



Carson City Planning Division

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www.carson.org/planning

MEMORANDUM

Historic Resource Commission meeting of January 10, 2019

TO: Historic Resource Commission **Item E-1**

FROM: Hope Sullivan, AICP
Planning Manager

DATE: December 31, 2018

SUBJECT: HRC-18-175 – To discuss and potentially provide input, as a consulting party pursuant to a Section 106 review, to determine if the South Carson Street Complete Streets Project will have an adverse effect on any property listed or eligible for listing on the National Register of Historic Places. The project involves improvements to South Carson Street from 5th Street to Appion Way.

As the South Carson Street Project will be partially funded with federal funds, a Section 106 review is required. A Section 106 review process is a component of the National Historic Preservation Act (NHPA) of 1966. Section 106 of NHPA requires each federal agency to identify and assess the effects their actions will have on historic resources. The federal agency will consider public views and concerns about historic preservation issues when making final project decisions.

The first step in a Section 106 review is to consult with parties, including Certified Local Governments, to identify property that may be affected by the project and determine if the property or properties are eligible for or listed on the National Register of Historic Places. If eligible or listed properties will be adversely impacted, these impacts should be resolved by avoiding, minimizing, or mitigating the impacts on the historic resource.

The South Carson Streets Project involves the portion of South Carson Street from 5th Street to the intersection of South Carson Street and Appion Way. The project includes pedestrian safety measures, ADA compliant sidewalks and curb ramps, narrowed travel lanes, a buffered multi-use path, dedicated bicycle facilities, a roundabout, improvements to stormwater infrastructure, public art, lighting fixtures, new signals, upgrades to the water and sewer systems, and fiber optic communications improvements. Detailed improvement plans are included in the application for HRC review (attached).

City staff consulted with staff at the State Historic Preservation Office (SHPO) to determine what properties either listed on or eligible for listing on the National Register may be impacted by this project. SHPO staff provided the following list.

- Jack's Bar / Bank Saloon;
- Carson Route of the Mormon Emigrant Trail;

- The V & T Railroad and associated structures;
- The Carson Administrative Site of the Humboldt – Toiyabe;
- Any archeology associated with the historic Gardener Ranch;
- Any archeology associated with any of the other historic buildings along the area of potential effect;
- Wabuska Railroad Station / Depot;
- Any historic age buildings along the corridor that are currently unevaluated for eligibility;
- Any sites that are currently unevaluated for eligibility.

The HRC, as a consulting party, is asked to:

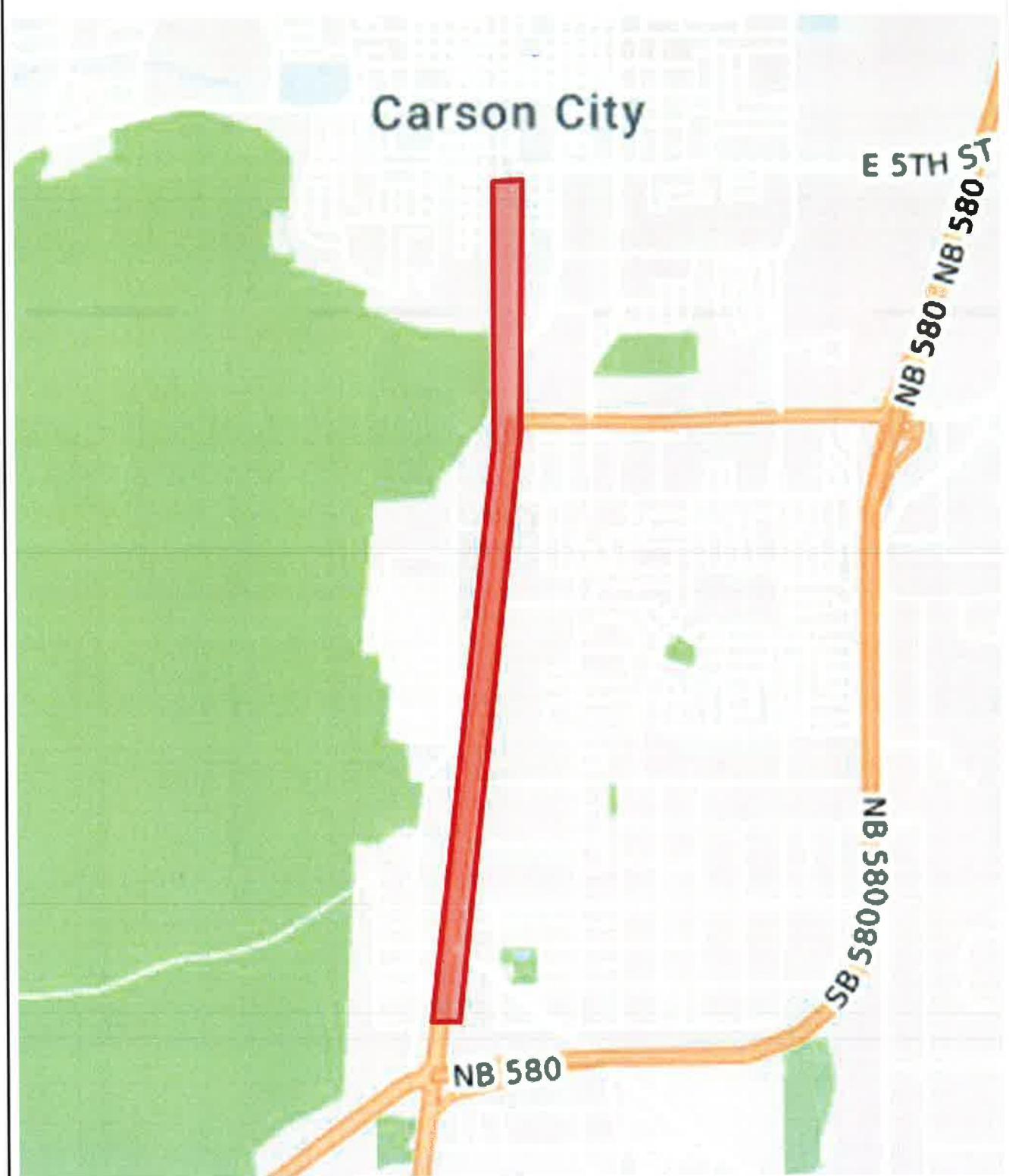
- (1) Identify any historic resources that may be impacted by the project;
- (2) Determine if the impact is adverse; and
- (3) Suggest mitigation to address the adverse impacts.

Note that HRC is a consulting agency. The applicant will be consulting with other agencies as part of the Section 106 review, and assembling additional input.

City Public Works staff will present an overview of the project to the HRC, and answer questions. But, primarily, Public Works staff be in attendance to understand the impacts of the project to historic resources.

Attachments

1. Project map
2. HRC-18-175 application



NO.	REVISION	DATE	CARSON CITY PUBLIC WORKS	SECTION
			SOUTH CARSON	CARSON CITY
			COMPLETE STREETS PROJECT	DRAWING NO.
			PROJECT MAP	DATE
				DEC 2018

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: CCMC 18.06 HISTORIC RESOURCES COMMISSION FEE: None SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including: Application Form with Signatures Written Project Description Site Plan Building Elevations Proposed Building Materials Documentation of Taxes Paid-to-Date CD or USB DRIVE with complete application in PDF Application Received and Reviewed By: <hr/> Submittal Deadline: See attached Historic Resources Commission application submittal schedule. Note: Submittals must be of sufficient clarify and detail for all departments to adequately review the request. Additional information may be required.
FILE # HRC - 18 -		
APPLICANT Public Works Dept.		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 3505 Butti Way, Carson City, NV 89701		
EMAIL ADDRESS		
PROPERTY OWNER Public Works Dept.		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 3505 Butti Way, Carson City, NV 89701		
EMAIL ADDRESS		
APPLICANT AGENT/REPRESENTATIVE Dan Stucky, City Engineer		PHONE #
MAILING ADDRESS, CITY, STATE, ZIP 3505 Butti Way, Carson City, NV 89701		
EMAIL ADDRESS dstucky@carson.org		
Project's Assessor Parcel Number(s):	<u>Street Address</u> South Carson Street (5th Street to Appion Way)	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Briefly describe the work to be performed requiring Historic Resources Commission 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.		
Carson City will be completing a Categorical Exclusion (CAT EX) determination under the National Environmental Policy Act (NEPA) for the South Carson Complete Streets Project. Pursuant to the Section 106 requirements of the National Historic Preservation Act (NHPA), the purpose of this presentation to the HRC is to notify the HRC, stakeholders and the public of proposed project and offer all interested parties an opportunity to provide input on historical and cultural resources.		
Refer to the attached sheets for a brief description of the project and illustrative maps		
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Page 1 of 6		

Reason for project:

See attached description of the project

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

SUPPORTING DOCUMENTATION

Each application requires one complete original packet and three copies, folded to 8 1/2 x 11 inches, including a quality site plan and drawings showing work to be performed on the subject project which requires Historic Resources Commission approval. 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.

After the initial review and acceptance of your application by staff, an additional 14 copies will be required to present your project to the Historic Resources Commission.

Attached is a Plan Checklist to aid preparation of plans and architectural drawings. It is understood that all checklist items may 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



Owner's Printed Name

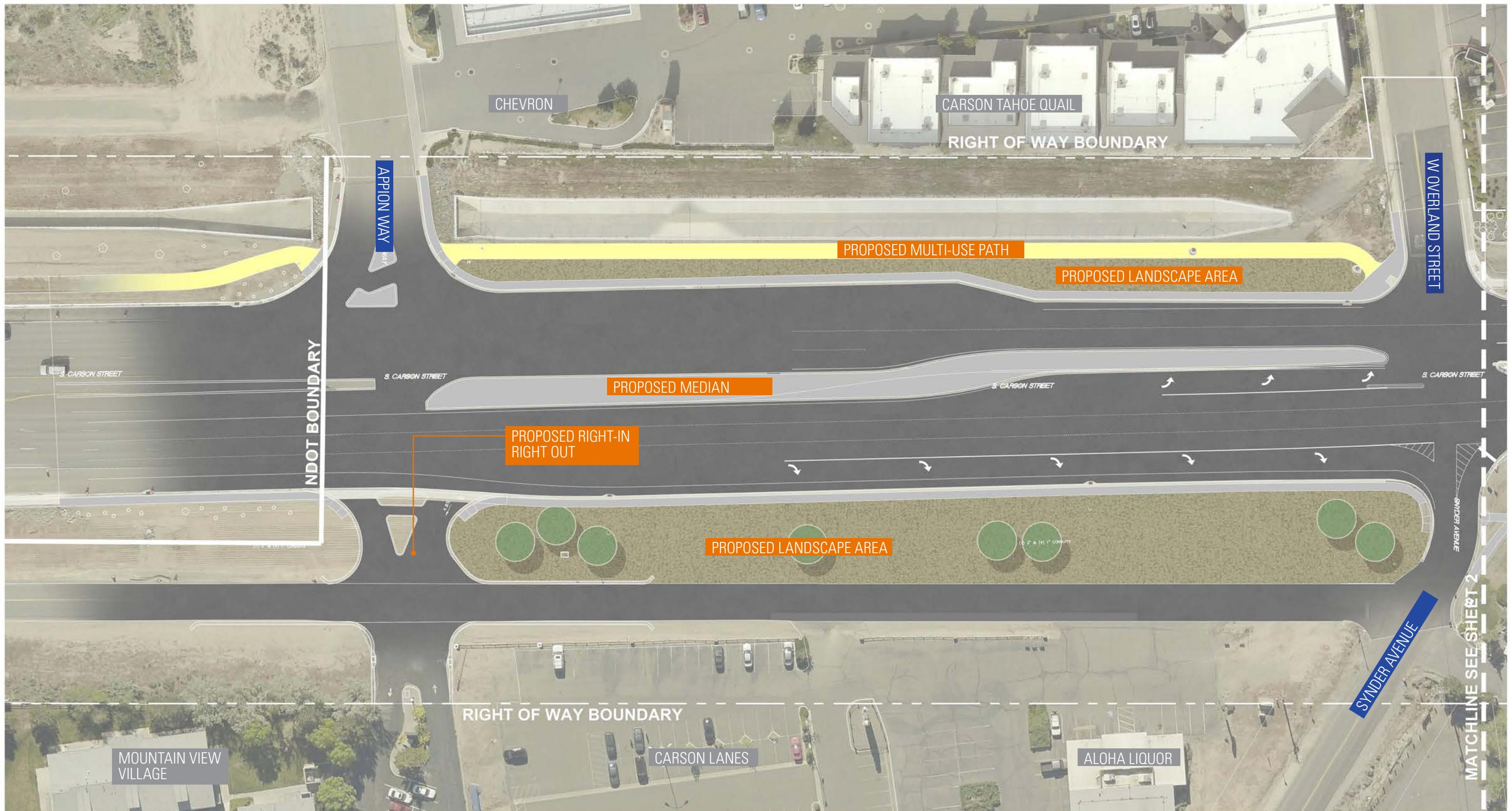


Applicant's/Agent's Printed Name

South Carson Complete Streets Project

Project Description

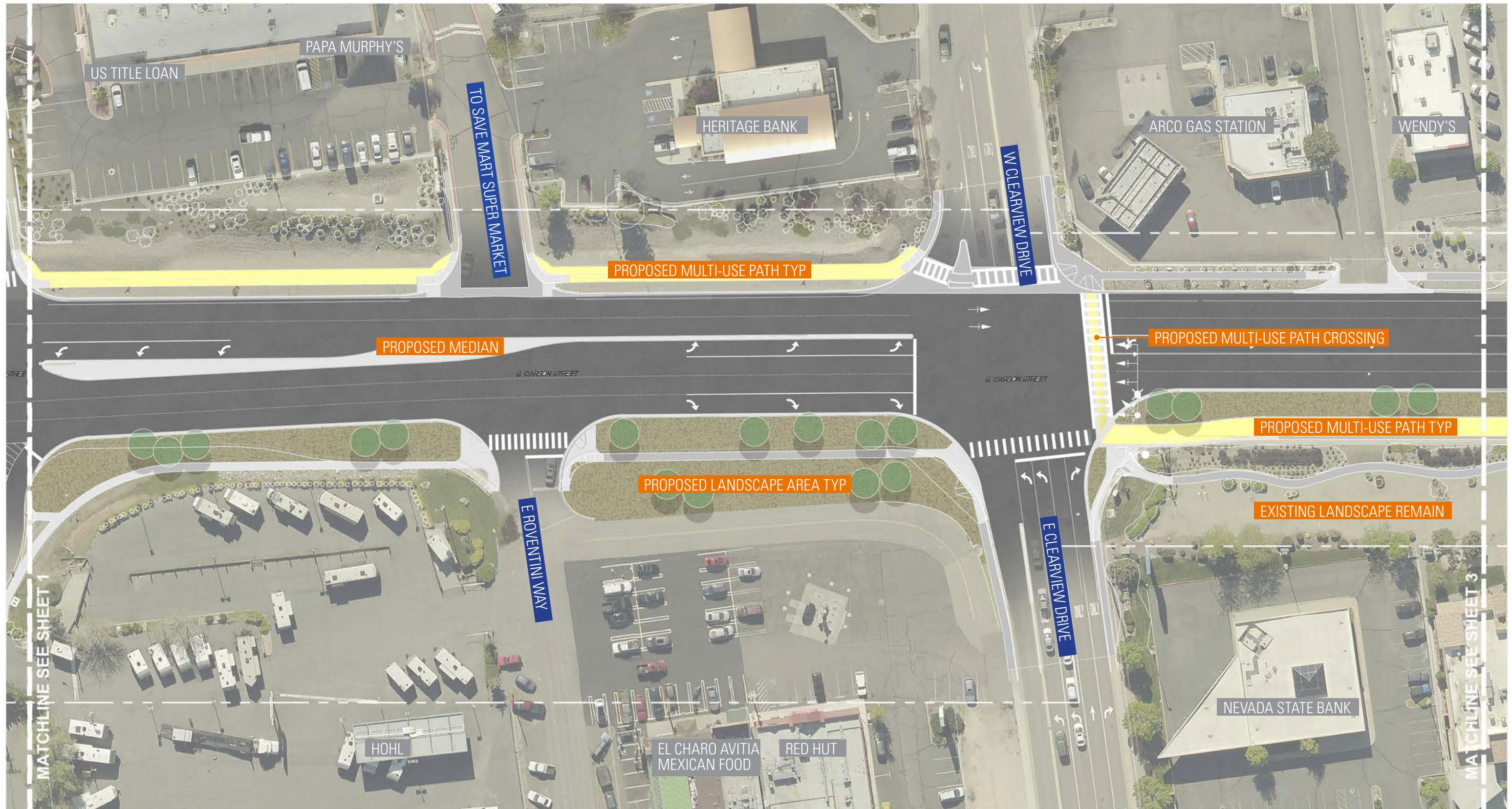
The South Carson Complete Streets Project plans to convert the large South Carson Street corridor into more productive uses that facilitate comfortable, convenient, and safe travel for pedestrians and cyclists; improve access to abutting businesses; spur private investment in this important and vibrant commercial corridor; increase driver safety; and prepare Carson City for future Smart City advancements. The approximate project limits are from the intersection of South Carson Street and 5th Street, south to the intersection of South Carson Street and Appion Way. The project includes pedestrian safety measures, ADA-compliant sidewalks and curb ramps, narrowed travel lanes, a buffered multi-use path, dedicated bicycle facilities, a roundabout, critical improvements to stormwater infrastructure, improved business access, public art, lighting fixtures, new signals, upgrades to the water and sewer systems, and fiber optic communications improvements that will complete the City's core communications ring. Construction is anticipated to start near the end of 2019.



SHEET 1 APPION TO SNYDER

SOUTH CARSON STREET
CARSON CITY, NV

DESIGNWORKSHOP
DECEMBER 2018

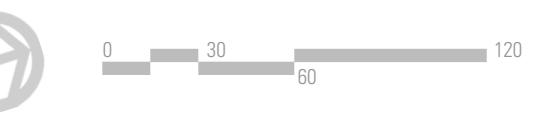


SHEET 2 SNYDER TO CLEARVIEW DRIVE



SHEET 3 CLEARVIEW DRIVE TO CASINO FANDANGO

SOUTH CARSON STREET
CARSON CITY, NV



DESIGNWORKSHOP
DECEMBER 2018



SHEET 4 CASINO FANDANGO TO KOONTZ

SOUTH CARSON STREET
CARSON CITY, NV

DESIGNWORKSHOP
DECEMBER 2018



SHEET 5 MOSES & FRONTAGE ROAD



A horizontal bar chart with a single bar. The bar starts at 0 and ends at 120. It is divided into three segments: a short segment from 0 to 30, a long segment from 30 to 60, and a very long segment from 60 to 120. The segments are represented by different shades of gray.

SOUTH CARSON STREET

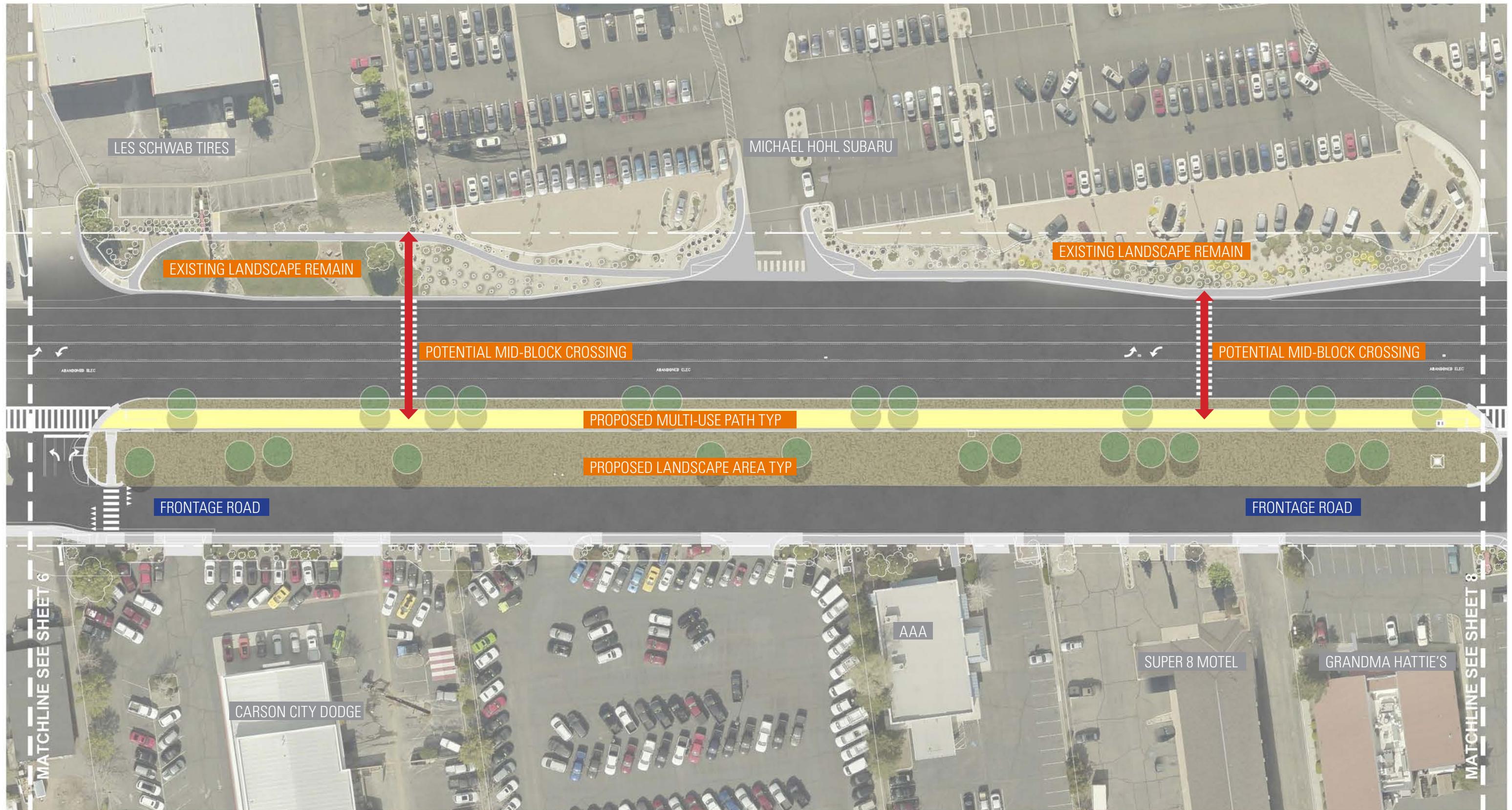
CARSON CITY, NV

DESIGN WORKSHOP

DECEMBER 2018

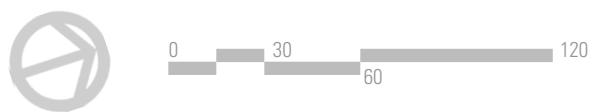


SHEET 6 FRONTAGE ROAD



SHEET 7 FRONTAGE ROAD

SOUTH CARSON STREET
CARSON CITY, NV



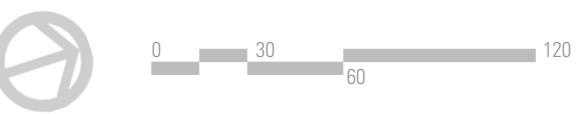
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SHEET 8 FRONTAGE ROAD

SOUTH CARSON STREET
CARSON CITY, NV

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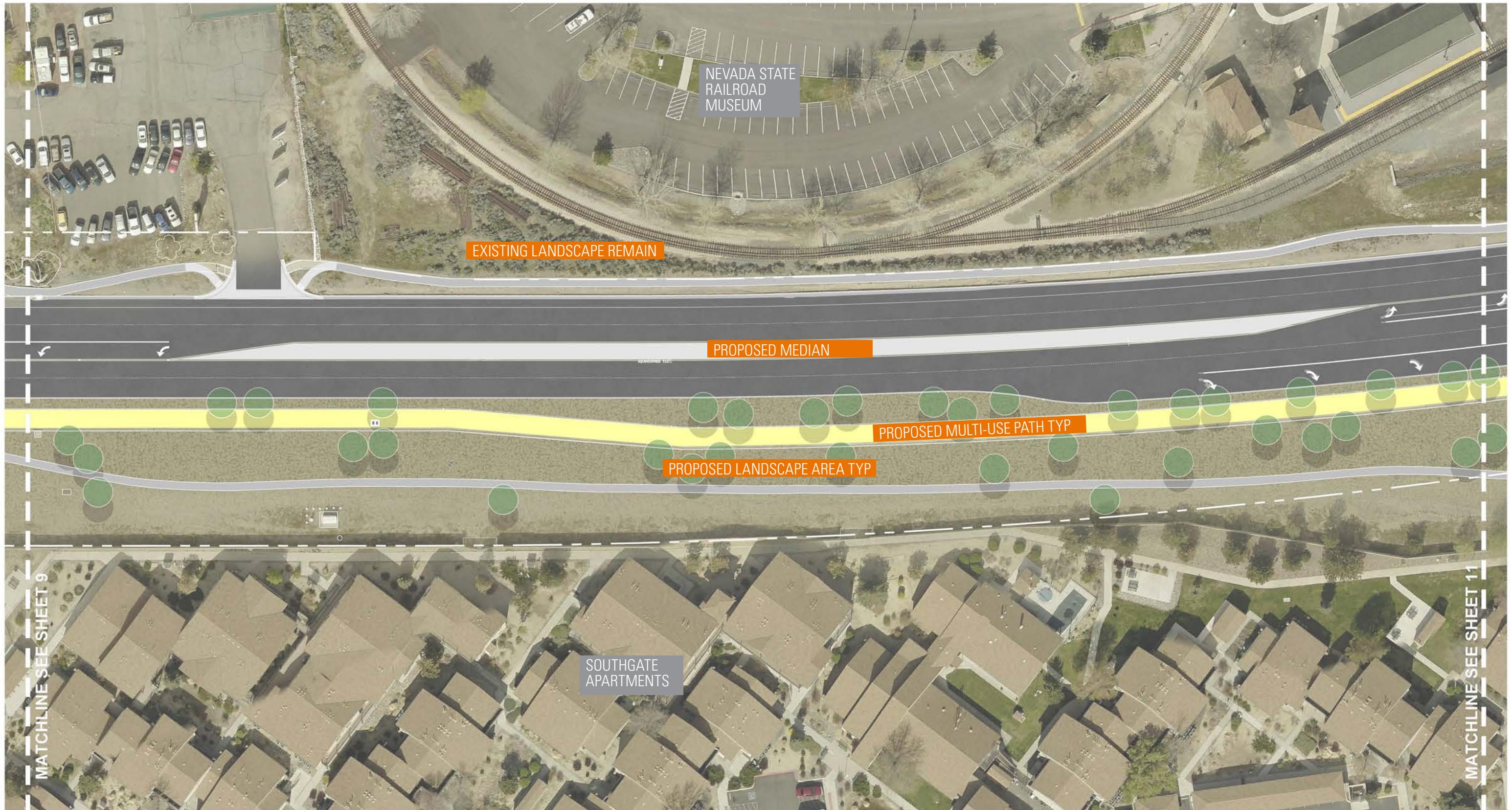
SHEET 9 FRONTAGE ROAD TO COLORADO ST

SOUTH CARSON STREET
CARSON CITY, NV



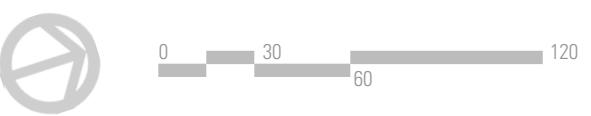
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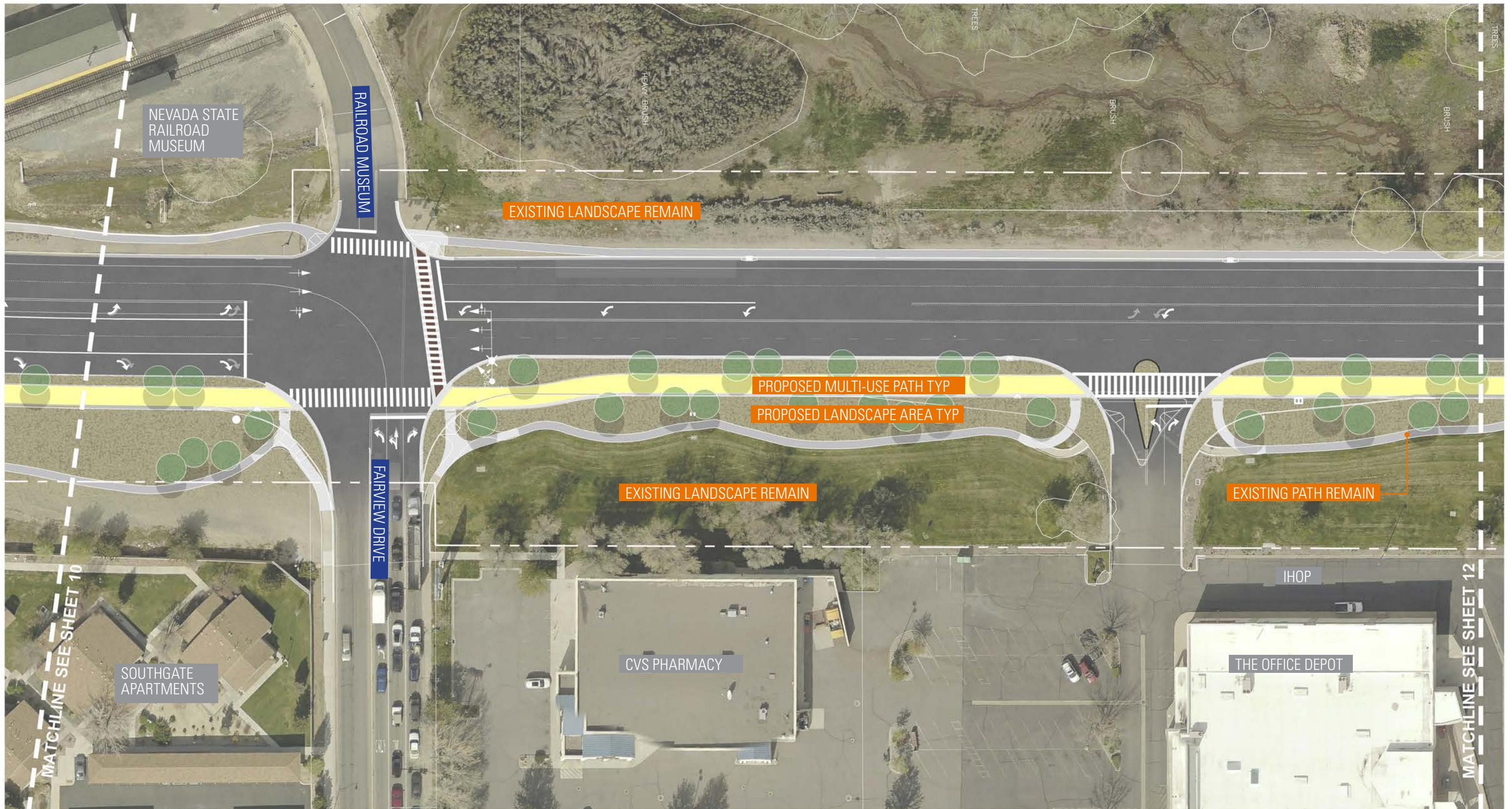


SHEET 10 STATE RAILROAD MUSEUM

SOUTH CARSON STREET
CARSON CITY, NV

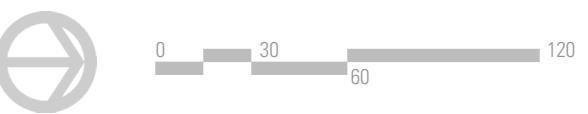


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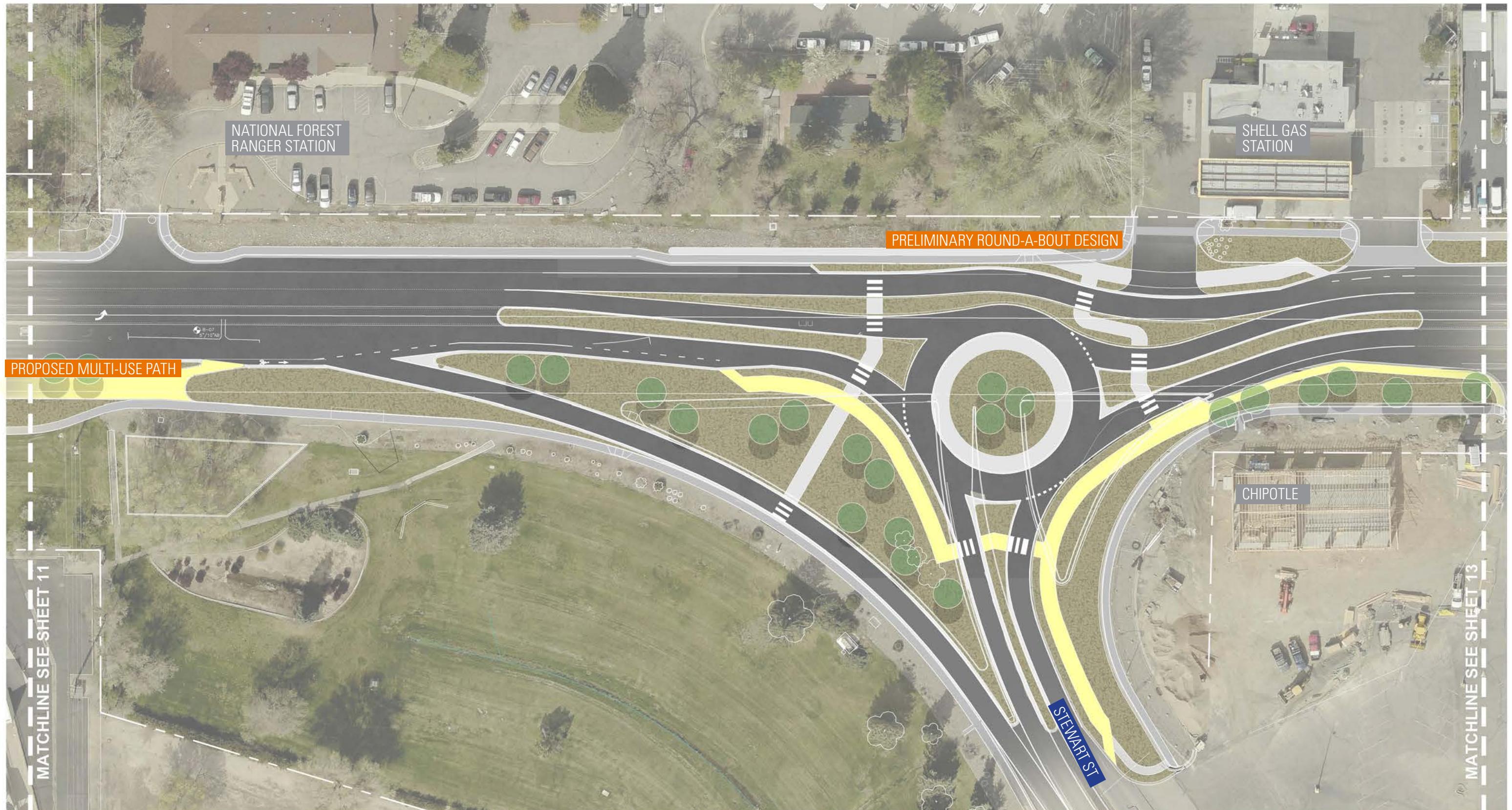


SHEET 11 SOUTHGATE APT TO STEWART

SOUTH CARSON STREET
CARSON CITY, NV



DESIGNWORKSHOP
DECEMBER 2018



SHEET 12 STEWART ROUND-A-BOUT

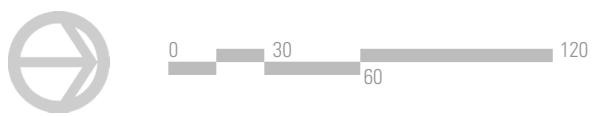
SOUTH CARSON STREET
CARSON CITY, NV

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DECEMBER 2018



SHEET 13 CARSON MALL

SOUTH CARSON STREET
CARSON CITY, NV



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DECEMBER 2018



SHEET 14 CARSON MALL TO 8TH ST

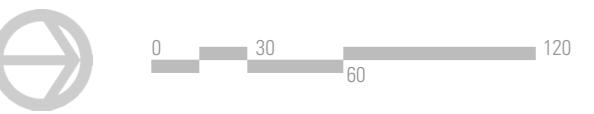
SOUTH CARSON STREET
CARSON CITY, NV

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DECEMBER 2018



SHEET 15 ARCO TO 5TH ST

SOUTH CARSON STREET
CARSON CITY, NV



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DECEMBER 2018