

## MEMORANDUM

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**Date:** April 19, 2022

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**To:** Darren Anderson, Carson City Public Works

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**From:** NCE

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**Subject:** East William Street Environmental Feasibility Study Project:  
Historical Resources Technical Memo

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Carson City (City) has retained NCE to conduct background research and database searches on behalf of the East William Street Environmental Feasibility Study (Project) to inform environmental and planning tasks that will need to be addressed during a future National Environmental Protection Act (NEPA) action. The areas of focus for this technical memorandum include historical resources as described below.

### PROJECT DESCRIPTION

The project, located in Carson City, Nevada (**Figure 1**, figures are provided in **Appendix A**), involves the reconstruction and rehabilitation of East William Street from Carson Street to the I-580 Interchange (**Figure 2**). The project will include partial reconstruction of the roadway; installation of new curbs, gutters, sidewalks, and multi-use pathways; Americans with Disabilities Act upgrades; access management revisions; utility replacements; and landscaping. Most project activities will occur within the existing City right of way (ROW) along East William Street.

Where necessary, the project will extend into adjacent parcels to accommodate improvements such as parking lot and driveway tie-ins, sidewalks, intersection corners, and utility service reconnections. In some cases, temporary construction easements will be required. Right-of-way acquisitions will be required in two locations (APN 002-161-08 and 002-161-09) to allow for construction of an additional turn lane on the eastbound side of William Street.

### THE PRELIMINARY AREA OF POTENTIAL EFFECT

Proposed project activities were evaluated for potential impact to historical resources. Prior to doing so, a Preliminary Area of Potential Effect (APE) was defined. The Preliminary APE consists of all parcels adjacent to East William Street, from Carson Street to the I-580 Interchange, roughly 1.46 miles and a total size of approximately 23.1 acres (see **Figure 2**).

## ARCHITECTURAL RESOURCE CONSIDERATIONS

NCE focused its archival research in two primary areas. First, a list was prepared of all parcels within the Preliminary APE that contain buildings or structures that are more than 45 years in age. Second, State maintained data were reviewed to determine what buildings and structures within and adjacent to the Preliminary APE have been formally recorded.

NCE searched the Carson City Assessor's Records, creating a list of parcels that identified buildings or structures constructed prior to 1977 (those older than 45 years). Results are provided in **Table 1** and **Figure 3**. These data indicate development along East William Street occurred beginning in the 1950s, but was most pronounced during the 1970s. Over 50% of the listed parcels were first developed in the 1970s.

**Table 1. Resources 45 years or Older Within or Adjacent to the Preliminary APE.**

Parcel No	Address	Owner	Area	Land Use/Type	Age
<b>North of Williams Street</b>					
002-154-03	1101 N Carson St	Linda E Stephan Trust	0.27 ac	Commercial; Bank	1976
002-154-01	1111 N Carson St	Bland Family Trust	0.33 ac	Commercial	1973
002-155-06	220 E William St	The B Group LLC	0.47 ac	Commercial	1958
002-155-02	203 E John St	Judith & Robert Lauder	0.07 ac	Commercial	1959
002-155-03	205 E John St	Sheerins LLC	0.16 ac	Residential and Commercial	1953
002-156-06	306 E William St 310 E William St	Sherrie M Faber	2.32 ac	Commercial; Retail Store	1960
002-156-02	309 E John St	John Street LLC	0.22 ac	Commercial; Office Bldg	1976
002-144-09	402 E William St	Nancy K Sweetland Revoc Trust	0.13 ac	Commercial; Restaurant	1969 1983 Remodel
002-123-03	850 E William St	Ormsby Plaza LLC	1.00 ac	Residential; Apartment Bldg, Single Family Residence	1959 1961 1962 1963
002-123-04	894 E William St 892 E William St 890 E William St 888 E William St 886 E William St	Joie Investments LLC	0.24 ac	Commercial; Office, Retail	1962
002-123-07	1000 E William St 1050 E William St 1070 E William St	Carson City NV SGF LLC	2.97 ac	Commercial; Office Bldg	1975
002-123-08	1100 E William St 1150 E William St	Carson City NV SGF LLC	3.30 ac	Commercial; Office Bldg	1975
002-244-03	1440 Rand Ave	GMG Foreign Auto & Trans LLC	0.30 ac	Service Repair Garage	1977 1981 Remodel
002-225-02	1800 E William St 1407 Rand Ave	HUB Group LLC	1.10 ac	Commercial; Neighborhood Shopping Center	1975
002-225-05	1804 E William St 1808 E William St	William Street Property LLC	0.85 ac	Commercial; Garage, Warehouse Storage	1972

Parcel No	Address	Owner	Area	Land Use/Type	Age
002-368-16	1810 E William St	Edwina & Bon-ti Co Living Tr	0.49 ac	Commercial; Restaurant	1979
002-102-32	1946 E William St 1954 E William St 1962 E William St 1978 E William St 2020 E William St	Rancho Plaza LLC	1.91 ac	Commercial; Retail Store	1976
002-102-31	2020 E William St 2060 E William St 2100 E William St 2170 E William St 2176 E William St	Rancho Plaza LLC	6.02 ac	Commercial; Neighborhood Shopping Center	1973 1976
<b>South of Williams Street</b>					
002-165-03	1003 N Carson St 1017 N Carson St	Mapp Enterprises Inc	0.52 ac	Commercial; Convenience Market	1970
002-165-04	1000 N Plaza St	Marcel V Bigue Living Trust	0.26 ac	Commercial; Garage, Retail Store	1968
002-161-07	201 E William St 911 N Plaza St	Virginia & Truckee Round House PR	3.98 ac	Commercial; Retail Stores	1959
002-161-02	301 E William St	Jessie Castellanos	0.04 ac	Multi-family Residential; Retail Store	1961
002-171-07	415 E William St	Sonnia Egge et alia	1.88 ac	Commercial; Fast Food Restaurant	1975
002-181-01	851 E William St 915 N Roop St 802 Mills Park Ln 1111 E William St 860 N Saliman Rd	Carson City Parks Dept	52.9 ac	Parks for Public Use; Restroom, Auditorium, Single-family Residence, Concrete Covered Porch Structure, BBQ and Patio Cover	1961 1972 1932 1972 1961
010-041-01	1201 N Saliman Rd	St Paul's Lutheran Family Church	5.0 ac	Church	1969 1983 Remodel

The Nevada Cultural Resources Inventory System (NVCRIS) was also searched. That database indicates nine architectural resources have been previously recorded in or immediately adjacent to the Preliminary APE (**Table 2**; see **Figure 3**). Most of the resources were recorded in the late 1970s or early 1980s. Available data suggest most have subsequently been demolished. Only one extant, previously recorded architectural resource is present within the Preliminary APE: the Wungunema House (B559 and B10291). This resource has been determined to be National Register eligible at the local level based on Criterion C. The Virginia & Truckee Railroad Shops (built 1870s) were located adjacent to the Preliminary APE. This property was listed in the National Register of Historic Places in 1972, but was subsequently demolished in 1991.

**Table 2. Architectural Resources Within or Adjacent to the Preliminary APE.**

Primary Number & Date Recorded	Address	Status	Land Use/Type	Build Date	Relationship to Prelim APE
B45 / 1980	401 E John St.	Demolished	Commercial; Residential	1860- 1870	In
B326 / 1978	501 E John St.	Demolished?	Residence	N/D	In

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Primary Number & Date Recorded	Address	Status	Land Use/Type	Build Date	Relationship to Prelim APE
B330 / 1978	Corner of E Williams and Anderson	Demolished	Commercial	N/D	In
B338 / 1978	504 Walsh St.	Demolished	First Presbyterian Church		In
B372 / 1978	405 & 407 Williams St.	Demolished?	Residential; Duplex		In
D324 / 2018	2200 East 5 <sup>th</sup> St.		Lompa Ranch Historic District	1865-1955	Adjacent
B242, B378 / 1980	Stewart St.	Demolished 1991	Virginia & Truckee Railroad Engine House	1870s	Adjacent
B374 / 1978	Stewart St.	Demolished	Used Car Lot		In
B559, B10291 / 1999, 2011	860/844 N Saliman Rd.	Wungunema House	Single family residence	1948	In

Several properties listed on the National Register are located in the general vicinity of the Preliminary APE. They include the following:

- The Carson City West Side Historical District lies several blocks west of the Preliminary APE. It contains 247 contributing residential and commercial buildings in the Proctor & Green and Curry subdivisions. The district was listed in the National Register in 2011.
- The Virginia and Truckee Railroad Depot at 729 North Carson Street was listed in the National Register in 1998.
- The Carson City Civic Auditorium at 813 North Carson Street was listed in the National Register in 1990.
- The Foreman-Roberts House at 1217 North Carson Street was listed in the National Register in 1978 and the nomination was updated in 2005.

The Nevada Department of Transportation (NDOT) retains plan sets related to roadway construction of East William Street. Plan sets that include the Preliminary APE were requested of NDOT and were examined.

- Plan Set 231 (dated 1930) shows US 50 coming into Carson City along what was then called 4<sup>th</sup> Avenue. At the time, the extension of William Street located east of Carson Street was named 4<sup>th</sup> Avenue. No side streets are depicted. Very few buildings are noted.
- Plan Set 579, dated 1939) depicts the modern side street layout. Again, very few buildings are depicted.
- Project F-002-1-(10), contained in Plan Set 1008 (dated 1957), is of interest because it depicts buildings adjacent to US 50 between Carson Street and Rook Street.

Finally, the Carson City 1907 Sanborn Map was reviewed to ascertain early development in the project vicinity. Only the blocks north of 4<sup>th</sup> Avenue located between Plaza and Stewart streets are depicted. Several residences are shown to have been present.



The portion of East William Street that comprises the Preliminary APE consists of a transportation corridor extending east out of Carson City. A review of early topographic maps shows a roadway entering Carson City in the general vicinity of William Street. NDOT plan sets clearly show the highway entering town along what was then known as 4<sup>th</sup> Avenue by 1930. At the time, the general project area appears to have been only lightly developed. The Virginia & Truckee Railroad was a close neighbor. The passenger depot, maintenance shops, and the line itself were all located just to the south of the Preliminary APE. Most of the commercial development present within the Preliminary APE today appears to date to the Post-World War II era reflecting the growth of Carson City, especially in the 1970s. Architectural resources present in the project area consist of commercial (garage, restaurants, and retail stores), residential (apartment buildings), and public use buildings (park) that date from 1953 through 1977, with one exception, the Wungunema House dating to 1948. One church, St. Paul's, is present in the project area and dates to 1969 and was remodeled in 1983 (per Carson City assessor records). A power line is present in the project area and based on information provided by NV Energy, several poles at the east end of the Preliminary APE date to 1964.

#### **ARCHAEOLOGICAL RESOURCE CONSIDERATIONS**

NCE focused its archival research on records maintained by the State (i.e., NVCRIS) regarding the location of previously conducted archaeological inventories and the location of previously recorded archaeological sites.

The NVCRIS database indicates six previous archaeological inventories have been conducted, each one of which covered a part of the Preliminary APE. All but one is more than 10 years old and are considered stale dated by State standards. The one recent inventory was conducted along US 395 and is of only limited relevance to the proposed project.

The NVCRIS database indicates five previously recorded archaeological sites are present in the general vicinity of the project area. Of those, only one is present within the Preliminary APE. It is a small prehistoric lithic scatter recorded in 1979. Whether it still exists is unknown.

The Preliminary APE consists of a highly developed urban corridor with little undisturbed ground present. While surface indicators have been obscured or removed by building foundations, utilities, and parking lots, sub-surface archaeological resources may still be present. For example, 83 archaeological resources were discovered during construction of the ReTRAC project in Reno during the early to mid-2000s. Most had been damaged by modern activities and few had substantial stratigraphic deposits. However, the ReTRAC project clearly demonstrated that despite years of demolition, construction and utility maintenance, archaeological resources survive below the surface.

## RECOMMENDATIONS

Based on the findings outlined above, NCE provides the following recommendations regarding the identification and management of cultural resources during the permitting and implementation of the East William Street Complete Streets Project.

- NCE recommends that architectural resources present in the Preliminary APE not be formally recorded. Rather, we recommend they be treated as National Register eligible. Given that the Project will have little to no impact outside the immediate roadway right-of-way, an argument can be made that the Project will have No Adverse Effect on architectural resources. This is similar to the approach taken by the City for the Colorado ADA Project (UT 2020-6440; 27032). Up-front coordination with the State Historic Preservation Office (SHPO) will be required to ensure the proposed approach is understood and acceptable.
- As noted, the Preliminary APE consists of a highly developed urban corridor. Very little previously undisturbed ground is present. As a result, NCE recommends that an intensive archaeological inventory not be conducted. In lieu of a formal field survey, emphasis should be placed on the development of a monitoring program that would allow for the documentation and evaluation of any archaeological resources encountered during the construction of the Project. Portions of the Preliminary APE where there is a greater likelihood of encountering subsurface archaeological resources should be identified. Key factors include the location of previously recorded archaeological resources, the location of historic-aged utilities and infrastructure (e.g., storm drain, water and sewer mains, etc.), and the depth of proposed Project-related disturbance. Up-front coordination with the SHPO will be required to ensure the proposed approach is acceptable.
- As noted, right-of-way acquisitions will be required in two locations (APN 002-161-08 and 002-161-09) to allow for construction of an additional turn lane on the eastbound side of East William Street. The previously recorded architectural resource within APN 002-161-09 (Desert Motors B-374) was demolished prior to the construction of the Jack in the Box. NCE recommends that cultural resource considerations should not constrain the noted acquisitions.
- It is strongly recommended the City meet with the SHPO at the earliest possible date to discuss matters related to cultural resource compliance as it relates to the Project. NCE will assist with the facilitation of such a meeting at the request of the City.

### **CAVEATS TO THE OFFERED RECOMMENDATIONS**

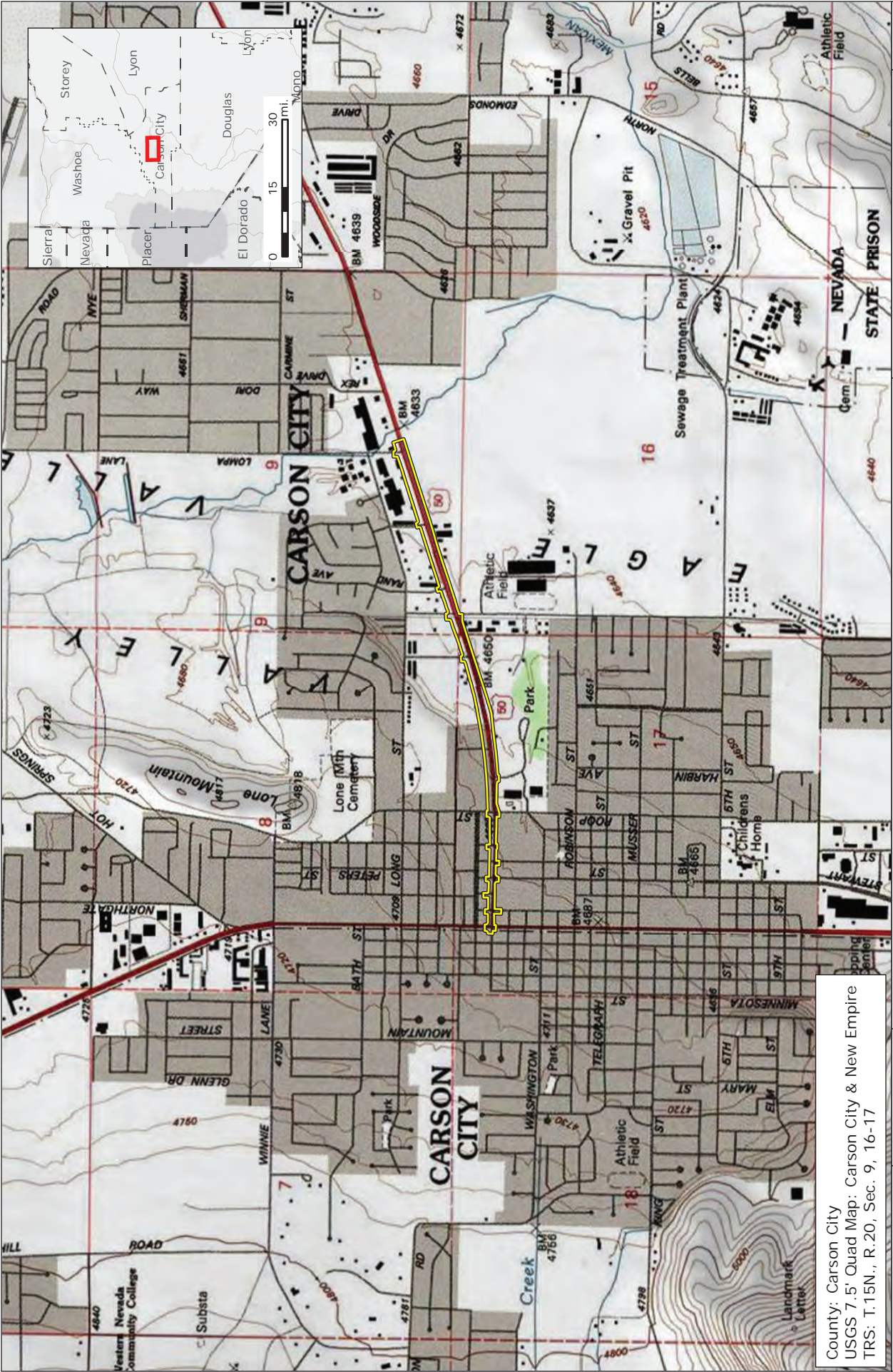
NCE has developed a Preliminary APE. The City will need to consult with the SHPO to determine the exact boundaries of the Area of Potential Effect, considering both potential direct and indirect effect to identified properties within or adjacent to the Project.

NCE recommends that detailed architectural and archaeological inventories not be conducted. With regard to architectural resources, the assumption is the Project will not impact potentially eligible buildings or structures that may be present within the APE. With regard to archaeological resources, the assumption is that there is little undisturbed ground to examine. The offered recommendations are not necessarily new or novel. The City has participated in a similar program (Colorado ADA Project) and NCE is aware of other projects that have been managed in this manner. The outstanding question is whether the SHPO will agree to the recommended approaches to architectural and archaeological resources as they apply to the Project. If the SHPO does not concur with the proposed approaches, then some level of architectural and perhaps archaeological inventory will be required. The City should meet with the SHPO at the earliest possible date to discuss these matters.

## Appendix A Figures

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County: Carson City  
 USGS 7.5' Quad Map: Carson City & New Empire  
 TRS: T.15N., R.20, Sec. 9, 16-17

**Legend**  
 Project Area



East William Street Environmental Feasibility Study Project  
 Project Vicinity Map



1:24,000  
 0 1,000 2,000 ft.

FIGURE  
 1

APPROVED	jhall
REVISED	3/23/2022
DATE	1/25/2022
DRAWN	sdavenport
JOB NUMBER	953.11.25
SOURCE	ESRI USGS Topography Basemap





**ANCE**



1 in. = 200 ft.  
0 100 200 ft.

N

East William Street Environmental Feasibility Study Project  
Project Detail Map

**Legend**

Project Area




FIGURE	2a	APPROVED	jhall
DATE	1/25/2022	REVISED	3/23/2022
JOB NUMBER	953.11.25	DRAWN	sdaavenport
SOURCE	Carson City Ortho Imagery		





**Legend**  
 Project Area

**FIGURE** 2b

**N**  
 1 in. = 200 ft.  
 0 100 200 ft.

**ANCE**

**East William Street Environmental Feasibility Study Project**  
 Project Detail Map

<b>DATE</b> 1/25/2022	<b>REVISD</b> 3/23/2022	<b>APPROVED</b> j.hall
<b>JOB NUMBER</b> 953.11.25	<b>DRAWN</b> sdavenport	
<b>SOURCE</b> Carson City Ortho Imagery		







**Legend**  
 Project Area



**East William Street Environmental Feasibility Study Project**  
 Project Detail Map

**NCE**

**FIGURE 2C**


1 in. = 200 ft.  
 0 100 200 ft.

**N**

APPROVED	DATE	REVISIONS	APPROVED
j.hall	1/25/2022	3/23/2022	j.hall
DRAWN	JOB NUMBER	DATE	REVISIONS
s.davenport	953.11.25	1/25/2022	3/23/2022
SOURCE Carson City Ortho Imagery			





 	<p>FIGURE 2d</p>	<p>APPROVED j.hall</p>
<p>1 in. = 200 ft.</p> 	<p>REVISED 3/23/2022</p>	<p>DATE 1/25/2022</p>
<p>Legend</p>  Project Area	<p>East William Street Environmental Feasibility Study Project Project Detail Map</p>	<p>DRAWN sdavenport</p>
<p>SOURCE Carson City Ortho Imagery</p>	<p>JOB NUMBER 953.11.25</p>	<p>DATE 1/25/2022</p>









**Legend**

- Project Area
- Architectural Resource
- Parcel Containing Historic Structure(s)

**FIGURE 3a**



1 in. = 200 ft.



**APPROVED**  
j.hall

**REVISED**  
3/23/2022

**DATE**  
1/25/2022

**DRAWN**  
sanderson/sdavenport

**JOB NUMBER**  
953.11.25

**SOURCE**  
Carson City Ortho Imagery: NVCRIS Architecture

**East William Street Environmental Feasibility Study Project**

**Architectural Resources Map**





**Legend**

- █ Project Area
- █ Parcel Containing Historic Structure(s)

**FIGURE 3b**

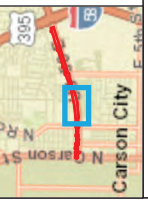
**NCE**

1 in. = 200 ft.

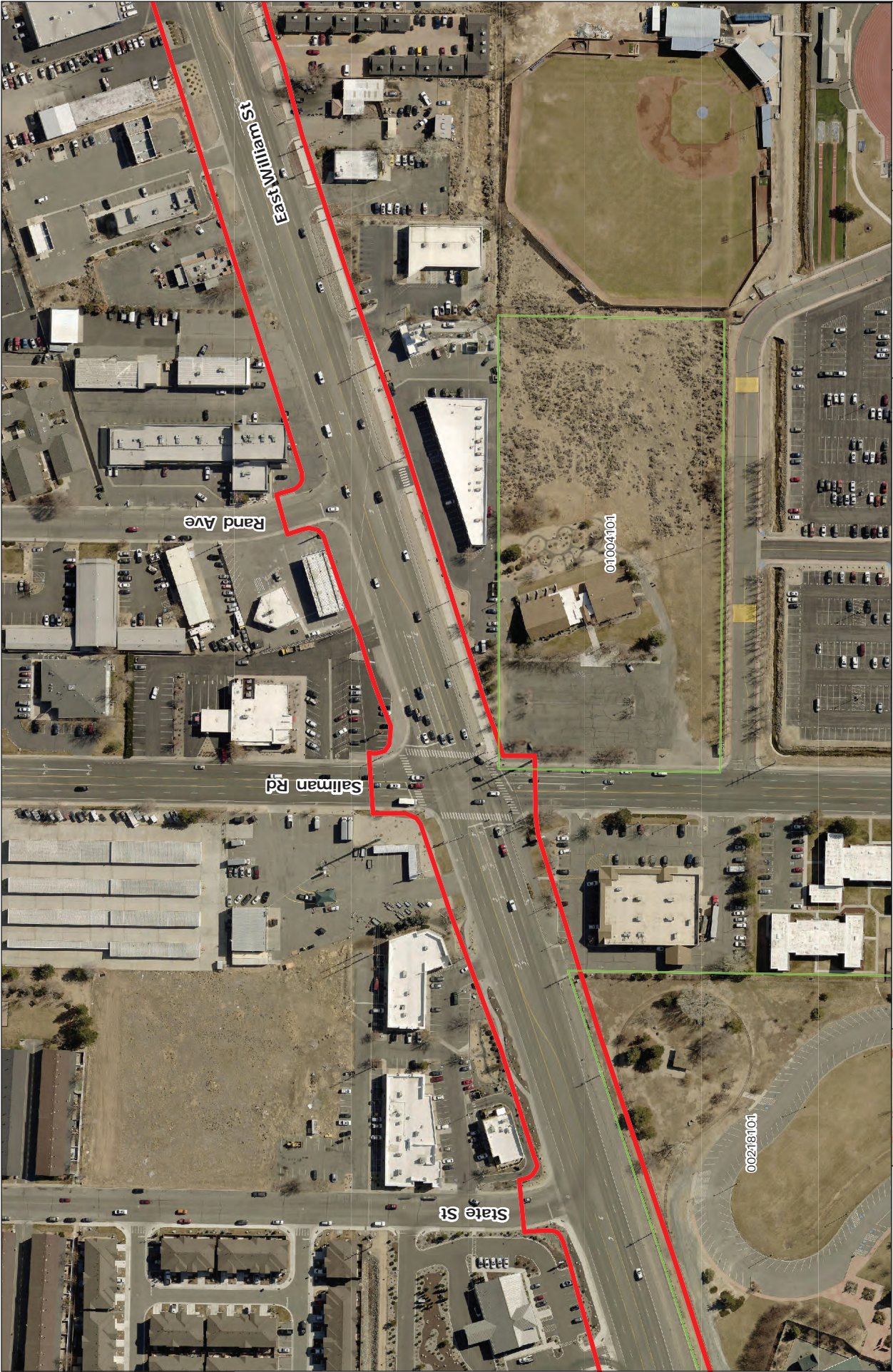
0 100 200 ft.

**East William Street Environmental Feasibility Study Project**  
Potential Section 4(f) Properties Map

APPROVED	jhall
REVISED	3/23/2022
DATE	1/25/2022
DRAWN	sanderson/sdavenport
JOB NUMBER	953.11.25
SOURCE	Carson City Ortho Imagery: NVCRIS Architecture








	<p>FIGURE <b>3C</b></p>	<p>APPROVED jhall</p>
<p>1 in. = 200 ft.</p> <p>0 100 200 ft.</p>		
<p><b>East William Street Environmental Feasibility Study Project</b></p> <p>Potential Section 4(f) Properties Map</p>		
<p>DATE 1/25/2022</p>	<p>REVISOR 3/23/2022</p>	<p>APPROVED jhall</p>
<p>DRAWN sanderson/sdavenport</p>	<p>DATE 1/25/2022</p>	<p>APPROVED jhall</p>
<p>JOB NUMBER 953.11.25</p>		
<p>SOURCE Carson City Ortho Imagery: NVCRIS Architecture</p>		





FIGURE 3d

1 in. = 200 ft.  
 0 100 200 ft.

East William Street Environmental Feasibility Study Project  
 Potential Section 4(f) Properties Map

DATE 1/25/2022  
 DRAWN sanderson/sdavenport

JOB NUMBER 953.11.25  
 SOURCE Carson City Ortho Imagery: NVCRIS Architecture

APPROVED jhall  
 REVISED 3/23/2022

Legend  
 Project Area

