

HISTORIC PROPERTIES AND NEIGHBORHOODS PRESERVATION PLAN ELEMENT

Table of Contents

EXECUTIVE SUMMARY TASKS	2
INTRODUCTION	2
Purpose	
Enabling Legislation	
Relationship to the City of Las Vegas Master Plan 2020	
Planning Process	
BACKGROUND	9
Planning Context	
Existing Conditions	
Brief History of Las Vegas	
Designation of Historic Resources	
Historic Signs	
ANALYSIS	21
Issues in Historic Preservation	
Status Analysis	
IMPLEMENTATION	33
Goals, Objectives, and Policies	
Recommendations	
APPENDICES	38
APPENDIX A: Stewardship Agreement for City-Owned Historic Resources	
APPENDIX B: Glossary of Terms	
APPENDIX C: Historic Resource Protection Laws	
APPENDIX D: Designated Historic Resources	
APPENDIX E: Potentially Eligible Historic Resources	
APPENDIX F: Quick Reference Chart of Designated Resources	
APPENDIX G: Maps (NOT INCLUDED IN DRAFT)	

Executive Summary Tasks

Educate the public about the value of historic preservation in Las Vegas

- Publish up-to-date informational brochures about historic, archaeological and paleontological resources within the City of Las Vegas boundaries.
- Initiate educational programs and events.
- Work with schools and libraries to develop an historic preservation curriculum.

Advise the public with informed assistance programs

- Provide technical assistance to owners of historic properties.
- Make informed recommendations regarding changes to historic properties and neighborhoods to the Historic Preservation Commission.
- Provide regular and up-to-date information to the public and City about potential historic properties and neighborhoods.

Preserve historic resources

- Maintain and update the existing inventory of significant historic neighborhoods and archaeological, paleontological and architectural properties that are over fifty (50) years old.
- Pursue all available funding to identify and preserve historic neighborhoods and archaeological, paleontological and architectural properties.
- Develop a program of adaptive reuse of vacant and/or abandoned buildings, and buildings of historic significance.

Introduction

Purpose

This element of the Las Vegas 2020 Master Plan (“Master Plan”) establishes standards, goals, objectives, and policies for the protection of historic properties located within the City of Las Vegas legal boundaries. The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. No amendments were made to the original Historic Preservation Element until the adoption of the updated Historic Properties Preservation Plan Element on September 5, 2007. This revised Historic Properties and Neighborhoods Preservation Plan element addresses new concepts that have arisen regarding the broadened role of historic preservation and conservation.

The City of Las Vegas has many buildings, objects, districts and sites which have historical, archaeological, paleontological, cultural and/or architectural significance that should be preserved in order to appreciate the early development of the city. It is important for these resources to be preserved as a “living” part of the community, not just in text and photographs.

The early character of Las Vegas is represented by a wide range of resources that include not only monumental buildings such as the U.S. Post Office and Courthouse, Las Vegas High School

and prestigious homes, but also more common and functional buildings such as commercial and industrial buildings. Las Vegas also has a significant amount of Mid-Century Modern commercial buildings, and homes constructed during World War II and just after. These buildings are “coming of age” and need to be considered in the Historic Properties and Neighborhoods Preservation Plan.

Historic buildings and sites are inherently marketable elements of urban form that promote a community’s distinct identity. The positive economic value of preserving historic urban areas for cultural and heritage tourism has long been substantiated. Historic downtowns perpetuate the character and ambience, creating an authentic experience for both residents and visitors that cannot be found elsewhere. Preservation not only has intrinsic value but can also stabilize and improve the value of adjacent buildings and promote neighborhood enhancement.

An additional economic rationale for historic preservation includes the benefits of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs. In addition, special local, state and/or federal tax incentives and grant funding may also be available. Preservation not only has intrinsic value but can also stabilize and improve the value of adjacent buildings and promote neighborhood enhancement.

New concepts in Historic Preservation have arisen since the first Historic Preservation Plan for Las Vegas was adopted in 1992. The preservation movement has evolved considerably since the first organized attempts in the United States to save a building in the early 1800s. The first preservationists concentrated on saving one community gem at a time, whereas modern preservation is now widely recognized as an integral component of Heritage Tourism, Smart Growth, environmental sustainability and economic redevelopment of downtowns. This updated Plan will include these concepts.

This element will provide a brief history of Las Vegas, a description of key laws protecting historic, archaeological and paleontological resources, an overview of our significant historic resources, an explanation of the historic preservation process, an outline of our city’s goals, objectives and policies for historic preservation, and a plan for implementation. The Plan will be updated every five years in order to reflect the current issues affecting historic preservation.

Enabling Legislation

In the United States, the concept of preserving a community’s architectural past emerged during the decades preceding the Civil War, with efforts to preserve resources associated with significant figures and events in American History. Public concern over the possible loss of historic sites and buildings prompted Congress to adopt the Antiquities Act of 1906, offering protection to prehistoric and historic sites located on Federal properties.

A national policy of preserving historic resources of national significance for public use was established by the Historic Sites Act of 1935, which established the National Historic Landmark Program. This legislation empowered the Secretary of the Interior, acting through the National Park Service, to use the Historic American Buildings Survey to survey, document, evaluate,

acquire and preserve archaeological and historic sites. The National Historic Preservation Act of 1966 (NHPA) established the National Register of Historic Places as a list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology and culture. The following are more in depth descriptions of the key laws that protect cultural and paleontological resources today. For a more complete list, please see Appendix.

The National Historic Preservation Act of 1966 (NHPA), as amended

This federal law provides for a National Register of Historic Places to include districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture. Such places may have national, state or local significance. It establishes the administrative and legal context for the State Historic Preservation Offices to establish local historic preservation commissions. This allows local municipalities to participate in the national historic preservation program. The Act is designed to encourage the preservation and the wise use of our cultural resources.

The Act includes the creation of:

- National Policy, which establishes the policy of the United States Government regarding historic preservation to promote conditions in which historic properties can be preserved
- The National Register which gives power to the Department of Interior to establish, maintain and expand the National Register of Historic Places.
- State Historic Preservation Offices and State Historic Preservation Officers (SHPO) which establish the administration of the national historic preservation program at the state level and designate the responsibility of developing a statewide plan for preservation, surveying, and nominating properties to the National Register, providing technical support to federal, state and, local agencies and the public, review of federal undertakings that affect historic properties, and helping local governments become certified to participate in the program.
- The Certified Local Governments program which allow for the certification of local governments whose historic preservation programs meet specific standards further allowing the local government access to special grants-in-aid and technical assistance from the SHPO to assist with preservation activities.
- The Advisory Council on Historic Preservation (ACHP) which creates an independent federal agency responsible for advising the President and Congress on Historic Preservation matters.

Paleontological Resources Preservation Act of 2009 (PRPA)

The Paleontological Resources Preservation Act (PRPA) became law when President Barack Obama signed the Omnibus Public Lands Management Act (OPLA) of 2009. The Act requires the Secretaries of the Interior and Agriculture to manage and protect paleontological resources on Federal land using scientific principles and expertise. The OPLA-PRP includes specific provisions addressing management of these resources by the Bureau of Land Management (BLM), the National Park Service (NPS), the Bureau of Reclamation (BOR), the Fish and Wildlife Service (FWS), all of the Department of the Interior, and the U.S. Forest Service (USFS) of the Department of Agriculture.

The OPLA-PRP only applies to Federal lands and does not affect private lands. It provides authority for the protection of paleontological resources on Federal lands including criminal and civil penalties for fossil theft and vandalism. Consistent with existing policy, the OPLA-PRP also includes provisions allowing for casual or hobby collecting of common invertebrate and plant fossils without a permit on Federal lands managed by the BLM, the BOR, and the U.S. Forest Service, under certain conditions. Casual collecting is not allowed within the National Parks or other lands managed by the National Park Service.

Archaeological Resources Protection Act of 1979 (ARPA), as amended

The primary impetus behind the ARPA was the need to provide more effective law enforcement to protect public archeological sites. The Act recognized that archaeological resources are an irreplaceable part of America's heritage and that they were endangered increasingly because of the escalating commercial value of a small portion of the contents of archeological sites. The ARPA established requirements to protect archaeological resources and sites on public lands and Indian lands and to foster increased cooperation and exchange of information between governmental authorities, the professional archaeological community, and private individuals. The Act also established civil and criminal penalties for the destruction or alteration of cultural resources. The U.S. Department of the Interior has issued regulations under the ARPA establishing definitions, standards, and procedures to be followed by all federal land managers in providing protection for archaeological resources located on public lands and Indian lands of the United States. In addition, the National Park Service has issued regulations under the ARPA for the curation of federally owned and administered collections.

Nevada Revised Statutes

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session.

NRS 278 Planning and Zoning

This chapter within the Nevada Revised Statutes provides for the establishment of municipal zoning ordinances.

NRS 278.160 Subject matter of master plan

This section requires the city of Las Vegas to prepare and adopt a comprehensive, long-term general plan for the physical development of the city, which must also include a Historical Properties Preservation Plan, and Historic Neighborhood Preservation Plan.

NRS 384.005 Establishment of historic districts by a city or a county

This section provides for the establishment of zoning ordinances that govern an historic district, and the establishment of an historic preservation commission.

1. Any county or city may establish a historic district for the purpose of promoting the educational, cultural, economic and general welfare of the public through the preservation, maintenance and protection of structures, sites and areas of historic interest and scenic beauty.

2. If the historic district is established, the board or governing body may adopt any ordinances it determines are in the best interest of the historic district in accordance with the criteria delineated above. An ordinance establishing a historic district must: (a) Contain criteria which substantially achieve the preservation and rehabilitation of buildings of historic significance to the district; and (b) Provide for a designated review board with the power to review proposed alterations to structures within the district.

The Zoning Code of the City of Las Vegas

The Zoning Code of the City of Las Vegas was adopted by City Council in March 24, 1997, as part of the Municipal Code of the City of Las Vegas, adopted in 1983. The Zoning Code was adopted pursuant to the provisions of the Nevada Revised Statutes (NRS), including NRS Chapter 278: Planning and Zoning.

The Zoning Code was established to promote the public health, safety and welfare, and coordinate and ensure the execution of the City's General Plan through effective, efficient, and equitable implementation of development review requirements, adequate facility and services review and other goals, policies or programs contained in the General Plan.

On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission (HPC). Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.

The purpose of the ordinance is to establish guidelines and responsibilities of the HPC. Through this action, the Historic Preservation Commission was deemed responsible for developing, coordinating and implementing programs for the preservation of buildings, structures, places, sites and districts in the city of historic, cultural, or architectural significance. The ordinance also provides for the designation of structures, landmarks, historic sites and districts.

The powers, duties and activities of the HPC include the following:

- Reviewing applications for the designation of Landmarks, Historic Properties and Historic Districts, and making recommendations to the Planning Commission concerning those applications.
- Reviewing and making decisions concerning applications for the proposed construction, alteration, demolition or removal of any structure associated with a Landmark or Historic Property or located on property within an Historic District.
- Making recommendations to the City Council concerning the use of public or private funds to promote the preservation properties and districts within the City, including the acquisition of property or interests in property.
- Recommending appropriate changes to the General Plan and to local development regulations in order to promote historic preservation.
- Cooperating with property owners to formulate appropriate design guidelines for alteration and construction within Historic Districts.

- Initiating and conducting detailed studies and surveys of properties, structures, and areas within the City to assess their potential for designation in order to formulate an Historic Preservation Plan for the City.
- Developing and participating in public information activities in order to increase public awareness of the value of historic preservation.
- Performing such other functions as will encourage or further the interests of historic preservation.

Certified Local Government (CLG)

The City of Las Vegas achieved CLG status in 1998. The CLG program is a partnership among local governments, the Nevada State Historic Preservation Office (SHPO), and the National Park Service (NPS) which is responsible for administering the National Historic Preservation Program. By 1992, the City had met the requirements for achieving this status, such as the development of an Historic Preservation Plan, Historic Preservation Commission, and Historic Preservation Ordinance. The City of Las Vegas Historic Preservation Ordinance is included in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION. The purpose of the ordinance is to establish guidelines for the HPC.

The State Historic Preservation Office (SHPO)

The Nevada State Historic Preservation Office is a state agency created by the National Historic Preservation Act. The National Park Service (NPS) administers, reviews, and provides the majority of funding for the Nevada SHPO programs. The SHPO also administers the Commission for Cultural Affairs grants, NPS grants, National and Nevada State Registers of Historic Places, the historical marker program, and the Comstock Historic District Commission.

The State Historic Preservation Office provides many important services to local governments and historic preservation commissions such as assisting with development of historic preservation programs; advising and assisting in federal, state and local historic preservation projects; participating in the review of federal, state and local undertakings that may affect historic properties; and, providing public information, education, training, and technical assistance in historic preservation. For more information on the Nevada SHPO, visit www.nevadaculture.org/shpo.

Relationship to the City of Las Vegas Master Plan 2020

The Master Plan 2020, "Master Plan," was adopted by City Council in September 2000, and consists of a policy document and a series of specific plans, or elements. The broad policy structure in the Master Plan is intended to direct the actions of the City regarding land use and development over the period from 2000 to 2020. In preparing this element, the City of Las Vegas has considered how policies stipulated in the Master Plan direct future decisions affecting the protection of historic resources in Las Vegas. Where appropriate, this Historic Preservation Element reflects the concurrence of City policy with these other policy sets.

The Relationship to Master Plan 2020 Policy Sections:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

The *2006 City of Las Vegas Strategic Planning Guide*, supports historic preservation with the following priorities:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

The Planning Process

On March 3, 2006 the HPC voted to begin the revision process for the existing Historic Preservation Plan, initially adopted by City Council on April 1, 1992. A team made up of staff from the Department of Planning and Development met on a bi-weekly basis to coordinate and facilitate the Task Force meetings, and discuss how best to incorporate comments from the task force members into the new plan.

Considerable input was provided by the Task Force committee. The committee was made up of two groups of individuals: a Technical Advisory Committee of members within the historic preservation community, and a City Staff committee with representatives from several city departments. These groups met three times to discuss goals and objectives for the Historic Properties Preservation Plan Element and address applicable standards and deficiencies in the present plan. The planning process resulted in the revised and updated Historic Properties Preservation Plan Element. Two public meetings were also held. Below is a list of all Task Force and public meetings:

- 8/16/06 First Task Force meeting

- 9/20/06 Second Task Force meeting
- 10/18/06 Third Task Force meeting
- 10/18/06 Open House at Downtown Senior Services Center (DSSC)
- 2/28/07 Final draft submitted to Historic Preservation Commission for review
- 3/28/07 HPC approved final draft
- 3/27/07 Public meeting for General Plan Amendment
- 4/26/07 Planning Commission recommended approval of GPA-19426 to City Council
- 6/6/07 City Council approved GPA-19426.
- 9/5/07 City Council adopted Ordinance #5931

The first draft of the plan was completed October 4, 2006 for internal review. The second draft was completed October 12 and distributed to Task Force members and the City of Las Vegas Historic Preservation Commission for review. A third draft was completed on January 24, 2007 and distributed to city department heads for review. The final draft was completed on March 28, 2007, after all comments were received from the Task Force, city department heads and the public.

Background

Planning Context

The Historic Preservation Commission

On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas (now the Zoning Code of the City of Las Vegas) to add an historic preservation ordinance, and establish the Historic Preservation Commission (HPC).

The HPC is an 11-member advisory group made up of citizens knowledgeable in historic preservation, construction, history, planning, architecture, archaeology and real estate. The purpose of the HPC is to promote the preservation of historic resources within the City of Las Vegas, including, but not limited to cultural heritage resources, buildings, structures, sites and objects through education and action.

Nevada Revised Statutes (NRS) 278.160, “Subject matter of master plan,” requires that the City of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the City of Las Vegas Master Plan 2020, must include an Historic neighborhood preservation plan, which shall include a plan to identify and inventory historic neighborhoods and a statement of methods to encourage the preservation of historic neighborhoods. The Master Plan must also include an Historical Properties Preservation Plan, which shall include an inventory of significant historical, archaeological, paleontological and architectural properties as defined by the city, and a statement of methods to encourage the preservation of those properties.

Nevada Comprehensive Preservation Plan 2004

The Nevada Comprehensive Preservation Plan was prepared by the Nevada State Historic Preservation Office and adopted by the National Park Service in 2003. The plan establishes

historic preservation goals for the state and is used to prioritize grant applications and SHPO projects. Local, state, and federal agencies use the document to help them focus preservation activities in their jurisdictions.

City of Las Vegas Neighborhood and Special Area Plans:

- Beverly Green/Southridge Neighborhood Plan, adopted by City Council August 2003
- Downtown Centennial Plan, last amended September 2009
- Downtown North Plan, last amended November 2008
- Floyd Lamb Park Master Plan, adopted by City Council April 2007
- John S. Park Neighborhood Plan, adopted by City Council December 2001
- Scenic Byway Corridor Management Plan, last amended November 2008
- West Las Vegas Plan, last amended July 2009

Existing Conditions

Currently, there are twenty-three designated historic resources within the city of Las Vegas which include *buildings, structures, sites, districts* and *objects*. These resources are listed either on the City of Las Vegas Historic Property Register, the state Register of Historic Places, the National Register of Historic Places, or a combination of these three. The type of designation of an historic resource is a result of the resources' level of significance and association with local, state or national history. Each designated resource in Las Vegas has an association with Las Vegas history, as provided below in the Brief History of Las Vegas section. For a chart of designated historic resources, please see Appendix.

Of the twenty-three historic resources, the U.S. Post Office and Courthouse, Fifth Street School, Westside School, Lorenzi Park, Floyd Lamb Park at Tule Springs and Woodlawn Cemetery are owned by the city.

Historic *buildings* include private residences or homes that have been converted for use as professional offices such as the Frank Wait, Morelli, Smith and Henderson houses, schools such as the Westside and Fifth Street Schools and the Las Vegas High School administration building and gymnasium (now Las Vegas Academy), and commercial and public buildings such as the Huntridge Theater, Moulin Rouge Hotel, and the U.S. Post Office and Courthouse.

The Bonanza Road Underpass is the only designated *structure* in Las Vegas, and the Eureka Locomotive is the only designated *object* at this time; although, an inventory of historic signs located at the Neon Museum has been completed and may result in designation of certain signs in the future.

Historic *sites* are defined as locations that are associated with a significant historic or pre-historic event or pattern of events and can include archaeological and paleontological sites. Designation of an historic site does not require that a building or structure, or ruins of a structure, remain on the site. Designated historic sites within Las Vegas include the Woodlawn Cemetery, the Las Vegas Mormon Fort, and portions of the Old Spanish Trail. Designated archaeological sites in Las Vegas include Tule Springs, as mentioned above, and the Springs Preserve.

Currently there are no designated paleontological sites in Las Vegas; however, the city of Las Vegas is working with community groups, local, state, tribal and federal jurisdictions and agencies on a proposal to designate the Upper Las Vegas Wash area as an Urban National Park Unit. The Las Vegas City Council approved a resolution (R-78-2009) supporting the designation on November 18, 2009.

The Upper Las Vegas Wash contains significant paleontological fossils demonstrative of the Pleistocene Ice Age, including Columbian Mammoth, Ground Sloth, American Lion, Camelops, Bison and ancient species of Horse. The fossil findings appear to contain the longest continuous section of Pleistocene strata in North America, spanning important global climate cooling and warming episodes in the desert Southwest.

A vision for the Upper Las Vegas Wash includes state-of-the-art visitor facilities and amenities, working field sites that can accommodate public interaction, paleontology curation facilities, and interpretive displays. The facility could become a significant educational resource for school age children, as well as university students.

The remaining designated resources are historic *districts*. Designated districts within the city of Las Vegas include the John S. Park, Las Vegas High School and Berkley Square Neighborhood Historic Districts, and Floyd Lamb Park at Tule Springs and Lorenzi Park. A district is typically defined by a substantial concentration of properties, buildings or structures with historic boundaries such as roadways, subdivision plat boundaries or other property lines or physical features. A district can consist of a residential neighborhood, commercial area, or one parcel with several buildings and structures such as Floyd Lamb Park at Tule Springs and Lorenzi Park.

Nevada Revised Statute Chapter 278 further defines an historic neighborhood as a subdivided or developed area that consists of 10 or more residential dwelling units where at least two-thirds of the units are 40 or more years of age and have been identified by a governing body as having a distinctive character or traditional quality.¹

Local designation protects historic resources by city zoning ordinance, making it a requirement for the Historic Preservation Commission to review any work on a building within the district boundaries that requires a building permit. The Berkley Square and Las Vegas High School Neighborhood Historic Districts are listed on the National Register only, which provides very limited protection for historic resources. As a result, the Las Vegas High School Neighborhood historic district is changing rapidly with new development and is threatened with delisting. This would eliminate certain financial opportunities for business owners who wish to restore their buildings.

For a complete list of designated historic resources with designation status and locations, see Appendix: Designated Historic Resources.

Brief History of Las Vegas

Prehistoric Las Vegas

¹ Abbreviated from NRS 278.

Several scientific studies have been conducted in the northwest area of the valley at what is now known as the Upper Las Vegas Wash. A report titled, "Pleistocene Studies in Southern Nevada," completed by the Nevada State Museum in 1967, states that mammoths, horses, camels, bison and sloths inhabited this area until as late as 11,000 years ago. Significant fossil evidence has been found concentrated in this area and others near historic sources of natural water or drainage pathways.

Although several different cultural sequences have been proposed for the Mojave Desert, most archaeologists agree that the earliest cultures were Paleo-Indian. By the beginning of the Early Archaic, around 7,000 years ago, deserts had become extremely dry. This period was marked by new smaller projectile point styles that were being manufactured along with the previous styles.

Around 3,000 years ago, towards the end of the Archaic Period, increased moisture due to climate change allowed populations to capitalize more on wild plants such as grains and seeds as suggested in the increase of grinding stones and other milling equipment. Intensification of subsistence indicates increased population across southern Nevada and surrounding areas. Underground storage of food was typical during this period until the introduction of ceramics allowed for more efficient storage capabilities.

The Ceramic Period began roughly 1,000 years ago, and is marked by the introduction of pottery, as well as the adoption of the bow and arrow. In the Moapa and Virgin valleys, the Virgin Anasazi initially built pithouse structures, but later house structures consisted of above-ground buildings. They practiced irrigation farming along the rivers and collected wild food resources as a supplement. Although Puebloan influence was mainly concentrated along the Virgin and Muddy rivers, their presence was felt in the Las Vegas area.

Similar in nature to Anasazi cultural developments, the Patayan Tradition (Mojave) evolved from the previous Archaic Period. Between AD 1000 and 1500, these Mojave people lived and made pottery in the Las Vegas Valley.

The third culture group inhabiting this area was the Southern Paiute, who were the only residents remaining here at European contact. They occupied this region and engaged in hunting, gathering, and foraging, supplemented by horticulture. Fields were commonly found at many of major springs throughout Las Vegas Valley. The Paiute played important roles at the early ranches of the area, and today maintain a base in the City, the Las Vegas Paiute Colony, on land provided to them by Helen Stewart.

Historic Las Vegas

The first successful European crossing of the Mojave Desert was done by Spanish missionaries and explorers in 1776. They forged a trail beginning in present day Santa Fe, New Mexico and ending in Los Angeles, California. The trail through Southern Nevada, now called the Old Spanish Trail, was completed in 1826 by Jedediah Smith.

Mexican trader Antonio Armijo led a 60-man commercial caravan along the Spanish Trail to Los Angeles in 1829. This was the first caravan to pass through the Las Vegas valley. The abundant artesian spring water discovered here shortened the Spanish Trail to Los Angeles, and eased rigors for traders. On May 13, 1844, John C. Fremont camped at Las Vegas Springs as he led an overland expedition west. Fremont was the first to record Las Vegas, which means "The Meadows" in Spanish, on an American map.

A rough wagon road soon developed along the Spanish Trail between Salt Lake City and southern California often used heavily by wagons to deliver mining supplies and equipment. Located roughly midway along the trail, the Las Vegas valley became a natural stop-off point for travelers to re-stock supplies and water from the Las Vegas Springs. Today, the Old Spanish Trail is disappearing in Las Vegas due to development, but portions of it have been recorded as being significant archaeological and historic sites in the Las Vegas valley. The locations of these sites are restricted to protect the resource.

In 1855, a group of Mormon missionaries established a settlement about four miles east of Big Springs, now the Springs Preserve, where they constructed an adobe brick fort. The mission was terminated in 1857 due to internal dissension and difficulties in converting the native population. Until the early 1900s, mining and agriculture were the predominant industries in southern Nevada, although there were a few large ranches in the area. Octavius Decatur Gass had developed a marginally successful ranching and farming operation around the abandoned Mormon Fort that had been built in 1855. In 1879, after struggling for several years with the desert environment, Gass had become significantly in debt. He persuaded a man named Archibald Stewart to loan him \$5,000 which Gass never paid back.

Archibald and his wife, Helen, became the new owners of the ranch in 1880 and ran it quite successfully until Archibald was murdered at the nearby Kiel Ranch over an unsettled dispute. Helen Stewart suddenly found herself alone with four children, another on the way, and a 960 – acre ranch to manage.

The Railroad

In anticipation of a railroad passing through town, Helen began to purchase more land, and in 1902, Montana Senator William Clark, soon to be owner of the San Pedro, Los Angeles and Salt Lake Railroad Company, purchased the 1,800 acre Stewart ranch to make way for the completion of the tracks between Salt Lake City and Las Angeles. Speculators began purchasing vast amounts of land resulting in two competing townships. The first township was established by an engineer and surveyor named John T. McWilliams, who purchased eighty acres of government land just west of the railroad tracks. In early 1905, the town, advertised as "The Original Las Vegas Townsite," consisted of approximately 150 buildings including saloons, boarding houses, homes, and stores stocked with mining supplies as well as an ice house.

The second site was located on the east side of the tracks and was named Clark's Las Vegas Townsite for the new owner of the railroad, Senator William Clark. The railroad held a land auction in May of 1905. The lots included the area between present day Stewart Avenue, Garces Avenue, Main, and Fifth Streets. Approximately half of the available 1,200 lots were sold within

the first two days, many purchased by speculators from Los Angeles and Salt Lake City. The most valuable lots included those closest to the train depot located at the intersection of Main and Fremont Streets.

The railroad company soon built permanent structures that included the Mission style Railroad Depot in 1906, and several workshops and auxiliary buildings (all demolished). Between 1909 and 1911, the railroad company also constructed 64 cottages in a modest bungalow style for mid-level employees on four square blocks in downtown. The cottages represented the earliest “company housing” in Las Vegas. Most of the cottages have been demolished; however, four have been moved to the Springs Preserve, and one has been moved to the Clark County Heritage Museum.

During this time, development was slow on the west side of the tracks. The depot, and consequently the freight loading and unloading ramps, was located on the east side of the tracks, making it difficult for carts to cross over the embankment. Children from McWilliams’ Townsite had to cross the railroad tracks to get to school in Clark’s Townsite, prompting the construction of the Westside School in 1922. Competition from Clark’s townsite and the inconvenient access to transportation and necessary mining and ranching supplies caused the McWilliams’ townsite to lose favor and eventually dwindle to a few small tents and buildings. Today, the original townsite area is known as the “Old Westside,” which is located to the northwest of the I-95 and I-15 freeway interchange. The Pioneer Trail, a vehicle and pedestrian trail with interpretive markers, winds visitors through this historic area.

Fremont Street became the town center with a bank, post office, retail shops and hotels occupying approximately the first two and one-half blocks. The remaining buildings from this time include the Nevada Hotel (1905), now the Golden Gate, and the Victory Hotel (1910), formerly the Lincoln Hotel. The remaining blocks of Fremont Street between Third and Fifth Streets were developed as Las Vegas’ first exclusive residential area. These homes, built mostly in the Bungalow style with Craftsman details, were demolished during the 1930s and 1940s for commercial expansion. The industrial and commercial district developed mostly along the railroad tracks while the rest of the city consisted of quiet residential streets.

However, it was not long before the city began to expand, extending the original grid eastward. Developers began to plat subdivisions as early as 1905, selling individual lots as they were purchased. Many of these homes were built in the popular Bungalow style, as well as Spanish Eclectic, Tudor and Colonial Revival styles. Some of the early subdivisions include the Bucks Subdivision, Fairview Tract, and the Grandview, Wardie, South and Hawkins’ Additions. Building within these subdivisions was slow with minimal population and water facilities to support them until the building boom period in the late 1920s.

The Federal Years

In the late 1920s, talk of building the Boulder Dam enticed thousands of laborers and their families to relocate, looking for work on the dam. This project was the largest in Las Vegas to receive federal funding. Construction began in 1931 and was to have a significant impact on the economic and physical development of Las Vegas. While the rest of the country was suffering

heavily during the Great Depression, Las Vegas boomed in 1931 as Nevada repealed gambling prohibition and liberalized its divorce laws, shortening residency requirements from three months to only six weeks. Las Vegas' new residents spent their hard-earned pay in gambling clubs, called, "sawdust joints," that began to open up on Fremont Street. So much growth was anticipated that the Las Vegas High School (now Las Vegas Academy) was built far from town on Seventh Street and Bridger Avenue in 1931. The Las Vegas High School is extremely important as a beautiful example of Art Deco architecture and Las Vegas' only large scale building of this kind.

Other federal funding allowed for the paving of public streets, improvements and expansions to the city's infrastructure, and recreational and public facilities in and near the downtown area between 1933 and 1934. Remaining examples are the U.S. Post Office and Courthouse (1933), and the Bonanza Road (Clark Ave) railroad underpass (1936). All of these factors served to extricate Las Vegas from its economic dependency on the railroad.

Significant architecture flourished in the 1930s in Las Vegas. Spanish Eclectic and Mission styles, then popular in the West and Southwest, are represented by the Fifth Street School (1936), and residences such as the Henderson (1930) and Smith (1931) homes.

The Tudor Revival is represented best in the area surrounding the Las Vegas High School, showcased by the Church of Jesus Christ of Latter Day Saints (LDS) Las Vegas Regional Family History Center (1932).

Also in the 1930s was the beginning of the signature style of neon signage in downtown Las Vegas. On Fremont Street, signs reflected the architectural and cultural trends of the day rather than the buildings, which tended to have narrow fronts with modest decoration. Competition for the pedestrian eye forced signage to evolve from a simple painting on the wooden storefront to entire neon "wraps" which covered whole facades of Fremont Street businesses by the 1950s. The exuberant clustering of animated neon and lights gave Fremont Street its distinct urban identity not experienced on "the Strip." This era is considered to be the highlight of Las Vegas' neon, with the Flamingo's hotel and casino being one of the survivors.

World War II

During World War II, the population of Las Vegas again increased significantly as people came to find work at the military bases and industrial plants in the area. The Las Vegas Army Airforce Gunnery School (later Nellis Air Force Base), opened in 1941, and Basic Magnesium Incorporated in the Basic Townsite (Henderson) opened in 1942. Housing construction could not keep up, and families were doubling up in houses, apartments and motels. In West Las Vegas, churches, businesses, nightclubs, hotels and casinos were built. As African American entertainers performing on the Strip were not allowed to stay there, boarding houses on the Westside served as hotels.

In 1941, President Roosevelt signed an amendment to the Federal Housing Act creating Title VI, making possible the mass construction of FHA financed homes. In order to qualify for Title VI, a town had to be declared a defense area, which Las Vegas was in 1941. The three major Las

Vegas neighborhoods built with Title VI financing are the Biltmore, Huntridge and Mayfair, all located near downtown. These neighborhoods were built specifically to house non-commissioned officers, civilian employees of the air base and Basic Magnesium, and their families.

Residential architecture in the 1940s and 50s evolved from the popular Revival styles of the 1930s to the more modest Minimal Traditional and Ranch styles. Minimal Traditional style homes were small with very little decorative detailing or exaggerated features. A natural progression was the Ranch style, the ultimate in streamline residential design. Although the Ranch style took its early cues from the Craftsman and Prairie styles, the Ranch is recognized as a sub-category of the International style, or Modern Movement, so popular for commercial and public buildings. Long and low with wide overhanging eaves and ribbon windows, the "rambling" Ranch style was well suited to the sprawling suburban subdivisions and the more casual lifestyle of the postwar era. Many remaining examples of Minimal Traditional and Ranch style homes are located in the John S. Park Neighborhood Historic District. Good examples of a modest version of the Modern Ranch can be found in the Berkley Square Neighborhood Historic District.

Post War

By 1950, the population of Las Vegas had increased to 24,624, tripling again from 1940. The downtown commercial area was no longer considered to be the central focus of community life. Residents became more dependent upon the automobile and motor court style motels, still seen today on East Fremont Street and Las Vegas Boulevard, began to spring up along major thoroughfares, catering to tourists. It was during this time that the Strip began to develop in a large way, mainly because at that time it was the main highway to Los Angeles. The popularity of gaming, dependency upon the automobile, limited downtown parking, smaller lot sizes, and lower tax rates resulted in larger resort casinos locating along the Strip.

During the 1950s the city was focused on growth, looking for additional ways to increase jobs and attract tourists. In 1950, the government announced plans to begin testing nuclear weapons on a portion of the Las Vegas Bombing and Gunnery Range at Frenchman and Yucca flats, approximately ninety miles north of Las Vegas. Aside from providing employment, the city invited tourists to stay and visit the blasts. Hotels sponsored all-night parties and a myriad of attractions from specialized drinks to business establishments were prefaced with "Atomic."

The 1960s and 1970s brought more residential development throughout the City. A leapfrog pattern of development left large areas of vacant land. This was a result of the improved network of roads and has led to the diffusion of housing, employment and services. Present day downtown Las Vegas has a different appearance than 40 years ago. The function of the downtown area (Fremont Street) has shifted from commercial uses to tourism. Many residential areas were eliminated for commercial development and transportation.

Las Vegas Today

Rising property values, changing development patterns, and rapid growth in the downtown area provides a continual threat to many original historic structures, along with the overall historic context of the area. It is important for the City to identify significant historic buildings, sites and structures so that available resources can be assigned to the preservation of our community gems. An important step toward this direction is the current focus on neighborhood preservation. The City of Las Vegas Department of Planning and Development and the Department of Neighborhood Services are continually working with registered neighborhood associations to inform property owners about historic designation. If the residents support such a move, the city will assist them in determining the potential eligibility of their neighborhood to be listed as an historic district.

Designation of Historic Resources

Before an historic resource can be formally listed on an historic register, detailed field investigations and analytic procedures must be completed to uncover certain pertinent facts about the resource. For a building, one will research the architect, the date and methods of construction, the type of materials, previous owners, location of the building, and other factors. This information can be used to build associations with significant historic or pre-historic events, persons, architectural styles or methods of construction. Prior to such investigations, all resources must be considered potentially significant, unless there is evidence that meeting at least one of the criteria is unlikely.

The National Register of Historic Places, a division of the National Park Service under the U.S. Department of the Interior, is the nation's inventory of historic places worthy of preservation. The National Register has established criteria for evaluation under the National Historic Preservation Act of 1966, as amended, which provides a threshold of significance. Beyond this threshold, it is usually possible from existing data to assess the general level of resource sensitivity. Sensitivity takes into account resource quantity, resource quality, and the susceptibility of the resource to adverse impacts. The City of Las Vegas Historic Preservation Ordinance modeled its criteria for evaluation after the National Register's (see below for lists of National Register and City of Las Vegas criteria for evaluation).

Once the resource is linked to a significant aspect of history, it is judged based on its remaining level of *historic integrity*. This is the ability of a property to physically convey its significance. To be officially designated, a resource must not only be shown to be significant under the local, state or national criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a resource's physical features and how they relate to its significance.

Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. The following is a list of the seven aspects of integrity:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

National Register Criteria for Evaluation

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling and association, and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) that are associated with the lives of persons significant in our past; or
- c) 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; or
- d) that have yielded, or may be likely to yield, information important in prehistory or history.

The City of Las Vegas Criteria for Evaluation

The City of Las Vegas HPC uses similar criteria to recognize significant historic resources. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under the following criteria (for Historic District and Property criteria, please see Title 19.06.090):

- a) It meets the criteria for listing on the State or National Register of Historic Places.
- b) It is determined to be of exceptional significance and expresses a distinctive character because:
 - (i) A significant portion of it is at least fifty (50) years old;
 - (ii) It is reflective of the City's cultural, social, political or economic past; and
 - iii) Either:
 - A. It is associated with a person or event significant in local, state or national history; or

- B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

Historic Designation Process

The process of Historic Designation on the city of Las Vegas Historic Property Register

Designation of a Landmark, Historic Property or Historic District on the city of Las Vegas Historic Property Register is usually initiated by the owner(s) or authorized representative of the property(s) proposed for designation.

Upon receipt of an application for an individual property, the Historic Preservation Officer (HPO) reviews all documents for submittal to the HPC at the next available regularly scheduled meeting. The HPC is given 30 days to review before the official public hearing is scheduled. The HPC evaluates the application with respect to the criteria for historic designation as defined in the Title 19 Zoning Code Chapter 09.06.090, and makes a recommendation to the Planning Commission.

Upon receipt of a recommendation from the HPC, a public hearing is scheduled for Planning Commission review. The Planning Commission can vote to adopt or modify the HPC recommendation, recommend denial to the Las Vegas City Council, or remand the request to the HPC for further proceedings.

If the application isn't remanded to the HPC, the recommendation is scheduled for a public hearing before the City Council. The City Council can vote to approve or deny the application, modify the Planning Commission recommendation, or remand the request to the HPC for further proceedings. The City Council action is final, however there is an appeal process.

The process and requirements for designation of an historic district are very similar to that of an individual property as defined in the Title 19 Zoning Code; however, the Planning & Development Department recommends additional steps prior to submitting an application to the HPC:

Step 1: Appoint neighborhood representative. Typically historic district designation is initiated by a representative such as an individual or board member of a registered neighborhood association appointed by neighborhood residents and property owners. The HPO will coordinate with the representative(s) throughout the entire process.

Step 2: First public meeting. Planning staff will host a public meeting to discuss neighborhood goals and objectives, the designation process, benefits of designation and any existing historical studies related to the area. If no studies exist, the HPO will also discuss funding options to have a study completed.

If at this meeting a majority of the neighborhood expresses support for moving forward, the HPO will coordinate with the neighborhood representative(s) on developing a designation plan.

It is important to note that the HPO assesses the support for historic designation throughout the entire process. If at any time the HPO feels that a majority of property

owners object, he or she will meet with the neighborhood representative(s) to reevaluate the request for designation.

Step 3: Second public meeting. Planning staff will host a second public meeting to develop a plan for historic district designation. The plan will outline the responsibilities of Planning staff and neighborhood representative(s), determine the boundaries of the proposed district, and provide a timeline for each step. The plan will be adopted by City Council before funding is acquired for necessary historical studies.

Step 4: Complete historical study. Planning staff will explore all funding options to complete an historic resource survey and inventory of the proposed district.

Step 5: Third public meeting. Planning staff will host a third meeting to discuss the findings of the historical study and again discuss the implications of designation with residents and property owners. If at this meeting the neighborhood expresses support for moving forward, staff will schedule a "Design Guideline Charette."

Step 6: Public Design Guideline Charette. If the proposed district is found eligible for listing on the city of Las Vegas Historic Property Register, the HPO will meet with residents and property owners to develop design guidelines for the proposed district. The purpose of the charette is to explain the process for review of proposed work, and what types of work can be done. Plan and elevation sketches will be used to develop hypothetical situations. It is here that property owners can choose to adopt the General Design Guidelines used by the Historic Preservation Commission, or more specific guidelines that address the significant architecture of the proposed district.

Step 7: Submit application to HPC. The neighborhood representative(s) will submit the application to the HPO. It is at this point that the process as defined by the Title 19 Zoning Code Chapter 09.06.090 resumes.

For a detailed outline of the requirements and criteria for historic designation of properties on the city of Las Vegas Historic Property Register, please refer to the Title 19 Las Vegas Zoning Code, Chapter 19.06.090 Historic Designation.

Historic Signs

The significance of iconic neon signage to Las Vegas' historic identity as a tourist destination cannot be overstated. The evolution of signage design in Las Vegas is often considered as more important than the buildings themselves for the signs' reflection of contemporary architectural, marketing, cultural and technological trends. Las Vegas Boulevard from Sahara Avenue to Washington Avenue was designated in 2009 as a National Scenic Byway for its display of iconic neon signage, among other historic attributes.

In Las Vegas, signage was very particular to the setting: for example, signage on Fremont Street tended to become more and more complex, introducing an increasing amount of neon and

animation as well as becoming larger and taller. The narrow lot widths restricted signs to increasing in height or wrapping the façade of the actual building. In contrast, signage on the Strip, where expansive acreage permitted free-standing casinos and hotels to be set back from the highway behind vast parking lots, was installed on top of tall poles to attract the motoring tourists as they sped by.

Historic signs allow the past to speak to the present in ways that buildings by themselves do not. Multiple surviving historic signs on the same building can indicate several periods in its history or use. In this respect, signs are like archaeological layers that reveal different periods of human occupancy and use.

Historic signs give continuity to public spaces, becoming part of the community memory. They sometimes become landmarks in themselves, almost without regard for the building to which they are attached, or the property on which they stand. Furthermore, in an age of uniform franchise signs and generic plastic "box" signs, historic signs often attract by their individuality: by a clever detail, a daring use of color and motion, or a reference to particular people, shops, or events.

The cultural significance of signs combined with their often transitory nature makes the preservation of historic signs difficult. The City of Las Vegas Historic Preservation Ordinance allows for the designation of signs under the definition of "structure." An historic survey and inventory of the neon sign collection at the Neon Museum was completed in 2007 using an Historic Preservation Fund grant. Several signs were found to be eligible for listing on the National Register of Historic Places. The City of Las Vegas has identified the importance of preserving our historic signage, and encourages innovative and contextual sign design by creating mandatory sign design guidelines for the Entertainment Overlay, Downtown Casino Core, and Scenic Byway Corridor Management Plan.

Analysis

Issues in Historic Preservation

The practice of historic preservation faces considerable challenges as a result of rising land values, the rapid growth of cities and ever-expanding highway system. Proponents argue that the adaptive reuse of historic buildings promotes Smart Growth ideals, and land and materials conservation. In addition, preservation of historic downtowns and neighborhoods promotes cultural heritage tourism, economic revitalization and community pride. However, the concern for considering the rights of private property owners in the historic designation process emerges, and the Historic Preservation Commission works diligently to educate and assist property owners in making the best decision for them. The following are the most current and pressing issues facing historic preservation today:

Adaptive reuse

Adaptive reuse is a process that adapts buildings for new uses while retaining the historic features that make the building unique. When the original use of a structure changes is no longer required or viable, the opportunity arises to change the primary function of the structure. In Las

Vegas, the Westside School is home to a radio station, the Fifth Street School has been completely restored for use as a cultural center and city office space, and the U.S. Post Office and Courthouse is under construction to be reused as a museum. Many historic homes in the Las Vegas High School neighborhood, like the Henderson House, have been adapted for professional use.

Adaptive reuse is seen by many as a key factor in land conservation and reducing the amount of sprawl. For those who prescribe to the smart growth concept, it is more efficient and environmentally responsible to redevelop older buildings closer to urban cores than it is to build new construction on faraway greenfield sites. Another positive result is the economic value of rehabilitating and reusing older buildings, since the existing investment in the structure and servicing of a building reduces material and labor costs. In addition, state and/or federal tax incentives and grant funding may also be available.

In many cases, the environmental benefits of adaptive reuse of historic buildings outweigh new construction. Historic buildings contain embodied energy, which is defined as the amount of energy associated with extracting, processing, manufacturing, transporting and assembling building materials. Adaptive reuse preserves this embodied energy and reduces the need for raw materials. According to the 2007 report, "Making the Case: Historic Preservation as Sustainable Development," by Patrice Frey, demolition of housing produces an average of 115 lbs of waste per square foot, while demolition of commercial buildings generates approximately 155 lbs of waste per square foot. Adaptive reuse can help reduce the estimated 19.7 million tons of waste generated by residential demolition annually in the United States alone.

The Recent Past

The "recent past" is a term commonly used to describe historic and architectural resources constructed or designed in the past 50 years and are generally associated with "Modernism," or, the "Modern movement" of architecture and design. The significant buildings, landscapes, and sites of the Modern movement and the important architectural, social, and cultural resources of the past 50 years are among the most underappreciated and vulnerable aspects of our nation's heritage. Federal, state, and local preservation programs typically exclude properties less than 50 years from historic designation programs and review processes. This leaves many historically and culturally significant properties unprotected from demolition or other adverse treatments.

In architecture, Modernism is generally defined as a design language with emphases on form rather than ornament, structure and materials rather than picturesque constructions, and the rational and efficient use of space. In the United States, Modernism flourished beginning in the 1930s, and encompassed individual design movements with their own individual ways of expressing Modern ideals. These include the International, Expressionist, Brutalist, New Formalist, and even Google movements, to name a few. Technical innovation, experimentation, and rethinking the way humans lived in and used the designed environment, whether buildings or landscapes, were hallmarks of Modern architectural practice.

Properties associated with the Modern movement may be considered significant because they represent the emergence of an automobile-oriented society and the development of the Post War suburbs. Modernism bloomed in America during a period of unparalleled growth and changes.

One of the most challenging tasks in Modern and recent past preservation and rehabilitation efforts is addressing experimental, obsolete, or difficult to rehabilitate materials, technologies and manufacturing processes. In some cases, the buildings materials and systems have proven to be less durable than older building materials. Many Modern building materials and systems are not necessarily “green,” nor were they intended to last beyond 50 years. Repair is often difficult and replacement in kind may be impossible. Because of these issues, it is important to develop a definition of significance for mid-century resources in Las Vegas. A goal of the HPC is to complete a “Recent Past Historic Context” for Las Vegas in order to inventory existing resources and determine priorities for preserving them.

Historic Building Codes

The City of Las Vegas has approximately 15,500 buildings that will turn 50 in the next ten years, an additional 8,500 that will turn 50 in the next twenty years, and 18,400 in the next 30 years. Many of these buildings were built to comply with an earlier building code or with no code, yet are often still safe and sound. With some exceptions, these buildings continue to be occupied, used and maintained. Conversions and rehabilitation projects play an integral role in the creation of decent, affordable housing.

Many of the historic buildings in Las Vegas will be eligible for listing on the local, state or national registers, making the property owners eligible for certain financial benefits for the rehabilitation of their business. However, it can be difficult for property owners when rehabilitation projects are required to bring buildings into compliance with current building codes for new construction. For new buildings, complying with the construction code is a straightforward process. Materials to be used, processes to be followed, and safety standards to be met are clearly stated, and the cost of compliance is predictable. It is much less so in the case of existing buildings.

Until recently, there were three model codes generally used in the U.S.: 1) The *BOCA National Building Code* and related codes, developed and published by the Building Officials and Code Administrators International (BOCA); 2) The *Standard Building Code* and related codes, developed and published by the Southern building Code Congress International (SBCCI); and, 3) The *Uniform Building Code* and related codes, developed and published by the International Conference of Building Officials (ICBO). These three model code organizations got together to develop a single set of model codes, first published in the year 2000, and referred to as the *International Codes: International Building Code, International Plumbing Code, International Mechanical Code*, and others. Still more recently, the National Fire Protection Association (NFPA) has begun to develop its own model building code, designated NFPA5000. The city of Las Vegas, along other local jurisdictions, formally adopted the *International Building Code* (IBC) in 2003, and again in 2006 for the updated version.

All building codes refer to standards that control the quality of materials and the designs of systems used in buildings, the loads that building elements must resist, and other aspects of building design and construction. These standards are developed by a wide variety of organizations that have technical expertise in each subject.

The model codes, as well as the standards they reference, are modified and updated from time to time, depending on new materials, new technology, and improved information on building failures due to various causes such as natural disasters, environmental effects, and normal wear and tear. In addition to technical updates these modifications sometimes reflect shifts in priorities for public spending.

While traditionally the requirements in the codes were intended to meet goals of health, safety, welfare and property protection, they have been expanded in recent years to include other societal goals. Some of these goals are energy conservation, accessibility, disaster mitigation, historic preservation, and affordability.

One result of the periodic updating and expansion of the codes is that buildings built before the current building codes were enacted are probably not in full compliance. In many cases, the requirements for new structures cannot be met in existing buildings such as ceiling height requirements, egress window requirements, and corridor and doorway width requirements.

Communities have had to develop special codes to deal with existing buildings for general safety. The city of Las Vegas Department of Building and Safety relies on the method outlined in Chapter 34 of the International Building Code (IBC); however, code officials have worked with property owners in the past to develop ordinances based on individual groups' needs.

For instance, on January 17, 2007, the Las Vegas City Council adopted amendments to the 2006 IBC that included ordinances for Live/Work Units. These ordinances were adopted specifically for property owners within the Arts District neighborhood in order to accommodate the adaptive reuse of older industrial buildings into live/work loft-style units.

Another example is an amendment to the 1997 Uniform Administrative Code, also adopted on January 17, 2007. This amendment for professional office conversions was adopted specifically for property owners in and around the Las Vegas High School neighborhood, and allows for conversion of residential buildings less than 1500 square feet to professional office without having to meet the requirements of the IBC for commercial buildings (if only minor exterior remodeling is proposed.)

The U.S. Post Office and Courthouse is serving as an example for the use of existing building codes for city buildings. The City of Las Vegas Building & Safety Department is working with the architects of the rehabilitation project by reviewing the architect's proposed solutions to any items that will not meet the current IBC standards.

Smart Growth and Sustainability

Historic Preservation is an invaluable component of sustainability and the planning concept of smart growth. The governing ideas of smart growth identify a set of policies governing transportation and land use planning policy for urban areas that benefits communities and preserves the natural environment.

The principles of historic preservation, like smart growth, are rooted in history, culture, stewardship of the built environment, conservation of open space, and creating a sense of place

for each community. Smart growth advocates land use patterns that are compact, transit-oriented, walkable, bicycle-friendly, and include mixed-use development with a range of housing choices. This philosophy keeps density concentrated in the center of a town or city, combating urban sprawl.

A major issue with historic preservation and sustainability is the installation of energy efficient materials, green technology systems and infrastructure on historic resources and landscapes. The conservation and improvement of our existing built resources, including re-use of historic and older buildings, greening the existing building stock, and reinvestment in older and historic communities, is crucial; however, eco-friendly improvements cannot be implemented at the expense of the historic materials or features that define the resource's historic significance. Loss of historic integrity can threaten de-listing of resources, thereby eliminating options for future grant funding. There are many ways to incorporate eco-friendly materials into historic fabric and landscapes without compromising integrity. The city of Las Vegas and Nevada State Historic Preservation Office are charged with providing technical information to parties wishing to undergo these types of projects.

The U.S. Green Building Council's (USGBC) green building certification program, Leadership in Energy and Environmental Design (LEED), has developed a new rating system called LEED for Neighborhood Development, or LEED-ND. It merges principles of smart growth, new urbanism, and green building into a standard for neighborhoods and awards points based on a community's location and environmentally responsible and sustainable-design components. LEED-ND recognizes many of the characteristics inherent in historic neighborhoods, such as dense land use, access to jobs, housing, public transit, schools, parks, and public spaces are consistent with sustainable development.

In addition, changes to the LEED rating system in 2009 supports historic preservation by offering credits weighted according to Life Cycle Assessment (LCA) criteria. LCA is a holistic, scientific approach that evaluates a building's energy intake and expenditure over the course of its lifetime. LEED 2009 also allows for exemptions of historic districts, and prohibits the demolition of part or all of any federal-, state-, or locally-listed historic building unless the demolition has been approved by the local historic preservation review board.

Neighborhood Conservation Districts

Neighborhood conservation districts are areas with a distinct physical character that have preservation or conservation as the primary goal. Within the city of Las Vegas there are unique and distinctive older residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the community and are worthy of preservation and protection. Many of these districts may lack sufficient historical, architectural or cultural significance at the present time to be designated as historic districts; however, they warrant special land-use attention based on other distinctive characteristics.

Accomplished through the adoption of a zoning overlay or independent zoning district, conservation districts provide a means of preserving the physical attributes of a neighborhood by addressing changes that could adversely affect its architectural character. Neighborhoods protected under this approach often include a high concentration of older structures that share a cohesive quality through a common architectural style or building form such as a World War II subdivision, or because they date from a particular period of times. Sometimes a neighborhood,

although historic, may not be eligible for designation as an historic district due to incompatible alterations and loss of integrity, or residential support for stricter controls is lacking.

In a neighborhood conservation district, physical changes to a neighborhood, such as the construction of additions, new buildings, and demolitions are generally subject to review and approval by a specially-appointed design review committee separate from an historic preservation commission. However, in contrast to historic preservation laws, alterations to existing structures tend to be subject to more lenient standards of review or, in some cases, excused from review altogether. New construction, additions and alterations are frequently evaluated under standards that emphasize compatible development in terms of size or massing rather than specific architectural features.

The City of Las Vegas has not used this tool for conserving older neighborhoods as of yet. Authority to enact conservation district laws typically comes from power delegated to local communities through state enabling statutes; however, the city of Las Vegas may implement neighborhood conservation districts as zoning overlays. It can be a good tool for protecting older neighborhoods against inappropriate infill or commercial encroachment.

City Preservation Incentives

In many cases, it can be more cost-effective for a property owner to demolish and replace an historic building with one that maximizes the use of the land it sits on. Because of this, infill development can have an enormous impact on historic neighborhoods, irreparably damaging its historic nature. To combat this, some cities have developed incentives to preserve buildings that are listed on an historic property register. For example, the city of Monterey, California, has developed several incentives that originate with the Planning Department for the Cannery Row Conservation District that include streamlined review processes and reduction or waiver of fees.

The City of Las Vegas offers grant funding for projects historic in nature through the Centennial Commission. The grant funding is received through the sale of commemorative Centennial license plates, and is administered by the Centennial Board. Projects must promote or preserve some historic feature or commemorate the history of the city of Las Vegas, or promote cultural heritage tourism in Las Vegas. Individuals can apply for funding to restore their buildings according to certain guidelines and standards.

Cultural Heritage Tourism

Historic buildings can have a positive economic impact in redevelopment planning. These resources are inherently marketable elements of urban form that promote a community's distinct identity. More than one-fourth of U.S. tourists visit cultural and historic sites every year. Historic downtowns perpetuate the character and ambience, creating an authentic experience for both residents and visitors that cannot be found elsewhere.

The HPC has partnered with the Las Vegas Convention and Visitor's Association (LVCVA) to participate in the National Trust's Heritage Travel, Inc. website (www.heritagetravelinc.com). This allows the city and LVCVA to post information about significant historic sites in the city and Clark County, and link them to related attractions or points of interest.

The city of Las Vegas has partnered with several organizations to assist with funding and implementation of heritage tourism sites within the city. Among these sites are the Neon Museum, located in the Cultural Corridor, in downtown Las Vegas. The La Concha Motel lobby was recently moved from the Strip and restored to serve as the museum's lobby and headquarters for the Las Vegas National Scenic Byway. Visitors can tour several acres of historic neon signs in the "Boneyard." An extension of the Neon Museum is the "Signs on Sticks" project. This consists of newly restored neon signs installed in the median of Las Vegas Boulevard between Sahara and Washington Avenues.

Another heritage tourism site is the U.S. Post Office and Courthouse, constructed in 1931. The building is currently undergoing a complete restoration for reuse as the Las Vegas Museum of Organized Crime and Law Enforcement, or "The Mob Museum." The museum will focus on the impact of organized crime on Las Vegas and the United States. Completion is set for Spring 2011.

Since the 1970s, mounting evidence has shown that historic preservation can be a powerful community and economic development strategy. Evidence includes statistics compiled from annual surveys conducted by the National Trust for Historic Preservation and statewide Main Street programs, state-level tourism and economic impact studies, and studies that have analyzed the impact of specific actions such as historic designation, tax credits, and revolving loan funds. Among the findings:

- Creation of local historic districts stabilizes, and often increases residential and commercial property values.
- Increases in property values in historic districts are typically greater than increases in the community at large.
- Historic building rehabilitation, which is more labor intensive and requires greater specialization and higher skills levels, creates more jobs and results in more local business than does new construction.
- Heritage tourism provides substantial economic benefits. Tourists drawn by a community's (or region's) historic character typically stay longer and spend more during their visit than other tourists.
- Historic rehabilitation encourages additional neighborhood investment and produces a high return for municipal dollars spent.
- Historic rehabilitation vs. new construction can result in a cost savings of 3 to 16 percent.
- Use of a city or town's existing, historic building stock can support growth management policies by increasing the availability of centrally located housing.

Cultural Diversity

As diverse as American culture is, so too is the diversity of historic properties that express this rich cultural legacy. Our definition of historic properties has evolved to encompass a much broader interpretation of American history, one that acknowledges the contribution of immigrant populations and ethnic minorities.

Cultural diversity is a recent term, but with origins in the historic preservation movement when the treatment of archaeological remains of American Indians and protection of antiquities of the

American Southwest began to be considered. Today, the term is used to denote the changing ethnic composition of the United States through immigration, and to describe the enduring cultural groups that live in definable ethnic communities.

The protection of cultural properties of groups other than American Indians gathered momentum in the 1960s in response to the civil rights movement and increasing interest from cultural groups to preserve their heritage.

Until recently, the historic preservation community quantified its progress in the area of cultural diversity by the number of projects undertaken, and the number of cultural groups that associated themselves with the preservation movement. Today, preservationists are more concerned with ensuring that cultural groups communicate what resources are important to them, how the resources should be protected, and who should be empowered with the management of the resources. Increasingly, cultural groups are working with existing preservation organizations to establish their own heritage organizations and programs.

Las Vegas is home to several ethnic groups. Some, such as the African American, American Indian, Hispanic and Asian cultures, have been here for generations upon generations. These groups have contributed greatly to the growth, development and culture of Las Vegas, and preservation of historic resources associated with these contributions is extremely important for future generations to be able to interpret the history of Las Vegas properly.

Environmental Review and Section 106

In the National Historic Preservation Act (NHPA) of 1966, Congress established a comprehensive program to preserve the historical and cultural foundations of the Nation as a living part of community life. Section 106 of NHPA is crucial to that program, because it requires consideration of historic preservation in the multitude of Federal actions that take place nationwide. Federal agencies are responsible for initiating Section 106 review and coordinate the review with the State Historic Preservation Officer. Federal agencies are required to consider the effects of their actions on historic properties and provide the Advisory Council on Historic Preservation an opportunity to comment on Federal projects prior to implementation.

Section 106 review encourages, but does not mandate, preservation; however, it does ensure that preservation values are factored into Federal agency planning and decisions. Because of Section 106, Federal agencies must assume responsibility for the consequences of their actions on historic properties and be publicly accountable for their decisions.

The City of Las Vegas has received several million dollars from the Southern Nevada Public Lands Management Act (SNPLMA). This act allows the Bureau of Land Management (BLM) to sell public land within a specific boundary around Las Vegas, Nevada. The city applies for funding from the sale of these lands for capital improvements, conservation initiatives, land acquisitions, and to develop parks, trails and natural areas.

In addition, the city receives approximately \$11 million dollars annually from the Community Development Block Grant (CDBG) program which originates with the U.S. Department of Housing and Urban Development. The CDBG entitlement program allocates annual grants to

larger cities and urban counties for affordable housing. The city of Las Vegas Neighborhood Services Department has developed a Memorandum of Understanding (MOU) with the State Historic Preservation Office (SHPO) to provide guidance on which activities and projects will require SHPO consultation.

The city also receives funding from the Nevada Department of Transportation (NDOT) through the Transportation Enhancement program, a Federal-Aid Highway fund administered by the Federal Highway Administration (FHWA). To streamline the administration of these and other funds, the FHWA has developed the Stewardship program which allows local governments to design and administer construction with the oversight of NDOT.

Another source of federal funds is the American Recovery and Reinvestment Act (ARRA) of 2007. The Act was designed to stimulate the economy and specifies appropriations for a wide range of federal programs. The city of Las Vegas will receive funding for infrastructure improvement, much of which will occur in areas with historic properties.

Each one of these projects that the city has received funding for may be subject to a Section 106 Review because of federal involvement. The federal agency that initiates the review is required to obtain comment by the State Historic Preservation Office (SHPO) regarding the project. In turn, the SHPO will seek comment from the local Historic Preservation Officer, if the municipality is a Certified Local Government (CLG).

Although not necessarily difficult, these reviews require extensive interagency coordination, and can add significant costs and additional time to a project. These factors need to be considered as early as possible in the planning stages. Every CLG is entitled to comment on projects happening within their jurisdiction, so it is extremely important to involve the Historic Preservation Officer as early as possible.

Education

Although the city has improved public outreach for historic preservation tremendously, this will always be an ongoing and important issue. Public outreach and educational projects are invaluable tools to garner support for preservation activities. The HPC applies for grant funding each year through the Nevada State Historic Preservation Office to pay for printed and recorded materials such as walking tour brochures, newsletters and lectures. These materials are available on the city website, and are distributed at community centers, libraries, educational and cultural facilities, and community events. Each year the HPC sponsors informational booths at events such as the Culture and History Fair. The Historic Preservation Officer is on hand at these and other community events to meet with individuals who are interested in learning about their historic neighborhood or property, and the process of designation.

Within the preservation community, important strides have been made in the process of collecting prehistoric artifacts and historical data and memorabilia which now reside in local museums. There are several historic collections, and historical associations and non-profit preservation organizations have been formed which actively promote protection and preservation of Las Vegas' heritage.

It is important that the community recognizes that there is a heritage to preserve, that they are part of it, and that they understand the importance of contributing to its preservation through either volunteering time or donating funds. The process of making our past as interesting as the present must start with education.

The Advisory Role of the HPC

The HPC takes a proactive role in the preservation of our city's historic and cultural resources. The HPC facilitates the planning efforts required to promote the preservation of structures and sites which have and will have historic significance in the near future. One of the primary responsibilities of the HPC is the development, coordination, and implementation of programs for the preservation of buildings, structures, places, sites and districts of historic and archaeological significance. As such, the HPC forwards recommendations to the City Council regarding certain improvements and sites in the city for designation as landmarks or historic sites, and/or districts. The HPC is also responsible for assisting owners of historic properties with technical information about appropriate methods of preservation and restoration of their properties.

Capital Improvement Plan (CIP)

The City of Las Vegas Capital Improvement Plan is the city's multiyear planning document that identifies and prioritizes the need for a variety of public improvements. The CIP identifies individual project scopes, schedules and funding, and provides order and continuity to the repair, replacement, construction or expansion of the City's capital assets. The CIP is funded on an annual basis, and includes revenues from other government entities, bond issues, charges for services, and transfers from other City of Las Vegas funds.

The CIP process begins early each year when each department submits individual project requests to the Budget and Finance Division. Each request is evaluated for completeness and accuracy, fiscal impact, and available funding sources. The CIP is then integrated with the City's Strategic Plan, which is the primary policy document used to guide future growth and development. Recommendations are then submitted to the City Manager.

The Historic Preservation Commission can make recommendations to the City of Las Vegas Planning and Development Department for future CIP projects. The City currently owns six historic properties, including the Westside School, Fifth Street School, the U.S. Post Office and Courthouse, Woodlawn Cemetery, Lorenzi Park and Floyd Lamb Park at Tule Springs (Tule Springs Ranch). CIP funding can be used for improvements and maintenance to city-owned historic buildings, as well as property acquisition.

Status Analysis

The following matrix provides status information regarding the original goals and objectives listed in the Historic Preservation Plan from 1992. A column to represent whether the specific action has been completed, and a column for implementation, have been added. A more detailed summary of Historic Preservation successes is included below.

ACTION SUMMARY	FY OF IMPLEMENTATION	COMPLETE YES/NO	IMPLEMENTATION
Develop guidelines and criteria to identify historic sites and districts.	1992	YES	Ongoing. Over 1300 buildings have been surveyed since 2002. See Successes: Historic Resource Survey and Inventory, pg. 26.
Develop a program to nominate historic resources to the National Register of Historic Places.	1993	YES	Ongoing. HPC's budget includes funding to complete nominations. See Successes: Historic Designation, pg. 25.
Develop and maintain a list of ethnic groups and their historic role in forming the community character.	1993	NO	See: Policy 1.2 of revised Goals, Objectives and Policies, pg. 27 and Recommendations, pg. 28.
Identify and maintain an inventory of historic properties.	1992	YES	Ongoing. Over 1300 buildings have been surveyed since 2002. See Successes: Historic Resource Survey and Inventory, pg. 26.
Recommend to City Council historic districts and sites.	1993	YES	Ongoing. Four historic properties or districts have been designated on the City of Las Vegas Historic Property Register since 2003. See Successes: Historic Designation, pg. 25.
Update the Historic Preservation Chapter of the Las Vegas Municipal Code to provide for the City becoming a Certified Local Government.	1994	YES	CLG status achieved in 1998.
Establish programs to interpret Las Vegas cultural history and promote public interest and support.	1993	YES	Ongoing. The HPC sponsors two yearly events, has renewed the newsletter, and has published three historic walking tour brochures since 2003. See Public Outreach, pg.25.
Promote the contents and locations of historical collections in Las Vegas and southern Nevada.	1993	YES	Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25.
Promote the culture of Las Vegas and southern Nevada through museums and libraries.	1992	YES	Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25.
Identify, develop and distribute information about State of Nevada Historic Preservation Incentives.	1993	YES	Ongoing. The HPC website has links to all museum and historic facilities in Las Vegas. See Public Outreach, pg. 25.
Develop a program to implement federal incentives pertaining to historic preservation.	1992	NO	The SHPO administers the Federal Historic Preservation Tax Credit program.

Provide City strategy for the adaptive reuse of historic vacant and/or abandoned buildings.	1992	NO	See Policy 3.2, pg. 27, and Recommendations, pg. 28.
Develop City Zoning Ordinance amendments to facilitate adaptive reuse of historic buildings.	1994	NO	See Policy 3.2, pg. 27, and Recommendations, pg. 28.
Develop comprehensive design guidelines for new construction or existing building improvements that will preserve the historical and architectural quality of designated neighborhoods, districts, sites and landmarks.	1994	YES	John S. Park Neighborhood Historic District Guidelines approved by HPC September 2006.

Successes

Historic Designation

Since the HPC was created in 1991, much has been accomplished. Thirteen historic properties or districts have been designated on the City of Las Vegas Historic Property Register, three have been designated on the Nevada State Register of Historic Places, and eight on the National Register of Historic Places for a total of over 400 buildings, structures or sites. In 2006 the HPC received a \$75,000 grant from the Centennial Commission for various historic preservation projects, including preparation of nomination reports for submittal to the National Register of Historic Places.

Public Outreach

The HPC has significantly increased its public outreach efforts, bringing the importance and urgency of historic preservation to the public forefront with frequent media releases, community events, the creation of the HPC website, the resurrection of the newsletter, publications, walking tours and historic markers. The newsletter, brochures and other publications are widely distributed to local cultural facilities, and are available on the website. The HPC website lists information on each designated historic property with links to local and national preservation resources. In addition, the HPC now has a recognition program for individuals or groups who make exceptional efforts in the spirit of historic preservation.

Funding

The HPC has vigorously pursued grant funding and private donations to save and restore our community gems such as the U.S. Post Office and Courthouse, the Westside School, and the relocation of the railroad cottages and the La Concha Motel lobby.

Historic Resource Survey and Inventory

Each year the Planning and Development department applies for funding from the Historic Preservation Fund (HPF) grant. This grant originates with the National Park Service and is administered by the State Historic Preservation Office. The city is typically awarded around \$40,000 annually for historic resource surveys and inventories of historic neighborhoods. In recent years, the Biltmore, Huntridge, Mayfair, Berkley Square and Southridge neighborhoods, and the downtown wedding chapels have been surveyed. The data collected is used to identify neighborhoods or areas within Las Vegas that may be eligible for listing on the National Register

of Historic Places. For instance, the Berkley Square neighborhood was determined eligible after an HPF survey and was designated on the National Register of Historic Places in October 2009.

The city of Las Vegas will continue to apply for the annual HPF grant in order to maintain an inventory of historic resources. This information is invaluable to community planning efforts and procurement of grant funding for many types of projects, including sustainability initiatives, and redevelopment and infrastructure improvement funding.

Coordination

With the help of city staff, coordination between the HPC and other city departments and elected officials has greatly improved:

- In 2005 the Planning & Development and Leisure Services Departments' staff worked with Clark County staff to implement the Pioneer Trail, a six-mile pedestrian trail that winds through historic West Las Vegas.
- In 2005 the city approved the Neighborhood Action Plan process which facilitates the designation of historic neighborhoods. Neighborhood associations work with the Neighborhood Services and Planning & Development Departments to make historic preservation an optional component of their neighborhood action plans.
- In 2006 Planning and Building staff developed a more efficient and fully automated way to add Historic Preservation Officer review to a more comprehensive list of types of building permit applications for historic properties.
- In 2007 Planning staff developed a database within Geographic Information Systems that identifies all properties that are fifty years or older, and whether the properties have been surveyed for eligibility to the National Register of Historic Places. The data assists other city departments and government agencies with planning and implementing federally-funded projects.
- The process of updating the Historic Preservation Element involved valuable input from several city departments, including Neighborhood Services, Cultural Division, Office of Business Development, Building and Safety, Field Operations, Leisure Services and Public Works. It is the common goal of all departments within the City of Las Vegas that our significant historic resources be preserved in a manner which is consistent with the Master Plan goals, and that is not counterproductive.

Implementation

The Historic Preservation Element provides as inclusive a resource as possible for city officials and the public regarding the current state of historic preservation in Las Vegas, the issues that affect this, and what options there are available to use historic preservation tools to improve our communities. The following "Goals, Objectives and Policies" are also included in the Master Plan 2020 policy document.

Goal: Promote the educational, cultural, economic, and general welfare of the public through the identification, preservation, maintenance and protection of structures, sites, neighborhoods

and districts of significant historic, architectural, archaeological and paleontological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites, neighborhoods and districts of historic and prehistoric interest within Las Vegas.

Policy 1.1: That the city pursues all available state and federal grant funding pertaining to Historic Preservation.

Policy 1.2: That the city promotes the identification and preservation of significant cultural resources within communities of diverse ethnic backgrounds which illustrate the historic role and contributing character of population identities within Las Vegas.

Policy 1.3: That the city promotes a stewardship program to oversee historic resources.

Objective 2: Encourage community participation in the preservation planning process to achieve public understanding and support of preservation concepts and the value of cultural resources to the community.

Policy 2.1: That the Historic Preservation Commission meetings are open to the public, and that commissioners be accessible to the public during preservation related events.

Policy 2.2: That the city promotes public education of historic preservation by distribution of information through media releases, publications, and events.

Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.

Policy 3.1: That an inventory of buildings, structures, sites, objects, neighborhoods and districts that are over fifty (50) years old will be consistently updated and maintained.

Policy 3.2: That the city develop guidelines for reuse of historic structures, including the scope of modifications and the use and extent of exterior business signage. (From Reurbanization Policy 1.4.2)

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Policy 4.1: That the city promote design guidelines for historic preservation as developed by federal agencies such as the National Park Service.

Policy 4.2: That the city meets the requirements for an Historic Properties Preservation Plan as set forth in NRS 278.160 1.d.

Objective 5: Facilitate coordination and cooperation between the Historic Preservation Commission and other city departments, local and regional historic preservation, archeological and museum organizations.

Policy 5.1: That the HPC provide consistent and up-to-date information to other city departments about historic resources that are potentially eligible or have been determined eligible to the local, state or national register(s) of historic places so as to support the goals as outlined in other Master Plan 2020 policies.

Recommendations

Input from the public, research and experience have provided the city with an in-depth understanding of the issues facing historic preservation, not only in Las Vegas, but in the United States. This element provides recommendations based on an analysis of these issues. The recommendations are specific to the issues and any unfulfilled goals and objectives from the 1992 plan.

Action items have been categorized according to short (1 year) , medium (2-3 years), long-term (5 years), or ongoing implementation goals. It is anticipated that most recommended tasks can be accomplished within a five year period.

Issue	Actions	Term
Adaptive Reuse	Complete feasibility assessment of all vacant buildings over fifty years old for potential for acquisition and reuse.	Long
	Research available grant funding for adaptive reuse, affordable housing, historic preservation, etc.	Ongoing
Historic Building Codes	The Building and Safety Department, with input from the HPC, shall review future code revisions or amendments for appropriate adoption by this jurisdiction.	Ongoing
Smart Growth and Sustainability	Adopt a policy for adaptive reuse of existing and historic buildings.	Medium
Conservation Districts	Investigate the possibility of creating a conservation district for residential neighborhoods that may not qualify as historic districts.	Medium
City Preservation Incentives	Investigate the development of a streamlined pre-application review process	Medium

	Investigate Parking requirement adjustments	Medium
	Investigate subsidies in certain permit or application fees	Medium
	Investigate property tax reductions based on historic use of property (i.e. residential property tax vs. commercial)	Medium
Heritage Tourism	Develop a heritage tourism plan for Las Vegas that promotes the downtown historic areas as authentic historic experiences.	Medium
	Develop and preserve existing resources through promotion and financial incentives.	Ongoing
	Develop heritage partnerships and networks with local, state, and national historic preservation organizations.	Short
	Develop business and history partnerships by encouraging local business to incorporate heritage tourism in their business activities.	Short
Cultural Diversity	Within historic neighborhoods and areas, work with Neighborhood Services Department to develop working relationships with key organizations and community groups.	Ongoing
	Continue to conduct historic resource surveys of ethnic neighborhoods or individual buildings and publish the findings.	Ongoing
	Promote the nomination of significant buildings or neighborhoods to the Planning Commission and City Council.	Ongoing
	Work with the Neighborhood Services Department to attend neighborhood meetings to educate homeowners of the benefits of historic preservation.	Ongoing
Environmental Review and Section 106	Compile all existing historic resource surveys for database.	Short
	Complete an historic resource survey of the entire city.	Long
	Educate key staff regarding the Section 106 process.	Short

	Develop a process for all city departments that requires initial review of potential Section 106 projects by the Historic Preservation Officer.	Short
Education	Create additional historic brochures and newsletters.	Ongoing
	Work with the Clark County School District to create an historic preservation curriculum for grade and high schools.	Medium
The Advisory Role of the HPC	Increase the presence and accessibility of the HPC members at public events.	Ongoing
City of Las Vegas Capital Improvement Plan (CIP)	Make recommendations to the City of Las Vegas Planning and Development Department for future CIP projects.	Ongoing
	Work with Public Works Department to review CIP project list annually.	Ongoing

Appendix X: Stewardship Agreement

STEWARDSHIP AGREEMENT FOR CITY-OWNED HISTORIC RESOURCES

Stewardship means planning and taking the necessary actions over the long term to successfully preserve and protect the resources for which we have the privilege of caring. Good stewardship also requires managing resources to help educate and revitalize communities, while maintaining the character that makes Las Vegas a desirable place to live.

The city of Las Vegas recognizes its responsibility for owning and managing heritage resources and is committed to being a better steward through implementation of the following policies. Because the city of Las Vegas currently owns and operates several historic properties it is incumbent on the city to be a good steward.

These properties fall broadly into several categories:

1. Districts: composed of several buildings with a definable boundary. Some districts share boundaries with city-owned parks and are programmed by the city of Las Vegas Department of Leisure Services.
2. Buildings: composed of individual buildings that are either used for cultural purposes and/or leased to non-profit organizations. These buildings can be programmed by the Office of Cultural Affairs.
3. Sites: composed of archaeological and paleontological sites or cemeteries.
4. Structure: composed of bridges, signs, water towers, etc.

All city-owned historic properties that are listed on the city of Las Vegas Historic Property Register are protected by the Las Vegas Zoning Code, Title 19.06.090: Historic Designation. This chapter outlines the duties and powers of the Historic Preservation Commission (HPC), which include review of any development affecting properties listed on the register, and providing recommendations to the Las Vegas City Council regarding same. The HPC can assist with this stewardship program by providing technical assistance, as well as assistance with decisions about restoration objectives, how the property will be interpreted or used, and modifications to buildings and landscape.

STEWARDSHIP ACTION ITEMS

1. Use city-owned sites to promote community involvement, stewardship and education in heritage preservation and development.
2. Develop and implement an Historic Resources Stewardship Plan component of the Historic Properties Preservation Plan Element for city-owned properties. The plan will set the vision for resource management and establish a unified approach to management, funding, research and education and heritage tourism development. The components of this plan should include as follows:

- a. The city's vision and over-arching preservation goals including the rationale for acquiring and managing additional resources.
 - b. Funding options through CIP and recommendations for annual funding levels to accomplish preservation program objectives.
 - c. Heritage tourism and education opportunities.
 - d. Annual site visits for historic sites conducted by HPO and PW/FO to identify and assist in resolving any problems, monitor the level of ongoing maintenance and to discuss future preventative maintenance needs with city staff and facility maintenance managers.
 - e. Cyclical maintenance plan for immediate and long-term care of city historic buildings and sites. Completed plan will include inspection schedules, recommendations for appropriate materials and procedures, as well as projected budgets for the prescribed work. The HPO will provide guidance by offering technical preservation resources, cyclical and preventive maintenance checklists, sample templates for schedules and inspection forms.
 - f. All work will be performed according to the *Secretary of the Interior's Standards*.
3. Each city-owned property will have a specific stewardship plan that addresses, on a site-specific level, resource management, funding, ongoing research and education and heritage tourism development that is unique to each site. Site-specific stewardship plans should address, as a minimum, the following components:
- a. Survey of the heritage resource or HSR/HABS/HAER report (documentation and physical survey)
 - b. Historical context.
 - c. Evaluation of significance (Eligibility for national, state and local registers).
 - d. Plan for immediate stabilization and protection.
 - e. Plan for restoration and/or adaptive reuse including funding.
 - f. Programming plan (education, heritage tourism, and revenue generating events).
 - g. Maintenance plan.

Appendix X: Glossary of Terms

Abandoned Shipwreck Act: Federal law vesting title to abandoned shipwrecks found in state territorial waters, thereby enabling the preservation of historic shipwrecks.

Advisory Council on Historic Preservation (ACHP): Independent federal agency responsible for implementing the Section 106 review process.

Affirmative maintenance: Requirement in historic preservation ordinances that a building's structural components are maintained.

Alteration: Any aesthetic, architectural, mechanical, or structural change or addition to the exterior surface of any significant part of a designated property.

American Indian Religious Freedom Act (AIRF): Legislation passed by Congress intended to protect and preserve the traditional religious rights of American Indians, Eskimos, Aleuts, and

Native Hawaiians. The Act requires federal agencies to consider the effects of their programs on places and practices of religious importance to American Indians, Eskimos, and Native Hawaiians.

Americans with Disabilities Act (ADA): Law prohibiting discrimination to persons with disabilities, by requiring, among other things, that places generally open to the public, such as restaurants and hotels, be made accessible. Special rules apply to historic buildings and facilities.

Antiquities Act: Established the first national historic preservation policy and gave the President the authority to set aside significant historic resources located on federally controlled lands as "national monuments" to be managed by federal agencies.

Approval authority: The HPC or the HPO, as given by the City of Las Vegas.

Archaeological and Historic Preservation Act (AHPA): Requires federal agencies to provide for the preservation of historical and archeological data which might otherwise be lost or destroyed as the result of any federally licensed activity or program causing an alteration of terrain.

Archeological Resources Protection Act (ARPA): Primary federal statute governing archeological resources. The Act fosters cooperation and exchange of information between interested parties, and establishes civil and criminal penalties for the destruction or alteration of cultural resources.

Area of significance: the aspect of history a property represents that makes it eligible for designation on an historic property register. A property may meet the criteria under more than one area of significance.

Architectural significance: Importance of a property based on physical aspects of its design, materials, form, style, or workmanship.

Associated structure/feature: An outbuilding or landscape feature associated with an historic resource.

Association: Link of an historic property with an historic event, activity, or person. Also, the quality of integrity through which an historic property is linked to a particular past time or place.

Boundaries: Lines delineating the geographic extent or area of an historic property.

Boundary description: A precise description of the lines that bound an historic property.

Boundary justification: An explanation of the reasons for selecting the boundaries of an historic property.

Building: A resource such as a house, barn, store, hotel, factory, or warehouse, having a roof supported by columns or walls for the housing or enclosure of persons, animals, or chattels.

Building code: Law setting forth minimum standards for the construction and use of buildings to protect the public health and safety.

Certificate of Appropriateness (COA): Certificate issued by a preservation commission to indicate its approval of an application to alter, demolish, move, or add on to a protected resource.

Certified Local Government: A city or town that has met specific standards enabling participation in certain National Historic Preservation Act programs.

Charitable contribution: A donation to a charitable organization whose value may be deducted from gross income for purposes of determining how much tax is owed.

Compatibility: A pleasing visual relationship between elements of a property, building or structure; among properties, buildings and structures; or with their surroundings. Aspects of compatibility may include, but are not limited to, proportion, rhythm, detail, texture, material, reflectance and architectural style.

Contributing structure: Building or structure in historic district that generally has historic, architectural, cultural, or archeological significance, and represents the historic context of the district.

Criteria: Standards set by the National Park Service by which it determines the eligibility of a resource for the National Register of Historic Places. The City of Las Vegas defers to these standards to evaluate properties for listing in the State and National Register of Historic Places.

Criteria Considerations: Additional eligibility standards, defined by the National Register of Historic Places, set for certain kinds of properties, such as cemeteries, reconstructed or relocated buildings or structures, or properties less than 50 years old.

Cultural affiliation: Archaeological or ethnographic culture to which a collection of sites, resources, or artifacts belong.

Cultural resource: Structures, buildings, features (roads, ditches, bridges, etc), and historic and prehistoric archaeological sites.

Demolition: The act or process that destroys a structure or feature associated with a designated property.

Demolition by neglect: Process of allowing a building to deteriorate to the point where demolition is necessary to protect public health and safety.

Design: Quality of integrity applying to the elements that create the physical form, plan, space, structure, and style of a property.

Designation: Act of identifying historic structures and districts subject to regulation in historic preservation ordinances or other preservation laws.

Determination of eligibility: An action through which the eligibility of a property for National Register listing is confirmed without actual listing in the National Register. Nominating authorities and federal agencies commonly request determinations of eligibility for federal planning purposes and in cases where a majority of private property owners have objected to National Register listing.

Distinctive Character: The distinguishing architectural and aesthetic characteristics of a Landmark or Historic Property, or those generally found throughout an Historic District, which fulfill the criteria for designation.

Easement (preservation or conservation): Partial interest in property that can be transferred to a nonprofit organization or governmental entity by gift or sale to ensure the protection of an historic resource and/or land area in perpetuity.

Economic hardship: Extreme economic impact on individual property owner resulting from the application of an historic preservation law.

Eligible property: Property that meets the criteria for inclusion in the National Register of Historic Places, or City of Las Vegas Historic Property Register, but is not formally listed.

Eminent domain: The right of government to take private property for a public purpose upon payment of "just compensation."

Enabling law: Law enacted by a state setting forth the legal parameters by which local governments may operate. Source of authority for enacting local preservation ordinances.

Environmental Assessment or Impact Statement (EA or EIS): Document pre-pared by state or federal agency to establish compliance with obligations under federal or state environmental protection laws to consider impact of proposed actions on the environment, including historic resources.

Federal Land Policy Management Act (FLPMA): A United States federal law that governs the way in which the public lands administered by the Bureau of Land Management are managed.

Guidelines: Interpretative standards or criteria that are generally advisory in form.

Historic context: A compilation of information about historic properties that share a common theme, geographic area, and time period. The development of this information serves as a foundation for decisions about planning, identification, evaluation, registration, and treatment of historic properties.

Historic District: An area with definable and legal boundaries that generally includes within a significant concentration of properties linked by architectural style, historical development, or a past event, and that has been designated pursuant to the city of Las Vegas historic preservation ordinance because of its particular historic, architectural, archeological, or cultural significance.

Historic Neighborhood: A subdivided or developed area that consists of 10 or more residential dwelling units where at least two-thirds of the units are 40 or more years of age and have been identified by a governing body as having a distinctive character or traditional quality.²

Historic Property: A site or structure designated pursuant to the city of Las Vegas historic preservation ordinance that is worthy of preservation because of its particular historic, architectural, archeological, or cultural significance.

Historic Sites, Buildings, and Antiquities Act (Historic Sites Act): Builds upon the Antiquities Act to organize most of the national parks, monuments, and historic sites under the responsibility of the National Park Service (NPS).

Integrity: The unimpaired authenticity of a property's historic or prehistoric identity, evidenced by surviving physical characteristics.

Listing: The formal entry of a property in the city, state or National Register of Historic Places.

Keeper of the National Register: Individual in the National Park Service responsible for the listing in and determination of eligibility of properties for inclusion in the National Register of Historic Places.

Land trust: A nonprofit organization engaged in the voluntary protection of land for the purpose of providing long-term stewardship of important resources, whether historical, archeological, or environmental, through the acquisition of full or partial interests in property.

Land use: General term used to describe how land is or may be utilized or developed, whether for industrial, commercial, residential or agricultural purposes, or as open space.

Landmark: A site or structure designated pursuant to a local preservation ordinance or other law that is worthy of preservation because of its particular historic, architectural, archeological, or cultural significance.

National Environmental Policy Act (NEPA): Primary federal law requiring consideration of potential impacts of major federal actions on the environment, including historic and cultural resources.

National Historic Landmark (NHL): Property included in the National Register of Historic Places that has been judged by the Secretary of the Interior to have "national significance in American history, archaeology, architecture, engineering and culture."

National Historic Preservation Act (NHPA): The federal law that encourages the preservation of cultural and historic resources in the United States.

² Abbreviated from NRS 278.

National Register of Historic Places: Official, non-regulatory inventory of "districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering and culture.

Native American Graves and Protection and Repatriation Act (NAGPRA):

Federal law providing for the repatriation of Native American human skeletal material and related sacred items and objects of cultural patrimony.

Nevada State Register of Historic Places: Official, non-regulatory inventory of "districts, sites, buildings, structures, and objects significant in Nevada history, architecture, archaeology, engineering and culture.

Noncontributing: A building, site, structure, or object that does not add to the historic significance of a property or district.

Object: A construction, artistic in nature, or technologically significant, relatively small in scale, and simply constructed, such as a statue, train engine, or sign.

Ordinary Maintenance and Repair: Regular or usual care, upkeep, repair or replacement of any portion of an existing property, building or structure in order to maintain a safe, sanitary and stable condition.

Owner: The person(s) listed in the property records of Clark County as having fee ownership of an individual parcel or property.

Paleontological Resources Preservation Act (PRPA): Requires the Secretaries of the Interior and Agriculture to manage and protect paleontological resources on Federal land using scientific principles and expertise.

Paleontology: is the study of prehistoric life through fossil remains, including organisms' evolution and interactions with each other and their environments.

Period of significance: The span of time during which a property attained the significance that makes it eligible for listing on the state or National Register of Historic Places.

Physical characteristics: Visible and tangible attributes of an historic property or group of historic properties.

Prehistoric: Related to the period before recorded history.

Property type: A grouping of properties defined by common physical and associative attributes.

Police power: The inherent authority residing in each state to regulate, protect, and promote the public health, safety, morals, and general welfare.

Property: One or more structures or other improvements, or an archeological site, associated with a particular parcel or location.

Public Buildings Cooperative Use Act: Federal law governing the construction, acquisition, and management of space by the General Services Administration for use by federal agencies.

Resource: Any building, structure, site, or object that is part of or constitutes an historic property.

Resource type: The general category of property, building, structure, site, district, or object.

Rehabilitation tax credit: Twenty percent federal income tax credit on expenses for the substantial rehabilitation of historic properties.

Revolving fund: Fund established by a public or nonprofit organization to purchase land or buildings or make grants or loans to facilitate the preservation of historic resources.

Section 106: Provision in National Historic Preservation Act that requires federal agencies to consider effects of proposed undertakings on properties listed or eligible for listing in the National Register of Historic Places.

Section 4(f): Provision in Department of Transportation Act that prohibits federal approval or funding of transportation projects that require "use" of any historic site unless (1) there is "no feasible and prudent alternative to the project," and (2) the project includes "all possible planning to minimize harm."

Significant: With reference to a property, building or structure, means having aesthetic, architectural or historical qualities of critical importance to its consideration in connection with the designation of property.

Site: Location of a significant event, a prehistoric or historic occupation or activity, or building or structure, whether standing, ruined, or vanished, where the location itself possesses significance independent of the value of any existing structure at that location.

Site plan: Proposed plan for development submitted by the property owner for review by a planning board or other governmental entity that addresses issues such as the siting of structures, landscaping, pedestrian and vehicular access, lighting, signage, and other features.

State Historic Preservation Officer (SHPO): Official appointed or designated, pursuant to the National Historic Preservation Act, to administer a state's historic preservation program.

Stewardship Program: A program that involves trained volunteers working with the historic preservation officer to protect historic resources by regularly visiting sites and recording changes.

Structure: A functional resource constructed for purposes other than to provide shelter, such as a bridge, windmill, or silo.

"Taking" of property: Act of confiscating private property for governmental use through "eminent domain" or by regulatory action.

Tax abatement: A reduction, decrease, or diminution of taxes owed, often for a fixed period of time.

Tax assessment: Formal determination of property value subject to tax.

Tax credit: A "dollar for dollar" reduction on taxes owed.

Tax deduction: A subtraction from income (rather than taxes) that lowers the amount upon which taxes must be paid.

Tax exemption: Immunity from an obligation to pay taxes, in whole or in part.

Tax freeze: A "freezing" of the assessed value of property for a period of time.

Transferable development right (TDR): Technique allowing landowners to transfer right to develop a specific parcel of land to another parcel.

Undertaking: Federal agency actions requiring review under Section 106 of the National Historic Preservation Act.

Zoning: Act of regulating the use of land and structures according to district. Laws generally specify allowable use for land, such as residential or commercial, and restrictions on development such as minimum lot sizes, set back requirements, maximum height and bulk, and so forth.

Appendix X: Historic Resource Protection Laws

Federal Land Policy Management Act (FLPMA), as amended

(Pub.L. 94-579). A United States federal law that governs the way in which the public lands administered by the Bureau of Land Management are managed. The law was enacted in 1976 by the 94th Congress. In the FLPMA, Congress recognized the value of the public lands, declaring that these lands would remain in public ownership. The law protects paleontological resources on federal land. The law is found in the United States Code under Title 43.

American Indian Religious Freedom Act (1978), as amended

Legislation passed by Congress intended to protect and preserve the traditional religious rights of American Indians, Eskimos, Aleuts, and Native Hawaiians. The Act (42 USC 1996) requires federal agencies to consider the effects of their programs on places and practices of religious importance to American Indians, Eskimos, and Native Hawaiians. Although the Act resulted in

some governmental policy changes, no regulations were ever issued. The AIRFA was amended (42 USC 1996a) to allow the use of peyote for ceremonial purposes.

Antiquities Act (1906), as amended

The first piece of U.S. legislation providing protection for any kind of cultural or natural resource. The Act (16 USC 431-433) established the first national historic preservation policy and gave the President the authority to set aside historic landmarks, historic and prehistoric structures, and other objects of historic or scientific interest located on federally controlled lands as "national monuments" to be managed properly by federal agencies. The regulations assign responsibility over lands to different federal agencies: the U.S. Department of Agriculture (USDA) has responsibility for lands within forest reserves, the U.S. Army has responsibility over lands within military reservations, and the U.S. Department of the Interior (DOI) has responsibility over all other lands owned or controlled by the federal government. The full suite of regulations promulgated by the DOI is available at 43 CFR 3.

Archaeological and Historic Preservation Act (1974), as amended

Legislation that amended the Reservoir Salvage Act of 1960 requiring federal agencies to provide for the preservation of historical and archeological data which might otherwise be lost or destroyed as the result of any federally licensed activity or program causing an alteration of terrain. This Act (16 USC 469-469c-2) greatly expanded the number of federal agencies that had to take archeological resources into account when executing, funding, or licensing projects; previously the Reservoir Salvage Act had required such attention only of federal agencies that constructed reservoirs and related structures (e.g., U.S. Army Corps of Engineers and the Bureau of Reclamation). The full suite of regulations promulgated by the National Park Service (NPS) under the AHPA is available at 36 CFR 79.

Historic Sites, Buildings, and Antiquities Act (Historic Sites Act), as amended

Legislation building upon the earlier Antiquities Act to organize most of the national parks, monuments, and historic sites under the responsibility of the National Park Service (NPS). The Act (16 USC 461-467) declared a national policy of preserving historic sites, buildings, and objects of national significance for public use. Provisions of the Act are implemented through the NPS regulations available at 36 CFR 1-65.

Native American Graves Protection and Repatriation Act (NAGPRA), as amended

Legislation (25 USC 3001-3013) requiring federal agencies to consult with the appropriate Native American Tribes prior to the intentional excavation of human remains and funerary objects. The regulations establish a process for determining the rights of lineal descendants and Indian tribes and Native Hawaiian organizations to certain Native American human remains, funerary objects, sacred objects, or objects of cultural patrimony with which they are affiliated. The full suite of regulations promulgated by the National Park Service (NPS) under NAGPRA is available at 43 CFR 10.

Executive Order 11593: Protection and Enhancement of the Cultural Environment

Executive Order 11593 was issued by President Nixon on May 13, 1971, directing federal agencies to inventory their cultural resources and establish policies and procedures to ensure the

protection, restoration, and maintenance of federally owned sites, structures, and objects of historical, architectural, or archaeological significance.

Executive Order 13007: Indian Sacred Sites

Executive Order 13007 was issued by President Clinton on May 24, 1996, directing federal agencies, to the extent practicable and allowed by law, to allow Native Americans to worship at sacred sites located on federal property and to avoid adversely affecting the physical integrity of such sites.

Executive Order 13175: Consultation and Coordination with Indian Tribal Governments

Executive Order 13175 was issued by President Clinton on November 6, 2000, directing federal agencies to coordinate and consult with Indian tribal governments whose interests might be directly and substantially affected by activities on federally administered lands.

Executive Order 13287: Preserve America

Executive Order 13287 was issued by President G.W. Bush on March 3, 2003, directing federal agencies to actively advance the protection, enhancement, and contemporary use of the historic properties owned by the federal government. It also encouraged agencies to establish partnerships with state, tribal, and local governments and the private sector to use these resources for economic development (e.g., tourism) and other public benefits.

Appendix X: Designated Historic Resources

List of Designated Historic Resources within the City of Las Vegas

Each designated site is numbered according to its location on the “Historic Places” map, Appendix: Maps, unless marked “Address Restricted.”

#1) “Big Springs,” The Las Vegas Springs (c. 1880)

Listed on the Nevada state Register of Historic Places 3/4/1981

Listed on the National Register of Historic Places 12/14/1978

“Big Springs,” The Las Vegas Springs (prehistoric and historic archaeological resource)

Location of archaeological resources are Site Restricted*

Listed on the Nevada state Register of Historic Places 3/4/1981

Listed on the National Register of Historic Places 12/14/1978

#2) Clark Avenue (Bonanza Road) Underpass (1936)

E. Bonanza Road and Union Pacific Railroad Tracks

Listed on National Register of Historic Places 1/18/2004

Eureka Locomotive (1875)

Location of locomotive is Site Restricted

Listed on National Register of Historic Places 1/12/1995

#3) *"Fifth Street School," Las Vegas Grammar School (1936)*

401 S. Fourth Street Listed on the City of Las Vegas Historic Property Register 2/19/1992
Listed on the National Register of Historic Places 5/20/1988

#4) *Floyd Lamb Park at Tule Springs (Tule Springs Ranch) (c. 1910)*

9200 Tule Springs Road
Listed on the Nevada state Register of Historic Places 3/4/1981
Listed on the National Register of Historic Places 9/23/1981
Listed on the city of Las Vegas Historic Property Register 1/9/2008

#5) *Frank Wait House (c. 1930)*

901 Ogden Street
Listed on City of Las Vegas Historic Property Register 6/3/1994

#6) *Henderson House (1930)*

704 S. Ninth Street
Listed as contributing resource to Las Vegas High School Neighborhood Historic District
1/30/91
Listed individually on City of Las Vegas Historic Property Register 8/20/2006

#7) *Huntridge Theatre (1946)*

1208 E. Maryland Parkway
Listed on the Nevada State Register of Historic Places 1/15/1999
Listed on the National Register of Historic Places 7/22/1993

#8) *Jay Dayton Smith House (1930)*

624 S. Sixth Street
Listed on the National Register of Historic Places 2/20/1987

#9) *John S. Park Neighborhood Historic District (1931 -)*

Bounded by Park Paseo, Ninth Street, Franklin Avenue & Fifth Place (see also map, Appendix)
Listed on City of Las Vegas Historic Property Register 3/19/2003
Listed on the National Register of Historic Places 5/16/2003

#10) *La Concha Motel Lobby (1961)*

770 N. Las Vegas Boulevard
Listed on the city of Las Vegas Historic Property Register 8/1/2007

#11) *Las Vegas High School Administration Building & Gymnasium (Las Vegas Academy) (1931)*

315 S. Seventh Street
Listed on the City of Las Vegas Historic Property Register 4/2/2003
Listed on the National Register of Historic Places 9/24/1986

#12) *Las Vegas High School Neighborhood Historic District (1928 -)*

Bounded by E. Bridger Avenue, S. Ninth Street, E. Gass Street and S. Sixth Street (see also map, Appendix)

Listed on the National Register of Historic Places 1/30/1991

#13) Las Vegas Mormon Fort (1855)

900 N. Las Vegas Boulevard

Listed on the Nevada state Register of Historic Places 3/4/1981

Listed on the National Register of Historic Places 2/1/1972

#14) Las Vegas Mormon Fort Boundary Increase (1855)

900 N. Las Vegas Boulevard

Listed on the National Register of Historic Places 2/12/1978

#15) Lorenzi Park Historic District (1949)

720 Twin Lakes Drive

Listed on the city of Las Vegas Historic Property Register 5/20/2009.

#16) Mesquite Club (1961)

702 E. St. Louis Avenue

Listed on the city of Las Vegas Historic Property Register 5/20/2009

#17) Morelli House (1959)

814 Bridger Avenue

Listed on the Nevada state Register of Historic Places 10/1/2001

Listed on the City of Las Vegas Historic Property Register 3/8/2007

#18) Moulin Rouge Hotel (1955)

900 W. Bonanza Road

Listed on the City of Las Vegas Historic Property Register 6/17/1992

Listed on the National Register of Historic Places 12/22/1992

Old Spanish Trail - Mormon Road Historic District (1829 – 1848)

From California border to Arizona, across Southern Nevada

Location of remaining trail segments are Site Restricted*

Listed on the National Register of Historic Places 8/22/2001

Tule Springs Archaeological Site (prehistoric archaeological resource)

Location of archaeological resources are Site Restricted*

Listed on the Nevada state Register of Historic Places 3/4/1981

Listed on the National Register of Historic Places 4/20/1979

#19) U.S. Post Office and Courthouse (1931)

301 Stewart Avenue

Listed on the City of Las Vegas Historic Property Register 4/2/2003

Listed on the Nevada state Register of Historic Places 5/15/2002

Listed on the National Register of Historic Places 2/10/1983

#20) *"Westside School," Las Vegas Grammar School, Branch No. 1 (1922, 1948)*

330 W. Washington Avenue

Listed on the Nevada state Register of Historic Places 3/4/1981

Listed on the National Register of Historic Places 4/2/79

#21) *Woodlawn Cemetery (1913)*

1500 N. Las Vegas Boulevard

Listed on the National Register of Historic Places 11/21/06

*Federal law prohibits disclosure of the locations of archaeological sites.

Appendix X: Potentially Eligible Historic Resources

Apache Hotel/Binions (1931)

128 Fremont Street

Binion House (1940)

2040 W. Bonanza Road

Blakey Apartments (1932)

201 S. Sixth Street

Christensen House (c. 1930)

500 Van Buren Avenue

El Cortez Hotel and Casino (1941)

600 Fremont Street

Fremont Street Motor Courts (c. 1920 – 1957)

Golden Gate Casino (1905)

1 Fremont Street

Historic signs

Johnny Tocco's Boxing Gym (1942)

9 W. Charleston Boulevard

Upper Las Vegas Wash

(boundaries to come)

St. Luke's Episcopal Church (1925)
832 N. Eastern Avenue
Original location: Sixth St. and Carson Ave.
Moved to Boulder City (year unknown)
Moved to current location (year unknown)

Victory Motel (1911)
307 S. Main Street

Wengert House/State Bar of Nevada (1938)
600 E. Charleston Boulevard

Appendix X: Maps (NOT INCLUDED IN DRAFT)

Designated Historic Resources within the City of Las Vegas
Las Vegas High School Neighborhood Historic District
John S. Park Neighborhood Historic District
Future Historic Properties