

**STAFF REPORT FOR THE HISTORIC RESOURCES COMMISSION MEETING OF
NOVEMBER 12, 2015**

FILE NO: HRC-15-160

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: To consider a request from the Carson City Public Works Department for Historic Resources Commission approval of the Carson City Downtown Streetscape Project as required for federally-funded projects under Section 106 of the National Historic Preservation Act of 1966.

APPLICANT: Carson City Public Works

OWNER: Carson City Public Works

LOCATION: Various

RECOMMENDED MOTION: "I move to approve HRC-15-160, a request from the Carson City Public Works Department for the Carson City Downtown Streetscape Project, based on the findings and conditions of approval outlined in the staff report, as required for federally funded projects under Section 106 of the National Historic Preservation Act of 1966 and consistent with Chapter 18.06 of the Carson City Municipal Code and with Historic Resources Commission Policies."

RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plans.
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 required 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 may be rescheduled for the next Historic Resources Commission meeting for further consideration.
5. An archaeological monitor should be present during excavation activities at Third Street, Telegraph Street and Washington Street to document any remnant historic resources that may exist in the vicinity.
6. If any previously unidentified historic features other than existing utilities are discovered during monitoring activities or during construction of areas not subject to archaeological monitor, all work in the vicinity of the find shall cease immediately and the Nevada State Historic Preservation Office shall be contacted for additional consultation per 36 CFR 800.13.b.3.

LEGAL REQUIREMENTS: Section 106 of the National Historic Preservation Act, CCMC 18.06.030 (Duties of HRC)

DISCUSSION:

Carson City Public Works is proposing to construct improvements along the Carson Street corridor between 5th Street and William Street that will include narrowing travel lanes, increasing sidewalk areas, adding landscape, replacing aging water and sewer lines and upgrading storm water drainage. This project may also include the addition of curb and gutter, restoration of catch basins and channels and minor storm drain improvements. All work to be completed as a part of this project will be performed on existing City-owned property and within existing City-owned rights-of-way already dedicated for the purposes described above.

Because a portion of this project is proposed to utilize State Revolving Funds, which are passed through the State of Nevada from the federal government, the project must comply with Section 106 of the National Historic Preservation Act of 1966. Section 106 requires that federally-funded projects determine potential impact on historic properties and explore measures on how those impacts may be avoided or mitigated.

Based on review of the Class I Cultural Resources Inventory for the proposed project prepared by Great Basin Consulting Group, LLC, staff offers the following commentary and recommendations for the project:

The proposed project area has been fully developed, with little likelihood of containing intact prehistoric archaeological deposits. The entire project area has been inventoried for architectural resources. Several properties listed on the National Register of Historic Places lie adjacent to the proposed alignment and the West Side National Register Historic District lies within the record search buffer. According to Great Basin, research suggests that remnants of historic drains may be present at Third Street, Telegraph Street and Washington Street. As proposed, existing water, sewer and storm drains will be left in place and filled with concrete slurry. New utilities will not disturb historic alignments.

Consistent with the recommendations made by Great Basin, staff recommends the conditions outlined below as they relate to the proposed project: These conditions have been incorporated into the recommended conditions of approval at the beginning of this staff report.

1. An archaeological monitor should be present during excavation activities at Third Street, Telegraph Street and Washington Street to document any remnant historic resources that may exist in the vicinity.
2. If any previously unidentified historic features other than existing utilities are discovered during monitoring activities or during construction of areas not subject to archaeological monitor, all work in the vicinity of the find shall cease immediately and the Nevada State Historic Preservation Office shall be contacted for additional consultation per 36 CFR 800.13.b.3.

Attachments:

Class I Cultural Resources Inventory of Proposed DWSRF Downtown Streetscape Project
Carson City Downtown Streetscape 60% Plan and Profile Sheets

**A Class I Cultural Resources Inventory for Proposed DWSRF Downtown
Streetscape Project, Carson City, Nevada**



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Project Number:
2015-124

Submitted To:
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October 27, 2015



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PROJECT DESCRIPTION

Project Background

Carson City Public Works proposes to utilize State Revolving Funds to replace aging waterlines, sewer lines, and upgrade storm water drainage as part of the Downtown Streetscape Project. Improvements are proposed along Carson Street between 5th Street and William Street and will tie to existing lines on side streets as required. The project may also include: the addition of curb and gutter, restoration of catch basins and channels, and minor storm drain improvements. Existing utilities will be filled with slurry and remain in place.

The Carson City Public Works Engineering Division will be specifying standard components and materials that have been utilized on similar projects so that the production staff is familiar with the components and able maintain the required inventory of replacement parts and materials for any necessary repairs.

All work to be completed as part of this project will be performed on existing City owned property and existing City owned rights-of-way already dedicated for the purposes described within the application.

Environmental and Historic Background

The project area is located along North Carson Street between 5th Street and Williams Street in Carson City, Nevada (Map 1) within the developed urban area of Carson City. Placement of utilities will coincide with modifications associated with the Downtown Streetscape Project. The entire corridor is developed and contains a mix of buildings dating from the City's incorporation to the present. Carson Street served as the main travel way connecting Carson City with points north and south. Historic photographs depict a dirt covered street with open shoulders and covered wooden boardwalks (Figure 1 and 2). Carson Street was paved in 1911 and designated as the Carson Route of the Lincoln Highway in 1914 (Moreno 2011). By 1933 the entire Lincoln Highway Route was paved through town (Toll 2008). Concrete sidewalks replaced dirt and wooden boardwalks (Figure 3) and by the 1960s, Carson Street was widened to 2 lanes in each direction (Figure 4).

Public Works records indicate that most of the existing water and sewer lines along Carson Street were placed as early as 1950 (Tables 1 and 2, Map 2). No date is given for construction of the existing storm water system but it is likely that some date to the 1950s or earlier. Goodwin (1973: 72-75) describes the major floods throughout Carson City's history along with the sequential construction of storm drains to alleviate flood effects. He describes several ditches and drains that flowed from west to east across the project area.

“These drains were all constructed in the early to mid-1870's for the express purpose of handling not only the localized street drainage generated within the town itself during storm periods, but also to accommodate flood flows from Kings and Ash Canyons. According to many old residents, they were about 4 feet x 6 feet in cross-section, and many were lined with redwood planking, making them, in effect, wooden culverts. In later years, the redwood linings were removed and the drains became simply open ditches.” (Goodwin 1973:73)

Three drains cross Carson Street. The King Street Drain ran along the north side of King Street to a point near the present site of Carson Middle School (old High School) where it then crossed to the south side of King Street, passing in front of St. Teresa's Church. It then angled southeast to Division and Second Street, then along Division Street to Third Street where it continued east crossing Carson Street. From there, it again headed southeast, through Carson's Chinatown to the north side of Fifth Street, then continued east along Fifth Street to swampy land near the Nevada State Prison. The Fifth Street Drain was covered during the 1950s (Goodwin 1973:74). The existing storm drain follows a similar alignment.

The West Telegraph Drain was an open ditch that ran along the south side of West Telegraph Street. Beginning near Robinson Street, it extended eastward to Carson Street. The Telegraph Street Drain was converted into a 30" steel culvert between 1939 and 1940 (Goodwin 1973:73). A covered storm drain currently lies along that alignment.

A similar drain was constructed along the north side of Washington Street from Treadway Park to the Virginia and Truckee Railroad Yards east of Carson Street. This drain was known as the “Railroad Ditch”. It was converted to a 50" steel culvert in 1955. An existing storm drain follows that alignment.

Area of Potential Effect Definition

All proposed development will occur within previously disturbed areas. A 15 foot buffer defines areas of direct construction effects. All project elements will be buried within the Carson Street right-of-way. The Area of Potential Effect (APE) is defined as the Carson Street right-of-way. Indirect effects consist of minimal seismic and acoustic effects resulting from construction activities. Those effects are minimal and confined to periods of construction. All utilities will be placed underground. Indirect visual effects from the project are not anticipated.

METHODS

A search of architectural and archaeological records available within the Nevada Cultural Resource Inventory System (NCVRIS), and architectural records at Carson City Community Development were checked. Archaeological sites, architectural resources, historic properties and previous inventories were tabulated for an area within a 200 foot buffer of the project area. Historic aerial photographs, topographic maps, and GLO plats were also reviewed.

RESULTS OF THE INVENTORY

Eleven architectural inventories have been conducted within the 200 foot record search buffer (Table 3). Previous architectural inventories cover the entire project APE. Ninety-two architectural properties and the West Side Historic District are identified within the blocks immediately adjacent to the project corridor (Table 4). Twelve of the architectural properties are listed on the National Register of Historic Places (Table 5, Map 3). Listed buildings appear on the 1885 or 1907 Sanborn Insurance Company Maps (Map 4). The eastern most portion of the West Side Historic District lies just 200 feet from the project corridor. Many of the existing water, sewer and storm drains within the Carson Street alignment were constructed between 1950 and 1960 and meet the 50 year old threshold for National Register consideration.

Two archaeological inventories were conducted within the project area (Table 6). A linear inventory associated with a proposed Fiberoptic line covers the northern and southern one-quarter of the project area. Three sites (Table 7) were identified within the record search extent. None lie within the area of direct project effect. Historic documentation suggests that the remains of historic ditches may be present along Carson Street at Third Street, Telegraph Street and Washington Street.

ELIGIBILITY RECOMMENDATIONS

National Register Criteria Definitions

The National Register of Historic Places Criteria for Eligibility state that properties must be at least 50 years old, remained fairly unaltered, and meets one or more of the following National Register Criteria for Significance.

- A) Event:** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B) Person:** Property is associated with the lives of persons significant in our past.
- C) Design/Construction:** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D) Information Potential:** Property has yielded, or is likely to yield, information important in prehistory or history.

To be considered eligible under Criterion A, a property must be associated with events that are important within a defined context. Several distinct cultural periods are described in the cultural overview above. A prehistoric site that exemplifies an adaptive trend associated with a distinctive cultural period might be considered eligible under Criterion A. An ethnographic period site that is an outstanding example of changing lifeways and Native adaptation might also be considered as significant. Likewise, an historic period site that is considered eligible should represent an important contribution to an event within the associated context.

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. As such, Criterion B usually applies to ethnohistoric and historic period sites because prehistoric sites generally lack associations with known individuals.

Properties that are significant for their physical design or construction are considered eligible under Criterion C. To be eligible a property must embody distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic value; or represent a significant and distinguishable entity within a larger “district”. Prehistoric site types that meet Criterion C are generally distinctive site types that reflect elements of community design, or contribute to larger districts as key elements within a regional land use context.

Criterion D pertains to a site’s ability to address important research questions regarding human history.

Integrity Definition

For a resource to be listed in the National Register of Historic Places (NRHP), it must not only demonstrate its significance under the National Register Criteria, but it also must have integrity to convey such significance. Site integrity, or the extent to which potential information is preserved in contexts that are sufficiently intact, represents another consideration for NRHP eligibility. The evaluation of integrity must always be grounded in an understanding of a resource’s physical features and how they relate to its significance. To retain integrity, a resource will possess at least several of the several aspects of integrity including location, design, setting, materials, workmanship, feeling, and association.

- 1) **Location:** The place where the historic property was constructed or the place where the historic event occurred.
- 2) **Design:** The combination of elements that create the form, plan, space, structure, and style of a property.
- 3) **Setting:** The physical environment of a historic property.
- 4) **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- 5) **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

- 6) **Feeling:** A property's expression of the aesthetic or historic sense of a particular period of time.
- 7) **Association:** The direct link between an important historic event or person and a historic property.

For a site to be considered eligible for this project it must meet one or more of the National Register Criteria, retain integrity to convey its significance, and contribute meaningful data to the research themes outlined in the context.

The Class I inventory suggests that some water, sewer, and storm lines/drains buried beneath Carson Street meet the 50 year old age criteria for National Register consideration. Those waterlines will not be disturbed by the current project and were not evaluated for National Register eligibility. Extant portions of historic drains consisting of redwood lined wooden culverts or abandoned steel culverts may be present at three locations along Carson Street. If present they may be considered eligible to the National Register of Historic Places

DETERMINATION OF EFFECT

Direct Effects

The project area has been fully developed, with little likelihood of containing intact prehistoric archaeological deposits. The entire project area has been inventoried for architectural resources. Several properties listed on the National Register of Historic Places lie adjacent to the proposed alignment and the West Side National Register District lies within the record search buffer. Research suggests that remnants of historic drains may be present at Third Street, Telegraph Street and Washington Street. As proposed, existing water, sewer and storm drains will be left in place and filled with concrete slurry. New utilities will not disturb historic alignments. An archaeological monitor should be present during excavation activities at Third Street, Telegraph Street, and Washington Street to document any remnant historic resources that may occur in the vicinity. With archaeological

monitoring, we recommend a finding of No Historic Properties Affected as defined in 36 CFR 800.4 for the proposed waterline.

Indirect Effects

The waterline will be placed below ground. No visual effects are anticipated from construction of the proposed project. Seismic and acoustic effects to historic properties are minimal and limited to duration of construction activities. The project will have no indirect effect on historic properties.

MANAGEMENT RECOMMENDATIONS

No historic properties were identified within the area of direct project effect, and the buried water lines, sewer lines, and storm drains will have no visual effect within the project APE. Management recommendations include monitoring of areas likely to contain remnants of historic drains. If historic features other than existing utilities are discovered during monitoring activities or during construction we recommend that all work in the vicinity of the find cease and the Nevada State Historic Preservation Office be contacted for additional consultation per 36 CFR 800.13.b.3.

REFERENCED CITED

Goodwin, Victor

1973 History of Flooding Carson Valley and Carson City Watershed. Special Report, USDA Report on Water and Related Land Resources Central Lahontan Basin. USDA Nevada River Basin Planning Staff and U.S. Soil Conservation Service. Minden.

Moreno, Richard

2011 A Short History of Carson City. University of Nevada Press. Reno

Toll, David

2008 The Complete Nevada Traveler. Gold Hill Publishing Company. Gold Hill

Attachment 1

Figures

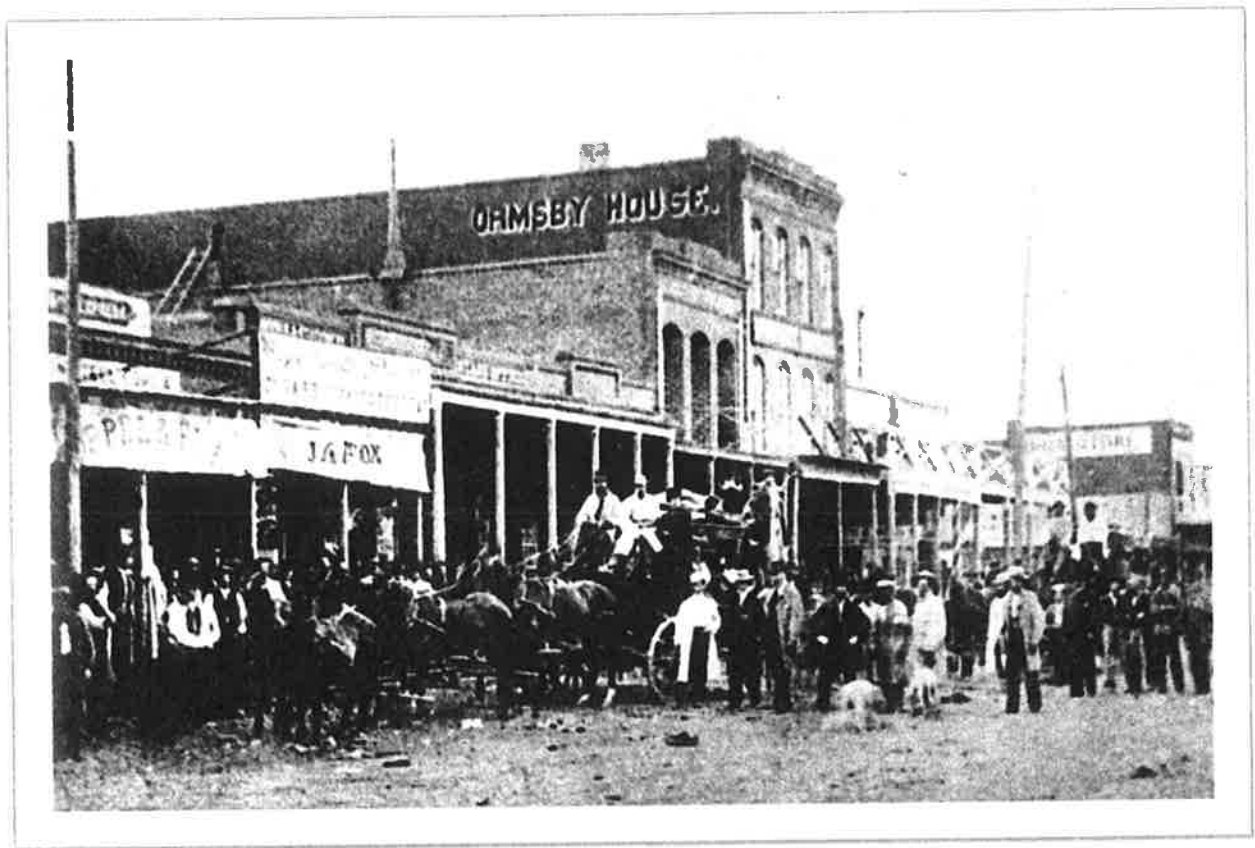


Figure 1. Carson Street 1863. (Courtesy Western Nevada Historic Photo Collection)

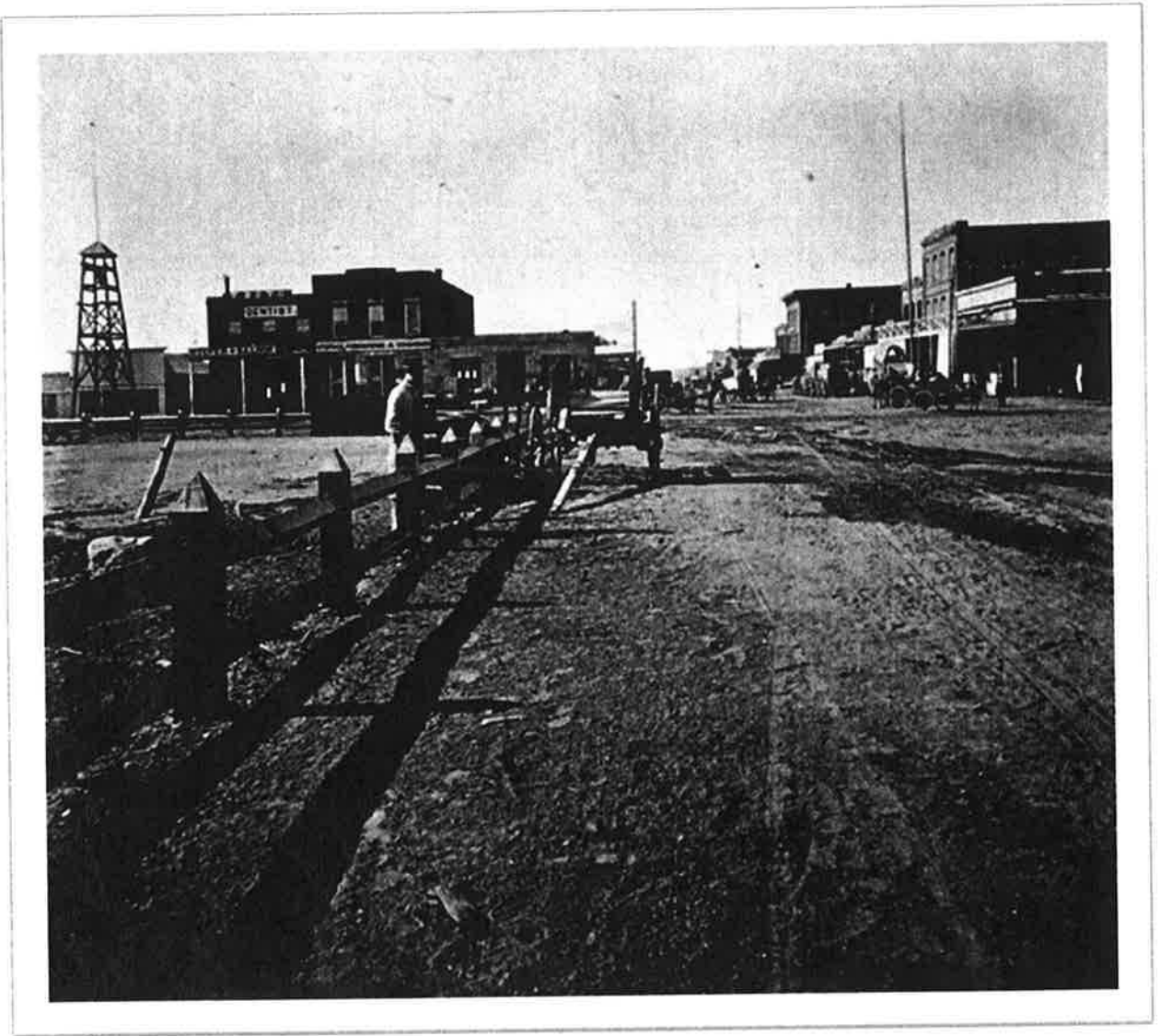


Figure 2. Carson Street 1864/1865. (Courtesy Western Nevada Historic Photo Collection)

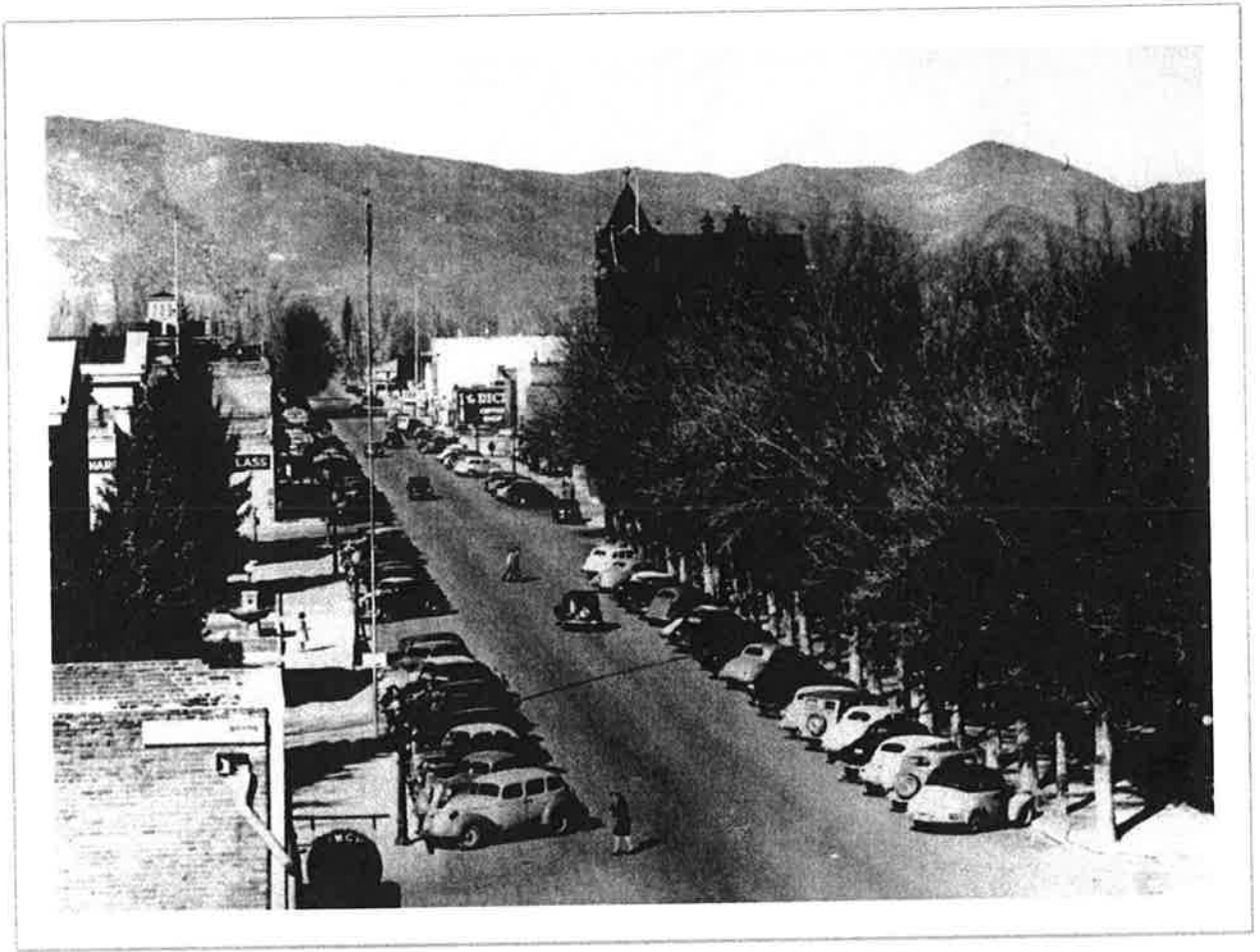


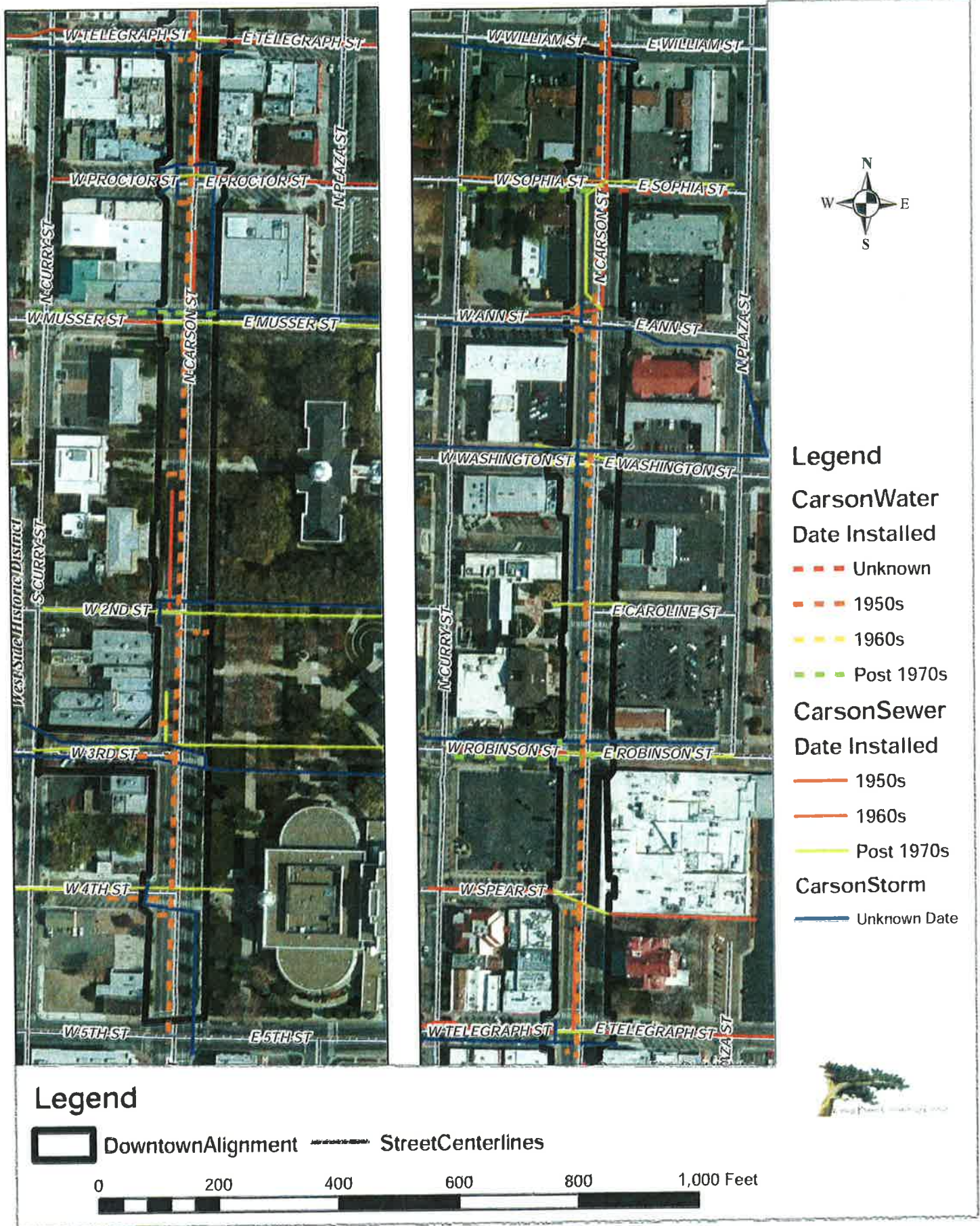
Figure 3. Carson Street 1930/1940. (Courtesy Western Nevada Historic Photo Collection)

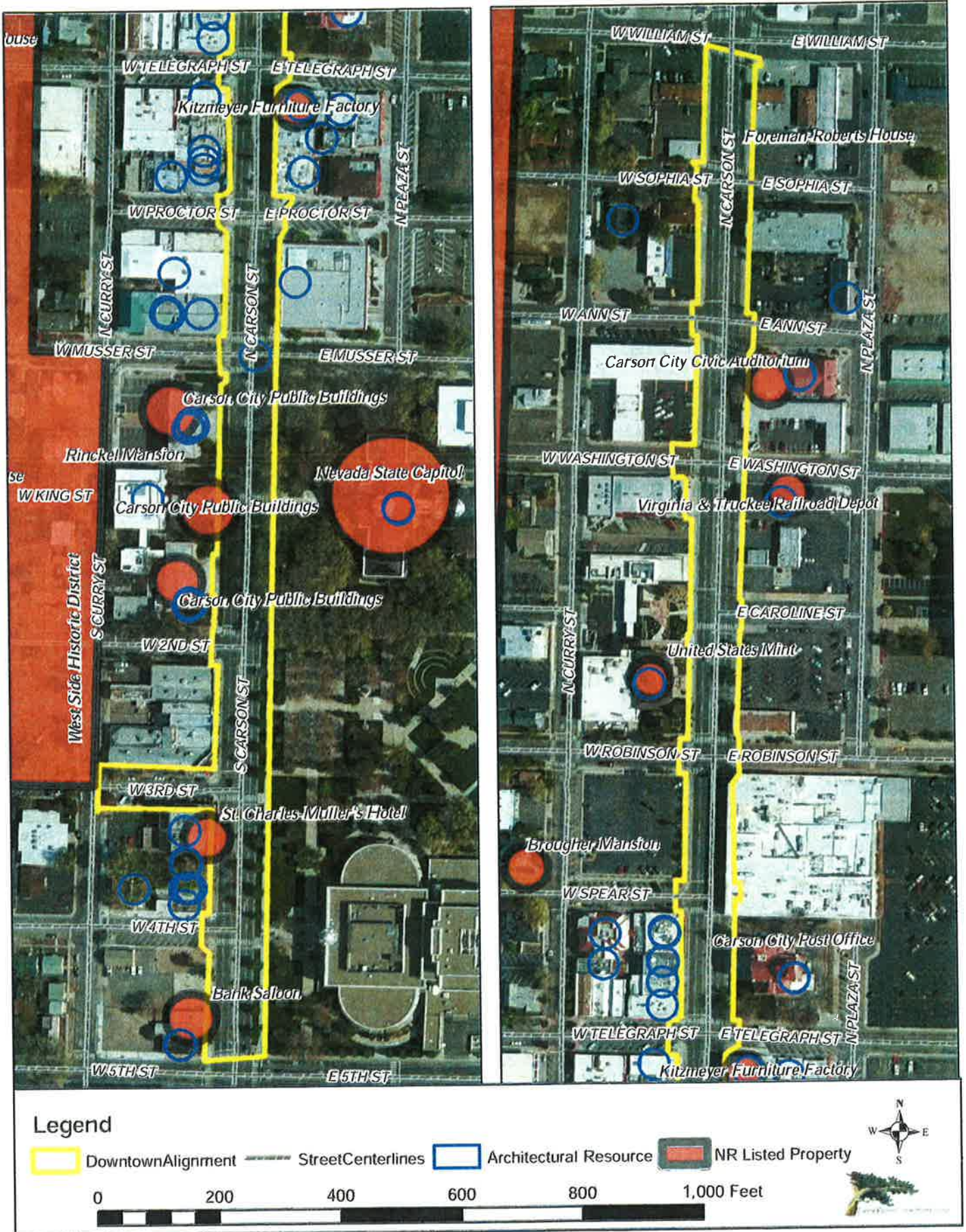


Figure 4. Carson Street 1960s. (Courtesy Western Nevada Historic Photo Collection)

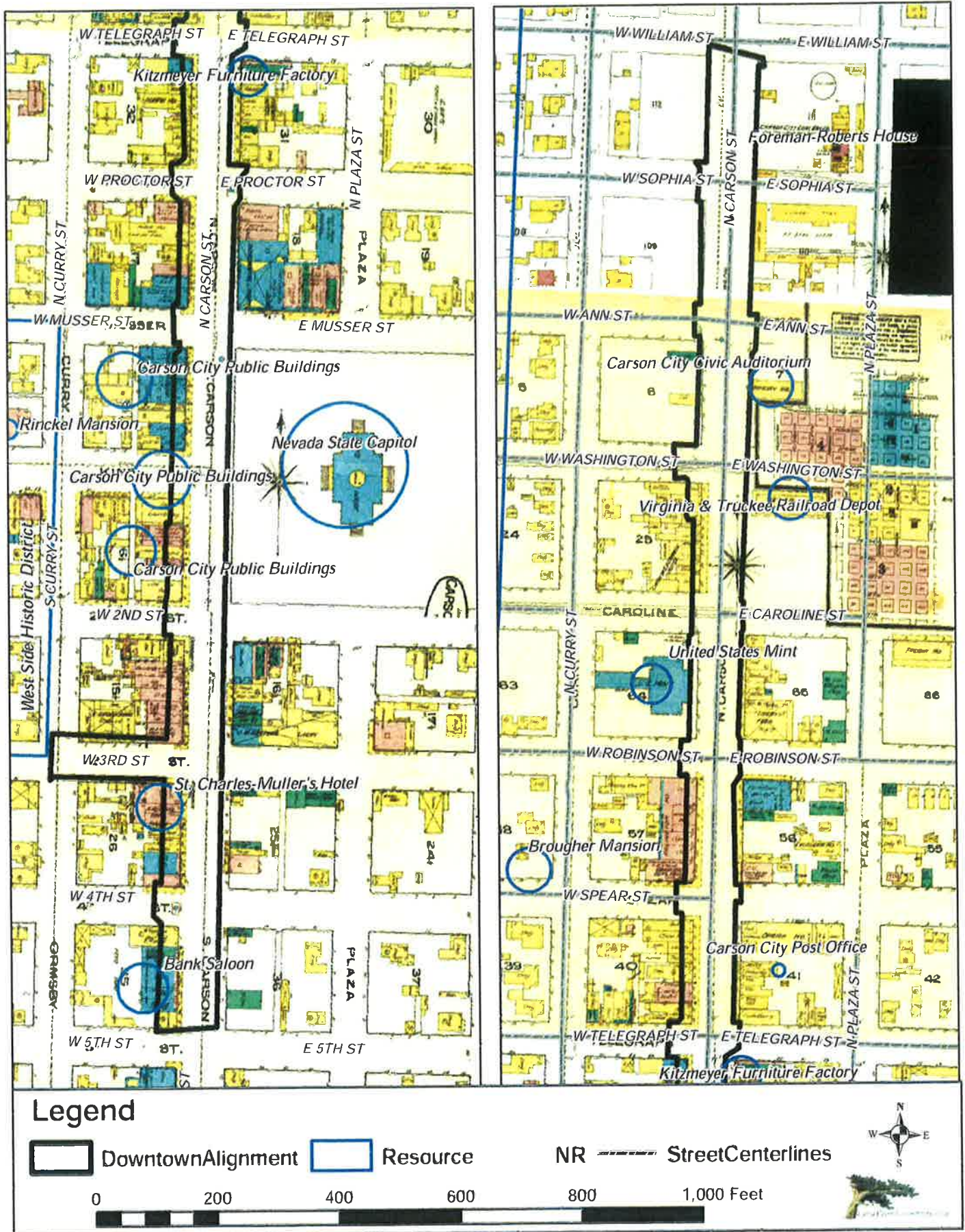
Attachment 2

Maps





Map 4. Architectural Resources and National Register Listed Resources within Downtown Streetscape Improvement Project Area.



Map 4. Properties on 1885/1907 Sanborn Insurance Company Maps within Downtown Streetscape Improvement Project Area.

Attachment 3

Tables

Table 1. Water Lines within Project Area

Asset ID	Diameter	Material	Decade Installed
FHM	6	CI	1950
FHM	6	CI	1950
WM	6	CI	1950
WM	6	CI	1950
WM	6	CI	1950
FHM	6	CI	1950
FHM	6	CI	1950
FHM	6	ACP	1950
FHM	6	ACP	1950
FHM	6	CI	1950
WM	8	CI	1950
FHM	6	CI	1950
FHM	6	PVC	1950
FHM	6	PVC	1950
WM	6	CI	1950
WM	8	CI	1950
WM	8	CI	1950
FHM	6	CI	1950
WM	8	CI	1950
FHM	8	CI	1950
FHM	8	CI	1950
FHM	6	ACP	1950
FHM	6	ACP	1950
WM	8	CI	1950
WM	8	CI	1950
WM	8	CI	1950
FHM	6	CI	1950
FHM	6	CI	1950
WM	6	CI	1950
WM	6	CI	1950
WM	6	CI	1950
FHM	6	CI	1950
WM	8	CI	1950
WM	6	CI	1950
WM	8	CI	1950
WM	8	CI	1950
WM	8	CI	1950
WM	8	CI	1950
WM	8	CI	1950
WM	8	CI	1950
FHM	6	CI	1950
WM	8	CI	1950
WM	6	CI	1950
FHM	6	CI	1950
FHM	6	CI	1950
WM	6	CI	1950
WM	8	ACP	1960
WM	10	ACP	1970
WM	6	ACP	1970
WM	10	ACP	1970
FHM	8	PVC	1980
FHM	8	PVC	1980
WM	8	PVC	1980
WM	8	PVC	1980
WM	8	PVC	1980
WM	8	PVC	1980
WM	8	PVC	1980
WM	6	ACP	1980
WM	6	ACP	

Table 2. Sewer Lines within Project Area

Asset ID	Diameter	Material	Decade Installed
SSGM	8	PVC	1950
SSGM	8	PVC	1950
SSGM	8	ACP	1950
SSGM	8	ACP	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	8	PVC	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	6	CLAY	1950
SSGM	8	PVC	1950
SSGM	8	ACP	1960
SSGM	8	CLAY	1970
SSGM	8	PVC	1970
SSGM	8	PVC	1970
SSGM	8	PVC	1990
SSGM	6	CLAY	1990
SSGM	8	PVC	1990
SSGM	12	PVC	1990
SSGM	6	PVC	1990
SSGM	8	PVC	1990
SSGM	6	CLAY	1990
SSGM	8	PVC	1990
SSGM	6	CLAY	1990
SSGM	8	PVC	1990
SSGM	12	CONC	1990
SSGM	8	PVC	2000
SSGM	6	CLAY	2000
SSGM	8	CLAY	2000
SSGM	6	CLAY	2000

Table 3. Architectural Inventories within 200 feet of Project Area

Report Number	Old Number	Proponent	Extent	Report Date	Title	Author	Survey Type
A_20	CAR-NYL-1993		Specific	1993	Kir Carson Trail Sites Inventory - Inventory of Trail Sites , Kit Carson Trail, Carson City	Nylen, Robert A.	Reconnaissance
A_568	CAR-HIS-1980-03	Historic Environment Consultants	Specific	1980	Carson City Cultural Resources Inventory - 1980		Reconnaissance
A_11	CAR-NEV-1978	Nevada Division of Historic Preservation and Archeology	Specific	1978	Inventory of Structures and Impacts by Corridor (Final Inventory of Buildings Located During the Field Survey of the Eight Alternative Carson City Bypasses)		Reconnaissance
A_8	CAR-HIS-1980-02	Historic Environment Consultants	Specific	1980	Carson City Architectural Study		Reconnaissance
7695		Landmark Preservation Associates	City Wide	2011	Carson City 2011 Survey Update	Landmark Preservation Associates	Reconnaissance
6507	HDP 32-08-21733(3)	Carson City	Specific	2009	Carson City Mid-Century Survey, Phase II, Carson City, Nevada, Historic Resources Survey and Inventory Report	Painter, Diana	Intensive
7019		Carson City	Specific	2007	Carson City Mid-Century Survey, Phase I, Carson City, Nevada, Historic Resources Survey and Inventory Report	Painter, Diana	Intensive
A_26	CAR-WAT-2000		Specific	2000	Historical Survey 2000: Carson City Historic District	Watson, Anita Ernest	Reconnaissance
A_22	CAR-RAI-1978	Railworld	Specific	1978	Proctor and Green's Subdivision of Carson City		Reconnaissance
A_647	CAR-PAT-2004-00	Painter Preservation & Planning	Specific	2004	East Carson City Historic Resources Inventory	Painter, Diana J.	Reconnaissance
A_25	CAR-WAT-1998	Carson City	Specific	1998	Historical Survey - Carson City Historical District: 1860-1948 Occupational and Residential Assessment - Proctor and Green, and Curry Subdivisions	Watson, Anita Ernest	Reconnaissance

Table 4. Architectural Resources within 200 feet of Project Area

Table 4. Architectural Resources within 200 Feet of Project Area.														
Record Number	Previous Number	Historic Name	Current Name	Address	Survey Date	Type	Resource	Period	Style	Date Built	Owner/Affiliation	Contributing	NR Criteria	Notes
B111	430-42	Unknown	Unknown	402 North Carson	1928	Building	No info stated			1948	Carson City			Carson City
B112	430-43	Carson City Court Automobile	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B113	430-44	Unknown	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B114	430-45	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B115	430-46	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B116	430-47	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B117	430-48	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B118	430-49	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B119	430-50	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B120	430-51	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B121	430-52	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B122	430-53	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B123	430-54	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B124	430-55	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B125	430-56	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B126	430-57	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B127	430-58	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B128	430-59	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B129	430-60	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B130	430-61	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B131	430-62	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B132	430-63	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B133	430-64	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B134	430-65	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B135	430-66	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B136	430-67	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B137	430-68	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B138	430-69	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B139	430-70	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B140	430-71	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B141	430-72	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B142	430-73	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B143	430-74	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B144	430-75	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
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B147	430-78	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B148	430-79	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
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B212	430-143	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B213	430-144	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B214	430-145	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903	Building	No info stated			1920				No info stated
B215	430-146	Olivera-Burnett-Burnett-Burnett-Burnett	Unknown	402 North Carson	1903									

National Register Number	State Register Number	Historic Name	Current Name	Address	City	Listing Date	Level of Significance	Amended	Property Type	Contributing Elements	Non-contributing Elements	Architectural Class	Architect	Period Beginning	Period End	Owner
15007126	813025	Nevada State Capitol		601 North Carson St.	Carson City	8/10/1975			Building	4	0	Neoclassic	Joseph Hotzinger	1867		Public State
15011179	810134	Hotel Carson Main	Old Mint Building, Carson City Main, Nevada State Museum	600 North Carson St.	Carson City	9/23/1975			Building	1	0		Alfred D. M. Stein	1893		Public State
15011122	810843	Rockwell Museum		163 N. Carson St.	Carson City	11/20/1975			Building	1	0		Charles H. Jones	1875		Private
15011440	810911	Carson City Post Office	Government Building	401 N. Carson St.	Carson City	2/7/1978			Building	1	0			1870	1971	Public Local
15011174	810916	Brownell Museum	Beth Museum	384 W. Spruce St.	Carson City	8/31/1975			Building	1	0	Queen Anne	Henry Heylman	1854		Private
80091453		Bank Building	Bank's Bldg.	418 S. Carson St.	Carson City	12/28/1988			Building	1	0	Neoclassic Revival		1895		Private
82001209	810908	St. Charles Mother's House	St. Charles Mother's House Post-Exponent Hotel	104 S. Carson St.	Carson City	5/27/1982			Building	1	0	Industrious		1885		Private
81600714		Nevada Prisoner Factory		318 N. Carson St.	Carson City	6/22/1987			Building	1	0	Industrious		1874		Private
70002912		Carson City Civic Auditorium	Municipal Auditorium	813 N. Carson St.	Carson City	6/18/1990			Building	1	0	Neoclassic and Culture/Auditorium	Lehman Firm	1913		Public Local
81901625		Carson City Public Building			Carson City			10/2/1995	Building	3			Frederick DeLongchamps	1906	1926	Public
11000785		West side House District		Remains located by Carr Mountain Park and John Street	Carson City	10/27/2011	BB		Remains	247	22	Neoclassic	Neoclassic	1885	1949	Multiple

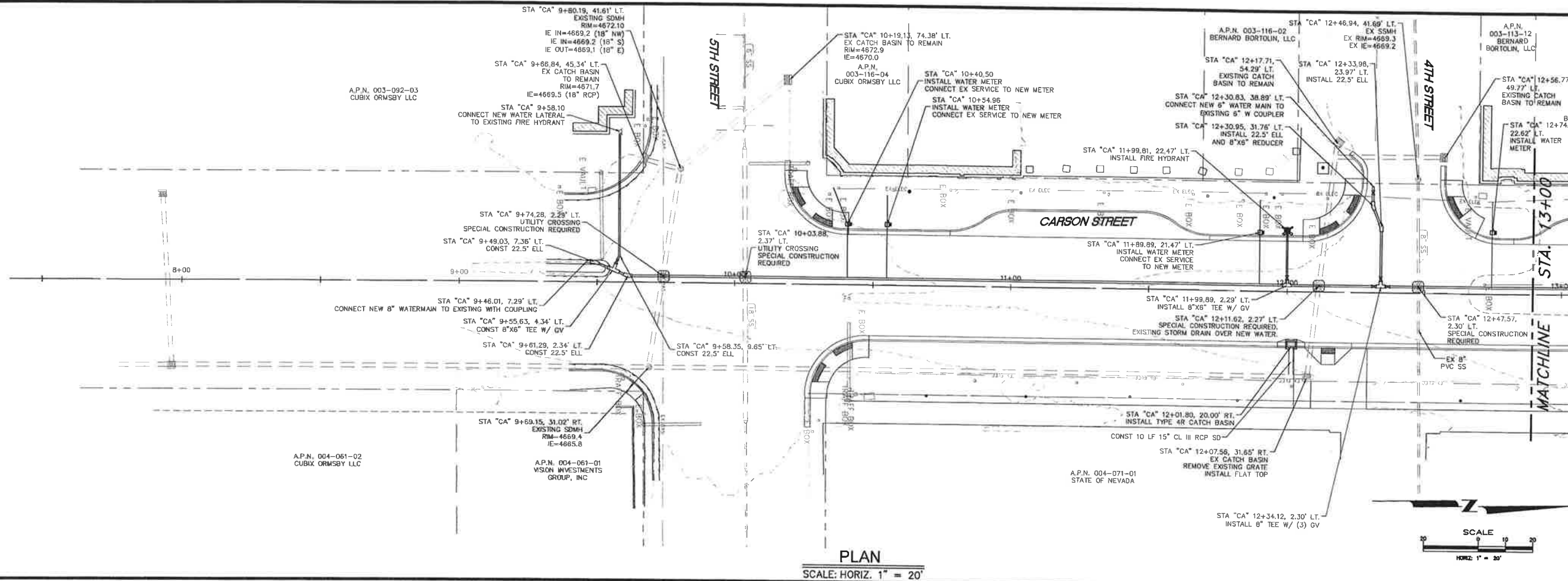
Table 6. Archaeological Investigations within 200 feet of Project Area

Report Number	Undertaking	Lead Agency	Lead Report Number	Date	Title	Author	Comment
7454	2011-1752	EPA	BF-00T33001-0	8/1/2011	Archaeological Monitoring for the Carson City Brownfields Assessment Project at the Former V&T Enginehouse and Shops, Carson City, Nevada	Drews, Michael	Not Reviewed for Section 106
8013	2011-1361	National Telecomm		2/1/2012	Master Cultural Resource Report: A Class III Cultural Resource Inventory for the Digital 395 Broadband Project (#5569)	Chambers Group	All Resources Unevaluated

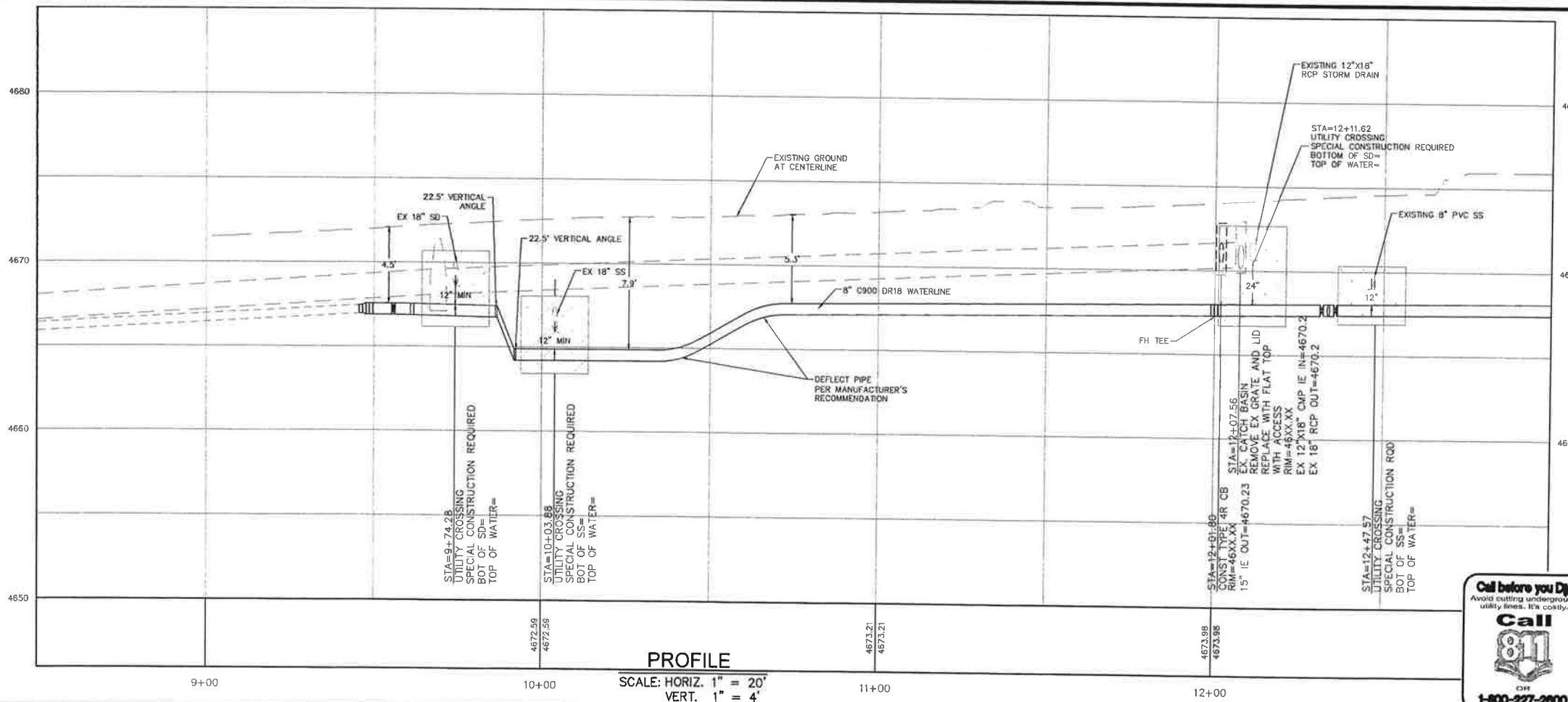
Table 7. Archaeological Sites within 200 feet of Project Area

Trinomial	Other ID	Age	Type	Description	Condition
DO704		Historic	Site	Emigrant Trail	Destroyed
OR235		Unknown		No Record	
OR180	32-1408	Historic	Building	Virginia and Truckee Engine House	

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PLAN
SCALE: HORIZ. 1" = 20'

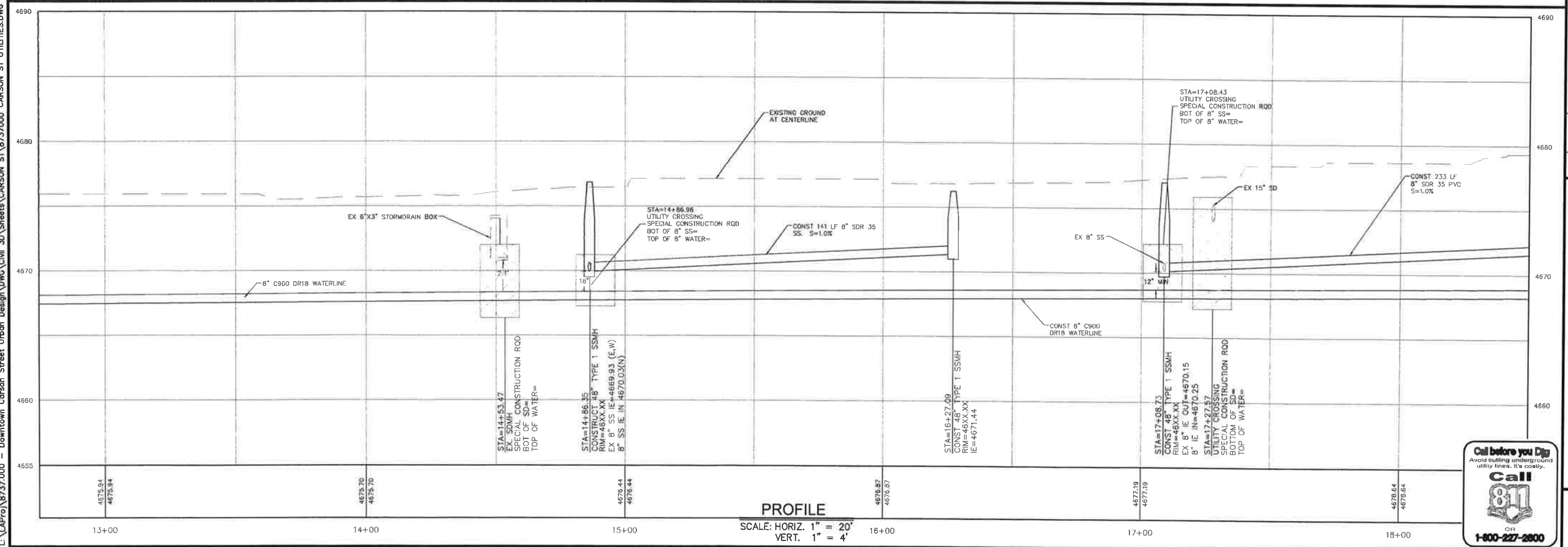
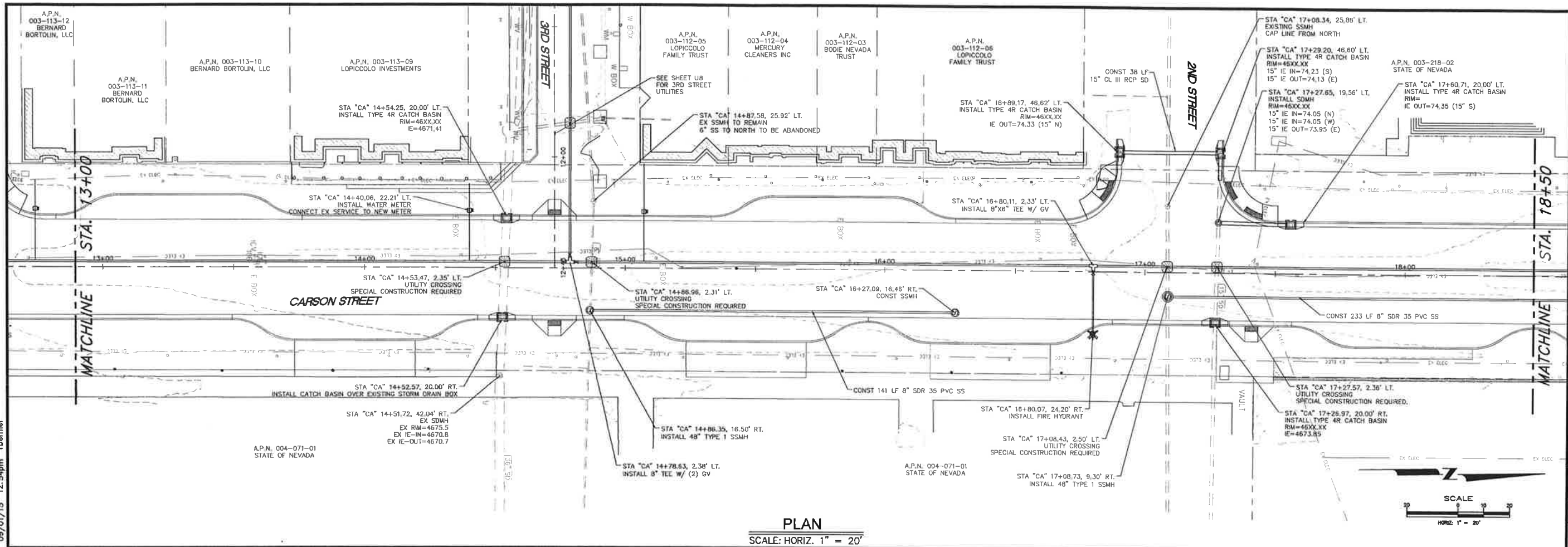


PROFILE
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VERT. 1" = 4'



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CARSON CITY PUBLIC WORKS DEPARTMENT												3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 867-2355	
REV	DATE	DESCRIPTION	BY	APP'D									
	6/15/15	30% SUBMITTAL											
	9/1/15	60% SUBMITTAL											
DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT PROJECT No. 03-1407													
CARSON STREET PLAN & PROFILE													
SHEET U1 OF													

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REV.	DATE	DESCRIPTION	BY	APP'D
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2	9/7/15	SDR SUBMITTAL		

DESIGNED BY: RB
DRAWN BY: KLN
CHECKED BY: JR
DWG NO.: 8737.000
SCALE (HORIZ): 1" = 20'
SCALE (VERT): 1" = 4'
PLOT DATE: SEPT 2015

CARSON CITY
PUBLIC WORKS DEPARTMENT

3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

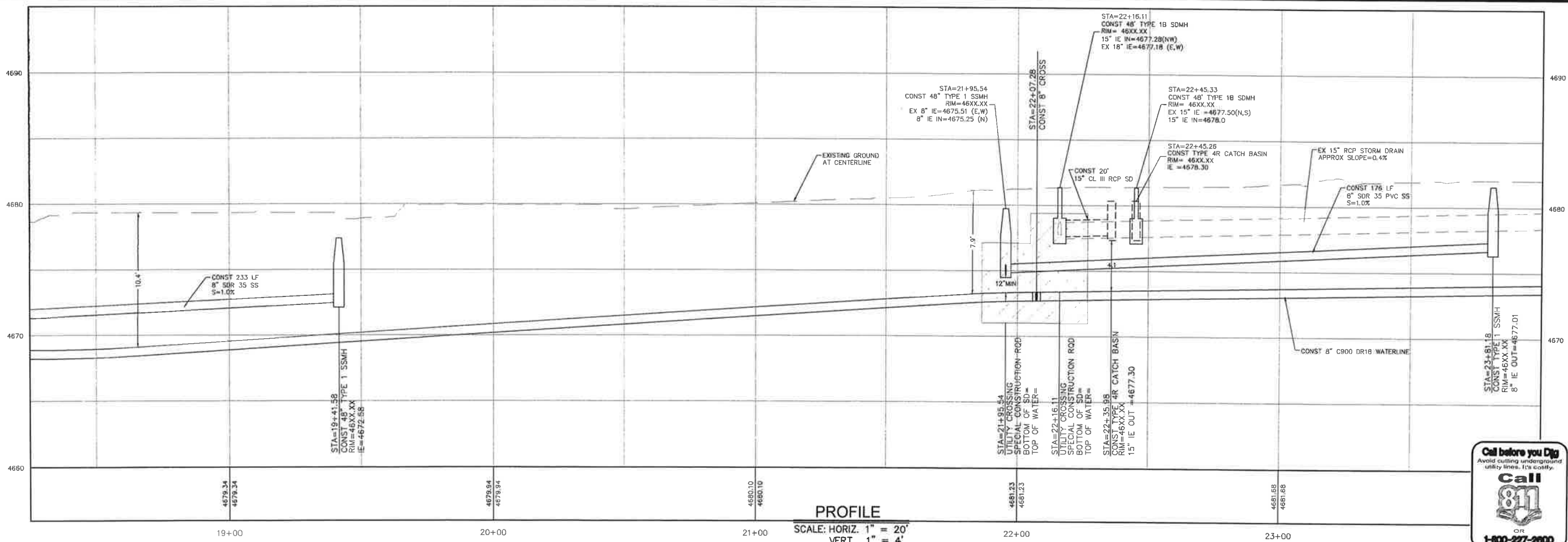
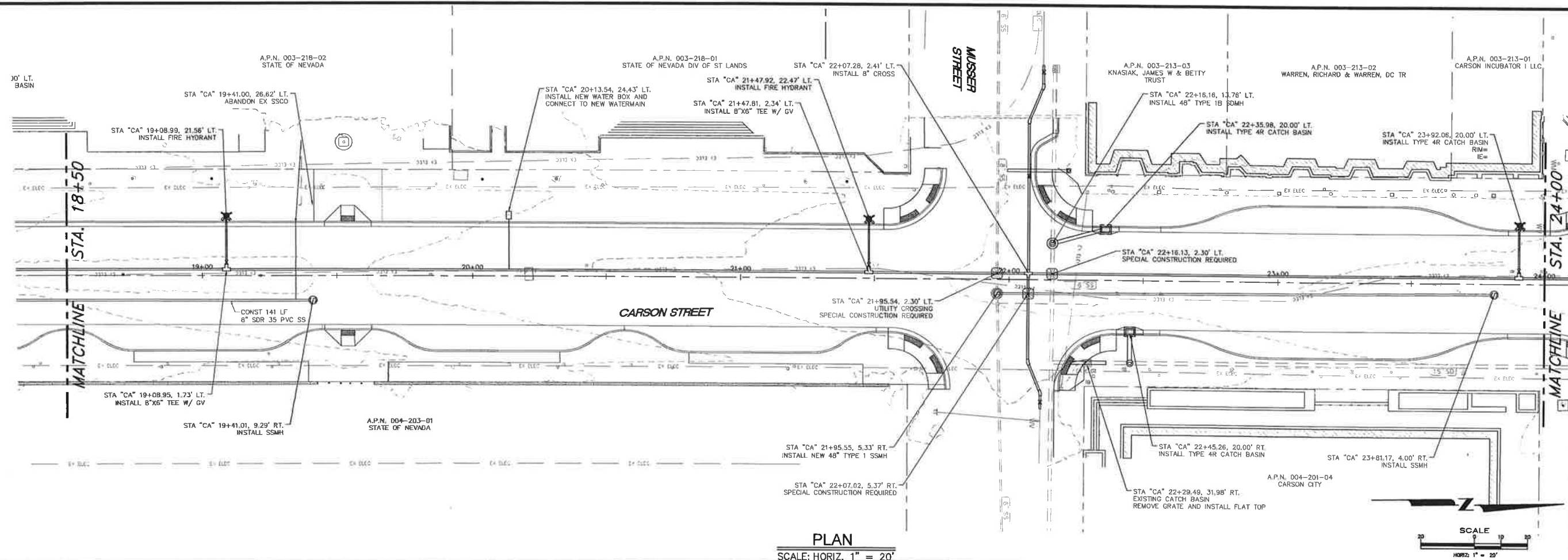
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IMPROVEMENT PROJECT
PROJECT No. 03-1407

CARSON STREET PLAN & PROFILE

SHEET
U2
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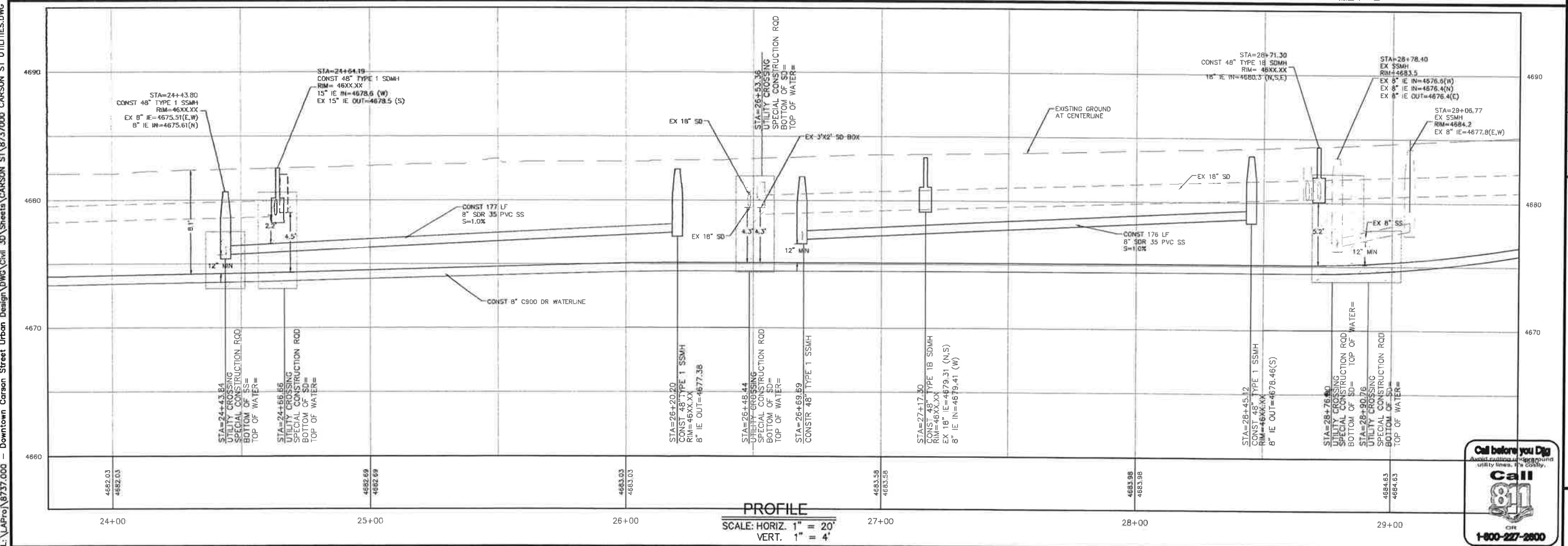


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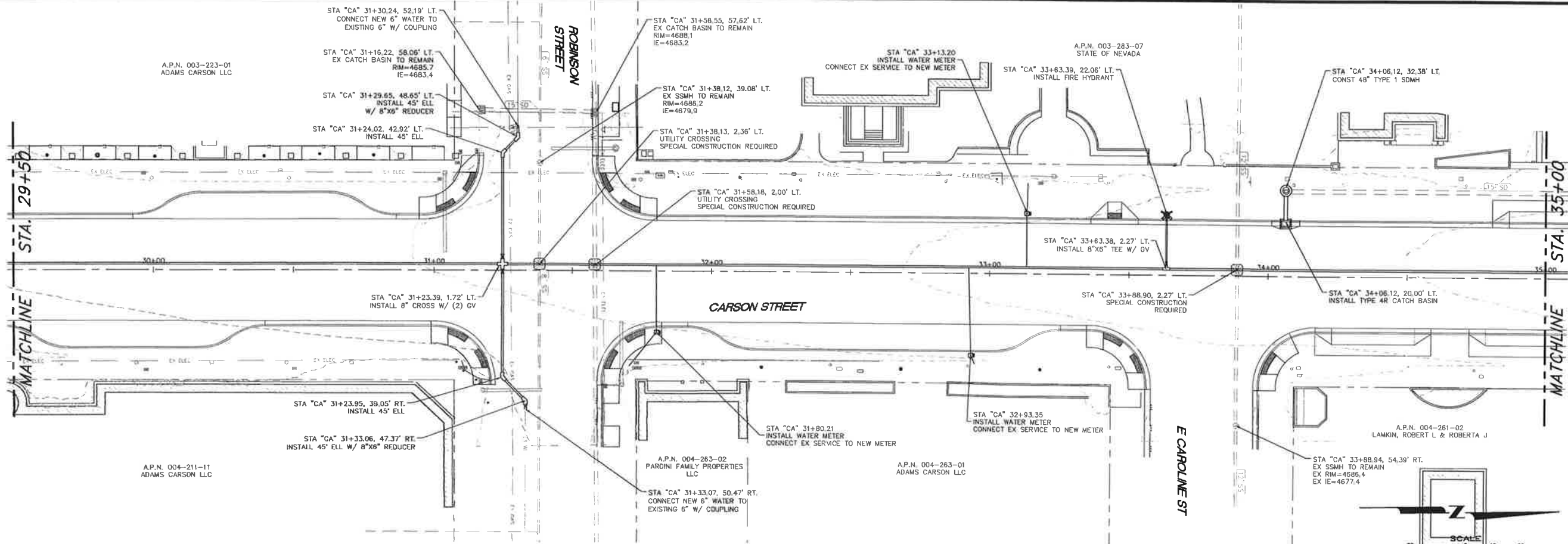
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BY APP'D			DOWNTOWN STREETSCAPE		
DESCRIPTION			IMPROVEMENT PROJECT		
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DATE			CARSON STREET PLAN & PROFILE		
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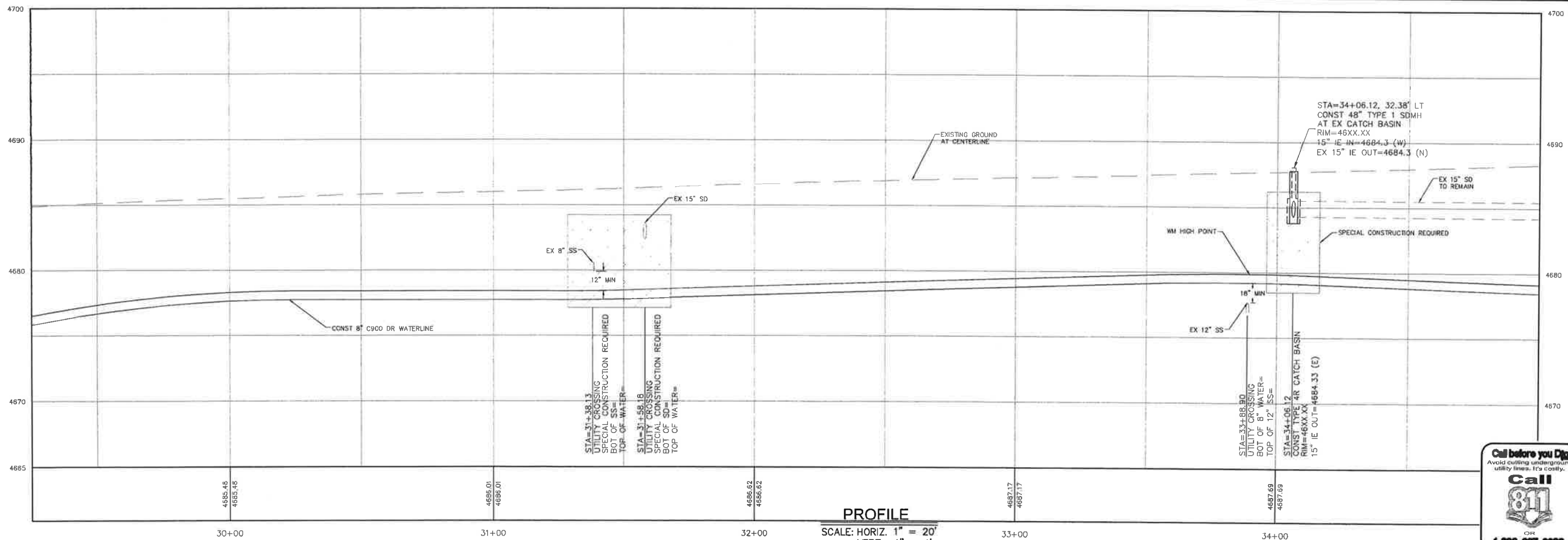


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		9/1/15	50% SUBMITTAL		
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PLAN
SCALE: HORIZ. 1" = 20'



PROFILE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 4'

DESIGNED BY: RB		DRAWN BY: KLN		CHECKED BY: TR		DWG NO.: 8737.000		SCALE (HORIZ): 1" = 20'		SCALE (VERT): 1" = 4'		PLOT DATE: SEPT 2015	
CARSON CITY PUBLIC WORKS DEPARTMENT												3505 BUTTE WAY CARSON CITY, NEVADA 89701 PH: 887-2355	
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CARSON STREET PLAN & PROFILE													
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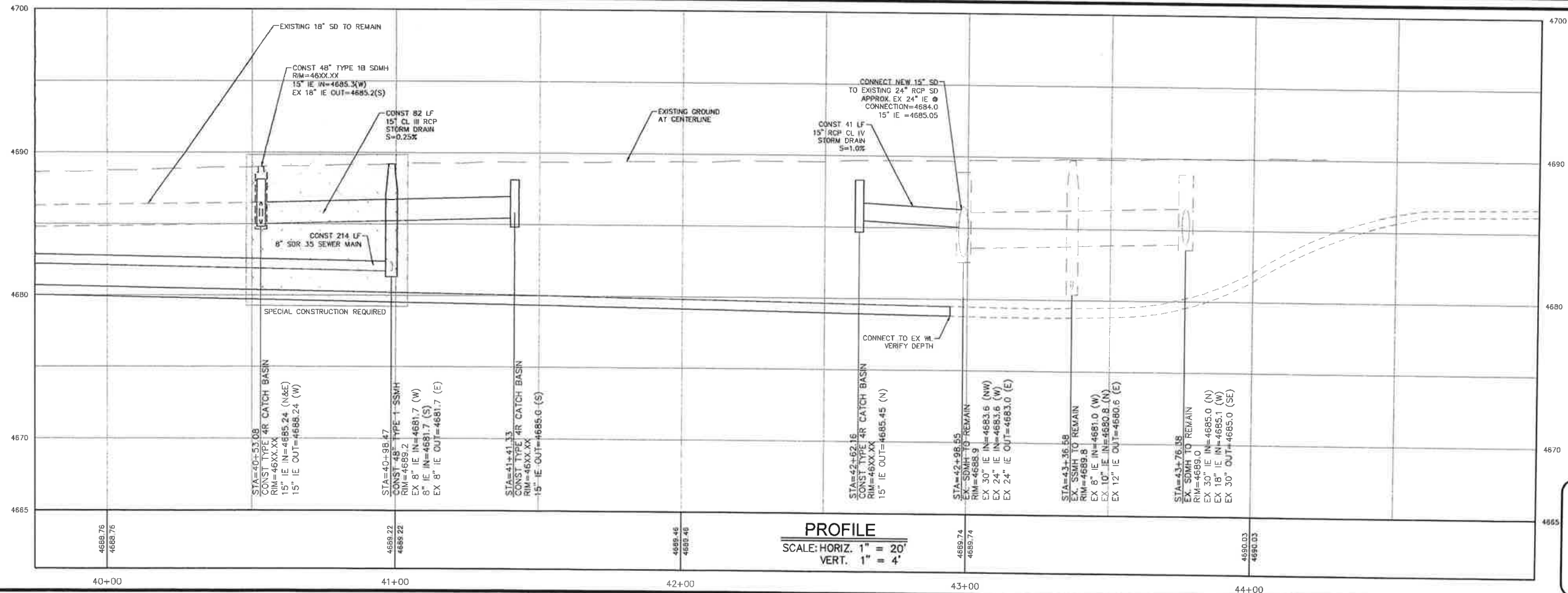
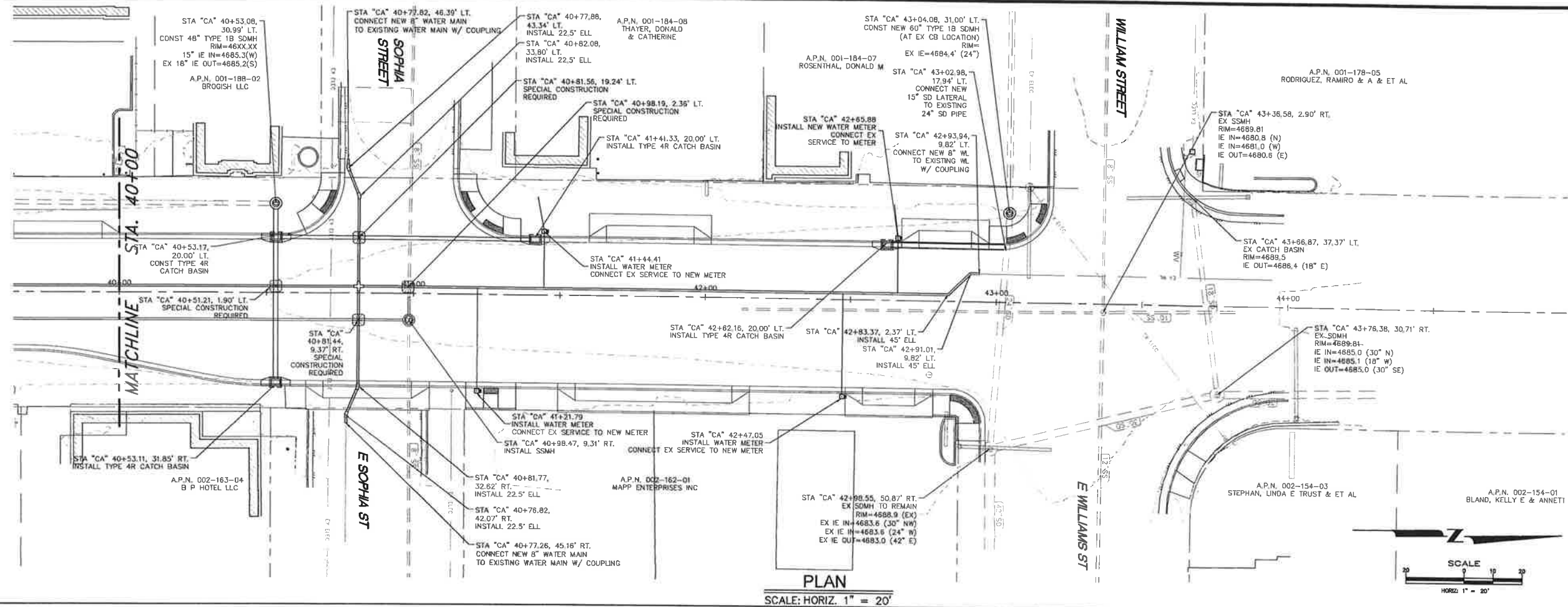




Call before you Dig
Avoid cutting underground utility lines. It's costly.
4665 **Call**

OR
1-800-227-2800

[illegible]



Call before you Dig
Avoid cutting underground utility lines. It's costly.

Call
811

Call
1-800-227-2800

DOWNTOWN STREETSCAPE IMPROVEMENT PROJECT PROJECT No. 03-1407	REV	DATE	DESCRIPTION	BY	APP'D	CARSON CITY PUBLIC WORKS DEPARTMENT	DESIGNED BY: RJ
							DRAWN BY: KLN
							CHECKED BY: JR
							DWG NO.: 1-EZ33,900
							SCALE (HORIZ): 1" = 4'
							SCALE (VERT):
CARSON STREET PLAN & PROFILE						3505 BUTTI WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112	PLOT DATE: SEPT 2015
SHEET U7 OF							35

L:\APR\8737.000 - Downtown Carson Street Urban Design\DWG\Civil 3D\Sheets\CARSON ST\8737000 CARSON ST UTILITIES.DWG 09/01/15 2:24pm rberner

A.P.N. 003-114-06
CARSON CITY REDEVELOP AUTHORITY

STA "3rd" 9+80.52, 44.76' LT.
EX SD CATCH BASIN TO REMAIN

STA "3rd" 9+87.42, 0.80' LT.
EX SSMH TO REMAIN

A.P.N. 003-114-09
SERRA NV ASSOC
OF REALTORS INC

CURRY STREET

A.P.N. 003-112-04
MERCURY CLEANERS INC

X.P.N. 003-112-05
LOPCCOLO FAMILY TRST

STA "3rd" 12+17.11, 14.98' LT.
EX SSMH TO REMAIN

STA "3rd" 11+84.94, 19.49' LT.
EX CATCH BASIN TO REMAIN

STA "3rd" 11+86.82, 6.06' LT.
UTILITY CROSSING
SPECIAL CONSTRUCTION REQUIRED
CONST 8" C900 DR WL
SPECIAL CONSTRUCTION REQUIRED
FROM END OF LINE TO STA 12+15

STA "3rd" 11+89.65, 17.95' RT.
EX STORM DRAIN STRUCTURE
TO REMAIN

A.P.N. 003-113-09
LOPCCOLO INVESTMENTS

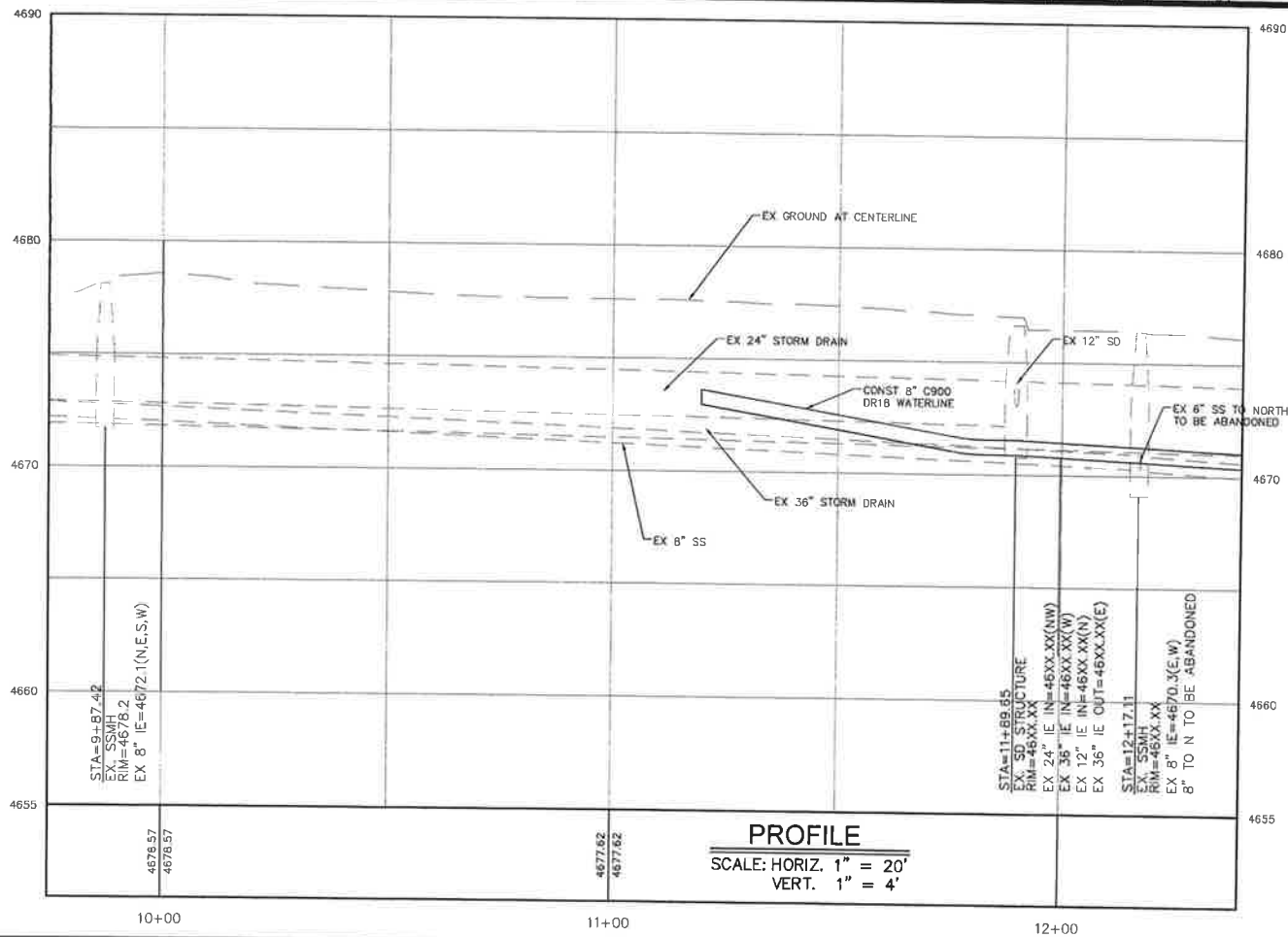
A.P.N. 003-113-15
LOPCCOLO INVESTMENTS

A.P.N. 004-071-01
STATE OF NEVADA

PLAN

SCALE: HORIZ. 1" = 20'

SCALE
HORIZ. 1" = 20'



DOWNTOWN STREETSCAPE
IMPROVEMENT PROJECT
PROJECT No. 03-1407
3RD STREET PLAN & PROFILE

SHEET
U8
OF

CARSON CITY
PUBLIC WORKS DEPARTMENT

3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY	APP'D
	5/19/15	30% SUBMITTAL		
	9/1/15	60% SUBMITTAL		

DESIGNED BY: RB
DRAWN BY: KLN
CHECKED BY: TR
DWG NO.: 8737.000
SCALE (HORIZ): 1" = 20'
SCALE (VERT): 1" = 4'
PLOT DATE: SEPT 2015