



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Discussion and possible action regarding a scope of work revision for the 2015 Historic Preservation Fund grant to include the Huntridge Neighborhood generally bound by E. Charleston Boulevard on the north, S. 10th Street on the west, E. Oakey Boulevard on the south, and S. 15th Street on the east between E. Charleston Boulevard and Norman Avenue on the north and south respectively, and approximately 407 feet from the centerline of S. 13th Street between Norman Avenue on the north and E. Oakey Boulevard on the south, multiple APNs, multiple Zones, Ward 3 (Coffin)

BACKGROUND

- 06/25/14 Historic Preservation Commission voted to approve (HPC-54504) the revised scope for the 2014 Historic Preservation Fund Grant to include a WWII subdivision historic context report in Las Vegas.
- 10/22/14 Historic Preservation Commission voted to approve the scope of the 2015 Historic Preservation Fund grant (HPC-56349), Ward 1 (Tarkanian), Ward 3 (Coffin) and Ward 5 (Barlow).
- 05/27/15 Historic Preservation Commission voted to approve with comments (HPC-59260) the draft World War II Era Residential Housing in Las Vegas, Clark County, Nevada (1940 – 1945) funded by the 2014 Historic Preservation Fund grant, multiple APNs, multiple Zones, Ward 1 (Tarkanian), Ward 3 (Coffin) and Ward 5 (Barlow).

ANALYSIS

The 2014 Historic Preservation Fund (HPF)

The 2014 HPF grant product included the “World War II Era Residential Housing in Las Vegas, Clark County, Nevada (1940-1945)” historic context report which provides the following:

- Historical information on Las Vegas neighborhoods constructed during WWII, including the Huntridge, Biltmore, Vega Verde, Beckley Subdivision, Sebec Acres, Eastland Heights and Charleston Square neighborhoods.
- Guidelines for assessing the National Register of Historic Places eligibility of single family and multiple family dwellings and subdivisions.
- Recommendations for further study of all neighborhoods with the exception of the Beckley Subdivision which no longer retains its integrity as a WWII subdivision, and the Vega Verde subdivision which is located within the currently designated John S. Park Neighborhood Historic District.

ACTION ITEM 5: HPC-60522

- Recommendations for further study of Tract 1 of Eastland Heights, a portion of which is located within Clark County.

Public Meeting

A public meeting was held July 30, 2015 to seek comment from property owners within the neighborhoods recommended for further study to determine community interest in designation. The meeting was for information purposes only and will not initiate the historic designation process of any neighborhood. The two neighborhoods expressing interest in designation were the Huntridge and Biltmore Neighborhoods. The Huntridge Neighborhood was represented at the meeting by the Neighborhood Association as well as a small number of property owners.

2015 HPF

The total award amount is \$20,700.00.

The current 2015 HPF scope includes the following:

- Nomination report for one neighborhood as an historic district
- Public outreach campaign to the nominated neighborhood based on the findings in the 2014 historic context report

Technical Approach and Fee Estimate

The city of Las Vegas requested a Technical Approach and Fee Estimate for work leading to and including a National Register of Historic Places nomination for the Huntridge Neighborhood from Logan Simpson.

The attached report from Logan Simpson breaks future work in the Huntridge Area into three possible phases:

Phase I: NRHP Eligibility Evaluation of the Huntridge Neighborhood (\$24,795)

- Review of previous Huntridge surveys from 2004 and 2013 including a review of eligibility determinations based on an expanded historic context.
- Windshield survey of all five tracts.
- NRHP eligibility recommendations.
- Preparation of Nevada SHPO Architectural Resource Assessment (ARA) short forms.
- Recommendations for further study.

Phase II: Intensive Level Historic Resource Survey and Inventory of Huntridge Tracts 4 and 5 (\$61,187)

- Intensive level survey of Tracts 4 and 5.
- NRHP eligibility recommendations.
- Preparation of SHPO ARA forms.
- HPC and public meetings.

ACTION ITEM 5: HPC-60522

Phase III: NRHP Nomination for the Huntridge Neighborhood Historic District (\$8,544)

Staff Recommendation Summary

Due to the current grant award and available HPC Centennial Legacy funds, staff recommends phasing the project in the following manner:

1. 2015 HPF – Complete an intensive level survey of Tract 4 including ARA forms, and a windshield survey of Tract 5.
2. 2016 HPF – Complete an intensive level survey of Tract 5 including ARA forms and prepare and submit the NRHP nomination.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- 2014 HPF Map of Surveyed Neighborhoods.
- Map of Huntridge Neighborhood.
- Technical Approach and Fee Estimate submitted by Logan Simpson.
- HPC Centennial Legacy Budget to be provided at meeting.

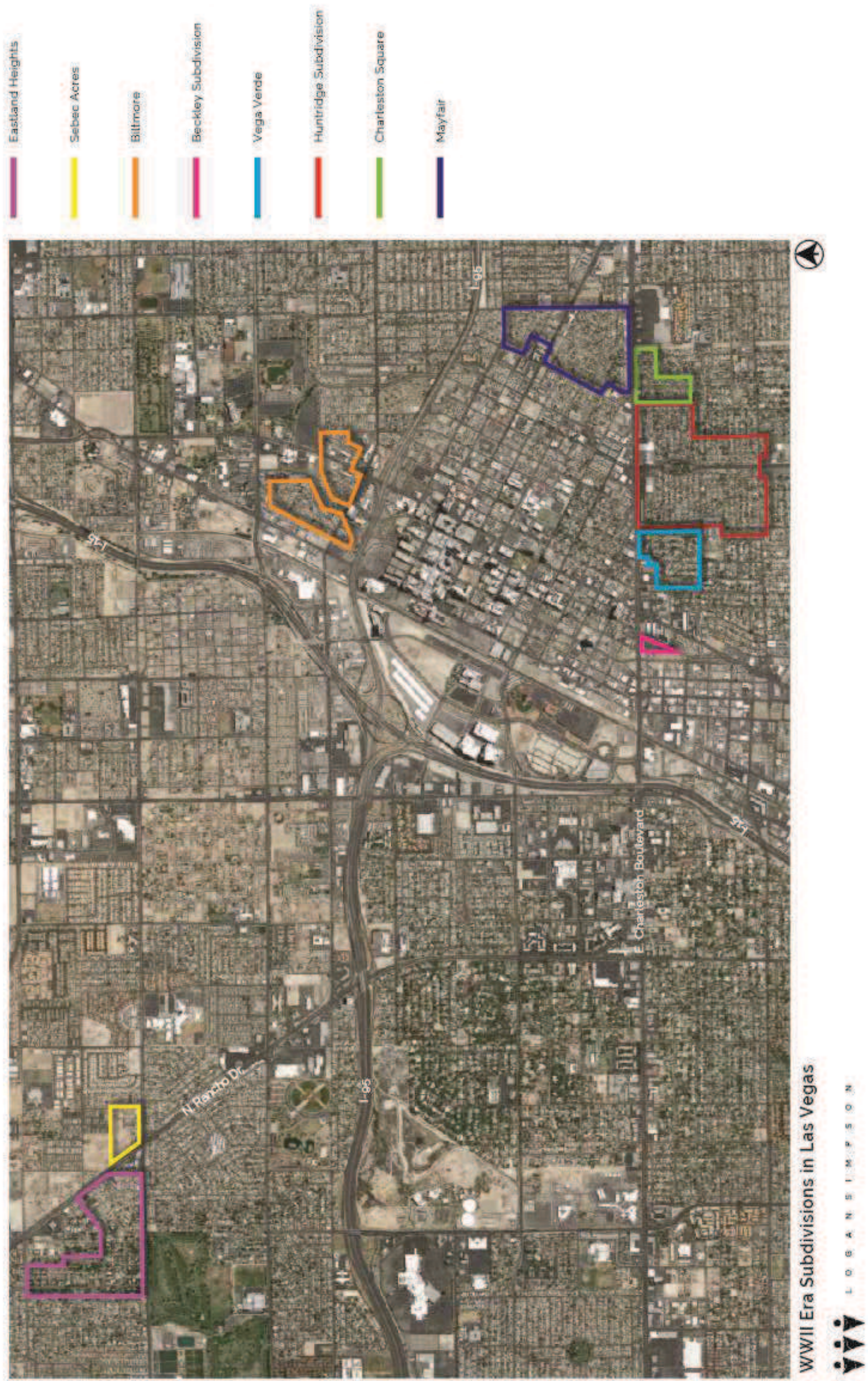
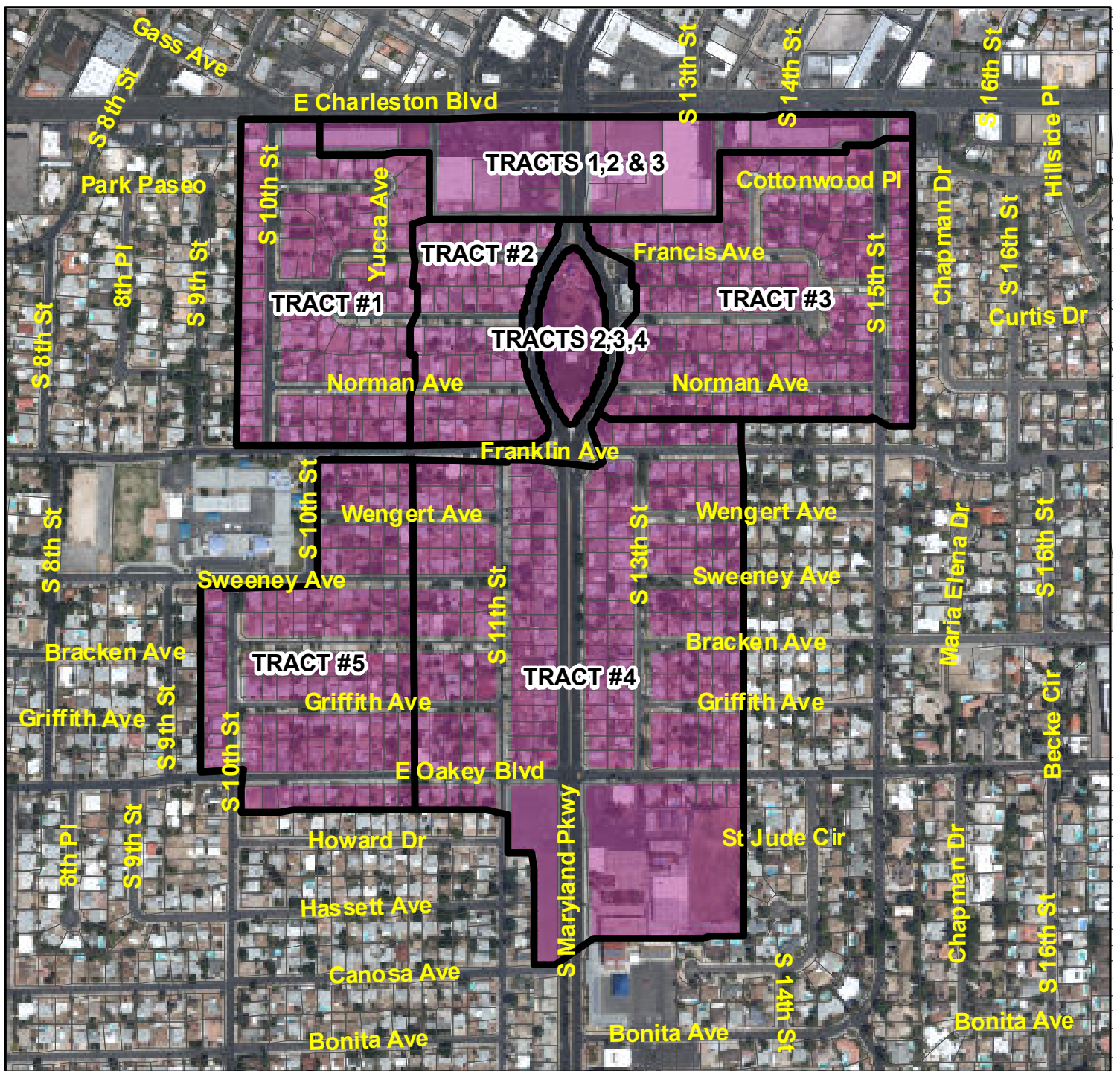


Figure 1. Subdivisions within the city of Las Vegas that were constructed during the WWII era.



Huntridge Neighborhood

August 11, 2015

Courtney Mooney, AICP, Urban Design Coordinator/Historic Preservation Officer
City of Las Vegas, Department of Planning
333 N. Rancho Drive, Floor 3
Las Vegas, Nevada 89106

Re: Phase III Inventory and Survey of the Huntridge Neighborhood

Dear Ms. Mooney:

Logan Simpson is pleased to submit this technical approach and fee estimate for the completion of documents associated with the National Register of Historic Places eligibility and nomination of the World War II (WWII) era Huntridge Neighborhood. Logan Simpson's historic documentation team comprised of Project Director Kathryn Leonard, Project Manager and Architectural Historian Greta Rayle, and Historian Helana Ruter are skilled in the preparation of intensive level architectural surveys for the City of Las Vegas (city) and will successfully perform all necessary tasks to deliver the highest quality documentation to the city Historic Preservation Officer (HPO) and the State Historic Preservation Office (SHPO). Our recent relevant experience includes:

- Preparation of a draft historic context for WWII era residential properties in Las Vegas, which included a reconnaissance level survey of Huntridge Neighborhood as well as seven other residential subdivisions platted in the city between 1940 and 1945.
- Preparation of an HBA and preservation plan for the Victory Hotel Building in downtown Las Vegas.
- Completion of intensive level architectural surveys and inventories of the Beverly Green Neighborhood, which resulted in the identification of 308 historic age properties and a National Register of Historic Places (NRHP)-eligible historic district consisting of single family homes designed by the renowned architectural firm of Zick & Sharp.

We are eager to assist the city's Department of Planning with completing these important projects, and will ensure that schedule requirements are met, that you are provided personal client-oriented service, and that your quality expectations are exceeded. Please don't hesitate to contact me at (480) 967-1343 if you have any questions or need additional information.

Respectfully submitted,



Kathryn Leonard, M.A., RPA
Cultural Resources Director

Project Understanding and Technical Approach

The scope of work (SOW) for this contract involves the preparation of a National Register of Historic Places (NRHP) evaluation report; Phase III survey and inventory report for the World War II (WWII)-era Huntridge Neighborhood; and a National Register (NR) nomination for neighborhood, should an NRHP-eligible historic district be identified. Work will be accomplished in one to three phases with re-evaluation of previously-recorded properties located within Tract Nos. 1, 2, and 3 completed first. Phase I will also include a windshield survey of properties located within Tract Nos. 4 and 5 of the neighborhood in order to guide recommendations for further work to be completed in the remaining phases. The documentation will be submitted to the city Historic Preservation Officer (HPO) and the Nevada State Historic Preservation Office (SHPO) for review of adequacy.

The Huntridge Neighborhood is located in the heart of downtown Las Vegas approximately five blocks east of Las Vegas Boulevard and a little over a mile from Fourth and Fremont Streets. The neighborhood, which consists of 572 properties on 140 acres, is bounded by Charleston Boulevard to the north; Franklin Avenue to the south; the John S. Park Historic District and FHA-sponsored Vega Verde Addition to the west; and the custom built Charleston Square Neighborhood to the east. In addition to being the largest of the three subdivisions built under the auspices of FHA's Title VI program, it was one of the first subdivisions in Las Vegas where dwellings were constructed and sold along with the lot to buyers. It was also progressive as it included provisions for an elementary school, park, a theater, and a shopping center, all of which were within walking distance of the neighborhood in the "interest of national defense" (*Las Vegas Evening Review Journal*, 10 February 1942; Painter 2005:8).

As platted in 1942, the Huntridge Neighborhood consists of five tracts (identified as Tract Nos. 1–5) containing a total of 649 lots (Table 1). The earliest of the three tracts—Tract Nos. 1, 2, and 3—have been the subject of prior inventory. Tract Nos. 1 and 2 were surveyed by Diana Painter of Painter Preservation & Planning in 2005, and Tract No. 3 was inventoried by ICF International in 2014. Both consultants concluded that the Minimal Traditional and Ranch style homes remaining within the development had been altered significantly and no longer retained sufficient integrity necessary for individual listing in the NRHP (ICF International 2014; Painter 2005). They also noted that the degree of change exhibited by individual buildings precluded the subdivision from having the number of contributing resources necessary for designation of a historic district, rendering inventories of Tract Nos. 4 and 5 unnecessary (ICF International 2014; Painter 2005).

Table 1. Tracts comprising the Huntridge Neighborhood.

Tract name	Date filed	Owner	Source ^a	No. of lots
Huntridge Subdivision Tract No. 1	2/17/1942	Realty Development Corporation	Book 2: pg. 32	102
Huntridge Subdivision Tract No. 2	2/17/1942	Realty Development Corporation	Book 2: pg. 37	69
Huntridge Subdivision Tract No. 3	10/20/1942	Huntridge Development Company	Book 2: pg. 54	133
Huntridge Subdivision Tract No. 4	11/4/1942	Huntridge Development Company	Book 2: pg. 55	221
Huntridge Subdivision Tract No. 5	12/21/1942	Huntridge Development Company	Book 2: pg. 58	124

^a Map books on file at the Clark County Assessor Office, Las Vegas.

In 2015, Logan Simpson prepared a comprehensive historic context for neighborhoods and subdivisions constructed during suburban Las Vegas during the WWII era, which included an evaluation of the Huntridge Neighborhood. The context noted that more than 305 lots—or 53 percent of the total number of lots within the broader neighborhood—were located within Tract Nos. 4 and 5 and had not been the subject of an intensive level survey and inventory. Additionally, they concluded that only 20 percent of the inventoried properties within Tract Nos. 1, 2, and 3 were evaluated as potential contributors to a broader historic district. As a conclusion to their context, Logan Simpson recommended that continued survey of the Huntridge Neighborhood was necessary in order to determine if the development was indeed eligible for listing in the NRHP as a historic district. They also noted that residences within the two additional tracts might also be individually eligible for listing in the NRHP under Criteria B and C and should be evaluated. The evaluation report and Phase III survey and inventory report will provide the city Planning Department with information necessary to determine if a local or NRHP-eligible historic district is in fact located within the neighborhood boundaries, and if so, which properties within the neighborhood should be identified as contributors. If it is determined that a historic district is indeed present, Logan Simpson will prepare a NR nomination for the Huntridge Neighborhood Historic District so that the subdivision receives local and/or federal recognition for its historical significance.

Logan Simpson understands that while working for the city, our role is to function as a professional consultant, offering our expertise and resources, but deferring to the city's lead. Logan Simpson takes a detail-oriented approach to all project-related tasks and we routinely prepare detailed project management plans that thoroughly analyze our approach and communication strategy before beginning fieldwork. These plans structure our dialogue with our clients during our project kick-off meetings, are referred to constantly through the life of the project, and updated as needed.

The following discussion details our approach to the scope of work and its deliverables.

Scope of Work

Phase I. NRHP Eligibility Evaluation of the Huntridge Neighborhood

During this phase of the project, Logan Simpson will complete a review of the Phase I and II historic contexts and associated HRIF forms completed by Painter (2005) and ICF, International (2014), respectively. The HRIF forms will be used to compile a list of potential contributors to a broader Huntridge Neighborhood Historic District which will be subject to a windshield survey and re-evaluation. Clark County Assessor's records will also be used to compile an Excel spreadsheet for residential and commercial properties located within Tracts 4 and 5, which will also be surveyed as part of the comprehensive windshield survey. The results of the windshield survey will be summarized in a NRHP eligibility evaluation report that will provide recommendations for additional work within the neighborhood (Phase II and III), if warranted.

Task 1: Post Award Meeting

Logan Simpson's team will arrange a post-award teleconference to review the contract and coordinate with the city Historic Preservation Officer (HPO) and SHPO, as necessary. Logan Simpson Project Manager Greta Rayle will coordinate with the city point of contact and manage fieldwork and document delivery schedules. Project Director, Kathryn Leonard will provide quality control review of all work deliverables and recommendations. Logan Simpson understands the importance of communication throughout the life of a project, and is prepared

to engage in periodic coordination meetings to ensure that the city is kept abreast on the progress of the project. The city HPO will be provided with team member's email and cell phone contact information, and are encouraged to contact them at any time to discuss project needs.

Task 2: Background Research

It is anticipated that the need for archival research for this phase of the project will be limited as the historic context for the growth and development of the Huntridge Neighborhood can be drawn from the existing Phase I and II surveys completed by Painter Preservation & Planning (2005) and ICF International (2014), as well as the WWII-era historic context for residential subdivisions prepared by Logan Simpson in 2015. These reports will provide the background information on the planning and development of the neighborhood as well as pertinent information on prominent architects, builders, and developers (i.e., Kenneth Jones, Thomas A. Oakey, Realty Development Corporation, McNeil Construction, and Huntridge Development Company) that made important contributions to the growth of the FHA-designed subdivision in the mid-1940s. Information adapted from the Phase I and Phase II documentation reports (ICF International 2014; Painter 2005) and historic context (Rayle and Ruter 2015) will be cited appropriately.

Logan Simpson's preliminary research suggests that the boundaries of a potential district may actually encompass all five tracts of the Huntridge Subdivision. While Painter's 2005 and ICF International's 2014 studies may not have indicated the presence of discrete historic districts within the boundaries of the Phase I and Phase II study areas due to a lack of historic integrity, properties inventoried during Phase I and II may actually reveal themselves to be contributors to a broader district. Logan Simpson is prepared to review the original 2005 Historic Resource Inventory Forms (HRIFs) (now Architectural Resource Assessment [ARA] forms) for the Phase I inventory and 2014 HRIFs for the Phase II inventory to determine whether any of the properties originally deemed ineligible for individual listing may be eligible for listing in the NRHP as contributing resources within a more broadly-defined Huntridge Neighborhood Historic District. Based on the written descriptions provided on the HRIFs, Logan Simpson will compile a list of potential contributing properties to be re-visited during a comprehensive windshield survey (described below in Task 3). Records on file at the Clark County Assessor's Office will be reviewed to determine approximate construction dates and current ownership information for the buildings located within Tracts Nos. 4 and 5 of the development. Data obtained from the assessor's office will be compiled into a Microsoft Excel spreadsheet that will be used to record preliminary eligibility assessments during the comprehensive windshield survey, to be completed during Phase I, Task 3.

Task 3: Comprehensive Windshield Survey

Using the lists of properties compiled during the background research, Logan Simpson will conduct a comprehensive windshield survey of all five tracts comprising the Huntridge Neighborhood. The survey team will consist of project manager/field director Greta Rayle and historian Helana Ruter. Both Greta and Helana are experienced in the completion of reconnaissance and intensive level architectural inventories in Las Vegas.

The windshield survey of potential contributors of the Phase I and II projects will include photography and documentation of any alterations to integrity in order to complete Nevada SHPO ARA Short Forms. Any potential threats/anticipated changes to the property will also be noted.

The windshield survey of Tract Nos. 4 and 5 of the Huntridge Neighborhood will be accomplished systematically, with a visual inspection of all residential and commercial properties within the project area. East-west trending



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streets will be surveyed first, and north-south trending streets will be surveyed last, with the survey concluding with the residential and commercial properties along South Maryland Parkway. The initial field assessment of the integrity of the historic-age buildings in the tracts will provide the basis for NRHP eligibility recommendations to be recorded on the Microsoft Excel spreadsheet that will be submitted to the city's HPO and the SHPO with the NRHP eligibility evaluation report. The analysis of contributing versus non-contributing status and district integrity and eligibility for all five tracts will be based upon the guidelines set forth in the WWII era residential housing historic context (Rayle and Ruter 2015) and are further discussed in the NRHP eligibility recommendations section below.

Photography. All buildings within the Phase I and II project areas identified by Logan Simpson as contributors to a potential NRHP-eligible district will be photographed using a Fuji FinePix S1000 digital camera. A minimum of two color photographs will be taken for each building, although multiple photographs may be taken for buildings with unique architectural features, associated outbuildings or structures visible from the street. Logan Simpson will also take representative photographs of contributing and non-contributing resources located within Tract Nos. 4 and 5. The subject and direction of each photograph, as well as the photograph's date and name of the photographer, will be recorded on a project photo log that will be submitted to the city and the SHPO upon conclusion of the project.

NRHP Eligibility Recommendations. Preliminary research indicates that each of the five tracts which comprise the broader Huntridge Neighborhood were platted in 1942 (see Table 1), with the majority of the build-out for the neighborhood occurring prior to 1946 (Painter 2005). According to the NR Bulletin for the evaluation of *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the NRHP* (Ames and McClelland 2002), in cases where neighborhoods developed in phases, the boundaries for the potential residential historic district should be "generally drawn to encompass the largest area that took form during the historic period and that possesses historic importance." Because the development of the tracts that comprise the Huntridge Neighborhood occurred in short succession, it is likely that the potential significance of the subdivision would derive from the neighborhood as a whole and that the appropriate boundary of a potential historic district would encompass all or portions of the five tracts.

Using the guidelines presented in Ames and McClelland (2002) and Rayle and Ruter (2015) as a basis for evaluation, Logan Simpson will provide NRHP eligibility recommendations (i.e., individually eligible, not eligible, eligible as a contributor to a historic district) for all historic-age residential and commercial properties documented within Tracts Nos. 4 and 5. Logan Simpson's approach for evaluating the seven aspects of integrity for each property will take into account standard alterations, including window replacement, sheathing, or carport enclosures. One or two standard alterations would not automatically render a resource a non-contributor; however, a combination of three or more alterations would be deemed as altering the majority of the historic fabric of the resource, thereby rendering it no longer able to convey its historic character. Changes in historic function (i.e., residential buildings converted to commercial properties) will also be taken into account when determining contributing versus non-contributing status of properties. The number and concentration of contributing versus non-contributing properties will be subsequently examined to determine if a historic district is present within the broader Huntridge Neighborhood or if a smaller concentration of resources within the broader neighborhood can constitute an eligible district. In general, for the district as a whole to be considered NRHP eligible, at least 51 percent of its component resources must retain integrity.

Task 4: Preparation of Nevada SHPO ARA Short Forms

Logan Simpson will complete ARA Short Forms for previously-evaluated buildings within the Phase I and Phase II survey areas that are recommended contributing as part of the windshield survey. ARA Short Forms will not be prepared for properties whose status does not change from the original Phase I and II recommendations as a result of the windshield survey. ARA Building Forms for properties located within Tract Nos. 4 and 5 will also not be prepared during this phase of the contract. Logan Simpson anticipates that no more than 50 ARA Short Forms will be required.

An electronic version of the ARA Short Form, obtained from the SHPO website (<http://nvshpo.org>), will be used for the inventory effort. The forms will also include two 4 x 6 digital photographs showing the main elevation of the building and its contextual setting. The forms will be converted to PDF documents and appropriately organized for submission along with the NRHP eligibility evaluation report.

Task 5: Report Preparation and Final Deliverables

Logan Simpson recognizes the importance of high-quality, thorough reports. Our technical reports are prepared to exceed SHPO and other professional standards and are subjected to multiple internal reviews before they are submitted (including a review by our in-house technical editor).

The draft NRHP eligibility evaluation report will include a title page; abstract; table of contents; introduction describing the project's location, purpose, and environmental setting; Logan Simpson staff conducting the work, their roles, and dates of fieldwork. The report will also include a context that summarizes the historic development of the neighborhood, with an emphasis on Tract Nos. 4 and 5, and applicable research themes; fieldwork methodology; a thorough discussion of the results of the windshield inventory, including a summary of NRHP eligibility recommendations for all buildings within Tract Nos. 4 and 5; and a bibliography. The report will discuss Logan Simpson's approach to NRHP eligibility evaluations and will also provide recommendations regarding future phases of work. Logan Simpson's report will also contain sufficient supportive tables, maps, figures, and photographs to illustrate subject interpretations and assessments. An unbound paper copy of the draft report, a double-sided and paper-clipped copy of the Excel tracking table for Tract Nos. 4 and 5 (with NRHP eligibility recommendations), and a CD containing a PDF copy of the draft report, Excel tracking table, digital photographs, and individual ARA Short Forms, will be submitted to the city HPO, with a hard copy of the entire draft report, including the ARA Short Forms submitted to SHPO on the same day.

Logan Simpson will address city HPO, Historic Preservation Commission (HPC), and SHPO comments and submit the final report and project deliverables. The final submission for SHPO will include an unbound and unstapled paper copy of the final report; paper copies of the Excel tracking table and individual ARA Short Forms; and two archival gold CDs each containing Microsoft Word and PDF copies of the entire final report and representative labeled digital color photographs from the windshield survey of Tract Nos. 4 and 5. The ARA Short Forms will be paper-clipped and affixed to the final report with a binder clip; the entire document will be secured with at least two rubber bands to prevent separation during shipping. The final deliverables for the City HPO will consist of one double-sided paper copy of the final report and Excel tracking table and an archival gold CD containing Microsoft Word and PDF copies of the final report as submitted to the SHPO. The report will be organized in a three-ring binder that includes a cover page and spine that are printed in color. All paper copies will double-sided and printed in color. The final deliverables for the project will be submitted to the SHPO and City HPO, with all billable work completed the same day.

Option, Phase II: Intensive Level Historic Resource Survey & Inventory of Tract Nos. 4 and 5 of the Huntridge Neighborhood

If the presence of a viable, NRHP-eligible Huntridge Neighborhood Historic District is identified in Phase I of the project, Logan Simpson will conduct an intensive level historic resource survey and inventory of Tract Nos. 4 and 5 to provide the city and SHPO with a comprehensive and accurate recordation of all residential and commercial properties located within the development's two remaining tracts.

All of Logan Simpson's survey and inventory efforts for Phase III inventory will be conducted using accepted professional standards consistent with the Secretary of Interior's Standards and Guidelines for Archaeological and Historic Preservation (*Federal Register*, September 29, 1983, and 36 CFR § 800.2[a][1], revised August 2004), as well as guidelines developed by the Nevada SHPO for architectural surveys and inventories (revised Spring 2012).

This phase assumes that Tract Nos. 4 and 5 will be surveyed simultaneously with a single inventory report produced summarizing the results of the intensive level survey and NRHP eligibility recommendations. In the event that the Phase I windshield survey justifies the need for additional inventory work in one tract only, Logan Simpson will revise the fee prior to beginning work on Phase II. The approach and necessary tasks for inventorying a single tract are the same as those presented below.

Task 1: Background Research

Logan Simpson understands that the effort to document the history and physical condition of Huntridge Neighborhood has been longstanding, and multiple resources exist that will enable us to streamline our efforts to produce a detailed historic context for the Huntridge Neighborhood. The goal in conducting background research is to ensure that Logan Simpson has sufficient information to develop a narrative of the chronological development of these two tracts within the neighborhood and place their development within the broader context of wartime and post-WWII era residential development in Las Vegas. Existing available materials including the historic context on WWII era residential architecture in suburban Las Vegas (Rayle and Ruter 2015); the historic resource survey and inventory reports for Tract Nos. 1 and 2 (Painter 2005) and Tract No. 3 (ICF International 2014); and the NRHP evaluation report produced during Phase I of this contract will be reviewed.

Supplementary archival research will be conducted at the Special Collections Library at the Lied Library on the University of Nevada, Las Vegas campus and the City of Las Vegas Department of Building and Safety. Historic city directories and building permits housed at these repositories are expected to provide information on the architects, builders, and developers responsible for initial subdivision and building design and construction; early building occupants; and building modifications and/or additions. If applicable, primary document research on notable residents will also be conducted using Las Vegas city directories, as well as online sources such as ancestry.com and newspaperarchive.com. Results of the archival research and literature review will be summarized within the historic context report and cited appropriately.

Task 2: Intensive Level Survey and Inventory

After completion of the archival research and literature review, Logan Simpson will commence field inventory of Tract Nos. 4 and 5. Logan Simpson is fully equipped to conduct the field survey and inventory and will provide all materials required to complete the project. The firm has a complete line of inventory equipment, including:

- Two wireless Dell Latitude 10 tablets featuring Windows 8 Pro and 64 GB of storage for direct data entry in the field.
- 20 Trimble XM or XT GPS units with near- or sub-meter accuracy, real-time correction, and data logging capability.
- Four 35 mm film cameras with close-up focusing capability.
- 24 digital cameras with 8.1 megapixel resolution or better.
- 20 sets of walkie-talkies and twenty field cell phones.
- Four field lap top computers.

The Phase III Huntridge Neighborhood inventory team will consist of project manager/field director Greta Rayle and historian Helana Ruter. Both Greta and Helana are experienced in the completion of reconnaissance and intensive level architectural inventories in Las Vegas.

The intensive level inventory of Tract Nos. 4 and 5 will be accomplished systematically, with residential and commercial properties to the east of South Maryland Parkway documented first. The survey will begin at the southeast corner of Franklin Avenue and South Maryland Parkway and proceed east along north and south sides of Franklin Avenue. The survey will then proceed north-south along the west side of South 13th Street. Properties along the six east-west trending streets (e.g. Wengert Avenue, Sweeney Avenue, Bracken Avenue, Griffith Avenue, and Oakey Boulevard) will then be surveyed, with documentation of each of these streets commencing at South 13th Street and proceeding north, with the south side of the street documented first. Documentation will then proceed along South Maryland Avenue, and continue with streets located to the east. The east side of South 11th Street will be surveyed first, followed by the east-west trending streets. Documentation of these streets will begin at the northwest corner of South 11th Street and Wengert Avenue and will continue west and south, with the north side of the street documented first. Residential properties along the west side of South 10th Street will be documented last.

The architectural style of each building will be noted during field inventory and a brief description of the physical appearance of the buildings (e.g., massing; number of stories; roof, wall and foundation materials; presence of alterations and/or additions; fenestration; ornamentation; number of associated outbuildings; presence of carport and carport modifications; overall condition of the building, etc.) and their significant architectural features will be recorded. These characteristics will provide the basis for an initial field assessment of the integrity and NRHP-eligibility of the buildings.

The inventory team will also conduct a visual inspection of the ten historic streetscapes located within the Phase III project area to determine if the entire project area, or a portion of it, constitutes an NRHP-eligible historic district. Streetscape documentation will make special note of building setback, landscaping and vegetation, sidewalks, curb and gutter treatment, and roadway width and condition.

Photography. All buildings within the Phase III project area will be photographed using a Fuji FinePix S1000 digital camera. A minimum of three color photographs will be taken for each building, although multiple photographs may be taken for buildings with unique architectural features, associated outbuildings or structures visible from the street, or commercial buildings whose size cannot adequately be captured in a single photograph. Photographs will also be taken from key vantage points to provide an overview of the historic streetscape and the project's vertical component in relation in the historic built environment. The subject and direction of each photograph, as well as the photograph's date and name of the photographer, will be recorded

on a project photo log that will be submitted to the City and the SHPO upon conclusion of the project. Individually labeled color digital photographs will also be provided on CD-R media and submitted to both the SHPO and city HPO with the final report. A contact sheet, showing all documented properties and their eligibility recommendations, will be included in the final inventory report as an appendix.

Locational Data. In addition to the digital photography, locational data for all historic-age buildings within the district will be collected using a Trimble GPS unit with real-time correction and 2 to 5 meters accuracy. The data collection will consist of a single UTM reference point near the center of each parcel. The GIS data collected during the field inventory will be used to create a series of maps showing the location and address information for all documented properties which will be submitted to the city HPO and SHPO in conjunction with the individual ARA forms. The GIS data will also be used to prepare planning maps for the draft and final inventory reports which outline the district boundaries and depict the documented properties and their respective eligibility recommendations.

NRHP Eligibility Recommendations. NRHP eligibility recommendations for the intensive level inventory and survey of Tract Nos. 4 and 5 will follow those outlined in Phase I. For a description of the methodology, please see Phase I, Task 3 above.

Task 3: Preparation of SHPO Architectural Resource Assessment (ARA) Forms

Logan Simpson will complete ARA Building Forms for all documented buildings within Tract Nos. 4 and 5, including those that are not recommended as NRHP-eligible. ARA forms will not be prepared for vacant parcels. An ARA Accessory Resource Form will also be completed for NRHP-eligible or contributing buildings that have an associated outbuilding (e.g., garage or shed) whose condition and construction details are visible from the street. ARA Accessory Resource Forms will not be completed, however, for outbuildings that appear on aerial photographs or are mentioned in the Assessor's records, but are not visible from the street.

Electronic version of the ARA forms, obtained from the SHPO website (<http://nvshpo.org>), will be used for the inventory effort. Additionally, each of the individual ARA forms prepared will contain a partial 7.5' USGS topographic map and assessor's parcel map with the building location clearly identified, as well as a sketch map showing the parcel and its primary and associated buildings. The sketch maps will be completed in the field and will be drawn to approximate scale. The ARA forms will also have a minimum of two 4 x 6 digital photographs showing the main elevation of the building and its contextual setting. The maps and photographs will be used to complete sections 14 and 15 of the form. The ARA forms will be converted to PDF documents and appropriately organized in three ring binders per SHPO requirements for submission with the final deliverables.

Task 4: Historic Preservation Commission (HPC) and Public Information Meetings

Logan Simpson Project Manager Greta Rayle will attend two meetings—one with the HPC and one with the Huntridge Neighborhood Association—during the course of the project to notify residents and HPC members about the preliminary findings of the intensive level inventory of the Phase III Huntridge Neighborhood. Meeting dates will be determined in conjunction with the city HPO and will occur before all billable work on the project ceases.

For the public information meeting, Logan Simpson will provide one double-sided 8½ x 11-inch page, color handout in English for up to 100 meeting attendees and will prepare up to two presentation exhibits including a map of the project area with NRHP eligibility recommendations clearly identified. The meeting will be held in an

open house format, consisting of a short presentation, followed by questions. Logan Simpson assumes a two-hour duration for the public meeting.

Task 5: Report Preparation and Final Deliverables

Logan Simpson recognizes the importance of high-quality, thorough reports. Our technical reports are prepared to exceed SHPO and other professional standards and are subjected to multiple internal reviews before they are submitted (including a review by our in-house technical editor).

The draft report will be similar in style and format to those produced by Logan Simpson for the Phase II and Phase III Beverly Green Neighborhood historic resource surveys and inventories (Rayle and Ruter 2012, 2013). The report will include a title page; abstract; table of contents; introduction describing the project's location, purpose, and environmental setting; Logan Simpson staff conducting the work, their roles, and dates of fieldwork. The report will also include a context that summarizes the historic development of the area and applicable research themes; fieldwork methodology; a thorough discussion of the results of the inventory, including NRHP eligibility recommendations for all buildings; and a bibliography. Logan Simpson's report will also contain sufficient supportive tables, maps, figures, and photographs to illustrate subject interpretations and assessments. An unbound paper copy of the draft report, a double-sided and paper-clipped copy of the Excel tracking table, and a CD containing a PDF copy of the draft report, Excel tracking table, digital photographs, and individual HRIFs, will be submitted to the city HPO, with a hard copy of the entire draft report, including the ARA forms, submitted to SHPO on the same day.

Logan Simpson will address city HPO and SHPO comments and submit a revised copy of the draft report to the city HPO for review by the HPC. After making the appropriate revisions, Logan Simpson will prepare and submit the final report and project deliverables. The final submission for SHPO will include an unbound and unstapled paper copy of the final report; paper copies of the Excel tracking table and individual HRIFs; labeled contact sheets; corresponding photo logs; and two archival gold CDs each containing Microsoft Word and PDF copies of the entire final report and labeled digital color photographs of each of the documented properties. The HRIFs will be paper-clipped and affixed to the final report with a binder clip; the entire document will be secured with at least two rubber bands to prevent separation during shipping. The final deliverables for the city HPO will consist of one double-sided paper copy of the final report and Excel tracking table and an archival gold CD containing Microsoft Word and PDF copies of the final report as submitted to the SHPO. The report will be organized in a three-ring binder that includes a cover page and spine that are printed in color. All paper copies will double-sided and printed in color. The submission of the final deliverables to both SHPO and the city HPO will signal the end of all billable work on the project.

Option, Phase III: NR Nomination for the Huntridge Neighborhood Historic District

In the third and final phase of the project, Logan Simpson will prepare a NR nomination for the Huntridge Neighborhood Historic District. This phase of the project will occur only if an NRHP-eligible historic district is identified as a result of work completed during Phases I and II.

This phase will use as a basis the existing information contained in Logan Simpson's historic context for WWII era residential housing in Las Vegas (Rayle and Ruter 2015), as well as the Phase III inventory report for the Huntridge Neighborhood, produced in Phase II of the contract. All work will follow NRHP guidelines and Nevada SHPO protocol for NRHP review and listing.

Task 1: Statement and Period of Significance

The period of significance established in the Las Vegas World War II era housing context completed by Ruter and Rayle (2015) encompassed the period between 1940 and 1945. The beginning date of the period of significance was established to mark the year when the U.S. began to redirect industrial production for material and munitions stockpiling, a policy decision that would have tremendous impact on the production of domestic housing. The year 1945 was selected to mark the end of WWII and the withdrawal of combat forces from Europe and the Pacific. However, it is recognized that residential tracts platted during the war may not have been “built-out” by the end of the war. Thus it is important to evaluate both when the original tracts were platted and when the majority of the residences were completed in order to establish a neighborhood specific period of significance. The period of significance then serves as a benchmark for evaluating integrity; resources eligible for registration must retain the key character defining features acquired during the period of significance. In this task, Logan Simpson will use the research compiled on the development of the neighborhood in order to establish an appropriate period of significance.

Task 2: Written History

Logan Simpson will use documentation compiled during Phases I and II of the contract to prepare a narrative history of the development of the Huntridge Neighborhood to be contained in Section 8. The written history will expand upon these contexts to provide information regarding the development of Tracts 4 and 5, with an emphasis on the builders/developers, architects, and residents. Additionally, the architectural context included in 2015 historic context will be augmented using information contained in the Phase III inventory report to provide a more thorough description of the types of properties located within the boundaries of the historic district. The additional context will assist with the establishment of areas of significance for the district which, in turn, will serve to further inform the evaluation of contributing and non-contributing resources present within the district.

Task 3: Identification and Physical Description of Contributing and Non-Contributing Resources

Logan Simpson will compile information obtained from the NRHP eligibility evaluation report (prepared in Phase I) and the intensive level survey and inventory of Tract Nos. 4 and 5 (prepared in Phase II) to identify contributing and non-contributing historic resources within the district. Drawing on the seven aspects of integrity, Logan Simpson will evaluate the degree to which the component resources have retained their historic attributes. Historic images (as available) and digital images from the Phase I and Phase III inventories will be used to illustrate the documented resources.

Task 4: Boundary and Boundary Justification

Logan Simpson will provide a map of the proposed historic district boundary, as well as all contributing and non-contributing resources identified within the districts. All graphics and images will be provided in PDF and JPG format for the project. The boundary selected for the NR nomination will encompass the full extent of the significant resources within the district. Justification for the boundary will be based on the district’s historic significance and its integrity.

Task 5: Bibliography

Logan Simpson will compose a bibliography for the NR nomination that will include all primary and secondary sources used in documentation or evaluating the historic resources within the district. The bibliography will follow the standard bibliographical style outlined in *A Manual for Writers* (Turabian 2007).

Task 6: Draft NR Nomination Submittal and Review

Logan Simpson will submit two copies of the draft NR nomination to the city HPO and SHPO for their review and comment. The submission will be prepared on NRHP Registration Form 10-900 and will include embedded archival maps and historic photographs, as appropriate. The NRHP will also include an 11 x 17 plan view map of the nominated property; one copy of the 7.5 minute topographic series map with the building locations clearly identified; and photodocumentation prepared in accordance with the NRHP Photographic Policy. Unless otherwise specified by the city HPO, submission of the draft NR nomination will be electronic.

Task 7: Submission of Final NR Nomination

Logan Simpson will address all requested revisions and edits and submit a final draft of the NR nomination to the city HPO and SHPO. Logan Simpson's final submission will include two hard copies of the NR nomination printed on archival-quality paper, two black and white maps showing contributing and non-contributing properties within the district, and two gold archival CDs containing photographs. The files and photographs will be labeled pursuant to the NRHP's 2009 *Draft Photographic Imaging Policy*. Logan Simpson will provide the city HPO and SHPO with all final digital files pertaining to the project, including MS Word and PDF files of the final NR nomination, as well as all graphics, site plans, and photographs identified in NR Bulletin 16A (National Park Service 1997), on two gold archival CDs. Logan Simpson is prepared to address the comments engendered by subsequent NR staff review.

Proposed Schedule for Phase I

Logan Simpson is available to commence work immediately after receiving notice to proceed from the city. Logan Simpson understands that project work will be completed in phases, and it is not known when the necessary funding will be obtained. Therefore, the following table includes a summary of our proposed schedule for Phase I only. Schedules for Phases II and III (if applicable), will be determined in consultation with the city HPO and SHPO, after funding has been obtained and prior to the commencement of project work. Logan Simpson understands that the schedule presented below is preliminary and that the final project schedule will ultimately be determined by the city HPO and SHPO.

Task	Expected Timeframe	Estimated Completion Date
Task 1:		
Post-Award Teleconference ^a	One working day	August 27, 2015
Task 2:		
Review of Phase I and Phase II Inventory Reports & HRIFs	Three working days	September 7–9, 2015
Creation of list of Potential Contributors within Tract Nos. 1, 2, & 3	Two working days	September 10–11, 2015
Creation of Excel Spreadsheet for Properties located within Tract Nos. 4 & 5	Three working days	September 16–18, 2015
Task 3:		
Windshield Survey of Tract Nos. 1-5	Three working days	September 28–30, 2015
Task 4:		
Preparation of ARA Short Forms	Fifteen working days	October 5–26, 2015
Task 5:		
Preparation of Draft Report	Fifteen working days	November 2–20, 2015
Internal QC/Revisions	One working day	November 23, 2015
Submission of Draft Report to the City HPO & SHPO	One working day	November 24, 2015
Revisions to the Draft Report based on City HPO, HPC & SHPO comments ^b	Two working days	December 16–18, 2015
Preparation and Internal QC of Final deliverables	Two working days	December 21–22, 2015
Submission of Final Report to the City HPO & SHPO	One working day	December 23, 2015

^a Assumes NTP of August 26, 2015.

^b Dependent on City/SHPO review time. For scheduling purposes, LSD assumes a three-week City/SHPO review time. Includes additional time for the Thanksgiving holiday.

Pricing

Logan Simpson's not-to-exceed fee for this project is \$94,526. A breakdown of the fee by phase is included below. The fee for each phase includes all direct expenses associated with travel from Logan Simpson's Tempe office (i.e., per diem, lodging, car rentals, gas, and airfare) as well as costs associated with permission to use copyrighted materials agreements, historic photograph reproduction fees, and general photocopying of archival materials. All invoices will be prepared according to contract requirements.

Budget Item	Cost
Phase I:	
Task 1. Project Start-up	\$1,003
Task 2. Background Research	\$5,028
Task 3. Comprehensive Windshield Survey	\$6,441
Task 4. Preparation of Nevada SHPO ARA Short Forms	\$5,012
Task 5. Report Preparation & Final Deliverables	\$7,311
Total Cost for Phase I	\$24,795
Phase II:	
Task 1. Background Research	\$1,002
Task 2. Intensive Level Survey & Inventory	\$9,636
Task 3. Preparation of Nevada SHPO ARA forms	\$40,210
Task 4. HPC and Information Meetings	\$3,666
Task 5. Report Preparation & Final Deliverables	\$6,673
Total Cost for Phase II	\$61,187
Phase III:	
Task 1. Statement & Period of Significance	\$948
Task 2. Written History	\$948
Task 3. Identification & Physical Description of Contributing & Non-contributing Resources	\$2,472
Task 4. Boundary and Boundary Justification	\$720
Task 5. Bibliography	\$288
Task 6. Draft NR Nomination Submission & Review	\$1,632
Task 7. Submission of Final NR Nomination	\$1,536
Total Cost for Phase III	\$8,544
Total Cost for all Phases of the Project	\$94,526