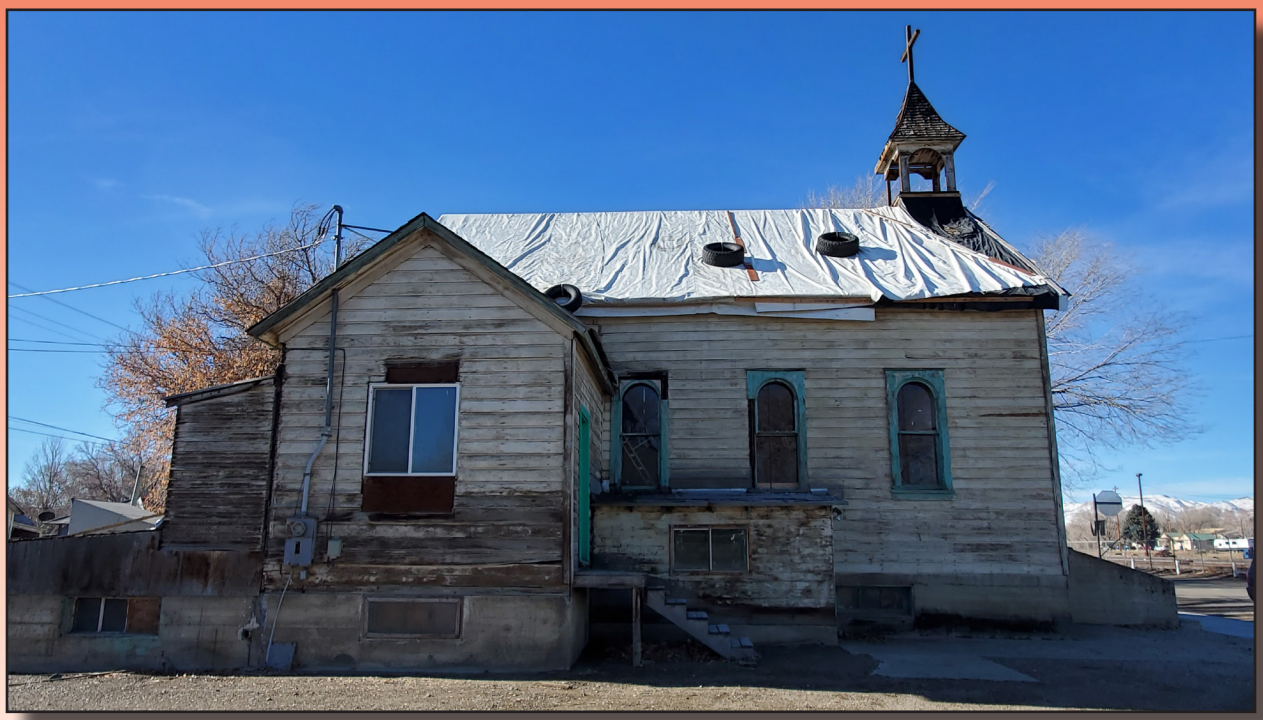


Figure 3.8 Northeast (side) elevation.



Figure 3.9 Northeast (side) elevation including the rear addition.

Summary of Alterations to Exterior

- Concrete front steps.
- Rear sacristy storage addition.
- Replacement of original window on the southeast elevation of the cross-gable mass.
- Shed-roofed basement entrance on southeast elevation.
- Rear basement addition with metal sliding windows and modern glazed doors.
- Removal of stained-glass window on rear elevation.
- Some boarded-up windows.
- Concrete chimney on southwest elevation.
- Modern electrical panel and water meter.

3.1.4 Interior Building Description

The Church's interior is divided into three levels: the basement, which includes two small rooms, larger flexible spaces, a bathroom, and a kitchen; the main level, which includes the vestibule, nave, confessional, sanctuary, and sacristy; and the gallery, which is elevated above the vestibule on the northeast end of the nave.

Basement

The basement of the church was finished decades after the church's original construction, and the finished basement was reconfigured, altered, and expanded with an addition after 1978. The floors are a combination of linoleum and exposed concrete. The walls are covered with insulated pressboard panels, some of which has been textured and painted. Other walls are clad with wood paneling. Some portions of the ceiling are finished, whereas others remain unfinished. The basement is accessed from the exterior only. One access is from the rear elevation (secondary stair), and the other is housed in a shed-roofed addition on the northeast elevation (main stair).

Main Stair

The main stairway descends to the southeast from a full-glazed door. One wall of the stair hall consists of the original exterior siding and concrete foundation, and the other side is the new concrete footing and pressboard with a metal sliding window. The ceiling is covered with pressboard. A wooden railing has been affixed to the original wall (Figure 3.10). At the bottom of the stairs, a rectangular opening opens southwest into the basement. The opening is uncased and fitted with a flush wood door (Figure 3.11).



Figure 3.10 Main stair leading from the ground floor to the basement.

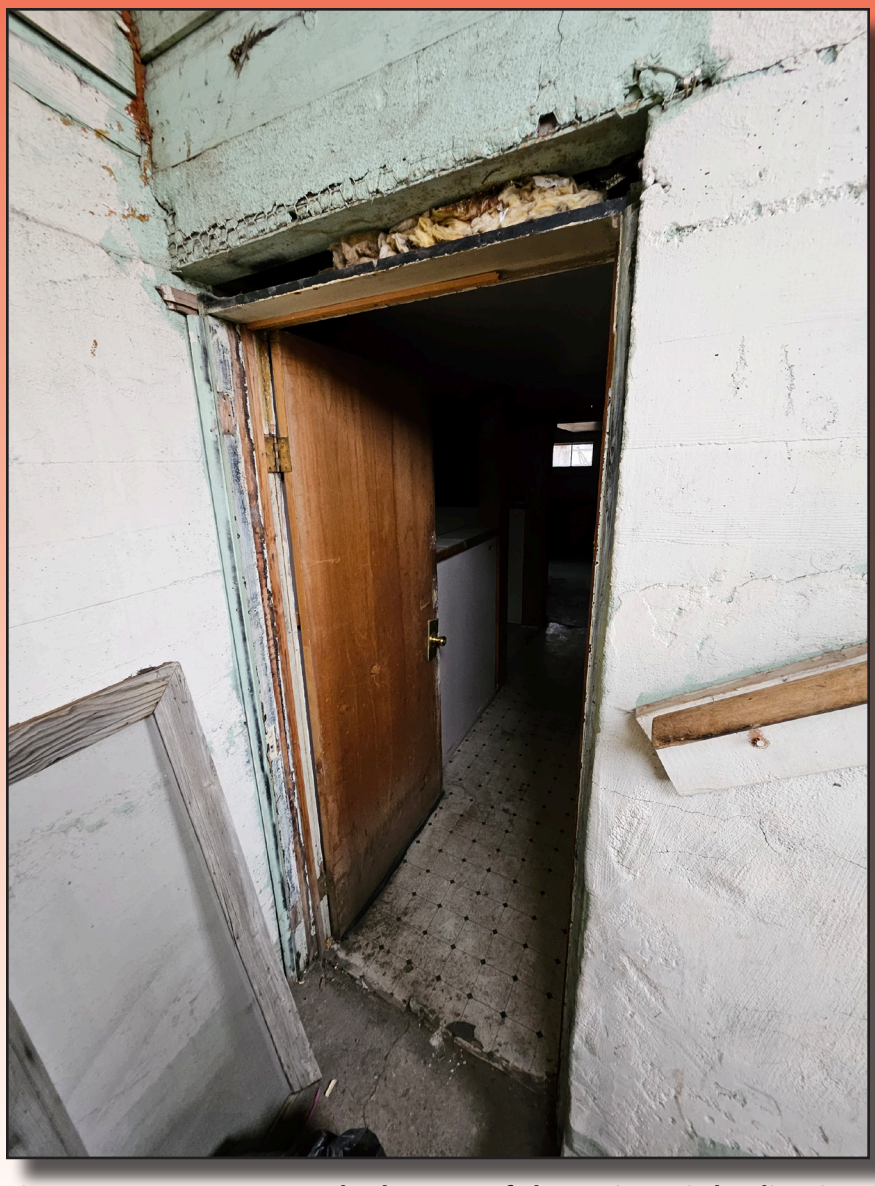


Figure 3.11 Doorway at the bottom of the main stair leading into the entry hall.

Entry Hall and Social Area

The main stairway leads into a large, open space with an entry hall and social area (Figures 3.12 and 3.13). The walls are covered with pressboard and wood paneling. Unpainted wood posts and beams support the ceiling in this open space. Modern lights are installed in the ceiling. The social hall walls have wood-panel wainscoting on the southwest wall. This wall also has a three-light wooden awning window with simple wood casings. The southeast wall is covered with wood paneling from floor to ceiling. There is a large rectangular opening on the northeast wall of the social hall, opening onto the kitchen and a hallway (Figure 3.14). Underneath the opening, the wall is paneled with wood. Two rectangular fluorescent light fixtures are installed in the social hall's ceiling.



Figure 3.12 Entry hall with main stair door.



Figure 3.13 Social area with wood-paneled walls and awning window.



Figure 3.14 View from social area toward entry hall, hallway, and kitchen.

Kitchen

Across the hall from the social area is the rectangular kitchen. The walls of the kitchen are lined with dark wood cabinets, a tile backsplash, and pressboard. The counters are covered with tile that matches the backsplash. A wood-framed awning window is in the northeast wall of the kitchen (Figure 3.15).



Figure 3.15 View of the kitchen from the hallway.

Northwest Bedrooms

The far northwest portion of the basement is occupied by two small bedrooms (Figures 3.16 and 3.17). Both rooms open southeast onto the social area. Both have finished, textured, and painted walls, unfinished concrete floors, and ceilings with fluorescent lights. Both include a small closet on the southeast wall. Each bedroom has a three-light wood-framed awning window.



Figure 3.16 Northeast bedroom.



Figure 3.17 Northwest bedroom.

Southwest Flexible Space

The southwest corner of the basement is now a large, fairly open space with pressboard walls and unfinished concrete floors (Figures 3.18 to 3.20). It appears to have been framed as two separate rooms, but the doorways between the two have been removed. On the southeast wall of this space is a set of three concrete steps (secondary stair) leading to a six-light paneled door on the rear elevation of the church. Next to this door is a sliding metal window. Further to the west is another metal sliding window.



Figure 3.18 View of flexible space toward the southwest corner of the basement.



Figure 3.19 View of flexible space from the southwest corner of the basement.



Figure 3.20 This space includes the rear entrance to the basement.

Bathroom and Plumbing/Mechanical Room

The southeast corner of the basement consists of the bathroom and adjacent plumbing/mechanical room. Facing northeast, the door to the left leads to a narrow room used for plumbing and mechanical purposes (Figure 3.21). Walls consist of open framing and exposed concrete. The ceiling is covered with pressboard, Pipes, lights, and the electrical panel are all located in this space. The door to the right leads to the only bathroom in the building. The bathroom floor is covered with checker-patterned linoleum that is missing in some areas. The walls and ceiling are textured and variously patched. A rectangular modern door with modern hardware leads to the bathroom. There is a modern vanity, toilet, and cabinets, as well as a full bathtub (Figures 3.22 and 3.23).



Figure 3.21 Plumbing/Mechanical Room in basement.



Figure 3.22 Basement bathroom.



Figure 3.23 Basement bathroom.

Main Level

Vestibule

From the main entrance on the northwest elevation, one enters a rectangular vestibule (Figure 3.24). The vestibule shares the five-panel wooden entrance doors, which are painted. The doorway is topped with a simple wooden board and flanked by very narrow side casings. A second doorway to the nave is similarly trimmed, but the doors have been removed. The vestibule walls are covered with painted wooden beadboard. The floors are wood planks that continue into the nave. Baseboards are simple wooden boards.



Figure 3.24 Vestibule facing northwest.

Nave

The nave is generally rectangular with two alcoves on its northwest end located on either side of the vestibule. The southeast alcove opens to the nave, and the northeast alcove contains the confessional and stairs to the gallery. The alcoves and doorway to the vestibule are trimmed with sawn millwork with distinctively angled members, which supports the gallery above (Figure 3.25). The nave has wood plank flooring and a faux pressed metal ceiling (Figure 3.26). The majority of the walls have been covered with pressboard, although some historic pressed metal with a fleur-de-lis pattern is exposed where the pressboard is damaged or missing. There is a large portion of the southeast wall where all interior wall treatments are gone, leaving the exterior wood exposed (Figure 3.27). Originally, pews were arranged to form a center-aisle plan, but these have been removed, resulting in a completely open space up to the altar rail. The northeast wall is lined with three round-arched windows and the southwest wall has four identical round-arched windows (Figures 3.28 and 3.29). All of the windows are trimmed with rectangular molded wood surrounds that have been painted. The ceiling sheets imitate the appearance of pressed squares with alternating geometric and squiggle patterns (Figure 3.30).



Figure 3.25 View of nave, alcoves, and millwork facing northwest.



Figure 3.26 View of nave toward sanctuary.



Figure 3.27 Metal sheeting, pressboard, and missing wall materials in nave.



Figure 3.28 Northeast wall of the nave.



Figure 3.29 Southwest wall of the nave.



Figure 3.30 Metal ceiling detail.

Gallery Stairs

A set of quarter-turn wooden stairs lead from the nave to the gallery (Figure 3.31). The nave-level run of the stairs is boxed on one side by the wall shared with the vestibule and open without a railing on the other side. The second run of stairs is boxed on walls on both sides on its ascent to the gallery (Figure 3.32).



Figure 3.31 First run of gallery stairs.



Figure 3.32 Second run of gallery stairs.

Confessional

The confessional is a small, L-shaped space in the northeast corner of the nave. One of confessional rooms is located below the stairs to the gallery, and the other is underneath the gallery itself (Figure 3.33). The confessional walls are covered with pressboard, and the wall dividing the public and clergy sides of the confessional are divided by a wall covered with painted metal sheeting with a fleur-de-lis pattern (Figure 3.34). There is a square, wood-cased opening in the wall screened with narrow latticework. Two single-glazed wooden doors lead to each respective side of the confessional (Figure 3.35).



Figure 3.33 The gallery stairs and confessional are located in the northeast alcove.



Figure 3.34 Painted fleur-de-lis metal sheeting in the confessional.



Figure 3.35 Doors leading into the confessional.

Sanctuary

The sanctuary is the southeasternmost portion of the main floor open to the nave (Figure 3.36). It is separated from the nave by a slightly raised dais and wooden altar rail. The floor consists of the same wood plank as the nave, but portions of it have been covered with sheet flooring. The altar rail consists of two lengths of distinctively sawn millwork. Wall surfaces match those of the nave, with an area of wood planks added to an upper portion of the southeast wall where the stained-glass window was removed. One of the four windows described above in the nave is technically located in the sanctuary's southeast wall. A wood-cased doorway on the northeast side of the sanctuary leads to the sacristy (Figure 3.37).



Figure 3.36 View of the sanctuary from the nave.



Figure 3.37 View through the sanctuary toward the sacristy door.

Sacristy

The sacristy consists of the southeast corner of the main level and corresponds to the cross-gabled volume of the church. It is a rectangular room accessed from the sanctuary. There is a five-panel wooden door on the northeast wall the leads to the exterior (Figure 3.38). The floors in the sacristy are covered with sheet flooring. The walls and ceiling are covered with pressboard. Some expanses of the wall are missing their covering with exposed horizontal wood boards. The northeast wall has portions of plywood beadboard and a vinyl sliding window. A rectangular doorway with a cased-wood opening is on the southeast wall and leads to a lean-to storage addition (Figure 3.39). The addition's interior walls and ceiling are lined with square acoustical tiles, many of which are damaged or missing (Figure 3.40).



Figure 3.38 Sacristy facing northeast toward exterior door.



Figure 3.39 Sacristy facing southeast toward storage addition.



Figure 3.40 View inside sacristy storage addition.

Gallery

The gallery is situated over the northeast end of the church and is configured into a shallow rectangular shape, with its central portion slightly projecting over the vestibule (Figures 3.41 and 3.42). It shares the metal-sheet ceiling and pressboard walls of the nave, with one piece of fleur-de-lis patterned metal sheeting in the ceiling. Floors appear to be wide planks of underflooring. The southeast side of the gallery is open to the nave, separated only by a low railing. The gallery-facing side of the railing is unfinished wood, exposing the framing (Figure 3.43).



Figure 3.41 Gallery facing west.



Figure 3.42 Gallery facing east.



Figure 3.43 View from the gallery toward the nave and sanctuary.

Summary of Alterations to Interior

- Removal of second set of vestibule doors.
- Installation of pressboard and other modern materials over original walls.
- Faux pressed metal ceiling on main level.
- Addition of sheet flooring over wood planks.
- Removal of church furniture.
- Removal of stained-glass window in sanctuary.
- Sacristy storage addition.
- Finishing of basement into various spaces.
- Replacement of midcentury finishes and materials in the basement kitchen and social area.

- Reconfiguration of spaces in the basement.
- Southeast basement addition beyond historic church footprint.
- Installation of modern bathroom and fixtures in basement.

3.2 CHARACTER DEFINING FEATURES

According to *Preservation Brief 17,* "Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building" (Nelson 1988). The brief goes on to define character-defining features as those elements that give the building its visual character, such as "the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment." Character-defining features may additionally be defined as elements of a building that should be preserved, as their loss or alteration would destroy the historic character of the building. It is essential to identify a historic building's character-defining features in order to preserve them to the maximum extent possible.

3.2.1 Setting

- Location on flat lot in Carlin amid other historic resources.
- Spatial relationship with the Union Pacific Railroad right-of way and crossings.

3.2.2 Exterior

- Simple massing.
- Square belfry with flared pyramidal roof and round-arched openings on all sides.
- Symmetry of primary gabled mass and belfry.
- Moderately-pitched gabled roof with boxed shallow eaves.
- Round louvered vent in primary elevation end gable.
- Wood shingle roof.
- Wood drop siding.
- Concrete foundation.
- Simple wall trim including cornerboards and bargeboard.
- Centered entrance steps.
- Overall fenestration pattern.
- Wood-framed sash windows.
- Round-arched windows with rectangular, multi-profiled wooden casings.
- Wood-framed awning windows with three-light glazing in basement level.
- Paired five-panel wooden doors at main entrance.

3.2.3 Interior

Basement

The basement experienced extensive remodeling and additions after the period of significance. As a result, a single character-defining feature remains.

- Wood-framed awning windows with three-light glazing.

Main Level

- Vestibule, nave, and sanctuary spaces.
- Sequence from vestibule to nave and sanctuary, and into the sacristy.

- Pressed metal wall coverings with fleur-de-lis pattern in nave and sanctuary.
- Sawn millwork on the northeast end of the nave beneath the gallery railing.
- Beadboard wall surface in vestibule.
- Simple gallery railing millwork.
- Confessional entrances and spaces.
- Confessional shared wall and screen.
- Gallery stair between vestibule and confessional.
- Sawn wooden altar rail.
- Round-arched window openings.
- Overall fenestration pattern of nave and sanctuary.
- Paneled wood doors.
- Remaining historic wood trim (e.g., baseboards, door and window casings).
- Wood floor.

Gallery

- View overlooking nave and sanctuary.
- Solid wooden railing.

3.3 PRIMARY AND SECONDARY INTERIOR SPACES

The individual interior spaces of a building may be categorized as either primary or secondary. Primary spaces are critical to defining the historic character of a building and should be retained or minimally altered. On the other hand, secondary spaces are less important in contributing to historic character and may experience greater change without significantly compromising the overall character of the building. Primary and secondary interior spaces are identified in order to determine which spaces should be preserved to the maximum extent possible during rehabilitation work, as well as which spaces have greater flexibility to accommodate change without irreversibly altering the building's historic character.

3.3.1 Primary Spaces

According to the National Park Service (2017), primary spaces "are essential in conveying the historic and architectural character of a building." They are generally associated with the primary function of a building during its period of significance and tend to include public spaces that demonstrate rich detailing. For example, primary spaces in a church include historic public entrances, sanctuary space and volume, balconies, and vestry halls. An accounting of primary spaces for the building is as follows:

- Vestibule
- Nave
- Sanctuary
- Confessional
- Gallery
- Gallery stair

3.3.2 Secondary Spaces

Secondary spaces "are less critical in defining a building's importance within its period of significance. They often still help define the building's significance and character, but because of their size, location, or function their impact is not felt as strongly when progressing through the building" (National Park Service 2017). Secondary spaces tend to be modestly ornamented spaces with restricted access, or utilitarian spaces serving a support function. Examples of secondary spaces in a church might include secondary public spaces, sacristies, offices,

kitchens, bathrooms, and utilitarian spaces (e.g. closets, mechanical rooms). The following is a list of secondary spaces for the church:

- Sacristy
- Basement

4.0 EXISTING CONDITIONS AND MATERIAL CONSERVATION RECOMMENDATIONS

4.1 INTRODUCTION

Following is a summary of existing conditions and material conservation recommendations for the historic Sacred Heart Catholic Church in Carlin, Nevada. The building was surveyed by ZoAnn Campana, M.P.S. during a site visit in December 2024. Existing conditions were documented using annotated drawings and digital photography. Overall, the church is in fair condition, exhibiting a range of deferred maintenance issues.

Architectural treatments and recommendations described in this section consist of repairs as well as conservation measures. Repairs include routine maintenance such as cleaning and painting, in addition to maintenance measures requiring specialized skills and materials to address historic building needs. Conservation treatments are defined as methods to retain existing historic materials rather than replacing them. Prior to implementation, recommended treatment methods and materials must be tested for physical, chemical, and visual compatibility with historic materials.

The following recommendations are in line with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Grimmer 2017). This document will be invaluable as a reference material throughout the life of this project.

Summary of High Priority Conservation Issues

- Replacement of the existing roof.
- Stabilization of building frame (roof, walls, and floors).
- Repair and selective replacement of wood windows.

4.2 HISTORIC BUILDING MATERIALS

Original or historic building materials, or historic fabric, contribute to the significance of a building by demonstrating the degree to which architectural integrity has been retained. Of the seven aspects of integrity set forth by the National Park Service, historic fabric is associated with the integrity of *materials, feeling, and workmanship,* representing traditional materials or building techniques that are no longer part of common building practice. Retention of historic fabric maintains the authenticity of character-defining features, in addition to advancing knowledge about the history of a building's design and technology. Historic materials at Sacred Heart include character-defining features such as wood framing, siding, and windows.

4.3 DETERIORATION OF MATERIALS

Deterioration of building elements and finishes at the church may be attributed to one or more of the following factors:

1. **Environmental Conditions:** Also known as weathering. In the case of the historic Sacred Heart Church, a combination of UV exposure, wind forces, and water infiltration is responsible for a majority of its material deterioration. Winds carry dust and dirt particles as agents of mechanical abrasion, which accelerates deterioration of wood surfaces. Additionally, the south elevation receives more sun exposure than the other elevations, further accelerating deterioration as a result of ultraviolet radiation. Finally, moisture intrusion is associated with erosion, salt crystallization, and wet/dry and freeze/thaw cycles associated with the deterioration of wood materials.

2. **Design Imperfections:** The design of a building can affect how agents of deterioration interact with the actual building material. In terms of materials conservation, the most vital design details relate to how water is carried away from the building. Properly-designed roofs, flashing, gutters, drains, water tables, and site sloping are crucial to preventing moisture from entering a building. Detail designs for roof penetrations and window and door opening are equally important as barriers to water intrusion. In order to ensure structural stability and resistance to weathering, appropriate materials and compatible systems must be specified.

3. **Construction Imperfections:** Construction mistakes and poor workmanship can undermine the best-intentioned designs. Unnecessary vulnerabilities in building systems may be caused by carelessness or errors in mixing or applying materials and finishes, preparing surfaces, or fitting components.

4. **Deferred Maintenance and Inappropriate Repairs:** Finally, deterioration is generally exacerbated by deferred maintenance, as well as the use of inappropriate or incompatible materials or techniques in repairs.

4.4 EXISTING CONDITIONS ASSESSMENT AND CONSERVATION RECOMMENDATIONS

Each component of the building was inspected with respect to its existing condition. The conditions assessment identifies the location, type, and extent of deterioration, in addition to providing recommendations for appropriate rehabilitation treatments for the building. The existing conditions assessment that follows is based on physical inspection of the church by ZoAnn Campana, M.P.S. It also incorporates the findings of Arlee Fisher, AIA and Chris Roper, PE/SE.

Materials and features have been assigned condition ratings of **good, fair,** and **poor** and maintenance deficiency ratings of **critical, serious,** and **minor.** Definition of these terms is derived from the National Park Service's Inventory Condition Assessment Program (ICAP) and Facility Condition Assessment Survey (FCAS).

4.4.1 Definition of Qualitative Condition Ratings

A rating of **good** indicates that the material does not demonstrate signs of active deterioration and is not currently in need of repair. Moreover, routine maintenance should be sufficient to maintain the current condition.

A rating of **fair** indicates that active deterioration is taking place but in limited quantities or locations. A feature in fair condition generally provides an adequate level of service to the building's overall operations, but requires more than routine maintenance attention. Moreover, cyclic maintenance or repair/rehabilitation work may be required in the future.

A rating of **poor** indicates that the feature is in need of immediate attention and will require extensive repair or possibly replacement in kind (National Park Service 2007:31).

4.4.2 Definition of Maintenance Deficiency Priority Ratings

A rating of **critical** indicates the need for emergency or immediate repair. It is further defined by: 1) an advanced state of deterioration which has resulted in the failure of a feature or will likely result in the failure of a feature if not corrected within one year, or 2) the accelerated deterioration of adjacent or related materials or systems as a result of the feature's deficiencies if not corrected within one year, or 3) an immediate threat to the health or safety of the user, or 4) failure to meet legal requirements.

A rating of **serious** indicates the need for immediate or short-term repair. It is further defined by: 1) a deteriorated condition that will result in the failure of a feature if not corrected within one to three years, or 2) a potential threat to the health and safety of the user if not corrected within one to three years, or 3) the ongoing deterioration

of adjacent or related materials or systems as a result of the feature's deficiency.

A rating of **minor** indicates that standard preventative maintenance practices and preservation methods have not been followed and that there is a need for repair in the short or long-term. It is further defined by: 1) a reduced life expectancy of affected adjacent or related materials or systems within three to five years and beyond, or 2) a condition with the potential for long-term impacts within three to five years and beyond (National Park Service 2007: 32).

4.4.3 Best Practices in Architectural Conservation

Goals of architectural conservation include retaining the maximum possible amount of historic fabric in the subject property, as well as employing materials and methods that hinder deterioration without damaging the visual, physical, or chemical characteristics of architectural features. Architectural conservation should support the values that make a particular resource significant and be grounded in the resource's chronology of development and use in an effort to protect and preserve character-defining spaces and features. Before treatment plans are implemented, their interaction with environmental conditions affecting the building should be analyzed. Moreover, proposed treatment methods, materials, and products should be tested prior to application.

The Technical Preservation Services division of the National Park Service has published a series of *Preservation Briefs*, which are invaluable resources for preserving, rehabilitating, and restoring historic buildings. These publications assist historic building owners and stewards with identifying and resolving common issues prior to work, providing guidance on subjects ranging from cleaning methods and maintenance to substitute materials and accessibility. *Preservation Briefs* applicable to the treatment plan and conservation recommendations set forth in this report are included in Appendix D.

4.4.4 Exterior Conditions Assessment

4.4.4.1 Foundations and Footings

Assessment: Good. The building has a daylight basement with a concrete perimeter foundation and concrete slab-on-grade floors. The concrete foundation was likely added in the 1940s when the basement was finished. The foundation appears to be in good condition with no visible signs of deterioration or deficiency, aside from surface biological growth and staining on the northwest and northeast elevations (Figures 4.1 and 4.2).

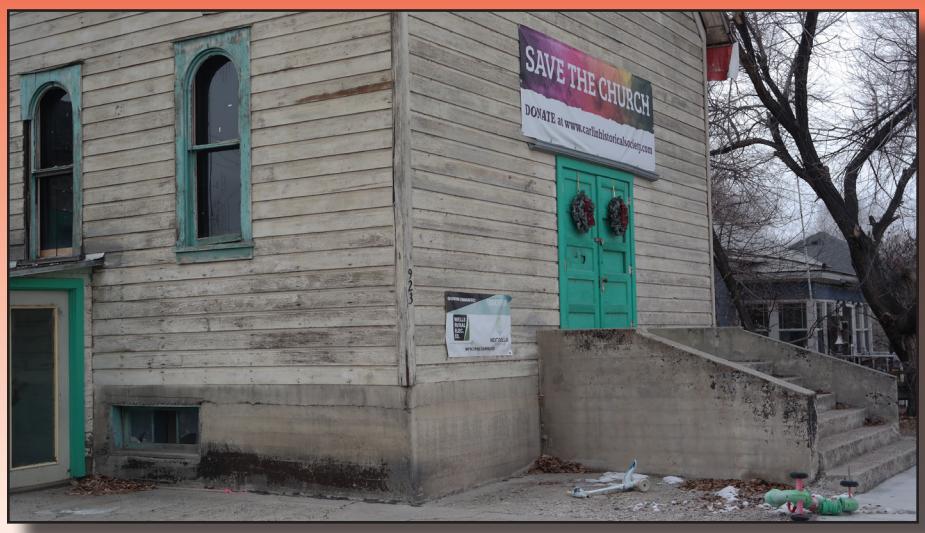


Figure 4.1 Portion of the northwest and northeast elevation foundation walls. Note the biological growth to the right of the basement window.



Figure 4.2 Portion of the northwest and southwest elevation foundation walls.

Mechanisms of Deterioration: Damp and shady conditions on the northwest and northeast elevations are likely contributing to the biological growth on portions of the concrete foundation wall.

Recommended Treatments: Clean the concrete surfaces using the gentlest methods possible. Low-pressure water (less than 200 psi) or steam cleaning should be attempted initially. If these do not effectively remove staining, chemical surface treatments in the form of detergents or mild, diluted acid cleaners may be used. Cleaning products with strong acids (e.g., muriatic acid or hydrofluoric acid) will damage concrete and should not be used.

Repair and Maintenance Tasks:

- Clean concrete surfaces using the gentlest method possible.
- Trial samples of cleaning methods and chemical treatments should be performed prior to full-scale implementation.

Priority: Minor.

4.4.4.2 Siding

Assessment: Fair. The exterior of the church's primary gable and cross-gable volumes is covered with painted wood drop siding. The basement entrance on the northeast elevation is clad with horizontal wood plank siding, and the attic addition on the rear elevation is non-historic plywood siding. All of the paint has failed, thereby exposing the wood siding to the elements. Some boards are deteriorated and demonstrate signs of dry rot and warping. Other boards are simply missing paint and therefore are unprotected from weathering processes (Figures 4.3 and 4.4).



Figure 4.3 Siding on the northwest and southwest elevations. Note the warped boards on the southwest elevation (right) and the deteriorated cornerboard at the bottom of the wall.



Figure 4.4 **Siding on the cross-gable addition. Note the areas of broken wood, cracks, and deteriorated cornerboard.**

Mechanisms of Deterioration: Deterioration of the building's wood surfaces may be attributed to overall paint failure; abrasion from wind-blown dusts, sands, and gravel; photodegradation caused by exposure to sunlight and UV radiation; and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23).

Recommended Treatments:

1) Selectively remove remaining exterior paint by the gentlest means necessary. **Sandblasting, waterblasting, and the use of rotary drill attachments are NOT recommended for paint removal and may result in irreversible damage to the wood surface.** The extent to which existing paint is removed depends on the severity of paint surface conditions. Surface conditions can vary from elevation to elevation, or from element to element (e.g. siding versus soffit/fascia), depending on weathering patterns and other environmental factors. For this reason, all surfaces of the building may not require the same degree of paint removal. Assess the paint surface conditions according to the classes specified by the National Park Service in *Preservation Brief 10: Paint Problems*, which are listed as follows:

   - **Class I – Exterior surface conditions generally requiring no paint removal.** Dirt, soot, pollution, cobwebs. In the case of this building, the majority of paint has deteriorated to the point of bare wood, and no areas fall under Class I.

   - **Class II – Exterior surface conditions generally requiring limited paint removal.** Crazing, intercoat peeling, solvent blistering, wrinkling. In the case of Sacred Heart, particularly on the east elevation, there are paint surfaces that demonstrate crazing—or surface cracking—and thereby fall under Class II. To treat crazing in preparation of repainting, the surface may be hand-sanded or mechanically-sanded. Once repainted, hairline cracks may be visible; however, the surface will be protected against moisture penetration.

   - **Class III – Exterior surface conditions generally requiring total paint removal.** Peeling, cracking/alligatoring. In areas where paint has peeled or cracked to bare wood, the paint will need to be totally removed. This applies to the majority of the church siding surface. Methods of removal include scraping, sanding, heat removal, or chemical strippers. Heat and chemical removal methods should be utilized with extreme caution to prevent irreparable harm to the wood surfaces of the building. Additional recommendations regarding these methods are contained in *Preservation Brief 10.*

2) Once paint is removed, wood surfaces should be sanded using #120 grit (medium grade) sandpaper and subsequently primed using an oil-alkyd primer thinned with a solvent to increase the depth of wood penetration and create a strong substrate surface. The ratio of primer to solvent may be determined by the architect in consultation with the paint manufacturer.

3) Repair and selectively replace deteriorated siding, **retaining as much original material as is practically possible.** If deteriorated beyond the point of sanding, the wood should be consolidated using epoxy resins or other consolidants formulated to closely match the strength of the wood. Only if a component is deteriorated beyond repair should it be replaced in-kind (see section 4.5).

4) Once the necessary repairs and/or replacement have been made, the entire exterior should be lightly sanded and primed with a second coat of oil-alkyd primer at full strength. Lightly sand the second coat of primer and wipe down surfaces to remove accumulated dust.

5) Repaint the exterior with acrylic latex paint in historically-appropriate colors. Acrylic latex paint

demonstrates good color stability, durability, and breathability. It is also compatible with oil-alkyd primer and has flexibility of movement, allowing it to naturally expand and contract with the wood surface.

For additional guidance, see *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork* and *Preservation Tech Notes* "Exterior Woodwork Number 1."

Repair and Maintenance Tasks:

- Remove paint from historic siding using the gentlest means necessary. Leave a small sample of intact paint in an inconspicuous area as a record of the building's paint history.
- Repair and/or replace in-kind deteriorated wood boards while retaining as much historic fabric as possible.
- Prepare wood surface for repainting, including sanding and priming.
- Repaint the exterior with historically appropriate colors.
- For the non-historic plywood siding on the rear elevation, this can be retained and painted to match the historic siding, or replaced with a material compatible with but visually distinct from the historic siding.

Priority: Serious.

4.4.4.3 Exterior Trim

Assessment: Fair. Wood trim is used for the window and door sills, casings, cornerboards, bargeboards, and the vent trim over the main entrance. The soffits and fascia are also of wood, as are the components of the belfry. The wood is in fair condition and is in need of repainting. As to the window trim, cross-gable entry door trim, vent trim, and the belfry components, areas of the wood are deteriorated and in some places missing and need to be repaired and/or replaced (Figures 4.5 to 4.7).



Figure 4.5 A portion of the vent trim in the northwest elevation is missing. This view also shows warped siding boards and loose nails.



Figure 4.6 **Damaged and missing window trim on the southwest elevation, first window back from the façade. Chipped and warped siding boards are also visible.**



Figure 4.7 Damaged and missing window trim in the northeast elevation, fourth window back from the façade.

Mechanisms of Deterioration: Deterioration of the building's wood trim may be attributed to overall paint failure, abrasion from wind-blown dusts, sands, and gravel, photodegradation caused by exposure to sunlight and UV radiation, and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23).

Recommended Treatments:

1) Selectively remove exterior paint by the gentlest means necessary, repair or replace deteriorated wood trim elements while retaining as much historic material as is practically possible (see section 4.5), and repaint the trim. See the preceding section on recommended treatments for exterior siding for detailed guidance on these processes.

Repair and Maintenance Tasks:

- Inspect each trim component for deterioration.
- Repair and/or replace deteriorated elements while retaining as much historic fabric as possible.
- Prepare wood surface for repainting, including sanding and priming.
- Repaint with historically-appropriate colors.

Priority: Serious.

4.4.4.4 Roofing

Assessment: Poor. The roof that covers the main mass of the church and the belfry historically was covered with wood shingles, but few if any shingles remain, and the primary gable roof is covered with a tarp secured with tire ballasts. It is not known when the existing roof was installed. The roof has failed and is overdue to be replaced (Figure 4.8). The cross-gable volume roof is covered with wood shingles in fair to poor condition on its northwest elevation (Figure 4.9). The shed addition housing the entry stair to the basement is covered with roll roofing (Figure 4.10). The southeast elevation is covered with asphalt shingles (Figure 4.11). The basement addition roof on the rear elevation is covered with a combination of wood shingles and roll roofing. Some flashing is visible around the roof valleys and belfry and appears to be deteriorated.



Figure 4.8 Overview of the northwest and northeast elevations show the tarped roof with tire ballasts.



Figure 4.9 Northwest elevation of the cross gable is covered with wood shingles.



Figure 4.10 Sheet roofing and ad hoc flashing on the shed roof over the basement access stairs. Note the deteriorated window sill in the background.



Figure 4.11 Deteriorated asphalt shingles cover the southeast basement addition.

Mechanisms of Deterioration: Exposure to sunlight and UV radiation, weathering, deteriorated and missing flashing, and age. Moisture trapped beneath the shingles may also contribute to roof deterioration.

Recommended Treatments: Replace roof with historically-compatible, fire-treated wood shingles. The shingles should match those that were in use during the church's period of significance. Alternatively, "architectural shingle" type asphalt shingles, which mimic wood shingles when viewed at a distance, may be installed. To prevent future deterioration, new flashing should be installed, albeit sensitively, between the main gabled roof and the belfry, as well as where the cross-gable volume and additions join the building. Gaps between the roof and exterior wall should be repaired by splicing in in-kind materials. A mineral-surfaced cap sheet should be incorporated into the decking and flashing assembly. See *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle*

Roofs for additional guidance in selecting and installing appropriate wood shingles.

When replacing the roof, good ventilation is essential to ensuring its long-term performance. A "Cedar Breather" or similar ventilation mat may be installed to enhance ventilation. In addition, certain practices should be avoided:

- Shingled roofs should **not** be "set directly on solid sheathing where there is insulation packed tightly between the wooden rafters without adequate ventilation" (Park 1989). If insulation must be used, ventilation channels should be provided between the rafters and roof decking.

- Heavy building felts should **not** be installed beneath the shingles. This can retain moisture on the underside of shingles and accelerate deterioration. Recommended practices to improve roof ventilation include installing vapor barriers.

Once the new roof is installed, it should be kept clean and regularly inspected. Loose or damaged shingles and flashing may be selectively replaced before serious damage occurs, thereby extending the life of the roof.

Repair and Maintenance Tasks:

- Replace existing roof with historically-appropriate wood shingle roof.

- Install new, compatible flashing around between main gable roof and belfry, and where the cross-gable and addition roofs attach to the primary gable volume.

Priority: Critical.

4.4.4.5 Belfry

Assessment: Fair. The structure and materials of the belfry are beginning to fail. The belfry is framed and trimmed with wood and covered with a wood shingle roof. As previously mentioned, wood in the belfry is deteriorating, particularly on the southwest elevation, where the trim on either side of the round-arched opening is missing (Figure 4.12).

Mechanisms of Deterioration: Deterioration of the belfry's wood surfaces may be attributed to overall paint failure; abrasion from wind-blown dusts, sands, and gravel; photodegradation caused by exposure to sunlight and UV radiation; and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23).

Recommended Treatments: Repair deteriorated wood components, **retaining as much historic fabric as possible**. Selectively replace sections of the belfry that are deteriorated beyond repair. If investigation concludes that the tower requires additional stabilization and/or reframing, make the necessary repairs, retaining as much historic fabric as possible.

Repair and Maintenance Tasks:

- Repair deteriorated materials, retaining as much historic fabric as possible.

- Selectively replace deteriorated materials in-kind if they are beyond repair.

- Stabilize tower retaining as much historic fabric as possible.

Priority: Serious.

4.4.4.6 Exterior Doors

Assessment: Fair. A pair of painted wooden five-panel out-swinging doors is centered in the primary elevation of the main mass of the church (Figures 4.13 and 4.14). These doors are painted blue, and they feature a mix of historic and modern hardware. The hinges and lockset date to the period of significance, but the latch and padlock are modern. The paint is actively deteriorating. The wood in the third panel of the door on the left is damaged, as is the wood on the second panel on the door on the right.



Figure 4.12 The southwest elevation of the belfry (right) is missing trim material around its arched opening.



Figure 4.13 Paired entrance doors show some damage and a mix of historic and modern hardware.



Figure 4.14 The entrance doors are braced with wood on the inside.

There are wooden boards bracing the interior of these doors, demonstrating a need for stabilization and repair.

Another painted wooden five-panel single door is present on the northwest elevation of the cross-gable and opens into the sacristy (Figure 4.15). It is in good condition, other than deteriorating paint and holes from missing historic hardware. A modern deadbolt lock has been installed on this door.

A full-glazed door is located on the northwest elevation of the shed-roofed entry stair to the basement (Figure 4.16). This door is modern and replaced the original paneled wooden door to the basement stairs.

A paneled door with 3-over-3-over-3 upper glazing is located on the southeast elevation, providing access to the rear basement addition (Figure 4.17). This door is modern and dates to the circa 1980s basement addition.

Mechanisms of Deterioration: Deterioration of the doors' wood surfaces may be attributed to overall paint failure; abrasion from wind-blown dusts, sands, and gravel; photodegradation caused by exposure to sunlight and UV radiation; and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23). The damage to the main entry doors may be a result of vandalism.

Recommended Treatments: Rehabilitate existing historic-era doors by removing the paint, repairing deteriorated materials, and refinishing with a period-appropriate paint or finish. Repair deteriorated wood while retaining as much historic material as is practically possible (see section 4.5), and repaint the trim. See the section



Figure 4.15 The entrance door to the sacristy has lost its historic hardware.



Figure 4.16 The entrance door to the basement entry stair on the northwest elevation is modern.



Figure 4.17 The entrance door to the rear basement entrance is a modern panel door with nine-light glazing.

on recommended treatments for exterior siding for detailed guidance on recommended wood conservation treatments (section 4.4.4.2). Period-appropriate hardware, including hinges and locksets, should be retained or installed if no longer present. If the door materials are so deteriorated that they cannot be repaired, they may be replaced in kind with a door that matches the materials, design, and finishes of the original.

The modern doors (basement stair entry and rear basement entry) are in generally good condition and do not require replacement. However, if replacement is desired, it is recommended that new doors are compatible with the size, scale, material, and color of the rehabilitated building.

Repair and Maintenance Tasks:

- Repair deteriorated or damaged material while retaining as much historic fabric as possible.
- Refinish doors to their historic appearance using finishes that are compatible with the historic material.
- If material is deteriorated beyond repair, the door may be replaced in-kind with one that matches the materials, design, and finish of the original.
- Restore door hardware to historic appearance. This may include rehabilitating the existing hardware or replacing it with period-appropriate hardware.

Priority: Minor.

4.4.4.7 Windows

Assessment: Fair. The church's main level features round-arched wood sash windows trimmed with wide, flat-headed wood moldings (Figures 4.18 to 4.22). There is



Figure 4.18 Windows on the northeast elevation.



Figure 4.19 Windows on the southwest elevation.



Figure 4.20 Detail of northeast elevation windows in primary gable volume.



Figure 4.21 Detail of the two windows closest to the façade end of the southwest elevation.



Figure 4.22 Detail of the two windows closest to the rear end of the southwest elevation.



Figure 4.23 Vinyl sliding window in the cross gable of the northeast elevation.



Figure 4.24 Detail of wood awning window in basement.



Figure 4.25 Detail of metal sliding windows in rear basement addition.

one rectangular vinyl sliding replacement window in this level on the northeast elevation that resulted in modification of the original opening (Figure 4.23). There are rectangular wood awning windows in the basement level of the original church footprint (Figure 4.24). The rear basement addition has metal sliding windows (Figure 4.25).



Figure 4.26 Two windows have been removed in the rear (southeast) elevation. A stained-glass window depicting the sacred heart below the end gable was relocated to the new church. The historic appearance of the window in the sacristy is unknown.

There are two windows in the rear elevation that have been removed, leaving square window openings infilled with wood (Figure 4.26). One is the stained-glass window depicting the sacred heart that was moved to the new church. The other is the window that was in the sacristy addition.

In the historic wood-framed windows, glazing is a combination of historic and modern glass. Most glazing consists of basic clear glass panes. Some of the windows lack glazing and have been boarded-up or otherwise covered (Figure 4.27). In some of the windows, the glazing putty has failed, resulting in the loss—or at least



Figure 4.27 This window on the northeast elevation has lost its glazing and is covered on the interior with acrylic panels.



Figure 4.28 The glazing in this basement awning window on the northeast elevation was vandalized.

endangerment—of the window glazing. Some glazing has been lost to vandalism (Figure 4.28). These conditions affect the weather-tightness of the church and may allow for water infiltration.

Some of the wood window trim is deteriorated. The other wooden components of the windows (e.g. sills, rails) are similarly degrading. Cracks, missing paint, and dry rot—to varying degrees—were observed in the wooden components of the windows (Figure 4.29).



Figure 4.29 The window at far right on the northeast elevation does not close properly: note the gap between the bottom sash rail and sill.

Mechanisms of Deterioration: The windows are more than 100 years old and have not been properly maintained (e.g., routine reapplication of glazing putty and weatherstripping).

As with other wood surfaces of the building, the deterioration of wooden window components may be attributed to overall paint failure, abrasion from wind-blown dusts, sands, and gravel, photodegradation caused by exposure to sunlight and UV radiation, and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23).

Recommended Treatments: A complete window survey should be undertaken to assess the unique conditions and treatment needs of each window. In the event of failing glazing, existing glazing putty may be removed and new glazing putty added to adhere glass to the sashes. However, glazing may need to be replaced in kind.

In general, window materials should be repaired rather than replaced, conserving as much historic fabric as possible. According to *Preservation Brief 9: The Repair of Historic Wooden Windows*, wooden windows may require one of three levels of repair:

1. Routine Maintenance – To keep a wooden window working in "like new" condition, the following steps should be undertaken:

- Some degree of interior and exterior paint removal,
- removal and repair of sash (including reglazing where necessary),
- repairs to the frame,
- weatherstripping and reinstallation of the sash, and
- repainting.

2. Stabilization – To repair a partially-decayed or weathered wood window, the following steps should be undertaken:
    - Dry the wood,
    - treat decayed areas with a fungicide,
    - waterproof with two or three applications of boiled linseed oil (applications every 24 hours),
    - fill cracks and holes with putty, and
    - after a "skin" forms on the putty, paint the surface.
3. Splicing and Parts Replacement – When wooden window components are so badly deteriorated that they cannot be stabilized, they may be replaced in kind with new matching pieces, or alternatively, new wood may be spliced into existing members.

In most cases, the layperson is able to repair historic wood windows with the appropriate resources and materials. In addition to *Preservation Brief 9,* other "best" resources for repairing historic wooden windows include *Working Windows* by Terry Meany, *Save America's Windows* by John Leeke, and *Simple Steps to Working Windows* on YouTube (https://www.youtube.com/watch?v=hbX1-x3atno). The State Historic Preservation Office may also provide technical guidance on window repair.

The retention of existing windows is preferred; however, further inspection may reveal that some windows have deteriorated to the point that they require partial replacement. Observed conditions at the church suggest that all of the existing windows can be repaired. If a situation arises in which replacement is the only option, deteriorated elements should be replaced in kind to ensure that the new elements match the historic/existing windows. The following characteristics must be considered—and matched—when replacing all or part of a historic window:

- The pattern of the openings and their size;
- proportions of the frame and sash;
- configuration of window panes;
- muntin profiles;
- type of wood;
- paint color;
- characteristics of the glass; and
- associated details such as arched tops, hoods, or other decorative elements.

Once the windows have been repaired and/or replaced, wooden members should be repainted according to the guidelines set forth in *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork* and "Exterior Woodwork Number 1" of *Preservation Tech Notes.*

Repair and Maintenance Tasks:

- Perform a full window survey.
- Repair and/or replace in-kind deteriorated wooden components while retaining as much historic fabric as possible.
- Repair and/or replace in-kind existing glazing while retaining as much historic fabric as possible.

- Prepare wood surface for repainting, including sanding and priming.
- Protect wood components with a water repellent.
- Repaint the components with historically-appropriate colors.

Priority: Critical.

4.4.4.8 Stairs

Assessment: Fair. The entrance steps are centered in the northwest elevation, providing access to the main level of the church (Figure 4.30). They were completely rebuilt in the 1940s when the basement was finished and concrete foundation put in place. The design and materials of the original stairs are not known. The stairs appear to be in fair condition. There is surface biological growth and staining on the railings and steps. In addition, there is evidence of surface degradation in the form of cracking and delamination.



Figure 4.30 The main entrance stairs exhibit surface degradation and biological growth.



Figure 4.31 The wooden stairs in the cross gable are in similar condition to other wood surfaces on the church exterior.

There is another set of stairs on the northwest elevation of the cross-gable volume that provide access to the sacristy (Figure 4.31). They are constructed entirely of wood and do not have a railing. They are in fair condition, exhibiting a loss of paint and weathering similar to other wood elements of the exterior.

Mechanisms of Deterioration: Damp and shady conditions on the northwest and northeast elevations are likely contributing to the biological growth on portions of the concrete stairs. The concrete deterioration is likely attributed to repeated freezing and thawing cycles. When the concrete surface is saturated with water, such as after snow or rain, and subjected to freezing temperatures. Water in the concrete freezes, thereby exerting forces on the adjacent concrete and causing cracking and delaminating. Deicing salts can also affect historic concrete, pitting the surface (Gaudette and Slaton 2007:5-9).

As with other wood surfaces of the building, the deterioration of wooden exterior stairs may be attributed to overall paint failure, abrasion from wind-blown dusts, sands, and gravel, photodegradation caused by exposure to sunlight and UV radiation, and expansion cycles related to hydration and dehydration of water-soluble salt crystals deposited in the wood (Weaver 1997: 20-23).

Recommended Treatments: Clean the concrete surfaces using the gentlest methods possible. Low-pressure water (less than 200 psi) or steam cleaning should be attempted initially. If these do not effectively remove staining, chemical surface treatments in the form of detergents or mild, diluted acid cleaners may be used. Cleaning products with strong acids (e.g., muriatic acid or hydrofluoric acid) will damage concrete and should not be used.

Repair damaged concrete surface areas, incorporating materials and methods that are sympathetic to the historic concrete in character and appearance. They should also provide good long-term performance. Repair materials should weather and age similarly to the historic concrete. Concrete repair requires a multi-phased approach that entails developing trial repair methods, conducting and assessing trial repairs, and ultimately performing repairs. To develop specific treatments for the church's concrete stairs, see *Preservation Brief 15: Preservation of Historic Concrete* (Gaudette and Slaton 2007).

Concrete repair measures should retain as much of the historic material as possible, while providing for removal of enough deteriorated concrete to provide a sound substrate for a lasting repair. Repair work should visually match the existing concrete as closely as possible with similar compressive strength, permeability, and other characteristics. The concrete stairs should not be replaced unless further investigation finds that they are beyond repair, in which case the replacement stairs should match the historic stairs.

Repair and Maintenance Tasks:

- Clean concrete surfaces using the gentlest method possible.
- Trial samples of cleaning methods, chemical treatments, and repairs should be performed prior to full-scale implementation.
- Repair historic concrete using successful test methods while retaining as much historic fabric as possible.
- For the wood stairs, follow repair and maintenance tasks recommended for other wood elements (i.e., siding, trim, and doors) in this document.

Priority: Minor.

4.4.4.9 Chimney/Concrete Feature

Assessment: Fair. There is an exterior concrete feature attached to the southwest elevation of the building (Figures 4.32 to 4.33). Oral history indicates that it is a chimney, but this was not confirmed as its function. It is not original and was likely added when the basement was finished in the 1940s. It is built with concrete and covered with a thin layer of concrete surfacing, and it has a rubble concrete base and metal cap. The concrete finish layer is incised with the words "Built by Ybarra Whigt's." A wooden wall is on the northeast elevation, serving as a buffer between the feature and the wooden siding of the church. The concrete finish layer is cracking and spalling, revealing the material underneath. Since physical and documentary evidence for its purpose and appearance cannot be located, it may not be feasible or worthwhile to rehabilitate the feature.

Mechanisms of Deterioration: The concrete deterioration is likely attributed to repeated freezing and thawing cycles, and they may be exacerbated by the specific composition of the surface layer of concrete. When the concrete surface is saturated with water, such as after snow or rain, and subjected to freezing temperatures. Water in the concrete freezes, thereby exerting forces on the adjacent concrete and causing cracking and delaminating (Gaudette and Slaton 2007:5-9).

Recommended Treatments: Clean the concrete surfaces using the gentlest methods possible. Low-pressure water (less than 200 psi) or steam cleaning should be attempted initially. If these do not effectively remove staining, chemical surface treatments in the form of detergents or mild, diluted acid cleaners may be used. Cleaning products with strong acids (e.g., muriatic acid or hydrofluoric acid) will damage concrete and should not be used.



Figure 4.32 The chimney on the southwest elevation is not an original feature of the church, but it likely dates to the period of significance.



Figure 4.33 The concrete of the chimney is failing.

Repair damaged concrete surface areas, incorporating materials and methods that are sympathetic to the historic concrete in character and appearance. They should also provide good long-term performance. Repair materials should weather and age similarly to the historic concrete. Concrete repair requires a multi-phased approach that entails developing trial repair methods, conducting and assessing trial repairs, and ultimately performing repairs. To develop specific treatments for the church's concrete stairs, see *Preservation Brief 15: Preservation of Historic Concrete* (Gaudette and Slaton 2007).

Concrete repair measures should retain as much of the historic material as possible, while providing for removal of enough deteriorated concrete to provide a sound substrate for a lasting repair. Repair work should visually match the existing concrete as closely as possible with similar compressive strength, permeability, and other characteristics. The concrete chimney should not be replaced unless further investigation finds that they are beyond repair, in which case the replacement chimney should match existing in design, scale, and materials.

Repair and Maintenance Tasks:

- Clean concrete surfaces using the gentlest method possible.
- Trial samples of cleaning methods, chemical treatments, and repairs should be performed prior to full-scale implementation.
- Repair historic concrete using successful test methods while retaining as much historic fabric as possible.
- If further investigation finds that the chimney cannot be repaired and instead must be replaced, the new chimney design, scale, and materials must be sympathetic to the overall character of the building.
- If the chimney must be removed, care must be taken not to damage surrounding historic features or materials.

Priority: Minor.

4.4.5 Interior Conditions Assessment

4.4.5.1 Walls

Assessment: Poor. The interior walls of the nave, sanctuary, confessional, and gallery historically consisted of metal sheets pressed into a fleur-de-lis pattern and painted a deep rose color. These have been covered with insulated pressboard (Figure 4.34). There are exposed areas of the original metal that exhibit varying conditions. Some are damaged and others are relatively intact (Figure 4.35 and 4.36). Additional investigation entailing full removal of modern pressboard would be necessary to fully assess the condition of the historic walls.

Interior walls in the sacristy have been covered with pressboard. The original wall materials in that space are unknown without removing the existing pressboard. The basement, including its wall surface, was fully remodeled after the period of significance. For these reasons, the walls in these spaces are not included in this conditions assessment.

Mechanisms of Deterioration: Age, deferred maintenance, and water infiltration. In addition to stressors related to the age of the materials and general lack of maintenance, the pressed tin walls have been damaged by water from the leaking roof.

Recommended Treatments: Remove insulated pressboard, taking care not to damage metal sheeting underneath, to reveal remaining historic metal wall covering. Identify the metal composition of the wall sheeting and test to determine the gentlest effective cleaning treatment. The metal is most likely soft—consisting of tin, terneplate, or zinc—and easily damaged. Clean soiled or corroded metal using a non-corrosive chemical method. Once clean, ascertain the extent of damaged wall surface.

Repair or replace only damaged or deteriorated portions of the metal wall covering, retaining as much historic material as possible. Repair may include limited replacement in kind or with a compatible substitute material that matches the existing pattern, profile, and



Figure 4.34 The wood structure walls, historic pressed metal, and insulated pressboard is visible in this portion of the southwest nave wall.



Figure 4.35 Example of painted metal sheeting with fleur-de-lis pattern in confessional.



Figure 4.36 Some areas of the metal wall sheeting exhibit corrosion, likely due to water damage.

finish. Protect the metal by painting it with a historically appropriate color. A deep rose is recommended, as this was the original color of the painted metal.

If the metal wall surface is too deteriorated to repair, it should be replaced in kind using a sample of the remaining metal sheeting as a model to reproduce it. If using the same kind of metal is not feasible, then a compatible substitute material may be considered.

Repair and Maintenance Tasks:

- Remove the existing pressboard to expose the remaining historic material and without damaging the original metal sheeting.
- Determine the specific metal composition of the wall sheeting.
- Clean using the gentlest means necessary based on the metal composition.
- Repair and/or selectively replace in-kind deteriorated metal sheeting while retaining as much historic fabric as possible.
- Protect the metal and match the historic finish by painting a historically appropriate color.
- Any replacement material should match the pattern, profile, and finish of the historic wall sheeting.

Priority: Serious.

4.4.5.2 Doors

Assessment: Good. Only two interior doors date to the period of significance: the confessional doors (Figure 4.37). These likely do not date to the construction of the building and were likely replaced later in the church's history, perhaps the 1950s-1970s. They remain in generally good condition despite missing hardware. Other doors on the main level (between the sanctuary and the sacristy, as well as the sacristy storage room) have been removed, and their historic appearance is not known. Doors in the basement were replaced after the period of significance and are not included in this conditions assessment.

Mechanisms of Deterioration: N/A

Recommended Treatments: N/A

Repair and Maintenance Tasks:

- Periodically inspect door surfaces.
- Clean as needed using the gentlest means necessary.
- Repaint using historically appropriate colors.
- Any new doors in primary spaces, such as the entry to the sacristy from the sanctuary, should be compatible with the size, scale, and material of the church's other interior spaces.

Priority: Minor.

4.4.5.3 Windows

Assessment: Good to Fair. For the purposes of this report, the interior window components include sills and casework. Other window components were previously addressed in the exterior windows section. Both the sills and casework are in generally good to fair condition (Figures 4.38 and 4.39). In some cases, the sills demonstrate surface cracking and limited dry rot (Figure 4.40).

Mechanisms of Deterioration: Water penetration. Photodegradation caused by exposure to sunlight and UV radiation.

Recommended Treatments: Periodically inspect window sills and casework. For surfaces in good condition, clean as needed using the gentlest means necessary. Cleaning solutions and methods should be tested in an inconspicuous place that is representative of the surrounding woodwork. Repair damaged wood while



Figure 4.37 The confessional doors are likely a midcentury alteration and no longer retain their original hardware.



Figure 4.38 This window casework and sill on the northeast wall of the nave is in generally good condition and would require cleaning, light sanding, and repainting.



Figure 4.39 This window casework and sill on the southwest wall of the nave is in good-to-fair condition. Some surface cracking would require light sanding and refinishing.



Figure 4.40 This window casework on the southwest wall of the nave is in fair to poor condition. Some areas would only require sanding and repainting, whereas areas with missing wood would require more advanced repair and/or in-kind replacement.

retaining as much original material as is practically possible. Minor scratches can be treated by light sanding and refinishing with in-kind finishes. Minor to moderate loss of wood fabric can be repaired using epoxy wood fillers. If deteriorated beyond the point of repair, the damaged portions of the wood may be selectively replaced in-kind.

Repair and Maintenance Tasks:

- Periodically inspect window sills and casework.
- Clean as needed using the gentlest means necessary.

- Sand and refinish scratches while retaining as much historic fabric as possible.
- Repair and selectively replace in-kind deteriorated sills and casework while retaining as much historic fabric as possible.

Priority: Minor.

4.4.5.4 Stairs

Assessment: Fair. There are two interior stairways in the church (Figures 4.41 and 4.42). One is likely original, constructed of wood, and provides access from the nave to the gallery (gallery stair). The other was added when

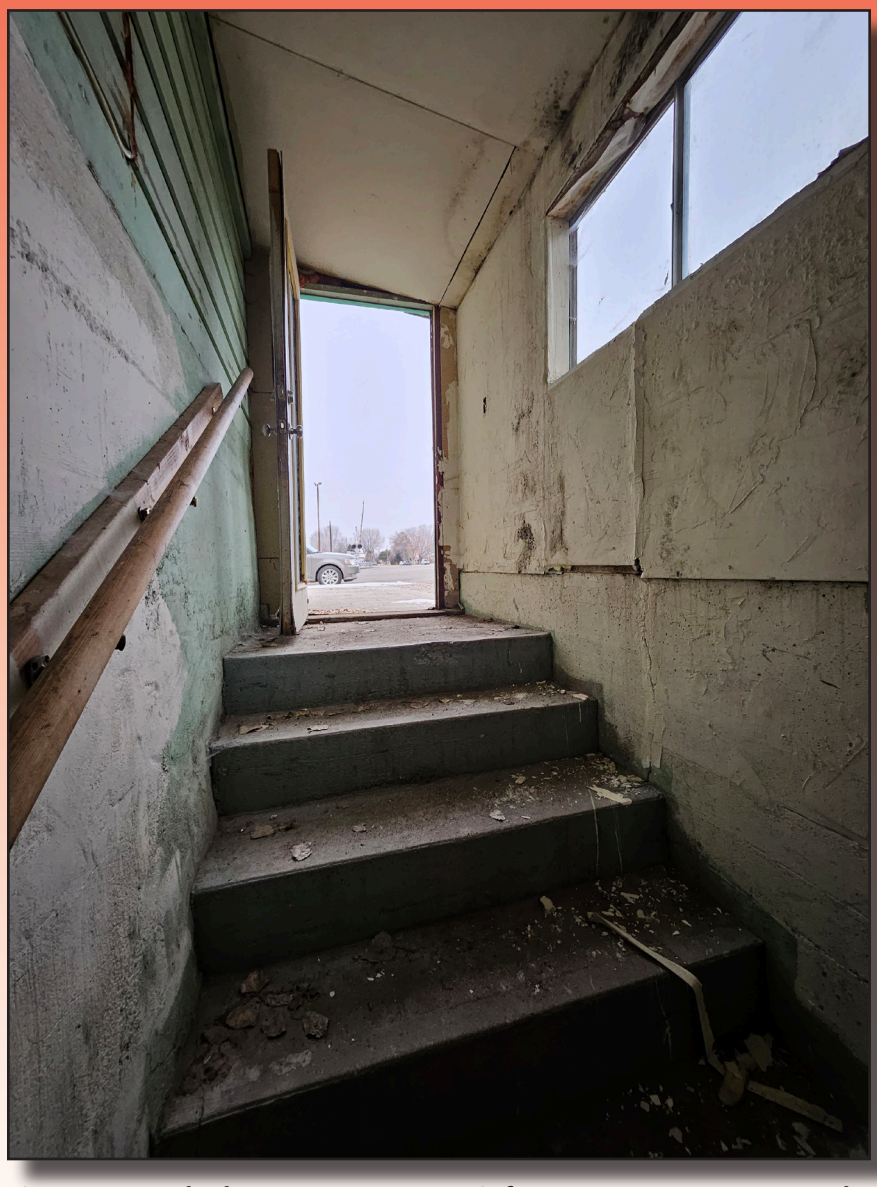


Figure 4.41 The basement access stair features concrete steps and a wood railing.



Figure 4.42 The wooden gallery stairs are in generally good condition but would require a new railing to address life-safety requirements.

the basement was finished in the 1940s, constructed of concrete, and provides access from the exterior ground level to the basement (basement entry stair). There is also a small set of concrete steps in the basement addition, but these were constructed after the period of significance and are not included in this assessment. The gallery stair does not have a railing and will need one for life-safety reasons. The basement has a railing attached to the wall. For the most part, the risers and treads of each stairway are in good condition.

Mechanisms of Deterioration: Heavy use and impact damage. Wood surfaces may additionally be damaged by water penetration and photodegradation caused by sunlight and UV exposure.

Recommended Treatments: Periodically inspect stairs and railings. For materials in good condition, clean as needed using the gentlest means necessary. Cleaning solutions and methods should be tested in an inconspicuous place that is representative of the woodwork throughout the church. Damaged stair and railing wood may be repaired while **retaining as much original material as is practically possible.** Minor scratches and scuffing can be treated by sanding and re-varnishing. Minor to moderate loss of wood fabric can be repaired using epoxy wood fillers. If deteriorated beyond the point of repair, the damaged portions of the wood may be selectively replaced in-kind.

Life safety requirements will necessitate adding a railing to the gallery stair. This should be done in a manner that does not damage or otherwise impact historic materials and is compatible to the visual character of the church interior.

Repair and Maintenance Tasks:

- Periodically inspect stairs.
- Clean as needed using the gentlest means necessary.
- Repair and selectively replace in-kind deteriorated wood boards while retaining as much historic fabric as possible.

Priority: Minor.

4.4.5.5 Flooring

Assessment: Good. The nave floors consist of exposed unfinished wood planks (Figure 4.43). This follows the historical trends in American wood flooring, which was considered utilitarian in nature and generally left unfinished until the 1880s. In rural or other out-of-the-way places, this continued into the twentieth century. Historically, the flooring may have been treated with oil to protect it from staining and reduce the frequency of maintenance (Gustine 2002: 15). In the sanctuary and sacristy, the wood planks are covered with floor sheeting (Figure 4.44). The gallery floors are likely of wood plank composition, but this should be confirmed. Overall, the floors that are visible are in good condition. The boards are generally sound. When damaged boards were observed, it was typically in the form of splintering, small gouges, nail holes, and water stains. The condition of the covered floors is not known, although there is a portion of exposed wood plank in the sacristy that is in poor condition, likely due to water damage (Figure 4.45). The floors of the basement are concrete and not included in this assessment.

Mechanisms of Deterioration: Heavy use, impact damage, water infiltration.

Recommended Treatments: Splintered planks may be lightly sanded by hand. Deep scratches and gouges may be filled with putty, whereas more substantial damage may require consolidation with epoxies or selective replacement. Floors should be repaired while **retaining as much original material as is practically possible.** Once the floors are repaired, they may be treated with a layer of linseed oil to seal and protect them. Extensive sanding and replacement is **not** recommended, nor is the use of a polyurethane varnish.



Figure 4.43 The nave has exposed wood-plank floors in generally good condition. The floors in the sanctuary beyond the altar rail have been covered with sheet flooring.



Figure 4.44 Detail of the sheet flooring in the sanctuary, which is failing.



Figure 4.45 An area of the sanctuary floor near the sacristy entrance has exposed wood planks damaged by water infiltration.

For the areas that have been covered with floor sheeting, it is recommended that this material is removed to expose the wood planks underneath, taking care not to damage the historic material. Once exposed, the floors can be sanded, repaired, and finished with linseed oil as recommended above. If it is found that uncovered boards are damaged beyond repair, they should be selectively replaced in-kind to match the historic material.

Repair and Maintenance Tasks:

- Lightly hand-sand splintered boards.
- Repair or replace damaged boards while retaining as much historic material as possible.
- Remove floor sheeting in sanctuary and sacristy to expose and restore wood planks underneath.
- Selectively replace in-kind damaged planks.
- Top with a layer of linseed oil.

- To maintain and protect the floors, periodically apply a layer of linseed oil.

Priority: Minor

4.4.5.6 Ceiling

Assessment: Poor. The ceiling in the nave, gallery, and sanctuary have been covered with a faux pressed metal ceiling. This ceiling is damaged in places and generally in poor condition (Figure 4.46). There are large gaps between the wall and ceiling (Figure 4.47). In some areas, particularly over the gallery, there is pressed metal that matches the wall sheeting (Figure 4.48). The original ceiling material is not known, but the 1912 church dedication article suggests that it was finished with the same pressed metal fleur-de-lis sheeting as the walls and painted a light pink. The ceiling above the nave alcove



Figure 4.46 The ceiling in the nave and sanctuary is covered with faux pressed tin. Note the rectangular area of fleur-de-lis metal sheeting that matches the historic wall covering.



Figure 4.47 Typical gap observed between the walls and ceiling.



Figure 4.48 Detail of missing ceiling and portion of pressed metal fleur-de-lis sheeting over the gallery.



Figure 4.49 Note the missing ceiling finish in the alcove of the nave directly below the gallery..

beneath the gallery consists of painted wood planks with a large area destroyed by water damage (Figure 4.49). The remaining ceilings in the sacristy and basement do not date to the period of significance, consisting of insulated pressboard and drywall.

Mechanisms of Deterioration: Water infiltration.

Recommended Treatments: New ceiling materials and finishes should be compatible with the general interior character of the building.

Repair and Maintenance Tasks:

- Install new ceiling while taking care not to damage surrounding elements and materials.

Priority: Minor.

4.4.5.7 Woodwork and Trim

Assessment: Good to Fair. Interior woodwork and trim include door surrounds, the confessional screen, the gallery support millwork and railing, and the altar rail. Originally, this would have included moldings at the top of the walls below he ceiling, as cited in the 1912 church dedication article, although this is now completely missing. All woodwork and trim are painted. The door casings are simple rectangular boards in generally good condition with some deterioration (Figure 4.50). The altar rail is in good condition with some small areas of damage and cracking paint (Figures 4.51 and 4.52). The gallery railing is in fair condition, exhibiting several damaged areas in the surface that faces the nave, as well as cracking and separation between wood boards and panels (Figures 4.53 and 4.54).

Mechanisms of Deterioration: Age, deferred maintenance, and vandalism.

Recommended Treatments: Periodically inspect woodwork and trim surfaces. For elements in good condition, clean as needed using the gentlest means necessary. Cleaning solutions and methods should be tested in an inconspicuous place that is representative of the woodwork throughout the church. For areas requiring repair, **as much original material as is practically possible should be retained.** Minor scratches and scuffing can be treated by sanding and refinishing in kind. Minor to moderate loss of wood fabric can be repaired using epoxy wood fillers or other consolidants. If deteriorated beyond the point of repair, the damaged portions of the wood may be selectively replaced in-kind.

Repair and Maintenance Tasks:

- Periodically inspect woodwork and trim surfaces.
- Clean as needed using the gentlest means necessary.
- Repair and selectively replace in-kind deteriorated trim and woodwork while retaining as much historic fabric as possible.

Priority: Minor.

4.4.6 Structural Conditions Assessment

It is recommended that the existing structure is retained and stabilized. As with any work on this building, structural work should adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Specifically, structural systems and visible features of systems that are important in defining the overall historic character of the building should be retained and preserved. Accordingly, visible features of historic structural systems should not be removed or changed if they contribute to the overall character of the building.

To conform with the Secretary's Standards, repairing the existing structure by augmenting individual components, such as reinforcing existing floor framing with bracing or a paired new member, is preferred. However, if replacement of the existing structural system with a new system is the



Figure 4.50 Typical casework around the doors.



Figure 4.51 This portion of the altar rail is in fair condition and would require consolidation to repair cracks in addition to sanding and repainting.



Figure 4.52 This portion of the altar rail is in good condition and requires little more than sanding and repainting.



Figure 4.53 The gallery rail wall panels facing the nave are damaged and will likely require in-kind replacement.



Figure 4.54 This portion of the gallery rail support millwork is cracked and would need to be repaired or replaced in-kind.

only option, it must be done in a manner that does not diminish the historic character of the exterior nor damage interior features or spaces. Additionally, any interior features or finishes that may have to be removed for structural work must be replaced in-kind to match the historic features, and preferably should reuse as much of the original material as can be salvaged.

4.5 WOOD CONSERVATION TECHNIQUES AND PRODUCTS

This document recommends various techniques and approaches to repair historic wood materials. These are explained in further detail in this section. All methods necessitate retention of as much historic material as is practically possible with minimal disturbance to those materials.

4.5.1 Fillers

Historic wood with small holes, dents, scratches, or gouges may be repaired using fillers. This approach utilizes stained fillers or putties to fill damaged areas. Small gouges and nail holes can be filled using linseed oil putty stained to match the existing wood. A sandable filler can be used for larger holes and then stained to match existing wood. There are four basic types of wood filler, which are described below based on the General Service Administration's (GSA) technical procedures for patching woodwork:

Water-mix wood putty. Easy to tint and fairly resilient, but has poor moisture resistance.

Solvent-based wood filler. Not tintable, but has many color choices. A solvent is needed to clean any excess or spills. It is difficult to sand but has good adhesion and moisture resistance. It is prone to shrinkage.

Acrylic latex wood filler. Better than water-based in adhesion, moisture resistance, and flexibility. Must be applied in layers to avoid shrinkage.

Two-part polyester filler. Similar to auto body filler. It has excellent adherence and moisture resistance with minimal shrinkage. It stains easily, but is time consuming to prepare.

4.5.2 Consolidation

Consolidation is an approach for strengthening and solidifying deteriorated wood. This approach can address a range of deterioration types, including pockets of decay, split grain, breakage, nail holes, and knot holes. The two primary methods of consolidation are by impregnation and decay removal.

Consolidation by impregnation. When wooden components are friable or crumbling, the remaining material can be rebonded by impregnating the wood with synthetic resin or molten wax. These may be applied in situ by drilling small holes in the wood and then saturating the wood with consolidant.

Consolidation by decay removal. In this method, all decayed wood is removed to expose a sound surface. Consolidants are then applied to fill the cavity.

Not all consolidants are appropriate for conserving historic wood. According to Weaver (1997:43), consolidants should meet the following criteria:

1. They should penetrate deeply into the wood.
2. They should harden or cure without shrinkage.
3. They should bond well to the wood.
4. They should not adversely affect the wood by chemical or other reactions.
5. They should be reversible or removeable without harming the wood.
6. They should remain stable with aging and not undergo further chemical reactions.
7. They should remain where they are placed and not be subsequently removed by moisture.

8. They should not cause aesthetically unacceptable changes in surface appearance.

Epoxy resins satisfy many of these criteria with one major drawback – they are essentially irreversible. Methyl methacrylate-based acrylic resins, on the other hand, meet most of the above criteria.

4.5.3 Replacement

When wooden components (e.g., timbers, trim, window parts) are very badly deteriorated, they may require total or partial replacement. When this is the case, as much original material as possible should be retained. When some parts of the wood remain sound, they may be retained, and patches or "Dutchmen" may be inserted to replace deteriorated wood.

Dutchman repairs. Also known as splicing, this method involves replacing a section of damaged wood with a new wood piece, called a Dutchman. This approach is appropriate for replacing large areas of damaged wood, such as a piece of trim molding or a wall. The damaged section of wood is carefully removed to avoid damage to surrounding materials, and the Dutchman piece is cut to fit the space. Ideally, the new piece is made of the same wood as the existing material. Synthetic resin adhesives may be used to secure the new piece in place.

In-kind replacement. This method involves total replacement of wood members or components. This can apply to trim pieces, window parts (e.g., stiles, muntins), and other millwork. Preferably, any replacement is limited to elements that are too deteriorated to repair. Replacing wood "in kind" specifies matching of species, quality, cut, color and finish (if unpainted), profile, and dimension. In-kind replacement of wood elements is likely to require custom milling.

5.0 ULTIMATE TREATMENT AND USE

5.1 ULTIMATE TREATMENT AND USE

The Sacred Heart Catholic Church has not been used for religious services since 1978, when a new church building was dedicated in a different location. The building's ownership transferred into private hands, where it remained until the City of Carlin acquired it in 2019. There are no plans to return the building into service as a religious worship space. The City is seeking to reuse the building as a performance space. Based on these possible new uses for the church, **rehabilitation** was selected as the appropriate treatment for the building. This approach is described in detail later in this chapter.

5.1.1 General Guidelines for the Treatment of Historic Properties

Certain guidelines should be followed when embarking on a historic preservation project. The following passage on preservation best practices has been excerpted from the General Services Administration's *Historic Preservation Technical Procedures*:

> The principal aim of any work must be to halt the process of deterioration and stabilize the item's condition. Repair is a second option, which becomes necessary only where preservation is not sufficient to ensure mid- to long-term survival. Repair should always be based on the fundamental principle of "minimal disturbance." The following are good practices that arise from this principle:
>
> 1. Retention of as much existing material as possible; repairing and consolidating rather than replacing.
>
> 2. The use of additional material or structure to reinforce, strengthen, prop, tie, and/or support existing material or structure.
>
> 3. The use of reversible processes wherever possible.
>
> 4. The use of traditional materials and techniques. New work should be distinguishable to the trained eye, on close inspection, from the old.
>
> 5. The item should be recorded before, during, and after the work.
>
> 6. No smoking will be allowed by personnel performing work on or about Historic Structures.
>
> 7. Architectural features will be repaired rather than replaced wherever possible. Repair or replacement of missing features will be based on accurate duplications rather than on conjectural designs.
>
> 8. Work which requires existing features to be removed, cleaned, and reused shall be accomplished without damage to the material itself, to adjacent materials, or the substrate.
>
> 9. Existing features removed from the building which are to be reinstalled shall be carefully labeled and stored within the building in a place where they will not be damaged or obstruct other work.
>
> 10. New or replacement materials/features will be permanently marked in an unobtrusive manner to distinguish them from original fabric. The manner of identification and location of these marks shall be recorded in permanent building records.
>
> 11. Identify the historic importance of the material or feature. The item's merit, in terms of age, uniqueness of design, materials, size, technological development, association with persons or events, exceptional

workmanship, or design qualities, must be understood before decisions regarding repair, maintenance, and preservation can be made.

12. When cleaning, avoid over-cleaning. Aim for achieving 85% clean. Most damage occurs when attempting to clean the last 15%.

5.1.2 Proposed Treatment Approach

The Secretary of the Interior specifies four approaches to the treatment of historic buildings. These include:

- Preservation – maintain and repair existing historic materials and retain a property's form as it has changed over time.

- Rehabilitation – alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration – depict a property at a particular period of time in its history while removing evidence of other periods.

- Reconstruction – re-create vanished or non-surviving portions of a property for interpretive purposes.

Choosing the appropriate treatment depends on the property's historical significance, physical condition, proposed use, and intended interpretation. The treatment approach selected for Sacred Heart Church is rehabilitation. According to the Secretary of the Interior's Standards, rehabilitation is defined as:

> The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards for Rehabilitation should be used as a guideline throughout the construction process and are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Selection of rehabilitation as the appropriate treatment for the building is based on the desired outcome for the building, which is an undefined community-oriented space. The City does has not identified specific programming, although potential functions may include use as a performance space or community center.

5.2 REQUIREMENTS FOR ULTIMATE TREATMENT AND USE

In addition to following the Secretary of the Interior's Standards for Rehabilitation and other preservation best practices, any future plans for the church will need to incorporate alterations to meet current building code standards, including improvements to disabled access; fire safety, life safety, and egress; and mechanical, electrical, and plumbing systems. Any alterations in support of a new use must be carefully balanced with conservation of the existing historic fabric of the building.

The City of Carlin has adopted building standards set forth in the International Building Code (IBC) based on specific local conditions. Following is a list of codes enforced by the City of Carlin Building Department that are applicable to Sacred Heart Church:

- International Building Code, 2018 Edition: Chapters 1-35 and Appendices C, E, I, and J with amendments.
- International Electrical Code, 2017 Edition.
- International Energy Conservation Code, 2018 Edition with amendments.
- International Fire Code, 2018 Edition with all additions/deletions adopted by the Nevada State Fire Marshal per NRS/NAC 477.
- International Fuel Gas Code, 2018 Edition: Chapters 1-8 and Appendix A.
- Uniform Mechanical Code, 2018 Edition: Chapters 1-17, Appendices A, B, and C.
- Uniform Plumbing Code, 2018 Edition: Chapters 1-17, Appendices A, B, D, E, F, I, and L.
- International Wildland Urban Interface Code, Chapter 5.
- International Code Council, 2017: A1171.1-2017 Standard for Accessible and Usable Buildings and Facilities.

In addition, it is recommended that the 2018 International Existing Building Code (IEBC) is utilized for all work pertaining to this building. The IEBC provides exemptions for historic buildings, but ultimately leaves those exemptions to the discretion of local building officials.

The church currently has an occupancy classification of 400, or general commercial. Proposed new uses could require a new occupancy classification.

5.2.1 Preservation of Historic Fabric

As a rule, interior spaces that retain the most character-defining features have the least amount of flexibility in terms of new configurations, whereas interior spaces that retain fewer character-defining features are more flexible. The nave, confessional, and sanctuary comprise the most intact interior space of the church. This space has consistently maintained a public and religious function, and it displays a number of character-defining features such as its high ceilings and open volume. Reconfiguring or otherwise significantly altering this space would not be appropriate. Instead, the space would be conducive to new uses that do not require reconfiguration or major alterations, including use as a performance or event space.

Interior spaces like the sacristy and the basement, which were originally mixed public/private spaces and suffer from diminished integrity, are much more conducive to new configurations in the service of new uses. These rooms could accommodate secondary functions and/or new and accessible restrooms.

5.2.2 Accessibility

Regardless of use and occupancy classification, the church will need to be made accessible for persons with disabilities. Key accessibility requirements that need to be met include an accessible entrance, an accessible path of travel, access between the basement and main levels, and accessible signage. Accessible restroom facilities are required by code unless it can be proven that their installation is technically unfeasible.

In providing accessibility to Sacred Heart Church, the following guidelines should be followed:

- Wherever possible, design solutions that use on-grade entrances or low slope ramps integrated into the site to avoid the requirement for railings at abrupt level changes.
- As an alternative, consider on-grade entrances or down-grade sloping ramps that connect to interior elevators.
- Exterior accessibility may be accommodated by providing a wheelchair accessible path from safe and accessible parking to a significant entry to the building.
- Accessible routes do not have to be altered if they provide adequate turning radius at intervals.
- Construct new ramps and railings of compatible materials and design.
- Avoid replacing historic hardware when possible.
- Avoid widening existing door openings. In cases where this is unavoidable, design new doors and openings to be compatible with the materials and detailing of existing historic doors.
- Retain the hierarchy, historic character, and spatial qualities of the church's interior spaces.
- Avoid detrimental alterations to the primary entrance (north elevation).

5.2.3 Fire Safety, Life Safety, and Egress

Fire Safety

An automatic sprinkler system is not required per code. From a materials conservation standpoint, a fire sprinkler system has the potential to ruin the character-defining interior millwork of the church. Ultimately, the decision to install such a system should be guided by local recommendations, as sprinklers may be important

to help protect the building. This is discussed in greater depth in section 5.3.12.

5.2.4 Mechanical, Electrical, and Plumbing Systems

Routing of new plumbing, wiring, and HVAC systems should be minimized or concealed without damaging historic materials. Considerations to changes to the mechanical, electrical, and plumbing systems should be informed by the requirements of the current and future use. Any new installations should be sensitive to the existing materials and be guided by preservation standards.

5.2.5 Hazardous Materials

Regardless of change in use or code requirements, the church should undergo a hazardous materials investigation and assessment prior to commencing any construction project. A hazardous materials evaluation will identify materials that pose a potential threat to workers and occupants.

It is likely that lead paint will be found in interior finishes of the building. When removing interior or exterior paint, the area should be tented and protective equipment worn.

Additionally, it is not known whether the sheet flooring in the sanctuary contains asbestos. Asbestos is not dangerous unless it is friable, but the existing condition of this flooring is deteriorated. If this material is found to contain asbestos, protective equipment must be worn and appropriate abatement procedures followed.

5.2.6 Summary of Work Requirements

Overall, most code-required alterations noted in this section could be completed without destroying, damaging, or removing interior character-defining features, and it is likely that little exterior modification is necessary to meet these requirements. The following guidelines should be followed when changing the use and/or configuration of the church:

- Changes necessitated by programmatic, life safety, accessibility, or structural interventions can be accommodated, although major changes should be minimized to the extent possible.

- Modifications to function and configuration in interior spaces should be limited to non-structural and reversible alterations to the extent possible.

- If a major alteration is necessary and will result in undesirable impacts to historic fabric, use of the IEBC should be discussed with a building code official to explore possible alternative solutions.

5.3 WORK RECOMMENDATIONS

Overall, the building is in fair condition with primary spaces that retain historic fabric while demonstrating a range of deferred maintenance issues. The following section outlines specific treatment recommendations for the church, in accordance with the overall rehabilitation treatment approach recommended for the property. Recommendations for the specific work necessary to accomplish historic preservation and adaptive reuse objectives meet the guidelines of the *Secretary of the Interior's Standards* and are presented throughout the Condition Assessment (Chapter 4) of this study. The following work recommendations should be coordinated with the recommendations set forth in Chapter 4. Critical priority items should be addressed immediately, within one to two years. Serious priority items are not urgent, but should be attended to after the critical priority items, within three to five years. Minor level priority items can wait until all larger issues have been resolved but should be included in any comprehensive future plans.

Five items are recommended to be critical priority for conservation:

- Replacement of the existing roof.
- Stabilization of building frame (roof, walls, and floors).
- Repair and selective replacement of wood windows.

All of the character-defining features listed in Chapter 3 contribute to the significance of the building. In addition to the overall preservation and maintenance of these elements, specific treatments recommended for the church are described in the following sections.

5.3.1 Overall Form

The church retains its original footprint and roof forms, both of which should be preserved. Additions to or subtractions from the original forms should be avoided. Primary interior spaces like the nave and sanctuary should not be reconfigured or irreversibly altered.

5.3.2 Structural Systems

The church's structural system is generally inadequate and needs to be strengthened. The structural consultant recommended replacement of all structural systems: floors, walls, roof, and belfry. The consultant offered alternatives to replacement, specifically sistering of existing framing materials with new materials. While this approach is preferred, additional investigation may determine that this is economically or practically unfeasible. If that is the case, new structural work should not be visible from the exterior of the church, nor should it affect interior spaces or finishes on the main level or in the gallery.

Regardless of approach, interior features or finishes that may have to be removed for structural work must be replaced in-kind to match the historic features, and preferably should reuse as much of the original material as can be salvaged.

5.3.3 Roofing Systems

The existing roof is leaking and overdue for replacement. Existing shingles should be replaced with historically-compatible, fire-treated wood shingles that match those that were in use during the church's period of significance. Alternatively, "architectural shingle" type asphalt shingles, which mimic wood shingles when viewed at a distance, may be installed. In the event that fire-treated wood shingles do not meet local fire codes, historically compatible alternatives should be investigated. Roofing alternatives may include metal shingles that resemble wood, such as those that were used to reroof the Presbyterian Church in Virginia City.

To prevent future deterioration, new roof flashing should be installed, albeit sensitively, between the main gabled roof and other roof forms on the building.

Once the new roof is installed, it should be regularly maintained, annually inspected, and evaluated for leaks where interior water damage is observed. See *Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs* for additional guidance regarding the installation of a wood shingle roof.

5.3.4 Foundation

The concrete foundation is in good condition with some surface biological growth. Clean the concrete surface using the gentlest method possible, beginning with low-pressure water or steam cleaning. **Do not use cleaning products with strong acids.** See *Preservation Brief 15: Preservation of Historic Concrete* for additional guidance.

5.3.5 Exterior Siding and Trim

The exterior wood siding and trim of the church demonstrates various degrees of failing paint and deterioration of the wood underneath. Selectively remove exterior paint by the gentlest means necessary. Repair the deteriorated siding and trim, **retaining as much original material as is practically possible.** If deteriorated beyond the point of sanding, consolidate the wood using epoxy resins formulated to closely match the strength of the

wood. Only if a component is deteriorated beyond repair should it be replaced in-kind.

Once the necessary repairs and/or replacement have been made, the entire exterior should be lightly sanded, primed, and repainted in historically-appropriate colors. It is recommended that a historic paint analysis be conducted to investigate the church's previous paint schemes. Results of the analysis should guide the selection of an appropriate, historically-sensitive palette for exterior paint work.

For additional guidance, see *Preservation Brief 10: Exterior Paint Problems on Historic Woodwork* and "Exterior Woodwork Number 1" of *Preservation Tech Notes*.

5.3.6 Fenestration

The church retains its historic fenestration pattern. Windows and doors that have been boarded up or replaced should be restored to their historic appearance. Where doors and windows have been boarded up, the historic door/window is typically obscured directly behind the boards. In this event, the boards should be removed and the door/window restored to its historic appearance. The historic fenestration pattern and individual openings should be retained.

Repair deteriorated or damaged material while retaining as much historic fabric as possible. Refinish doors and windows to their historic appearance using finishes that are compatible with the historic material. If material is deteriorated beyond repair, the door may be replaced in-kind with one that matches the materials, design, and finish of the original. Restore door and window hardware to historic appearance. This may include rehabilitating the existing hardware or replacing it with period-appropriate hardware.

Observed conditions suggest that most, if not all, of the existing windows can be repaired. In general, window materials should be repaired rather than replaced, conserving as much historic fabric as possible. See *Preservation Brief 9: The Repair of Historic Wooden Windows* for additional guidance.

5.3.7 Exterior Stairs

The concrete entrance stairs are in fair condition, evidencing biological growth, staining, and surface degradation. Clean the concrete surface using the gentlest method possible, beginning with low-pressure water or steam cleaning. **Do not use cleaning products with strong acids.** Repair damaged concrete surface areas, **retaining as much of the historic material as possible while providing for removal of enough deteriorated concrete to provide a sound substrate for a lasting repair.** Repair work should visually match the existing concrete as closely as possible with similar compressive strength, permeability, and other characteristics. The concrete stairs should not be replaced unless further investigation finds that they are beyond repair, in which case the replacement stairs should match the historic stairs. See *Preservation Brief 15: Preservation of Historic Concrete* for additional guidance on cleaning and repairing the concrete stairs.

The wood stairs providing access to the sacristy are in fair condition, exhibiting loss of paint and some weathering-related damage. As with other wood elements, selectively remove exterior paint by the gentlest means necessary. Repair the deteriorated wood, **retaining as much original material as is practically possible.** If deteriorated beyond the point of sanding, consolidate the wood using epoxy resins formulated to closely match the strength of the wood. Only if a component is deteriorated beyond repair should it be replaced in-kind. Once the necessary repairs and/or replacement have been made, the stairs should be lightly sanded, primed, and repainted in historically appropriate colors. If a railing must be installed to meet life-safety requirements, it should be in keeping with the scale, materials, and character of the overall building.

5.3.8 Interior Walls

The pressed metal interior walls are in fair to poor condition. Remove modern pressboard material to fully assess the condition of existing metal sheeting. During removal, care should be taken to minimize damage to the historic metal sheeting. Identify the metal composition of the wall sheeting and test to determine the gentlest effective cleaning treatment. The metal is most likely

soft—consisting of tin, terneplate, or zinc—and easily damaged. Clean soiled or corroded metal using a non-corrosive chemical method. Once clean, ascertain the extent of damaged wall surface.

Repair or replace only damaged or deteriorated portions of the metal wall covering, retaining as much historic material as practically possible. Repair may include limited replacement in kind or with a compatible substitute material that matches the existing pattern, profile, and finish. Protect the metal by painting it with a historically appropriate color. If the metal wall surface is too deteriorated to repair, it should be replaced in kind using a sample of the remaining metal sheeting as a model to reproduce it. If using the same kind of metal is not feasible, then a compatible substitute material may be considered. See *Preservation Brief 49: Historic Decorative Metal Ceilings and Walls: Use, Repair, and Replacement* for additional guidance.

5.3.9 Interior Woodwork, Casework, and Trim

Overall, interior finishes are in good to fair condition. For interior wooden finishes in good condition, clean as needed using the gentlest means necessary. Cleaning solutions and methods should be tested in an inconspicuous place that is representative of the woodwork throughout the church. Repair damaged wood while **retaining as much original material as is practically possible.** Minor scratches and scuffing can be treated by sanding and re-varnishing. Minor to moderate loss of wood fabric can be repaired using epoxy wood fillers. If deteriorated beyond the point of repair the damaged portions of the wood may be selectively replaced in-kind. Once cleaned and repaired, the wood surfaces should be painted a historically appropriate color.

5.3.10 Interior Stairs

The interior stairs are in fair condition. Damaged wood material may be repaired while **retaining as much original material as is practically possible.** Minor scratches and scuffing can be treated by sanding and re-varnishing. Minor to moderate loss of wood fabric can be repaired using epoxy wood fillers. If deteriorated beyond the point of the damaged portions of the wood may be selectively replaced in-kind.

Any stairs that will be used for public access must adhere to applicable life/safety and building codes. This may include adding a railing to the gallery stairs. This should be done in a manner that does not damage or otherwise impact historic materials and is compatible with the visual character of the church interior.

5.3.11 Flooring

The flooring is in good condition overall with some evidence of splintering and gouging. Lightly hand-sand splintered planks. Fill deep scratches and gouges with putty. Where material is substantially damaged, consolidate the wood with epoxies or selective replacement. Floors should be repaired while **retaining as much original material as is practically possible.** Once the floors are repaired, they may be treated with a layer of linseed oil to seal and protect them. Extensive sanding and replacement is not recommended, nor is the use of a polyurethane varnish.

The floor covering in the sanctuary should be removed and the floors underneath refinished according to the above guidance.

5.3.12 Fire Safety

Fire safety considerations should be informed by the requirements of the current and future use. Any new installations should be sensitive to the existing materials and be guided by preservation standards. Options include installing a fire detection system or a fire sprinkler system. This decision should ultimately be made by local authorities and the building owner.

If an automatic fire detection system is installed, it should be connected to a central station fire alarm company. When installing this system, it should be in harmony with the architectural elements of the church and should be reversible. For example, conduit routing should not permanently alter the historic fabric of the building, and fire alarm pull stations should not detract from or permanently change the appearance of the building.

If a wet pipe fire sprinkler system is installed, it should be done in a minimally invasive manner. When installing this system, it should be in harmony with the remaining character-defining features of the church and should be reversible. For example, piping should not permanently alter the historic fabric of the building, and fire alarm pull stations and/or sensors should not detract from or permanently change the appearance of the building.

If there is a sandwich between the basement and main levels and the interior and exterior walls, fire blocking may be installed in this sandwich to prevent fire from spreading to all levels of the building.

Other fire safety recommendations, including installing illuminated exit lights, panic hardware devices, and a Knox Box, should be installed in such a way that historic fabric is not permanently altered or damaged.

See *Fire Safety Retrofitting in Historic Buildings* by the Advisory Council on Historic Preservation and General Services Administration (1989) for additional guidance.

5.3.13 Mechanical, Electrical, and Plumbing Systems

Considerations to changes to the mechanical, electrical and plumbing systems should be informed by the requirements of the current and future use. Any new installations should be sensitive to the existing materials and be guided by preservation standards. All work should result in the least alteration possible to the church and its character-defining features.

Update electrical system to meet modern electrical codes and provide access to receptacles throughout the building. New electrical systems should be installed in closets, wall cavities, and other service areas to preserve the historic character of the building's interior.

For continued use of the building, an efficient central heating system should be installed. HVAC ductwork should be concealed when possible. Install ductwork in the attic and/or basement, if possible. If ductwork must be located in a finished primary space, it should be painted and appropriately located to not impact the historic character of the space. If there is a sandwich between the interior and exterior walls, insulation may be added to this sandwich. However, spray foam should **not** be used as insulation under any circumstances.

Plumbing systems should be updated as required by local building codes and result in minimal impact to character-defining spaces, features, and finishes of the building.

5.3.14 Accessibility

At present, the building does not have an accessible entrance. An ADA-compliant entrance with a ramp or lift should be installed to provide barrier-free access with the least impact to the church building. Work should provide the highest level of access and result in minimal or no loss of historic exterior and interior character-defining spaces, features, or finishes. Ideally, this would be located on a secondary elevation.

Providing ADA-compliant access while adhering to the Secretary's Standards will be challenging. Based on the current setting and configuration of the church, it would not be appropriate to install an accessible entrance on the northwest (primary) or northeast (side) elevations of the primary gable volume. These are character-defining elevations that reflect the primary interior spaces of the nave and sacristy. The other side (southwest) elevation does not have sufficient lot space for an entrance, and it also reflects the nave. The southeast (rear) elevation would be the least impactful place for a new entrance, but the grade-level addition on that side leads down to the basement. An entrance that leads to the basement would require a lift to descend from grade level, and a second lift would need to be installed from the basement to the main level.

The most promising location for an accessible entrance may be the cross gable that contains the sacristy, which is a secondary interior space. However, the basement addition on the southeast (rear) elevation is a barrier to access this main-level space. A lift and accessible entrance could potentially be located on the northeast (side) elevation of the cross-gable volume where a replacement

vinyl window is currently located. If this is pursued, the lift should be screened by landscape plantings.

Considerations to interior ADA compliance should be informed by the requirements of the current and future use. If the accessible entrance is located in the sacristy, the doorway between the sacristy and sanctuary would likely need to be widened, and barrier-free access from that threshold into the nave (presumably the audience area for a performance venue), as well as to an accessible restroom, would also need to be considered.

Any new installations should be sensitive to the existing materials and be guided by preservation standards. Additional accessibility requirements include an accessible path of travel, access between the basement and main levels if the basement is publicly accessible, and accessible signage. Accessible restroom facilities are required by code unless it can be proven that their installation is technically unfeasible. See *Preservation Brief 32: Making Historic Properties Accessible* for additional guidance.

5.3.15 Site Work

The site may need to be graded to accommodate accessibility requirements, particularly in preparation for exterior ramps. All sitework should be performed in a manner sensitive to the historic character of the building.

5.3.16 Recommended Construction Priorities

In order to address necessary repair work to the building, it is proposed that all work relating to stabilizing and weatherizing the church be prioritized as the first construction phase, followed by fire and life safety, accessibility, and finally general interior conservation.

Phase 1: Stabilization and Weatherization

It is recommended that the following items be completed during Phase 1 in order to stabilize and weatherproof the church prior to the winter of 2024-2025. The first course of action is to prevent further deterioration—much of which is caused by the heavy winds, freeze-thaw cycles, and water infiltration resulting from winter storms. To capitalize on available funding, all activities requiring scaffolding (i.e. roof replacement, belfry repair, siding repair and repainting, and window repair) should be done at the same time. This will minimize scaffolding rental costs.

1. Structural reinforcement and/or replacement.
2. Roof replacement.
3. Wood siding and trim repair.
4. Window repair.
5. Exterior repainting.

Phase 2: Life Safety and Accessibility

1. Upgrade electrical system.
2. Install efficient central heating system.
3. Implement fire safety measures.
4. Add railings to interior stairs.
5. Construct ADA-compliant entrance.
6. Install ADA-compliant restroom(s).

Phase 3: General Conservation and Restoration Tasks

1. Inspect, clean, and repair interior finishes (e.g. walls, trim, casework, ceiling, and floors).
2. Inspect, clean, repair, and restore exterior doors to historic appearance.

5.4 WORK CONSIDERATIONS FOR PROPOSED PROGRAMMING

As previously noted, the City of Carlin plans to reuse the former church as a performance space. As a rule, these proposed changes in use are compatible with the current configuration of the historic building. The

following section provides an overview of work required to accommodate the proposed programming.

5.4.1 Performance Space

Work considerations for using the main floor as a performance space may include lighting, audio-visual equipment, seating, and accessibility components. This has the potential to alter primary interior spaces like the nave, sanctuary, and confessional which must be preserved to the maximum extent possible. As a result, the church's potential dual use as a performance space should only accommodate the kinds of activities that would not require reconfiguration or irreversible alteration of these interiors.

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