

City of Las Vegas

**HISTORIC PRESERVATION COMMISSION
CITY HALL, 495 S. MAIN STREET
CITY CLERK'S 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov**

AGENDA AUGUST 26, 2015 12:00 PM

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM LUANN D. HOLMES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
4. For possible action to approve the Final Minutes by reference of the Regular Meeting of July 22, 2015
5. HPC-60522 – Discussion for 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)
6. HPC-60524 – Discussion for possible action regarding possible improvements to and expansion of the Historic Preservation Commission public outreach program, All Wards
7. Report by the Department of Planning regarding the book, “72 years in Las Vegas: Dr. Sarann Knight Preddy,” funded by the Historic Preservation Commission Centennial Legacy Fund in 2013, Ward 5 (Barlow)
8. Report by Department of Planning regarding an administrative approval (HPC-60344) for an application for a Certificate of Appropriateness to replace the roof of the property located at 1249 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-090), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)
9. Report by Department of Planning regarding an administrative approval (HPC-60358) for an application for a Certificate of Appropriateness to replace the roof of the property located at 1233 8th Place, a non-contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-093), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)
10. Report by Department of Planning regarding an administrative approval (HPC-60452) for an application for a Certificate of Appropriateness for a Special Use Permit to rent an accessory structure in the rear yard of 705 Park Paseo, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-414-004), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

City of Las Vegas

11. Report by Department of Planning regarding historic and archaeological resources in local media
12. Report by Department of Planning regarding Project Update list
13. Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal
14. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED
15. ADJOURNMENT

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive



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.

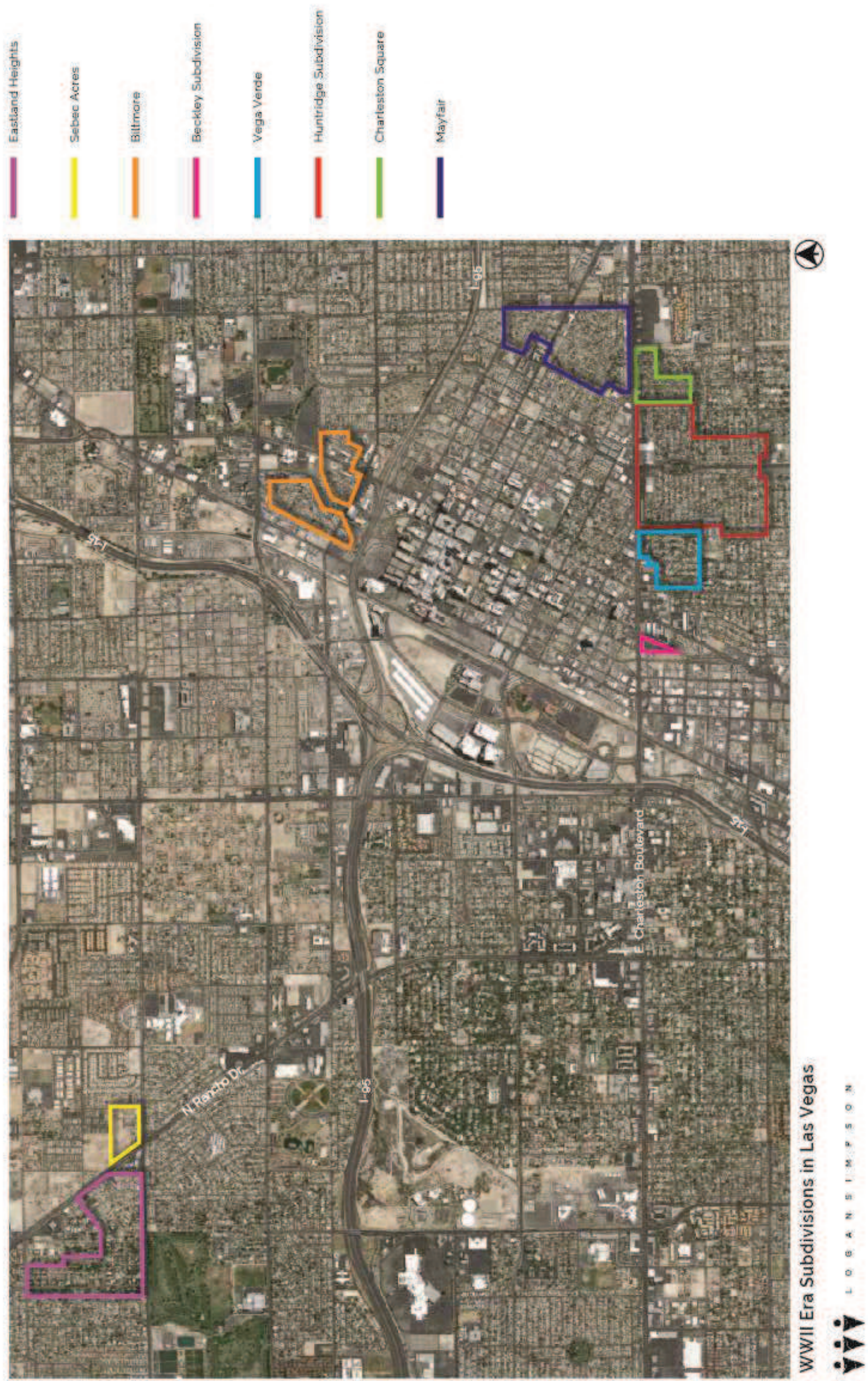
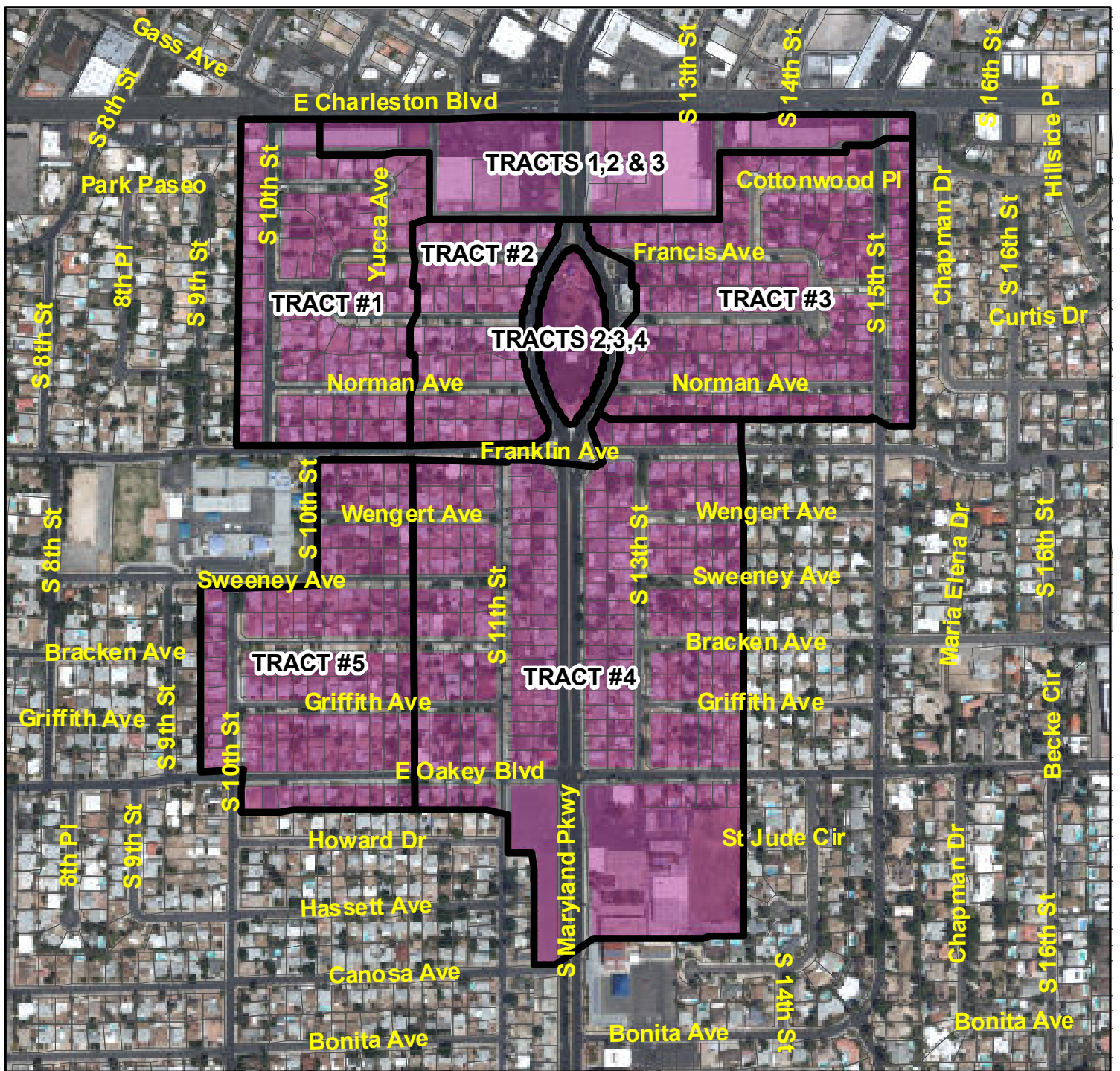


Figure 1. Subdivisions within the city of Las Vegas that were constructed during the WWII era.



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



LOGAN SIMPSON

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



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Discussion and possible action regarding possible improvements to and expansion of the Historic Preservation Commission public outreach program, All Wards

BACKGROUND

- 12/12/05 Las Vegas Centennial Commission approved funding of \$75,000 from Centennial Legacy funds, "History Grant" for historic preservation to be administered by the HPC.

- 03/22/06 HPC approved acceptance of Legacy funds from Centennial Board.

- 10/04/06 City Council approved Memorandum of Understanding by and between the Las Vegas Centennial Commission and the city of Las Vegas on behalf of the HPC for a grant in the amount of \$75,000 to be administered by the HPC for specified historic preservation projects.

- 02/20/13 City Council approved the first amendment to the amended and restated Memorandum of Understanding (MOU) by and between the Commission for the Las Vegas Centennial and the City of Las Vegas on behalf of the Historic Preservation Commission.

- 01/22/14 HPC approved the HPC Centennial Legacy Budget (HPC-52545).

- 05/28/14 HPC approved (HPC-54140) amendments to the First Amendment to the Amended and restated Memorandum of Understanding between the Commission for the Las Vegas Centennial and the City of Las Vegas.

- 06/25/14 HPC approved (HPC-54502) for the reallocation of \$25,000 of the Historic Preservation Commission funds for small grants, and to supplement the 2014 Historic Preservation Fund grant with the remaining balance.

- 06/25/14 HPC approved (HPC-54503) to amend the First Amendment to the Amended and Restated Memorandum of Understanding between the Commission for the Las Vegas Centennial and the City of Las Vegas to increase the Historic Preservation Commission budget to \$100,000, approval of specific projects to be funded by this amount and amend approved project categories to include education and public outreach.

- 03/25/15 HPC approved (HPC-58299) to expand public outreach activities on behalf of the Historic Preservation Commission to include social media.

ANALYSIS

At the July 22, 2015 HPC meeting, the commission received a report by staff outlining current public outreach programs and discussed the possibilities for expansion of said programs. The commission requested an overview of options for purchasing and maintaining an app that is capable of displaying the city's historic maps and brochures.

At the August 26, 2015 HPC meeting the Department of Information Technology will present information regarding the options below:

- Having the app developed by a local firm
- Having the app developed by 3Di (the Web redesign vendor)
- Having the app developed by the Code for America brigade
- Having the app developed as part of a hackathon

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by the Department of Planning regarding the book, "72 years in Las Vegas: Dr. Sarann Knight Preddy," funded by the Historic Preservation Commission Centennial Legacy Fund in 2013, Ward 5 (Barlow)

BACKGROUND

- 02/27/08 HPC approved Centennial project budget and timeline.
- 03/26/08 HPC requested revisions to the draft Centennial grant application.
- 05/28/08 HPC voted to review grant applications bi-annually in February and August, and vote bi-annually on grant awards in March and September.
- 09/25/13 HPC approved the HPC Centennial Legacy grant application (HPC-51197) from Sarann Knight Preddy in the amount of \$5,000.00, Ward 5 (Barlow).

ANALYSIS

Cynthia Cicero will provide an update regarding the book, "72 years in Las Vegas: Dr. Sarann Knight Preddy," funded by the Historic Preservation Commission Centennial Legacy Fund in 2013.

All invoices have been paid. The project is closed.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60344) for an application for a Certificate of Appropriateness to replace the roof of the property located at 1249 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-090), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 06/24/15 The Historic Preservation Commission received a report regarding an administrative approval (HPC-59344) for an application for a Certificate of Appropriateness to construct a utility building in the rear of the property located at 1249 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-090), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

ANALYSIS

The Historic Preservation Officer completed an administrative approval of an application for a Certificate of Appropriateness (HPC-60344) to replace the roof of the property located at 1249 8th Place. This home was constructed in 1946 and is a contributing resource in the John S. Park Neighborhood Historic District.

Chapter 19.10.150 of the city of Las Vegas Unified Development Code requires that all work requiring a zoning or building permit on the exterior of a building designated on the city's Historic Property Register is subject to review by the Historic Preservation Commission.

FINDINGS

The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature because it is replacing existing shingles with like shingles. Therefore, the work is considered compatible with the recognized distinctive character of the historic building.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 1249 8th Place.



DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: New Roof

Project Address (Location) 1249 8th Place

Project Name _____

Assessor's Parcel(s) # 162-03-515-090 Ward# 3

General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres .17 acre

Additional Information Contributing property within the John S. Park Neighborhood Historic District

PROPERTY OWNER James Coombs

Address 1249 8th Place

City Las Vegas State NV Zip 89104

E-mail Address _____ Phone 702-303-1508 Fax _____

APPLICANT/REPRESENTATIVE John Scanlon - Let It Rain Roofing

Address 1221 Lucia Drive

City Las Vegas State NV Zip 89128

E-mail Address lirrjs@gmail.com Phone 702-499-3437 Fax _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20_____~~

~~Notary Public in and for said County and State~~

FOR DEPARTMENT USE ONLY

Case # <u>HPC. 60344</u>
Approved for administrative review? Yes <u>X</u> No _____
Project meets P&D requirements? Yes _____ No _____
Meeting Date: <u>8/26/15</u>
Date Accepted*: <u>7/22/15</u>
Accepted By: <u>C. Mooney</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☒ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

Replace existing roof with like.

Materials to submit with the application (as needed):

- ☐ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☒ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☐ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☐ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic



DEPARTMENT OF BUILDING & SAFETY
PERMIT/REVISION APPLICATION

333 North Rancho Drive, Las Vegas NV 89106-3703
Phone: (702) 229-6251 Fax: (702) 382-1240

Project # 294443-R15 (CLV ONLY) Parent (Original) Project # _____

FOR: ☐ Commercial & Public Structures ☒ Single Family Residence VALUATION: \$ _____

WORK DESCRIPTION: Remove roof, Install New 30 Year roof / Same / Same

*Please use the Web Estimator, <http://www.lasvegasnevada.gov/Apply/permitEstimator.htm>, for your fee estimates. A print out of your Permit Estimator results should be attached to this application. Do not bring a pre-printed check as your final fees may be different from the estimate.

PROJECT/TENANT NAME: James Coombs

PROJECT ADDRESS: 1249 8th PL ZIP _____

PARCEL NO.: 16203515090 ZONE: _____ Land Use/Entitlements: _____

APPLICANT INFORMATION:

Company Name: Let it Rain Roofing

Individual Name: John Scanlon

Phone: 702 4993437 Fax: _____ Email: LIRRJTS@gmail.com

CONTRACTOR INFORMATION:

☐ Owner/Builder (Residential Only on primary residence)

Company Name: Let it Rain Roofing

Individual Name: John Scanlon

Phone: 702 4993437 Fax: _____ Email: LIRRJTS@gmail.com

State Contractor License: 0058426 City of Las Vegas Business License: _____

REQUIRED FOR SUBMITTAL: (Please note that plan check fees are based on occupancy, use, construction type and square footage)

OCCUPANCY GROUP: Residential USE: _____ CONST. TYPE: _____

TOTAL SQUARE FOOTAGE: 24 Sq 1500 sq house AFFECTED SQ' (TI's): _____ ☐ Is this a Highrise? More than 55'?

IF THE BUILDING IS MIXED USE, PROVIDE CODE ANALYSIS PER FLOOR AS A SEPARATE ATTACHMENT

SQUARE FT OF FLOOR AREAS: 1st 1500 2nd _____ 3rd _____ Garage _____

Patio _____ Balcony _____ No. of Units _____ No. of Stories _____

SPECIAL CONDITIONS: Remove roof / Install New 30 Year Shingle roof

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

Contractor or Agent / Owner John Scanlon Date 07/22/15

Planning Department _____ Date _____

Land Development/Flood Control Engr. _____ Date _____

Fire Department _____ Date _____

Building Department _____ Date _____

TOTAL PERMIT FEE: \$ _____

PRE-PAID: Plan Review \$ _____

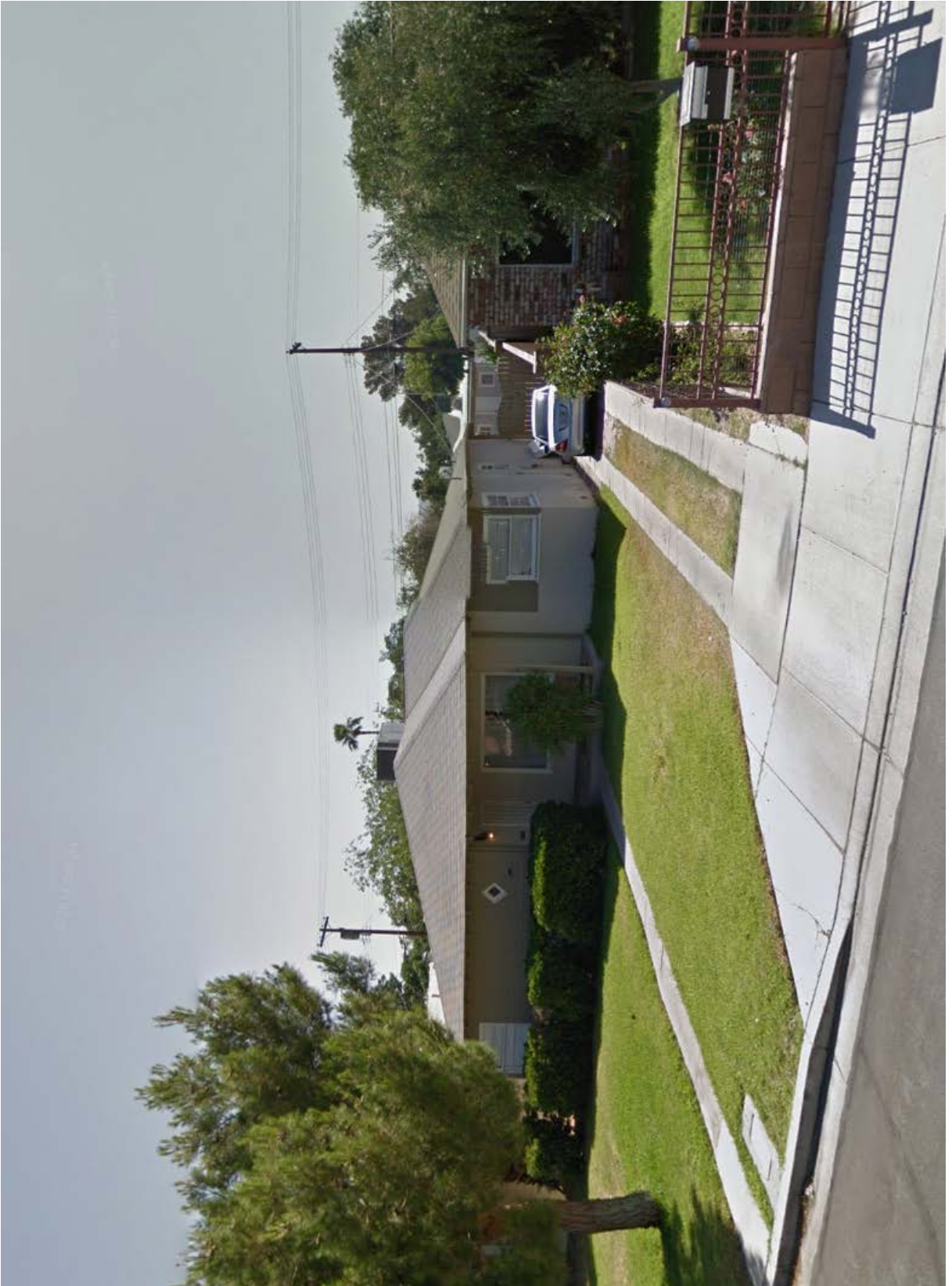
PRE-PAID: Zoning \$ _____

TOTAL \$ _____

**Permit Expires 180 Days After
Abandonment of Work**

Permits expire when no inspection has been approved for any 180-day period after the permit has been issued.







INNOVATIONS FOR LIVING®

Oakridge® Shingles



featuring

Artisan Colors

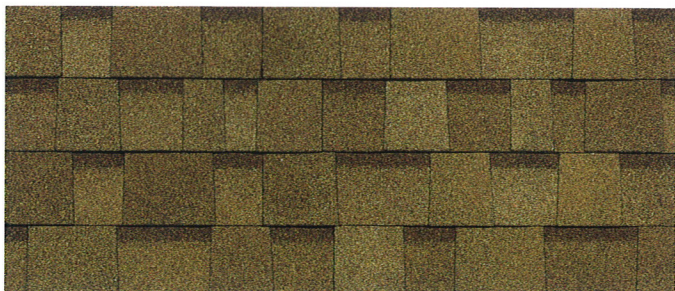


Oakridge® Artisan Color
Flagstone®

Oakridge® Color Availability



Amber[†]
Not Available in Service Area 13 (see map).



Desert Tan^{†/††}



Brownwood[†]



Teak[†]



Driftwood^{†/††}



Onyx Black[†]



Estate Gray^{†/††}



Sierra Gray^{†/††}



Shasta White[†]

†† Available in Algae Resistance in Service Area 13 (see map).



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60358) for an application for a Certificate of Appropriateness to replace the roof of the property located at 1233 8th Place, a non-contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-093), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).

ANALYSIS

The Historic Preservation Officer completed an administrative approval of an application for a Certificate of Appropriateness (HPC-60358) to replace the roof of the property located at 1233 8th Place. This home was constructed in 1947 and is a non-contributing resource in the John S. Park Neighborhood Historic District.

Chapter 19.10.150 of the city of Las Vegas Unified Development Code requires that all work requiring a zoning or building permit on the exterior of a building designated on the city's Historic Property Register is subject to review by the Historic Preservation Commission.

FINDINGS

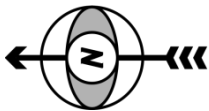
The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature because it is replacing existing shingles with like shingles. Therefore, the work is considered compatible with the recognized distinctive character of the historic building.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 1233 8th Place.





Malarkey
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PRODUCT DATA GUIDE







DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: New roof

Project Address (Location) 1233 8th Place

Project Name _____

Assessor's Parcel(s) # 162-03-515-093 Ward # 3

General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres .17 acre

Additional Information Non-contributing resource within the John S. Park Neighborhood Historic District

PROPERTY OWNER Elizabeth Kaemmer

Address 356 E. Desert Inn Road #206

City Las Vegas State NV Zip 89109

E-mail Address _____ Phone 813-956-3299 Fax _____

APPLICANT/REPRESENTATIVE One Roofing Company

Address 4480 Delancey Drive #113

City Las Vegas State NV Zip 89103

E-mail Address general@oneroofingcompany.com Phone 702-463-7663 Fax _____

Property Owner Signature* [Signature]

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name

Mike Long one Roofing Company

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20_____~~

~~Notary Public in and for said County and State~~

FOR DEPARTMENT USE ONLY

Case # HPC-60358

Approved for administrative review? Yes X No _____

Project meets P&D requirements? Yes _____ No _____

Meeting Date: 8/22/15

Date Accepted: * 7/23/15

Accepted By: C. Mooney

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☒ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

Replace existing roof with like materials.

Materials to submit with the application (as needed):

- ☒ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☒ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☐ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☐ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



DEPARTMENT OF BUILDING & SAFETY
PERMIT/REVISION APPLICATION

333 North Rancho Drive, Las Vegas NV 89106-3703
Phone: (702) 229-6251 Fax: (702) 382-1240

Project # 294501-R-15 (CLV ONLY)

Parent (Original) Project # _____

FOR: ☐ Commercial & Public Structures

☒ Single Family Residence

VALUATION: \$ 6000

WORK DESCRIPTION: New Roof 2000 sq FT

*Please use the Web Estimator, <http://www.lasvegasnevada.gov/Apply/permitEstimator.htm>, for your fee estimates. A print out of your Permit Estimator results should be attached to this application. Do not bring a pre-printed check as your final fees may be different from the estimate.

PROJECT/TENANT NAME: Katie Kuenner

PROJECT ADDRESS: 1233 8th Pl. Las Vegas NV ZIP 89104

PARCEL NO.: _____ ZONE: _____ Land Use/Entitlements: _____

APPLICANT INFORMATION:

Company Name: One Roof Co. Individual Name: _____

Phone: 702-463-7663 Fax: 702-608-8225 Email: _____

CONTRACTOR INFORMATION:

☐ Owner/Builder (Residential Only on primary residence)

Company Name: One Roof Co Individual Name: _____

Phone: 702-463-7663 Fax: _____ Email: _____

State Contractor License: _____ City of Las Vegas Business License: _____

REQUIRED FOR SUBMITTAL: (Please note that plan check fees are based on occupancy, use, construction type and square footage)

OCCUPANCY GROUP: _____ USE: _____ CONST. TYPE: _____

TOTAL SQUARE FOOTAGE: _____ AFFECTED SQ' (TI's): _____ ☐ Is this a Highrise? More than 55'?

****IF THE BUILDING IS MIXED USE, PROVIDE CODE ANALYSIS PER FLOOR AS A SEPARATE ATTACHMENT****

SQUARE FT OF FLOOR AREAS: 1st _____ 2nd _____ 3rd _____ Garage _____

Patio _____ Balcony _____ No. of Units _____ No. of Stories _____

SPECIAL CONDITIONS: _____

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

[Signature] 7/22/15
Contractor or Agent / Owner Date

Planning Department Date

Land Development/Flood Control Engr. Date

Fire Department Date

Building Department Date

TOTAL PERMIT FEE: \$ _____

**Permit Expires 180 Days After
Abandonment of Work**

Permits expire when no inspection has been approved for any 180-day period after the permit has been issued.

PRE-PAID: Plan Review \$ _____

PRE-PAID: Zoning \$ _____

TOTAL \$ _____



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60452) for an application for a Certificate of Appropriateness for a Special Use Permit to rent an accessory structure in the rear yard of 705 Park Paseo, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-414-004), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).

ANALYSIS

The Historic Preservation Officer completed an administrative approval (HPC-60452) of an application for a Certificate of Appropriateness for a Special Use Permit to rent an accessory structure in the rear yard of 705 Park Paseo. This home was constructed in 1942 and is a contributing resource in the John S. Park Neighborhood Historic District.

Chapter 19.10.150 of the city of Las Vegas Unified Development Code requires that all work requiring a zoning or building permit on the exterior of a building designated on the city's Historic Property Register is subject to review by the Historic Preservation Commission.

FINDINGS

The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature as it concerns the use of the accessory structure only and will not result in any exterior changes to the accessory structure or the primary residential structure. Therefore, the work is considered compatible with the recognized distinctive character of the historic building.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 705 Park Paseo.







DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: Special Use Permit

Project Address (Location) 705 Park Paseo, LV, NV 89104

Project Name SUP - Accessory Structure Class 1

Assessor's Parcel(s)# 162-03-410-004 Ward# 3 - Coffin

General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres .22

Additional Information Rental of Accessory Structure with main house owner occupied.

PROPERTY OWNER Judy Grafton and Patricia Robertson

Address 705 Park Paseo

City Las Vegas State NV Zip 89104

E-mail Address obpatricia@yahoo.com Phone 702-386-9592 Fax 386-9592

APPLICANT/REPRESENTATIVE _____

Address _____

City _____ State _____ Zip _____

E-mail Address _____ Phone _____ Fax _____

Property Owner Signature* Judy Grafton Patricia Robertson

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps. 7/29/15

Print Name

Judy Grafton Patricia Robertson

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case # HPC-60452

Approved for administrative review? Yes X No _____

Project meets P&D requirements? Yes _____ No _____

Meeting Date: 8/26/15

Date Accepted*: 7/29/15

Accepted By: C. MOONEY

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☐ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Unified Development Code for guidance.
- ☐ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Unified Development Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☒ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning for the requested variances.
- ☐ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Unified Development Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

SPECIAL USE PERMIT TO RENT ACCESSORY STRUCTURE
AT REAR OF HOUSE.

Materials to submit with the application (as needed):

- ☐ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** One complete set, color where applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures, and their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☐ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding historic and archaeological resources in local media

BACKGROUND

No relevant case history.

SUMMARY

Please enjoy the attached articles.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

- “Can We Save Our Landmarks From ‘Lost Vegas’?,” www.dtlv.com, 07/27/15
- “Ex-Clark County Sheriff Lamb dies at 88,” www.reviewjournal.com, 07/03/15
- “Home with ‘ric’ history,” www.lasvegassun.com, 07/12/15
- “Jubilee!’ History: Nevada State Museum Gets Another Vegas Treasure,” www.lasvegasweekly.com, 07/01/15
- “Modern Architecture’s Peril Salvation and Significance at Springs Preserve Exhibit,” www.lasvegasweekly.com, 07/15/15
- “The People’s Story: An Oral History Project Illustrates ‘African-American Experience,’” 02/18/15
- “Vegas Before AC: A Quick History Of Cooling Off In Our Triple-Digit City,” www.lasvegasweekly.com, 06/11/15



Can We Save Our Landmarks From ‘Lost Vegas’?

Only four classic Vegas buildings have been granted historic status since 2013 ... and there are many more still to go

BLUEPRINT

Monday, July 27 10:19am

By **Lissa Townsend Rodgers**

Las Vegas has long defined “the past” differently than most cities—here, it usually means last weekend. As such, we’re not known for our embrace of history (Bugsy Siegel was mayor, right?) or our preservation of architectural relics (How many casinos have we imploded this decade?). Too often we view “newest” as a synonym for “best,” an

attitude that's hazardous to any city's heritage.

Sometimes, though, we do pause long enough to understand the importance of preventing our landmarks from slipping into Lost Vegas. Enter the Nevada State Register of Historic Places, which was established in 1979 “to recognize those places that express history, archaeology or culture important to Nevadans,” says JoAnn Kittrell, public information manager for the Nevada Department of Conservation and Natural Resources.

Many classic Las Vegas structures that are eligible for inclusion in the State Register of Historic Places aren't yet in it.

Unfortunately, the Great Recession put a halt to that recognition for several years. Kittrell says statewide budget cuts resulted in the Nevada State Register program being mothballed in 2008; it was reestablished in 2013, and since then, four Las Vegas sites have been designated as historic landmarks. The most recent was the lobby of La Concha Motel (pictured at top; now the Neon Museum visitors center), which followed the “Welcome to Las Vegas” sign, Lorenzi Park and the Harrison House, a guest house where many African-American entertainers stayed in the days when the Strip was segregated.

The latter site is in the Historic Westside, the ward of Councilman Ricki Barlow. “Having that historic designation attracts more people to the area, locals and tourists alike,” Barlow says. “We were looking for stories to tell, [and] now people can stand at those sites where history took place.”

Achieving official historic status also helps raise a building's profile and makes it eligible for a variety of public and private grants—essential for maintaining aging structures.

“Preservation organizations bring outside expertise to planning and redevelopment that not only can save cities and jurisdictions public dollars but also provide a path to communities with a past,” says Heidi Swank of the Nevada Preservation Foundation.

Obtaining recognition is a process that involves a number of experts who gather and weigh the validity of applicants, such as La Concha. “A collection of architects and preservationists in the western United States, including the Neon Museum, have sought to celebrate the importance of the La Concha Lobby to the region’s architecture,” Kittrell says.



The Huntridge Theater

So what are the requirements to be considered for inclusion on the Nevada State Register of Historic Places? A site must be at least 50 years old and be associated with “significant” persons or events and/or embody a distinct historic or design period. Among other buildings previously recognized for their important roles in the story of Las Vegas are the Huntridge Theater (1944) for its streamline moderne design; the Morelli House (1959) at 861 East Bridger Avenue as an outstanding example of mid-century modern and a hangout of the Rat Pack (it was once the home of the Sands’ entertainment director); and the Westside School (1923) and the Las Vegas Post Office/Courthouse (1933, currently home to the Mob Museum).

Of course, some of our city’s finest structures that meet eligibility prerequisites are still awaiting official designation. The Little Church of the West (1942) is the oldest building on the Strip and the final vestige of the Last Frontier Hotel, as well as where Elvis Presley and Ann-Margret at least pretended to get married in *Viva Las Vegas*. The mid-century Guardian Angel Cathedral (1963) on Las Vegas Boulevard has glorious mosaics and was designed by legendary architect Paul Revere Williams. The mission-style Lincoln Hotel (1910) on Main Street once catered to railroad passengers and workers during our city’s infancy. And the Las Vegas Country Club (1968) possesses an elegantly

eccentric '60s design and has long been the stomping grounds of many of our city's movers and shakers. (Yes, the Country Club is only 47 years old, but why not get a head start?)



The Bridger Building

If she had a vote, Swank says she'd cast it for the circa 1963 Bridger Building, noting the contrast of aqua stone and transparent glass walls that make it an excellent example of the early-'60s international style. "It is buildings like the Bridger Building and the even more fabulous 302 and 304 Carson Avenue complex (which also dates from the 1960s) that—if allowed to remain—will someday make Las Vegas feel like an old city, a city with history," she says.

Barlow echoes the importance of preservation, not just for the past but the present, as people and organizations "try to tie the old in with the new and hold onto the rich history, but at the same time take the community forward."

It may not be an easy balancing act, but one that's necessary to preserve our city's treasures.

Posted July 3, 2015 - 3:01pm | Updated July 3, 2015 - 7:13pm

Ex-Clark County Sheriff Lamb dies at 88



Former Clark County Sheriff Ralph Lamb qualifies as a colorful character by anyone's measure. (Jeff Scheid/Las Vegas Review-Journal File)

By A.D. HOPKINS
SPECIAL TO THE LAS VEGAS REVIEW-JOURNAL

Former Clark County Sheriff Ralph Lamb died Friday afternoon at age 88.

He was famous twice — once in the 1960s when his word was law in a county colonized by organized crime, and again in 2012 and 2013, when his earlier exploits were fictionalized in a television cop show.

His son Cliff said Lamb died at 2:25 p.m. at MountainView Hospital, where he had been hospitalized for more than a week.

"It's ironic, he died the same day his father did in 1939," Cliff Lamb said. "It was just old age. He died with thousands of friends."

Lamb converted the Clark County Sheriff's Department from a mostly rural force to a sophisticated urban agency, and was largely responsible for its consolidation with the Las Vegas Police Department into the present Metropolitan Police Department.

Brother Darwin Lamb, a former Clark County commissioner, said that accomplishment helped make him the top lawman the county's ever seen.

"He was the best ever," Lamb's last surviving sibling said. "You could go anywhere and they'd all tell you that same thing.

"Even the crooks respected him. When he told them something, they knew he meant it."

Former U.S. Sen. and Gov. Richard Bryan said he was personally indebted to Lamb, who he said helped him get his first legal job at the then newly formed county public defender's office. Lamb, he added, was "the last of the Old West lawmen" — a man people wanted to impress.

"Ralph was the most powerful official in the county," Bryan said. "With the exception of the governor, he was the most powerful man in the state.

"The point is Ralph was the go-to guy. If you needed something, you wanted to get his support."

ONE OF 11 CHILDREN

Ralph Lamb was born April 10, 1927, in Alamo, a small ranching community about 95 miles north of Las Vegas, in Lincoln County. He was 11 years old when his father was killed in a rodeo accident, leaving 11 children.

"My oldest brother, Floyd, had a ranch by then. He took in me and my sister Wanda," Lamb said in a 1999 interview.

To make ends meet in those Depression years, the Lamb children helped their mother farm produce and took jobs cleaning the local schoolhouse.

"I can't say I specifically wanted to grow up to be a lawman," Lamb said in May. "My ambition was a steady paycheck."

He served with the Army in the Pacific Theater during World War II and its aftermath, then returned to Nevada, becoming a Clark County deputy sheriff. A former MP, Lamb soon became chief of detectives. He left the department in 1954 to form a private detective agency.

He ran unsuccessfully for sheriff in 1958, beaten by incumbent Butch Leypoldt. In 1961 Leypoldt was appointed to the Nevada Gaming Control Board, and the County Commission named Lamb as his replacement. Lamb won the election in 1962 and was sheriff for 18 years, longer than any other sheriff has held the job.

Lamb's most active years in law enforcement coincided with rapid growth in the gaming industry, and much of that growth was controlled by people associated, at least formerly, with organized crime. To keep out the worst of that element, Lamb got the County Commission to pass the "work card law" that required anyone working in gaming to be fingerprinted and photographed and to notify the sheriff if he or she moved to another job.

"We were constantly trying to show the (federal) government we were in control of gaming. That was the purpose of the work card law," Lamb said in 1999.

The law became controversial because it was expanded to take in such nongaming professions as child care, even as organized crime's influence in gaming, by most accounts, was dwindling.

But in 2015 Lamb still considered that law one of his best achievements.

"It speeds up things if some law enforcement agency comes here looking for somebody; we can tell them where this individual has been working. And sometimes it benefits the worker himself. Suppose something happens to the worker, and he's not able to tell you how to contact his family. We can often trace him back through places he has formerly worked, find somebody who has known him a long time, and make the connection that way."

SHERIFF LAMB IN ACTION

In his prime Lamb was a shade over 6 feet 2 inches and weighed 210 pounds. He wasn't above getting physical with hoods, most famously with Johnny Roselli, a high-ranking mobster associated with both the Chicago and Los Angeles outfits. In 1966, Roselli, previously a low-key operator, began throwing his weight around the Strip. Lamb sent him the instructions for newly arrived wiseguys: Come downtown, register as an ex-felon and reveal to the sheriff's men your business in this community.

Roselli declined. So Lamb cornered him in a casino coffee shop, dragged him across his table, slapped him around a while and threw him into a police car for a ride to the county jail. Although Roselli was always immaculately groomed, Lamb ordered a complimentary delousing. Roselli thought the treatment inhospitable and left town quickly.

Roselli later became famous for helping the CIA arrange assassination attempts against Cuban dictator Fidel Castro and was murdered shortly before he was supposed to testify before Congress about possible Mafia involvement in the assassination of President John F. Kennedy.

Lamb said he never shot a man in all his years of law enforcement. But it was widely whispered that some of his officers would simply execute particularly troublesome criminals, without trial, and secretly bury them in the boonies. Lamb firmly denied that in the 1999 interview but acknowledged it was helpful that some bad guys

As urbanization spilled over the Las Vegas city limit, law enforcement in the increasingly urbanized county looked more and more like the tasks of its city counterpart. Meanwhile, jurisdictional confusion multiplied, and people often called the wrong agency to report crimes. Also, although manpower was in constant undersupply, much of it was being expended in duplicating administrative services on each side of the city limits.

So in 1973 Lamb became a key player in consolidating the Sheriff's Department with the Las Vegas Police Department. Unlike most efforts at consolidation, the enabling legislation to create Metro slid through the Nevada Legislature with ease, and Lamb ended up in charge of the joint agency.

Most people attributed that to Lamb's political muscle — by then older brother Floyd was an important senator and younger brother Darwin was a county commissioner. But Ralph Lamb gave much of the credit to the late John Moran, who was then Las Vegas police chief and would become Lamb's undersheriff.

"It wasn't hard because Moran and I were friends," Lamb said in the 1999 interview. Even members of the Las Vegas Police Department could see that it would be better if the agency were run by the sheriff, he said.

"The Las Vegas department had several good chiefs who couldn't keep the job," Lamb said. "They'd make somebody mad, and they'd get replaced. So an elected head was better."

MODERN POLICING

Lamb's administration brought in a modern crime lab, a mobile crime lab, and the city's first SWAT team, which was kept secret until one of its snipers killed a bank robber who was threatening to shoot a hostage. Metro was one of the first police agencies to use in-car computers or semiautomatic pistols as standard equipment.

Always strapped for manpower, Lamb was happy to use volunteers, within limits. He inherited an organized Sheriff's Mounted Posse of horsemen who were willing to ride up near-vertical mountainsides and pack out corpses from plane crashes. A mechanized version, the Sheriff's Jeep Posse, also grew prominent during his administration.

"They were mostly businessmen who did this at their own expense. I don't know how many times they went out and found kids who got lost hiking and so forth. There was no way I could have taken 17 or 18 men off the street for a search operation, so they were absolutely essential. They were heroes."

This year he expressed the opinion that American law enforcement had become too militarized and distant from the people it represented.

"They've lost the personal touch we used to have. They've become regimented," he said.

He agreed with President Barack Obama's executive order limiting the heavier military hardware available to law enforcement.

"We're not in a war and that equipment isn't needed," Lamb said. "But he should be doing more to help smaller departments, that don't have the funding, get the equipment they really do need."

And almost in the same breath, he said Metro is an exception to the disturbing trends. "I think the present sheriff, Lombardo, has done an exceptional job. And the guy before him, too."

In the 1970s Lamb was sometimes called the most powerful man in Nevada. Through the work card law he controlled who could or could not work in the city's key industry and many peripheral jobs. And unlike most police chiefs, he was answerable only to voters.

INDICTED IN 1977

In 1977 he was indicted on income tax evasion allegations. Federal prosecutors tried to prove that his lifestyle, which included building a new home with guest house and horsemanship facilities, required more money than he earned as sheriff or reported on his taxes. They asserted that a \$30,000 loan from casino operator Benny Binion was never meant to be repaid and therefore was income on which Lamb should have paid taxes.

But U.S. District Judge Roger D. Foley dismissed the charges, saying the Internal Revenue Service never proved anybody paid for the building materials, meaning they were probably gifts and not subject to taxation.

"Many fringe benefits come to a public official which may be accepted along with the honest discharge of duty," Foley said.

He also ruled it was up to the government to prove the Binion loan was never repaid, and it failed to prove that. In 1999, Lamb said he did pay it back.

Lamb remained a free man but politically wounded. Another wound came the following year when a former Las Vegas cop, who had come aboard Metro with consolidation, was accused of supplying confidential information to crime boss Tony Spilotro. Lamb fired the cop, but that same year, his former vice commander, John McCarthy, ran against Lamb. One of McCarthy's accusations was that Metro had been "infiltrated" by organized crime. McCarthy didn't produce a second example, but he won the election by a landslide.

McCarthy would be a one-term sheriff.

"I guess the public didn't think my department was too bad," Lamb said years afterward. "Just one term later they elected my right-hand man, John Moran, to replace the guy who replaced me."

Lamb cited his friendship with Moran as the reason he never sought the office again until 1994, when Moran didn't run. Lamb lost that election to Jerry Keller, who spoke highly of his onetime campaign opponent.

"He was a man that was bigger than life," Keller said. "A great leader and a great friend who led that (police) department through challenging moments."

"He was a man who will never be forgotten."

Las Vegas Mayor Carolyn Goodman relayed her condolences to Lamb's family, lamenting the loss of "a great friend" in a written statement.

Former mob lawyer and Mayor Oscar Goodman, whose clients were sometimes banned from Las Vegas under Lamb's tenure as sheriff, said the two eventually became close friends.

"With his passing passes an era," Goodman said. "There was a time when he was the strongest force in Nevada."

"He was remarkably sensible. We crossed paths as adversaries, but at the end of the day, we ended up the best of friends."

RETIREMENT AND TV SHOW

Lamb spent most of his twilight years swapping yarns with friends, reading Louis L'Amour westerns and rodeoing; he specialized in roping events. The corral at his home was kept so clean that friends joked "You go over to Ralph's place, you gotta bring your own flies."

He gave up his horses and the horse property only when his eyesight grew too dim to ride.

In 2012 and 2013, Lamb was the central character of "Vegas," a CBS series based loosely on his tenure as sheriff. Dennis Quaid played Lamb as a cowboy dragooned into the lawman's role and battling with organized crime characters trying to take over the town.

It was historically inaccurate but a well-made show that got good reviews; however, it failed to capture a large audience and lasted only one season.

Sheriff Joe Lombardo said Lamb will be buried with full police honors.

"Ralph Lamb will be remembered as a great man, an exceptional sheriff, and a legendary member of our community," Lombardo said. "His legacy will live on."

Lamb is survived by his wife, the former Rae Cornell; two sons, Clifford and Clint, and two grandchildren; one brother, former Clark County Commissioner Darwin Lamb. He was preceded in death by five brothers, Floyd Lamb, Sheldon Lamb, Bill Lamb, Phil Lamb and Larry Lamb, and four sisters, Myrtle Howery, Erma McIntosh, Fae Mason and Wanda Peccole.

Services will be held at 1 p.m. Friday at The Church of Jesus Christ of Latter-day Saints, 3440 W. Charleston Blvd.

Review-Journal writer James DeHaven contributed to this report.

INSIDE

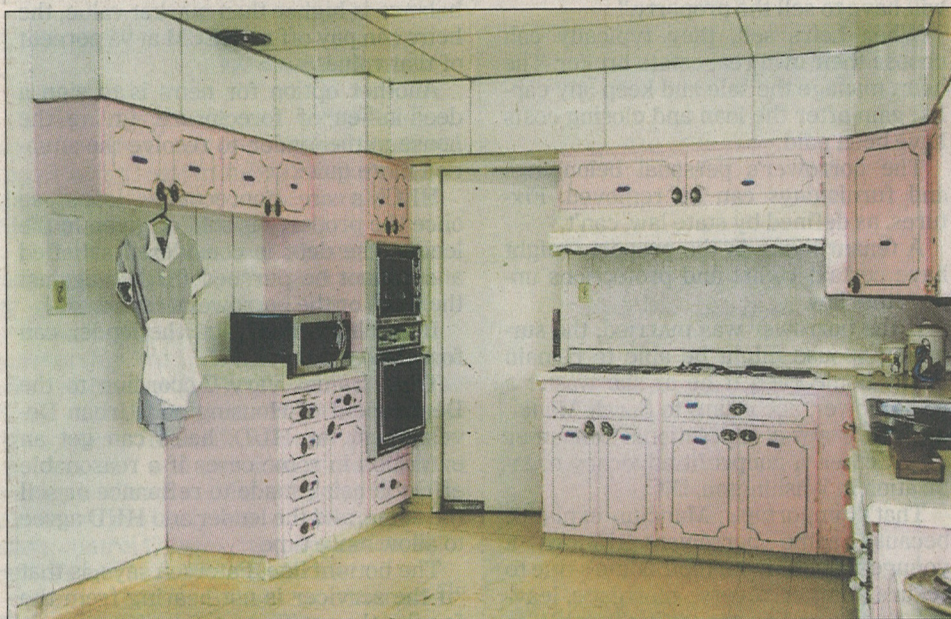
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Communities turn on the water
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Elysian pours on the amenities at two Las
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HISTORICAL HOMES



PHOTOS BY JOHN KELLY/RJREALESTATE.VEGAS

At left, Realtor Mark Sivek: "There are people who would salivate over this kitchen." Right, Howard Hughes enjoyed ice cream and thermostats in the guesthouse.



Left, the wet bar served up drinks to the champagne of Vegas society. At right, the Indian painting over the fireplace once hung in the Golden Nugget.

Home with 'rich' history

Rancho Circle estate was epicenter for celebrities, movers and shakers

By JOHN KELLY

RJREALESTATE.VEGAS

Anderson Dairy pioneer Kenny Searles' Midcentury modern home at 250 Rancho Circle is a boogie-woogie-bugle-boy abode brimming with cream-of-the-crop curios and curiosities, freshly dusted antiques and art, and time-warping halls that transport voyagers back to when Las Vegas' social royalty reigned

supreme.

If these walls could talk, they'd probably need to be placed into the witness protection program.

In the 1940s and 1950s, money and influence or beauty and brains were great equalizers that removed separations and yielded a richly homogeneous elite class. The mixers at 250 Rancho were a blend of gumshoes and good old boys, Gatsby's son and Sonny somebody, dolls and dames, dreamboats and fellas or hepcats

in threads.

And no party in the desert would have been complete without an appearance — real, imagined or rumored — by the king, (No, not Elvis) Howard Hughes.

When Las Vegas' movers and shakers wanted to move and shake the night away, they did so mainly in the home's original great room, said Realtor Mark Sivek, a Realty One broker-agent-turned-quasi-historian who signed on for the home sale and auctions several months ago.

The main party room with a wet bar closet measures 36 feet by 24 feet yet still feels barely big enough to accommodate a company of well-oiled Greatest Generation Gene Kelly wannabes swinging into boogie-woogie nights long before Elvis' hipbones were fully formed.

During a tour, Sivek pointed out a stack of several large boxes and said

► SEE HISTORY PAGE 2H

Howard Hughes was said to be house guest

► HISTORY: Howard Hughes was said to be house guest

CONTINUED FROM PAGE 1H

they contained \$40,000's worth of makeup and perfume courtesy of Sunny Searles, the home's belle of all the balls. The sum makes sense when one thinks about the requisite face time for a Las Vegas socialite in an era when makeup fails were not an option. Sivek said the boxes contained "only the best." And unfortunately for local female deal seekers, a recovered cache of Sunny's finest footwear (about 600 pair) was returned to her upon request.

"I wish I were born 30 or 40 years earlier because I would have loved to have partied here," Sivek said. "That was the who's who of Las Vegas, and that was definitely the place to be. That corner of Rancho is a real power corner with a McGuire sister across the street and Mike "Tiger" Davis (a wealthy oil and gas speculator) on one corner."

Sivek also said the nearby estate at 1200 Rancho Circle was home to the Daly family, with three cottages out back for three VIP guests: Frank, Sammy and Dean.

Searles' home was built in 1945 and finished in 1948. Documents show that Hughes Tool Corp. owned it. It was sold to Searles, who owned the Anderson Dairy. He died in 2000, and the current owner is Francine Lebow, daughter of Sunny.

If you were a youngster in the 1950s and 1960s, Rancho Circle was viewed as the neighborhood where money grew on trees. The place to go for the best Halloween treats. Now it is in comeback mode with a new generation attracted to mid-century modern.

The house was in neglect and disarray when Sivek took command, and the job of clearing clutter and separating the content wheat from the chaff was intimidating, to say the least. Cleaning, tagging and identifying furniture, art and collectibles required more than one gung-



JOHN KELLY/RJREALESTATE.VEGAS

The home's bath is old Vegas but looks almost as new as the day it was built.

ho Realtor, so Sivek turned to expert appraiser Daniel Weeks and his team.

It took Weeks' gang a month of working 12-hour days to clear, sort and price the way to Sivek's first estate sale in late June. A second estate sale is set for Friday and Saturday, July 17-18.

"My first response (upon seeing the home) was 'Oh, fun,'" Weeks said with gold-plated irony. "But I saw great things that needed to be taken care of and handled properly. It took a lot of work to get there because of the condition the home was in, but I told Mark right off the bat, 'Oh, yeah, this is definitely worth doing.'"

"It's a fabulous Hollywood Regency house. You can tell they were traveled and educated because there's eclecticism to the collection that was here. I can see that, and that's wonderful. You can tell she was predominantly into the glamour of Hollywood Regency, but at the same time, there's fabulous Italian and French pieces.

"The most interesting thing about it is you can see the evolution from when she started Hollywood Regency up to some pieces from the '80s and '90s that were more modern. All the glitz and glam you see is considered Hollywood Regency. Basically, it's a lot of gold leaf and crystal. She was buying quality. I like to say she was contributing positively to the economy."

The kitchen is a must-see during any tour of 250 Rancho. Amazingly, the cabinets' finish and hardware are nearly move-in ready, and the pink and white bombardment is the home's most accurate and endearing encapsulation of time and place. If, as experts say, pink is the most calming color, then the Searles family had the beds in the wrong rooms. "There are people who would salivate over this kitchen," Sivek said.

A large Indian painting over the fireplace once graced the Golden Nugget. Legend has it that Kenny Searles and

According to Sunny Searles, Howard Hughes used to stay in the small house on the property and order an assortment of "bizarre" flavors of ice cream from Anderson Dairy. He would order 15 gallons at a time, take a single spoonful and throw it all out. Evidently, he had little time for eating while taking the thermostats off the walls and meticulously disassembling them.

Benny Binion used to hunt together, and there are native animal trophy heads still on the great room wall.

"You should have seen the moose head," Sivek and Weeks giddily declared repeatedly. It must have been impressive, but the moose was let loose during the first estate sale.

Sivek said he is hoping someone will restore 250 Rancho to its former glory. The bath in the master bedroom is vintage Vegas, complete with a gold-plated soaking tub and dazzling mirrors. Terrazzo flooring covers the great room, and the home sits on 1.63 acres.

Now, about the mind that Freud forgot, namely, Howard Hughes.

According to Sunny, Hughes used to stay in the small house on the property and order an assortment of "bizarre" flavors of ice cream from Anderson Dairy. He would order 15 gallons at a time, take a single spoonful and throw it all out. Evidently, he had little time for eating while taking the thermostats off the walls and meticulously disassembling them.

For information about 250 Rancho Circle, call Realtor Mark Sivek of Realty One in Henderson 702-274-0999. RJREALESTATE.VEGAS senior writer John Kelly can be reached at jkelly@reviewjournal.com or 702-383-0206.

► NUMBERS CRUNCHER: Old and new listings sign of mixed market

CONTINUED FROM PAGE 1H

homes are on the market before purchase.

The portion of home sales from properties that were listed less than a month had steadily declined in 2015, but has picked back up in recent months.

New listing turnover, measured as the percentage of new listings sold in the same period as listed, also increased in conjunction with a greater portion of home sales coming from these new listings.

With newer listings experiencing greater turnover and exhibiting a large-

er percentage of the total sales, residual inventory in subsequent months increases in age if new listings can satisfy the growing market demand, leading to bifurcation in inventory aging.

The take-away is: The longer that a home has been on the market, the greater the probability that it will continue to stay on the market (unpurchased). Conversely, new listings make up a disproportionately higher portion of sales, and are significantly more likely to be taken off the market. This means that, over time, the inventory consists of either brand-new listings or significantly older

listings, with little in between.

Demetria Robertson is founder of Formative Investments and a business strategy and analytics consultant.

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'JUBILEE!' HISTORY: NEVADA STATE MUSEUM GETS ANOTHER VEGAS TREASURE



Nevada State Museum just received two *Jubilee!* costume bibles from the production's 1981 launch.

Kristen Peterson

Wed, Jul 1, 2015 (2 p.m.)

In February, the Nevada State Museum scored the mother lode when the Tropicana handed over its entire *Folies Bergere* costume collection—can-can dresses, headpieces, jeweled G-strings, complete outfits and even the thread used to stitch them together. It was a coup, a signature collection marking nearly five decades of Vegas show history from a revue outlasted only by Donn Arden's *Jubilee!* Now the sequined gods have returned—this time with two *Jubilee!* wardrobe bibles from the launch of the production in 1981, containing all the sketches and notations made by Bob Mackie and Pete Menefee.

The books came courtesy of costume designer Diana Eden (Mackie's former assistant), who came here to mount the original show, only to see much of it destroyed in a fire at the old MGM Grand (now Bally's). Eden rescued the books, considered invaluable for their information, and has been holding onto them. Complete with sketches, notations, cast lists and textile swatches, they're another piece of the story, another key artifact of an era that helped define Las Vegas.

MODERN ARCHITECTURE'S PERIL, SALVATION AND SIGNIFICANCE AT SPRINGS PRESERVE EXHIBIT



Grosse Pointe Library

Kristen Peterson

Wed, Jul 15, 2015 (6:59 p.m.)

In 1930 the ADGB Trade Union School, built just outside of Berlin, stood as an exceptionally solid example of functional architecture under the socially democratic ideas of modernism. Designed by Bauhaus architect Hannes Meyer (complete with walls of glass windows and individual unadorned structures serving as classrooms and dormitories), it was taken over by the Nazis three years later and eventually abandoned and cordoned off until it was found again after the fall of the Berlin Wall. It was facing demolition in 2001 when a group stepped forward to save it and see it restored by architects

Winfried Brenne and Franz Jaschke, a project that now serves as an example of successful restoration and conservation of modern landmarks.

The ADGB case study is featured among others in *Modernism at Risk* at the Springs Preserve, a show by the World Monuments Fund. It highlights ways in which modern buildings facing peril were met with efforts to save them and the approaches contemporary designers took to see them restored while staying loyal to their original designs—a learning process when dealing with buildings that used innovative technology and materials of the day, many of which are no longer available or up to code.

Presented with large-scale color photographs by Andrew Moore, the case studies are part of the WMF's initiative launched in response to the endangered state of many modern landmarks.



Photo: Andrew Moore

The A. Conger Goodyear House in Old Westbury, New York.

Though geared primarily to students and designers, it's a refreshing blast of inspiration for communities and advocacy groups concerned about at-risk structures. Saving modern architecture is rarely easy when you're talking about aging buildings designed to celebrate simplicity, ushered in under the "less is more/form follows function" banner. Even with the stunningly curvilinear or fantastically plain, their recentness makes their historical value seems less believable, despite official designation.

Advocates march on, promoting the value of modernist architecture as an essential way to save buildings—if not for aesthetics, then for cultural and historical relevance.

The 1972 Warren Platner-designed Kent Memorial Library in Suffield, Connecticut and the 1953 Grosse Pointe Library in Michigan are other examples in the exhibit of what can be done when a community of advocates and designers step in. Also included is the 1939 A. Conger Goodyear House designed by



Edward Durrell Stone for Goodyear, founding president of the Museum of Modern Art.

ADGB Trade Union School, built in 1930

Modernism at Risk was brought in at the suggestion of the Nevada Preservation Foundation, which added local flavor to the show via the story of the La Concha Motel along with blueprints of two mid-mod homes designed by Hugh E. Taylor in the Desert Inn Country Club estates and a brochure listing at-risk and saved buildings in Las Vegas.

Modernism at Risk *Through September 6; daily, 10 a.m.-6 p.m., \$8.95-\$18.95. Springs Preserve's Big Springs Gallery, 333 S. Valley View Blvd., 702-822-7700.*

THE PEOPLE'S STORY: AN ORAL HISTORY PROJECT ILLUSTRATES 'AFRICAN-AMERICAN EXPERIENCE'

Kristy Totten

Wed, Feb 18, 2015 (4:06 p.m.)

There's textbook history, and then there's the people's story, told by those who weren't necessarily in power but still had something to say. Stories about the 44 black men who worked among 20,000 white men to build Hoover Dam. About Las Vegas' first African American neighborhood, displaced by the post office now known as the Mob Museum. About boisterous after-hours shows during the Moulin Rouge's five-month heyday.

Such are the memories collected in Documenting the African-American Experience in Las Vegas, a project by UNLV's Center for Oral History Research. "Oral history included everyone in history, not just presidents and CEOs," says Claytee White, director of the center. "Prior to this, we didn't write history in that way."

Oral history, or taping and transcribing spoken stories, gained popularity in the 1960s for its inclusive nature, which gelled with the people's movements of the day. In 1965, the state funded a program at the University of Nevada, Reno, but it wasn't until 2003 that UNLV got its own. The program has nine other projects, including histories of early Las Vegas, jazz greats, the Jewish community and Downtown neighborhoods.

Documenting the African-American Experience follows the Valley's black community from its beginning in the early 1900s, when people came to work on the railroads, and touches on everything from the Basic Magnesium Plant and the Nevada Test Site to black entertainers in the '70s. Las Vegas' Westside, though not paved and lighted until the 1950s, boasted several establishments, among them the popular Idle Hour nightclub, a fried-chicken restaurant and a school. "Grocery stores were never off-limits, but they couldn't go to shows on the Strip or restaurants," White says.

Integration legally took place in the '60s, but it wasn't until 1971 that black Las Vegans got the casino jobs they sought. That year, the court issued a consent decree to give blacks 12 percent of all jobs in 18 hotels and across five unions. Previously, African-Americans had only worked behind the scenes. The

collection also covers Ruby Duncan and the welfare movement, black showgirls, religion, sports and migration from Arkansas, Louisiana, Chicago and LA. White highlights the stories of Jackie Brantley, Faye Todd and Faye Daniels, the first three black women to achieve mid-level management in the casinos.

“Those interviews helped to show a multifaceted community,” White says. “From these interviews, we then conducted interviews with business owners, people from the faith-based community. ... We got to see the other side—the back side of the house.”

VEGAS BEFORE AC: A QUICK HISTORY OF COOLING OFF IN OUR TRIPLE-DIGIT CITY



Cristina Paulos

Kristen Peterson

Thu, Jun 11, 2015 (midnight)

In May 2005 Mark Hall-Patton was in a brutally uncomfortable situation. For the Las Vegas Centennial, he and a group of others historically re-enacted the famous 1905 land auction that established the city. This meant wearing a full suit, vest and hat on a 95-degree day. Miserable, yes. But more interesting was that men at the auction a century earlier were dealing with 110-degree heat in wool suits.

No indoor reprieve back then. Air conditioning was decades away. No fridge in which to insert one's head. Food was cooled off in iceboxes filled by the man who delivered ice from the plant on Main Street, created by the railroad to refrigerate railcars. Other residents used desert coolers—chicken-wire boxes on four legs, covered in burlap with a can on top with tiny holes in the bottom. Water seeping from the can onto the burlap would evaporate, taking down the temperature for the perishables enclosed.

Evaporation was key, Hall-Patton says. Residents not cooling off at their Mount Charleston cabins might take their mattresses outside at night, soak them in water and sleep on them with the evaporation cooling the air. In the daytime the children would follow the ice wagon around. If they were lucky, the iceman would knock off a chunk for them. And that was it. They'd play in the desert, ride horses, hit the swimming holes and just deal with it. There was no easing into a home set 40 degrees cooler. Early houses had overhanging porches. Railroad cottages had concrete walls. By the mid- to late-1930s, swamp coolers cooled homes by maybe 15 degrees, but added humidity.

"In the very early days they really did not cool off. They just lived with it," says Dennis McBride, director of the Nevada State Museum in Las Vegas, adding that the heat experience was different back then because of the amount of trees in town and the lack of pavement and concrete, which absorb and radiate heat today.

Salvation came in the 1950s with air conditioning, and kids, who still played outside, took advantage of it. Fremont Street was the town hub back then, and Lynn Zook, historian with classiclasvegas.com, remembers cooling off in the air vents at casino entrances as a child, until chased away by employees. It's a memory unlike those created now as we lounge inside, noses to computers with televisions blasting and AC cranked.

Hello, summer.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Project Update list

SUMMARY

The project update list is updated every month, with updated information showing in red.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Project Update List.

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
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Updates

HPF GRANT APPLICATIONS / PROJECTS				
2014 HPF Grant	HPC voted to request funding for historic resource survey and inventory of a portion of the Huntridge Neighborhood 10/23/13; application submitted 12/01/13; received \$24k of \$45k request; staff met with SHPO 6/9/14 to discuss revised scope; HPC to vote on revised scope 6/25/14; SHPO approved revised scope 7/15/14; Funding agreement signed 09/16/14; LS selected and kick-off meeting with SHPO held 12/31/14; LS completed field work 1/31/15; LS submitted draft 4/15/15 and revised draft 5/11/15; LS presented findings to HPC 5/27/15; Rec'd final 6/22/15; public meeting held 07/30/15; financial close-out submitted 08/15/15	Pending SHPO final approval	9/30/15	Work includes historic context and windshield survey of WWII and FHA homes in Las Vegas and administration of the Certified Local Government program in the city of Las Vegas.
2015 HPF Grant	HPC approved scope at 10/22/14 meetings; grant submitted and accepted by SHPO; Awarded \$20,700 of \$45,350 requested; public meeting held 07/30/15	Submit revised scope and budget to HPC and SHPO for approval	09/30/16	MPNF based on findings from 2014 HPF grant
HISTORIC PROPERTY UPDATES (*City-owned properties)				
Berkley Square Historic District	Intern has submitted the draft state nomination to HPO for review; draft state nomination submitted to state for review	Pending SHPO	N/A	District is listed on the National Register of Historic Places
Floyd Lamb Park at Tule Springs - Adobe*	Centennial Commission approved request for \$21,150 for archaeological, engineering and feasibility study for restoration of adobe 10/17/11; draft engineering study has been submitted; CCA awarded \$98,000 for the rehabilitation of the Old Adobe; SHPO approved revised scope; site visit with engineer 8/14/14; Funding agreement signed 09/22/14; permits approved 6/8/15; pre-bid site visit 7/15/15; Contractor selected	Begin construction	N/A	Property is listed on the local and National Registers of Historic Places; Phase I funded by the NV Commission for Cultural Affairs
Floyd Lamb Park at Tule Springs – Gun Club*	HPC approved \$6k for structural analysis of the Gun Club 5/28/14; site visit with engineer 8/14/14; Public Works reviewed engineer’s report; cost estimate received	Staff to research funding opportunities for rehabilitation plan	N/A	Property is listed on the local and National Registers of Historic Places
Floyd Lamb Park at Tule Springs – Horses for Heroes Lease Area*	Site visit 11/12/14 revealed violations by lessee; email sent by staff 11/13/14 with notice to discontinue unsanctioned work or risk a review of lease agreement; staff provided recommendations for interior tile 11/20/14	HPO to conduct regular site visits	N/A	Property is listed on the local and National Registers of Historic Places
Harrison Boarding House	Nevada Board of Museums and History approved listing on the state register of historic places 06/27/14; Planning Commission recommended approval for local listing 07/08/14; Local designation approved at 8/20/14 CC; Mayor Carolyn G. Goodman sent a letter dated 11/17/14 to SHPO stating support for the designation of the Harrison House on the NRHP	National Register nomination pending	N/A	Property is listed on the City and State Register of Historic Places
La Concha Motel Lobby at Neon Museum	State Register nomination approved by the Nevada State Board of Museums and History on 06/19/15	No pending action.	N/A	Property is listed on the City and State Register of Historic Places
Motor Court Survey	HPC requested motor court survey and public outreach plan	HPO to prepare RFP	N/A	
Westside School*	HPC tour of site 6/17/15; State Register nomination to be heard by the Nevada State Board of Museums and History on 06/19/15; National Register amendment approved by the Nevada State Board of Museums and History on 06/19/15	National Register amendment to be forwarded to the Keeper of the National Register for final approval	N/A	Property is listed on the local, state and National Register of Historic Places

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
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Updates

ENDANGERED PROPERTIES, SITES				
Victory Hotel	Property owned by Oakbrook Realty and Investment II, LLC since 2008; entire city block including Victory Hotel is for sale; Councilman Coffin has requested a rehabilitation assessment – RFP released 03/05/13; RFP review 4/16/13; Logan Simpson Design submitted draft historic rehab analysis 09/19/13; LSD submitted final report 10/21/13; HPC approved resolution of support for preservation of Victory Hotel 12/11/13	Application for funding from the Centennial Commission to be considered 04/28/14; staff and Ward 3 council office to work with property owner on next steps	N/A	Report funded by the Las Vegas Commission for the Centennial

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal

SUMMARY

NO ITEMS TO REPORT

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

NONE