



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Historic Resource Commission meeting of October 14, 2021

To: Historic Resource Commission **Item 5.C**

From: Heather Ferris, Planning Manager

Date: October 6, 2021

Subject: HRC-2021-0312 For Possible Action: Discussion and possible action regarding a review of the information provided for compliance with the requirement for the applicant to submit to the Historic Resources Commission (“HRC”) for review and approval, archaeological due diligence and monitoring and curation protocols (condition #7) of HRC-2021-0312 which proposes the construction of an apartment complex on property zoned Downtown Mixed Use (“DTMU”), located at 222 E Washington Street and 201 E William Street, APNs 002-161-06 and 002-161-07.

On September 9, 2021 the HRC reviewed and approved the request to construct an apartment complex on two adjacent parcels (APNs 002-161-07 and 002-161-06) APN 002-161-07 is located within the Historic District; however, APN 002-161-06 is not. The development will include the demolition of the existing retail stores totaling approximately 4,069 square feet on APN 002-161-07; and the demolition of the retail and office space located on APN 002-161-06; and construction of a 207-unit apartment complex.

The HRC’s approval was subject to 7 conditions of approval (signed Notice of Decision attached) including condition #7 which required the applicant to submit to the HRC for review and approval, an archaeological due diligence and monitoring and curation protocols, including a thorough review of the existing archaeological study and additional study by and independent consultant as needed in order to establish required protocols.

On September 21, 2021 the applicant submitted a letter (attached) proposing to adopt and follow the guidelines under the Gnomon, Inc. July 2011 plan throughout the construction of the project. On October 4, 2021 the applicant submitted letter (attached) from Jason Spidell with Kautz Environmental Consultants, Inc. which indicates that he has reviewed the 2011 plan and recommends implementation of the plan. He further recommends that any contractors responsible for excavation or ground disturbing work be notified of the history of the site and trained on the main provision in the monitoring plan, specifically for unanticipated discoveries;

and that he, as the archaeological contractor, is available to assist with addressing any unanticipated discoveries.

Per condition #7 the HRC should review the proposed approach. If this approach is not acceptable, the HRC should provide additional guidance to the applicant in order to assist the applicant in meeting the condition of approval.



September 20, 2021

VIA EMAIL: HFerris@carson.org

Ms. Heather Ferris
Director of Planning
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701



RE: HRC request for Archaeological Due Diligence – former V&T Roundhouse Site

Dear Ms. Ferris,

This letter is being provided to you in response to the Historical Resource Commission request for additional archaeological due diligence at the former V&T Roundhouse Site in Carson City, NV (HRC Matter #2021-0312). Kingsbarn Capital & Development (“Applicant”) is in receipt of a copy of the Phase II ESA that was prepared by Geocon Consultants as part of the Carson City Brownfields Assessment Project under Environmental Protection Agency Hazardous Materials Assessment Grant BF-0033001-0. The report was completed in late 2011 and included thorough archaeological monitoring and evaluation by Gnomon Inc. in July 2011.

Based on the contents of the archaeological report prepared by Gnomon, it is our opinion that further archaeological investigations and reports are not warranted. The Gnomon report is very thorough and included observations at over two dozen trenches and boring locations. An inventory of items discovered during excavation were preserved, photographed and logged into the report. The report also included an Inadvertent Cultural Resource Discovery Plan that established a protocol to be followed if additional artifacts were discovered during construction activities. Kingsbarn proposes to adopt and follow the guidelines proposed under this plan throughout the construction of the project. We will engage the services of an archaeological consultant, suitable to the HRC, for any required investigations or monitoring at the project site.

We hope that this proposed course of action will address the concerns of the HRC. Should you have any questions please feel free to contact me at (702) 553-9488 or via email at ahama@kingsbarn.com. Thank you for your attention to this matter.

Respectfully,

Anthony Hama
Kingsbarn Capital & Development



October 4, 2021

Anthony Hama
Kingsbarn Realty Capital
1645 Village Center Circle, Suite 200
Las Vegas, NV 89134

RECEIVED

OCT 04 2021

CARSON CITY
PLANNING DIVISION

RE: Review of Archaeological Assessment work for the Former V&T Engine House and Shops

Hi Tony,

In review of the monitoring plan developed for the property by Drews (2011), I have the following recommendations. These recommendations are based on the information that the project is not subject to formal Section 106 requirements at this time. First, I would recommend that any contractors responsible for excavation or ground disturbing work be notified of the history of the site and trained on the main provisions in the monitoring plan, specifically for unanticipated discoveries. Secondly, I would inform the Historic Resources Commission (HRC) that you have an archaeological contractor on retainer to assist with addressing any unanticipated discoveries, if necessary, with the applicable agencies. Any artifacts recovered are the property owner's, however, you could also offer to donate any associated artifacts to the Nevada State Railroad Museum, but that is entirely up to you.

Thanks,

A handwritten signature in black ink, appearing to read 'J. Spidell'.

Jason Spidell
Principal Investigator

References

Drews, M.

2011 Archaeological Monitoring for the Carson City Brownfields Assessment Project at the Former V&T Engine House and Shops, Carson City, Nevada. Gnomon, Inc, Carson City, Nevada.