



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

Department of Conservation and Natural Resources
Brian Sandoval, Governor
Bradley Crowell, Director
Rebecca L. Palmer, Administrator, SHPO

January 11, 2018

Mr. Max Hershenow
H+K Architects, Ltd.
5485 Reno Corporate Drive, Suite 100
Reno, NV 89511

Re: Stewart Indian School Welcome Center (Building 2); State of Nevada Public Works Division;
SPWD Project No. 15-P03

Dear Mr. Hershenow:

Pursuant to the covenant that exists in perpetuity on the Stewart property as well as the requirements of NRS 383.121, the 100% construction documents (drawings and specifications dated August 19, 2016) for Building 2 have been reviewed by the SHPO in accordance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). As this building will be adaptively reused as the new Welcome Center for the Stewart campus, the *Standards for Rehabilitation* are the appropriate treatment standards for this project. Our office offers the following recommendations and questions:

1. Based on our December 19, 2017 site meeting, the historic plaster and millwork on the interior of the exterior walls is in relatively good condition. Have alternatives other than the shotcrete option and steel frame option been considered for the proposed seismic retrofit for this building? The current structural drawings propose that 5 inches of shotcrete will be placed on the interior of the four walls and will be heavily reinforced with steel epoxy dowels and rebar throughout. As this small one story building is approximately 13 feet by 19 feet on the interior and one of the older historic masonry buildings on campus, this will be an invasive and adverse treatment for this small structure that would not meet the Standards. We will lose the historic plane of the walls and all historic plaster. All millwork on the walls as well as two wood vigas will need to be removed and reinstalled. Our office also has concerns about possible damage that may result to the exterior surface of the masonry from the extensive use of dowels and rebar. The pattern of the stones and joints is irregular and the structural drawings seem to indicate that there may only be about 6 +/- inches between the ends of the dowels and the face of the historic stone.

As discussed during our December site meeting, the SHPO is consulting with Mel Green (a structural engineer who regularly assists the SHPO with various projects and specializes in historic unreinforced masonry buildings) to review the proposed drawings and offer his recommendations for this building. As you may know, Mr. Green has considerable familiarity with this building and previously prepared the seismic report study for the entire Stewart campus. The SHPO proposes a conference call with Mr. Green, the project team, and the SHPO to discuss alternatives. In order to meet the Standards, a minimal and compatible seismic treatment must be utilized on the interior of this particular building in order to protect and preserve existing historic fabric as well as the original design intent.

2. Regarding the new concrete pad and wood privacy fence that is proposed on drawing 3/A002, all elevations on this building can be considered primary character defining elevations based on this building's location and setting at the entrance to the campus. The proposed pad and fence are not compatible with the existing scale, proportion, and massing of this building. The concrete pad

will be roughly half the length of this small building at 10 feet by 11-1/2 feet and the fence is proposed to be 5 feet high. The SHPO requests that alternatives be considered to considerably reduce the proposed footprint and minimize this exterior alteration e.g. relocating the equipment inside the building or in another location, minimizing the size of the pad to make it as small as possible, minimizing the height, size, and/or placement of the equipment and height of the fence etc. The SHPO requests that drawing A301 be updated to clearly illustrate the proposed fenced enclosure and its effect on the building.

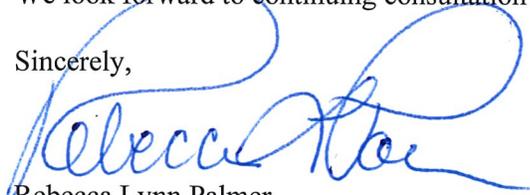
3. Drawing A002 indicates that the new concrete pad and fence will directly abut the building. Can both the concrete pad and fence be set back from the masonry?
4. As discussed during our December site meeting, the new accessible 43 foot long ramp and the new handrails / guardrails of the loading dock will be very prominent visual elements in the landscape. Due to site conditions (this ramp will be very noticeable along the edge of the sidewalk and parking lot), the SHPO understands that it will not be possible to achieve the same effect of Building 3's ramp which appears to blend and sink into the landscape. The SHPO agrees with the proposal that the vertical steel elements of the guardrails be as thin as possible and that the railings not touch the historic masonry. Appropriate paint color may also help to minimize visual effects.
5. All masonry repairs and repointing must be conducted in accordance with the National Park Service's Preservation Briefs #1 *Cleaning and Water-Repellent Treatments for Historic Masonry Buildings* and #2 *Repointing Mortar Joints in Historic Masonry Buildings*. Please reference these briefs on both the drawings and in the specifications.
6. The masonry specs do not mention whether cleaning of the masonry will occur. Perhaps it is not necessary. However, please confirm this and which products will be used.
7. Has mortar analysis been performed for buildings 1, 2, or 3 at Stewart? Regarding the mortar mix in spec section 042110, please detail what the proposed mix will be and if there is a standard mix that is typically used on the other masonry buildings at Stewart. The SHPO observed that a very hard cementitious mortar exists on this building. Hard cement mortars are generally not compatible with stone.
8. The proposed water repellent treatment on the exterior stone (noted on drawing A301) is generally not an appropriate treatment for historic masonry. The specifications do not appear to indicate a manufacturer or product. Please see the National Park Service's Preservation Brief #1 which states: "If historic masonry buildings are kept watertight and in good repair, water-repellent coatings should not be necessary... The application of a water-repellent coating is not a recommended treatment for historic masonry buildings unless there is a specific problem which it may help solve..." As the masonry is in relatively good condition and conditions are dry almost year round, no water repellents should be used on this building.
9. The masonry specs indicate "structural repair mortar" in section 2.2.A and "crack adhesive" in section 2.4.A. Please advise where these products will be used. For the structural repair mortar, the listed manufacturer's product appears to be typically used for the repair of concrete. Regarding the Albatron product, will this be used to repair masonry or concrete? Please provide manufacturer's cut sheets. The SHPO requests confirmation that all repair materials will be compatible with the historic masonry.

10. There is only one detail in the drawing set for repair of cracks in the masonry. Regarding detail 8/S102, will mortar alone accomplish patching large cracks if they are present? Will anchors or fasteners be necessary? With the exception of limited areas where replacement stone is shown on drawing A301, the architectural drawings do not appear to note the existing conditions of the masonry or whether there may be areas which require repairs. Please provide clarification.
11. Please also reference NPS Preservation Brief #9 in the window specs section for consistency with the drawings.
12. Regarding the architectural drawings, please note that all existing millwork must be retained to the greatest extent possible.
13. Were the plans reviewed by an archaeologist for the areas of ground disturbance especially the proposed trenching? Will archaeological monitoring be conducted during this project?

If there are questions regarding our comments, please contact Robin Reed of our office at rreed@shpo.nv.gov or 684-3437.

We look forward to continuing consultation with you on this project.

Sincerely,



Rebecca Lynn Palmer
State Historic Preservation Officer

cc. Brian Wacker, State of Nevada Public Works Division
Sherry L. Rupert, State of Nevada Indian Commission
Jeff Current, H+K Architects, Ltd.
Mel Green, Mel Green & Associates Inc.