

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
July 12, 2012**

AGENDA ITEM: F-1

FILE NO: HRC-12-038

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

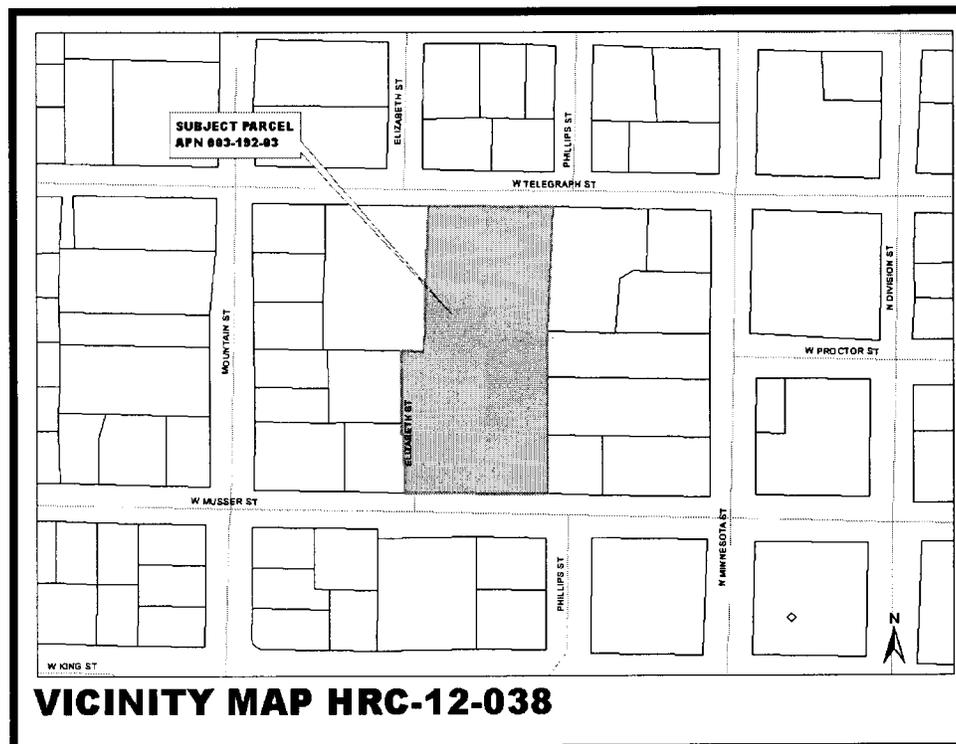
REQUEST: To allow the removal of an existing portable building and the replacement of a newer portable building on site, on property zoned Public (P), located at 604 W. Musser Street, APN 003-192-03.

APPLICANT: Carson City School District

OWNER: Carson City School District

LOCATION/APN: 604 W. Musser Street, APN 003-192-03.

RECOMMENDED MOTION: It is recommended that the Historic Resources Commission "Move to approve HRC-12-038, a request from Keith Shaffer (property owner: Carson City School District) to allow the removal and replacement of an existing 1,440 square foot portable building with a 1,848 square foot portable building on site, on property zoned Public (P), located at 604 W. Musser Street, APN 003-192-03, subject to the conditions of approval contained in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. An extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this request not be initiated within one year and no extension granted, the request shall become null and void.
4. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Historic Resources Commission meeting for further considerations.
5. The applicant shall submit a copy of the signed Notice of Decision and conditions of approval with the building permit application.
6. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

DISCUSSION:

The existing site is zoned Public (P) and is owned by the Carson City School District. The subject site is the location of the Martha F. Gleason School. Staff conducted a site visit on June 28, 2012. The subject parcel is 1.8 acres in size. Currently, the subject site contains an existing 9,000 square foot one-story building which was built in 1956, in addition to the existing 1,440 square foot portable building.

The Martha F. Gleason School site is no longer used as an elementary school. In 2004 the structure was renovated by the Carson City School District to add facilities for teacher training and the McKinney Vento program.

In late 1988 the School district placed the existing 1,440 square foot detached portable structure on site. The structure was used as portable classrooms for many years and is currently used to operate the McKinney Vento Children in Transition program.

A Special Use Permit, U-87/88-35 was approved by the Planning Commission on June 28, 1988, to allow the placement of the existing 1,440 square foot portable structure. The Planning Division has determined that a new Special Use Permit is not required for the proposed project, due to the fact that the portable building placement is in close proximity, similar in size and style as the old portable building.

The McKinney Vento Children in Transition program provides support services to homeless students and their families within the Carson City School district. At this time the school district is providing services to over 600 students and families.

The newer portable building will provide the families who receive the services a place to shower, wash clothes, access the internet and receive referral services. In addition, the newer building has an improved classroom environment and will provide a more efficient place for students to receive tutoring as well as having a meeting place that families can gather with district service providers.

The project includes the removal and replacement of the existing 1,440 square foot portable building with a 1,848 square foot portable building; additional work includes the replacement of the deteriorating on-site paving and concrete as noted on the plan provided.

The portable building was previously in use at the Empire Elementary School as a classroom. The structure is currently being stored at the Carson City Corporate yard.

PUBLIC COMMENTS: Public notices were mailed to 12 adjacent property owners to the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of July 05, 2012, written comments have been received related to the proposed project. Any comments that are received after this report is completed will be submitted prior to or at the Historic Resources Commission meeting, depending on their submittal date to the Planning Division.

Engineering Division comments:

- Development Engineering has no preference or objection to the request.

Building Division comments:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

General

- Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify

compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

With the recommended conditions of approval and based on the fact that the structure is portable in nature, it is recommended that the Historic Resources Commission approve HRC-12-038.

Respectfully Submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEEP AP
Principal Planner

Attachments:
Application (HRC-12-038)
Carson City Engineering Division comments

RECEIVED

JUN 28 2012

CARSON CITY
PLANNING DIVISION

**Carson City Engineering Division
Historic Resources Commission Report
604 W. Musser St. Gleason School
File Number HRC 12-038**

TO: Historic Resources Commission

FROM: Rory Hogen, Asst. Engineer

DATE: June 29, 2012

SUBJECT TITLE:

Review of a Historic Resources Commission application for replacing a portable building with a slightly larger one, and repair of pavement in parking lot.

RECOMMENDATION:

Development Engineering has no preference or objection to the request.

DISCUSSION:

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

From: Peter Starren <pstarren@sbcglobal.net>
To: "jpruitt@carson.org" <jpruitt@carson.org>
Date: 7/2/2012 8:38 AM
Subject: HRC-12-038

RECEIVED

JUL 02 2012

CARSON CITY
PLANNING DIVISION

Good morning, Jennifer!

My name is Peter Starren. My wife (Beverly Mobley) and I own the property at 402 N. Phillips Street, directly north of the site where CC Schools will soon be replacing the McKinney-Vento portable trailer with a new one.

We have no issues whatsoever with this project.

However, we do have one relatively minor issue we would like to address, and because we cannot attend the meeting on July 12 I wanted to pass it along.

When we attended the meetings about the removal of the old school buildings on that site many years ago we were assured by Mike Mitchell that the site would not be used for vehicle traffic to and from the McKinney-Vento building or the old school building. We were told they would access it from the south entrance. That has not been the case. Dozens upon dozens of cars pass that dirt lot every day - some of them are people attached to the schools but most are just people using it to cut through. This creates an amazing amount of dirt and dust and is also a serious traffic hazard as the Telegraph Street outlet has really become just an unregulated intersection. As this usage loosens the dirt and gravel, every time the wind blows we get a sandstorm! In the winter the city even PLOWS the road, encouraging people to use it. And - they do in great numbers.

In the evening kids often drive cars on the lot - doing spinouts. The lot is also used for other purposes - a few days ago someone parked a private trailer on the lot and it still sits there. On many occasions motor homes have parked there for a week or more at a time. The lot is also used as a dumping ground by people living in the apartment building directly west of the lot.

The lot is also used for good purposes - the city uses it to store large trash bins for leaf and street cleaning - which needs to happen somewhere and this lot seems like a good place for that kind of thing.

The only really actionable issue I have is to request that something be done about the traffic. That 'road' through the lot should be blocked, in my view. We were assured at the time of the old building demolition that this would never be used as a cut-through road, but it's only gotten worse over time. I've never contacted the school system with this minor complaint as I am truly grateful to them for all their work, especially their excellent management of all the construction upgrades related to the bond issue a couple years ago. And, I know this issue isn't critical. I am just hoping something can be done.

I'm not sure this is the right place to address it but it seems like both a school and a city (traffic) issue.

Thanks, Jennifer! I sure appreciate all you are doing to make this a better place!

Peter Starren
402 N. Phillips St.
Carson City, NV 89703
775-315-5555

Carson City Planning Division
 108 E. Proctor Street· Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

FILE # HRC - 12 - HRC - 1 2 - 0 3 8

HISTORIC RESOURCES COMMISSION

RECEIVED
 JUN 25 2012

CARSON CITY
 PLANNING DIVISION

CARSON CITY SCHOOL DISTRICT

FEE: None

PROPERTY OWNER

P.O. BOX 603, CARSON CITY, NEVADA 89702

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

(775) 283-2131 (775) 283-2090

- Application Form with signatures
- Written Project Description
- 16 Completed Application Packets-Application form, maps, supporting documentation (1 Original + 15 Copies)
- CD containing application data (pdf format)
- Documentation of Taxes Paid-to-Date

PHONE #

FAX #

kshaffer@carson.k12.nv.us

E-MAIL ADDRESS

Name of Person to Whom All Correspondence Should Be Sent

KEITH SHAFFER (775) 283-2131

Application Reviewed and Received By: _____

APPLICANT/AGENT

PHONE #

P.O. BOX 603, CARSON CITY, NEVADA 89702

Submission Deadline: See attached HRC application submittal schedule.

MAILING ADDRESS, CITY, STATE ZIP

(775) 283-2131 (775) 283-2090

PHONE #

FAX #

kshaffer@carson.k12.nv.us

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

03-192-03

Street Address

GLEASON SCHOOL - 604 W. MUSSER STREET, CARSON CITY, NV 89703

ZIP Code

Project's Master Plan Designation

PUBLIC

Project's Current Zoning

PUBLIC

Nearest Major Cross Street(s)

MOUNTAIN STREET

Briefly describe the work to be performed requiring HRC review and approval. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. NOTE: The Historic District Ordinance and Historic District Design Guidelines, as well as Policy Statements, are available in the Planning Division to aid applicants in preparing their plans. If necessary, attach additional sheets.

This project involves the removal of the existing portable building. it will be replaced with a portable

building equipped with plumbing that was used at Empire Elementary School, which is currently being stored at the

City Corporate Yard. The existing building is approximately 1,440 square feet. The replacement building is

approximately 1,848 square feet. Water and sewer is available on-site, and will be connected to the replacement

building, unless analyses determine the need for new services from W, Musser (preferred) or W. Telegraph streets

(alternate option). Additional work includes replacement of deteriorated on-site paving and concrete.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

At this time, we do not anticipate requiring action by the Planning Commission of Board of Supervisors. However, if

such actions are determined by Carson City to be required, the School District will work with the City and comply

with such requirements.

Does the project require action by the Planning Commission or the Board of Supervisors? Yes No If Yes, please explain:

See Page 1 response.

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

The intent is to remove the existing portable building in an effort to better comply with the needs of the School District.

The existing building will be removed to a location outside of the Historic District. In the event the building cannot

be moved due to its condition or cost effectiveness to relocate, the District would then consider demolishing it

in place and hauling it away to the landfill or other approved facility outside of the Historic District.

Reason for project:

The existing portable building serves the needs of under privileged students who might otherwise not be able to attend

school. The program has expanded to include basic health care needs for the same students. As such, a

building equipped with plumbing is needed. The other site improvements (paving and concrete replacement) are

needed for safety issues. The existing site is aging and there are numerous potholes and tripping hazards as a

result of paving and concrete that have exceeded their useful life. This work will also ensure the site complies with

current Americans with Disabilities Act (ADA) requirements.

SUPPORTING DOCUMENTATION

Each application requires 16 copies, folded to 8 1/2 x 11 inches, of quality site plan and drawings showing work to be performed on the subject project which requires HRC approval. Basically, this is any work which will affect the exterior of any structure and any modifications to the site, i.e., fences, walls, or major landscaping. The name of the person responsible for preparation of the plans and drawings shall appear on each sheet.

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

Owner's Signature

Applicant's/Agent's Signature

Keith Shaffer
KEITH SHAFFER, PROJ. MANAGER

Keith Shaffer
KEITH SHAFFER PROJ. MANAGER

Owner's Printed Name

CLSD

Applicant's/Agent's Printed Name

CLSD.

HISTORIC RESOURCES COMMISSION APPLICATION
WRITTEN PROJECT DESCRIPTION
CARSON CITY SCHOOL DISTRICT
GLEASON FACILITY IMPROVEMENTS

This project is funded by capital improvement money as well as the voter-approved 2010 Bond. The bond work involves the removal and replacement of aging site paving and concrete in an effort to improve site safety and comply with current Americans with Disabilities Act (ADA) requirements. The capital improvement work involves removing the existing portable building and replacing with one that has plumbing, which came from Empire Elementary School and is currently being stored in the City Corporate Yard.

Capital Improvement Work

Capital improvement work will primarily consist of removing the existing asphaltic paving along the front, west side and rear of the main building, and repaving those same areas. Concrete work will include removing the aging concrete walkways and ramps along the front of the school and replacing those same areas with new concrete. As part of the concrete work, the ADA ramp accessing the main entrance will be widened to comply with ADA requirements, and the rolled curb adjacent to the street might be replaced. Additional work will include improving ADA access at the back of the main building. Some interior building remodeling is also anticipated under this work.

Bond Work

The existing portable building is used for the existing McKinney-Vento Children in Transition program which assists with the basic needs of students who lack a fixed, regular, and adequate nighttime residence. This program is being expanded to assist with some basic health care needs. As a result, the existing portable building, which does not have plumbing, is inadequate. As such, a portable building with plumbing from Empire Elementary School, which is currently being stored in the City Corporate Yard, is planned to replace the existing portable building. Work associated with

this replacement will include extending water and sewer lines to serve the new portable building. Additional work will include the same parking lot paving along the back of the main building, as discussed under the Capital Improvements section of this description, in an effort to serve both buildings in an ADA compliant manner.

History

It is important to note that the site is no longer used as an elementary school. The main building was constructed in the 1950's and used as a school for many years. The site's existing use is for teacher and staff education and meetings, as well as for the McKinney-Vento program. There is no proposed change to the use of the campus and there will be no increase in staffing as a result of this project. This goal of this work is to improve the overall safety and access to this site by replacing deteriorating site paving and walkways in an ADA compliant manner, as well as meeting the needs of our community's students through the McKinney-Vento program.

Because there is no increase in the student body and staff, there is no additional demand on water, sanitary sewer, drainage or traffic. The addition of a portable building with plumbing to replace the existing portable building does not increase water and sanitary sewer usage as currently, staff in the existing portable building use the facilities in the main building. This replacement will eliminate the need for staff in the portable building to use the facilities of the main building.

Upon completion, this project will improve site conditions and make the campus safer for teachers and staff, as well as better serve our students in need.

While the exact timeframe has not been determined, construction will most likely commence during the 2012-2013 school year. Since school is not conducted on this campus, work is not restricted to summer months. As with all School District construction projects, care will be taken to ensure the safety of students and staff, as well as our neighbors.

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM**

Rev. 3/00

For Office Use Only	
YR Built _____	
NR Eligible? _____	Y / N
District? _____	Y / N

1. PROPERTY NAME

1A. Historic Name

Martha F. Gleason School

1B. Current/Common Name

604 W Musser St

2. PROPERTY ADDRESS

Street Address	604 W Musser St
City, Zip Code	Carson City, NV 89703
County	Carson County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	Carson City School District
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3B. Current Owner

Name	Carson City Schools
Mailing Address	1402 W King St, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-192-03

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
	Other (please specify)		

5. PROPERTY USE

5A. Current Use

<input type="checkbox"/>	Residential	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
<input checked="" type="checkbox"/>	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
	Other (please specify)				

5B. Historic Use

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

6. CURRENT ACCESS

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

7. ACREAGE

1.81 acres (Assessor)		Estimated
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9. PROPERTY LOCATION

8A. UTM Location/Reference(s)

Zone 11 260542 m E 4338731 m N (WGS84)
--

8B. Township/Range/Section/Map

T15N/ R20E/Sec 18, Mt. Diablo Base Meridian/ Carson City, NV (1994) USGS 7.5' Quadrangle
--

9. RESOURCE DESCRIPTION

9A. Resource Type

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

9B. Exterior Resource Features

	Basement	1	Number of stories
	Porch		Balcony
	Dormer(s)		Chimney
X	Other - Sawtooth skylight		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition shingle	ES-2 Brick, structural
9E. Building Structural System	9F. Foundation Structural System
SS-4 Masonry	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
---	---	-----	--	----

9I. Integrity

X	Original site		
X	Altered (describe on continuation sheet)	Date altered	Rehabilitated in 2004
	Moved	Date moved	
	Moved from		

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

Possible vacation by school district.

10. RESOURCE DATE AND SIGNIFICANCE

10A. Architect/Engineer/Designer

Edward S. Parsons

10B. Builder/Contractor

McKenzie Construction Co.

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

Modern

10D. Construction Date(s)

1956 (Assessor)		Circa
-----------------	--	-------

10E. Date(s) of Significance

1956, 2004

10F. Historic Resource Theme (See Appendix C)

Townsite Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed			Date Listed		
X	Eligible under:					
X	Criterion A		Criterion B	X	Criterion C	Criterion D
	Other (specify)					
	Not Eligible for the National Register					
	Unevaluated					

10H. Justification

Building is a good example of post-war educational building. Post-war suburban expansion created demand for schools, churches and the like, and new models were developed for one-story, campus-style schools that often included design features that took advantage of the environmental setting. This building is representative of the era is its configuration, materials, and formal design expression. See Continuation Sheet 7.

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase II
Date Surveyed	March 12, 2009
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	7 Fourth Street, Suite 44, Petaluma, CA 94952
Telephone Number	(707) 763-6500

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
	Associated Structures Summary Form

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

Property Name: 604 W Musser Street

City, County: Carson City/County

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

ASSOCIATED STRUCTURES/FEATURES SUMMARY			
Number of associated structures: ____1____		Contributing	Noncontributing
Number of associated features: _____		Contributing	Noncontributing

Structure/Feature #1		Structure/Feature #2	
Historic Name		Historic Name	
Property Type	Building (temporary)	Property Type	
Historic Use	Portable	Historic Use	
Current Use	Portable	Current Use	
Style (if applicable)	NA	Style (if applicable)	
Materials		Materials	
Construction date	Unknown	Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	
Structure/Feature #3		Structure/Feature #4	
Historic Name		Historic Name	
Property Type		Property Type	
Historic Use		Historic Use	
Current Use		Current Use	
Style (if applicable)		Style (if applicable)	
Materials		Materials	
Construction date		Construction date	
Integrity		Integrity	
Map Reference Code		Map Reference Code	

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET**

Property Name: 604 W Musser St

City, County: Carson City/County

SECTION NO. 9G

PAGE NO. 6

The Martha F. Gleason School is a one-story building with a shallow-pitched, side gable roof with a cross gable on the east end, resulting in a slightly L-shaped footprint. The boxed eaves are relatively narrow, except where they are extended to shelter doorways. The building is located toward the front or south side of a large parcel that is in the center of the block bounded by Minnesota and Mountain, and W. Musser and W. Telegraph Streets. The building faces south onto W. Musser St. Behind the building on the west side is a modular building that is used for adjunct functions. Historically the building was a school; it is now used as a teacher training facility by the school district. The structure was built in 1956 in the modern style, and rehabilitated in 2004.

The building is composed of four classrooms arranged in a linear fashion and accessed via a hallway to the south of the rooms. At the west end, near the entry, is an office. Along the short hallway that extends north-south on this end are other adjunct facilities, including the restrooms for the building and the former boiler room. The primary entry is at the west end. A secondary entry is located at the east end. Each classroom has an exterior door leading to the play area north of the building.

The building is constructed of structural brick masonry in a running bond pattern, except in areas where vertical stacked bricks are used as an accent. It has a concrete foundation, concrete stem wall, and composition shingle roof. The overall composition and fenestration pattern of the building is asymmetrical. Window walls are mixed with ribbon windows, and have fixed and awning-style sash. The windows are set in aluminum frames, and have flat aluminum muntins that emphasize their place as part of the overall building composition. The individual lights are horizontally oriented, and most are uniform in size.

Windows are located high on the wall, under the eaves, on the west façade of the easterly wing. Window walls that extend from about 24" off the ground to the eaves are located on the back or north façade, and on the east façade of the easterly wing. The front or south façade displays regularly spaced, horizontally-oriented openings. These are alternatively filled with two-over-two, horizontally-oriented lights and sheets of corrugated metal. A unique feature of the building is the sawtooth skylight that runs the full length of the building at about the middle, and serves to throw light on interior classroom spaces.

The main entry consists of double, full-height glass doors, with two full-height, plate-glass windows to their left. It is accessed via three concrete steps from the front, and a concrete handicap ramp from the left. Both have simple tubular metal rails. Over this entry is a deep overhang supported by round metal posts arranged in rows and mounted on low brick planters. To the left of the entry is the name of the school in raised, three-dimensional letters mounted on the brick wall. On the east end of the building is another entry composed of two, full-height glass doors. This is accessed via another concrete handicap ramp, with a vertical wood rail. A similar ramp accesses a single door on the east side of this wing.

Windows on the far west façade differ in size and placement, reflecting the various adjunct functions of the building on this wing. A character-defining feature is the stack for the boiler in the northwest corner of the building.

The building was renovated in 2004 to add facilities for teacher training, including the necessary technological infrastructure. Both the interior and exterior of the building are largely intact, including fixtures and finishes. Handicap access was improved, probably at this time, to include ramps to all major entries (the secondary entries are at grade). The building is in excellent condition and has good integrity.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 604 W Musser St

City, County: Carson City/County

SECTION NO. 10H

PAGE NO. 7

HISTORIC CONTEXT

The Martha F. Gleason School. Three schools were built in Carson City in 1955: the Martha F. Gleason School on Musser Street; the John C. Fremont School on Fifth Street; and the Max Fleischman School on Corbett Street, later known as the Corbett School. Board meeting minutes from 1952 noted that Mr. Edward S. Parsons was the architect for all three schools. On April 7, 1953 the Carson City School Board approved a resolution accepting the bid for the three new schools under the auspices of the Federal Housing and Home Finance Agency. The bid of \$329,650.00 for all three schools was awarded to McKenzie Construction of Reno, Nevada. It was anticipated at that time that construction of the schools would be complete by January 1954 (note that Assessor records show a completion date of 1956).

All three schools are still extant in Carson City. The Max Fleischmann School on East Corbett Street is now the Pioneer High School, addressed as 225 East Park Street. It appears to retain its integrity. The Fremont School, located in the northwest corner of the intersection of S. Roop and E. Fifth Street, is now owned by the State Department of Education. Integrity is unknown. The Martha F. Gleason School is the third remaining school. It is used as a Professional Development Center by the Carson City School District. It was first used as a training facility in 2002 and rehabilitated in 2004, and retains good integrity.¹

Mr. Edward S. Parsons, Architect. Architect Edward S. Parsons of Reno was the designer for the Martha F. Gleason School, as well as for the Max Fleischmann and John Fremont Schools that were built at the same time. Mr. Parsons was a highly regarded architect in Reno.² He was active in civic affairs, evidenced by his sponsorship of Architectural Appreciation week in Reno in 1959. He also chaired the environmental development and beautification sub-committee of the Reno Chamber of Commerce in 1965. Parsons was the liaison for the national American Institute of Architects RUDAT team in Reno, which advised Reno on planning and urban design issues in 1975. He was also active in the Reno chapter of the American Institute of Architects.

Mr. Parsons designed educational, civic and commercial buildings, and was also involved in historic restoration work. He had a long and productive career, spanning from the early-1940s through the late 1970s. A sample of his buildings include the Nevada Inn on the Truckee River in Reno; the Fleischmann College of Agriculture building on the University of Nevada at Reno campus; and the convention hall and civic auditorium in Reno, in association with Richard Neutra of Los Angeles. He won a Nevada AIA award for rehabilitation of the Morrill Hall Rehabilitation on the University of Nevada at Reno campus in 1979. Other historic preservation activities included the restoration of the Bowers Mansion in the mid-1960s and involvement with the restoration of the Comstock Lode.

Mr. Parsons was an advocate of modern architecture, evidenced by his showing a national film on contemporary architecture called *Architecture USA* to the Reno Monday Club in 1957. This film, which was produced to commemorate the 100th year anniversary of the founding of the American Institute of Architects, was shown throughout the country at the time.

¹ Personal communication with Marsha Nichols, Carson City School District, June 17, 2009.

² Information on Mr. Parsons career was taken from the *Nevada State Journal* and *Reno Evening Gazette*.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 604 W Musser St

City, County: Carson City/County

SECTION NO. 10H

PAGE NO. 8

Mrs. Martha F. Gleason. The schools that were built at the same time as the Martha F. Gleason School were named in an essay contest held for the elementary school children of Carson City by the Chamber of Commerce. Kippie Furlong and Ken Swift had the winning essay for the Martha F. Gleason School, and they split the prize money of \$5.

In one of the winning essays, Kippie Furlong stated why she chose to honor Martha Gleason by naming one of the schools after her:

I think that the school should be named Martha Gleason school because Mrs. Gleason was one of the most outstanding principals that Carson grade school has ever had. Though the building looked gloomy from the outside, [this does not refer to the Martha Gleason School], inside there was always cheerfulness, warmth and gaiety. I think that Mrs. Gleason is a very fine woman and what I have said I believe is true.

Ken Swift had the following to say about Mrs. Gleason.

Perhaps it is not unusual to remain in the same field of work for 30 years, but to serve as a leader in the education of the youth of the community for so long a time seems to me to be more than unusual. At all time she (Mrs. Gleason) must have been fair in her decisions, clear in her instructions and fearless in her beliefs of right or wrong. She must have been a companion and a friend to everyone with whom she came in contact each day.

Martha Frances Gleason was born August 11, 1874 in Carson City, the daughter of early residents of the city. She began teaching at 17 and worked for Carson City schools for 30 years. She was respected by her peers, evidenced by the fact that she was an invited guest at a Carson City presentation by the chair of the White House Conference Committee on Youth Problems in 1950. She retired in the position of principal of the Carson City Elementary School and died in November 1963.

Although Ms. Gleason was highly regarded by students and the community, the Martha F. Gleason School is not historically significant for its association with Mrs. Gleason, as the school was merely named for her.

Architectural Context - Post-war Elementary Schools. Population growth in the post-war era, particularly in the western United States, created a tremendous demand for new schools. Growth in the west was due to western migrations during the war, when newcomers were stationed at military installations and worked in defense industries. In addition to immigrants who stayed and made their home in the west, population growth was due to the post-war baby boom. In the country as a whole, enrollment in elementary and secondary schools rose from 25.1 million in 1949-50 to 35.1 million in 1959-60.³ The west coast received a large proportion of this growth.

Many schools were built after the war to meet this demand. Modern schools, whose design was based in experiments undertaken in the 1930s and 1940s, reflected changes in educational philosophy and in architectural design philosophy. In contrast to the pre-war, multi-story brick school building, the post-war school was typically one story with expansive windows and direct access to the outdoors.⁴ This reflected an emphasis on adequate natural light and fresh air. Additionally, small post-war schools were placed within neighborhoods to be friendlier to young students and allow for walking access.

³ Ogata, 2008:562.

⁴ Ogata, 2008:563.

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The National Council on Schoolhouse Construction published its "Guide for Planning School Plants" in 1946. This document emphasized the importance of flexibility in designing school interiors, which was considered more child-oriented and less authoritarian than the historical school model, where desks and chairs were fastened to the floor. The structural design of the modern school was considered flexible in the sense that the linear arrangement allowed the school to be expanded at any time. Adequate, indirect light sources were considered important in combating glare and thus fatigue. Research published by Darell Boyd Harmon of Texas on lighting in the mid-1940s led to new standards for lighting, color, and the surfaces of furniture: "Harmon's experiments built upon wartime studies of light and color to increase morale and to decrease fatigue, but in addressing effects on children, he opened up new questions for architects, school planners, and furniture designers, and gave lighting an expanded role in the determination of form."⁵ His work continued to influence school design throughout the post-war years.

Modern schools were designed to be more responsive to the natural environment. An emphasis was also placed on being more sensitive to the psychological needs of the student. Well-lit spaces and cross ventilation were considered important, and ceiling heights were lowered to create a greater sense of intimacy for the young student. Indirect lighting that fell on the front of the classroom was considered a better response than the traditional design, which raked light across the desks from a 90-degree angle. The colors and reflectivity of interior surfaces and furnishings were important in achieving design goals, as were clerestory windows and expansive window walls with operable lights. The Martha F. Gleason School incorporated these elements, but also included an innovative sawtooth skylight in the middle of the classroom, which threw indirect light on the front of the room.

The design of post-war schools paralleled similar developments in modern domestic architecture. Walls with few openings to the street shielded classrooms from traffic, noise, and other distractions. The classrooms for the Martha Gleason School were additionally separated from the street by the internal hallway. Window walls faced the interior of the lot at the rear of the school, which allowed students visual and physical access to the outdoors. This paralleled the residential design concept of the rear yard being shielded for privacy and reserved for entertaining and recreation. Although these design features were believed to be more conducive to learning, there was also an emphasis on making the school environment more like home for the young student.

Innovations in post-war school design became known to local architects through professional publications and national and regional awards programs. They also became known through exhibits, such as the traveling Museum of Modern Art exhibit, "Modern Architecture for the Modern School," which was shown at universities, museums and community centers. This exhibit illustrated 41 progressive schools from the United States, Europe and Brazil, and traveled throughout the United States from 1942 through 1946.⁶ These models continued to be influential from the early 1940s through the late 1950s.

⁵ Ogata, 2008:570.

⁶ Ogata, 2008:567.

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ANALYSIS

Response to National Register Criteria for Evaluation.

- A: Properties that are associated with events that have made a significant contribution to the broad patterns of our history;

The Martha F. Gleason School is representative of the post-war building boom that occurred as communities in the west absorbed population increases. It is one of three schools built at that time in Carson City to serve the growing population, particularly the increases in elementary and secondary school-age children. It is clear that the Martha F. Gleason School was part of the post-war growth in Carson City from the mid-century homes in the neighborhood.

- B. Properties that are associated with the lives of persons significant in our past;

Although the Martha F. Gleason School is named after a prominent educator in Carson City, the school is not directly associated with Mrs. Gleason; it was merely named for her.

- C. Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Martha F. Gleason School is a good example of a post-war elementary school that responds to the environmental and design concerns of that era. It displays singular innovations beyond the common elements of clerestory and window walls, primarily in the form of the sawtooth skylight incorporated in the building. The building materials and finishes are reflective of post-war design, as is the overall composition. The architect for the school, Edward S. Parsons, was a prominent Reno architect whose influence was felt beyond the immediate region, and who had a long and productive career. In summary, the school embodies the characteristics of a period, possesses high artistic values, and represents the work of a prominent regional architect.

- D. Properties that have yielded, or may be likely to yield, information important in prehistory or history.

This Criterion is generally applied to archaeological properties and does not have an association with this resource.

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Ogata, Amy F., "Building for Learning in Postwar American Elementary Schools," *Journal of the Society of Architectural Historians*, vol. 67, No. 4, December 2008, pp. 562-591.

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Rear (north) façade

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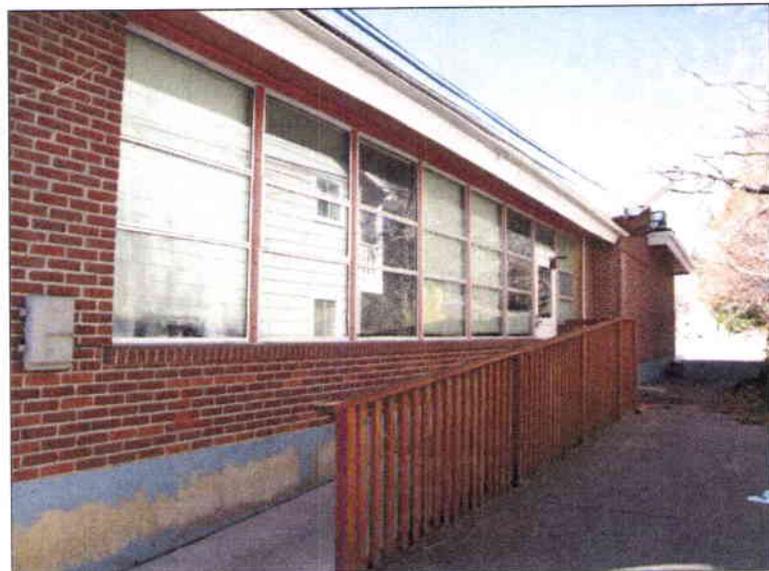
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Front (south) façade, west end, entry to office



Side (east) façade, short end of "L"

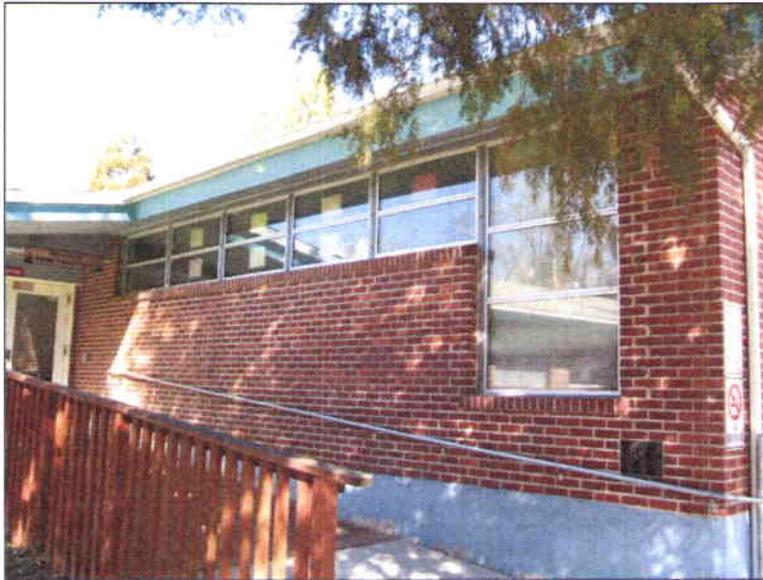
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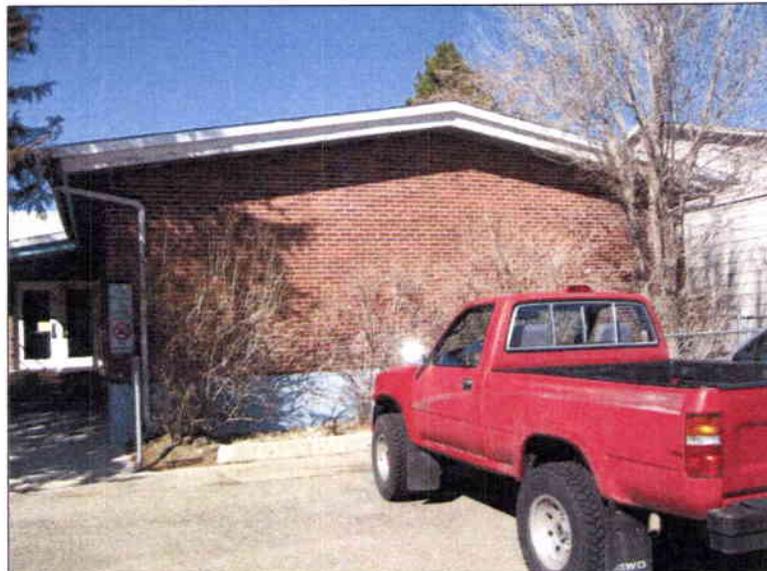
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Side (east) façade, short end of "L"



South, endwall of short end of "L"

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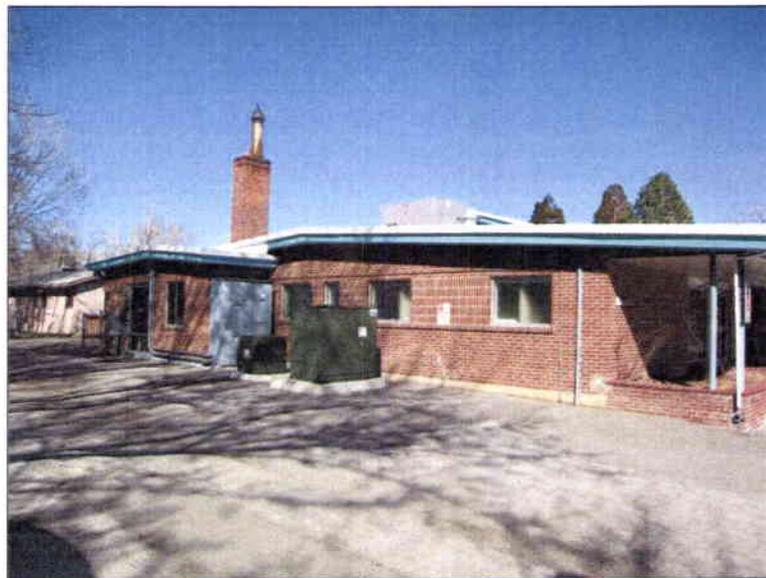
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Front (south) façade, mid-section of building



Side (west) façade

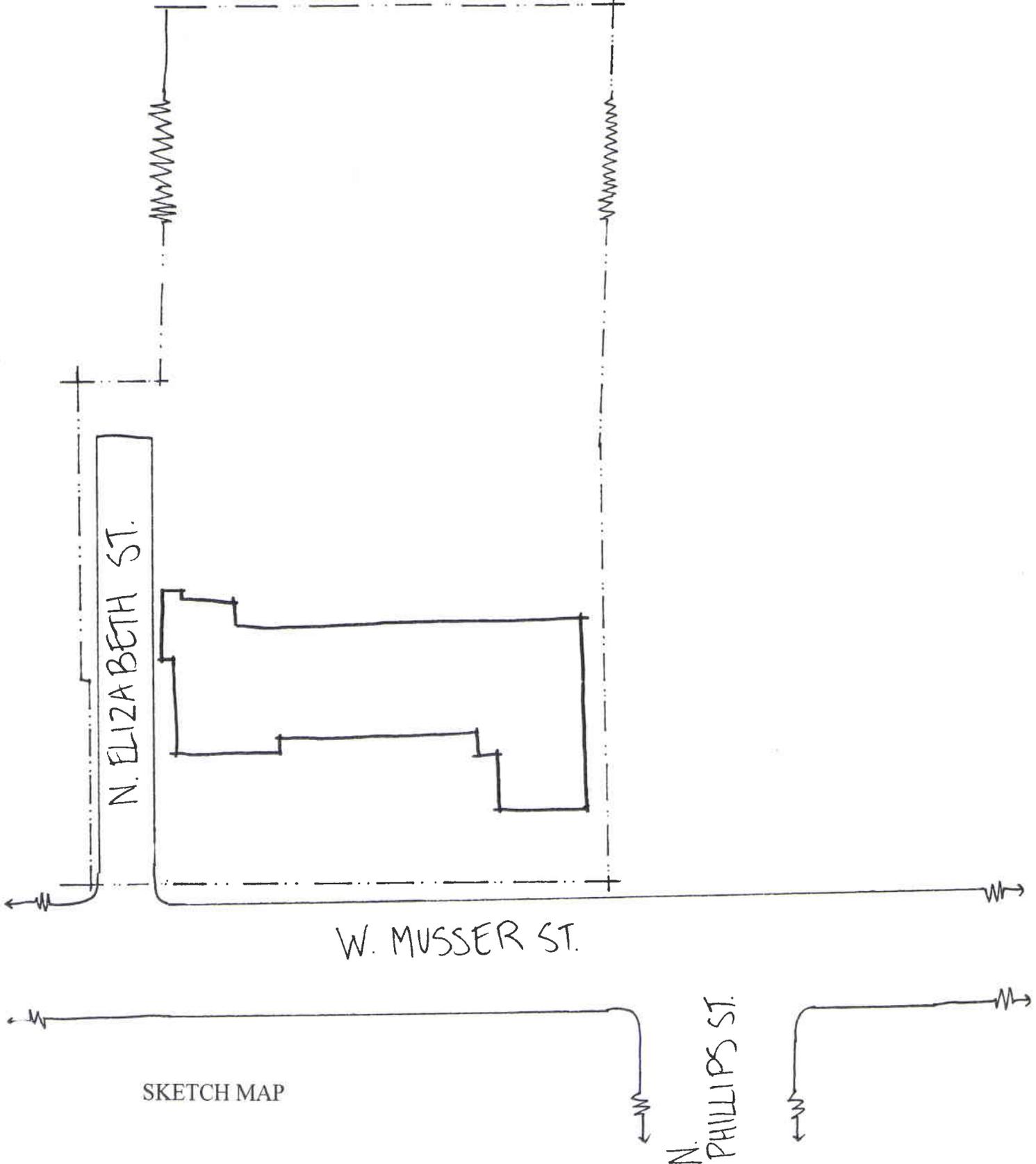
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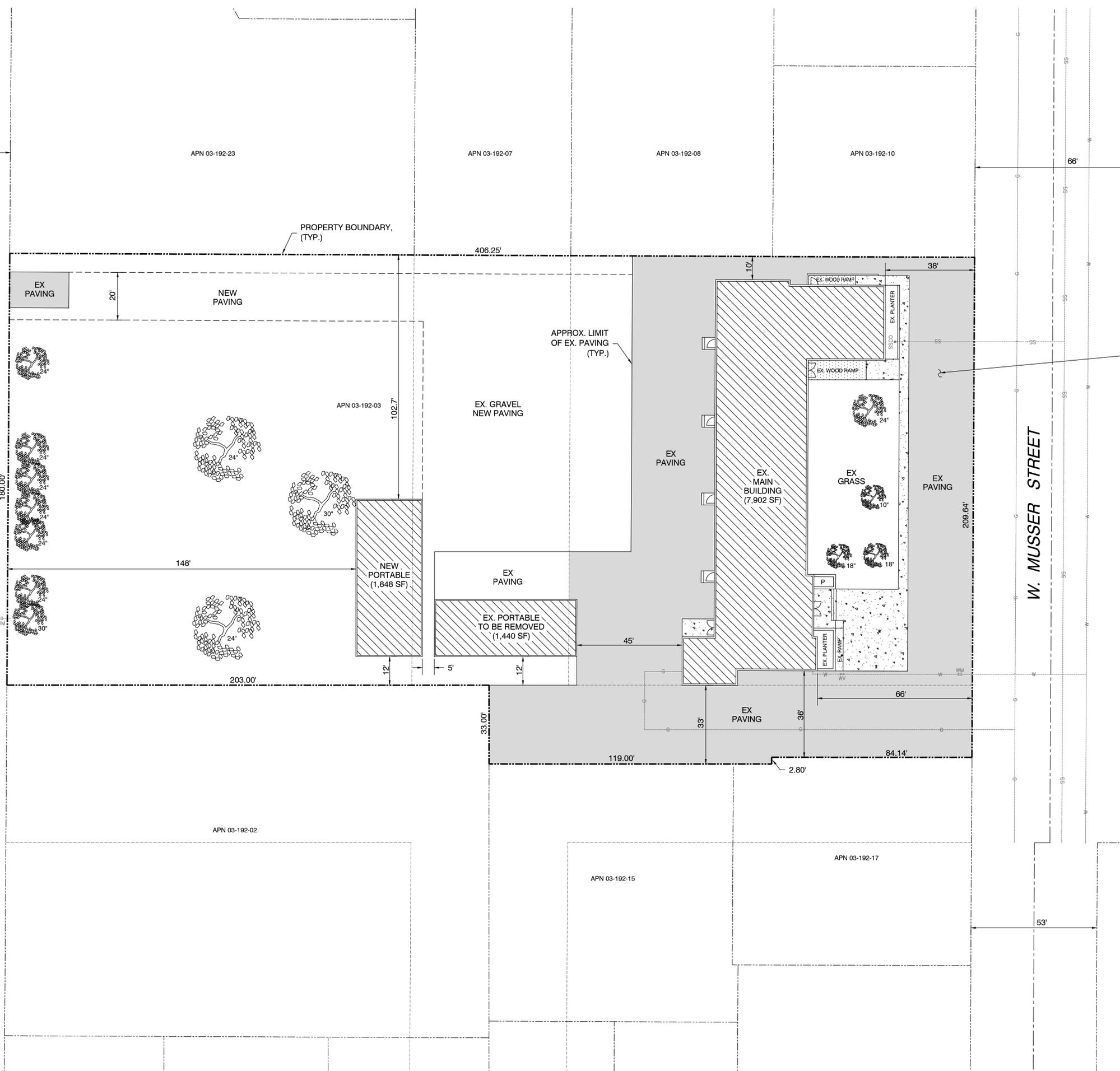
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SKETCH MAP

W. TELEGRAPH STREET

W. MUSSER STREET



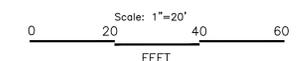
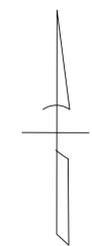
- NOTES:
1. ALL TREES WILL REMAIN.
 2. NEW CONCRETE AND PAVING WILL REPLACE EXISTING TO THE LIMITS SHOWN.
 3. NEW PAVING IS NEEDED TO ACCOMMODATE ON-SITE PARKING NEEDS. PARKING QUANTITIES WILL BE SUMMARIZED AND SHOWN ON IMPROVEMENT PLANS.
 4. PROPERTY LINES, BUILDINGS AND FEATURES SHOWN ARE BASED ON FIELD MEASUREMENTS AND WILL NEED TO BE FIELD SURVEYED FOR VERIFICATION.

12 EX. PARKING SPACES (NOT STRIPED)

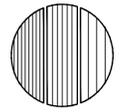
LEGEND:

- P EX. PLANTER
- [Pattern] EX. CONCRETE WALKWAY & PAVING
- [Pattern] EX. ASPHALT PAVING
- W--- WATER
- SS--- SANITARY SEWER
- G--- GAS

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REVISION	DATE

GLEASON SCHOOL CAMPUS
 CARSON CITY SCHOOL DISTRICT
 CARSON CITY, NEVADA
SITE PLAN



JOB NO.:	11-133-04
DATE:	JUNE 21, 2012
DESIGNED:	JEC
DRAWN:	JEC
CHECKED:	JEC



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Carson City School District

Gleason School Campus

Musser Street

APN NO.: ..

BHA JOB NO.: 1209

DRAWING STATUS:

PHASE

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONTRACT DOCUMENTS

USE

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PROGRESS REVIEW

GOVERNING AGENCY REVIEW

ESTIMATING

BIDDING

OTHER

ISSUE DATE: DRAWN BY:

May 2012

Revisions

Date

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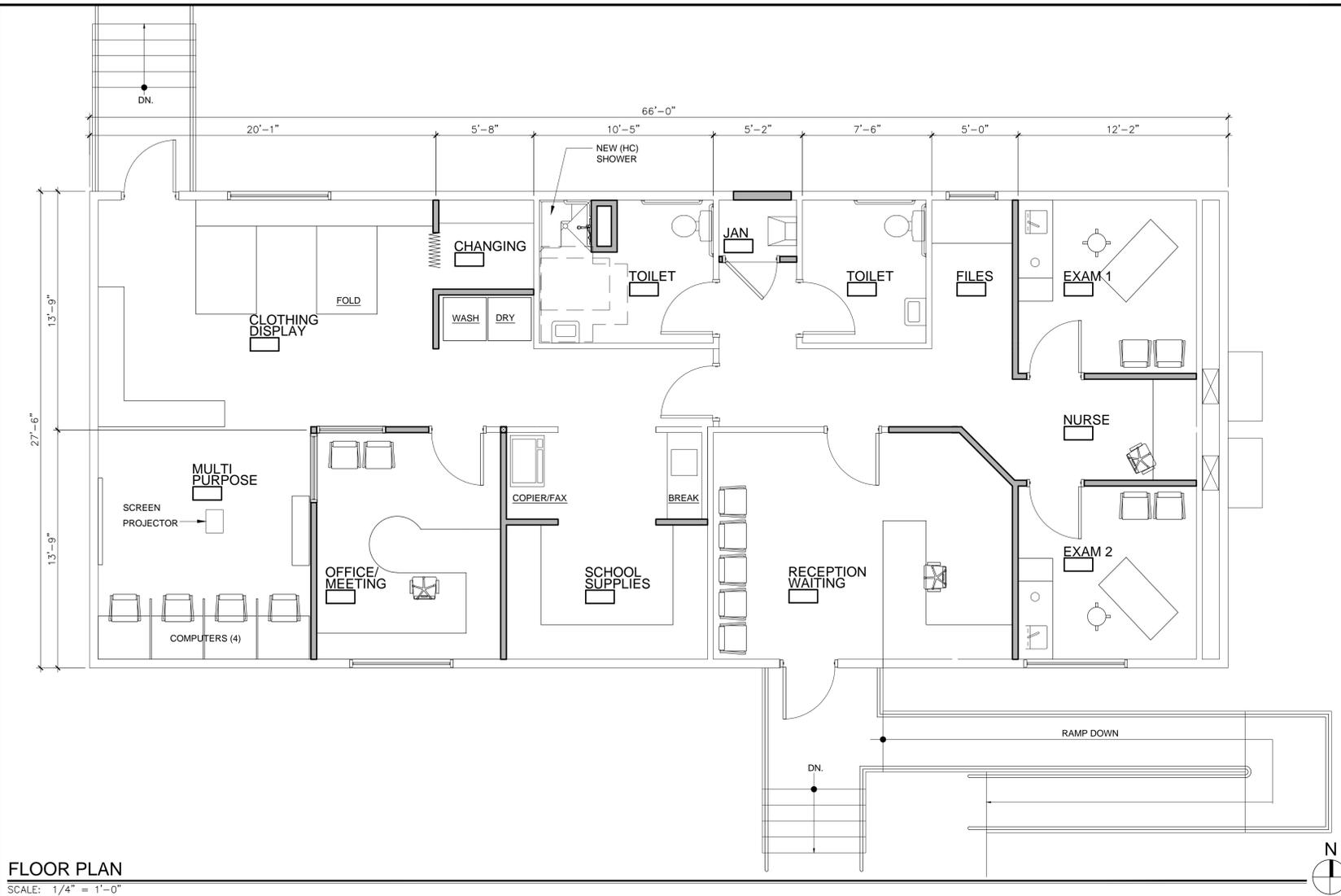
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DRAWING TITLE:

FLOOR PLAN

DRAWING NUMBER:

A2.1



FLOOR PLAN

SCALE: 1/4" = 1'-0"

