



Carson City Planning Division

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MEMORANDUM

Historic Resources Commission meeting of September 11, 2014

TO: Historic Resources Commission **Item G-1**

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: August 29, 2014

SUBJECT: **HRC-14-029 – For Presentation and Discussion Only:** *The Future of the Nevada State Prison*, the Nevada State Prison Steering Committee's Final Report to the Nevada Legislature

The Nevada State Prison Steering Committee (Committee) was formed in response to Nevada Assembly Bill No. 356, which was enacted on July 1, 2013 to explore and develop recommendations to preserve the Nevada State Prison (Prison) for use as a historical, educational and scientific resource for the State of Nevada. With the goal to provide a report to the Nevada Legislature in February 2015, the Committee has been meeting monthly since September 2013 and is now prepared to submit the final report entitled *The Future of the Nevada State Prison* (Report), pending the receipt of any additional feedback.

The Report is being presented to the Historic Resources Commission and the Carson City Cultural Commission for information only to solicit final feedback from the Commission members as well as from the general public. As outlined below, this presentation of the Report is the final opportunity to solicit comments from the Historic Resources Commission, Carson City Cultural Commission and the general public.

May 2014: Draft report review and comment by HRC (this will also be used, in part, for the report's public comment period) – **COMPLETED**

August 2014: Final report to Committee – **COMPLETED**

September 2014: Final report review and comment by Historic Resources Commission and Cultural Commission (this will again be used partly for the report's public comment period)

October 2014: Final report review and comment by Board of Supervisors

October 2014: Finalize report for submittal to Legislature

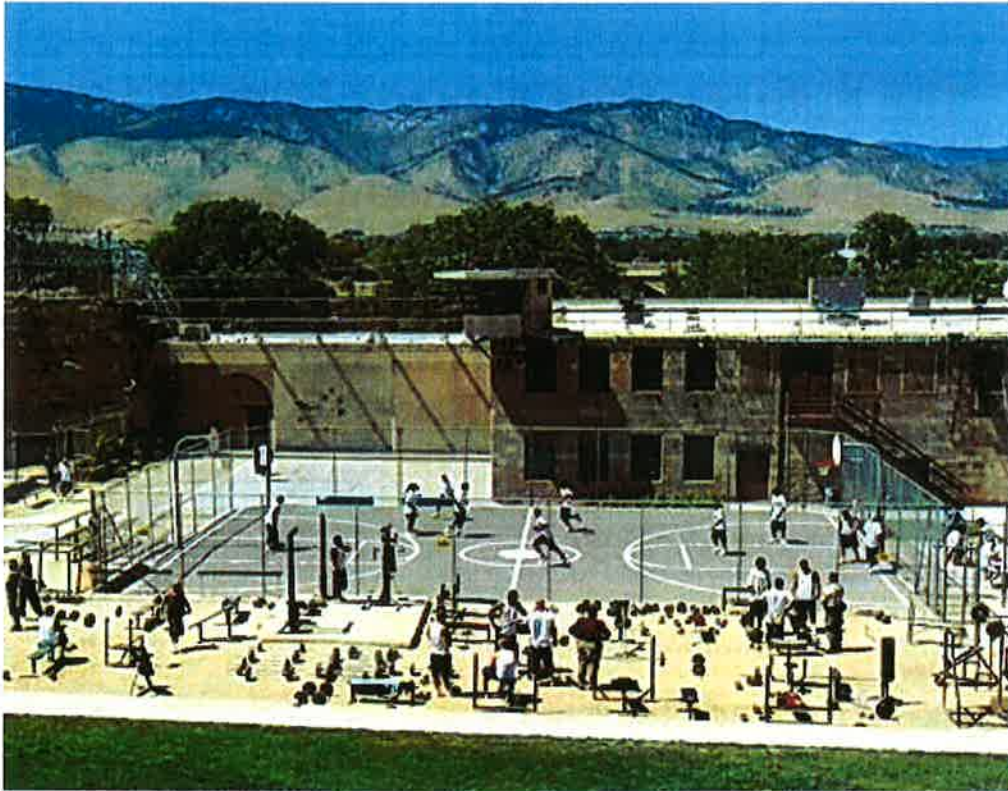
February 2015: Present report to 2015 Legislature

Comments on the Report may be provided at the joint Historic Resources Commission and Carson City Cultural Commission meeting, or separately to the following:

Mr. Skip Canfield
State Land Use Planning Agency
Nevada Division of State Lands
(775) 684-2723
scanfield@lands.nv.gov

Materials generated by the Committee, including the Report, are available on the Nevada State Prison Preservation Society's website at www.nspss.org under the NSP Steering Committee tab.

If there are any questions about the presentation of this Report, please contact Susan Dorr Pansky at (775) 283-7076 or via email at spansky@carson.org. Thank you.



The Future of the Nevada State Prison

Recommendations to the 2015 Legislature
Pursuant to 2013 Assembly Bill 356

Prepared by the Nevada State Prison Steering Committee

September 2014

The Future of the Nevada State Prison

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Executive Summary

This report summarizes the activities of the Nevada State Prison (NSP) Steering Committee (Committee), pursuant to the provisions specified in Assembly Bill 356, enacted by the 2013 session of the Nevada State Legislature.

Assembly Bill (AB) 356:

The Legislature found and declared:

1. *That the Nevada State Prison is an integral part of the history of the State of Nevada, particularly with respect to Carson City and the early development of this State, and should be preserved as a historic place.*
2. *That Carson City, any nonprofit organization and any other interested stakeholder are encouraged to work cooperatively with the Department of Corrections, the Office of Historic Preservation of the State Department of Conservation and Natural Resources and the State Land Registrar to:*
 - (a) *Develop recommendations for the preservation, development and use of the Nevada State Prison as a historical, educational and scientific resource for the State of Nevada; and*
 - (b) *Present the recommendations to the Nevada Legislature along with any recommendations for legislation that may be necessary to fully implement the recommendations*



NSP Entrance – 1910's

NSP Steering Committee:

Pursuant to AB356, the Committee was formed in September, 2013 and met monthly through September 2014. The Committee, staffed by the Nevada Division of State Lands, was comprised of a broad range of expertise from the State and local agency level, as well as members of the public. The Committee followed an adopted work timeline, maintained meeting minutes and agendas, and established deliverables that resulted in the completion of this report. Pertinent information was posted and is maintained on the Nevada State Prison Preservation Society's (NSPPS) website at www.nspps.org. Two presentations were made at the Carson City Historic Resources Commission to gather public feedback.

NSP Steering Committee's Vision:

The Committee supports the development of a multi-use facility at NSP that focuses on:

Museum and Adaptive Reuse:

- A museum in the historic portion of the facility incorporating conventional museum elements and functions.
- A location for special events of historic or community interest.
- A location for scientific and cultural research.

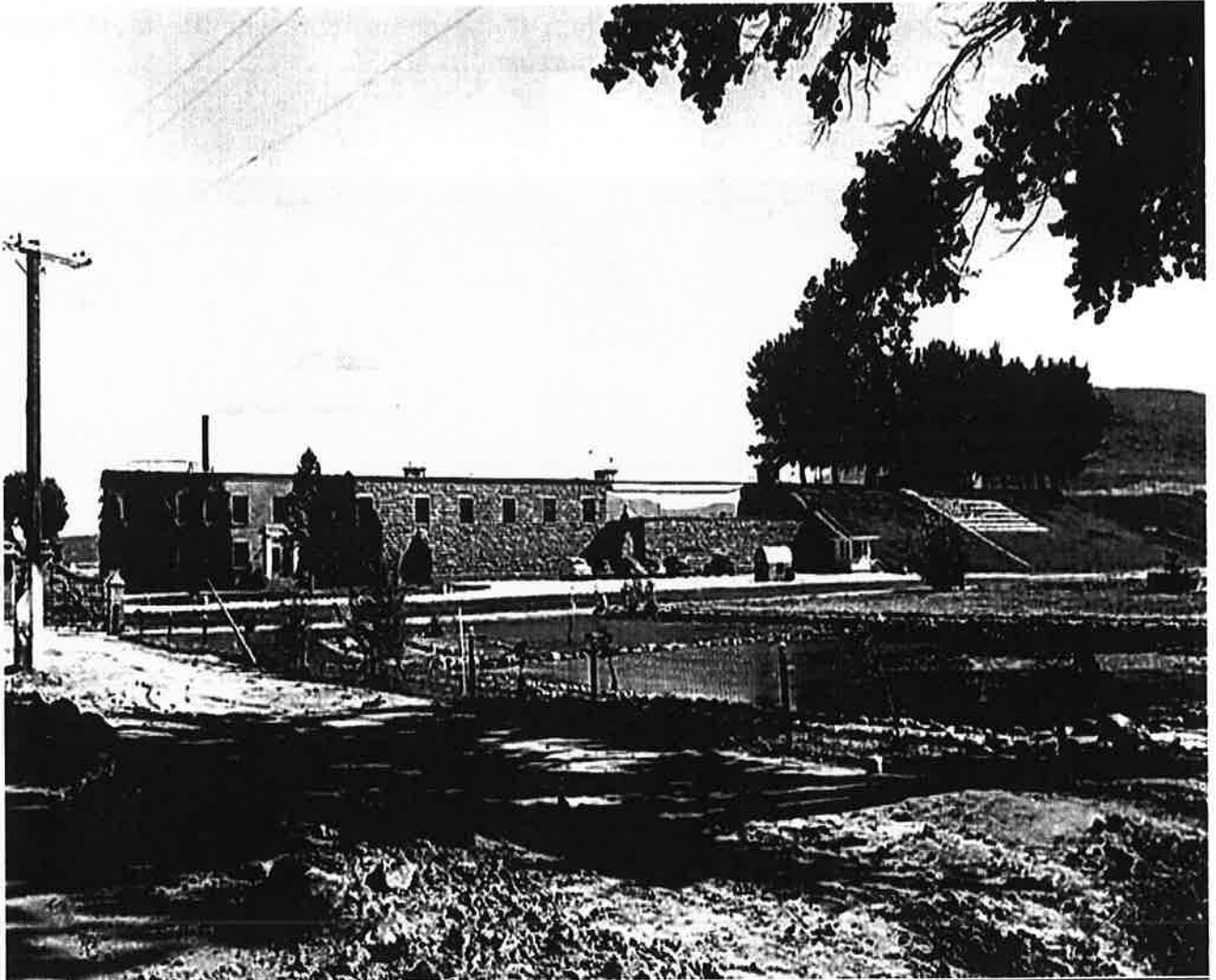
Commercial and Light Industrial

- Industrial activities in the modern structures on site, including support buildings already used for production purposes.
- Potential involvement of the Silver State Industries Division of the Department of Corrections for the management of these enterprises and possible employment of offenders.
- Other commercial ventures that benefit the State and promote the integrity of NSP.

State Functions:

Location of State Office/Agencies in either the historic or modern portions of the facility to reduce State dependence on leased space.

Training activities by the Department of Corrections and/or cooperation with Federal, State and regional agencies for State, regional or national training programs.



NSP looking east from 5th Street in the 1950's

The Report:

This report includes a background on the NSP and recommendations for future uses there that are consistent with the intent of AB356, the State of Nevada, and its citizens. The Appendix is comprised of the assorted information that was produced by the committee members to support the report's recommendations to the Legislature.

Study Area:

The NSP study area is comprised of the area outlined in red below. The Committee considered a number of different areas with their own unique

characteristics. When taken together, these areas represent the most logical area for recommending future uses pursuant to AB356.

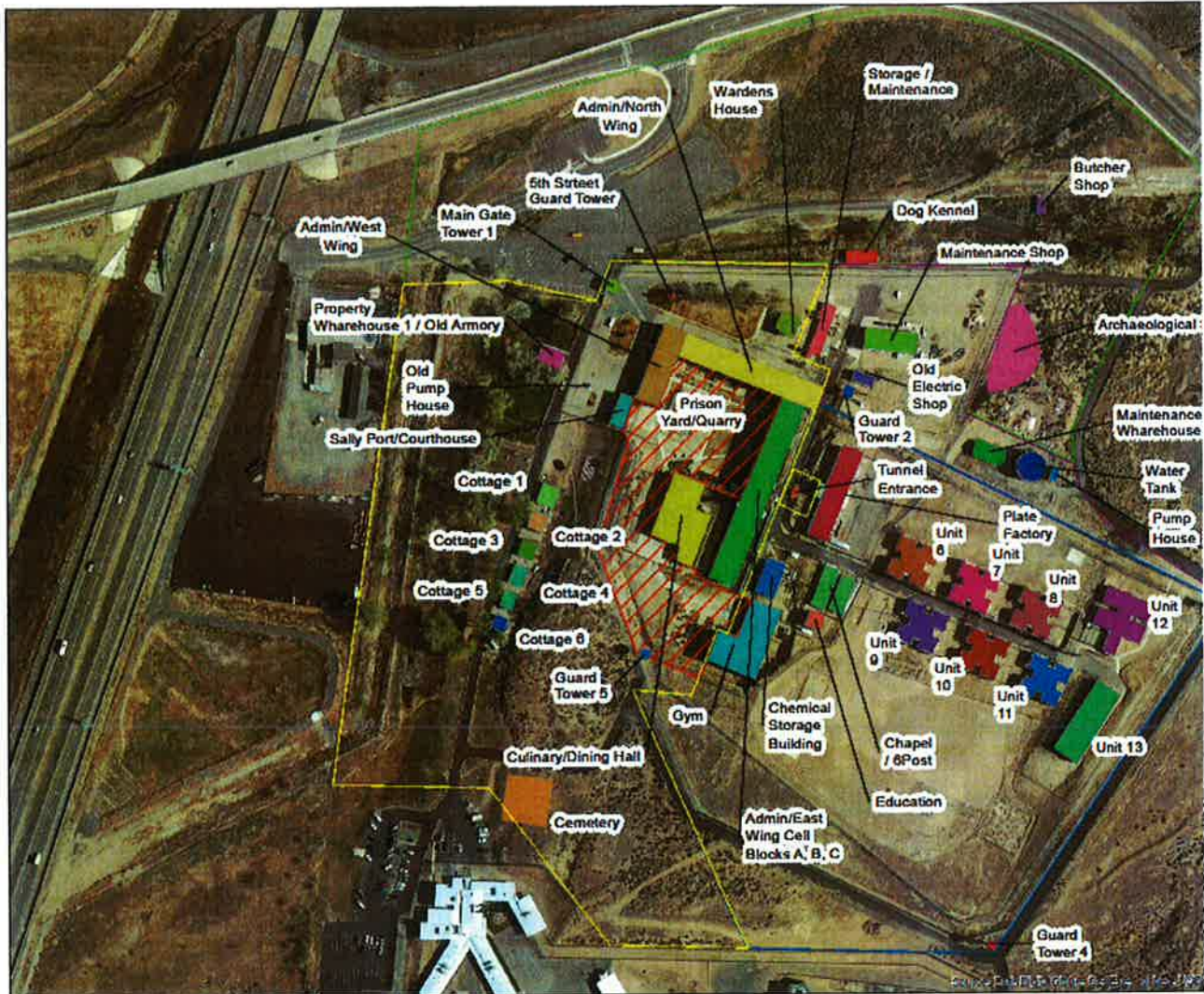


Map 1. Study Area

- Area 1: Passive and active open space and parking along 5th Street
- Area 2: Existing license plate facility and Corrections buildings
- Area 3: Newer dormitories, gymnasium
- Area 4: Historic NSP structures, courtyard, warm spring, entrance, etc.

Building Names and Locations:

The names and locations on this map correspond to recommendation **NSP-1** on the following page.



National Register of Historic Places:

A parallel process to the NSP Steering Committee is an effort by the State Historic Preservation Office (SHPO) to complete an application for nomination of the prison on the National Register of Historic Places. During the approvals for

the Carson City Bypass, NDOT prepared a nomination of the NSP that is now being revised. NDOT and Carson City staff are working on the revised listing application with the aid of a \$35,000 Historic Preservation Fund grant. Staff in-kind services are being used to fulfill the 40% match. SHPO anticipates that the application will be submitted sometime in the Fall of 2014.

Summary of Recommendations:

- ❖ The NSP Steering Committee developed these consensus-based recommendations while recognizing that there will be costs and commitments. The recommendations reflect that recognition and portray a reasonable picture to the Legislature as to what **may** happen at NSP **if and when** those costs and commitments come to fruition.

Proposed Site Uses

NSP-1: Develop a phased plan, based on cost, funding opportunities and agency/commercial interest, to develop the unique buildings in a way that best suits the integrity of the structures and the NSP in general. Suggested uses are as follows:

- Fifth Street Guard Tower (100 sq. ft.):
Museum exhibit
- Warden's House (2880 sq. ft.):
Museum exhibit/support
- Sally Port/Courthouse (1475 sq. ft.):
Hearing room, museum entry
- Prison Yard/Quarry:
Museum interpretation, science, study, events
- Cemetery:
Museum interpretation
- Tunnel Entrance:
Yard access, museum interpretation
- Archaeological Sites:
Museum interpretation, science, study, events
- Main Gate Tower 1 (450 sq. ft.):
Entrance/Ticket Sales
- Guard Tower 2 (624 sq. ft.):
Historical interpretation
- Guard Tower 3 (144 sq. ft.):
Historical interpretation
- Guard Tower 4 (144 sq. ft.):

- ***Historical interpretation***
- Guard Tower 5 (257 sq. ft.):
Historical interpretation
- Admin/East Wing Cell Blocks A, B, C:
Museum, storage, training
- Admin/West Wing:
Museum, storage, offices
- Admin/North Wing:
Museum, storage, offices, commercial
- Unit 6 (7801 sq. ft.):
Commercial storage, training
- Unit 7 (7801 sq. ft.):
Commercial storage, training
- Unit 8 (7801 sq. ft.):
Commercial storage, training
- Unit 9 (7801 sq. ft.):
Commercial storage, training
- Unit 10 (7801 sq. ft.):
Commercial storage, training
- Unit 11 (7801 sq. ft.):
Commercial storage, training
- Unit 12 (7931 sq. ft.):
Commercial storage, training
- Unit 13 (11888 sq. ft.):
Commercial storage, training
- Dog Kennel (1200 sq. ft.)
None/secure
- Cottage 1 (1000 sq. ft.):
Museum
- Cottages 2-6 (850 sq. ft. each):
DOC retention
- Culinary/Dining Hall (11334 sq. ft.):
Museum interpretation, events
- Water Tank (2375 sq. ft.):
None
- Butcher Shop (300 sq. ft.):
Historical interpretation
- License Plate Factory (7462 sq. ft.):
Industrial lessee
- Maintenance Warehouse 2 (1288 sq. ft.):
Storage
- Property Warehouse 1/Old Armory (1800 sq. ft.):

Storage

- Chemical Storage Building (308 sq. ft.):

Storage

- Pump House (64 sq. ft.):

Current domestic water supply

- Maintenance Shop (4000 sq. ft.):

DOC retention

- Old Pump House (64 sq. ft.):

Historical interpretation

- Gym (7980 sq. ft.):

Historical interpretation, events

- Book Bindery (4137 sq. ft.):

Industrial lessee

NSP-2: Develop a phased plan, based on cost, funding opportunities and agency/commercial interest, for open space areas of NSP.

NSP-3: Passive/active recreational uses should be pursued along Fifth Street (Area #1 on Site Map) including expanded parking areas, new signs/kiosks, and a connection to the established pedestrian/bike recreational trail.

NSP-4: Protect the environmental and historic integrity of the warm spring and paleontological resources through interpretive signs.

NSP-5: Pursue the funding of maintenance and operation costs with facility leases or use fees to other governmental agencies and private entities through:

- State lease funds to State Buildings & Grounds for office space
- Rent/Lease Payments for private commercial entities
- Cost allocation of utilities
- Museum ticket Sales
- Grants
- Vending Sales
- Souvenir/Store Sales
- Event Rental
- Movie Revenue
- Donations
- State Budget
- Grants

- NSP-6:** Pursue changes to Nevada Revised Statutes to allow funding of an NSP Endowment Account whereby revenue generated at NSP pays for operation, maintenance and other activities at NSP.

Structural/Layout

- NSP-7:** Seek funding to do an onsite water and sewer location and capacity survey.
- NSP-8:** Explore the feasibility for underground power utilities.
- NSP-9:** Consider a protective fence along Fifth Street to control access to historic structures.
- NSP-10:** Place an information kiosk and signs for public interpretation, and include the Nevada State Prison Preservation Society's contact information.
- NSP-11:** Support Prison Industries programs at the NSP.

Historical Integrity

- NSP-12:** Seek public/private funding for completion of a Historic Structures Report (HSR), complimentary to the National Historic Register designation.
- NSP-13:** Determine historical exemptions for ADA, fire and Uniform Building Code.
- NSP-14:** Annex designated historical areas of NSP into the Carson City Historic District.
- NSP-15:** Encourage the consolidation of, and access to, all relevant artifacts for display at NSP.

Natural Integrity

- NSP-16:** Preserve the "cave" and the quarry for museum and historic interpretation.

NSP-17: Complete the preservation/restoration of the prehistoric footprint grotto for museum and historic interpretation.

NSP-18: Conduct a site survey of archeological and paleontology resources.

Infrastructure/Utilities

NSP-19: Evaluate the need for infrastructure and utilities existing conditions report, and a feasibility study and interpretive prospectus for future needs based on potential uses.

NSP-20: Once Historic Register listing is completed, work with Carson City and NDOT to place NSP Historic Site signs on Fifth Street, I-580, and elsewhere.

Access

NSP-21: Identify public access and safety requirements.

NSP-22: Review possible access needs on Fairview Drive to accommodate the Warm Springs Correctional Facility and repurpose the existing Fifth Street access.

NSP-23: Connect to the existing Carson City trail system by providing an adequate crossing of Fifth Street and a trailhead at the NSP parking lot.

NSP-24: Coordinate with Carson City and the Nevada Commission for the Reconstruction of the V&T Railway to explore the feasibility of connecting the rail line to NSP, or a tourist bus link between NSP and the planned west depot.

NSP-25: Review Carson City's infrastructure master plan as it relates to potential future uses at NSP and amend if needed.

NSP-26: Review Carson City's recreational trails master plan as it relates to potential future uses at NSP and amend if needed.

NSP-27: Pursue funding to evaluate/survey existing offsite utility and storm drain improvements.

- NSP-28:** Evaluate the existing parking area to accommodate potential uses at NSP.
- NSP-29:** Evaluate the need for a bus stop at Fifth Street/NSP to encourage easier access.
- NSP-30:** Work with NDOT to include NSP attractions on the standard "Gas-Food-Lodging" signs along I-580.

Marketability/Feasibility

- NSP-31:** Develop a comprehensive marketing and interpretive plan for the visitor experience.
- NSP-32:** Develop a comprehensive marketing and interpretive plan for commercial and other uses.

Financial Resources

NSP-33: Consider financing for the preservation of NSP in stages. Those stages are:

- Planning
- Development
- Maintenance/Operations

- NSP-34:** Seek State funding with the assistance of the State Public Works Board for design, remodeling and contract management.
- NSP-35:** Pursue commercial/industrial lease agreements that are complimentary to the preservation and development of the NSP.
- NSP-36:** Pursue the feasibility of an NSP commemorative license plate with revenue going to operation and maintenance of the museum.
- NSP-37:** Seek State funding and agency support to move the execution chamber as soon as practical.

Public/Private Initiatives

- NSP-38:** The assignment of NSP to the Department of Corrections should be changed to the State agency better suited to manage the proposed

uses except for the cottages, the maintenance shop, and other areas that DOC expressly needs for its segregated use.

NSP-39: Seek Carson City Board of Supervisors resolution supporting drafting of a bill to relocate the execution chamber. Pursue sponsorship of that bill at the Legislature.

NSP-40: Pursue continued Carson City Cultural Commission, Historic Resources Commission and Division of State Museums support for proposed uses at NSP.

Implementation

NSP-41: Recommend transfer to an appropriate State Agency(s), in partnership with Nevada State Prison Preservation Society, a 501(c)3 a non-profit corporation. The State will maintain ownership of the land and improvements through cooperative agreement, lease agreement and other practical means.

NSP-42: Pursue State/Local/Federal/Private partnerships to add leverage to the preservation and development of NSP (e.g. City of Carson City, Chamber of Commerce, UNR, UNLV, WNC DRI, Visitors Bureau, Silver State Industries (Prison Industries) etc.)

Background

History of the Nevada State Prison:



Warm Springs Hotel looking west from 5th Street – 1860's

The Nevada State Prison (NSP) was a prison located in Carson City. The prison was in continuous operation since its establishment in 1862 until 2011. Abraham Curry was one of the first, and certainly the most important, settlers of Eagle Valley, the site of Carson City. He arrived in the valley in 1858, from Utah and purchased the Eagle Ranch for \$500 and several mustang horses. This ranch included the property ranging from the Warm Springs at the site of the future prison to what would become Minnesota Street in urban Carson City.

In December, 1861, the first territorial legislature of Nevada created the Board of State Prison Commissioners. This board consisted of the Secretary of the Territory, the Territorial Auditor, and the Treasurer. This Board was authorized to lease the property adjacent to Curry's Warm Springs Hotel effective January 1, 1862. This is the date for the establishment of what was to become the Nevada State Prison. Curry was also appointed as the first Warden of the Prison on that date.

The Territorial Legislature gave the Prison Commissioners the authority to renew the lease for Curry's property for an additional 14 months on December 2, 1862. Curry was to be compensated with \$10,000 for this lease. Ultimately, the board recommended the purchase of the leased property. The Territorial Legislature subsequently authorized the purchase of the 20 acres being used as a prison, to include the quarry. This purchase was to be effective on March 1, 1864. Curry was given \$80,000 in interest-bearing bonds for the property. The interest rate on these bonds was 10% a year. This was obviously a dramatic improvement on Curry's initial investment of \$500 and several horses over the span of six years, not counting the revenue for leases and contracts to provide services to the Prison from the hotel.



Abraham Curry

In 1864, Curry was succeeded as Warden of the institution by Robert M Howland. The physical structure of the institution was not only crude; the operation was also very primitive. The story is told that an inmate with the name of George Kirk was committed to the institution for highway robbery. On his first day in the institution he refused to exit his cell. Warden Howland went to the blacksmith shop and obtained a 12 foot long iron bar, which he heated red-hot on the end. By the time he had walked to the cell of inmate Kirk, the bar had cooled to an innocuous gray color. Howland shoved the bar into the cell which was immediately grabbed by Kurt. Obviously, the still blistering hot bar encouraged Kirk to exit this cell and remain a compliant prisoner throughout his incarceration.

In the winter of 1864–65, inmate George Mark escaped. During this escape the Assistant Warden, Alex Hunter was shot. On October 31st, 1864, the Territory of Nevada was

admitted to the Union. The Constitution of the State established the Board of Prison Commissioners, composed of the Governor, Secretary of State, and Attorney General. The Lieutenant Governor of the state was to act as the ex officio Warden in order to provide him with a salary. Lt. Gov. John Crossman thus became the Warden of the institution on March 4, 1865 and remained so until January 7, 1867.

On May 1, 1867 a fire occurred at the prison, with a total loss of all buildings, and all prison records. The buildings at the prison were rock and mortar structures, covered with dried out wooden shingles. Each of these buildings was lined with canvas because the structures were so porous that the canvas was needed to help defeat the elements of the weather. It was assumed that the fire was the result of an incendiary device. It is not explicitly stated, but the language of the Warden's report leads one to conclude that the fire was deliberately set by an inmate/s. In 1870, another fire occurred and a major portion of the institution was again destroyed. This incident resulted in a construction project using quarried stone on site and inmate labor to build substantial structures.

On September 17, 1871, the most dramatic event in the history of the Prison in the 19th century occurred. The Captain of the Guard was attacked while locking the inmates into their cells on this late, Sunday afternoon. The inmates broke into the Warden's quarters and were confronted by the Lieutenant Governor and Warden Frank Denver. Denver was overwhelmed by the rush of inmates but managed to shoot one felon before his pistol was taken and he was himself shot in the back. The inmates then broke into the prison armory and tried to exit the front of the building. As they made for the door they were confronted by guards and a gunfight commenced. The inmates, firing from cover, shot and mortally wounded a guard who was standing in the open, firing at the inmates in the Prison. The inmates also shot and instantly killed on guard and wounded another. The inmates were able to scatter through the area, resulting in the calling of the militia from Virginia City, and the arming of citizens in Carson City. The most famous incident in this flight was the movement of several inmates towards the Mono Lake area of California. In their travels, this band of inmates murdered an 18-year-old Pony Express rider, and two members of a local posse at what came to be named Convict Lake. When they were ultimately captured the inmates were hung by vigilantes after a trial lasting several minutes. This incident has been the subject of several books and at least one movie.



Lt. Gov. Denver

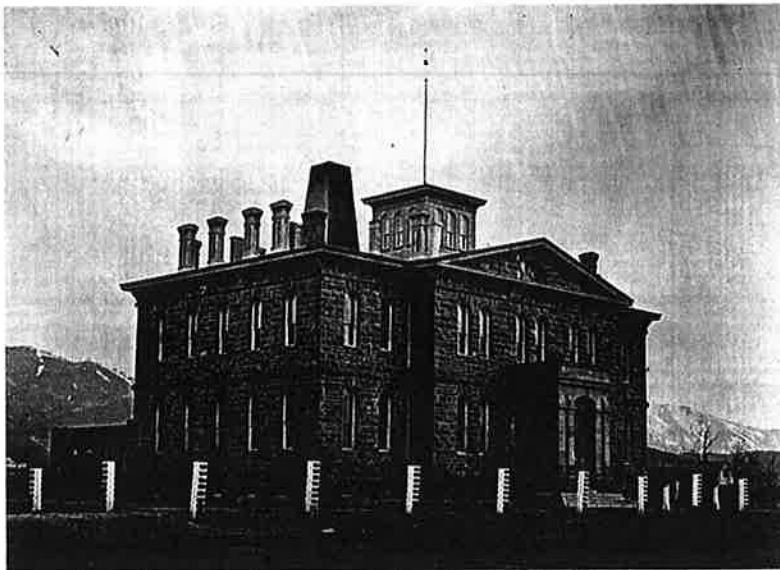
The following year 1872, legislation resulted in the repeal of the portion of the Constitution which established the prison is the responsibility of the Lieutenant Governor. Pressly C. Hyman was appointed the new warden, however, Lieut. Gov. Denver refused to hand over the institution and refused to allow the Governor, or any other members of the Prison Board to enter the prison. Finally, the Governor called out the militia in March, 1873, who confronted Denver with 60 men, and a small artillery piece. Denver graciously surrendered the institution stating that he did not wish to see any innocent blood spilled what was essentially a legal argument.

The primary means of support for the prison during the 19th century was the shoe shop where inmates were engaged in the construction and sales of footwear. In addition, the institution obtained funds through the quarrying and dressing of stone taken from within the perimeter of the institution.

Although it was not the major source of income, the quarry had the most profound and lasting effect on the face of Carson City. Public buildings and homes throughout Carson City reflect the prison as the source of the substantial construction material. These buildings are shown on the following pages.



*Nevada State Capitol 1871
Extensions designed by Frederick DeLongchamps
Listed on the National Register of Historic Places*



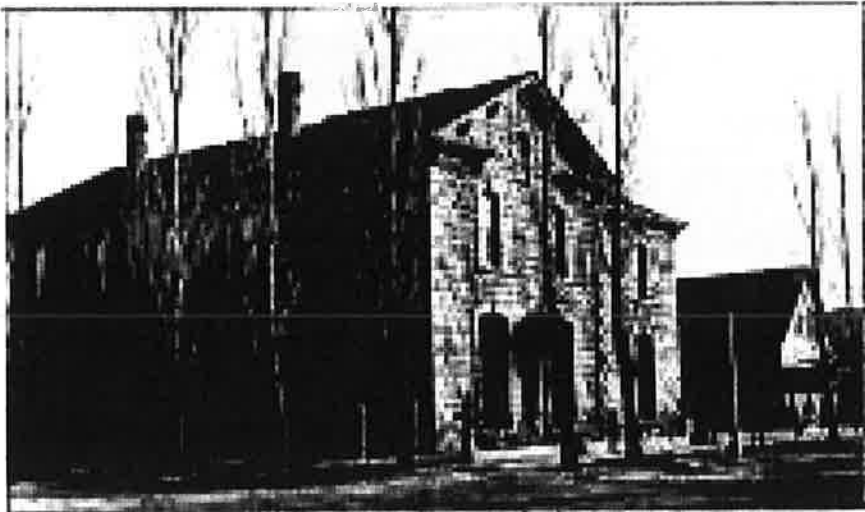
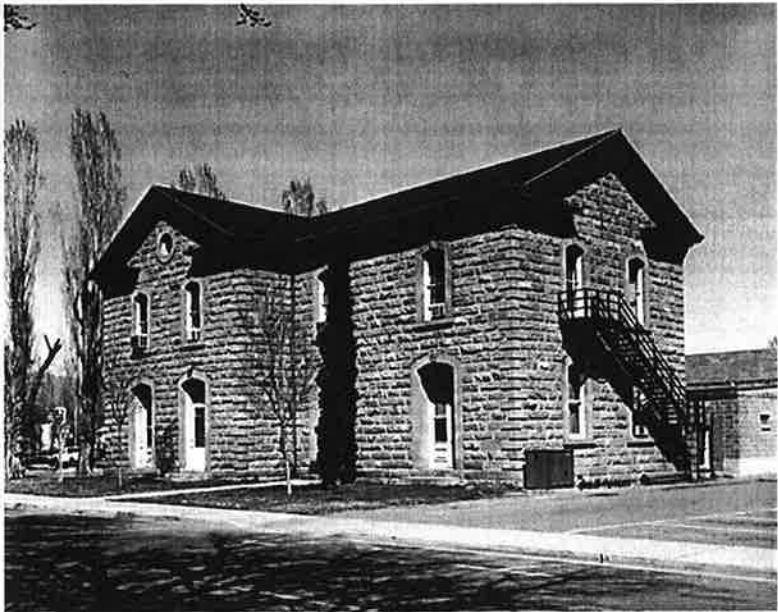
*United State Mint, Carson City - Nevada State Museum 1869
Listed on the National Register of Historic Places*



*Old Ormsby County Courthouse – NV. Atty. Gen.'s Office 1922
Listed on the National Register of Historic Places*



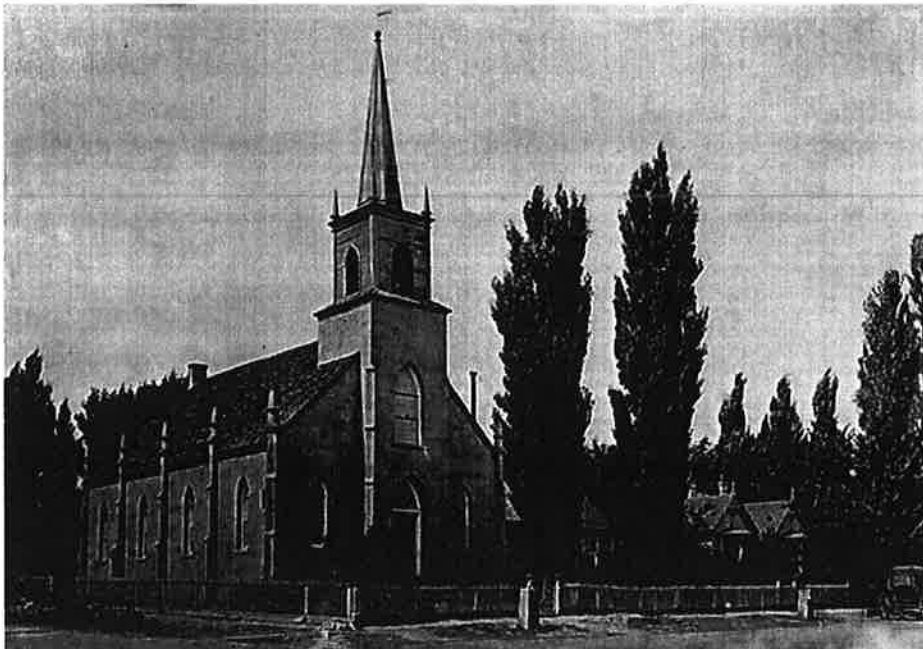
*Hero's Memorial Building – NV. Attorney General's Office 1921
Listed on the National Register of Historic Places*



*Old State Printing Office - State Archives Building 1875
Listed on the National Register of Historic Places*



Old State Armory



United Methodist Church



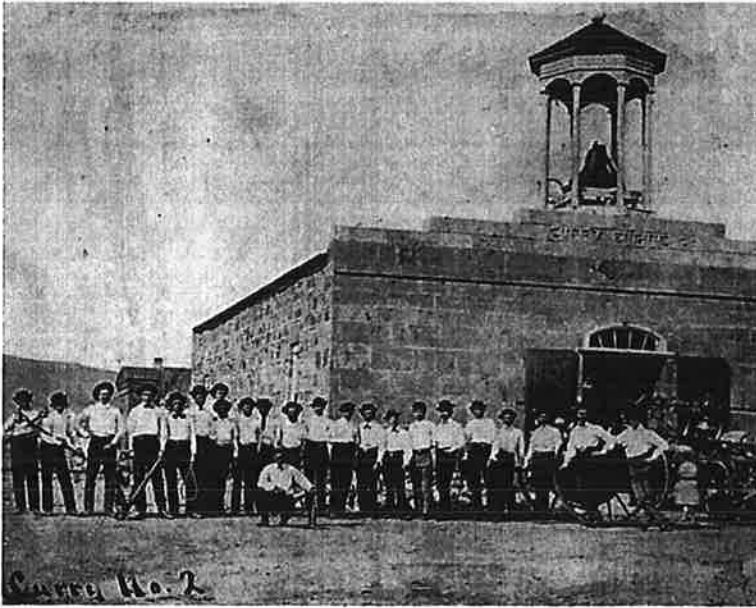
Meyer's Hardware – Secretary of State



*Bank Club Saloon (Jacks Bar) 1899
Listed on the National Register of Historic Places*



Warren Engine Company



Warren Engine Company 1864



Nevada State Prison



Nevada State Prison.



Nevada State Prison Ranch House 1924



Nevada State Prison Staff Cottages

Demolished Structures

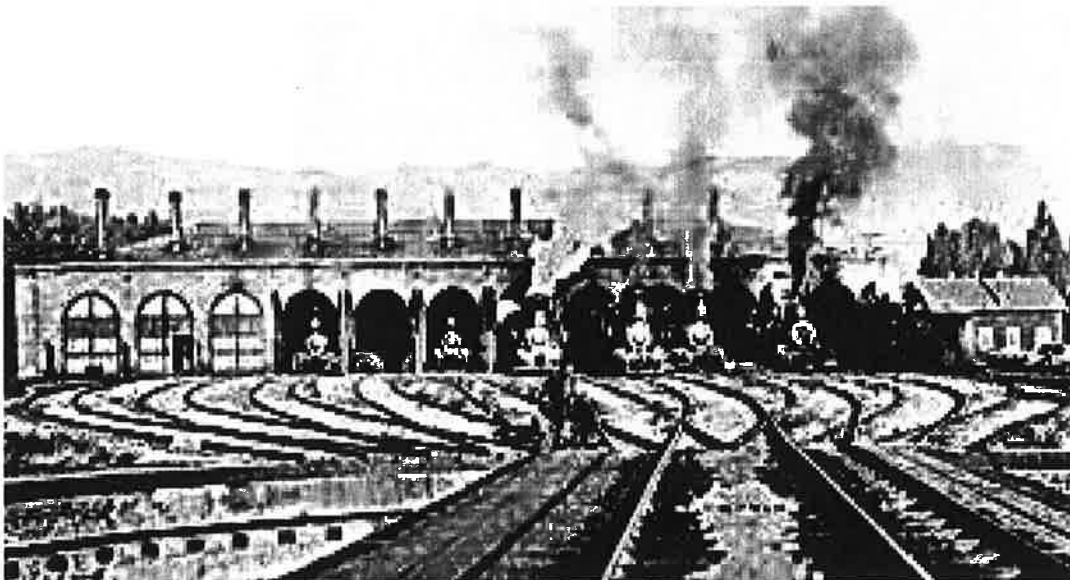
Unfortunately, some of Carson City's quarried stone buildings have been lost.



The Nevada Orphans Home (Sunnyside Acres) 1903



Original Carson City Courthouse



*Virginia & Truckee Railroad Maintenance Building
Listed on the National Register of Historic Places*

Homes

There are excellent examples of quarried stone houses that still remain in Carson City.



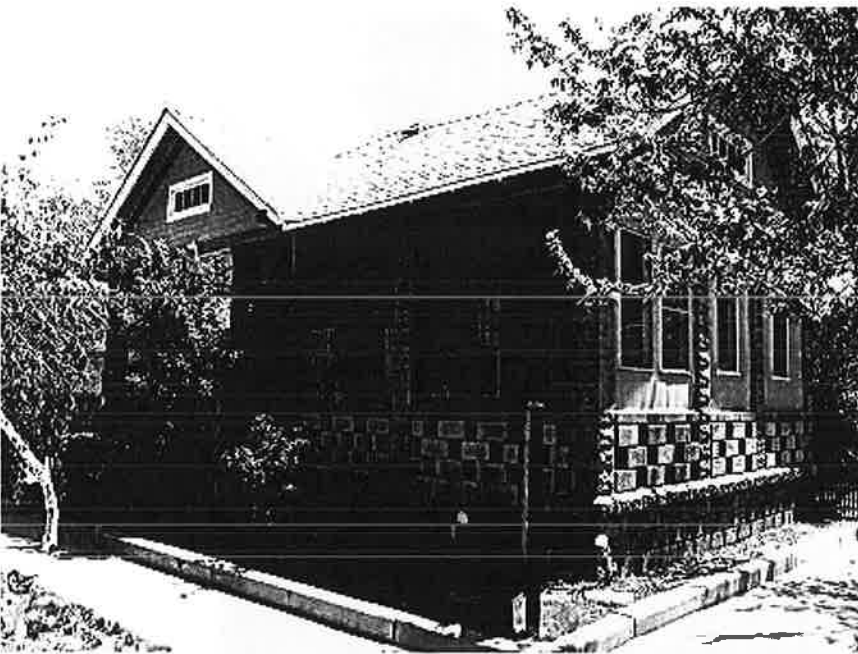
*Abraham Curry House 1871
Home of NSP's first Territorial Warden & first Superintendent of the U.S. Mint in Carson
City, one of the four founders of Carson City, Listed on the National Register of Historic
Places*



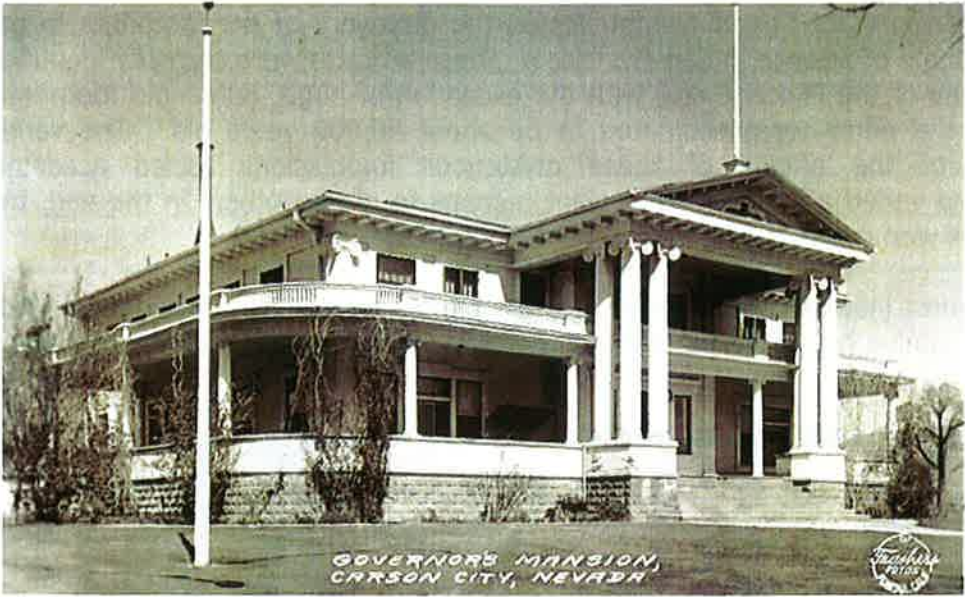
*Stewart/Nye Home, Home of Gov. Stewart, Nevada's first Governor
Nevada's first gubernatorial residence
Listed on the National Register of Historic Places*



Thomas J. Edwards House (Musser & Minnesota)



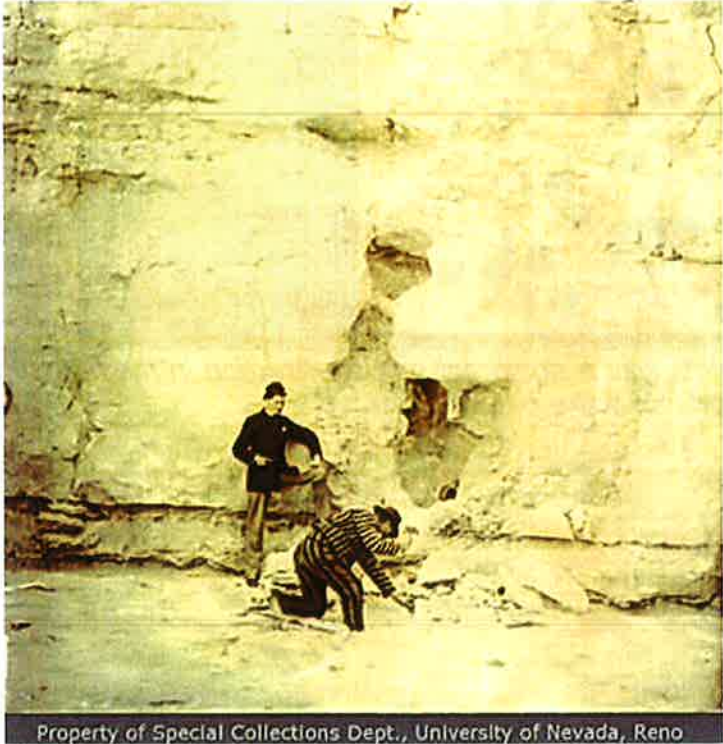
Abe Cohn House (Procter & Division St), Carson City Merchant Agent & promoter of Dat So La Lee



*Nevada State Governor's Mansion
Listed on the National Register of Historic Places*

Fossils

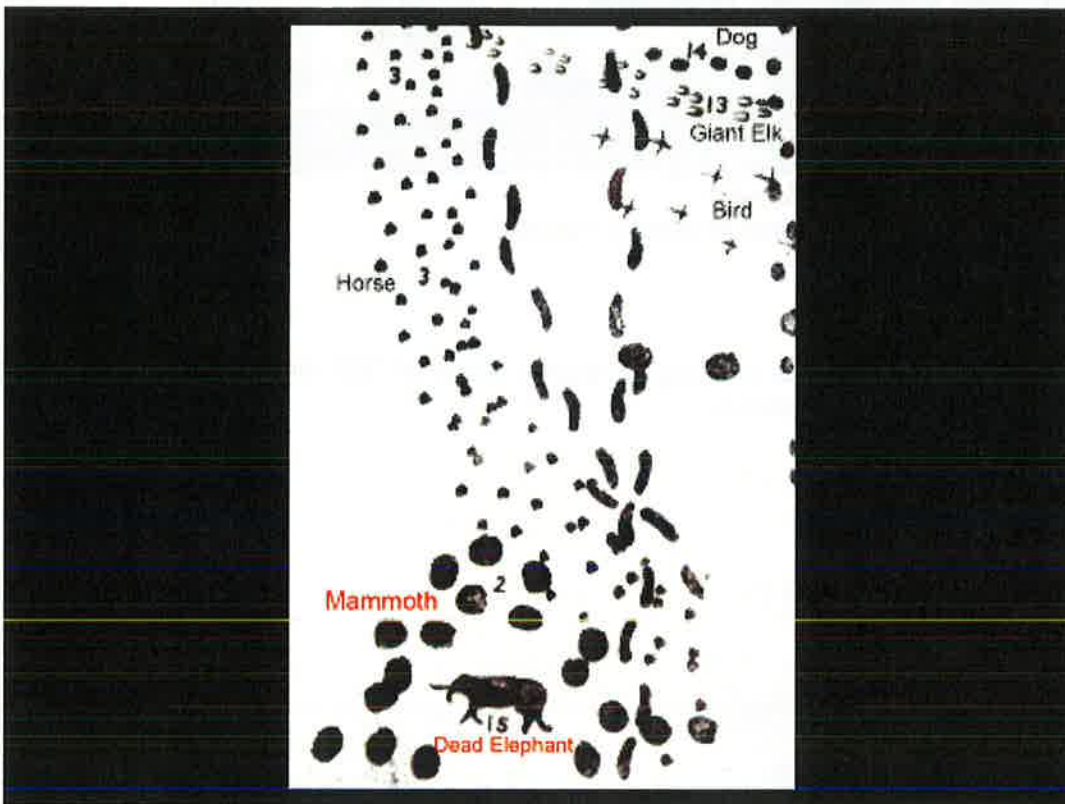
In the early 1880's inmates working to quarry stone at NSP discovered the fossilized footprints of prehistoric creatures.



Property of Special Collections Dept., University of Nevada, Reno

In 1882, the Carson City Sheriff communicated the discovery of the footprints to the California Academy of Science in San Francisco. These artifacts were correctly identified a La Brea Fauna of the Pliocene era, with the exception of huge, humanoid footprints. At that point the prints were estimated to be about 50,000 years old. The varied interpretation of the origins of these mysterious impressions fueled academic controversy and varied attribution from giant humans to giant sloths. In the end, the sloth advocates won out in 1917.

A map of the most intense concentration of these prints, seen below, presents evidence of mammoths, native horses, large birds, dire wolves, and the sloths, big-toothed cats, elk and deer.



The "grotto" containing these prints was a significant tourist attraction in the late 19th century, despite their location inside an active prison.



At some point the grotto was filled with rubble rock and the State's License Plate Factory built on the bluff over the grotto. In 2004-2005, a burst of historic enthusiasm resulted in the removal of the rubble from the grotto. Immediately there was concern for the integrity of the factory's foundation. The grotto was again filled and the overburden placed on the prints may or may not have damaged the prints. This is an opportunity for further research.

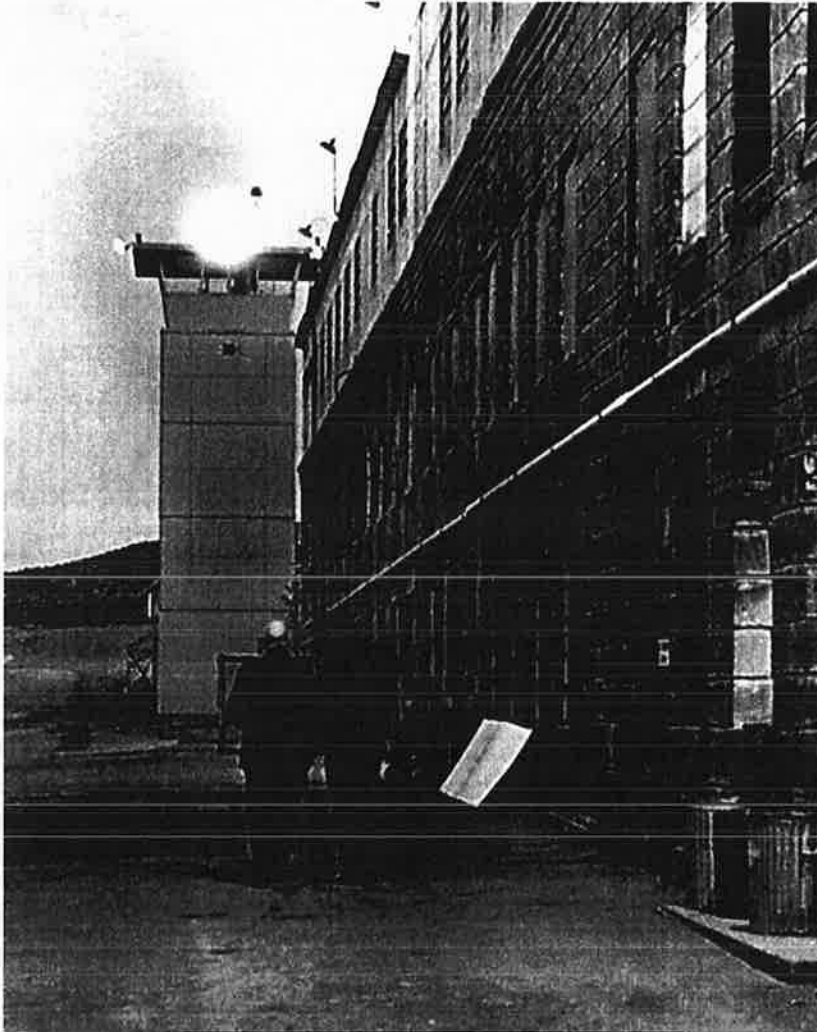
Despite this defective restoration the prison site is replete with Pliocene artifacts. As late as 2013, scientific study has been carried out on footprints uncovered to the South of the License Plate Factory. While the grotto may be compromised, the general site is a rich site of historic significance, suitable for scientific research and demonstration.

In 1923 Leonard Fristoe and two other inmates accompanied Warden Tom Slater in the Warden's car on a trip to Reno. Upon arrival in Reno, Warden Slater allowed the inmates to go about some business, while he attended to other activities. Fristoe later claimed that the Warden went to a brothel, leaving the inmates in the car. At the appointed time for their meeting and return to the Prison, inmate Holt and Fristoe had failed to return. It took Warden Slater 11 hours before he notified the Reno Police of the escape

of the two felons. This was the commencement of what would prove to be the longest escape and recapture of a prisoner in the history of the United States.

Fristoe's escape led him through Mexico, back into the United States, Canada, and ultimately to the ownership of a ranch in Wyoming. In 1968, Fristoe suffered a serious medical condition, and would go to live with his son in California. During the course of a family dispute, the police were called and Fristoe confessed his escape and was arrested. He was returned to the Nevada State Prison, to continue the service of his sentence for killing two Sheriff's deputies in Oracle County.

The following May, 1970, Fresno received a pardon and release based upon the split vote of the Pardons Board. His escape had lasted for 43 years.



Fristoe returns to NSP

In 1928, the Prison became the State's site for automobile license plate production, and remains so today. Until the advent of modern screening techniques the license plate were stamped and painted using dies and stamps that were operated by trusted inmates.



License Plate Factory 1960's

With the legalization of gaming in Nevada, the prison apparently saw no reason not to allow inmates to participate in organized and sanctioned gambling. This was supported to the point of providing space for gambling games and establishment of inmate game "owners". This practice is astounding to modern correctional practitioners, as it legitimized an underground, inmate economy with the attendant negative opportunities for indebtedness between inmates, coercion, and inmate control of other inmates. The migration of a core of administrators to NSP 1967, resulted in the closure of the "casino".



NSP Inmates Gambling in 1960's

Perhaps as an adjunct to the gambling, NSP coined its own money. This money took the form of brass coins of \$5, \$1, and 50, 25, 10, and 5 cents. These coins were minted from 1945, to 1964. They were produced on the coin presses from the old U.S. Mint. Their use resulted in the phrase "brass" in the prison lexicon, meaning "money". Today these coins are collectors' items and given to long serving prison employees upon retirement.



The Nevada State Prison remained the only State Prison until the "Department of Prisons" expanded in 1964 with the opening of the Northern Nevada Correctional Center on the Prison Farm Property in the Stewart area of Carson City. NSP was operated as the State's Maximum Security prison until 1989, when the Ely State Prison was opened in the Eastern portion of the State.

Executions

The 1901 state legislature required that all executions be conducted at the State Prison in Carson City beginning in 1903. The first execution by hanging at the State Prison, John Hancock, was on September 8, 1905.

The largest multiple execution in the history of Nevada occurred on November 17, 1905 when four men, Thomas F. Gorman, Al Linderman, Fred Reidt, and John P. Sevenser, were executed using double gallows for the murder of a transient they threw off a moving train while they pilfered the box cars. Two Native Americans, Indian Johnny, a Shoshone, and Joe Ibapah, a Goshute, were executed using double gallows on December 7, 1906 for the murder of a transient.

In response to Mormon preferences, the Nevada State Legislature passed a statute in 1910 that became effective in January 1911, allowing condemned prisoners to choose between execution by shooting or hanging. Andriza Mircovich was the first and only inmate in Nevada to be executed by shooting.

On May 14, 1913, Mircovich was executed by shooting. After Warden George W. Cowing was unable to find five men to form a firing squad, a shooting machine was built to carry out Mircovich's execution. When the device arrived at the prison, Cowing no longer wanted to have any part of the execution and resigned. Former governor Denver S. Dickerson, who had worked to reform the state prison system, was appointed the new warden. Denver S. Dickerson supervised the first executions by shooting and lethal gas at the prison.



Andriza Mircovich

In 1921, a bill authorizing the use of lethal gas had passed the Nevada State Legislature. Ten men were hanged at the State Prison before the law was enacted. Condemned murderer Gee Jon of the Hip Sing Tong criminal society became the first person to be executed by this method in the United States. Warden Dickerson sent his assistant Tom Pickett from Carson City to Los Angeles, California to personally pick up 20 pounds of lethal gas, which was contained in a mobile fumigating unit at a cost of \$700. Four guards did not want to participate in the process and resigned.

Prison officials first attempted to pump poison gas directly into Gee's cell while he was sleeping, but without success because the gas leaked from the cell. A makeshift gas chamber was set up at the butcher shop of the prison. Gee was strapped onto a chair in the chamber which was eleven feet long, ten feet wide, and eight feet high. A small window next to the wooden chair allowed witnesses to look inside. Attendees included news reporters, public health officials and representatives of the U.S. Army. On the morning of February 8, 1924, the pump sprayed four pounds of hydrocyanic acid into the chamber. Because an electric heater failed, the chamber was 52 degrees Fahrenheit instead of the ideal 75 degrees, causing some of the acid to form a puddle on the floor. Gee's head appeared to nod up and down for six minutes before succumbing to the gas. The prison staff waited three hours for the remaining puddle of hydrocyanic acid to evaporate before cleaning up the chamber. Warden Dickerson reported to Nevada governor James G. Scrugham and the legislature his opinion that the use of lethal gas was impractical and that he thought execution by firing squad was still the best method of execution. Expenditures for Gee's execution totaled about \$1,000, but the operating cost, less staff expenses, of the gas chamber plummeted to about 90 cents per use by 1937. Dickerson remained warden of Nevada State Prison until his death on November 28, 1925.



Gee Jon

Thirty-two men were executed in Nevada's three gas chambers between 1924 and 1979. Executions continued at NSP until the U.S. Supreme Court stopped all executions in the Country.

On October 22, 1979, convicted murderer Jesse Bishop became the first person to be executed at the prison after the state legislature reinstated the death penalty, following the lifting of a national moratorium on capital punishment. Bishop is also the last prisoner to be executed by lethal gas by the state. The oldest person ever executed at

the State Prison was John Kramer, age sixty-one, on August 28, 1942. The youngest person ever executed at the State Prison was Floyd Loveless, age seventeen, on September 29, 1944, for the shooting murder of a constable near Carlin when Loveless was fifteen. The only double execution using lethal gas occurred on July 15, 1954--Linden Leroy and Frank Pedrini at their request.

The last involuntary execution prior to the U.S. Supreme Court declaring capital punishment unconstitutional in 1972 was Thayne Archibald, on August 21, 1961, for the execution-style murder of a kidnap victim following a robbery in northern California. The 1977 state legislature adopted a new death penalty statute. Jesse Bishop was the last person to be executed in Nevada using lethal gas on October 22, 1979, and his was only the second execution in the United States after the reinstatement of the penalty. The 1983 state legislature changed the method of execution to lethal injection. On December 6, 1985, serial killer Carroll Cole became the first inmate to be executed in Nevada by lethal injection. Executions continue to be carried out in the gas chamber, but on a gurney designed for lethal injection.

The decades of the 1970s & 1980s were characterized by inmate violence and legal challenges to an antiquated practice of corrections. The institution witnessed several murders of inmates, escapes, and numerous hostage incidents and attacks on staff, racial tension, and the rise of prison gangs. The operation of the prison became an issue in the gubernatorial election campaign of 1982, contributing to the defeat of the incumbent, Governor List. Ultimately the institution was controlled by the hiring and influence of a "Town-Tamer" from the California Department of Corrections, Warden George Sumner.

In 2009, the Nevada State Legislature rejected a proposal by Governor Jim Gibbons to close the prison amid a budget crisis, and instead approved the continued operation of the prison while plans to expand or construct other new prisons were delayed. In February 2010, Nevada Department of Corrections Director Howard Skolnik notified employees that the prison may be closed while the state faced an \$880 million deficit. Prison officials recommended moving the inmates to other facilities in the state prison system. The prison finally closed its doors on May 18, 2012, all inmates transferred.

Inventory of Existing Conditions

BUILDING LIST	Sq. Ft.	Date	Possible Use
MAIN GATE / TOWER 1	450	1963	Admission Security
TOWER 2	624	1963	Historic interpretation
TOWER 3	144	1981	Historic interpretation
TOWER 4	144	1981	Historic interpretation
TOWER 5	257	1966	Historic interpretation
COURTHOUSE	1,475	1928, 1960s	Hearings – Museum Entrance
ADMIN / CELLBLOCKS	106,251	1920-1925	Offices – Museum/Storage
West Wing (Admin Wing)			
North Wing (Hospital Wing)		1925, 1948	Offices/Storage/Commercial Museum/Execution chamber
East Wing (Cell Blocks A&B)		1925 (A)	1 st floor Museum
		1950 (B)	Floors 2-4 Files
STORAGE / MAINTENANCE	2,190	1952	Storage
UNITS 4 – 11	7,801	1981	Commercial Storage Training
UNIT 12	7,931	1982	Commercial Storage Training
UNIT 13	11,888	1988	Commercial Storage Training
BOOKBINDARY	4,137	1976	Light Industrial
GYM	7,980	1976	Historic Int., Events
CHAPEL / 6 POST	2,968	1981	
EDUCATION	1,680	2002	
BOILER PLANT	2,688	1958	Utilities
COTTAGES 1 -6	850	1953-55	1 Cottage for Museum
CULINARY	11,334	1966	Museum – Vending Machines/Events
WATER TANK	2,375	1969	
LICENSE PLATE	7,462	1959	Light Industrial
BOILER ROOM SHED	80	UNK	
OLD BUTCHER SHOP	300	1868	Historic interpretation
MAINTENANCE WAREHOUSE 2	1,288	1950	Storage
OLD 5 TH ST. TOWER	100	1868 and	Museum

WAREHOUSE / OLD ARMORY	1,800	1911-25	
CHEMICAL STORAGE	308	1950	Museum Storage
DOG KENNEL	1,200	UNK	Storage
OLD ELECTRIC SHOP	1,930	post 1942	None
PUMP HOUSE	380	1907-42	Historic Interpretation
		1988	Historic interpretation Current water supply
MAINTENANCE SHOP	4,000	2002	DOC retain
GENERATOR BUILDING	900	1999	Utilities
WARDEN'S HOUSE	2,880	1920s	Museum support
OLD PUMP HOUSE	64	1868	Historic interpretation

The conditions presented for these building were taken from the State Public Works Board (SPWB) report of 2011. They have been modified to a small degree based on recent observations at the institution. Throughout this condition review it is assumed that there will be no persons living in any of the structures at the Nevada State Prison (NSP). This assumption is consistent with the purposed uses presented by this planning group and simplifies many, if not most, of the safety code concerns expressed in the SPWB in their report. We also assume that the need for remodeling, modification and mitigation of conditions described in the report are diminished by the less intensive uses proposed for the structures.

MAIN GATE / TOWER 1



DESCRIPTION

- The Main Gate / Tower 1 is located on the west side of the prison and next to a vehicle gate.
- This building is in generally fair shape.
- The building is a painted precast concrete structure that has two levels.
- It has approximately 450 square feet of space and was constructed in 1963.

- The lower level served as the visitor's check in and entry point into the prison.
- The upper level is the guard tower.

EXTERIOR

- The tower exterior finish should be maintained for weather resistance and appearance of the building with painting in the next 2-3 years

INTERIOR

- The interior wall, floor and ceiling finishes are in poor condition.
- The interior finishes are faded and damaged to a point where the concrete walls and floors are showing wear and deterioration.

UTILITIES

- The building's sanitary wastewater system is showing signs of deterioration.
- The drains operate slowly.
- Deposits within the pipes will cause them to be restricted, which will slow the flow of water.
- This would be an issue if the building were to continue to be operated as a prison security post, 24/7. This is not the case and the system is adequate for the projected needs.

HVAC

- The heating unit appears to be original to the building.
- The unit is a forced-air-gas-type.
- The building is cooled by an evaporator cooler which is severely scared and has reached its normal life cycle.

LIGHTING

- The existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.
- Again, the projected uses of the structure do not require substantial work to make it usable.

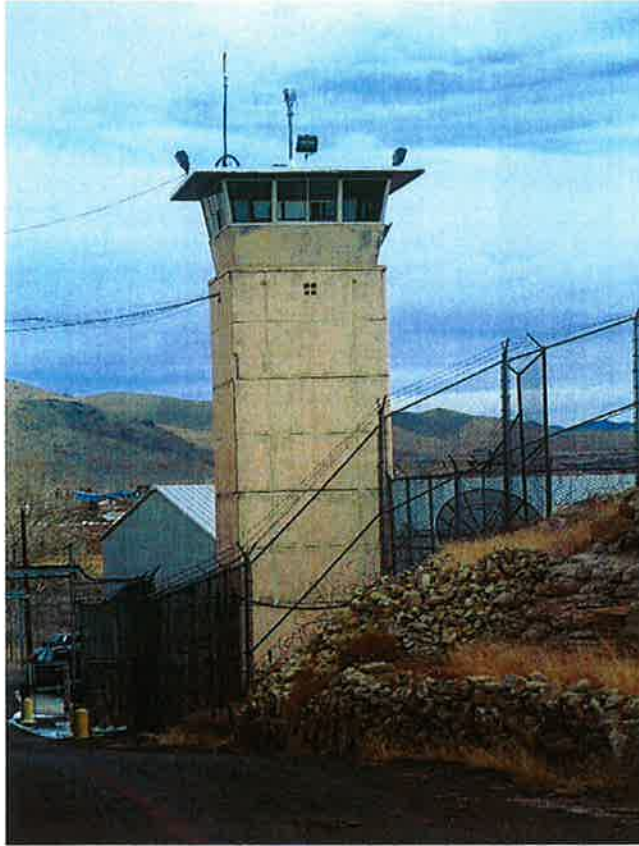
ADA

- The tower is not fully ADA compliant.
- As the institution will no longer be a prison, this may not be an issue as the gate controlled by the tower has enough access for semi-trucks, much less handicapped persons.

USE

- The lower level of the tower would serve as access to the institution, regardless of the selected use of the institution.
- The upper story is not seen as necessary to any use in the future.

GUARD TOWER 2



DESCRIPTION

- Guard Tower #2 is a painted precast concrete structure with a single-ply membrane roof.
- The tower is located inside of the secured area in the northeast corner of the site.
- It is three stories tall and has a 360 degree view of the prison grounds.
- It has 624 square feet of usable interior space which is accessed via a tall, winding, and intimidating staircase/ladder system.
- The tower is in fair condition.

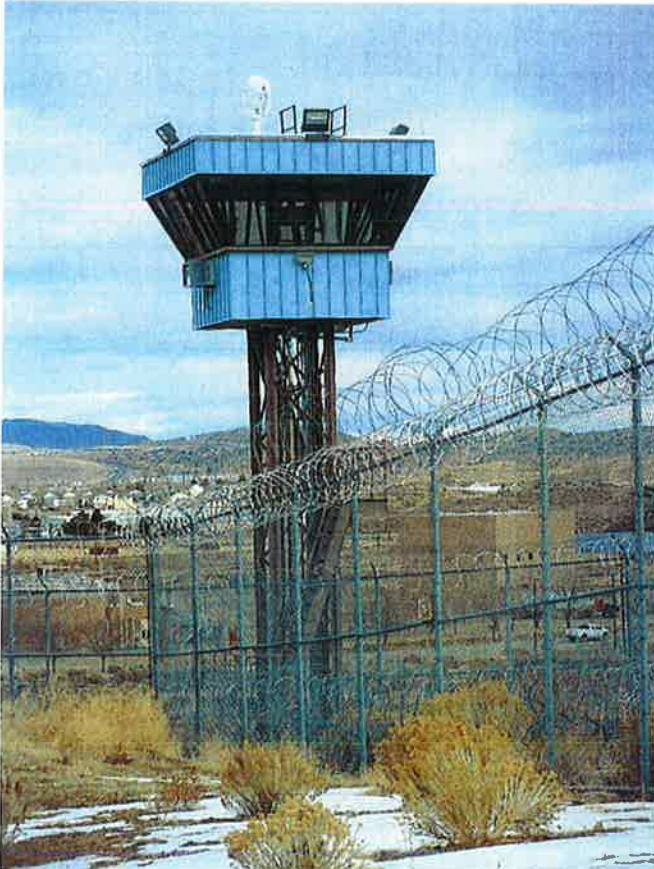
EXTEIOR

- The roofing system was replaced in 2004.
- It would on require exterior maintenance for the representation of a prison security post.

USE

- This building is not projected to have any use for museum or office purposes.
- No public access is foreseen for this structure.

GUARD TOWERS 3 & 4



DESCRIPTION

- Guard Towers 3 and 4 are painted structural steel buildings with metal siding and roofs.
- They are located outside of the secured area in the northeast and southeast corners of the site.
- They were constructed in 1981, to serve as perimeter security for the "hill units".
- The interiors allow for a 360 degree view of the prison grounds.
- The buildings are in fair shape though there are concerns regarding their structures.

EXTERIOR

- Specifically, the structures sway in strong winds.
- These structures would only require exterior maintenance to provide the institutional context to the property.

USE

- There is no projected use presented for these structures.
- Recommend be maintained in arrested decay.

TOWER 5



DESCRIPTION

- Guard Tower #5 is a painted structural steel building (Space Needle) with metal siding and roof accessed by a steel spiral stairway.
- The tower is located outside of the secured area in the southwest corner of the site.
- The structure was constructed in 1966.
- There are windows that allow for a 360 degree view of the prison grounds.
- The building is in fair shape.

EXTERIOR

- The Guard Tower #5 sways substantially during high winds and its structural integrity is suspect. Parenthetically, guard staff assigned to the tower used to amuse themselves by running back and forth in an attempt to slosh water out of the toilet.
- The structure would only require some exterior maintenance to provide institutional context to the property.

USE

- There is no projected use presented for this structure.
- Recommend be maintained in arrested decay.

COURTHOUSE



DESCRIPTION

- The Courthouse is a stone masonry structure with a single-ply roof membrane.
- This building is attached to the Administration / Cell Block building and is one of the oldest structures on site.
- It was originally constructed in the 1927-28, as a sally port for major vehicle access to the old prison yard.
- It was covered with a roof in the 1960's as a construction project by the Synanon Foundation to provide 1,475 square feet of interior space.
- It then served as a chapel and offices for caseworkers.
- The facility was remodeled for court proceedings.
- The building is in fair shape

EXTERIOR

- The Courthouse is constructed of sandstone masonry walls on the exterior and wood framed interior walls and roof.
- The structure requires seismic strengthening to meet current life safety codes.

- This 1927-28 portion of the structure should be retrofitted to meet today's seismic standards.
- This project would cost approximately \$75,000.
- It is recommended that the building be painted in the next 3-5 years.

INTERIOR

- The interior finishes are in fair condition.
- It is recommended that the interior walls be painted at least once in the next two to three years.
- The interior floor covering is mostly carpet and is showing signs of extreme wear.
- Several areas are worn out and tears are evident throughout the carpeted areas causing a tripping hazard.
- This flooring should be replaced with carpet tile to allow for future replacement of only those sections of carpet that are worn or damaged without the need to remove the entire carpeted area.
- This replacement would cost approximately \$15,000.
- The building has a suspended acoustical tile ceiling system.
- The T-bar framing is bent and rusted in many areas and a number of the ceiling tiles are damaged and stained.
- The replacement of this ceiling system would be nice but not immediately necessary at this time, regardless of its use.
- The estimate for this ceiling replacement is \$15,000.
- The facility does not have fire sprinklers or fire alarm system.

HVAC

- The Courthouse has a roof top packaged HVAC unit which appears to be more than 20 years old.
- For Parole Board use this need would require \$37,000.
- For museum use this effort could be delayed for some years to evaluate its criticality.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.
- An upgrade of this system is foreseen only in the event on Parole Board use.
- A museum should not require this upgrade for \$11,500.

ADA

- The Courthouse has an ADA accessible ramp for access but is lacking ADA compliant restrooms, hardware and other required items.
- The ADA features of the building are better than those of the current Parole Board offices in Carson City.
- If the Parole Board does not move to NSP or uses other rooms for hearings the Courtroom could be used for museum access to the yard, displays, video presentations, and lectures.
- In this case the exterior door and entrance used by the inmates is not ADA compliant and would need modification to allow access to the yard.

USE

- The decisions of the Legislature and Governor will determine the use of this building.
- It can continue as a hearing room for the Parole Board if that agency moves to the facility.
- The Courtroom is already wired for the videoconferencing and the NDOC's computer information system.

ADMINISTRATION / CELLBLOCKS

This building / complex needs to be considered in detail based on the multitude of functions for which it was used. The building represents the oldest architectural elements of the institution. It is a three sided structure that encloses, with the Culinary Building, the old yard. Portions of the building were constructed at markedly different times. The building, with one exception to be identified later, is constructed with stone quarried on site. Its appearance is institutional, and appropriately grim for its intended purpose. The issues that affect this three-part structure generally are:

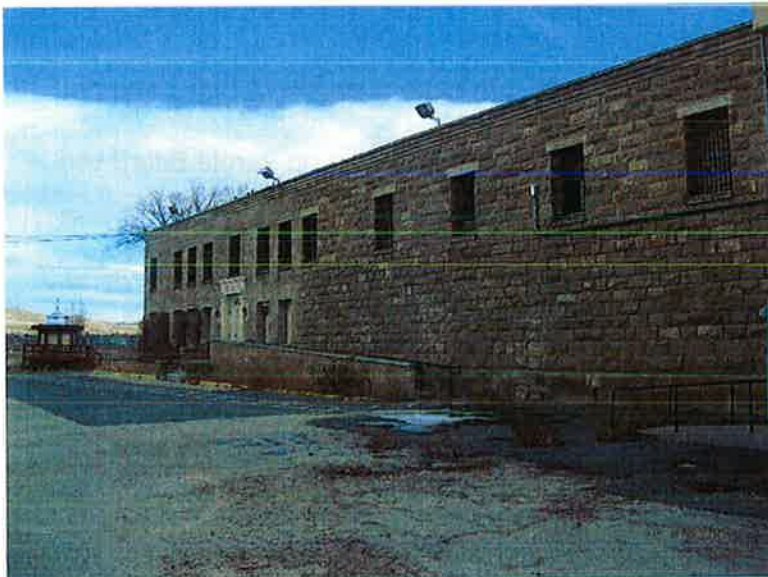
- The poor condition of the roof.
- The need for repointing the masonry exterior.
- The need to carefully evaluate the household/waste water issues based on the approved use of each area of the complex.

The examination of its condition will begin on the western wing of the structure and move to the north, then east.

Gross Area (square feet): 106,251

Year Constructed: 1920-25

WEST WING (Administrative Wing)



DESCRIPTION

- The western wing of the building is essentially given to administrative functions,
- On the southwest corner the building is attached to the chapel (former sally port).
- The lower level contains a large inmate visiting room that is open except for the rooms used for confidential attorney visits.
- The walls are dramatically decorated with murals painted by inmates.
- In the 1960's/70s, this area was the "weight room", a bare room filled with gym equipment.
- This lower level also contains the prison staff offices, central control room, and file room.
- The second floor of this wing houses the old education area.
- There are also rooms where minimum custody (shortline) inmates lived. It is believed that in the 19th century that these rooms were used for guard housing.

INTERIOR

- The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life.
- The carpeted areas are showing signs of traffic wear and the 12"x12" VCT is loose and separating from the substrate creating a potential tripping hazard.

HVAC

- This area has a roof mounted packaged HVAC system.
- There are scattered evaporative coolers located in other areas that are in need of replacement.
- This building is in need of a major HVAC upgrade.

ADA

- The Administration and Visitation areas have one ADA accessible route of travel into these areas only.
- The rest of the building does not have any ADA improvements.
- The Administration Offices do not have an accessible restroom.
- The existing bathroom does not meet the Americans with Disabilities Act (ADA) requirements.
- A complete retrofit is necessary, regardless of the projected use of this area.
- This project would cost approximately \$30,000 and include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint.
- This portion of the structure is ADA accessible from the entrance, through to the yard.

USE

- This portion of the structure lends itself to multi-use.
- The visiting room portion of the structure could serve as an entrance to the "Yard" as well as space for displays, video presentations, and lectures.
- The office portion of the first floor can be used as museum, or agency offices, and file rooms, or hearing rooms.
- Consideration for the second floor must include a plan for access other than the single interior, and single outside staircase.

NORTH WING (Hospital Wing)



DESCRIPTION

- The northern wing of the structure housed a complex assortment of functions.
- There is an access to a cellar area, called "Sagebrush", after the inmate newspaper that was once published by them.
- Today it simply provides access to some utilities.
- The first floor of the wing contained large, open, shop areas.
- These spaces are dim and worn, but could be remodeled for office or file space on an easily accessible ground level through doors that are outside the secure area of the structure.

Second story:
Old culinary – utilities

Third story:
Old infirmary
Law library recently
Old women's area
 Psych unit in 60's 70's
 Execution suite

USE

- This wing possesses large, open, work spaces on the ground floor.
- These spaces can be remodeled for large file areas that would be required by the Parole Board, Parole and Probation, or other agency.
- Utilities in these areas would have to be shielded or disabled for the safety of paper record and equipment.
- The second floor is also available for office space, with the exception of the old culinary area identified for museum access and displays.
- The third story is also available for offices.
- Again, there is the issue of access to address for the upper stories.

EAST WING (Cell Blocks A&B)



DESCRIPTION

- Easily hold 300 inmates
- A & B 4 stories
- A constructed in 1920-25
- B constructed in 1947-50
- Retrofit of bar – gates – hardware with construction of B block
- Interior cell configuration

- Cells inside
- Staff corridors outside next to windows
- Accessed by stairs only on north end of wing
- 2 stories tall initially housed maximum security inmates
- Modified to increase cell size
- Access through tunnel

EXTERIOR

- This building is constructed of sandstone masonry walls on the exterior and poured in place concrete columns, floors and roof deck which are keyed into the stone except for Housing Unit 5 and the third level which contains the third level addition known as Unit 2.
- A seismic retrofit of a portion of the structure will be needed.
- Tenant improvements to relocate and or remodel offices, restrooms, control room, entrance lobby, and associated programs to provide ADA accessibility and efficient use of space mainly at the first floor of the building will be needed.
- The existing building exterior is natural sandstone that was quarried directly from the correctional facility site.
- There are numerous areas where the mortar is failing, missing and not sealed properly due the age and exposure to the weather.
- Cleaning, repair and re-pointing of the exterior stone work is necessary.
- Due to the vertical nature of the building, scaffolding will be required to accomplish this project.

INTERIOR

- The interior walls, ceilings and cells of this building should have a new application of paint in the next two to four years for proper upkeep and maintenance. Some of the existing windows open inward which protrudes into the walkways and are original to the building.
- Some of the window units are cracked or damaged, seals are broken, are difficult to operate and they have reached the end of their useful life.
- Prior to painting, all surfaces should be repaired to address the extensive wall issues.
- Not included in the previous testing was lead paint encapsulation and other possible environmental hazards.
- The cost of this inspection would depend on the intended use of the various portions of the structure.
- It may not be necessary to evaluate all four floors of A and B cellblocks as floors two through four would not be used for offices or accessible for museum purposes.
- Some consideration should be given to Exit sign and Egress lighting upgrades for those areas of the building that will be used regularly by employees or visitors.
- The existing concrete stairs are showing signs of wear and deterioration.
- Floors in this building are concrete and require no work for any proposed use.

UTILITIES

- Electrical and plumbing access is through a "pipe chase" that runs through the center of the building.
- These utilities are worn and inadequate for use as an institution.
- The utilities are not a significant issue for the proposed uses of the structure.
- Some of the domestic water and waste lines have been damaged or shut down, mainly water in Unit 2 and 5 and waste lines in Unit 2.
- An inspection was performed on this building in 1989, for asbestos containing materials (ACM).
- The majority of the building is heated by steam provided from the Boiler Room structure.
- There is no cooling except for numerous evaporative coolers mounted on the roof of Unit 3 which are not ducted to all levels of the structure
- The majority of the utilities in the Cell house are located in the "pipe chase" and are original, with a few areas repaired or replaced.
- At the time of the 2009 survey, all of unit 5 and some of unit 3 were having problems and the system was not 100 percent operational. Some of the pipe, hangers, connectors and couplers are deteriorating and water leaks are developing.
- Dielectric corrosion is occurring between different types of pipe metals, internal corrosion is occurring on the 4" pipe and compression clamps are located in areas where leaks have occurred.
- Other small repairs have been done over time as needed to keep system operational.
- A break in the pipe has the potential to short out the power supply, alarm system, flood the lowest levels of the building and presents a safety hazard.
- This project would provide funding for the removal and installation a new domestic water supply piping system, check and mixing valves and isolation valves.
- 8,000 lineal feet of steel piping was used in this estimate.
- If copper pipe is used, the price could double. Removal and/or abandonment of the existing system is included in this estimate.
- A project for replacing the utilities in the "Sagebrush" basement area was completed in 2001.
- This building is equipped with an automatic fire detection and alarm system, but the system is old, does not meet current code requirements and is missing in some locations.
- The sewer / waste water infrastructure in the building is over 50 years old except for some small areas that have been repaired or replaced over the years as needed.
- Some of the sanitary sewer pipe, hangers, connectors and couplers have or are deteriorating to a point where raw sewage may be leaking in some areas.
- The waste vents in the cell block chases are too close to the exhaust vents on the roof and in unit 5, some have been damaged and does not vent properly.

- The waste lines in unit 2 have failed. This may be a potential health hazard. This project would need to provide for the removal and installation a new sewer / waste water infrastructure in the building including all connections, supports, anchoring.
- Some of the waste lines have been upgraded in the Sagebrush basement area in a past Capital Improvement Project.

HVAC

- The building is heated by low pressure steam.
- The steam pipes are deteriorating, leaking under the concrete has occurred, and other areas of the steam piping system has had leaks.
- There is a steam leak currently in unit 5.
- The Administration portion of the building is cooled by a central air-conditioning system.
- This section also requires evaporative coolers and windows air-conditioners to supplement the cooling. The cell block areas have roof and wall mounted evaporative coolers which are old and inefficient.
- The air distribution system in this facility is reaching the end of its useful life or is non-existent.
- The exhaust system in the chase ways no longer operates properly.
- These systems appear to be over 25 years old and no longer energy efficient.
- The roof on this building was in fair condition at the time of the survey.
- The single-ply system is spongy along the walkways, and is especially noticeable at the bottom of the stairs from the third story to the fourth story and there is an old built-up roofing system with concrete pavers on top which should be replaced.
- It appears that a roof coating has been applied on the unit 3 section of the building.
- One portion of the roof was redone in 1989. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. It is recommended that this building be re-roofed in the next two years to be consistent with the roofing program.
- This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.
- This project would provide funding for the design and engineering of a total renovation of the heating, air-conditioning and ventilation system, only if the space is occupied.
- This project or a portion there of was previously recommended in the FCA report dated 09/07/1999 and July 2006. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/10/2009.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.
- Lighting is sufficient for any projected use except where clerical or administrative staff might be located.

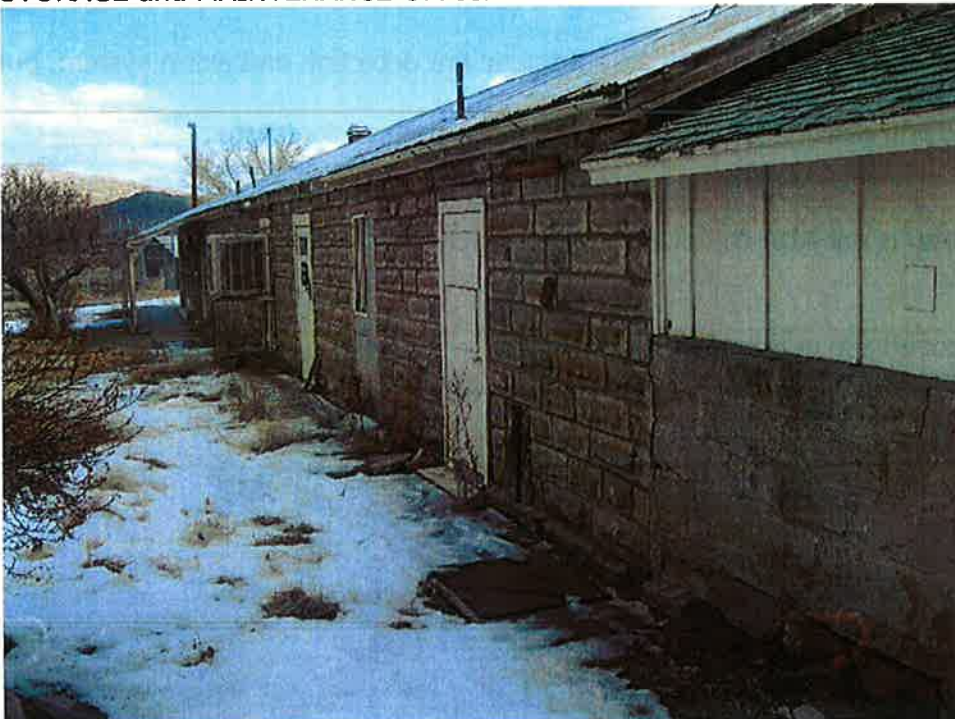
ADA

- The handrails do not meet current building codes for ADA accessibility and handrail extensions and configurations.
- Signage in this structure does not comply with ADA criteria.
- It is recommended that applicable signage be installed where required.
- Undertake only for offices / file use

USE

- The first three floors of the cellblocks are the preferred route for a proposed museum.
- The remaining floors could be used for State or commercial document storage, considering there is no fire sprinkler system in any of the cells.
- Their cell configuration allows for easy compartmentalization and securing of items.
- They could also be used for commodity or bulk storage.
- They can be used for agency general and incident training.
- They can be used for TV or movie production.

STORAGE and MAINTENANCE OFFICE



DESCRIPTION

- The Storage and Maintenance Office is a stone masonry and wood framed structure on a concrete slab-on-grade.
- The building has low hazard storage adjacent to the welding shop.
- The roofing is corrugated metal.
- The building contains small office areas, storage areas, a welding area and restrooms in roughly 3 separate spaces and three different occupancies.
- Some portions of this structure are over 50 years old.
- 2,190 sf.
- Constructed in 1952
- The structure is in fair shape.

EXTERIOR

- The roof has been damaged in the past and occasionally leaks during inclement weather.
- The existing building exterior is unreinforced natural stone that was quarried directly from the correctional facility site.
- There are numerous areas where the mortar is failing, missing and not sealed properly due the age, settling and exposure to the weather.

INTERIOR

- The exit signs in this building are older types.

UTILITIES

- This building is equipped with an automatic fire detection and alarm system, but the system is antiquated.
- This building does not have an automatic fire suppression system

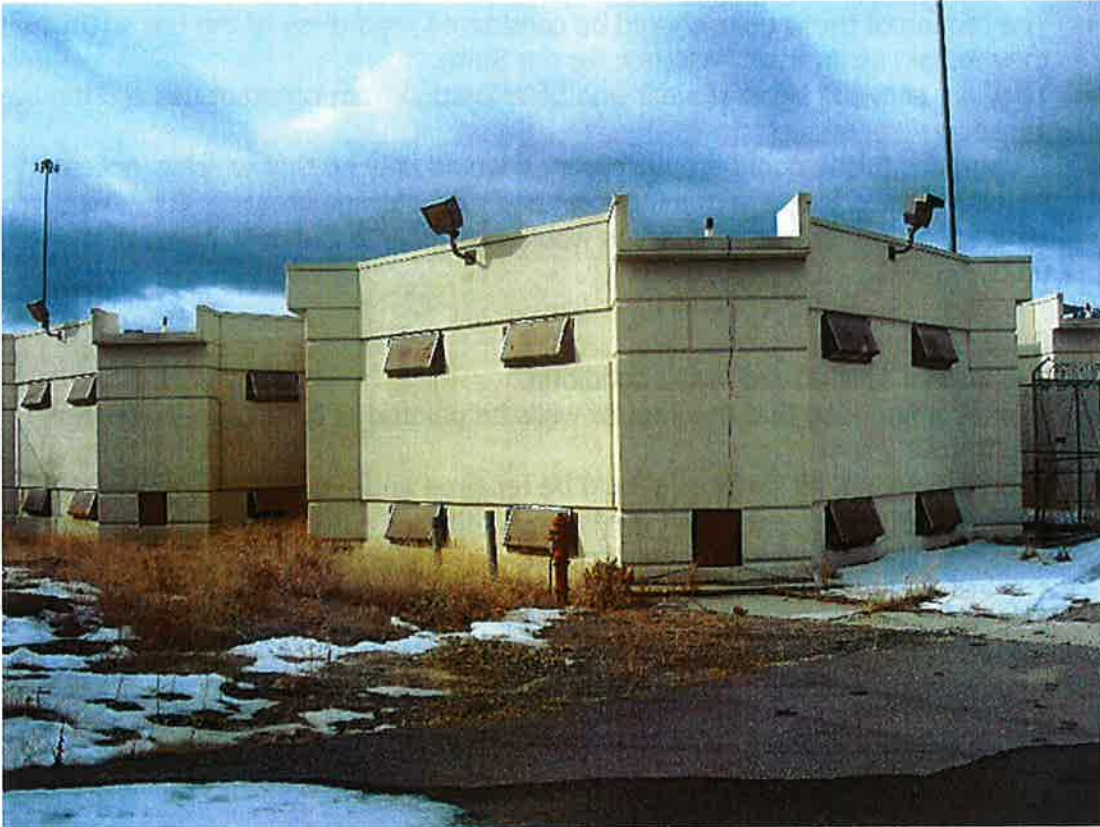
ADA

- The facility is not ADA compliant and does not have a fire protection system.

USE

- No proposed use in this plan
- It is appropriate to retain it for its appearance and perhaps make it suitable for non-critical storage,

UNITS 6-7-8-9-10-11



DESCRIPTION

- These housing units are known as the "Hill Units" and are painted precast concrete structures with single-ply membrane roofs
- Each contain 48 cells for 98 inmates, showers and a central control room all on two levels.
- The units are in fair shape.
- Each unit has 7,801 sf of space and were constructed in 1981.

EXTEROR

- It is important to maintain the finish, weather resistance and appearance of the building.
- Provide funding for the painting of the exterior of the building. Including in the cost is the sanding, priming, filling in the crack, caulking of the windows, flashing, fixtures and all other penetrations.
- Should be painted in the next 5-7 years.
- The existing exterior doors to the housing unit are original to the building.
- The roof on this building was in fair condition at the time of the survey.
- The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are

contributing factors to wear and deterioration. The current roofing system was installed in 1995.

- The roofing of these units should be considered regardless of the use so that they remain as an asset/resource for the State.
- They are showing signs of wear and deterioration from constant use and inmate abuse.
- If upgrades to the doors are necessary it would only be that which is necessary for an intended use as a training location or file storage area.
- Inmate security or museum issues would not apply to the door needs of these units.

INTERIOR

- The interior finishes are in fair condition.
- It is recommended that the interior walls be painted at least once in the next two to four years.
- Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
- Consider painting based on use decision.
- The cell doors are original construction. They are damaged from inmate abuse and constant use
- Not issue for proposed uses.
- The existing operable windows in the housing unit cells are original and have been damaged by inmate abuse and are no longer working as intended.
- May not be issue
- Evaluate when use decision made,
- The units would need fire sprinklers, alarm system, an updated security system to continue to be used for housing.

UTILITIES

- This building does not have an automatic fire suppression system.
- This may not be an issue in the future use.
- The Housing units have a smoke detector located in the bottom portion of the existing HVAC ducting system at each duct chase which provides the only fire protection system in the structure.
- There is no fire alarm or sprinkler system.
- Again not issue for training, museum, or storage.

HVAC

- The units have fan coils for heat which is provided by the central plant but is lacking a cooling system.
- The air handler, fan coils and related equipment are original to the buildings, 1981.
- The buildings have no cooling system and the equipment it has reached its expected life span.
- This issue can be evaluated based on the proposed use decision.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.
- Adequate for proposed needs.

ADA

- The units are not ADA compliant.

USE

- These units could be used for State or commercial document storage.
- Their cell configuration allows for easy compartmentalization and securing of items.
- They could also be used for commodity or bulk storage.
- They can be used for training by the NDOC for new staff.
- They can be used for incident training for other agencies.
- They can be used for TV or movie production.

HOUSING UNIT 12



DESCRIPTION

- Housing Unit 12, also known as a "Hill Unit" is a painted precast concrete structure with a single-ply membrane roof.
- It contains 40 cells, showers, visitor's area, a public restroom, mechanical rooms and a central control room.

- The building is considered a "lock-down" unit.
- Each unit has 7,931 sf of space and were constructed in 1982.

EXTERIOR

- This building should be painted within the next five to seven years.

INTERIOR

- The building has fire sprinklers
- The fire alarm system is original to the building and is due for an upgrade if it were to be occupied.
- Again, this would depend on its new use.
- The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to six years.

HVAC

- It has an HVAC system which provides heating and cooling which is original to the building.
- The HVAC system consists of a boiler, air handler and a condenser.
- It is original equipment and should be scheduled for replacement in the next two to four years to mitigate possible emergency funding due to failure.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

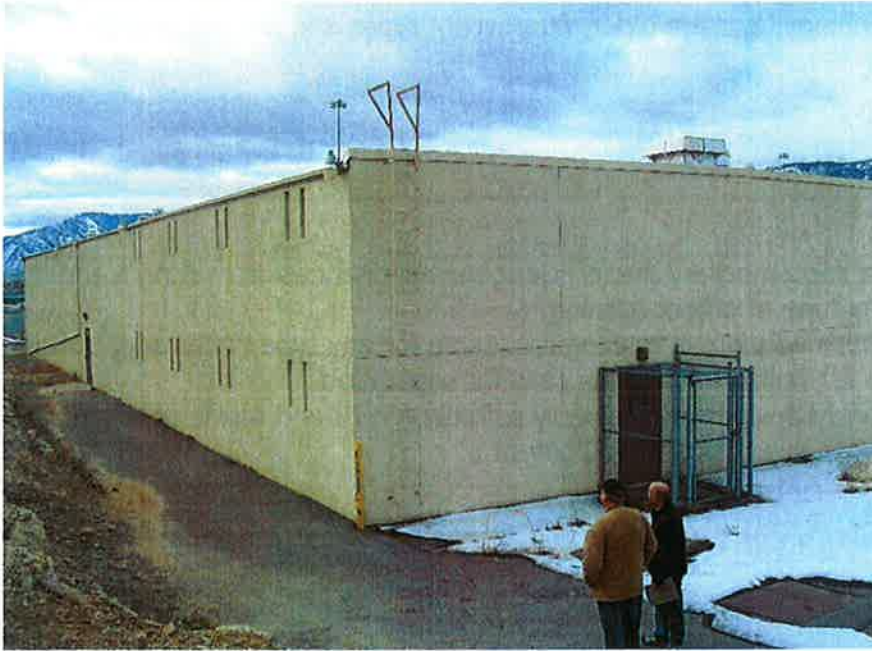
ADA

- The housing unit is not ADA compliant.

USE

- The unit could be used for State or commercial document storage with the closure of the sprinkler system.
- The cell configuration allows for easy compartmentalization and securing of items.
- It could also be used for commodity or bulk storage.
- It can be used for training by the NDOC for new staff.
- It can be used for incident training for other agencies.
- It can be used for TV or movie production.

HOUSING UNIT 13



DESCRIPTION

- Housing Unit 13, also known as a "Hill Unit" is a precast concrete structure covered with painted stucco and a single-ply membrane roof.
- It contains cells, showers and a central control room all on two levels.
- This housing unit is a "lockdown" unit for the prison.
- The structure is in fair shape.
- The unit has 11,888 sf of space and was constructed in 1988.

EXTERIOR

- It is important to maintain the finish, weather resistance and appearance of the building.
- It is recommended that the building be painted in the next 5-7 years

INTERIOR

- The interior finishes are in fair to poor condition.
- It is recommended that the interior walls be painted in the next two to four years.
- There are fire sprinklers in the unit.

HVAC

- The building has roof mounted packaged HVAC systems which are original equipment and in need of replacement.

LIGHTING

- The existing building lighting fixtures in the rooms adjacent to the housing area use T-12 technology, and are older, fluorescent types and are not energy efficient.

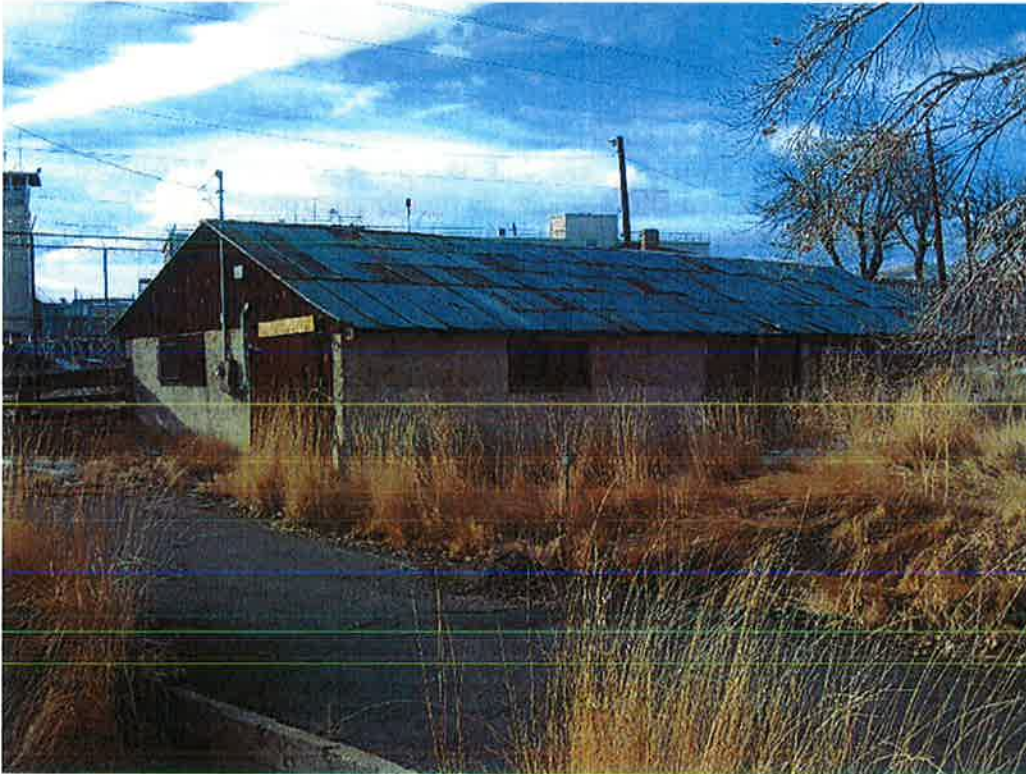
ADA

- The unit is not ADA compliant.

USE

- This unit has a contemporary and efficient correctional design making it the most suitable for any type of officer training.
- The design is also very open, making it suitable for any type of storage, utilizing its open space for bulk items and its cells for separation.
- The contemporary design makes it very suitable for TV and movie production with great space for production equipment.

DOG KENNEL



DESCRIPTION

- The Dog Kennel is a stone masonry structure with a corrugated metal gable roof.
- It is located on the north side of the prison area outside of the fence.
- The building is in poor shape and has not been used or occupied for years.
- It has 1,200 sf of space and was constructed after 1942.

EXTERIOR

- The building is dilapidated and deteriorating and has reached the end of its useful life.

INTERIOR

- The Dog Kennel contains numerous code and safety issues including but not limited to rodent infestation, broken windows, broken or missing electrical fixtures, dry rot and possible structural damage due to the age.

USE

- A proposed use is not presented for this structure.

BOOKBINDARY



DESCRIPTION

- The Book Bindery is an engineered, insulated, structural steel building with metal siding and roof.
- There is a mezzanine used for storage and printing accessed by a metal stairway.
- It has 4,137 sf of space, and was constructed in 1976.

EXTERIOR

- The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks.
- It is recommended that this building be re-roofed in the next one to two years with a new single-ply roofing system to be installed over the existing metal roofing system.

INTERIOR

- The interior finishes are in fair condition.
- It is recommended that the interior walls be painted at least once in the next two to four years.
- The exit signs in this building are older types or painted on the walls.
- Illuminated exit signs shall be marked per 2003 IBC Section 1011.1.
- Replacement would provide self-illuminating or LED models with internal battery backups along all of the required exit pathways.
- This building is equipped with an automatic fire detection and alarm system that no longer complies with current requirements.
- An upper level storage mezzanine has been constructed inside of the Bindery Building.
- The 2006 IBC has a minimum requirement of 125p.s.f. for light storage in non-residential spaces.
- There is no record of a CIP project or structural plans for this construction and could be a potential safety issue due to collapse.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

HVAC

- The facility is heated by ceiling mounted heaters and is lacking cooling systems.
- The air handler, fan coils and related equipment are original to the building, 1976.
- The building does not have a cooling system and the equipment is has reached its expected life span.
- The facility is not ADA compliant and is lacking fire sprinklers.

USE

- This building could be used for light industrial activities under lease to a private concern.
- Necessary repairs/upgrades could be an element of the lease.
- The building could be used as support space for proposed training, industrial, or storage uses in other areas of the institution

GYMNASIUM



DESCRIPTION

- The Gymnasium is an insulated engineered steel structure with metal siding and roof.
- The building was used to allow inmates to play basketball, table tennis and lift weights.
- It has restrooms with showers, a couple of offices and storage areas and a large activity area with a concrete floor.
- The building has 7,980 sf of space and was constructed in 1976.

EXTERIOR

- At the time of the 2009 survey, staff reported that there are leaks in the metal roofing system.
- The standing seam metal roof on this building was in poor condition at the time of the survey and had active leaks.
- It is recommended that the exterior of the building be repaired and painted in the next 5-7 years.

INTERIOR

- The existing concrete exterior stairs at the entry are lacking handrails as required in the 2006 IBC Chapter 10, Section 1012.
- The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next two to four years.
- The flooring system in the weight and shower area needs to be resealed.
- A significant amount of foot traffic has gone through this building and is showing signs of wear from constant use and abuse.
- The exit signs in this building are older types or are missing.

UTILITIES

- This building is equipped with an automatic fire detection and alarm system, but the system is old, does not meet current code requirements and is missing in some locations.
- This building does not have an automatic fire suppression system. It should be retrofitted with fire sprinklers during the next remodel or addition.
- This project would provide funding for the installation of fire sprinklers including backflow prevention devices.

HVAC

- The facility has ceiling mounted heating units but does not have any cooling systems.
- The air handler, fan coils and related equipment are original to the building, 1976.
- The building does not have a cooling system and the equipment has reached its expected life span.

LIGHTING

- Existing building lighting fixtures in the rooms adjacent to the gymnasium are T-12s, and are older fluorescent types and are not energy efficient.
- The existing lighting in the gymnasium is provided by high bay metal halide type fixtures.

ADA

- The gymnasium is lacking an accessible entrance into the building.
- The interior contains non ADA compliant restrooms,

USE

- The building could continue to serve its original purpose, but this would entail a substantial upgrade in its systems and structure
- With some work, it could be used for light industrial activities under lease to a private concern.
- Necessary repairs/upgrades could be an element of the lease.
- The building could be used as support space for proposed training, industrial, or storage uses in other areas of the institution

CHAPEL/6-POST



DESCRIPTION

- The Chapel/Six Post is a concrete masonry unit (CMU) structure with a single-ply membrane roof and a concrete slab- on-grade foundation.
- The building contains the chapel, office area, restroom and Six Post.
- Gross Area (square feet): Year Constructed:
- It has 2,968 sf of space and was constructed in 1981.

EXTERIOR

- It is recommended that the building be painted in the next 5-7 years

INTERIOR

- The interior finishes are in fair condition.
- The floor coverings in this building are in generally poor condition and have reached the end of their serviceable life.
- It was reported that in some areas of the buildings asbestos was present.
- The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 IBC Section 1011.1.

- It is recommended that the interior walls be painted at least once in the next two to four years.

UTILITIES

- This building is lacking an automatic fire detection and alarm system.
- This building does not have an automatic fire suppression system.

HVAC

- The Chapel / Six Post currently has only ducted heat and evaporative cooling which is in need of replacement.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

ADA

- The facility is not ADA compliant and does not have fire sprinklers.
- The existing restroom is not ADA compliant.

USE

- A proposed use for this structure has not been developed at this time.
- This is a substantial building that could be used as support space for proposed training, industrial, or storage uses as in other areas of the institution.

MODULAR EDUCATION BUILDING



DESCRIPTION

- The Modular Education Building is a manufactured or modular style structure with painted Masonite siding, asphalt composition roof on an 8 point foundation.
- The facility contains two large classroom areas and restrooms.
- The current occupancy or use is for educational purposes and is classified as a B occupancy per the 2003 IBC.
- Constructed in 2002, 1680 sf.

EXTERIOR

- The building is in good shape.
- It is recommended that the building be painted in the next 5-7 years

INTERIOR

- The interior finishes are in fair condition.
- The emergency egress lighting is insufficient and the exit signs do not meet current standards.

UTILITIES

- This building is lacking a fire detection and alarm system
- The building does not have a fire suppression system.

ADA

- The building has an ADA accessible ramp to access the classrooms but is lacking a fire sprinkler system.

USE

- A use for this structure has not been put forward at this time.
- It is not a substantial structure and any purpose to which it is put would be considered temporary.

BOILER PLANT



DESCRIPTION

- The Boiler Plant is a painted precast concrete structure with a single-ply membrane roof.
- This building contains three steam boilers and ancillary equipment for the heating of the prison housing units.
- There are a few small sleeping areas and a restroom for the inmate boiler maintenance technicians.
- It has 2688 sf of space and was constructed in 1958.

EXTERIOR

- It is recommended that the building be painted in the next 2-3 years.
- The landing to the door and stairs have been saw cut and partially removed. This situation could create a slip and fall hazard.

INTERIOR

- The interior finishes are in fair condition

UTILITIES

- The chemical water treatment appears to be in good working order and well maintained.
- The three steam boilers are functioning well and it is important to maintain the equipment including replacing worn parts.
- The maintenance staff indicated several specific parts that will be due for replacement in the next 2-3 years in order to ensure the equipment is functioning to its maximum potential.
- These parts include a valve for the DE Aerator tank and a fan motor for Boiler #1.
- This would provide for the purchase and installation of these parts and includes extra funds for other necessary maintenance
- The SPWB estimates that this action would cost \$25,000.
- This building does not have an automatic fire suppression system or fire sprinklers.

HVAC

- The air handler, fan coils and related equipment have reached the end of their expected life.
- The building does not have a cooling system.

LIGHTING

- The emergency egress lighting is insufficient and the exit signs do not meet current standards.
- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

ADA

- The building is not ADA compliant.

USE

- This building would be continued in its current use.
- It would need to be maintained, regardless of the proposed use/s selected for the institution.
- It is proposed that the plant could be continued to be operated by the NDOC as in the past, using inmate labor in the manner of the Building & Grounds Section at the Capitol Complex.

COTTAGE 1-6



DESCRIPTION

- The cottages are located along the entrance road to Warm Springs Correctional Center east of NSP.
- They were constructed in 1957, using stone quarried from the prison.
- They were used to house prison staff until the mid-1970s.
- Since that time they have been variously used as storage and offices and female inmate housing.
- Cottage 1 is currently used for file storage by WSCC.
- They have 850 to 1,000 square feet of space and they were constructed in 1957.

EXTERIOR

- The structures are in fair shape.

INTERIORS

- The interiors of the cottages are worn and configured as residences.

- The floor tiles contain asbestos and have reached the end of their useful life.
- When cabinets or files are moved around, asbestos fiber becomes air-borne, this is harmful to anyone inside the building. They might require some remodeling depending on the approved use.
- They require interior maintenance and painting.

UTILITIES

- If the cottages utilities are active then a seismic gas shut off should be installed on the affected cottages.

HVAC

- To continue the use of the structures it would be reasonable to replace the heater and evaporative cooler.

LIGHTING

- The existing lighting fixtures are the older fluorescent type, and are not energy efficient.
- If the cottages continue in their current use or they are closed, then a remodel of the lighting system is not necessary.

USE

- The NDOC has expressed an interest in retaining the cottages for their own use.
- If any of the cottages were otherwise available they would be useful for storage or office space.

GENERATOR BUILDING

DESCRIPTION

- The Generator Building is an engineered insulated steel structure with metal siding and roof.
- It is located behind 6-Post and to the east of the Boiler Plant.
- The generator is located in this building and provides back up power to the prison in case of a power failure.
- 850 sf
- Constructed between 1953 and 1957.

EXTERIOR

- The facility is in good shape although some erosion has occurred along the south side of the structure.
- It is recommended that the building be painted project be completed in the next 5-7 years

USE

- This building would be continued in its current use.
- It would need to be maintained, regardless of the proposed use/s selected for the institution.
- It is proposed that the plant could be continued to be operated by the NDOC as in the past, using inmate labor in the manner of the Building & Grounds Section at the Capitol Complex.

CULINARY/DINING HALL



DESCRIPTION

- The Culinary / Dining Hall is a concrete masonry unit structure with a single-ply membrane roof.
- The building contains the food preparation, storage and dining services for the prison.
- The Culinary encloses the South side of the old prison yard,
- Dining room is filled with substantial table/seat systems that are bolted to the floor, consistent with current correctional practice.
- It is guarded by two interior gun posts.
- Gross Area (square feet): Year Constructed:
- The Culinary has 11,334 sf of space and was constructed in 1966.

EXTERIOR

- The roof on this building was in fair condition at the time of the survey.
- The current roofing system was installed in 1999.
- It is recommended that this building be re-roofed in the next five years.
- The existing exterior doors to the Culinary / Dining Hall are original to the building.
- They are showing signs of wear and deterioration from constant use and inmate abuse.

- Security concern but not a problem for any new use.
- It is recommended that the building be painted in the next 2-3 years.

INTERIOR

- The interior finishes are in fair condition.
- It is recommended that the interior walls be painted at least once in the next two to four years.
- The painted floor in the dining area needs to be repaired and resealed if it were to continue in daily, intense use.
- The painted concrete floor in the kitchen is worn and damaged.
- The dishwashing room is severely damaged and deteriorating from moisture and water overspray. The floor in the food preparation area is an epoxy flooring system, painted concrete in the dining room and concrete in the storage areas.
- The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 IBC Section 1011.1

UTILITIES

- There are fire sprinklers and an Ansul system present in the building.
- This building has an automatic fire detection and alarm system but it appears to be original to the facility.

HVAC

- The two rooftop packaged HVAC units, two evaporative coolers, two make-up air units and the exhaust fans appear to be more than 20 years old and are reaching the end of their useful life.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

ADA

- The facility is not ADA compliant.
- This was not a problem when the institution was occupied.
- Food was taken to disabled persons.
- There is a restroom present inside which also does not meet ADA requirements.

USE

- The Preservation Society sees this building as major stop on a museum route.
- The building could offer vending machines for visitors and use the seating in the dining area.
- Alternatively, the vendors operating food service areas in other State buildings might be interested in presenting a snack bar.
- The building can also be used for events.
- A less attractive alternative is to simply use all or portions of the building for bulk storage.

WATER TANK



DESCRIPTION

- The Water tank is located on the North side of the institution, outside the secure perimeter.
- It was constructed in 1969, with 2,375 square feet.
- It was used to pressurize the prison water system before the institution was connected to the City water system.
- It has not been in used for water storage for some time.
- Two doors were cut into its side and it is used for maintenance storage

EXTERIOR

- The water tank is a substantial steel structure.
- It is dilapidated and deteriorating.

INTERIOR

- The interior of the structure is infested with rodents.
- There is no ventilation in the structure.

USE

- No use for this structure has been presented by the planning group.
- It could continue as a storage resource, albeit, an inadequate structure.
- The SPWB estimated that it would cost approximately \$23,000 to demolish the tank.
- This would seem unnecessary at this time.

OLD BUTCHER SHOP



DESCRIPTION

- The Old Butcher's Shop is a stone masonry structure with a concrete roof.
- It is located north of the main prison, outside the secure perimeter.
- It has 300 sf of space and was constructed in 1868.
- The Old Butchers Shop has code and safety issues including but not limited to rodent infestation, missing windows and doors, and possible structural deficiencies.
- Also, the building is located outside of the secure area of the prison and could be accessed by the public.

USE

- A proposed use is not presented at this time. Recommend securing the structure and future historical interpretation.

LICENSE PLATE FACTORY



DESCRIPTION

- The Industrial/License Plate Factory is a concrete masonry unit constructed building with a single-ply roof on a concrete slab-on-grade foundation.
- It has 7,462 sf of space and was constructed in 1959.
- This facility contains all of the equipment and materials used in the making of the State's license plates.
- Appropriations have been made for the construction of a new license plant at NNCC.
- Would make this substantial building available for multiple uses.

EXTERIOR

- The windows are single pane, open inward which protrudes into the isles and are original to the building.
- Some of the units have several cracks, seals are broken, are difficult to operate and they have reached the end of their useful life.

INTERIOR

- The interior finishes are in fair condition.
- The exit signs in this building are older types or painted on the walls. Illuminated exit signs shall be marked per 2006 IBC Section 1011.1.

UTILITIES

- This building is lacking a fire detection and alarm system.

- It is recommended that a fire detection and alarm system be installed depending on the identified use.

HVAC

- The facility has ceiling mounted heaters and a few evaporative coolers.
- There are currently four evaporative coolers mounted on the side of the building.
- They are severely scaled and have reached the end of their serviceable life.

LIGHTING

- Existing building lighting fixtures, T-12s, are older fluorescent types and not energy efficient.

ADA

- There are non-ADA compliant restrooms and some small offices.

USE

- This building is useful, but not particularly historic.
- It could be leased to a private entity or given over to Prison Industries for some industrial/production use.
- A lease could include requirements for maintenance of the structure.
- Alternatively, it is suitable for storage of any kind.

BOILER ROOM SHED

DESCRIPTION

- The Boiler Room Storage Shed is a prefabricated metal storage structure used primarily as storage for equipment and parts for the adjacent Boiler Room.

EXTERIOR/INTERIOR

- The building is in fair shape.
- It is recommended that the building be painted in the next 5-7 years.

USE

- The structure should continue its support function for the Boiler Plant.

MAINTENANCE WAREHOUSE 2



DESCRIPTION

- The Maintenance Warehouse 2 is a wood framed structure with metal siding and roof.
- It is located on the north side of the prison outside the fence.
- This structure is no longer in use.
- 1,288 sf.
- Constructed in 1950.

USE

- Determine historical significance, recommend potential storage.

OLD FIFTH STREET TOWER



DESCRIPTION

- The Old 5th Street Tower is a stone masonry building with a sloped roof.
- 100 sf
- Constructed in 1868, improved 1911-25
- There is a small copula on the top of the roof.
- The structure was formally a guard tower located along 5th street which was realigned years ago further north of the prison site.
- Examination of historic photos indicate that the structure was originally 2 stories tall.
- There is a wood walkway around the building accessed by wood stairs.

EXTERIOR

- The structure is in good shape for its age.
- The exterior paint is peeling; the caulking around the windows, flashing, fixtures and other penetrations is failing.
- It is recommended that the exterior be repaired in the next 2 years.

INTERIOR

- The interior finishes are in fair to poor condition.

Use

- It is recommended that maintenance action be taken to arrest the decay of this historic structure's interior.

PROPERTY WAREHOUSE 1 / OLD ARMORY



DESCRIPTION

- The Property Warehouse 1 / Old Armory is a concrete masonry unit (CMU) and wood framed structure.
- The facility was formerly the warehouse and armory storage for the prison and is now abandoned.
- It was constructed in 1950, and has 1,800 sf of space.

EXTERIOR

- The building is in fair to good shape.
- If used, the exterior stairs and hand rails need to be addressed.
- It is recommended that the building be painted in the next 5-7 years.
- It has a new asphalt composition gable roof.

INTERIOR

- The interior is exposed wood framing with the masonry armory enclosure inside.

UTILITIES/HVAC/LIGHTING

- The utilities in this structure are limited to that minimal lighting necessary for its storage function.

USE

- This building can continue in its storage function for either a museum or the NDOC.

CHEMICAL STORAGE BUILDING

DESCRIPTION

- The Chemical Storage Building is a concrete masonry unit building with a sloped roof on a concrete foundation.
- The structure is attached to the east side of the Industrial / License Plate Factory building and is accessed by a wood stairway on the east and a door on the north side next to the loading dock.
- It stores the chemicals and other materials used in the manufacturing of license plates.
- 308 sf, constructed date unknown.

EXTERIOR

- There are no issues affecting the exterior of this building.

HVAC

- Although natural ventilation is provided, the structure is not designed for its current use.

USE

- Given the proximity of this structure to the license place factory, whatever use to which that latter building would be put, would be supported by this structure.
- This is not a historic structure.

OLD ELECTRIC SHOP



DESCRIPTION

- The Old Electric Shop is a two level, uninsulated Sandstone masonry building with a cast in place concrete roof.
- It has 1,930 sf of space and was constructed in pre 1942.
- The building is currently used as the electrician's office, shop and storage.

EXTERIOR

- The building is in poor to fair shape.
- The Old Electric Shop is dilapidated and deteriorating.

INTERIOR

- The facility does not have adequate ventilation, fire protection or restroom facilities.
- It contains numerous code and safety issues including, but not limited to rodent infestation, broken or missing doors and windows, non-code compliant entry stairs, possible asbestos contamination and broken or missing electrical fixtures.

USE

- The SPWB recommends mothballing this building in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31.
- This Brief suggests:

Providing drainage away from the buildings to prevent future water accumulation, pest control and removal of accumulated waste

Windows and doors to be secured with louvers to permit ventilation of the structure

- A use for this structure is not presented at this time.
- We believe that the structure should be maintained for a time when a use is identified

PUMP HOUSE



DESCRIPTION

- The Pump House is an engineered metal building that contains the domestic water service and back flow prevention device.
- It is located next to the now abandoned water tank along the northeast side of the prison site, outside the fence.
- The prison is now on city water and the water pumping equipment has been removed.
- 380 sf, constructed in 1988.

EXTERIOR

- The building is in good shape.
- It is recommended that the building be sealed and caulked in the next 5-7 years.

USE

- Given the type, location, and age of this building, no recommendation is made for its use.

MAINTENANCE SHOP



DESCRIPTION

- The Maintenance Shop is an engineered steel building with metal siding and roof on a concrete slab-On-grade foundation.
- It is divided up into three bays, a Carpenter Shop, Plumbing / HVAC Shop and Auto shop.
- The Plumbing / HVAC Shop bay contains a mezzanine level with offices for maintenance staff.
- The building has 4,000 sf of space and was constructed in 2002.

EXTERIOR

- This structure is in good shape.
- It is recommended that the building be caulked and sealed in the next 5-7 years.

INTERIOR

- The interior finishes are in fair condition.
- It is recommended that the interior walls be painted at least once in the next two to four years.
- The 2006 International Building Code 1009.11 requires handrails on each side of stairways.
- The building has a set of stairs to access the offices on the mezzanine above the cafeteria and restrooms.
- The stairway has only one handrail.

UTILITIES

- The building is fully sprinklered.
- Provision should be made to provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building.

ADA

- It has a restroom for staff that is mostly ADA compliant except for grab bars.

USE

- This building currently supports the maintenance of the WSCC, and to some degree, NSP.
- It should continue in that role.

WARDEN'S HOUSE



DESCRIPTION

- The Old Warden's House is a stone masonry and wood framed structure with a wood shingle roof.
- It is located on the north side of the prison outside of the main prison yard.
- The house has 2,880 sf of space.
- The SPWB say that it was constructed in the 1920s.

EXTERIOR/INTERIOR

- The old residence is in extremely poor shape with damage to the roof and roof framing, failing decks, broken or damaged doors and windows.
- The window and door openings have been sealed.

INTERIOR

- The SPWB report states that it contains numerous code and safety issues including, but not limited to:

An upper level exterior door without a deck or stairway;

Rodent infestation;

Broken or missing doors and windows;

Possible asbestos contamination;

Broken or missing electrical fixtures.

- Current inspection reveals that the interior has been stripped to the wall studs
- Vector, bird infestations, and asbestos problems have been mitigated to a large degree.

USE

- The SPWB recommends mothballing this building in accordance with the U. S. Department of Interior Recommended Guidelines in Preservation Brief 31.
- This Brief suggests:

Providing drainage away from the buildings to prevent future water accumulation;

Pest control;

Removal of accumulated waste;

Windows and doors to be secured with louvers to permit ventilation of the structure.

- This house should eventually be restored because of its historic nature and correctional context.
- We believe that the structure should be maintained until that restoration can be financed and accomplished and integrated into the proposed museum.

OLD PUMP HOUSE



DESCRIPTION

- The Old Pump House is an old sandstone masonry building with an arched concrete roof.
- It used to serve as the pump house for the prison's old water system and is no longer in use.
- 64 sf of space and is one of the oldest, if not the oldest structure on the site.

CONDITION

- The structure is in fair shape.

USE

- Recommend maintaining this structure for its historic and architectural value.
- The old plumbing mechanisms are still present in the pump house.

Land Use Matrix

As part of the analysis of potential uses, the Committee developed a "matrix" of pros and cons. The areas "1-4" on the map below correspond to the "Map" column on the Matrix.



Map 1. Study Area



NSP Land Use Matrix				
Land Use	Map	PROS	CONS	Implementation
Immediate (An activity or uses that could occur immediately after the Legislature considers the report)	1,2,3 and 4	Immediate and visible; maintains integrity of the structure; Maintains public awareness	Access issues while inmates there, costs, volunteer screening	Approval by DOC and State Lands for access
Museum	4	Revenue generator and visible draw for tourists; Meets intent of Legislature; maintains integrity of portions of the historic district; can accommodate continued uses of non-historic or non-critical elements; compatible with other uses such as office or storage space;	Staffing/operation/maintenance costs to the State; Long term investment; Building code hurdles; does not maintain structural or historic integrity of the whole complex; may conflict with DOC uses of other elements; revenue not sufficient to sustain operations would need an additional revenue source;	Legislative approval of enhancement of Museums budget and statute directing any generated revenue to endowment account; Interpretive Prospectus, Museum Feasibility Study; Historic Structures Report;

Hotel	4	Revenue generator and visible draw for tourists and residents; publicizes NSP as a resource; initial interest would be high; compatible with other uses (museum, office or storage space); could be seasonal or limited in scope;	May not meet intent of Legislature; Challenging structure for this use; Building code hurdles; would initial interest be sustainable; competition with existing businesses; does not maintain the integrity of the entire historic district;	Funding through outside vendor with long-term State lease; Legislative approval of statute directing any generated revenue to endowment account; business model; feasibility study; historic structure report;
Education/ Training	2,3,4	Meets intent of Legislature; Shorter-term potential for occupancy; publicizes NSP as a resource; unique opportunity to pair preservation with adaptive reuse of non-historic or non-contributing portions; compatible with other potential uses (museum, hotel, office or storage space).	Need to balance impact of activities with historic section; Building code hurdles; what party would be responsible for the development of a plan; does not maintain the integrity of the entire historic district;	Legislative approval of statute directing any generated revenue to endowment account; historic structure report; feasibility study; educational plan or training plan
Offices/ Storage	2,3,4	Compatible with historic section and newer sections; Shorter-term potential for occupancy; Compatible with other proposed uses; unique opportunity to pair preservation with adaptive reuse;	Need to balance office uses with historic section; Building code hurdles;	Legislative approval of statute directing any generated revenue to endowment account; historic structure report; feasibility study;

Events	1,2,3 and 4	Revenue generator and visible draw for tourists and residents; Shorter-term potential for occupancy; publicizes NSP as a resource	May not meet intent of Legislature; may not be compatible with other proposed uses; may not result in the preservation of historic district;	Legislative approval of statute directing any generated revenue to endowment account; historic structure report; event plan
Recreation	1,4	Adds to community assets and connections; publicizes NSP as a resource	May need to wait until all DOC uses have been moved as it may not be suitable "inside the fence";	Approval by DOC and State Lands for access and easements
Commercial	1,2,3 and 4	Revenue generator and visible draw for tourists and residents; publicizes NSP as a resource; compatible with other uses (museum, office or storage space); could be seasonal or limited in scope;	Need to balance office uses with historic section; May not meet intent of Legislature; Long-term investment before occupancy; Building code hurdles; need to identify responsible party to manage tenants	Legislative approval of statute directing revenue to endowment account; historic structure report; Business model

Implementation

The Nevada State Prison Steering Committee undertook the task of developing these recommendations with the understanding that, by utilizing the recommendations, the Legislature will make informed decisions on the future of NSP. Bill draft request(s) will accompany this report suggesting authorization and creation of endowment accounts(s) to fund the ongoing administration, preservation, maintenance and operation of NSP by leveraging partnerships with State agencies, the Nevada State Prison Preservation Society 501c3, and private commercial endeavors. Further revenue could be generated by creation of the proposed NSP license plate.

