

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the October 24, 2000 Meeting**

**Page 1**

A special meeting of the Carson City Historic Architecture Review Commission was scheduled for 4:00 p.m. on Tuesday, October 24, 2000 at the Stewart Indian School Museum, 5366 Snyder Avenue, Carson City, Nevada.

**PRESENT:** Chairperson Michael Drews  
Richard Baker  
Art Hannafin  
Rebecca Ossa  
Peter Smith

**ALSO PRESENT:** Sheila Abbe  
Gary Bowyer

**STAFF:** Kathleen King, Recording Secretary  
(HARC 10/24/00; Tape 1-001)

**NOTE:** Unless indicated otherwise, each item was introduced by Chairperson Drews. A tape recording of the proceedings which took place in the Stewart Indian School Museum is on file in the Clerk-Recorder's Office, and is available for review and inspection during regular business hours.

**A. CALL TO ORDER AND DETERMINATION OF QUORUM (1-001)** - Chairperson Drews called the meeting to order at 4:15 p.m. Roll was called; a quorum was present. Vice Chairperson Lopiccio and Commissioner Speulda were absent.

**B. MODIFICATION OF AGENDA (1-004)** - None.

**C. PUBLIC COMMENT (1-005)** - None.

**D. DISCLOSURES (1-007)** - Commissioner Ossa disclosed that she has been discussing matters related to the subject property with Ms. Abbe during the week. Chairperson Drews advised that he and Commissioner Ossa are members of the Stewart Ad Hoc Committee.

**E. PUBLIC HEARINGS**

**E-1. H-00/01-7 DISCUSSION REGARDING STEWART INDIAN SCHOOL FACILITY AND TOUR OF BUILDINGS AND GROUNDS ON PROPERTY LOCATED AT 5366 SNYDER AVENUE, APN 9-241-19 (1-010)** - Chairperson Drews referred to the letter sent by Principal Planner Rob Joiner to the Division of State Lands, with copies to State Buildings and Grounds and the State Board of Examiners. He reviewed the content of the letter. He advised of a recent meeting with Prisons Administration staff who expressed a willingness to communicate with the Commission regarding future plans. The Ad Hoc Committee has not received a similar response from the other agencies involved.

Chairperson Drews introduced Sheila Abbe, who expressed appreciation for the Commissioners' attendance. Ms. Abbe provided an overview of the grounds, including a description of the rehabilitation project at Building 1. She advised of the excellent working relationship and partnership with the Department of Prisons. She explained that the ten minimum security inmate workers handling the asbestos,

# CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION

## Minutes of the October 24, 2000 Meeting

### Page 2

lead paint, and microbial removal at Building 1 were trained through a grant to the Stewart Indian School. The workers are certified, licensed, and insured and Ms. Abbe has arranged an agreement with the union whereby they will be able to go to work upon their release at \$19.50 per hour plus benefits.

At the request of Commissioner Hannafin, Ms. Abbe provided background information on her position. She is the Director of the Stewart Indian School Museum, the operation of which is funded through the Carson City Urban Indian Consortium, a non-profit corporation. In addition to the three buildings which have existing lease agreements (the museum, the trading post, and Building 1), the Consortium is considering development of the Stewart Indian School. Ms. Abbe explained that the three buildings were permanently set aside by the federal government for Native American museum purposes. In addition, she has requested lease agreements on an additional three buildings: the post office, the cottage to the east of the post office, and an adjacent garage. Ms. Abbe advised that the Stewart Indian School closed in 1980, the transfer took place in 1982, and the property was placed on the National Register of Historic Places in 1984.

Chairperson Drews advised that State Buildings and Grounds manages the property. Department of Prisons Administration has taken over a good portion of the buildings on the north end. The POST Academy is based on the property, the Nevada Division of Forestry leases space, and there are a number of other State agencies which also lease space. The Division of State Lands seized the property as a Capitol Complex overflow, and their representatives have indicated they are uninterested in developing lease agreements with other agencies. The Carson City Parks and Recreation Department has indicated an interest in the southern third of the property for the purpose of relocating Fuji Park. Parks and Recreation Director Steve Kastens has developed a plan to rehabilitate the buildings, install landscaping, etc. Chairperson Drews acknowledged that the Division of State Lands is not at all enthusiastic about having anyone other than Capitol Complex overflow on the property.

In response to a question, Chairperson Drews advised that Division of State Lands representatives have scheduled presentation of a master plan before the Board of Examiners on November 1<sup>st</sup>. Chairperson Drews advised of the composition of the Stewart Ad Hoc Committee. He indicated that consensus at the last ad hoc committee meeting was to develop a master plan for the property. Ms. Abbe provided an overview of the ad hoc committee's goals, including development of a business plan and a zonal concept. In response to a question, Chairperson Drews advised that Division of State Lands representatives have been invited to every ad hoc committee meeting, but have never attended. He indicated that a decision was made at the last ad hoc committee meeting to involve the Governor.

Ms. Abbe discussed the excellent working relationships with Department of Prisons Administration, the Nevada Division of Investigations, the Fire Marshall, the Division of Traffic Safety, and the Division of Hazardous Materials. She indicated that "joint use would be very possible." Ms. Abbe discussed plans to rehabilitate Building 17, and advised that the project could save the State "a couple million dollars" using inmate workers. She indicated that the building has 41,800 square feet.

Ms. Abbe then conducted a tour of the property, which included: the recently planted Millennium Grove site and the trading post, which she indicated she would like to rehabilitate. Chairperson Drews pointed

**CARSON CITY HISTORIC ARCHITECTURE REVIEW COMMISSION**

**Minutes of the October 24, 2000 Meeting**

**Page 3**

out a number of tin roofs which could possibly be salvaged. Ms. Abbe pointed out a former teacher's residence; the little girls' dormitory; the teenage girls' dormitory, which is currently being used for POST sessions; the old laundry facilities, which were later used as a band practice room; the cafeteria which is currently being used as a staging area for the project at Building 1; the former student store which later became a storage area for cafeteria dry goods, and is currently being used to store prison records. She described the extensive damage to the interior of this building.

Ms. Abbe described various hazards such as uncovered or improperly covered holes, asbestos, lead paint, etc. She pointed out the old shop buildings which are listed on the National Register of Historic Places; the boundaries of the old football field; and the area proposed by Mr. Kastens for equestrian activities. Discussion took place regarding the proposal to move Fuji Park. Ms. Abbe provided historical information regarding John Ascuaga's involvement with the school. She pointed out the garage which Buildings and Grounds proposed to tear down. She advised that the building is on the National Register of Historic Places, and that twenty-year-old photographs of the building indicate that the current degree of deterioration should not have taken place.

Discussion took place regarding a preservation plan. Chairperson Drews indicated that the background information has already been written. Rehabilitation standards, mothballing guidelines, and a checklist to inventory the contents of each building should be developed. A determination should be made as to which buildings are most important and which need the most work; priorities can then be developed. Funding sources need to be identified and a determination made regarding available CLG grants.

**F. FUTURE COMMISSION ITEMS** - Pursuant to discussion at the October 10, 2000 meeting, Commissioner Smith indicated that the Stewart Indian School facility will be agendized for the next monthly meeting.

**G. ADJOURNMENT** - Commissioner Smith moved to adjourn the meeting at 5:46 p.m. Commissioner Baker seconded the motion. Motion carried 5-0.

The Minutes of the October 24, 2000 meeting of the Carson City Historic Architecture Review Commission are so approved this \_\_\_\_\_ day of November, 2000.

---

MICHAEL DREWS, Chairperson