

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 OCTOBER 28, 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 September 23, 2015
5. Report by Department of Planning regarding the Huntridge Theatre, located at 1208 East Charleston Boulevard, (APN 162-02-110-014), C-2 (General Commercial) Zone – Ward 3 (Coffin)
6. Report by Department of Planning regarding the Reed Whipple Building, located at 821 Las Vegas Boulevard North, (APN 139-27-708-019), C-2 (General Commercial) Zone – Ward 5 (Barlow)
7. Report by Department of Planning regarding an application for historic designation for 600 East Charleston Boulevard as an Historic Landmark on the city of Las Vegas Historic Property Register, (APN 162-03-501-001), P-R (Professional Office and Parking) Zone – Ward 3 (Coffin)
8. Report by Department of Planning regarding the development of a mobile application for historic, cultural and public art sites – All Wards
9. Report by Department of Planning regarding Downtown Project list
10. Report by Department of Planning regarding historic and archaeological resources in local media
11. Report by Department of Planning regarding Project Update list
12. 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
13. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE

City of Las Vegas

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

14. 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 702-229-6311 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: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the status of the Huntridge Theatre, located at 1208 East Charleston Boulevard (APNs 162-02-110-016 and 16202110017), C-2 (General Commercial) Zone, Ward 3 (Coffin)

BACKGROUND

- 09/24/08 The Historic Preservation Commission approved a selection of plaques for properties listed on the National Register of Historic Places within the city of Las Vegas, including the Huntridge Theatre (HPC-30085).
- 01/10/12 The Planning Commission denied an application for a Special Use Permit (SUP-43985) for a Secondhand Dealer located at 1208 East Charleston Boulevard (APN 162-02-110-016), Ward 3 (Coffin).
- 05/19/15 The Special Commission for the Las Vegas Centennial approved a grant request in the amount of \$1,000,000 for the acquisition of the Huntridge Theater.

ANALYSIS

At the September 23, 2015 HPC meeting, the Commission requested an update on the status of the Huntridge Theatre, located at 1208 East Charleston Boulevard.

History

The Huntridge Theatre was constructed in 1944 as part of the Huntridge Neighborhood housing development, built in 1942. Designed by renowned theater architect S. Charles Lee, the Streamline Moderne style building was the premiere theater of the time. During the nearly 50 years of its operation, the Huntridge hosted many famous personalities promoting their latest films, including Abbott and Costello, Frank Sinatra, Judy Garland, Jerry Lewis, Marlene Dietrich and Vincent Price. The Huntridge Theatre is listed on the state and National Register of Historic Places.

Current Status

The building is owned by Trustee Clark County Treasurer and King George, LLC. Currently the building is vacant.

Multiple code enforcement complaints have been filed on the property for vandalism, trash and debris, graffiti, non-permitted business activity occurring on-site, transients living on-site, non-permitted outdoor storage of vehicles and trailers, and for the building not being secured allowing for internal access to the structure. The most recent complaint filed with Code

CM

REPORTS BY STAFF: ITEM 5

Enforcement on 10/13/15 for trash and abandoned shopping carts was inspected on 10/14/15 where staff observed a broken window with an unsecured board in front of it, and shopping carts along the front and rear of the structure. Code Enforcement issued a violation notice to the property owner via certified mail and a follow-up inspection is scheduled for 10/28/15.

The Huntridge Foundation monitors the condition of the building. Please see attached email from the Huntridge Foundation for information on their current activities.

The State of Nevada has filed a lawsuit against King George, LLC on behalf of the Nevada Commission for Cultural Affairs (now Commission for Cultural Centers and Historic Preservation – CCCHP).

The lawsuit seeks to recover the \$1.2 million in CCCHP grant monies received in 1997 by a previous owner, stating that the current owners did not respect the stipulations within the grant covenant. The trial is scheduled for May 2015.

The covenant required the following:

- The property must be maintained in order to protect the historic qualities.
- No visual or structural alterations will be made to the building without SHPO review and approval.
- The State, including CCCHP commissioners, will have the right to inspect the property with prior notice to the property owners.
- The property must be open to public at least 12 times per year with public notice.

None of these stipulations was met by the current owners.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

- Image and aerial of the Huntridge Theatre
- Email from the Huntridge Foundation, 10/14/15
- First Amended Complaint for Breach of Covenant and Demand for Jury Trial, 03/05/14





Courtney Mooney

Subject: FW: FW: Huntridge Theatre

From: Melissa Clary [<mailto:mclary121@gmail.com>]

Sent: Wednesday, October 14, 2015 4:09 PM

To: Nicole Eddowes

Subject: Re: Huntridge Theatre

The status of the historic Huntridge Theatre is now rapidly deteriorating due to the negligence by the owners to maintain and monitor it. Since the Huntridge Revival, LLC has abandoned efforts to acquire the building, the Huntridge Foundation aims to pick up the effort to find an appropriate investor or investors interested in preserving and restoring the building and property.

No Trespassing signage was recently painted on the building thanks to Building Code Enforcement through our conversation with Courtney Mooney, in an effort to curb the vagrant activities and enforce against break-ins and vandalism. The Foundation continues to actively monitor the welfare of the building and communicate issues to the state of Nevada and city of Las Vegas accordingly. President Daniel Roberts will serve as a witness in the state lawsuit against the owners in the May 2016 trial at Clark County District Court. Huntridge Neighborhood residents living south of the theatre continually put in Health District complaints regarding the alleyway and theatre perimeter's poor sanitary conditions.

The Foundation also continues its Memory Project to document the historical artifacts and memorabilia associated with the theatre. The Foundation also obtained a grant through Nevada Humanities to produce a public exhibit on the Huntridge Theatre this fiscal year. We invite the HPC to join us in the effort to curate this exhibit if there is any interest from members.

We also highly recommend the HPC recommend the Huntridge Theatre for nomination to the city's local historic register. This added recognition will provide further protection and enable improved enforcement of the building and its proper maintenance.

Melissa Clary

Co-founder and Secretary

The Huntridge Foundation

Melissa Clary

[702.277.4566](tel:702.277.4566)





CLERK OF THE COURT

1 **ACOM**
2 CATHERINE CORTEZ MASTO
3 Nevada Attorney General
4 Shane S. Chesney
5 Senior Deputy Attorney General
6 schesney@ag.nv.gov
7 Nevada State Bar No. 6933
8 100 N. Carson Street
9 Carson City, NV 89701
10 Telephone: (775) 684-1215
11 Fax: (775) 684-1108
12 Attorneys for Plaintiff

8 **EIGHTH JUDICIAL DISTRICT COURT**

9 **CLARK COUNTY, NEVADA**

11 STATE OF NEVADA, COMMISSION
12 FOR CULTURAL AFFAIRS,

13 Plaintiff,

14 v.

15 ELI MIZRACHI, ECT HOLDING, L.L.C.,
16 KING GEORGE, L.L.C., and
17 DOES I-XX inclusive,

18 Defendants.

CASE NO. A-14-696982-C

DEPT. NO. XXVII

Affirmation Pursuant to NRS 239B.030: The undersigned
hereby affirms that this document does not contain the
personal information of any person(s).

18 **FIRST AMENDED COMPLAINT FOR BREACH OF COVENANT AND**
19 **DEMAND FOR JURY TRIAL**

20 Plaintiff, State of Nevada, Commission for Cultural Affairs, hereby complains as follows
21 against Defendants, Eli Mizrachi, ECT Holding, L.L.C., King George, L.L.C., and Does I-XX
22 inclusive.

23 **PARTIES**

24 1. The Commission for Cultural Affairs ("CCA") is established by state law (NRS
25 233C.200, et. seq.) to advise the State on matters pertaining to the preservation and
26 promotion of Nevada's cultural resources. The Commission is composed of representatives
27 of the Nevada Humanities Committee, the Board of Museums and History, the Nevada Arts
28 Council, the State Council on Libraries and Literacy, and the tourism industry. Each year the

1 Commission awards financial assistance, made possible through the State's bonding
2 program, to governmental entities and nonprofit organizations conducting projects that
3 preserve and protect historic buildings used to develop a network of cultural centers and
4 activities. Private property owners are not eligible.

5 2. Eli Mizrachi, ECT Holding, L.L.C., King George, L.L.C., and Does I-XX inclusive,
6 are individuals, limited liability companies, corporations, or other entities which either jointly or
7 severally own real property with a building named the Huntridge Theater ("Huntridge") located
8 at 1208 East Charleston Blvd., Las Vegas, Nevada 89104, appraiser's parcel number, 162-
9 02-110-016.

10 FACTUAL ALLEGATIONS

11 3. On September 20, 1994 the owner of the Huntridge, Friends of the Huntridge
12 Theatre, Inc., entered into a covenant ("Covenant #1") with the CCA in consideration for a
13 \$300,000 grant. Covenant #1 runs with the property and is binding on all successors, heirs,
14 assignees, or leases. Covenant #1 was duly recorded at the Clark County Recorder's Office.
15 Covenant #1 expires on May 15, 2014. See Exhibit 1.

16 4. On February 4, 1997 the owner of the Huntridge, Friends of the Huntridge
17 Theatre, Inc., entered into a covenant ("Covenant #2") with the CCA in consideration for a
18 \$300,000 grant. Covenant #2 runs with the property and is binding on all successors, heirs,
19 assignees, or leases. Covenant #2 was duly recorded at the Clark County Recorder's Office.
20 Covenant #2 expires on May 15, 2014. See Exhibit 2.

21 5. On June 19, 1997 the owner of the Huntridge, Friends of the Huntridge Theatre,
22 Inc., entered into a covenant ("Covenant #3") with the CCA in consideration for a \$765,849.35
23 grant. Covenant #3 runs with the property and is binding on all successors, heirs, assignees,
24 or leases. Covenant #3 was duly recorded at the Clark County Recorder's Office. Covenant
25 #3 expires on July 1, 2017. See Exhibit 3.

26 6. Covenant #1, Covenant #2, and Covenant #3 are the same except as to
27 consideration and expiration. Thus, all deed restrictions and/or duties required of the owner
28 of the Huntridge are identical.

1 7. Covenant #1, Covenant #2, and Covenant #3 include as a remedy for breach of
2 those covenants, the filing of a suit in law or equity to obtain the return of funds granted.

3 8. The Huntridge was purchased by the Defendants in 2002.

4 9. Defendants contacted CCA by correspondence dated January 7, 2002 to notify
5 CCA of their purchase of the Huntridge and their intent to work with CCA in the upcoming
6 years. See Exhibit 4.

7 10. Defendants were notified by CCA of Covenant #1, Covenant #2, and Covenant
8 #3 and the restrictions and duties contained therein and required of Defendants as new
9 owners of the Huntridge by correspondence dated March 6, 2002. See Exhibit 5.

10 **BREACH OF COVENANT**

11 11. Covenant #1, Covenant #2, and Covenant #3 require the owner of the Huntridge
12 to assume the cost of the continued maintenance and repair of the Huntridge so as to
13 preserve the architectural, historical, cultural and/or archeological integrity of the same, in
14 order to protect and enhance those qualities which make it historically significant as
15 determined by the State Historic Preservation Officer. Defendants have breached this
16 provision of Covenant #1, Covenant #2, and Covenant #3 by failing to perform these duties as
17 required.

18 12. Covenant #1, Covenant #2, and Covenant #3 restrict the owner of the Huntridge
19 from allowing visual or structural alterations to the property without prior permission.
20 Defendants have breached this provision of Covenant #1, Covenant #2, and Covenant #3 by
21 allowing such visual and structural alteration without permission.

22 13. Covenant #1, Covenant #2, and Covenant #3 require the owner of the Huntridge
23 to allow the CCA to inspect the Huntridge at all reasonable times, in order to ascertain
24 whether or not the conditions of the covenants are being observed. Defendants have
25 breached this provision of Covenant #1, Covenant #2, and Covenant #3 by not allowing
26 inspection at reasonable times by the CCA.

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1 14. Covenant #1, Covenant #2, and Covenant #3 require that Huntridge be open to
2 the public no less than twelve (12) days a year on an equitable spaced basis. Defendants
3 have breached this provision of Covenant #1, Covenant #2, and Covenant #3 by not having
4 the Huntridge open twelve (12) days a year to the public. Rather, Defendants have closed
5 the Huntridge for years at a time.

6 15. Covenant #1, Covenant #2, and Covenant #3 require notice in the newspaper
7 when the Huntridge is closed to the public for CCA assisted improvements made not visible
8 from the public way as well as annual documentation of such notice to the CCA coordinator,
9 the State Historic Preservation Office. Defendants have breached this provision of Covenant
10 #1, Covenant #2, and Covenant #3 by neither providing the required notice nor annual
11 documentation.

12 **DEMAND FOR TRIAL BY JURY**

13 Plaintiff State of Nevada hereby demands a trial by jury on all claims and factual issues
14 in this action.

15 **PRAYER FOR RELIEF**

16 WHEREFORE, Plaintiff prays for judgment against Defendants and each of them as
17 follows:

18 1. For the return of the grant monies in the amount of \$300,000 for Breach of
19 Covenant #1.

20 2. For the return of the grant monies in the amount of \$300,000 for Breach of
21 Covenant #2.

22 3. For the return of the grant monies in the amount of \$765,849.35 for Breach of
23 Covenant #3.

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- 1 4. For reasonable attorneys' fees and costs incurred herein.
- 2 5. For such other and further relief as the court may deem just and proper.

3 DATED this 5th day of March, 2014.

4 CATHERINE CORTEZ MASTO
5 Attorney General

6 By: /s/ Shane S. Chesney
7 SHANE S. CHESNEY
8 Senior Deputy Attorney General
9 Attorneys for the State of Nevada,
10 Commission on Cultural Affairs
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Exhibit “1”

ATTACHMENT B

COVENANTS

1 These Covenants are made and entered into between the State of Nevada,
2 acting by and through the Commission for Cultural Affairs, hereinafter
3 referred to as "STATE" and Friends of the Hunzridge Theater, Inc.
4 hereinafter referred to as "APPLICANT", for the purpose of the of the property
5 known as The Hunzridge Theater
6 which is owned in fee simple by the APPLICANT.

7 The property is comprised essentially of grounds, collateral, appurtenances,
8 and improvements. The property is more particularly described as follows:
9 [cite references, including repository, book, and page number(s)].

10 Assessor's Parcel #'s: 162-02-110-004, 003, 002

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15 In consideration of the sum \$ 300,000.00 received
16 in grant-in-aid assistance from the STATE, the APPLICANT hereby agrees
17 to the following for a period of ending May 15, 2016.

- 18 1. The APPLICANT agrees to assume the cost of the continued maintenance
19 and repair of said property so as to preserve the architectural,
20 historical, cultural and/or archeological integrity of the same,
21 in order to protect and enhance those qualities which make it
22 historically significant as determined by the State Historic
23 Preservation Officer, hereinafter referred to as "SHPO".
- 24 2. The APPLICANT agrees that no visual or structural alterations
25 will be made to the property without prior written permission
26 of the SHPO.
- 27 3. The APPLICANT agrees that the STATE, its agents and designees,
28 shall have the right to inspect the property at all reasonable
29 times, in order to ascertain whether or not the conditions of
30 these Covenants are being observed.
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- 1 4. The APPLICANT agrees that when the property is not clearly visible
2 from a public right-of-way or includes interior work assisted
3 with State of Nevada, Commission for Cultural Affairs grant funds,
4 the property will be open to the public no less than twelve (12)
5 days a year on an equitable spaced basis and at other times by
6 appointment. Nothing in these Covenants will prohibit the APPLICANT
7 from charging a reasonable, nondiscriminatory admission fee,
8 comparable to fees charged at similar facilities in the area.
- 9 5. The APPLICANT further agrees that when the property is not open
10 to the public on a continuing basis, and when the improvements
11 assisted with State of Nevada Commission for Cultural Affairs
12 grant funds are not visible from the public way, notification
13 will be published for three consecutive working days, no less
14 than one week prior to the opening date in one newspaper of general
15 circulation in the community area in which the property is located.
16 The advertisement shall give the dates and times when the property
17 will be open. Documentation of such notice will be furnished
18 annually to the SHPD during the term of these Covenants.

19 These restraints shall run with the property and are binding upon
20 the APPLICANT and any and all successors, heirs, assignees, or lessees.

21 The STATE shall have the right to file suit in law or equity, if the
22 APPLICANT violates any of the restraints of these Covenants. The purpose
23 of the suit shall be to cause the APPLICANT to cure said violations or
24 to obtain the return of funds granted to the APPLICANT by the State of
25 Nevada Commission for Cultural Affairs.

26 The APPLICANT shall record these Covenants in the Recorder's Office
27 of the county in which the subject property is located. The STATE'S obligations
28 with regard to the subject property shall not become effective until the
29 APPLICANT has furnished to the STATE satisfactory proof of the aforementioned
30 recordation.

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These Covenants are entered into this 20th day of September, 1999.

Robert L. Lopez / Project Director
Applicant

Department of Museums, Library, and Arts

Ronald M. Jones 9/30/99
Ronald M. Jones Beta
State Historic Preservation Officer

REVIEWED AS TO FORM ONLY:

Francie Sue Del Papa
Attorney General

By: Melanie Neshen-Crossley
Melanie Neshen-Crossley
Deputy Attorney General

Exhibit “2”

ATTACHMENT B

COVENANTS

These Covenants are made and entered into between the State of Nevada,
acting by and through the Commission for Cultural Affairs, hereinafter
referred to as "STATE" and Friends of the Huncridge Theater, Inc.
hereinafter referred to as "APPLICANT", for the purpose of the of the property
known as The Huncridge Theater,
which is owned in fee simple by the APPLICANT,

The property is comprised essentially of grounds, collateral, appurtenances,
and improvements. The property is more particularly described as follows:
[cite references, including repository, book, and page number(s)].

Assessors Parcel #'s 161-02-110-004,003,002

In consideration of the sum \$300,000.00 received
in grant-in-aid assistance from the STATE, the APPLICANT hereby agrees
to the following for a period of ending May 15, 2014.

1. The APPLICANT agrees to assume the cost of the continued maintenance
and repair of said property so as to preserve the architectural,
historical, cultural and/or archaeological integrity of the same,
in order to protect and enhance those qualities which make it
historically significant as determined by the State Historic
Preservation Officer, hereinafter referred to as "SHPO".
2. The APPLICANT agrees that no visual or structural alterations
will be made to the property without prior written permission
of the SHPO.
3. The APPLICANT agrees that the STATE, its agents and designees,
shall have the right to inspect the property at all reasonable
times, in order to ascertain whether or not the conditions of
these Covenants are being observed.

Book 1997 0801

Inst 00714

recorded 8/1/97

4. The APPLICANT agrees that when the property is not clearly visible from a public right-of-way or includes interior work associated with State of Nevada, Commission for Cultural Affairs grant funds, the property will be open to the public no less than twelve (12) days a year on an equitable spaced basis and at other times by appointment. Nothing in these Covenants will prohibit the APPLICANT from charging a reasonable, nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

5. The APPLICANT further agrees that when the property is not open to the public on a continuing basis, and when the improvements assisted with State of Nevada Commission for Cultural Affairs grant funds are not visible from the public way, notification will be published for three consecutive working days, no less than one week prior to the opening date in one newspaper of general circulation in the community area in which the property is located. The advertisement shall give the dates and times when the property will be open. Documentation of such notices will be furnished annually to the SHPO during the term of these Covenants.

These restraints shall run with the property and are binding upon the APPLICANT and any and all successors, heirs, assigns, or lessees.

The STATE shall have the right to file suit in law or equity, if the APPLICANT violates any of the restraints of these Covenants. The purpose of the suit shall be to cause the APPLICANT to cure said violations or to obtain the return of funds granted to the APPLICANT by the State of Nevada Commission for Cultural Affairs.

The APPLICANT shall record these Covenants in the Recorder's Office of the county in which the subject property is located. The STATE's obligations with regard to the subject property shall not become effective until the APPLICANT has furnished to the STATE satisfactory proof of the aforementioned recordation.

These Covenants are entered into this 4 day of Feb., 1997

Richard L. Long
Applicant

Department of Museums, Library, and Arts

Ronald M. Jones 2/20/97
State Historic Preservation Officer Date

REVISED AS TO FORM ONLY:

Franklin S. Del Paso
Attorney General

By: Melanie Nathan-Crossley
Melanie Nathan-Crossley
Deputy Attorney General

Exhibit “3”

MC1071110 -
Friends of The
1208 E Charleston
LV Nov 1910y

9/0801.00714

ATTACHMENT B

COVENANTS

These Covenants are made and entered into between the State of Nevada,
acting by and through the Commission for Cultural Affairs, hereinafter
referred to as "STATE" and Friends of the Huntridge Theater, Inc.
hereinafter referred to as "APPLICANT", for the purpose of the of the property
known as The Huntridge Theater
which is owned in fee simple by the APPLICANT.

The property is comprised essentially of grounds, collateral, appurtenances,
and improvements. The property is more particularly described as follows:
[cite references, including repository, book, and page number(s)].

Assessors Parcel #'s 162-02-110-004.003.002

In consideration of the sum \$765,849.35 received
in grant-in-aid assistance from the STATE, the APPLICANT hereby agrees
to the following for a period of ending July 1, 2017.

1. The APPLICANT agrees to assume the cost of the continued maintenance
and repair of said property so as to preserve the architectural,
historical, cultural and/or archeological integrity of the same.
In order to protect and enhance those qualities which make it
historically significant as determined by the State Historic
Preservation Officer, hereinafter referred to as "SHPO".
2. The APPLICANT agrees that no visual or structural alterations
will be made to the property without prior written permission
of the SHPO.
3. The APPLICANT agrees that the STATE, its agents and designees,
shall have the right to inspect the property at all reasonable
times, in order to ascertain whether or not the conditions of
these Covenants are being observed.

4. The APPLICANT agrees that when the property is not clearly visible from a public right-of-way or includes interior work assisted with State of Nevada, Commission for Cultural Affairs grant funds, the property will be open to the public no less than twelve (12) days a year on an equitable spaced basis and at other times by appointment. Nothing in these Covenants will prohibit the APPLICANT from charging a reasonable, nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

5. The APPLICANT further agrees that when the property is not open to the public on a continuing basis, and when the improvements assisted with State of Nevada Commission for Cultural Affairs grant funds are not visible from the public way, notification will be published for three consecutive working days, no less than one week prior to the opening date in one newspaper of general circulation in the community area in which the property is located. The advertisement shall give the dates and times when the property will be open. Documentation of such notice will be furnished annually to the SHPO during the term of these Covenants.

These restraints shall run with the property and are binding upon the APPLICANT and any and all successors, heirs, assigns, or lessees.

The STATE shall have the right to file suit in law or equity, if the APPLICANT violates any of the restraints of these Covenants. The purpose of the suit shall be to cause the APPLICANT to cure said violations or to obtain the return of funds granted to the APPLICANT by the State of Nevada Commission for Cultural Affairs.

The APPLICANT shall record these Covenants in the Recorder's Office of the county in which the subject property is located. The STATE'S obligations with regard to the subject property shall not become effective until the APPLICANT has furnished to the STATE satisfactory proof of the aforementioned recordation.

970801.00714

These Covenants are entered into this 19th day of June, 1997

Applicant

Department of Museums, Library, and Arts

Ronald M. Jones
State Historic Preservation Officer

Date

REVIEWED AS TO FORM ONLY:

Frankie Sue Del Page
Attorney General

By: Melanie Meehan-Crossley
Melanie Meehan-Crossley
Deputy Attorney General

n-1

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:

FRIENDS OF THE HUNTRIDGE

88-81-97 13127 PAC

OFFICIAL RECORDS

BOOK: 978801 PAGE: 00714

PER: 9.88 RPTT

.00

Exhibit “4”

ECT Holding LLC.
1200 E. Charleston
Las Vegas, NV 89104

January 7, 2002

State Historical Preservation Office
100 N. Stewart St.
Carson City, NV 89701

JAN 10 2002
State Historic
Preservation Office

Dear Ron James:

As you are aware we closed escrow on the Huntridge Theatre last week. As of this time the future use of the building is still in question. We are exploring several options, including keeping the present use. We are meeting with local officials as well to get their input on the matter. We will be in contact with you and your office in the near future to keep you abreast of any developments. We are looking forward to working closely with you and your staff in the years to come. If you have any questions feel free to contact me at (702) 429-1305.

Sincerely,



Eli Mizrahi
Managing Partner

Exhibit “5”



KENNY C. GUINN
Governor

SCOTT K. SISCO
Interim Director

STATE OF NEVADA
DEPARTMENT OF CULTURAL AFFAIRS
Nevada State Historic Preservation Office
100 N. Stewart Street
Carson City, Nevada 89701

RONALD M. JAMES
State Historic Preservation Officer

March 6, 2002

Eli Mizrachi
Managing Partner
ECT Holdings L.L.C.
1200 E. Charleston
Las Vegas, NV 89104

Re: Huntridge Theater

Dear Mr. Mizrachi:

Thank you for letting my office know about the close of escrow for the Huntridge Theater. As you know, my office has covenants on your building that affect exterior and interior appearances, including paint colors and signage, and anything else that affects the structure. Plans for modifications to the building must meet the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings and must be submitted to our office for review and approval before work commences. Additionally, as I am sure you are aware, there are many constituents in Southern Nevada who are concerned about the fate of the Huntridge. My office will assist you in any way possible to make certain that there are no reasons to be concerned about public reaction to your use of the building. We would be happy to meet with you to provide technical assistance regarding the future use of this historic building. Following are the phone numbers for staff:

Ronald M. James, State Historic Reservation Officer	775-684-3440
Mella R. Harmon, Architectural Historian	775-684-3447
Rebecca R. Ossa, Architectural Historian	775-684-3441

Please do not hesitate to contact us if you have any questions or would like to discuss project specifics.

Sincerely,

Ronald M. James
State Historic Preservation Officer

Cc: Frank Fiori, Urban Design Coordinator, City of Las Vegas
Robert Stoldal, Chairman, Board for Museums and History
Robert Ostrovsky, Chairman, Commission for Cultural Affairs

CIVIL COVER SHEET

Clark County, Nevada
Case No. A-14-696982-C
(Assigned by Clerk's Office)

I. Party Information

Plaintiff(s) (name/address/phone): State of Nevada, Commission for Cultural Affairs, 901 S. Stewart Street, Suite 5004, Carson City, NV 89701, Telephone (775) 684-3448

Defendant(s) (name/address/phone): Eli Mizrahi, King George LLC, 2425 Ping Drive, Henderson, NV 89074-8314, Telephone (702) 278-8880

Attorney (name/address/phone): Catherine Cortez Masto, Nevada Attorney General, Shane S. Chesney, Senior Deputy Attorney General, 100 N. Carson Street, Carson City, NV 89701-4717, Telephone (775) 684-1215

Attorney (name/address/phone): John E. Dawson, Esq., Registered Agent, King George LLC, 300 S. Fourth Street, Suite 1700, Las Vegas, NV 89101, Telephone (702) 383-8850

II. Nature of Controversy (Please check applicable bold category and applicable subcategory, if appropriate)

☐ Arbitration Requested

Civil Cases

Real Property	Negligence	Torts
☐ Landlord/Tenant ☐ Unlawful Detainer ☐ Title to Property ☐ Foreclosure ☐ Liens ☐ Quiet Title ☐ Specific Performance ☐ Condemnation/Eminent Domain ☐ Other Real Property ☐ Partition ☐ Planning/Zoning	☐ Negligence - Auto ☐ Negligence - Medical/Dental ☐ Negligence - Premises Liability (Slip/Fall) ☐ Negligence - Other	☐ Product Liability ☐ Product Liability/Motor Vehicle ☐ Other Torts/Product Liability ☐ Intentional Misconduct ☐ Torts/Defamation (Libel/Slander) ☐ Interfere with Contract Rights ☐ Employment Torts (Wrongful termination) ☐ Other Torts ☐ Anti-trust ☐ Fraud/Misrepresentation ☐ Insurance ☐ Legal Tort ☐ Unfair Competition
Probate	Other Civil Filing Types	
Estimated Estate Value: _____ ☐ Summary Administration ☐ General Administration ☐ Special Administration ☐ Set Aside Estates ☐ Trust/Conservatorships ☐ Individual Trustee ☐ Corporate Trustee ☐ Other Probate	☐ Construction Defect ☐ Chapter 40 ☐ General ☒ Breach of Contract ☐ Building & Construction ☐ Insurance Carrier ☐ Commercial Instrument ☐ Other Contracts/Agmt/Judgment ☐ Collection of Actions ☐ Employment Contract ☒ Guarantee ☐ Sale Contract ☐ Uniform Commercial Code ☐ Civil Petition for Judicial Review ☐ Foreclosure Mediation ☐ Other Administrative Law ☐ Department of Motor Vehicles ☐ Worker's Compensation Appeal	
	☐ Appeal from Lower Court (also check applicable civil case box) ☐ Transfer from Justice Court ☐ Justice Court Civil Appeal ☐ Civil Writ ☐ Other Special Proceeding ☐ Other Civil Filing ☐ Compromise of Minor's Claim ☐ Conversion of Property ☐ Damage to Property ☐ Employment Security ☐ Enforcement of Judgment ☐ Foreign Judgment - Civil ☐ Other Personal Property ☐ Recovery of Property ☐ Stockholder Suit ☐ Other Civil Matters	

III. Business Court Requested (Please check applicable category; for Clark or Washoe Counties only.)

- | | | |
|---|--|---|
| ☐ NRS Chapters 78-88 | ☐ Investments (NRS 104 Art. 8) | ☐ Enhanced Case Mgmt/Business |
| ☐ Commodities (NRS 90) | ☐ Deceptive Trade Practices (NRS 598) | ☐ Other Business Court Matters |
| ☐ Securities (NRS 90) | ☐ Trademarks (NRS 600A) | |

3/5/14
Date

Signature of initiating party or representative



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the status of the Reed Whipple Cultural Center, located at 821 North Las Vegas Boulevard (APN 139-27-708-019), C-2 (General Commercial) Zone, Ward 5 (Barlow)

BACKGROUND

- | | |
|----------|--|
| 10/24/02 | The Planning Commission approved a Site Development Plan Review (SD-0049-02) to allow 21 interpretive banner displays adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive. |
| 11/10/09 | The Downtown Design Review Committee approved an application for a Master Sign Plan (ARC-36490) for an existing museum. |
| 11/17/10 | The City Council approved an application for a General Plan Amendment (GPA-39326) from PF (Public Facilities) to MXU (Mixed Use) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard. |
| 11/17/10 | The City Council approved an application for a Rezoning (ZON-39327) from C-V (Civic) zone to C-2 (General Commercial) zone on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard. |
| 02/18/15 | The City Council approved an application for a General Plan Amendment (GPA-56915) from PF (Public Facilities) to MXU (Mixed Use) on a portion of 3.51 acres at 821 North Las Vegas Boulevard. |
| 02/18/15 | The City Council approved an application for a Rezoning (ZON-56916) from C-V (Civic) to C-2 (General Commercial) on a portion of 3.51 acres at 821 North Las Vegas Boulevard. |

ANALYSIS

Cultural Vista Parkway Scope

The City of Las Vegas has planned for a future roadway, known as Cultural Vista Parkway, to make a new connection between Maryland Parkway and Veterans Memorial Drive in association with future redevelopment of Cashman Field. This proposed Cultural Vista Parkway ["Parkway"] will traverse westerly along the south side of Cashman Center, cross over Las Vegas Boulevard and traverse south of the Reed Whipple building across the parking lot tying into Veterans Memorial Drive. The Parkway is intended to provide a future transit connection from the airport to the Bonneville Transit Center and then have an end station at Las Vegas Boulevard adjacent to Reed Whipple. In the meantime, it provides another direct vehicular route into the Cultural Corridor via northern through-lanes being constructed on Casino Center Boulevard, north of Stewart.

The city has selected a local engineering firm, Parsons Brinckerhoff, to design the connection between Veterans Memorial Drive and Las Vegas Boulevard in the upcoming year. Their scope includes preparing demolition plans for the southern wing of the Reed Whipple building, as well as full design and improvement plans for construction. In addition to the south wing, the south awning may also be removed. Eighty-eight parking stalls will be eliminated. The street cross-section will include wider sidewalks with street lights, trees and bike lanes. We expect to start the 18 month design phase in February.

Public Works has \$1.5 million dollars of Fuel Revenue Indexing (FRI) funds. If the FRI 2 ballot passes in November 2016, we anticipate funds for construction to be available. We expect to follow a public outreach process during design that will include news releases, public meetings at 15% and 30% design, individual property owner and business owner meetings and stakeholder meetings.

History of the Reed Whipple Building

The Reed Whipple Building was constructed in 1963 as an administrative building for the Church of Jesus Christ of Latter Day Saints (LDS). The building combined a stake center and a multipurpose recreational facility including indoor basketball courts and outdoor softball fields.

The building was sold to the city in 1970 for \$1,067,000 and housed the Las Vegas City Hall until 1972. The facility was dedicated in Reed Whipple's honor on Feb. 16, 1971, by former Las Vegas Mayor Oran Gragson in tribute for Whipple's services to the city of Las Vegas. Reed Whipple was a former LDS bishop, president of the LDS St. George temple, vice president of the First National Bank, and community leader. He is credited with conceiving the idea for municipal parking garages downtown to handle the city's congested streets. He was also instrumental in negotiating the deal for the Foley Federal Building.

The building served as a home for arts nonprofits like Las Vegas Youth Orchestra from 1972 to 2011. Several interior remodels occurred in those years. In 2012 the building was leased by the Las Vegas Shakespeare Company. The building Houses a 275-seat multi-purpose theater, an 80-seat studio theater, art gallery, dance studio, conference room, meeting room, pottery studio and a kitchen. The building is currently vacant.

STAFF RECOMMENDATION

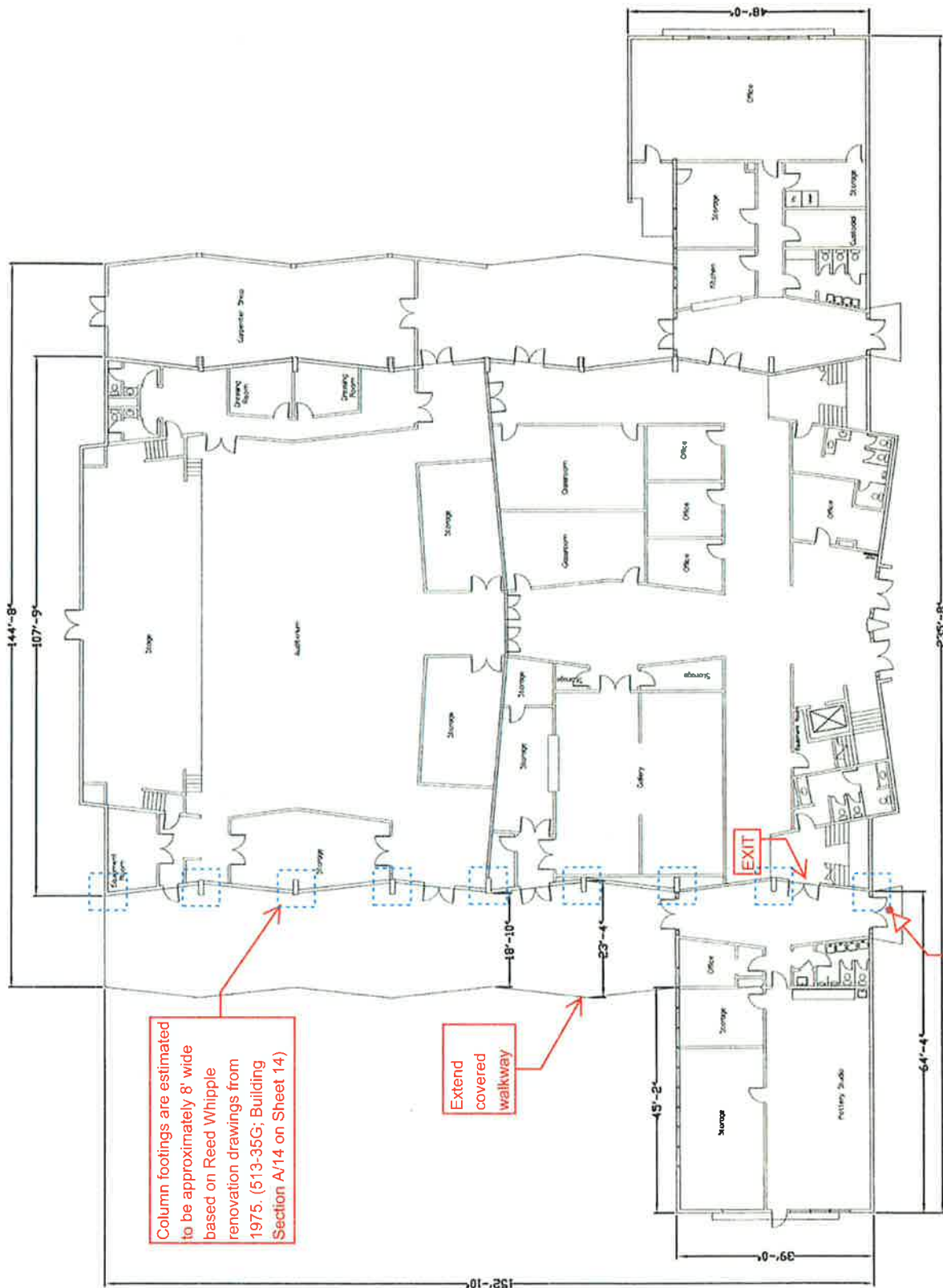
NO ACTION REQUIRED

BACKUP DOCUMENTS

- Image of the Reed Whipple Building.
- Aerial of the Reed Whipple Building area.
- Site plan of the Cultural Vista Parkway.
- RTC map of the proposed transit connection.







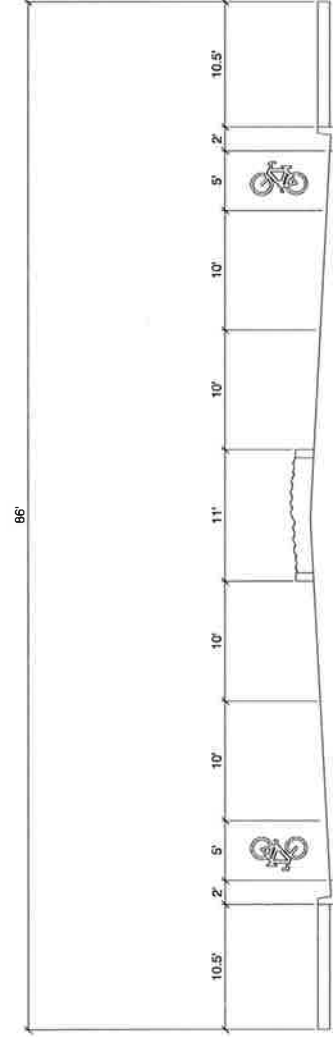
Reed Whipple Cultural Center First Floor Plan





Constraint point is edge of existing column footing at southeast corner of main building. This allows for a cross-section width up to 86'.

Cultural Vista Parkway Pre-Design Option - 86' Section





STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an application for historic designation for 600 East Charleston Boulevard as a Historic Landmark on the city of Las Vegas Historic Property Register, (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin)

BACKGROUND

No relevant case history.

ANALYSIS

Attached is the draft nomination of the Wengert House to the City of Las Vegas Historic Property Register as a Historic Landmark. The Commission has 42 days to review the draft. A public hearing will be scheduled for the December 9, 2015 HPC meeting.

The following documents will be submitted for the December 9, 2015 HPC meeting:

- Current property owner letter of consent (the property is currently in escrow).
- Statement of Financial Interest.
- Deed and Legal Description.

STAFF RECOMMENDATION

NO ACTION REQUIRED.

BACKUP DOCUMENTS

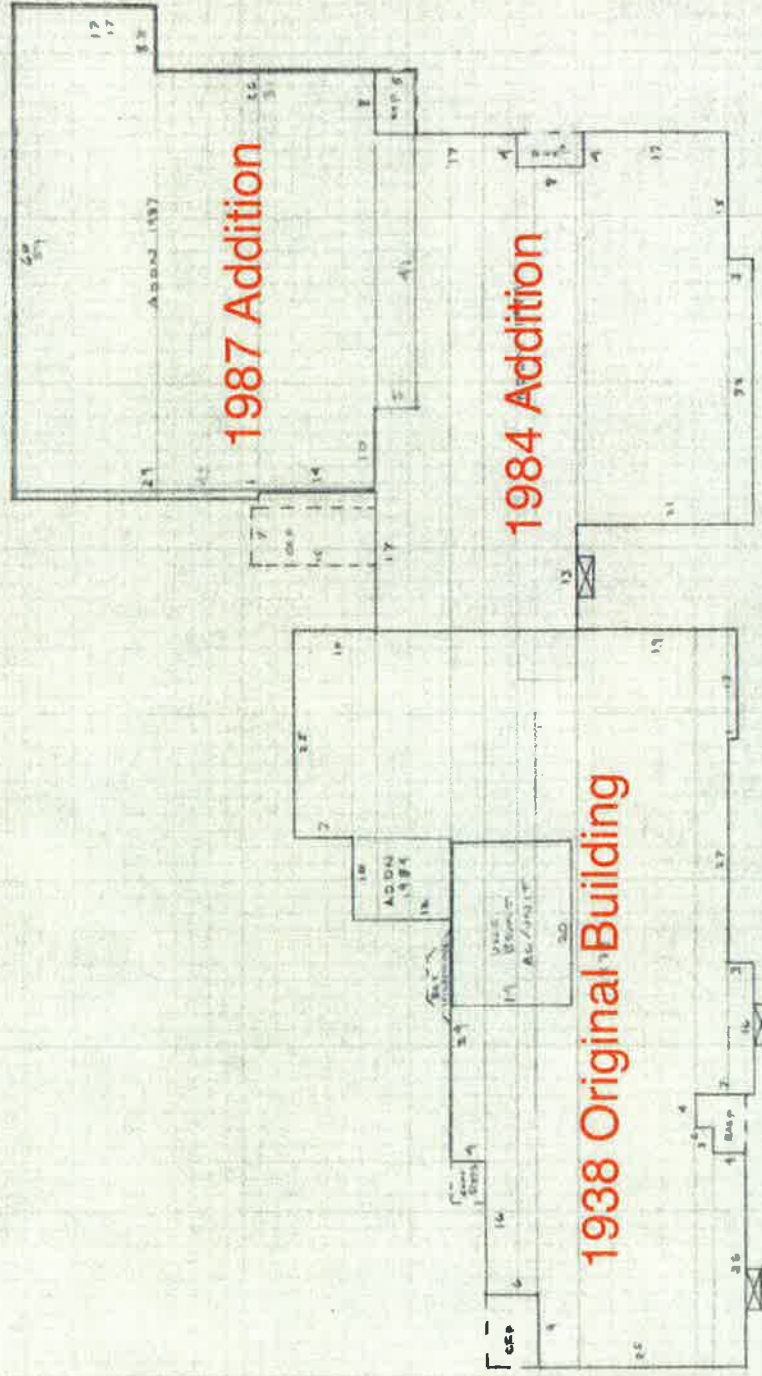
Draft nomination of the Wengert House to the City of Las Vegas Historic Property Register.





050-010-002

050-046-012
000 2. CHA. 5. 3701 B. 10





DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property State Bar of Nevada Building - (originally known as the Wengert Residence)

Address (Location) 600 E. Charleston Blvd.

Type of Designation (check one) Building ☒ District ☐ Site ☐ Structure ☐

Assessor's Parcel #(s) 162-03-501-001

Current Zoning Designation Professional And Business Services

Additional Information

APPLICANT/

REPRESENTATIVE Heidi Swank

Address 620 S. 11th Street, Suite 110

City Las Vegas

E-mail heidi.swank@nevadapreservation.org

Property Owner? Yes ☐ No ☒

Phone 7023716217 Fax:

State NV Zip 89101

Required Submittal Material

FOR STAFF USE ONLY

Statement of Eligibility and Appropriateness for designation.....

Photographs.....

Letter of Property Owner Consent (if property owner is not the applicant).....

Statement of Financial Interest.....

Letter of Request for Action (if designation is for a district).....

Deed/Legal Description.....

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Kimberly Farmer
Print Name Kimberly Farmer

Subscribed and sworn before me

This 14th day of October, 2015

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case #

Meeting Date:

Date Accepted:

Accepted By:

Statement of Eligibility

Wengert Residence 600 E. Charleston Avenue, Las Vegas, Nevada

Summary

600 East Charleston Avenue (henceforth, the Wengert Residence) is being nominated to the City of Las Vegas Register of Historic Places because a significant portion of the building is at least forty years old; it is reflective of Las Vegas' social and economic past; and it is associated with a person significant in local and state history. The period of significance begins in 1938 when the Wengert Residence was built and Cyril and Lottie Wengert moved their family into their new home. The period of significance ends in 1968 with the death of Lottie Wengert, Cyril had preceded her in death in 1965. The home then passed to their son Ward Wengert who retained it only until 1972, when the home passed out of the possession of the Wengert family. Cyril Wengert was one of a handful of prominent businessmen who built many of the large commercial institutions that still endure today in Las Vegas. In particular, Mr. Wengert was instrumental in the development of what is known today as NV Energy. He figured prominently in our early banking industry and contributed significantly to local social institutions and the nascent Las Vegas Catholic community.

The Wengert Residence

When the home was originally constructed in 1938, its address was listed as 1001 South Sixth Street. By 1972, the address had been reassigned as 600 East Charleston Avenue. Its location places it across the street from the Park Place Addition that was platted by John and William Park in the late 1920s. This pre-World War II tract contains several Period Revival homes. The Wengert Residence is one of the few Period Revivals on the east side of Sixth Street.

This Tudor Revival style home shares many of the characteristics of other Period Revivals in this area, namely a steeply pitched roof, half timbering, a high chimney, and pillared front porch. Tudor Revival homes were meant to replicate modest country houses often found in Europe.

However, the Wengert Residence was anything but modest in 1938. It was among the largest homes in Las Vegas at that time. It was a four bedroom, three bathroom two-story home that also included a dressing suite, maid's quarters, large living room, small office, sitting room/library, dining room, kitchen with breakfast nook, and even a small cellar.

The home was designed by architect H. Clifford Nordstrom and was built by the Hampton brothers. There is little that is known about Nordstrom. We do know that he was part of the firm Warner and Nordstrom from about 1929 through 1932. The firm also designed another Period Revival at 624 South Sixth Street for Artemis W. Ham and his wife. The Ham and Wengert families traveled in the same social circles, with one of the

Wengert daughters marrying a Ham son. It is feasible that the Hams recommended Nordstrom when Cyril was looking for an architect to design his home. Apart from a few Period Revival private homes, Warner and Nordstrom designed several commercial buildings. After the dissolution of the partnership, Nordstrom continued to design commercial buildings in Las Vegas. However, little could be found on Nordstrom beyond the 1930s.

The Wengert Residence itself has maintained much of its historic integrity over the past almost 80 years. The original building has all but one of its original windows, and retains the half timbering, front door, and other features. Some changes have been made to the original home, including the conversion of a backdoor to stained glass window. Overall, the original portion of the building has generally maintained its historic integrity.

When the home passed out of the Wengert family in the early 1970s, its zoning changed from residential to professional and business services. It functioned as a law office and eventually became the home of the State Bar of Nevada. There were several additions made to the rear of the home between 1984 and 1988. Two of the additions added significant square footage to the original footprint. In 1984, a 2,512 square foot addition was added, and in 1987 a 4,892 square foot addition was also adjoined. In addition, parking spaces were added at the back of the home as well as a trash enclosure and carport covers.

The additions to the building that were made in 1984 and 1987 were in the Tudor Revival style. Like the original home, the additions also include the steeply pitched roofs, modest half timbering, and a matching stucco exterior. While these are clearly additions, they were thoughtfully done and generally maintain continuity with the original home. These additions are an excellent example of adaptive reuse that allows for the retention of the building through thoughtful design.

Cyril Wengert

Cyril Wengert was the son of German immigrants Frank and Ella Wengert. Born in Austin, Minnesota, he moved to Las Vegas in 1907 at the age of 18 with his mother and brothers and sisters. His father Frank had arrived in Las Vegas in 1905 to supervise the building of a refrigeration plant for Armour Car Lines Company. As a young man, Cyril worked in various jobs from icing refrigerator cars for Armour, driving an ice delivery wagon, and working as an oiler for the railroad.

In 1909, Cyril left Las Vegas for Seattle where he worked as a longshoreman for a short time before attending business school. There are several stories about how he ended up in business school. However, it is generally agreed that he suffered some injury to a foot while working as a longshoreman. This brought him to the decision to attend and graduate from business college.

It was Cyril's degree in business that qualified him to work in the banking industry in Las Vegas. However, it was his penmanship that Mr. John S. Park - owner of the First State

Bank - first noted. Mr. Park happened to see a check that Cyril had written and brought into the bank to be cashed. He was so impressed that he brought Cyril on as a teller and bookkeeper in 1911.

Mr. Wengert worked his way up at First State Bank. In 1916, he was promoted to assistant cashier. Then in 1924, he moved up to full cashier. In 1937, when First State Bank merged with First National Bank, Cyril became the manager and a director with the newly expanded institution. He had married Lottie Ward, a Las Vegas schoolteacher, in 1921 and had started a family. With his promotion to a bank executive, Cyril and Lottie had the Wengert Residence built and took up residence. They remained in this home until they passed away some thirty years later.

When Cyril had originally been hired at First State Bank, Mr. Park had suggested that Cyril attend to the books for the utility and telephone company that had just been formed. The name of this company was Southern Nevada Power and Telephone Company and with his promotion to full cashier in 1929, he took the opportunity to become an incorporator of this new utility.

Cyril remained at First National Bank for 35 years. When he left in 1946, his departure from banking was front-page news. He took a position with the Southern Nevada Power and Telephone Company as a vice president and general commercial manager. When in 1954 the company split into power and telephone companies, Cyril remained with what became Nevada Power Company.

Mr. Wengert was not your average executive. In fact, when Nevada Power Company decided to bring the company under one roof, the building was named the Cyril S. Wengert Building. Located at 230 North Fourth Street in downtown Las Vegas (no longer in existence), the building was designed by locally renowned architects Zick and Sharp with collaboration by Welton Becket of Los Angeles. The booklet created for the building's opening included the following description of Mr. Wengert:

"The indispensable contributions made by Cyril S. Wengert to the progress of our Company are being recognized, in part, by naming this building in his honor. Mr. Wengert was one of the incorporators of Nevada Power Company in 1929. During the period he has served the Company our investment has grown from \$172,000 to \$50,000,000 while the number of customers served by us has increased from 1,485 to more than 43,000. This building is also a testimony to Mr. Wengert's important contributions to the civic business and cultural lives of the community during the last fifty years."

Cyril remained with Nevada Power Company for five more years until his death from brain cancer in February of 1965. Clearly, Mr. Wengert was a key figure in the creation of what today we know as NV Energy. His importance to both the business and civic life of Las Vegas was echoed by the Las Vegas Sun upon his death, "Cyril Wengert is considered one of the leading citizens of Las Vegas."

The Nevada Power Company building on Fourth Street was not the only building named after Cyril S. Wengert. In 1971, an elementary school was also named for Mr. Wengert. Cyril S. Wengert elementary school is located at 2001 Winterwood Boulevard near the intersection of Nellis Boulevard and Sahara Avenue.

Mr. Wengert did as much for Las Vegas in his professional life as he did through his community involvement. As attested in the first quote above, Cyril did much to enrich the cultural life of our community. His involvement in early Las Vegas is noted by his frequent appearances in society pages that mention the time and money he gave to many organizations. He was a charter member of the Rotary Club and figured prominently in the Las Vegas Council of the Knights of Columbus, the Elks Lodge, the Southern Nevada Industrial Foundation, and the Las Vegas Chamber of Commerce. He also served on the Las Vegas Planning Board and was the president of the local Community Chest. As a World War I veteran, he was involved with the Las Vegas American Legion. Moreover, he was financially generous to the local Catholic Church. In particular, he was very supportive of Saint Anne's Church, located on the corner of Maryland Parkway and St. Louis Avenue. The Wengerts donated the marble - mined in Tonopah - for Saint Anne's original altar. His ongoing church involvement stemmed from his parents' role in establishing the Catholic Church in Las Vegas. Before there was a Catholic Church in town, Frank and Ella Wengert held the first Catholic masses in their home.

Cyril's wife Lottie was also very involved in the community. Like Cyril, Mrs. Wengert appears frequently in the society pages even after her husband's death. Over the years she was involved in the Mesquite Club as well as various charity and political organizations including the Alpha Delta Pi sorority alumni and Volunteers for Nixon.

In addition to Cyril's professional and public lives, Cyril had a full family life, too. Cyril and Lottie had six children: James, Shirley, Marilyn, Robert, Ward, and Janet. Only four of their children survived to adulthood, with Janet passing away after only seven months and James (Jimmy) passing away at the age of six due to complications from surgery. There are many pictures of Cyril and Lottie with their children in UNLV's Special Collections. In particular, the *Boulder City Journal* had a full-page spread in 1950 highlighting four fathers and daughters. Cyril with his daughter Shirley are shown playing ping-pong in the backyard of the Wengert Residence.

The Wengert Residence even before it was historic was identified as an important home in the Las Vegas community. In 1951, the Review Journal highlighted a photo spread that was titled "Beautiful Homes Found in Las Vegas Residential Area." It included interior and exterior photos of four remarkable Las Vegas homes. Among these homes was the Wengert Residence. It was marked with the title "Gracious Formality" and included remarks on the Wengert family and the many community gatherings that had been held at the home.

Conclusions

During the period of significance, 1938 - 1968, the Wengert Residence was home to a leading figure in the development of modern Las Vegas. Cyril S. Wengert was an incorporator of NV Energy, namesake for NV Energy's first building downtown as well as an elementary school. He was also integral to the development of many of Las Vegas' civic organizations and the growth of the local Catholic community. It was in this home that Cyril S. Wengert achieved renown and resided until his death, making the Wengert Residence historically significant as a mnemonic for the important contributions he made to the development of Las Vegas.

Major Bibliographic References

Boulder City Journal

1950. Photo of Cyril and Shirley Wengert. 18 September.

Las Vegas Review Journal

1951. "Beautiful Homes Found in Las Vegas Residential Area." 18 December.

1965. Cyril Wengert Obituary. March.

1966 - 1971. "Socially Speaking." Various issues.

1971. Opening of Cyril Wengert Elementary. 16 April.

Las Vegas Sun

1965. Cyril Wengert Obituary. 26 February.

Moehring, Eugene and Michael Green.

2005. *Las Vegas: A Centennial History*. 16 March.

Nevada Division of Preservation and Archaeology.

1990. Las Vegas High School Neighborhood Historic District. National Register of Historic Places Registration Form. 19 December.

The Evening Review

1946. Cyril Wengert Leaves First National Bank after 35 Years. 30 September.

The Nevada Power Company

1960. *Welcome to the Cyril S. Wengert Building*.

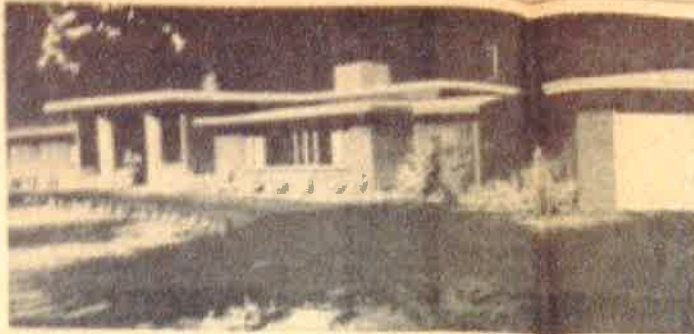
The Nevada Register

1965. Cyril Wengert Obituary. 5 March.

Wammack, Mary.

2011. Cyril S. Wengert. *Online Nevada Encyclopedia*. 19 September.

Beautiful Homes Found in Vegas Residential Area



The modern exterior view of the new home in Las Vegas is that of the well-known "Spanish" style, which is a blend of the old and the new. The house is built of concrete and has a flat roof. The windows are large and the doors are wide. The house is surrounded by a lawn and a few trees.



Living room view of the new home in Las Vegas. The room is bright and airy, with a large window looking out onto the lawn. The fireplace is made of stone and the furniture is modern.



The long, low building is a garage or a large porch. It is built of concrete and has a flat roof. The building is surrounded by a lawn and a few trees.



Living room view of the new home in Las Vegas. The room is bright and airy, with a large window looking out onto the lawn. The fireplace is made of stone and the furniture is modern.



Living room view of the new home in Las Vegas. The room is bright and airy, with a large window looking out onto the lawn. The fireplace is made of stone and the furniture is modern.



Living room view of the new home in Las Vegas. The room is bright and airy, with a large window looking out onto the lawn. The fireplace is made of stone and the furniture is modern.



The house with a gabled roof and a chimney is a traditional style. It is built of concrete and has a flat roof. The house is surrounded by a lawn and a few trees.



The house with a gabled roof and a chimney is a traditional style. It is built of concrete and has a flat roof. The house is surrounded by a lawn and a few trees.



WORKS AT HOME—This open plan, wide glass exposure, and its, who have one of the widest in the North are: Linda Brown, and Deborah Moore.

GRACIOUS FORMALITY—One of the long-established homes in Las Vegas is that of Mr. and Mrs. C. S. Wright, 1701 South Main Street, where has been the scene of many social events in Las Vegas. The living room, featuring fireplace and bay window, are shown above. Traditional furnishings are used throughout the home, which is spacious and well appointed.



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the development of a mobile application for historic, cultural and public art sites, 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

The City of Las Vegas has received an approval on the change of scope for the 2015 HPF grant to include research and development of a mobile app that is capable of displaying the city's historic and cultural resources such as historic trails, cultural and public art sites. The Commission would also like the app to have the ability to be expanded in the future with audio capabilities and regional sites.

Next steps:

- The HPF 2015 funding agreement is scheduled for the October 21, 2015 City Council meeting.
- Schedule a meeting with Commissioner Cosgrove and Information Technologies (IT) staff to develop an outline for the app.
- The city of Las Vegas will solicit proposals from interested parties to research and compile content, and coordinate with the app developer and staff.
- The city of Las Vegas will solicit proposals from mobile app developers if necessary.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Downtown Project List, All Wards

BACKGROUND

No relevant case history.

SUMMARY

Attached are two DRAFT maps showing current development projects within the downtown area. The projects include Site Development Plan Reviews (SDRs) and Special Use Permits (SUPs).

Site Development Plan Review

The purpose of the SDR process is to ensure that each development:

1. Is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards and other regulations, plans and policies of the City;
2. Contributes to the long term attractiveness of the City;
3. Contributes to the economic vitality of the community by ensuring compatibility of development throughout the community; and
4. Contributes to the public safety, health and general welfare.

An SDR is required for all development in the City, except:

1. Single family or duplex dwelling units, except for the conversions of multi-family or apartment developments to condominiums or co-op status;
2. Residential accessory buildings;
3. On-site signs, walls and fences;
4. Demolition of a structure;
5. Sculptures, fountains and other similar improvements;
6. Normal repairs and maintenance of an existing building or structure;
7. Activities and improvements undertaken in conjunction with a Temporary Commercial Permit; and
8. Alterations which do not affect the external dimensions of an existing building or structure, unless the alterations are made to change the use or type of occupancy within part or all of the altered building or structure.

Special Use Permits

SUPs are specific approvals for a use which has been determined to be more intense or to have a potentially greater impact than a permitted or conditional use within the same zoning district.

Staff is requesting feedback regarding the layout, scale and content of the draft maps.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Draft maps of downtown projects.

City of Las Vegas

SDR Projects - 2015

DRAFT

- 46 - Approved SDR's
- 25 - Scheduled SDR's
September - October

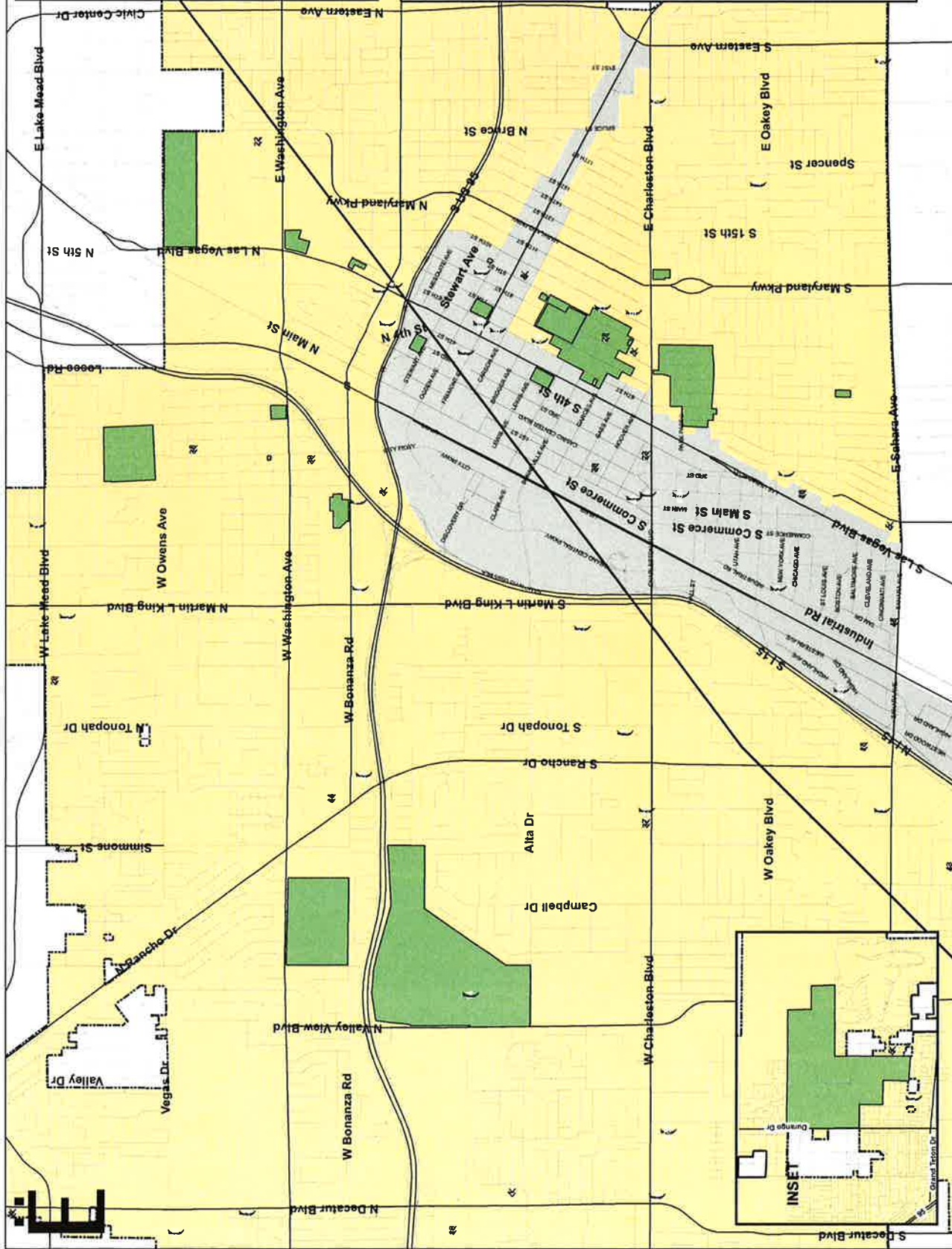
Downtown Centennial Boundary
City of Las Vegas - City Limits



Printed: Tuesday, October 13, 2015

Project Legend

- 1. CONTINGENT LUMP SUM PROJECTS
- 2. SDR - IN-SITU LUMP SUM PROJECTS
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City of Las Vegas

SUP Projects - 2015

DRAFT

- 46 - Approved SUP's
- 26 - Scheduled SUP's
September - October

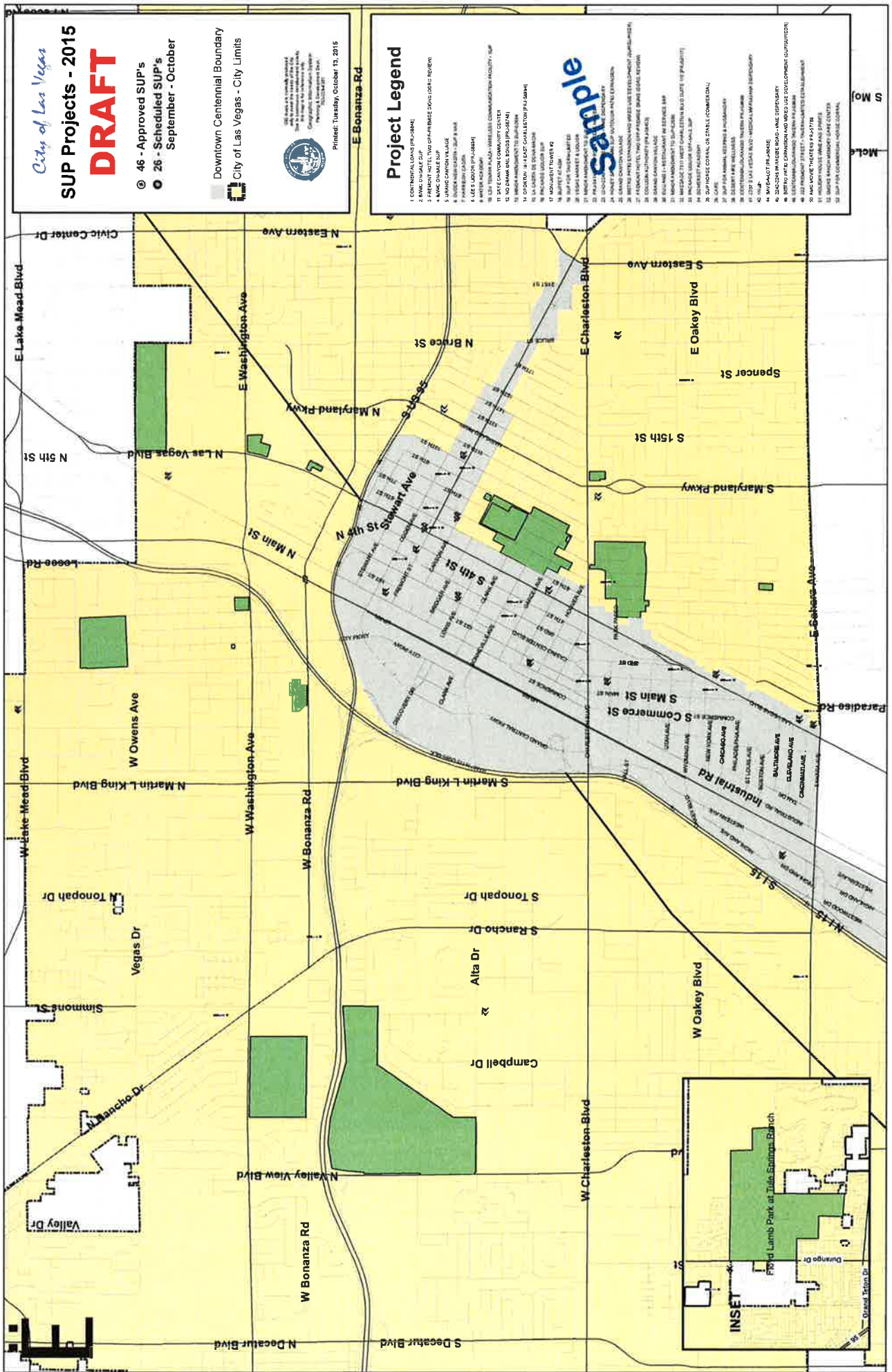
Downtown Centennial Boundary
City of Las Vegas - City Limits



Printed: Tuesday, October 13, 2015

Project Legend

- 1. CONSTRUCTION OF NEW SUP (PHASE 1)
- 2. NEW SUP (PHASE 2)
- 3. PRELIMINARY SUP (PHASE 2) - DRAFT REVIEW
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STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

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

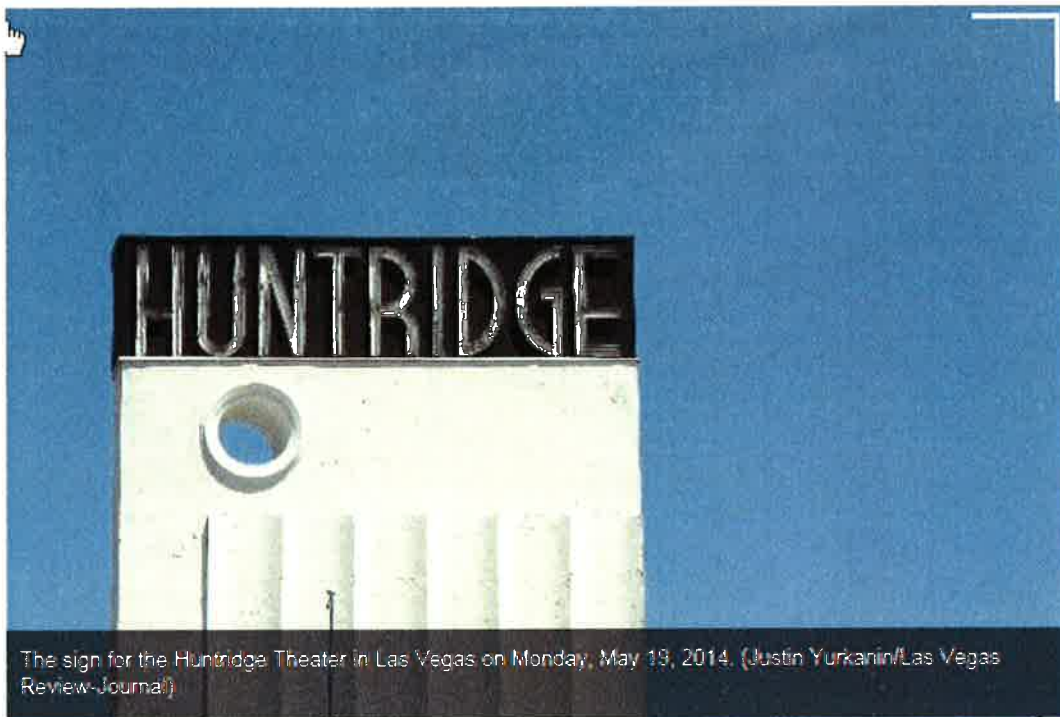
- "5 things you might not know about the Huntridge Theater," www.reviewjournal.com, 10/02/15
- "The Alliance Review," July – August 2015
- "Best Keeper Of Our History," www.vegasseven.com, 09/08/15
- "Closed Nevada prison placed on register of historic places," www.reviewjournal.com, 10/05/15
- "Downtown master plan meeting elicits ideas on transit, housing," www.reviewjournal.com, 10/01/15
- "Former Ice House bar sat on site of actual ice plant," www.vegasseven.com, 10/01/15
- "Get Your First Bites of Chow," www.dtlv.com, 09/22/15
- "Mob Museum proving to be huge hit with tourists," www.reviewjournal.com, 09/02/15
- "Teenage Tour Guides: The Neon Museum Launches Its Junior Interpreter Program," www.dtlv.com, 09/17/15
- "No more taxpayer funds for Huntridge," www.reviewjournal.com, 09/23/15
- "City decides parts of the past are worth preserving," www.lasvegassun.com, 08/09/15
- "Plans For Restoration Of Historic Huntridge Theater Appear Dead," www.knpr.org, 09/10/15
- "Preserving Las Vegas neighborhoods a growing practice," www.reviewjournal.com, 10/04/15

REPORT BY STAFF: ITEM 10

- “Replacement of over 100 Nevada historical markers celebrated Friday,” www.reviewjournal.com, 09/28/15
- “Saving Huntridge Theater too taxing, readers say,” www.reviewjournal.com, 09/30/15
- “Step into history or just get away at Spring Mountain Ranch,” www.reviewjournal.com, 09/05/15
- “Thousands Of Fossils Excavated From Tule Springs Deserve Some Vegas-Style Spotlight,” www.lasvegasweekly.com, 09/02/15
- “A Last-Chance Nudge: Who Will Save The Huntridge,” www.lasvegasweekly.com, 09/23/15

Posted October 2, 2015 - 10:35am **Updated** October 2, 2015 - 10:38am

5 things you might not know about the Huntridge Theater



The sign for the Huntridge Theater in Las Vegas on Monday, May 13, 2014. (Justin Yurkanin/Las Vegas Review-Journal)

By Kristen DeSilva
reviewjournal.com

With the fate of the Huntridge Theater in central Las Vegas uncertain, many who live outside of the immediate neighborhood or out-of-state transplants may not recognize the significance of the registered historical place.

Whether you've just moved here, you've always resided in Henderson or you've just never heard of it, the Huntridge was an important staple in Las Vegas for decades.

The nearly 71-year-old theater, often used as a concert venue toward the end, hosted many punk rock shows into the 1990s, including a 1995 concert

when the roof collapsed.

Here are five things you might not have known about the shuttered theater on East Charleston:

It's worth its historical recognition

The Huntridge Theater opened in October 1944 — when, at the time, Las Vegas had a population of about 15,000 and the Las Vegas Strip was just a few small casinos such as The El Rancho Vegas. Downtown, nearby the theater, had been thriving, with the opening of the El Cortez in 1941.

It was originally "owned" by actresses

Loretta Young, who went on four years later to win an Academy Award for "The Farmer's Daughter," and Irene Dunne, who was nominated five times, were on the list of operators under the Huntridge Theater Company. Lloyd and Edith Katz, from 1951 to 1978, were the ones who actually ran it as a theater.

There have been multiple efforts to save it

Since the theater was closed in the late 1990s, many groups and politicians have fought for its restoration and reopening. After a painting event a few years ago, local bands the Killers and Imagine Dragons were rumored to be the first to play the new theater — but that was never confirmed nor did it become a reality.

Crowdfunding, state grants and private funding have proved unsuccessful.

It was the first desegregated theater in Southern Nevada

It was also one of the first desegregated major businesses of any kind in town, with another notable addition being the Moulin Rouge Hotel in 1955, just a few blocks northwest of the theater. For decades, the theater was the only of its kind without segregation — Lloyd Katz refused while it was commonplace around the city.

"He desegregated his theaters here before he had to, which was indeed unusual in these parts," historian Michael Green told the Review-Journal in 2012.

It was named for the neighborhood

Not unlike the bar and the diner, the Huntridge Theater was named in the Huntridge neighborhood — a 2.5 square-mile area in central Las Vegas. The area was built a couple of years earlier for airmen stationed at what would become Nellis Air Force Base.

Many recognize the neighborhood as one of Vegas' first-established, along with Scotch 80s and Paradise Palms.

Contact Kristen DeSilva at kdesilva@reviewjournal.com. Find her on Twitter: [@kristendesilva](https://twitter.com/kristendesilva)

A bi-monthly journal of
the National Alliance of
Preservation Commissions
July-August 2015

Alliance the review

- 4 2015 National Trust
Conference Overview
- 10 New Housing for
the New Deal
- 16 NAPC Board Alum
Dan Corson receives
Secretary of the
Interior's Award
- 18 DC's First Historic
Properties
Redevelopment
Program
- 24 Heads Up
- 25 State News

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COVER IMAGE CREDIT:
B. Anthony Stewart/
National Geographic Creative



A bi-monthly periodical
with news relevant to
local historic-preservation
commissions and their
staff, technical assistance,
and case studies.

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All current NAPC members who
serve as city staff to preservation
commissions are encouraged to
distribute articles in *The Alliance
Review* to commission members
and other staff and elected
officials within your member
organization.

NAPC can provide additional
digital copies of *The Alliance
Review* to members of your
commission. Simply email us at
director@napcommissions.org
with your commission member's
name and email address.

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Updated: 8.24.15

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NAPC is seeking volunteers to help advance its mission of providing education and technical assistance to local preservationists, particularly those involved in the work of local preservation commissions. Volunteers may serve on a variety of committees and in other capacities that take advantage of their individual skills and experiences. Editorial and production work

on *The Alliance Review*, membership recruitment and retention, resources development, education programs and technical assistance are just a few of the possibilities. Join us today to make a difference in the future of preservation by contacting NAPC at 757-802-4141 or director@napcommissions.org.

In this Issue

BY JAMES HEWAT, THE ALLIANCE REVIEW EDITORIAL COMMITTEE

Every year The Alliance Review devotes an issue to the host city for National Trust's Annual Conference. Fittingly, and on the eve of the 50th anniversary of the National Historic Preservation Act, Washington, DC plays host to this year's conference. While home to many national historic preservation organizations both private and public, the DC area is also a microcosm of local preservation efforts, beginning in 1853 with Ann Pamela Cunningham's efforts to protect George Washington's estate at Mt. Vernon, Virginia. Much has changed since that "southern matron" agitated to preserve Washington's estate on the Potomac River, so much in fact, that today the historic preservation movement in the United States is recognized as among the most dynamic and sophisticated in the world. The Washington, DC area is an ideal venue to showcase the field's accomplishments while encouraging honest discussion as it shifts its eyes to the next fifty years.

Susan West Montgomery's conference overview highlights sessions and educational workshops of particular interest to local historic preservation boards and commissions. Coinciding with a conference field study, Rebecca Ballo's article, *New Housing for the New Deal: The Garden Apartments of Arlington County*, tells the fascinating story of an innovative and affordable housing type developed during the Depression to provide accommodations for the burgeoning federal workforce in the DC area, and the county's efforts to preserve them today. Finally, the L'Enfant Trust's Executive Director, Lauren McHale, describes that organization's experience establishing a revolving loan fund and highlights the first two completed projects, which have created affordable housing units in the Anacostia neighborhood of Washington.

Hope to see you at the conference!



A Monumental Conference – PastForward 2015 Returns to the Capital

By Susan West Montgomery

This year the National Trust's PastForward Conference, November 3-6 in Washington, D.C., kicks off a celebration of the 50th anniversary of the National Historic Preservation Act with educational opportunities, Field Studies™ and networking events that celebrate a half-century of success, acknowledge challenges, uncover opportunities and looks forward to the next 50 years.



PastForward will convene the full, diverse and expansive constituency of historic preservation players in the nation's capital—from individuals to elected officials, federal agencies to architects, scholars to activists.

Broad in its scope, the conference has something for everyone, including those involved with historic preservation commissions and preservation at the local level. We know that "all preservation is local" so a goal is to have attendees bring back practical information from the conference that they can use in their own communities. Of particular interest to commissions, the session 'Taking it to Scale' will explore additional tools beyond establishing historic districts that can multiply our impact. Conference goers will also benefit from the opportunity to shape new technologies to be used at the building, neighborhood or city-wide scale in the session 'Silicon Valley, Meet PastForward'. Those struggling with how to preserve legacy businesses in their communities won't want to miss 'Legacy Businesses and Intangible Heritage'. On-the-ground learning opportunities also exist through Field Studies where attendees get a look at everything from garden apartments in Virginia to planned



Photo credit: DestinationDC

Starting point for Pride of Place: Historic LGBTQ Sites in Dupont Field Study.

communities in Maryland and urban Main Street redevelopment in the District of Columbia.

PastForward will challenge attendees to imagine, plan for and be a part of the next 50 years. We are all historic preservationists, no matter our professional backgrounds, and all will play a crucial role in the future of the movement. As the premier educational and networking event for those in the business of saving places, PastForward is a unique opportunity to gather in one spot to share ideas with our peers, learn from leading experts, and gain the knowledge, tools and new perspectives to aid in the work that's being done locally throughout the country. For complete conference details, including how to register, visit www.PastForwardConference.org.

LEAD: EDUCATIONAL HIGHLIGHTS

Core conference programming provides focused education and new ideas in order for attendees to elevate the role and expand the meaning of their

work within communities. Programming this year emphasizes urban strategies, federal innovation and excellence, and telling a more inclusive story by featuring multiple voices and experiences. Finally, we will launch a rich and engaging discussion about the future as we approach the 50th anniversary of the National Historic Preservation Act.

Back again this year are the four marquee PastForward presentations, TrustLive. Launched at last year's conference in Savannah, not only did the TrustLive presentations draw record numbers (including overflow seating in an additional theater for the first TrustLive), but more than 800 virtual sites tuned in live, from around the world, to participate. Viewing parties with more than 30 attendees participated virtually and joined the discussion on Twitter, expanding these discussions to reach a much broader and more diverse audience. Virtual attendance during the TrustLive presentations is free and open to the public, and

(continued on pg. 6)



2014 TrustLive

registration is available at **www.PastForwardConference.org**.

The four TrustLive topics this year will queue up the discussions in Learning Labs, Power Sessions and Field Studies, building off of each session to get a broader, more expansive discussion on the pressing topics for the preservation movement. For example, the first TrustLive, preservationFUTURE, looks ahead to the next 50 years, including how we can adapt and grow to respond to the ever-changing landscape of the movement. preservationFUTURE celebrates the past 50 years of the National Historic Preservation Act, but also looks firmly to the future. Companion Learning Labs include a discussion on the creative ways to foster ongoing traditions, engage student voices and use living heritage to tell the story of preservation.

Similarly, preservationVOICES, sponsored by the National Park Service, hears from those using place to seek justice, foster inclusivity and tell the full American story. Through the preservationVOICES sessions, the National Park Service and the National Trust are determined to find ways to confront the challenges and eliminate the barriers

that undermine our ability to create an inclusive narrative and a fully representative movement, telling the stories of multiple voices, multiple places and multiple experiences. Accompanying Learning Labs seek to expand the interpretation of diverse historic places, look for new ways to engage diverse communities, explore the concept of social justice and the role of place, and question how our existing programs and policies recognize a diverse preservation population.

preservationURBAN, sponsored by The 1772 Foundation, explores the tools and solutions to take preservation to scale in our downtown communities, with particular focus on property redevelopment, creative financing and Main Street approaches. Following this TrustLive, Learning Labs focus on redevelopment financing tools such as revolving funds, the funder's perspective on successful projects, new technologies and urban entrepreneurship.

Finally, the last TrustLive, preservationINNOVATION brings the work of federal agencies into the spotlight. These agencies play a critical role in the stewardship of our nation's heritage and are often

on the front lines of innovation. We will explore recent groundbreaking efforts to make historic buildings energy efficient and prepared for climate change. Through partnerships and collaborations the Feds show how we can tackle challenges that lie ahead and seek out opportunities to enhance the preservation movement. Learning Labs to follow address innovative approaches, such as using eco-districts as a tool for regeneration, alternative mitigation methodologies for successful preservation outcomes, the green building industry, and creative flood and storm management on the nation's front yard – the National Mall in D.C.

CONNECT: PEER COLLABORATION

The single most widely attended event at PastForward is the opening plenary and reception. Not only does the reception follow the first TrustLive, preservationFUTURE, but it serves as the venue to celebrate the National Historic Preservation Act. This year, the opening plenary and reception take place at D.C.'s beloved treasure, the Washington National Cathedral. This is a special experience for attendees to spend time in a spectacular historic treasure, not just to the city of D.C. but the entire nation. In addition to this breathtaking location and the celebratory aspect of the opening reception, this



Photo credit: Washington National Cathedral

Opening Plenary and Reception location.

(continued on pg. 8)

is the key networking event for the week, providing an opportunity for attendees to reconnect with peers and colleagues, as well as form new partnerships and relationships.

The national conference wouldn't be complete without a look at the host city's preservation story. Field Studies are another example of how PastForward attendees learn and share with their peers. In particular, they highlight preservation in the host city, sending attendees into the field to explore local preservation projects and connect with the people who are defining preservation within the local community. Since we're in Washington, D.C. this year, attendees are afforded the opportunity to explore the entire D.C. Metro area, including Virginia and Maryland.

Here's a sampling of this year's Field Studies:

- **Cemeteries of the Nation's Capital** – Did you know that while Washington, D.C. was one of the country's most comprehensively planned cities, Pierre L'Enfant's 1791 plan neglected to provide for burial grounds? Tour historic cemeteries and learn about ongoing preservation efforts.
- **Arlington Garden Apartments** – In the depths of the Great Depression, these apartments were developed to address the shortage of affordable housing. Tour the complexes and see successful preservation tax credit projects. The tour concludes with a wine and cheese mixer!
- **Baltimore Arts** – From a funky "tool library" where neighbors share DIY tools to a major theater restoration which houses the Johns Hopkins film program, you'll get a behind-the-scenes look at Charm City and how it is attracting artists and millennials to its historic neighborhoods.
- **LGBTQ Sites in Dupont** – Explore the Dupont and East Dupont areas of D.C., the heart of the city's LGBTQ entertainment, residential, and commercial life from the 1960s to early 21st century, and join a discussion about the challenges in protecting significant sites.

Field Studies will also explore two National Trust Treasures—Union Station and Washington National Cathedral—as well as look at historic preservation techniques at Montpelier, adaptive use in underinvested areas, innovative approaches to battlefield preservation in the Shenandoah Valley, and the Underground Railroad history in Alexandria, Virginia.

ENHANCE: TRAININGS AND SPECIAL CONVENINGS

In addition to core conference programming, PastForward offers attendees a highly focused look at key preservation issues through Preservation Leadership Training (PLT) Intensives and special convenings. The day-long PLT Intensives offer a way to add skill-building opportunities to a conference experience. Held on Wednesday, this year's PLT will be devoted to advocacy (with a trip to Capitol Hill), preservation law, and real estate training. And what better place than the nation's capital to offer a primer on the role of government in preservation and the ways you can partner with federal, state and local governments to achieve preservation objectives.

The conference also offers an ideal setting to bring various stakeholders to participate in facilitated conversations and exercises. In Indiana, participants took part in a charette to consider redevelopment options for Indianapolis' Old City Hall, and in Savannah, representatives from some of our nation's most beloved historic cities examined the impacts of tourism on historic resources and discussed best practices in tourism management. This year, leaders from preservation and national organizations serving multicultural constituencies will convene to consider how national and local entities can work together to engage diverse audiences and preserve places that tell the full American story. Attendees will learn from organizational leaders how to forge new partnerships to collaboratively identify,



Photo credit: Diana Maxwell

Tour guide for Tale of Two Old Towns Field Study joins in the This Place Matters campaign.

document and steward diverse places over the next 50 years.

The National Trust Preservation Advocacy Day (typically held in the spring), gets a sequel during this year's PastForward. The PastForward Advocacy Day events offer attendees the opportunity to reach out to their legislative representatives and speak in support of local and national preservation issues. Because of the conference setting in our nation's capital, PastForward attendees can meet directly with decision makers and their staff to discuss ways they may better support preservation efforts at home. Additionally, attendees are invited to a Tuesday evening congressional reception and awards presentation on Capitol Hill. Hosted by the National Trust and the National Trust Community Investment Corporation, the reception will serve as the first networking convening of the conference. The reception will be of particular interest to those attendees interested in preservation advocacy and

those who plan to join advocacy meetings on Capitol Hill. In addition, the evening will acknowledge exceptional preservation efforts by announcing several of this year's award winners, including the John H. Chafee Trustees' Award for Outstanding Achievement in Public Policy and the Tony Goldman Awards for Historic Preservation. The reception will be well attended and your early registration for this event is encouraged and appreciated.

CONFERENCE HEADQUARTERS: OMNI SHOREHAM HOTEL

Overlooking Rock Creek Park, just a short metro ride to the downtown sites, the Shoreham is an ideal location for attendees planning to incorporate D.C. sightseeing into their conference plans. From the White House to the Washington Monument, the free Smithsonian Museums to the National Mall, D.C. is a great conference location to add a few extra days for vacation. And with a vibrant restaurant and cultural scene, and attractions and activities to satisfy anyone's interest, D.C. is a great American city worth exploring—it also has a compelling preservation story to tell.

The conference headquarters hotel, the Omni Shoreham, also has some stories to tell. For 70 years, starting with Franklin Delano Roosevelt, the presidential first inaugural balls were held at the Shoreham. President Harry Truman was a frequent poker player there, and Tony Bennett and Aretha Franklin, among others, were known to frequent the famed Blue Room on the Terrace and the Marquee Lounge. Even the Beatles stayed at the Shoreham during their first trip to the U.S. and their handwritten set list is printed on Shoreham stationery, displayed in the lobby.

Visit the Travel section of **www.PastForwardConference.org** for the Local's Perspective section on how to fill your off-conference time at PastForward. ■

Rebecca Ballo has worked exclusively as a historic preservation planner for local governments in the Washington, DC metro area since 2002. She has been with Arlington County since 2006, and previously worked with the preservation planning offices for the City of Alexandria, Virginia and Prince George's County, Maryland.

New Housing for the New Deal: The Garden Apartments of Arlington County

By Rebecca Ballo

Historic preservation is not a term readily associated with Arlington County, Virginia. Located just across the Potomac River from the National Mall, and to the north of Old Town Alexandria, at first glance, Arlington would seem to suffer in comparison to the wealth of historic places right on our borders.

The sites most visited in Arlington—the Arlington National Cemetery and Arlington House, the two Jima Memorial and Netherlands Carillon, the Air Force Memorial, and the Pentagon—are all federal memorials and facilities that function as an extension of the monumental core of Washington, D.C. Yet, quietly nestled among our urban villages and metro corridors, Arlington has the most diverse and prolific collection of a truly revolutionary housing type, one that redefined the possibilities of affordable housing standards and quality urban design in America: the garden apartment complex.

Garden apartments are such a common part of our landscape today that it is easy to forget how

revolutionary they once seemed. Clarence Stein and Henry Wright, the foremost advocates of the Garden City Movement in the United States, directly influenced the national development of many garden apartment communities. Their ideas included low-density superblocks, large landscaped common areas, curving streets, separation of cars and pedestrians, central commercial areas, and shallow building plans that allowed increased light and ventilation. The resulting projects supplied sorely needed housing for the middle class and sought to create a sense of self-sustaining community for residents.

When the Arlington County Historic Preservation Program embarked on a modest effort to survey

some of its older neighborhoods in the late 1990s, a previously overlooked historic resource kept turning up: our garden apartments. They were everywhere, in nearly every neighborhood, and built in a wide array of styles, layouts, and configurations. During the reconnaissance-level surveys, few of these buildings seemed to be of any special significance. Colonial Village, one of the most celebrated garden apartment complexes in the nation, had already been listed in the National Register of Historic Places in 1980. Fairlington, the largest garden apartment community in the nation, when it was completed in 1944, was also widely known and treasured by residents and historians alike. But what to make of all the dozens of other apartment complexes scattered around the County? We needed a narrative, a framework to better understand this resource type, to see how it could better illuminate Arlington's architectural story.

SURVEY AND DOCUMENTATION

We began with our architectural surveys, jointly funded with Certified Local Government grants from the Virginia Department of Historic Resources (our state historic preservation office). In 1996, Arlington County made these reconnaissance surveys the cornerstone of our work program. Since then, the county has partnered with a cultural resources firm to complete 14 reconnaissance surveys, recording more than 19,000 historic buildings with over 12,000 contributing resources listed in the National Register of Historic Places¹. Recommendations from our survey have been used to complete new National Register nominations, growing our listings from 35 in 1996 to 71 today. The survey work revealed a number of garden apartment complexes in many of our neighborhoods, some near the metro corridors, with others tucked away among single-family residences. We discovered that garden apartment com-



Lee Gardens South (Sheffield Court), Arlington, VA. Architect Mhram Mesrobian. Constructed 1942.

¹Laura v. Trieschmann, Kate L. Ritson, An Architectural Survey Update in Arlington County Virginia, Phase IV.

(continued on pg. 12)

plexes existed in all sizes, from thousands of units to simple one-building properties. While most were built in the Colonial Revival style, others were more eclectic and playful, mixing Revival styles with Moderne and Art Deco elements. The discovery of so many garden apartment complexes prompted Arlington's Historic Preservation Program staff to study them more intently as a resource type to determine if there was a unifying story as to why Arlington possesses more garden apartment complexes and apartments than any other locality in the nation.²

It was determined that the best way for the county to document and research garden apartments that may have National Register significance was through a Multiple Property Documentation (MPD) form and context developed specifically for garden apartments. Written in 2002 and accepted by the National Register in 2003, this MPD, entitled *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*, confirmed what had been suspected: that the construction of so many garden apartments in Arlington was the result of a concerted building program by the federal government to provide livable, critically needed housing for its workforce and for veterans. The partnership between private builders and the federal government shaped the built environment of Arlington County so that the modest garden apartments came to define an era of innovative and affordable housing for our region.

The development of Arlington's garden apartments reflected the dominant themes that transformed our locality from a small rural suburb of Washington, D.C. to a bustling urban center by the middle of the 20th century. This change was centered around the unprecedented growth of the federal workforce in and around Washington, D.C., from the 1920s through the 1950s. With this exploding growth there was a critical housing shortage that the private real estate and construction in-

dustry was ill-equipped to meet. From 1940 to 1950, the county's population grew from a little over 50,000 residents to more than 130,000. There was an urgent need to create affordable, plentiful housing for the government workers and then for returning veterans as Arlington's population began to grow exponentially into the 1950s.

In addition to the massive buildup of the federal and wartime workforce in and around Arlington, the nation was still suffering from the real estate and construction industry collapses caused by the Great Depression. As one response to address these national issues, Congress created the Federal Housing Authority (FHA) in 1934. The FHA programs helped finance military housing and homes for returning veterans and their families after World War II. Arlington's geographic proximity to the center of government, combined with the innovative planners and designers at the FHA, allowed the County to act as a testing area for these new ideas on planning and architecture.

Arlington's role as the proving ground for the FHA began with Colonial Village in 1935. Constructed in four phases between 1935 and 1940, Colonial Village is significant as the first FHA-insured, large-scale rental housing project erected in the United States. The *Architectural Forum* called it "the most talked about project in the country."³ The Urban Land Institute described it as "one of the outstanding developments of its kind in [America]."⁴ The success of Colonial Village as the FHA's pioneer project convinced investors that rental housing could be a safe, popular, and profitable investment. When the original 276 units were ready for occupancy, there were about 15,000 rental applications received.⁵ As the National Register nomination states, "from a sociological and political view, the United States government through the FHA attempted to make the American dream of a suburban home come true for persons of low and moderate income," and

² Arlington has 174 garden apartment and apartment complexes documents in the *Garden Apartments, Apartment Houses and Apartment Complexes in Arlington County, Virginia: 1934-1954*.

³ "The Way to Record Breaking Rents," *Architectural Forum* 71, (August 1939)

⁴ Gustave Ring, "Modern Trends in Garden Apartments. *Urban Land*, (May 1948), p. 1 (editorial comment).

⁵ James M. Goode, *Best Addresses* (Washington, D.C.: Smithsonian Books, 1988), 336.



Colonial Village, Arlington, Virginia. Constructed 1935.

Colonial Village was the first such development. It is recognized as a place that nurtured a strong sense of community so needed during the tumultuous years of the Great Depression and World War II.⁶

COLONIAL VILLAGE

Colonial Village was listed to the Virginia Landmarks Register and in the National Register of Historic Places in 1980. The first phase was also designated as a local Arlington County Historic District in 1978. It exemplifies the early application of innovative garden city planning concepts to a low- and middle-income apartment complex. Specifically, these concepts include the use of low-density superblock development; clustering of apartment units into spacious, richly landscaped courtyards; separation of pedestrian and automotive traffic routes; the use of an undeveloped interior greenbelt; and the use of staggered setbacks in apartment

design to permit increased ventilation and light. The buildings are uniformly designed in the Colonial Revival style, and taken together occupy only 18% of the land. The historic district includes 226 buildings, which encompasses all of the domestic and secondary outbuildings associated with Colonial Village. A small portion of the complex is also a local historic district.

BUCKINGHAM VILLAGE

Buckingham Village, the next large-scale garden apartment community to be constructed in Arlington, expanded the FHA program and likewise provided critical housing for Arlington's middle and working classes. Constructed in six phases between 1937 and 1953, Buckingham was the third rental apartment complex to be funded by the FHA and presented further innovations in neighborhood design and planning on a larger scale. Buckingham was designed by garden city move-

(continued on pg. 14)

⁶ National Register Nomination, Colonial Village, 1980.

ment advocate Henry Wright and developed by Allie Freed. Freed, chairman of the Committee for Economic Recovery and head of Paramount Motors, sought to apply the economies of scale pioneered by the auto industry to the building industry. Buckingham's commercial success and wide coverage in the press led to acceptance of many of Wright's and Freed's ideas by both residents and the real estate industry. Buckingham included a commercial area, park, and school as part of the development.

In 1998, Ballston Park at Buckingham Village was listed in the National Register of Historic Places. This section of Buckingham was the first of the six phases developed, dating from between 1937 and 1938. The original historic district included 54 resources, two of which were non-contributing and one that has since been razed. In 2003, the historic district was expanded to include 136 buildings. The expanded boundar-

ies include 83 buildings, all of which are contributing. Thus, of the 136 buildings in the Buckingham Historic District, there are 134 contributing resources and two non-contributing resources. Sixteen buildings in Buckingham Village 3 are not included in the Virginia or National Register listings, though eligible and nominated for National Register designation in 2009. The majority of the Buckingham Villages are designated as a local Arlington County historic district. The district was created and enlarged in three phases starting in 1993, with the last phase completed in 2007.

These two seminal examples of garden apartment complexes in Arlington illustrate how federal housing planners partnered with private industry to promote a housing type that met a variety of needs for new residents and for the real estate industry. The garden apartment type was not limited solely to large complexes or to the Colonial Revival style. Architects and real estate devel-



Buckingham Village, Arlington Virginia. Constructed 1937.



Calvert Manor, Arlington, Virginia. Mihran Mesrobian. Constructed 1948.

opers were remarkably creative in adapting the needs and mandates of the FHA. Some apartment complexes comprised only one or two buildings. Wakefield Manor and Calvert Manor, designed by noted Washington, D.C. architect Mihran Mesrobian, are some of Arlington's smallest, yet distinctive, garden apartment properties. Mesrobian also boldly experimented with the design of garden apartments, and was able to creatively use Moderne elements such as glass block and corner windows, injecting a sense of playfulness and fun into his architecture with eclectic ornamentation and unexpected application of traditional building materials.

These are only a few examples out of more than 170 garden apartment complexes in Arlington that best il-

lustrate the evolution of the garden apartment as a national housing movement. They are the first examples of true affordable housing for the working and middle classes, and were designed and constructed to last in terms of their physical materials and in their sense of community that still make them revered today. Arlington is not unique, however, as most every community has its own collection of character defining historic resources. By taking a closer look at the buildings in your own neighborhoods – and seeking recurring themes and patterns, whether garden apartments or other types of historic resources – communities can better understand and appreciate the special architectural resources that define their unique character, just as garden apartments define the character of Arlington County. ■

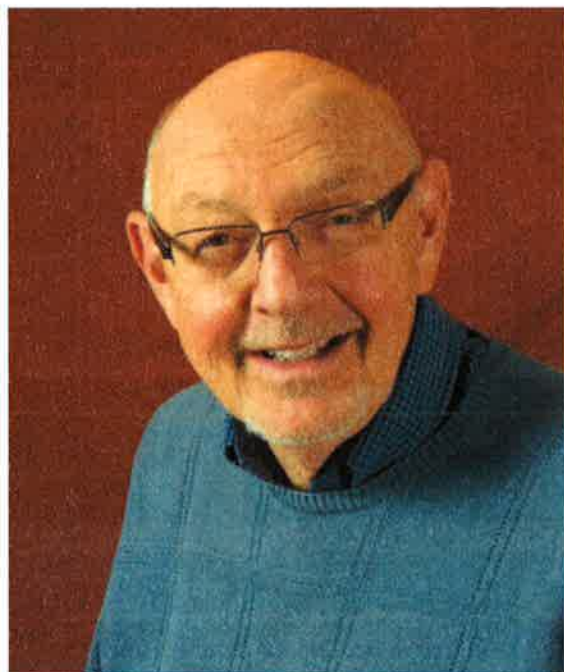
Dan Corson Receives Secretary of the Interior's Award

By Roxanne Elfin

Congratulations to Dan Corson, Director of Intergovernmental Services for History Colorado (retired) and former NAPC board member, for receiving the esteemed Secretary of the Interior's Historic Preservation Award in the State Historic Preservation Office category. The award was presented in a ceremony in Washington, D.C. on June 23rd of this year.

In the nomination to the National Park Service, Steve Turner, AIA, Vice President of Preservation and Deputy Historic Preservation Officer for History Colorado, wrote:

"Dan has fundamentally reshaped how we engage the public in the preservation of Colorado's historic places, and he has made our state a model for historic preservation in the United States. In a 15-year period he transformed our Certified Local Government (CLG) program from having 23 participating communities to now more than 50; he has made our review and compliance unit into an active partner for statewide preservation; and in the process he has engendered a preservation network that has bridged the gap among our state's rural and urban areas."



Dan Corson, former Director of Intergovernmental Services for History Colorado.

Dan grew up surrounded by history in a small Ohio town, which shaped forever his love of historic preservation and its quality of life values. He graduated in 1972 with a bachelor of arts degree in history from Miami University in Ohio and then moved to Boulder, Colorado to attend law school, receiving his juris doctor degree from the University of Colorado in 1976. His career path as an attorney shifted as his passion for preservation took hold. In 1998 he obtained a masters degree from the University of Colorado focusing on public history and historic preservation. His contributions to his home of Boulder included board service with Historic Boulder and positions on the local landmarks board, planning board and two terms on city council. Numerous historic districts and local landmarks received designation in large part through Dan's leadership. Early on he led numerous initiatives resulting in the rescue of a 1938 art deco theater and historic neighborhood schools as well as for protection of open space and development of workforce housing. In 1995 he joined the board of Colorado Preservation, Inc., the statewide nonprofit advocacy organization, and led public policy efforts in each of the 100 state legislative districts to oppose takings legislation.

In 1998, Dan joined the staff at the Colorado Historical Society (now History Colorado) and was tasked with expanding and increasing the effectiveness of the CLG program in Colorado. His legal expertise, significant experience with local politics and passion for preservation combined to insure the success of the CLG program. He began an intensive training program and developed well-attended regional forums, some of which focused on solutions to development challenges facing small historic mining towns-turned-ski resorts. Dan's legacy as Colorado's Intergovernmental Services Director in the Office of Archaeology and Historic Preservation includes informing the Internal Revenue Service that, "yes, they did need to comply with Section 106" following their seizure of the historic Redstone Castle in the Colorado Rockies, purchased with

proceeds from a Ponzi scheme. On behalf of History Colorado, Dan accepted, as a partner to the IRS, the Advisory Council on Historic Preservation Chairman's award which was bestowed both for saving the Castle and the publication of a training booklet written by the IRS for its staff on how to comply with Section 106 regulations for IRS agents. Lesson learned: don't mess with Dan.

The National Alliance of Preservation Commissions elected Dan to two board terms. His involvement in the organization continued as an energetic CAMP trainer who conducted numerous events and spoke at national conference, often with props! Dan says that "were it not for my involvement with the amazing continuing educational opportunities it (NAPC) provides, I would not have received this award".

Today, Dan chairs the board of the nonprofit Wildlands Restoration Volunteers, a cadre of over 3,000 volunteers who restore public and disaster-affected land in Colorado. From working through hundreds of flood disaster FEMA compliance projects to thousands of hours of tireless advocacy to save countless historic places that matter, Dan Corson remains to this day a force of nature and a true champion for historic preservation in his beloved Boulder, across Colorado and nationwide. ■

Colorado Preservation, Inc. is pleased to announce that a new scholarship fund for first time attendees to the Saving Places® conference (Colorado's statewide historic preservation conference) was recently established thanks to Dan Corson's kind generosity.

Lauren Oswalt McHale was appointed Executive Director of The L'Enfant Trust in 2015, after serving eight years as the Director of Preservation. Lauren has a B.A. in Art History and Historic Preservation & Community Planning from the College of Charleston and a M.S. in Historic Preservation from the School of the Art Institute of Chicago. She can be reached at lauren@lenfant.org.

DC's First Historic Properties Redevelopment Program

By Lauren Oswalt McHale

The L'Enfant Trust, named to honor the federal city's designer Pierre L'Enfant, was founded in 1978 to preserve and revitalize Washington's historic streetscapes and communities. Over the last 37 years The L'Enfant Trust has promoted historic preservation – most notably through the acquisition of conservation easements on historic properties.

In 2012, The L'Enfant Trust launched a new preservation initiative – the Historic Properties Redevelopment (HPR) Program.

The L'Enfant Trust spearheaded the use of conservation or preservation easements as a tool to protect historic properties in Washington, D.C. A conservation easement donated to the Trust is an enforceable promise made by a property owner and binding on all subsequent owners that no change in the exterior appearance of the building or surrounding open space will be made unless consented to by the Trust. Today The L'Enfant Trust holds and administers 1,134 conservation easements in 27 historic districts within Washington, D.C., the largest single easement portfolio of any preservation organization in the country.

A NEW INITIATIVE

In 2012, The L'Enfant Trust's staff, evaluating ways to extend its reach into historic preservation, proposed the idea of a revolving fund program for historic rehabilitation to the Trust's Board of Trustees. Revolving funds or real estate redevelopment programs are commonly used by historic preservation organizations around the country. Revolving fund programs use a number of methods to save historic buildings and structures, including acquisition and rehabilitation, bricks and mortar loans, and options to purchase. In the acquisition model a historic property is acquired either by purchase or donation, rehabilitated in whole or part, and sold with protective covenants or easements. The proceeds from the sale are recycled or revolved back into the fund.



1326 Valley Place

To help plan and implement a revolving fund program, the Trust sought guidance from a strategic planner specializing in non-profit organizations. The L'Enfant Trust's Board of Trustees and staff participated in a weekend long strategic planning retreat. Invited to the retreat were two directors of successful and long-standing revolving fund programs: Josh Rogers from Historic Macon and Jeff Gonyeau from Historic Boston, Inc. At the end, the Trust's Board of Trustees officially adopted an acquisition revolving fund program later renamed the Historic Properties Redevelopment Program (HPR Program) – the first such program in Washington, D.C.

The L'Enfant Trust's HPR Program was seeded with

capital from its investments and a grant from The 1772 Foundation as it started identifying historic neighborhoods in need and meeting with community members, government entities, and other stakeholders. It took little time to realize the HPR Program would have the greatest impact in the Anacostia Historic District, where there exists a large and concentrated number of vacant, blighted, historic buildings. Five decades of disinvestment in the Anacostia community has taken a huge toll. Anacostia has many historic, rapidly deteriorating houses, some owned by the district government. They sit year after year, barely stabilized. The D.C. historic preservation laws prohibit their demolition – they are truly historic buildings – but doesn't prohibit their neglect. The cost of rehabilitating these build-

(continued on pg. 20)



1347 MVP before



1347 MVP after

PASTFORWARD 2015

At the PastForward 2015 National Preservation Conference in Washington, D.C., The L'Enfant Trust will present its Historic Properties Redevelopment Program at the Revolving Fund Convening. The Revolving Fund Convening is a forum for revolving fund directors around the country to discuss best practices and innovative ways for saving historic structures.

The L'Enfant Trust will also co-lead a tour, "East of the Anacostia Rising: Preserving Heritage in Underinvested Areas", during the conference. It is open to all conference attendees and will highlight the history of the Historic Anacostia District, the revitalization efforts of The L'Enfant Trust's Historic Properties Redevelopment Program, and the many historic properties still in need of rehabilitation.

ings far exceeds their market value, so it's not economically feasible for a commercial builder or real estate developer or private homeowner to take on these projects. It falls to the HPR Program and the philanthropic support it can garner, and to the D.C. government, to save these irreplaceable physical pieces of our city's history.

HISTORIC ANACOSTIA

Within its boundaries Anacostia includes the former Uniontown, one of Washington's earliest suburbs (incorporated in 1854), and contains the home of the distinguished abolitionist and statesman Frederick Douglass, often referred to as the

"Sage of Anacostia." In 1877 Douglass purchased part of a large estate, known as Cedar Hill, and resided there with his family until his death in 1895. Cedar Hill is now a National Historic Landmark site that is open to the public for tours and educational programs that interpret the life of Frederick Douglass.

Like so many urban communities, the 1960s were particularly hard for Anacostia and it started to experience a rapid decline in population and community investment. Despite these challenges, Anacostia was named one of the first local historic districts in 1972 and was listed in the National



2010 14th before



2010 14th after

Register of Historic Places in 1978. The Anacostia Historic District contains approximately 550 historic buildings, mostly small-scale, commercial buildings and single-family houses. Many of the houses are frame houses with sizable lots and views of downtown D.C. – unusual for a city known for its densely packed brick row houses.

Although Anacostia is rich in historic character with particularly deep roots in Washington's African-American community, many of the neighborhood's historic resources have been neglected. The presence of vacant and abandoned buildings has contributed to neighborhood blight and limited the potential for new private investment. Similarly, real and perceived safety concerns have limited the neighborhood's growth and the ability to attract new residents.

FIRST REHABILITATION PROJECTS

In the fall of 2013, the Trust acquired its first two historic properties, long-vacant, single-family houses in the Anacostia Historic District. The acquisition effort itself was time-consuming: we acquired both properties off-market by tracking down a maze of stakeholders and sorting through tangled ownership and tax issues. Prior to purchasing the properties, we created a project team consisting of a local architect, general contractor, and structural engineer that helped us evaluate the integrity of each building and develop cost estimates.

The 1912 Cottage style house at 2010 14th Street, SE had been vacant for years and was badly deteriorated. Filled with trash, drug paraphernalia and bullet casings, it was dragging the neighborhood down with it. The wood frame house retained its original footprint, drop sid-

(continued on pg. 22)

ing and other decorative elements. At the time of acquisition, the roof was severely deteriorated, which had caused wood damage and black mold to form throughout the house. The Trust quickly replaced the roof, sistered structural members, reconstructed the original front porch, and restored the exterior wood siding. The fully rehabilitated, three bedroom and one and a half baths house sold in July 2014 to first time buyers. The acquisition and rehabilitation of the property totaled \$515,741 while the house sold for \$377,000 with a funding gap of \$138,741.

The Trust's second rehabilitation project was 1347 Maple View Place, SE, an 1887 Queen-Anne house. When the Trust acquired the property it was on the verge of demolition as a result of neglect. The house was structurally compromised due to a prior owner's removal of the rear exterior wall and some interior load bearing walls. The Trust's work on the building included immediate stabilization of the structure and reconstruction of the rear section of the house. The house retained a high level of architectural integrity with much its original reeded, drop siding and decorative window dressings. The Trust also restored the only original window still left in the house.

The L'Enfant Trust holds and administers 1,134 conservation easements in 27 historic districts within Washington, D.C., the largest single easement portfolio of any preservation organization in the country.

During the course of the rehabilitation project, the Trust's general contractor discovered original cedar shakes under the existing metal standing-seam roof. To recreate the look of the original house, while also providing a high quality and durable roof, the Trust decided to use a composite shake called Enviroshake. The cost to rehabilitate the house, including acquisition, was \$618,746, and it sold for \$390,000 with a funding gap of \$228,746.

The Trust was able to complete turn-key rehabilitation of both properties within six months of their acquisition, and once on the market each



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house took only three days to sell. To ensure ongoing preservation and community stabilization, the Trust placed a perpetual conservation easement and two-year homeownership requirement on each property.

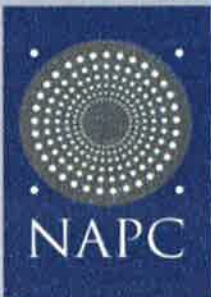
As we expected, the hard and soft costs alone of reclaiming the properties far exceeded their sale price. However, the “uneconomic” restoration of both properties gave a boost not only to the relieved and delighted neighbors but to the entire community. Both projects exemplified the need for the HPR Program in Washington, D.C. While the District today may be experiencing rapid growth and development in some quadrants, it also has a significant number of historic buildings and neighborhoods that have suffered from years of disinvestment and are vulnerable to demolition by neglect or substandard rehabilitations. These types of projects do not attract for-profit developers because the numbers do not pencil out.

The Trust could not have done this work without the support of the Anacostia community, the D.C. Historic Preservation Office, the National Trust for

Historic Preservation, and the financial support of The 1772 Foundation, individual donors, and corporate in-kind donations from Architectural Ceramics, Enviroshake, Fergusons, and Sherwin-Williams to name a few.

PROPERTIES IN NEED

Anacostia has a rich history and its historic district boasts some of Washington’s oldest buildings, but disinvestment in Anacostia over several decades has left many of its historic buildings in very poor shape. They are eyesores in the community, pose safety concerns, serve as magnets for criminal activity and drain city resources. So far there has not been an effective mechanism in place to rehabilitate them and return them to the community, leaving the impression in the community that the city is doing nothing and is purposely allowing the deterioration to get to the point of no return. Our hope is that the L’Enfant Trust’s completion of its first two projects will be an invitation to the city agencies who own or control deteriorating properties in historic Anacostia to join us in taking action to reclaim these historic assets and to honor the protected status that city preservation laws have bestowed on them. ■



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HEADS UP

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<http://www.preservationaction.org/>

Philadelphia Could Become First U.S City Recognized as a World Heritage City

Philadelphia could become the first city in the United States recognized as a **World Heritage City**. The Organization of World Heritage Cities (OWHC) is composed of **250 member cities**, all of which contain sites listed on the **UNESCO World Heritage List**. The cities are represented by their respective Mayors in the General Assembly. The XIII World Congress of the OWHC will meet Nov. 6th in Arequipa, Peru, where it could decide on Philadelphia's application.

Independence Hall in Philadelphia, was inscribed to the World Heritage List in 1979, making the city of Philadelphia eligible for recognition as a World Heritage City. Philadelphia has already been given "observer" status by the OWHC — the only U.S city with such status. Supporters say Philadelphia's designation as a World Heritage City would be a boon for the economy, increasing travel and business in the city.

President Obama's Use of the Antiquities Act Prompts Praise and Criticism

President Obama announced the designation of 3 new National Monuments, the **Basin and Range National Monument** in Nevada, the **Berryessa Snow Mountain National Monument** in California, and the **Waco Mammoth National Monument** in Texas. After Friday's designation President Obama has created or expanded 19 national monuments, and protected more land and water through the Antiquities Act than any other president.

Friday's designation prompted praise from Sen. Harry Reid (D-NV), who has been pushing for the Basin and Range designation for years and even former First Lady Laura Bush who praised President Obama's designation of the Waco Mammoth National Monument. President Obama's actions also sparked criticism from

Republicans who called the actions an overreach of executive power. House Natural Resource Committee Chair Rob Bishop (R-UT) vowed his committee would "try and rectify" what he calls the broad powers given to the president under the Antiquities Act.

"There is nothing that Obama did today that had anything to do with an antiquity," Bishop said. "There are criteria for using the act. There is nothing Obama announced that had anything to do with the criteria."

When asked about the Native American artifacts at the Basin and Range National Monument site in Nevada, including cave paintings, he said, "Ah, bull crap. That's not an antiquity."

Earlier in the year Rep. Raul Labrador (R-ID) introduced H.R 900, titled the "National Monument Designation Transparency and Accountability Act of 2015". This legislation would severely restrict the president's power to designate National Monuments provided under the Antiquities Act of 1906. Sen. Mike Crapo (R-ID) introduced companion legislation, S.228, in the Senate. Both the Senate and House versions have been referred to the Senate Committee on Energy and Natural Resources and the House Natural Resources Committee respectively.

Continue to follow our Legislative Updates and if you haven't already, follow Preservation Action on Facebook and Twitter as this issue continues to develop. Preservation Action will continue to fight against any attempts to weaken the Antiquities Act.

Provided in partnership with the National Conference of State Historic Preservation Officers (NCSHPO)

SOUTH DAKOTA

New Science Shines New Perspective on Surveys in South Dakota

Since 2008 the South Dakota State Historical Society has conducted surveys to locate, document, and map prehistoric burial mounds in Eastern South Dakota. The areas surveyed have been determined based on historic recordation by researchers such as T.H. Lewis (1881-1895) and W.H. Over (1913-1949). While these early surveys were detailed, they are not the most accurate in regards to mapping. Therefore, to protect both the resource and the landowners in future development plans, the Historical Society endeavors to use current technology to map definite locations for these non-renewable resources. Beginning in 2014, the Historical Society contracted two separate companies to carry out surveys in Brown, MacPherson, Edmunds, and Faulk counties done by Ethnoscience Inc. and in Marshall and Day Counties by ArchaeoPhysics.



Mound grouping in undisclosed location.

The Historical Society has been especially excited to see the results of the LiDAR imaging review done by ArchaeoPhysics, which has produced fantastic information for locating what remains of these mounds. LiDAR is a form of remote sensing technology that utilizes aerial laser scans to measure distance and create high-resolution maps. These maps are extremely helpful to archaeologists since features, such as burial mounds, may only manifest as a one foot rise on the landscape while still containing intact burials beneath. LiDAR imaging is detailed enough to record this change and archaeologists can analyze the data to bring out the features that

are invisible to the naked eye. The South Dakota State Historical Society is pleased to continue their work with ArchaeoPhysics in Spink, Clark and Beadle counties in the 2015-2016 contract.

MISSOURI

The Piney River Heritage Farm: Missouri

In 2011, the Missouri SHPO partnered with the Missouri Barn Alliance and Rural Network, the Missouri Alliance for Historic Preservation, the National Trust for Historic Preservation, Mark Twain National Forest (MTNF), and local enthusiast Wilson Elliot to save one of Missouri's best examples of a mid-19th century Ozark farmstead, the Piney River Heritage Farm. The property consists of a house, four barns, privy, washhouse, crib, garage, and cold cellar. One barn, the 'Big Barn', is considered the largest historic single pen barn standing in Missouri. MTNF acquired the property in 1980 and identified it as an endangered historic property during the Section 106 Consultation on realignment that resulted in a Programmatic Agreement signed in 2008.

Partners have spent the last four years stabilizing the historic buildings and using work days as opportunities to teach historic preservation practices and methods. In 2013, MTNF hosted a Passport in Time (PIT) Project to clean up vegetation and remove debris as well as develop detailed drawings for the buildings and conduct archaeological shovel testing to identify the location of subsurface features. In 2014, the Missouri University of Science and Technology's civil and architectural engineering program brought students to the site to evaluate the buildings and learn about historic log construction from a log barn engineering specialist. The student's engineering report provided a basis for the 2015 work plan for the site. The ultimate goal is to find a self-sustaining adaptive re-use of the property.

(continued on pg. 26)

OKLAHOMA***SHPO's Historic Context for Modern Architecture***

Oklahoma's built environment includes thousands of houses and other buildings constructed between the mid-1940s and 1970s. Neighborhoods of the period reflect the architectural styles and forms popular at the time, including minimal traditional, ranch, and split-levels to name a few. Following World War II, many of these houses were built in response to the housing shortage faced in Oklahoma and across the United States.

To prepare for the volume of National Register eligibility evaluations that will result as these resources reach the fifty year mark, the SHPO developed Historic Context for Modern Architecture in Oklahoma. SHPO staff members Lynda Ozan, architectural historian, and Allison Archambo, survey coordinator, spent two years researching and studying resources from the 1940s through the 1970s and developing a methodology for evaluating their NRHP eligibility. The document contains a historic context for Oklahoma for residential properties of the postwar era and outlines methodologies for survey and NRHP evaluation. The document is available at <http://www.okhistory.org/shpo/thematics.htm>.

The SHPO staff presented the context at Oklahoma's 27th annual Statewide Preservation Conference held June 3-5. Modern architecture was a featured theme of this year's conference.

MARYLAND***Sen. Cardin of Maryland supports a Transportation Bill that Protects Historic Sites***

When campaigns of the War of 1812 threatened Maryland, the soldiers of Fort McHenry defended Baltimore Harbor. Years ago when a giant bridge was planned over the Fort, preservationists used protections included in transportation policy 4(f) to prevent such degradation. Sen. Ben Cardin called on Congress to rework a transportation bill extension so that it would not weaken one of our strongest preservation policy protections. "This bill rolls back key protections for our nation's historic places," Cardin said. "This bill removes

restrictions and swings the door wide open for infringement on our most precious national historical sites."

WASHINGTON, DC

Union Station Redevelopment Corporation (USRC) in partnership with Amtrak, Akridge, and Union Station Investco (USI) announce the completion of the first ever Historic Preservation Plan for the Washington Union Station complex.

This plan marks the culmination of a 14-month drafting process where station partners worked with Building Conservation Associates, Inc. (BCA) to ensure the plan included a catalog of historical information from the Station's construction to present day, as well as a technical analysis of the current condition of the historic elements. It will serve as a guide for future preservation, rehabilitation, restoration, and reconstruction efforts. The historic preservation community was involved throughout the lengthy drafting process, and met regularly with the planning team. Key stakeholder groups that participated include: Capitol Hill Restoration Society; Committee of 100 on the Federal City; DC Preservation League; DC State Historic Preservation office; National Trust for Historic Preservation; and US Commission of Fine Arts.

Upon its release, the Union Station Preservation Coalition notified USRC of its official endorsement of the Historic Preservation Plan as an essential planning tool for the purposed expansion of Union Station and construction of Burnham Place. "The preservation plan conveys a tremendous amount of valuable information and useful guidance. It is thoughtful, well organized, and ably presented. The plan's graphic documentation is especially effective and essential to the reader's comprehension." said the Union Station Preservation Coalition.

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BEST KEEPER OF OUR HISTORY

CLAYTEE D. WHITE

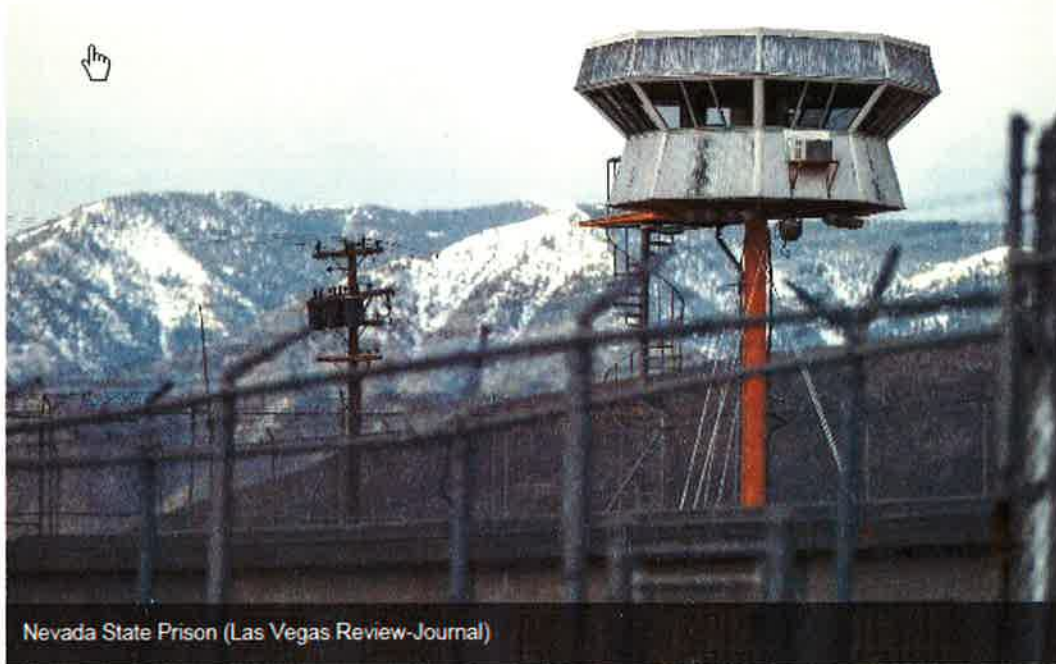


We already know the Vegas history of showgirls and Sinatra, but Claytee D. White, the first director of UNLV's oral history research center, preserves a side of the city's history that often gets overlooked. White has made it her goal to collect first-person accounts from longtime African-American residents whose narratives capture some of the earliest days in Las Vegas history. A former member of the Historic Preservation Commission for the City of Las Vegas, White has preserved stories about early health care workers, musicians and business people with stories

documenting our not-so-young-anymore Valley's history becomes increasingly important, and it's nice to know someone as dedicated as White is up to the task.

Posted October 3, 2015 - 5:27pm

Closed Nevada prison placed on register of historic places



By Sean Whaley
Review-Journal Capital Bureau

CARSON CITY — The shuttered Nevada State Prison, which started as a territorial prison before Nevada statehood in 1864, was listed Friday on the National Register of Historic Places by the National Park Service.

The prison is one of Nevada's oldest state institutions, established in 1862 in Carson City as the Nevada Territorial Prison. It was one of the earliest symbols of Nevada's growing status in the mid-19th century.

Background provided by the state Department of Conservation and Natural Resources says that although it was rebuilt several times since 1862, the prison reflects a century and a half of use, during which the state administered a correctional system largely based on models intended to rehabilitate prisoners for a return to public life.

The prison's campus began as a small resort established by Abraham Curry in 1861 east of Carson City along Warm Springs Road. Curry's Warm Springs Hotel became the first territorial prison until 1864, when Curry sold the site and Nevada became a state.

For the remainder of the 1800s, the state prison underwent many changes because of fires and growing number of inmates. Some of the prison's most famous features unfortunately no longer remain. The infamous sloth footprints discovered in 1882 and considered at first by 19th century zoologists to be from early humans brought international attention from researchers and tourists alike. But, citing safety concerns, the state in the early 1990s filled in the tunnels that revealed the sloth footprints.

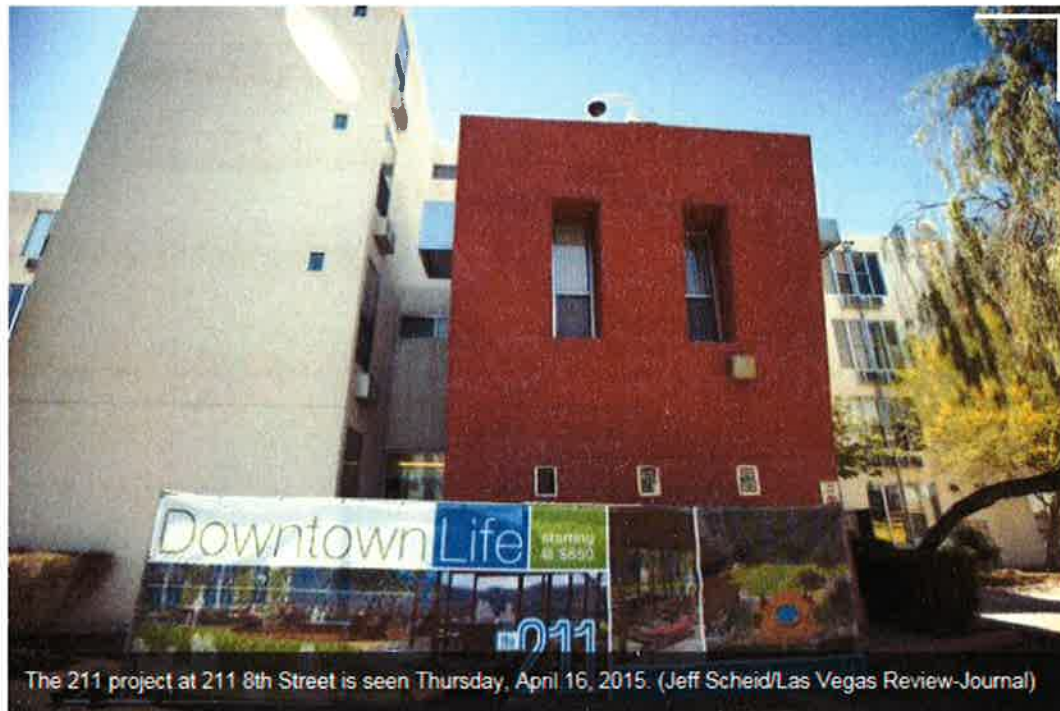
On Feb. 8, 1924, Nevada became the first state to execute a convict using gas at the prison, considered at the time to be a less cruel form of capital punishment.

The prison remained open for the remainder of the 20th century, only closing in 2012 as a budget reduction measure. In 2015, the Nevada Legislature passed Assembly Bill 377 which established provisions to preserve the prison for cultural uses.

Contact Sean Whaley at swhaley@reviewjournal.com or 775-687-3900. Find him on Twitter: [@seanw801](https://twitter.com/seanw801).

Posted October 1, 2015 - 6:01pm

Downtown master plan meeting elicits ideas on transit, housing



By Alan Snel
Las Vegas Review-Journal

The residents came with ideas about downtown Las Vegas.

Aleta Dupree, who doesn't own a car, thinks downtown needs better transportation resources.

Assemblywoman Heidi Swank cited building preservation as a priority. And others voiced support for more mid-range housing.

They offered their suggestions at a two-hour Downtown Master Plan session Thursday afternoon, when about 75 residents watched a consultant's slide presentation and were even polled on a few topics related to downtown's future. There was a second session at the Historic Fifth Street School at 401 S. Fourth St. scheduled for 5:30 p.m.-7:30 p.m.

It was a typical master plan forum; that is, nothing was actually decided and planning types used terms such as "diverse urban lifestyle" and "market drivers" in their presentation.

The city is paying consultant RTKL a little more than \$700,000 for the downtown master plan work, a business improvement district study and other related downtown work, said Robert Summerfield, city planning section manager.

Nate Cherry, RTKL vice president, led the discussion, with several residents concerned that housing, preservation and transportation were not in the master plan's vision statement. In fact, 76 percent of the people who voted at the meeting said the vision statement needs to be refined.

Summerfield said the blueprint for development in the evolving downtown commercial and residential landscape will include heavy doses of housing, historic preservation and transportation. On the transportation front, Cherry noted 91 percent of the trips are by car in downtown, which, he said, could be improved by having a circulator bus to eliminate some car trips.

Even though the downtown master plan process is two-thirds done, the consultant is still collecting comments from residents and fine-tuning the document. Previous comments have supported redeveloping Cashman Center into an economic hub and having several functions for more green space.

But Summerfield said the master plan still has to prioritize whether a Central Park-type green space or smaller pocket and linear parks scattered across downtown would be better.

Having a big Central Park-type green space carries a high cost to assemble properties and manage issues such as dealing with downtown's homeless, Summerfield said.

A big player in downtown is Downtown Project, Zappos CEO Tony Hsieh's \$350 million initiative to redevelop a llama-shaped section of downtown. Downtown Project uses a more "organic" and less structured planning process, which can be a challenge for government planners, Summerfield said.

"We want (Downtown Project's) input and we want to know what they're planning. But they don't have a lot of plans," he said.

For residents who could not attend Thursday's master plan meeting, they can offer their thoughts on downtown by logging on to www.visionLV.com and writing their opinions.

Contact reporter Alan Snel at asnel@reviewjournal.com Find him on Twitter: [@BicycleManSnel](https://twitter.com/BicycleManSnel)

Posted October 1, 2015 - 8:05pm

Former Ice House bar sat on site of actual ice plant



The Icehouse, 600 S. Main St., shown after the fire that led to its demolition in 1988. (Review-Journal Staff)

Naming Las Vegas

By F. Andrew Taylor
View staff writer

The history behind the naming of streets, parks, schools, public facilities and other landmarks in the valley will continue to be explored in a View story the first Thursday of the month through the end of this year. For previous Naming stories, visit viewnews.com.

The Ice House, 650 S. Main St., was once the home of one of the hottest — and, at the same time, coolest — downtown bars, the Ice House Lounge. The house opened in 2003 and closed in 2009 — a victim of the economy and being at not quite the right place at not quite the right time. The bar shuttered its doors more than a century after the inspiration for its name opened.

"The Ice House was on the National Register of Historic Places in Clark County," said **Mark Hall-Patton**, museum administrator for the Clark County Museum system. "It was still making ice until it closed in 1983. It burned and was demolished in 1988, a few years before I came to town."

The original Ice House was near the location of the current building, along the railroad tracks. Officially, it was the Las Vegas Ice Plant, but it was more commonly called the Ice House, a throwback to earlier days before ice could be artificially made. Ice was cut into blocks from frozen ponds in the winter, stored in ice houses, and parcelled out over the year to keep food cool. Ice was shipped from New England across the world.

The Ice Plant was actually the second in town, following the Armour Ice Plant, a wooden structure that burned down in 1907. The new, primarily concrete structure was built by the Pacific Fruit Express Co., a subsidiary of the Union Pacific Railroad, to provide ice for shipping across the desert. It produced ice for 75 years, and for many of those years, it was the only ice plant between Salt Lake City and Los Angeles.

"There were a couple of fires started accidentally by homeless people who were using the plant for shelter," Hall-Patton said. "It's one of the great historical structure losses in the valley."

The cocktail lounge built in 2003 boasted a bar with actual ice on its top, kept cold through a refrigeration unit underneath. Upstairs was an event space, and it was the site of some of the earliest official First Friday after-parties and live music shows, including an early performance by The Killers.

The building was unoccupied for three years until real estate developer **Jeffrey Fine** acquired it for \$1 million and converted it to office space.

"We still get people walking in there, looking for the bar," said a Fine Properties employee, who wished to remain anonymous. "Anyone who was there when it was a bar wouldn't recognize it inside now. It's been completely renovated, and the bar area was subdivided into offices."

When the bar was built, the oft-floated idea of a high-speed railroad into Las Vegas from Los Angeles was being discussed, with the proposed railroad station being behind the bar, on the property once occupied by the ice plant. Similarly, the original plans for the Las Vegas Monorail included a phase 2 to downtown with a stop near the bar. Without those projects literally bringing traffic to the area, the bar proved to be too far from both downtown and 18b Arts District, and no new projects were developed in the immediate area, all of which contributed to the once-popular bar's decline.

The historical Ice House is memorialized on a mural near the property. The Ice Plant helped to make transportation of perishable goods through Las Vegas feasible and provided ice to Las Vegas homes and businesses for years before time and new technology passed it by.

— To reach East Valley View reporter F. Andrew Taylor, email ataylor@viewnews.com or call 702-380-4532.



Photo via Facebook

Chow—the much-anticipated follow-up restaurant by EAT chef/owner Natalie Young—will open its doors on September 22, just in time for Life Is Beautiful. The restaurant next to The Writer’s Block at 1020 Fremont Street is what Young calls, “just anther cool little spot in Downtown Las Vegas.”

Cool and out of the ordinary, that is.

The East-meets-South café will serve beloved American Chinese dishes alongside classic Southern-style fried chicken while Robert Plant serenades diners over the restaurant’s speakers. Because everything is better with Led Zeppelin.

During Life Is Beautiful (Sept. 25-27), Young will serve just her fried chicken, fried rice and egg rolls from Chow’s walk-up window. Other than the festival days, the restaurant will open at 5 p.m., Tuesday through Sunday, also serving beer and wine with its chow.

Posted date September 2, 2015 - 9:56pm

Mob Museum proving to be huge hit with tourists



Executive Director Jonathan Ullman poses in front of the infamous St. Valentine's Day Massacre wall at The Mob Museum, formally the National Museum of Organized Crime and Law Enforcement. Feb. 14, 2013

By Jane Ann Morrison
Las Vegas Review-Journal

The Mob Museum is proving it's not the huge waste of tax dollars that skeptics foretold.

It's making money and visitors are coming in droves.

Former mob-lawyer-turned-mayor Oscar Goodman's wild hare estimate of 800,000 visitors a year is still a marijuana pipe dream. That number would mean the Mob Museum was drawing more than the Donald W. Reynolds Center for American Art and Portraiture in Washington, D.C., which drew 768,000 visits in the past year.

But at the rate they're going, the revised estimate of 300,000 visitors a year is expected to be surpassed by the end of 2015, predicted Jonathan Ullman, executive director of the Mob Museum.

The museum opened Feb. 14, 2012.

In 2013, there were 222,000 visitors.

In 2014, there were 270,000.

At the better-than-projected rate for 2015, Ullman projects annual attendance will hit between 305,000 to 310,000. Those visitors are heavily weighted toward tourists — only 15 percent are locals.

Ullman attributes the "robust growth" to high-quality presentations and stronger marketing.

"We're just excited about what the future holds, and we haven't been open that long," he said "The growth rate is dramatic and finances are sound."

In 2014, the museum was nearly \$419,000 in the black for the year, and that's after making repayments back to the city which funded \$38 million of the \$42 million cost.

In 2002, much skepticism greeted Goodman's idea with concerns this would be another waste of the taxpayers' money. The numbers are proving the skeptics wrong.

Part of the draw is the public's fascination with the subject, plus the fact it is presented well. Think back to the now-closed Mob Experience at the Tropicana, now just a memory, and realize that just using the word mob doesn't guarantee success. (Full disclosure: Brenda Hengel, wife of R-J Editor Michael Hengel, works in marketing at the Mob Museum.)

Facility rentals are the biggest moneymakers, after admissions. There are special meetings held there, and 12 couples chose to wed there.

Peruse the website at www.TheMobMuseum.org and the schedule of what is planned and what has been held is impressive.

Some events are exclusively for the 1,000 members, some involve charges and some are free. The website clearly marks which are free with the entry fee and which involve charges.

The events range from serious to entertaining.

The latest display opened Tuesday and looks at the alleged corruption surrounding the Federation Internationale de Football Association (FIFA). Ullman said that for foreign visitors, the FIFA scandal "provides an especially resonant example of the different shapes organized crime can take."

It's not your daddy's organized crime anymore, but then that era has not been forgotten.

Organized crime figures have become blabbermouth authors, writing about their evil exploits.

Mob enforcer John Alite is the next to present an author talk on Sept. 10. He will tell his tale of working for the Gotti mob family in the 1980s and 1990s. It's free with the admission cost.

On Sept. 23, there's a serious discussion by experts talking about fighting organized crime in the 21st century covering computer hackers, drug cartels and yes, the resurrection of the Mafia in Italy.

They say sex sells, well so does the ghoulish. As I strolled through the museum looking at new exhibits, like the one on the late Sheriff Ralph Lamb, there was a man taking selfies in front of the brick wall where the St. Valentine's Day Massacre took place in 1929 in mob-versus-mob executions. Not exactly Christmas card material, but nevertheless, an interesting memento to show the folks back home.

Museum officials aren't just waiting for customers to walk through the doors. "A Las Vegas Centennial Commission grant will help us fund an education outreach for schools, so we'll be going off site to make presentations," Ullman said.

I'm one of those people who has questioned the accuracy and omissions of the Mob Museum and the heavy reliance on Goodman's sometimes faulty memory. I'm one of those who television reporter George Knapp said should go whack themselves in one of his more colorful columns.

The Mob Museum seems to be a financial and popular success.

While I have no plans to whack myself, I have to give credit where it's due.

Goodman's memory from his mob lawyer days may be iffy, but his idea is working.

Jane Ann Morrison's column runs Thursdays. Leave messages for her at 702-383-0275 or email jmorrison@reviewjournal.com. Find her on Twitter: [@janeannmorrison](https://twitter.com/janeannmorrison).

TEENAGE TOUR GUIDES: THE NEON MUSEUM LAUNCHES ITS JUNIOR INTERPRETER PROGRAM



The Neon Museum launched the teen-led tour of its Junior

Photo: Christopher DelVano

Mark Adams

Thu, Sep 17, 2015 (3:37 p.m.)

School-age kids already flip your burgers, sign you up for newspaper subscriptions and lifeguard at local pools. But what about leading a tour at a museum?

That's exactly what some young Las Vegans will do starting Saturday, September 19, at the Neon Museum, as the Downtown institution launches its Junior Interpreter program with its first teen-led tour at 9:30 a.m.

"Prior to this we didn't have a lot of opportunities for younger volunteers," says Executive Director Danielle Kelly. "We are really excited to expand our ways to provide volunteer opportunities for young people."

A nine-month program, the Junior Interpreter tours led by high school and middle school students will be held every third Saturday through May and are designed for families with children ages 4-12.

"We wanted to offer this program because we know that our regular tours through the museum are more adult-oriented," Kelly says. "There is so much information and [many] ways to interpret the collection that can be very appealing to young people [and] the shape of the information [on Junior Interpreter tours] is engaging and interactive and interesting and fun for little ones."

Just like the museum's adult docents, the junior interpreters go through a "multi-tiered, multi-week" training program, learning the history behind the iconic signs, the science and technology of neon and the visual culture of Las Vegas. Kelly says adult supervisors will oversee each tour.

"It's way more fun for a little one to learn from another young person, right?," suggests Kelly. "There's a way that a young person, a middle-schooler or a high-schooler, can talk about what's exciting for them to experience [with] the collection, that maybe an adult might not be able to plug into the same way."

Tickets for Junior Interpreter tours cost \$5 per participant—a steal considering the museum's regular tour ticket prices—general admission for day tours is \$18, while night tours are \$25—and advanced registration is required.

Kelly says as word spreads the museum is receiving more school-age children interested in signing up for the program. The hope is that it will build confidence [in] our young tour guides, and also that it will grow our future members, our future visitors [and] our future volunteers [at] the museum."

For more information and to purchase tickets to the museum, visit neonmuseum.org.

Tags: Arts & Entertainment, Downtown Las Vegas, Community

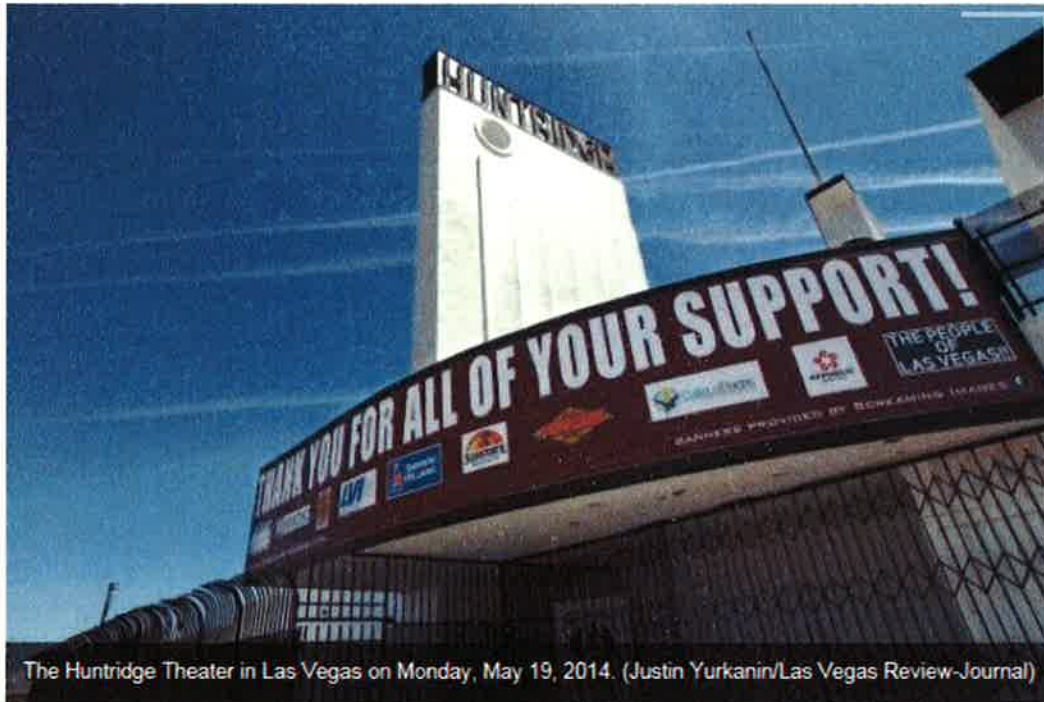
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11

Posted date September 23, 2015 - 10:30pm **Updated** September 24, 2015 - 7:55am

No more taxpayer funds for Huntridge



By Jane Ann Morrison
Las Vegas Review-Journal

Enough already. The time has come to stop pouring public dollars into reviving the Huntridge Theater. If some history buff wants to spend private dollars to restore the theater, hooray. But no more public money, please.

There's no doubt the Huntridge is worth saving, but the reality is, the restoration costs are too great. Until legal complications are resolved, it's a waste of time and money to even try.

Nearly \$2 million in state and city dollars already have been spent to save the Huntridge, built in 1944 and the first integrated movie theater in Las Vegas.

It has architectural significance as well as historical. The white paint on the "streamline moderne" style-building and the 75-foot tower makes its stand out

at the corner of Charleston Boulevard and Maryland Parkway. And no one can place a value on the fond memories mature Las Vegans have of working there or going there for movies and later for concerts.

Yet the last two optimists eager to "save the Huntridge" have called it quits for now. In an August email to City of Las Vegas officials, would-be savior Michael Cornthwaite wrote that he and Joey Vanas, "Regretfully ... have not made enough progress to get us to the finish line on this. There is no way we are going to take the Centennial funds any time soon."

In May 2014, the city approved giving them a \$1 million grant to partially pay for one-third of an acre, the land the actual theater rests upon. But they haven't been able to negotiate the sale of that land with the Mizrachi family, the current owners, so they don't think they can accept the grant by the July 2017 deadline.

Meanwhile, two state agencies which provided about \$1.5 million to "save the Huntridge" after the roof collapsed are suing Eli Mizrachi. They're asking for the state's money back because he failed to abide by the covenants put on the sale. That case is scheduled to go to trial in May.

KNPR's Joe Schoenmann first broke the news that Cornthwaite and Vanas, operating as Huntridge Revival LLC, admitted they can't get the job done. This contrasts with their bubbling optimism in May 2014 when they said if granted the \$1 million seed money by city officials, they could obtain private funding for another \$3 million to buy the rest of the land and raise private money for the \$8 million or more to restore the theater.

Even then, when the Las Vegas Centennial Commission agreed to provide \$1 million to "save the Huntridge," there were commission members who had the same thoughts I did. That is, why would any effort to save the Huntridge work now when so many other salvation efforts failed?

Commission member Bob Stoldal was blunt last year: "Why is it going to work this time?" Since 1990 he had seen multiple efforts to save the historic movie theater.

At least \$1.8 million of state and city money has been poured into it in the past 25 years. That doesn't count the \$1 million that was committed but not paid out yet.

Cornthwaite, owner of the Beat Coffeehouse and Downtown Cocktail Room, and Vanas, operator of First Fridays, were persuasive in 2014. Their plan: Create a performing arts venue to show art-house movies, off-Broadway shows, high school productions, concerts and live music.

Las Vegas City Councilman Bob Coffin, who lives in and represents the area, was the strongest advocate of giving Cornthwaite and Vanas the grant.

The two history-loving Bobs gave opposite answers to my question Wednesday: Is it time to stop putting public money into the Huntridge?

Stoldal said, "I hate absolutes, but before we spend any more public money, there are major hurdles to overcome." He is particularly concerned about the lawsuit seeking the return of the state's \$1.5 million from Mizrachi, money provided by the Nevada Commission on Cultural Affairs and the Nevada Department of Conservation and Natural Resources. The state believes Mizrachi bought the land cheap and failed to live up to the covenants.

Bob Coffin is far more optimistic than Bob Stoldal. "I'm still holding hope," the councilman said. He explained that Cornthwaite and Vanas couldn't get the private money together. "They had an investor willing to help but the seller (Mizrachi) wanted too much and wanted to be in the first position" if there was a default. He hoped that Cornthwaite's withdrawal might be a negotiating ploy.

Coffin and I went round and round over whether the \$1 million seed money is public money, because it is part of the \$1.6 million raised each year from renewal fees for Las Vegas Centennial license plates. Coffin insisted it's a fee paid willingly by those who support historic preservation in Las Vegas.

If you bought one of the special plates, do you want that money to go to save the Huntridge, or do you believe it has become a beloved rathole and it's time to preserve other historic properties that can be sustainable?

Let me know at my contact information below.

Jane Ann Morrison's column runs Thursdays. Leave messages for her at 702-383-0275 or email jmorrison@reviewjournal.com. Follow her: [@janeannmorrison](https://twitter.com/janeannmorrison)

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13 Comments

City decides parts of the past are worth preserving

By Conor Shine
Sunday, Aug. 9, 2015 | 2 a.m.

In a city famous for imploding its past to make way for its future, Las Vegas is beginning to do something virtually unheard of here — hanging on to its historic neighborhoods.

The city is considering which of six neighborhoods built during the 1940s should be nominated for designation on the National Register of Historic Places.

Why preserve the homes?

Courtney Mooney, Las Vegas' historic preservation officer, said the neighborhoods tell the story of how Las Vegas was born.

"It's important to have ownership of your community," Mooney said. "When things change all the time, people tend to lose that historical anchor."

Although the aging, single-story houses likely won't grace the cover of Architectural Digest, they document the city's transition during the middle of the last century from a small desert outpost to a fledgling burg. Most of the homes were built during World War II using federal housing funds funneled to cities of military importance. In Las Vegas, the money was used to build housing for non-commissioned officers and civilian employees working at Las Vegas Army Air Corps Gunnery School, now known as Nellis Air Force Base, and at the Basic Magnesium Plant in what is now Henderson.

The homes generally share a minimal traditional architectural design, the predominant style at the time, characterized by rectangular buildings with horizontal, symmetrical facades, low-pitched roofs and small front porches.

The city held a public meeting last month to gauge neighborhood interest in pursuing the historic designations. With a limited amount of grant money available, the city can nominate only one district for historic designation.

Once a neighborhood is nominated, being placed on the National Register of Historic Places typically takes one to two years.

What is the National Register of Historic Places?

Established in 1966 and administered by the National Park Service, the National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Properties on the register are eligible for the National Historic Preservation Act's tax incentives. For example, downtown's Mob Museum received about \$5 million in credits to convert the Las Vegas Post Office and Courthouse. Placement on the national register doesn't come with additional restrictions to property owners, although a separate local register requires Las Vegas homeowners to receive city approval before making major modifications to historic properties.



1. Biltmore

This downtown neighborhood started in 1941 on land owned by Union Pacific Railroad. The neighborhood has remained largely unchanged since construction was finished in 1950, although many of the single-family homes have been converted to duplexes or fourplexes.

2. Charleston Square

Charleston Square was envisioned as a housing development for returning World War II veterans receiving G.I. Bill benefits but was converted to nonveteran housing when the project ran into financial trouble. The neighborhood is notable for having one of the area's first homeowners associations — with additions and fences requiring approval from a committee of homeowners.

3. Eastland Heights

The neighborhood is named for one of its founders, Van Eastland, who moved to Las Vegas to work on the Hoover Dam. Eastland later did civil engineering and surveying for several World War II-era subdivisions, including Biltmore, Huntridge and Sebec Acres. Planned as a 40-acre, golf course-adjacent subdivision where a house would cost no more than \$5,000, the area today is a mix of homes and commercial businesses.

4. Huntridge

The largest of Las Vegas' early neighborhoods, its blueprints called for a school, theater and shopping center within walking distance of homes. The neighborhood's progressive design was meant to avoid the 'mining town' aesthetics of earlier housing developments.

5. Mayfair

When construction started in 1942, developers promised a host of modern luxuries to homebuyers — electric heat, air conditioning and attached garages. Advertisements for the neighborhood even touted "unobstructed views of the Las Vegas Valley." Today, the area includes 326 residential and commercial buildings, although many of the original homes are on the verge of condemnation.

6. Sebec Acres

Designed in 1941 by William Smith, Las Vegas' first veterinarian, and his wife, Zina, this single-block neighborhood was outside city limits before being annexed. Of the first 12 properties, which were single-family homes from 450 square feet to 2,000 square feet, only nine remain. Four still are used as residences.

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Plans For Restoration Of Historic Huntridge Theater Appear Dead



By Chicknhawk (Own work), via Wikimedia Commons

An effort to save the historic Huntridge Theater may finally be over.

Sep 10, 2015 by Joe Schoenmann

It was an ambitious idea that brought the community together. But a plan to buy and renovate the historic Huntridge Theater appears dead.

Two years ago, Michael Cornthwaite and Joey Vanas ignited the imaginations of Las Vegas residents when they announced plans to renovate the 71-year-old Huntridge Theater on Charleston Boulevard at Maryland Parkway.

They raised more than \$200,000 through an Indie-GoGo campaign on the Internet. They received promises from architects, contractors and others to do work for free on the project once it finalized.

And residents turned out by the hundreds to repaint the building one weekend, giving bystanders a glimpse of what the building could look like if renovated.

In many ways, it was more than a renovation plan – it became a celebration of Las Vegas history.

But it's not going to happen.

In an email to city urban development Director Bill Arent in August, Cornthwaite said plans were not going as planned.

"Regretfully, we have not made enough progress to get us to the finish line on this," Cornthwaite wrote.

Cornthwaite and Vanas, who formed Huntridge Revival LLC in their effort to save the building, had solicited the city Centennial Commission for a \$1 million grant to help purchase the building.

However, Cornthwaite also wrote, "there is no way we are going to take the Centennial funds anytime soon."

Las Vegas City Councilman Bob Coffin has a lot of personal connections to the theater. He lives nearby and told the Las Vegas Sun he had his first kiss there.

Despite the news, Coffin is still optimistic.

"I'm sad but I'm not dejected because there is always tomorrow," he told KNPR's State of Nevada. "It's too bad but it's not over."

Coffin said that although the latest deal to restore the theater seems to be over the building is not going anywhere and he believes someone else will step forward.

"There is always somebody who is willing to take a risk to try to save this icon of Las Vegas," he said, although he was quick to point out he didn't know about anyone specifically.

Kathleen Kahr D'Esposito has lived near the theater for 25 years in the historic Huntridge neighborhood, which is situated next door.

The former president of the Huntridge Neighborhood Association is also disappointed and she is worried about the damage it could do to her neighborhood.

"It feels awful. It is a big deal," D'Esposito said. "There is nothing good that will come for our neighborhood or that area with an empty lot."

She had hoped a restored theater would be another piece in the puzzle to improve the neighborhood.

"I just see it reverting back to people camped out there, grocery carts there, people using the restroom there," she said. "It's just really, really a shame."

Dayvid Figler is the president of the John S. Park Neighborhood Association, which sits just blocks from the theater.

He supported the effort to restore the Huntridge, even giving money to the restoration effort, but Figler believes it might just come down to the reality of the building's age.

"If it's demolished, it's probably demolished because of its structure, structural integrity or lack thereof," he said. "It's going to take a lot more money than people necessarily think to bring it back to reasonable occupancy standards."

He would like to see something at that corner for the whole community because he sees it as an important part of the city has a whole.

"There is an aura about that structure, that building, that space, that corner of Maryland Parkway and Charleston, which are two very important streets in the development of Las Vegas," he said. "I do believe it would be integral for the vibrancy of the neighborhood for something good and important to be there."

Figler believes that while it is a troubled area it is also an up-and-coming area of the Las Vegas Valley.

Email from Cornthwaite:

Esther, Bill..

Regretfully, we have not made enough progress to get us to the finish line on this. There is no way we are going to take the Centennial funds anytime soon. We haven't spoken with councilman Coffin or anyone else yet.

I hope the funds can be used for the project later as with the impending deadline of 2017, it will probably fall on the city to save this building. I know that you guys did your best to help us and spent lots of time on this, as did we.

You know that you can count on me to be honest with you, so I can't say that I'm not disappointed in the list of priorities at CLV that have been more important and wasted more money and time than the Huntridge ever could have. I don't need to list them for you guys...as you already know.

We appreciate the help over the last year and a half, and regret that we couldn't finish what we started. We don't know what our next step is, but figured you needed to know first.

Sorry,

Michael

Guests: City Councilman **Bob Coffin**, Ward 3; **Kathleen Kahr D'Esposito**, former president, Huntridge Neighborhood Association; **Dayvid Figler**, president, John S. Park Neighborhood Association

Posted October 4, 2015 - 7:11am **Updated** October 4, 2015 - 1:17pm

Preserving Las Vegas neighborhoods a growing practice — PHOTOS



Lanterns lend a tiki vibe beside the kidney-shaped pool at Michelle Larime's 1952 ranch home in Beverly Green. The architectural designer, 34, supports creating a city of Las Vegas historic district in the neighborhood. Susan Bouet/RJRealEstate.Vegas

By Felicia Mello
RJRealEstate.Vegas

When Welthy Silva first moved to Las Vegas from the East Coast, she asked her Realtor for the oldest, smallest house she could find.

"She looked at me like I had three heads," said Silva, now happily settled into an 800-square-foot, early-1940s cottage in downtown's Huntridge neighborhood.

Las Vegas is not a city known for its reverence for the past — houses built in the 1980s are considered "old," and once-grand casinos like the Riviera can be blasted to smithereens as soon as their glory begins to fade.

But interest in historic preservation is growing here of late, fueled by the current cultural mania for anything Midcentury, the revitalization of downtown and a critical mass of homes that have reached the 50-year mark.

The city of Las Vegas recently paid a team of researchers to roam the city's vintage neighborhoods, documenting homes that date to the 1940s, when the federal government helped build tidy subdivisions for defense workers. The goal: to identify districts that could be nominated for inclusion on the National Register of Historic Places.

"These neighborhoods are very important. They're what we have left of our World War II heritage," city historic preservation officer Courtney Mooney told homeowners at a meeting about the project this summer.

Photographs of Las Vegas from the era show a small but fast-growing town surrounded by desert, with African-Americans segregated in West Las Vegas.

The newly created Federal Housing Administration not only put up money to spur housing construction in the city — considered militarily important due to the presence of a gunnery school (now Nellis Air Force Base) and the Basic Magnesium Plant in what is now Henderson. It also influenced the shape of the developments, advocating that 10 percent of land be set aside for recreation, with amenities like community centers located in the middle.

Consultants found a range of architectural styles in their survey, from the tiny Cape Cods of the Biltmore Addition north of downtown to horizontal ranch homes in Charleston Square.

In Huntridge, McNeil Construction — the same company that built the Basic Magnesium Plant — created hundreds of modest, slant-roofed cottages with hardwood floors clustered around Huntridge Circle Park. Families paid \$5,000 each for the homes, according to a flier from the time.

The city plans to use money from its Centennial Fund to continue surveying the neighborhood, which surrounds Maryland Avenue between Charleston and Oakey boulevards, and nominate it for the National Register sometime in 2016.

Residents said they hope the recognition will boost the profile — and property values — of a neighborhood that's beginning to bounce back from the recession.

"Huntridge has been overlooked for so long," said Melissa Clary, president of the Huntridge Neighborhood Association. "Once we become an official historic district with a branded identity, it'll become a more desirable place to live, people will take more pride in homeownership and you'll see the whole neighborhood change."

The Centennial Fund has spent more than \$1 million per year on historic preservation since 2005.

The transformations of a 1933 post office and courthouse into the Mob Museum and the swooping, Googie-style La Concha motel lobby into the Neon Museum have helped raise awareness that saving old structures can be good for tourism, too.

"Historic preservation isn't all about being a building-hugger, it's also about making it pencil out," said Assemblymember Heidi Swank, executive director of the Nevada Preservation Foundation.

"These buildings still have to be working buildings."

Swank's organization is leading a separate effort to get two 1950s-era neighborhoods named as city of Las Vegas historic districts: Beverly Green, where singer Louis Prima once lived, and Paradise Village, designed by Walter Zick and Harris Sharp, the duo behind the Moulin Rouge hotel and many of Las Vegas' Midcentury commercial buildings.

While a perch on the National Register provides symbolic prestige for a neighborhood, local designation carries more teeth: Homeowners who pull city permits to renovate their properties must also get their plans approved by the city's Historic Preservation Commission.

The commission's job is to ensure that area homes retain their vintage flavor — at least from the street. Commissioners might recommend moving solar panels to the back of a home, for example, or changing the size and layout of an addition so it doesn't disturb the building's facade.

What they won't do, say preservation advocates and city staffers, is set strict design guidelines the way a homeowners association might.

"You're not going to have the design nazis come by and tell you that you can't paint the house brown, you have to paint it Eisenhower pink," said John Delikanakis, a Beverly Green resident who supports creating a historic district.

Delikanakis and his spouse, German Delgado, bought their 1959 home in the shadow of the Stratosphere in 1998. They knocked out walls to create an open floor plan and ditched the flocked wallpaper and shag carpeting, hand-painting one wall a burnished gold and adding a mural Delgado painted in the style of Italian master Giovanni Tiepolo.

The front of the house, however, looks straight from the Atomic Era, with its aqua-and-white color scheme, lattice-work entryway and angled roof covered with chunks of white quartz. It's the kind of renovation that would pass muster in a neighborhood with historic designation.

But just the idea of having the city weigh in can raise the hackles of independent-minded residents who

A 2009 bid to create a city historic district in Westleigh, just west of Interstate 15 between Charleston and Oakey, failed after opponents concerned about restrictions on remodeling flocked to a planning commission meeting.

Huntridge neighborhood organizers are opting to pursue the less-restrictive National Register designation first, to give residents time to become educated about the different levels of preservation.

"We have people struggling to maintain their properties now," Clary said. Adding another layer of approval to the process might deter her neighbors from making repairs, she said.

The city requires letters of support from a majority of homeowners before creating a historic district. In Beverly Green, Swank said her team is just five letters away from that threshold. The application would then go before the planning commission and the city council, a process that could take several months.

When supporters knock on doors to talk to their neighbors, they're quick to emphasize the economic benefits of preservation. Creating a local historic district tends to increase property values, according to a 2005 Brookings Institution report. Homeowners can also get free design tips from the city, such as where to find period-appropriate windows.

"People end up more satisfied with their renovations," Swank said.

Supporters also point to the John S. Park Historic District, which they say has helped that neighborhood develop a strong identity and weather the recession. The city's Historic Preservation Commission has only turned down three requests for permits in the district — bounded by Las Vegas Boulevard, Charleston Boulevard, Ninth Street and Franklin Avenue — since it was established in 2003, Mooney said.

The push toward preservation extends beyond Las Vegas city limits. The city of Henderson adopted a Historic Preservation Plan last year, with the goal of preserving significant properties including the original Basic Magnesium townsite.

And in unincorporated Paradise Palms, where groovy 1960s homes once housed celebrities and mobsters, residents hope to create Clark County's first Historic Neighborhood. Once derided as outdated and gaudy, the houses now play host to Mad Men-style cocktail parties where neighbors show off their Midcentury decor. A bus tour showcasing the neighborhood's architecture is set for Oct. 10.

With everything old becoming new again, perhaps even Las Vegas' legions of faux-Spanish-style tract houses will one day earn their place in the history books.

"All of this is about retaining our history," Swank said. "And part of Las Vegas history is that we grew so fast and built this mass of houses that so many of them look alike. I think that's going to be fascinating."

Replacement of over 100 Nevada historical markers celebrated Friday



By Chris Kudialis
Las Vegas Review-Journal

Nevada Gov. Brian Sandoval announced the ceremonial replacement Friday of more than 100 historical markers as part of the state's 150th birthday celebration.

It happened at Historic Marker 40, which notes the meadows at the Springs Preserve, 333 S. Valley View Blvd., according to a news release from the Nevada State Historic Preservation Office. Over the past year, 116 markers have been replaced throughout the state.

The historic preservation office, a division of the Nevada Department of Conservation and Natural Resources, manages 266 total markers. Many were in need of repair after being vandalized and neglected.

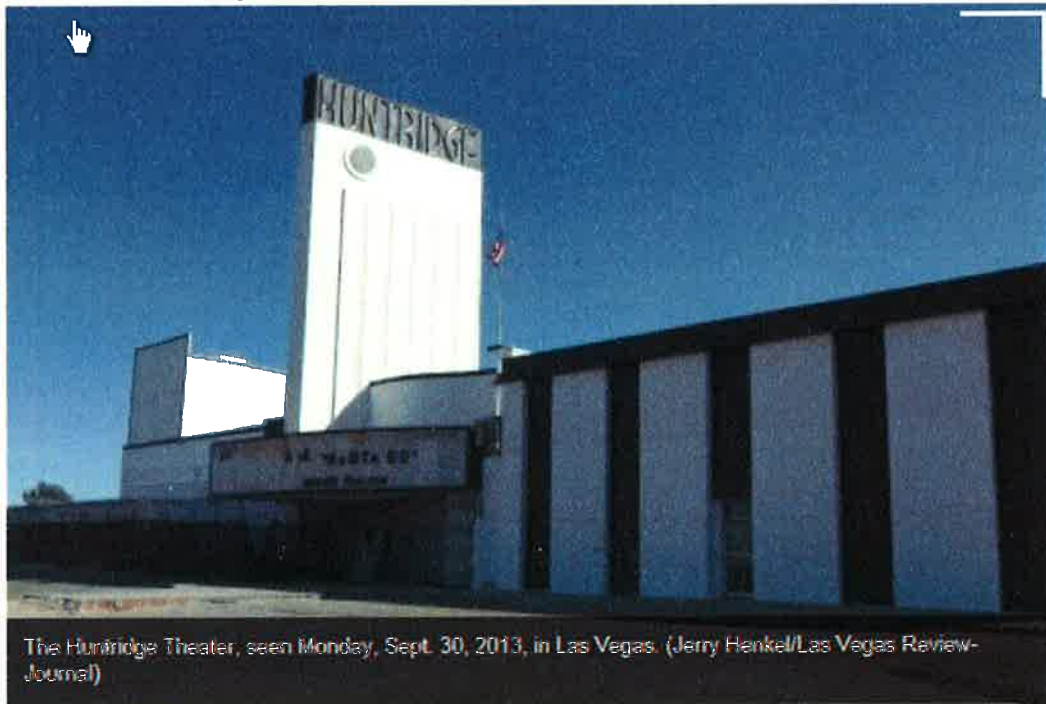
The Nevada Sesquicentennial Commission contributed \$165,000 to the project, and \$50,000 more came from private donations.

Nevada turned 150 in 2014. It got the nickname "Battle Born" it was one of only two states — the other being West Virginia — to enter the Union during the Civil War.

Contact Chris Kudialis at ckudialis@reviewjournal.com or 702-383-0283. Find him on Twitter: [@kudialisrj](https://twitter.com/kudialisrj).

Posted date September 30, 2015 - 11:05pm Updated October 1, 2015 - 6:14am

Saving Huntridge Theater too taxing, readers say



By Jane Ann Morrison
Las Vegas Review-Journal

One impassioned reader came out swinging when I wrote last Thursday it was [time to stop dumping tax and fee dollars into saving the Huntridge Theater](#). After all, about \$2 million of the public's money hasn't done the job so far.

"You are a piece of (expletive) with no respect for history or architecture. Maybe resign and make way for a real writer who gives a (expletive) about Las Vegas," emailed someone who didn't sign their name.

But he/she/it was out there almost alone, which surprised me.

Even advocates of saving the Huntridge Theater said it's not likely to be salvaged and that government officials should not keep approving payments.

A \$1 million payment, which would have brought the total to at least \$3 million, won't be given to the latest wanna-be saviors, Michael Cornthwaite and Joey Vanas, who said they couldn't reach an agreement for sale of the property with the owners, the Mizrahi family.

The theater opened Oct. 10, 1944, and actresses Loretta Young and Irene Dunne were owners, providing a sense of glamour to the movie house.

According to the "Classic Las Vegas" website, Lloyd Katz operated the theater for 32 years, and it became a symbol of desegregation because of his policy admitting blacks and whites. He tried to buy it in 1977, but Dunne refused to sell it to him. Instead, two years later she sold it to Frank Silvaggio. In 1992, Richard Lenz and the Friends of the Huntridge bought it, and Lenz began holding concerts there. In 1993, it was placed on the National Register of Historic Places, but in 1995 the roof collapsed. The Huntridge closed in 2004, unable to succeed as a concert venue.

All that remained of the Hollywood glamour, movies and rock concerts were fond memories.

Longtime Las Vegas Chas Musser was forceful in his opinion. "Not one dime of taxpayer dollars should be spent on the Huntridge Theater. To do so would be malfeasance of office. Tax dollars are critically needed in numerous areas for the public good. ... The taxpayer should not be responsible for any cost related to the not so historic Huntridge Theater."

Many wrote to say that even if it were restored, people would be reluctant to go there because the neighborhood is declining.

There was also competition between the Huntridge Revival LLC, created by Cornthwaite and Vanas, and the Huntridge Foundation. Kathleen Kahr, who has lived in the Huntridge neighborhood for 25 years, wrote, "I feel very sad that ego has killed this theater." She referred to the two groups with the same desire to "save the Huntridge."

"I can say that I feel they (the foundation) did everything they could to thwart the efforts of Huntridge Revival because they wanted to be the 'ones' to save the theater," she wrote.

Some were very short in their comments. Doug Meyer wrote, "Get rid of 'beloved rathole.'"

One wrote, "Have the USAF declare the land under the Huntridge vital to the national defense and condemn it for a few pennies on the dollar."

Then the writer added: "Honestly, I think that land, minus the Huntridge, is worth about \$1.75. I wonder how much it would cost to remove the Huntridge tower, move it to someplace downtown in the art district, and leave the idiot landowner to wonder what the hell happened?"

Owen Messinger has lived behind the theater at the corner of Maryland Parkway and Charleston Boulevard for 35 years. He said the theater has been a health problem for the last few years, and neighborhood support has dwindled. "The potential was and is unlimited but the deterioration of the building makes it a hard go to be successful."

But not all have abandoned hope. Arnold Stalk, former Housing Division chief for the city of Las Vegas, wrote he has "offered to meet with the powers that be to help coordinate private sector donors to rehab the facility. I'm in the process of scheduling a meeting."

Cornthwaite and Vanas estimated it would cost \$4 million to buy the land and at least \$10 million to make the gutted theater useable and develop the property for multiple uses.

Freelance writer Mike Henle wrote: "I absolutely do not like seeing elements of Las Vegas decaying, but this was one of those sites that might be better off bulldozed instead. So many people here want to resurrect something and bring back the old days. On paper, it all sounds great, but this thing looked like a loser long ago."

Many wrote to say tax dollars need to be used for more productive uses because there are so many critical needs within the city of Las Vegas, particularly homelessness.

"My take is you save the facade for (its) historical connection and then redevelop it into a office complex," wrote Fred Conquest. "To do that you need to sell it to a private party with covenants built into the sale."

Two state agencies that gave the Mizrahi family \$1.5 million with covenants are now suing the family for not abiding by the covenants. That's another problem facing would-be saviors of the Huntridge.

Gayle Schreiber wrote: "It's like the Moulin Rouge. They keep trying and trying and it goes nowhere. On the other hand if someone would want to renovate the building, the Las Vegas Entertainers Hall of Fame and Museum is looking for a home and could bring the corner back to life."

Dozens wrote on the Review-Journal's website, Twitter and Facebook, and the consensus was this: If private investors want to make a go of it, great. But the city and state should quit spending money on the Huntridge Theater, no matter how significant it is historically.

It's a matter of priorities.

Posted September 5, 2015 - 12:36pm

Step into history or just get away at Spring Mountain Ranch



By Margo Bartlett Pesek
Las Vegas Review-Journal

Spring Mountain Ranch State Park lies within a half-hour's drive of the Las Vegas Valley in the heart of scenic Red Rock Canyon National Conservation Area. Its pastoral setting, fascinating history, special events and year-round recreational activities make it a popular getaway. Visitors take a break from city living for picnics, hikes, tours, summer theater nights and living history programs.

To reach the park, either follow West Charleston Boulevard, which becomes state Route 159, or take state Route 160 west from Interstate 15 to the Blue Diamond turnoff. Because either approach takes you past the high Red Rock cliffs, the drive is one of the most scenic in the region. Watch for the park turnoff between the Red Rock overlook and Bonnie Springs Ranch north of the village of Blue Diamond. Expect to pay a park

entry fee of \$7 for Nevada residents or \$9 for all others.

The state park site was one of a handful of early ranches in the valley located near water along an overland trail that became known as the Old Spanish Trail. With ample water, meadows and shade trees, the spot was a popular campsite for travelers looking to refresh their pack animals and livestock before continuing along the arduous trail. It was marked on vintage maps as Old Bill Williams Ranch, after the mountain man rustled stock in California in 1840 and stopped at the site to rest the animals. In 1876, Sgt. James Wilson and partner George Anderson developed the site as Sand Stone Ranch.

Spring Mountain Ranch State Park preserves 520 acres, several historic original structures, a handsome ranch house, barns, outbuildings and a few head of cattle. A string of wealthy 20th-century owners included Chet Lauch of the radio comedy team of "Lum and Abner," German actress and munitions heiress Vera Krupp, reclusive tycoon Howard Hughes and car dealership owner Fletcher Jones. Acquisition as a state park saved the property from proposed condominium development.

In 1976, the park became the setting for summer theater presentations under the stars in the large pasture at the ranch. Super Summer Theatre season runs May through September. Theatergoers bring jackets, picnic suppers and blankets to sit upon or portable beach chairs. The final presentation for the 2015 season is the Tony-winning musical comedy "Lend Me a Tenor." Performances start Thursday and run through Sept. 26. Check ticket prices and availability at supersummertheatre.org.

Spring Mountain Ranch visitors may browse through the gift shop, tour the furnished ranch house or explore short trails to historic sites and Lake Harriet, a freshwater reservoir that is home to the endangered Pahrump poolfish. Some follow more challenging hiking routes to scenic overlooks or into canyons among the sandstone formations. Park trails are popular with local birders, as the grounds and water attract many kinds of resident and migratory birds.

Ranger-led hikes are scheduled frequently throughout the year. While hot weather prevails, hikes are scheduled in the evenings. On Sept. 13, join a ranger at 7 p.m. for a new-moon hike into the park's grove of 300-year-old ash trees. A full-moon hike into Sandstone Canyon is scheduled for 7 p.m. Sept. 27. Because most of the park's wildlife is nocturnal, hikers are apt to see and hear some of it during these walks.

Living history programs scheduled this fall include Pioneer Day on Sept. 19 with costumed characters demonstrating pioneer cooking and blacksmithing, using pack animals and performing music from the 1800s. A Civil War re-enactment is set for Sept. 26. October programs include pioneer skills and storytelling, a Basque festival and a mountain man rendezvous on Nevada Day weekend.

— *Margo Bartlett Pesek's Trip of the Week column appears on Sundays.*

AS WE SEE IT

THOUSANDS OF FOSSILS EXCAVATED FROM TULE SPRINGS DESERVE SOME VEGAS-STYLE SPOTLIGHT



More than 10,000 fossils excavated from Tule Springs have been brought back to Nevada from San Bernardino County Museum and are being stored at Nevada State Museum in Las Vegas.

Kristen Peterson

Wed, Sep 2, 2015 (noon)

Southern Nevada is renowned for its legacy of impermanence. It's the kind of place where we build and forget, continuously replace the past with the more titillating present.

But within that mind-set lives the larger story of time. Visible evidence of tens of thousands of years embedded in the geological strata surrounding the Valley. Fossils surface to provide new clues on how we came to be—a strange juxtaposition between the recent past and the prehistoric. When Sinatra and the Rat Pack were launching a new era on the Strip, one of the state's largest archaeological digs was taking place at Tule Springs 30 minutes north, revealing a wealth of ice age fossils, bones of mammoths and other animals that roamed in the cool, wet climate of their era.

Yet when it was announced in July that more than 10,000 fossils excavated from the recently christened Tule Springs Fossil Beds National Monument had been brought back to Nevada following their stay at a California museum—where they were catalogued and surveyed—it lacked the usual fanfare when headliners return to town. Now that more than 23,000 acres of land have been designated as a national monument falling under the National Park Service—a long-fought battle by advocates and politicians—the past will likely have its red-carpet moment. After all, the entire state is a rich study of the prehistoric.

"We have a fossil record that stands from the Devonian Age to the modern era," says Eugene Hattori, state anthropologist and curator of anthropology at Nevada State Museum. "Because of the process of erosion and deposition, there are fossils that are exposed, and it's a continuing process."



yusho
Japanese Steak & Sushi Bar
"One of the most anticipated restaurant openings of the year"
—Vegas Post
Located on Las Vegas Blvd. at Monte Carlo
Monte Carlo **INDULGE HERE**

THIS MONTH IN LAS VEGAS

GUIDES

TRENDING NOW

TODAY THIS MONTH

1. Brittany Bronson has a master's and a regular 'New York Times' byline—and she's also a server on the Strip
2. Losing our history: To implode or to not implode on the Las Vegas Strip
3. Las Vegas' Super Cr3w didn't take the 'ABDC' title but it should have

4. **Mikoy Francis transitions from local**
Located on Las Vegas Blvd. at Monte Carlo
Monte Carlo **INDULGE HERE**

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4. Mikey Francis transitions from local music scene to Omnia and Warped Tour
5. Life Is Sh!t offers a fun, twisted take on the Life Is Beautiful festival

Sambalatte
Gourmet Coffee Shop
GET A TASTE
Taste of Las Vegas

— Text ER to 23000 —

4

MINS for average wait times.

SUNRISE

AS WE SEE IT

A LAST-CHANCE NUDGE: WHO WILL SAVE THE HUNTRIDGE?



Workers hang a banner with a Huntridge logo at the Huntridge Theater at Maryland Parkway and Charleston Boulevard Monday, Feb. 24, 2014.

Photo: Steve Marcus

Mike Prevatt

Wed, Sep 23, 2015 (2 p.m.)

In front of me sits a small poster of the Huntridge Theatre. It was drawn by illustrator Hernan Valencia, his contribution to the 2013 crowdfunding campaign meant to stir the community and inspire investors to save the run-down, 71-year-old venue. I scored one for my own \$25 offering, and it's all I may ever have to show for it.

4

Last week, KNPR's *State of Nevada* reported that the efforts of Huntridge Revival LLC—which is Downtown entrepreneur Michael Cornthwaite and First Friday Foundation Executive Director Joey Vanas—to buy and restore the theater have officially ceased. Cornthwaite wrote to the city redevelopment office that he and Vanas would neither meet their goals for the project, nor use the \$1 million Centennial Commission grant the city had set aside for the purchase of the theater. Additionally, Cornthwaite—who declined to comment further—disclosed on Facebook the income/expense sheet of the LLC, including its donations and the public's, and expenditures ranging from legal fees to an asbestos survey. Currently, the account has less than \$500.

It would seem that this development, while disappointing, might also nudge any wealthy fence-sitters—or the city, for that matter—into action before the state covenants for the historic Huntridge expire in 2017, at which point owner Eli Mizrahi can raze the building. (Complicating matters is the suit the state has brought against Mizrahi for failing to meet the minimum standards set by the covenants.) Its future seems bleaker than ever, but it's a future nonetheless.

As such, some community members view the LLC retreat as a speed bump, like Las Vegas City Councilman Bob Coffin, who told KNPR that "it's not over," and local artist/entrepreneur Todd VonBastiaans. "I gave \$10,000 to the project because I believe in all the good that could have come out of it, and if anyone could have made it happen it would have been Joey and Michael," VonBastiaans said via text, adding that he also understood their decision to bow out.

He didn't suggest he wanted his money back, unlike some people weighing in online. With the campaign goal met, the low-level donor perks distributed and the project's account balance nearly depleted, refunds aren't possible. The Indiegogo campaign didn't promise a new Huntridge; it was about covering costs to put the project in motion and testing the public's interest in preservation. If anything, the reactions to last week's news indicate that not only does interest remain high, but the community is feeling the nudge, too.



THIS MONTH IN LAS VEGAS

GUIDES

TRENDING NOW

THIS MONTH

1. Echoes of Ferguson: Talking racial profiling in Las Vegas
2. Bite Now: Carmine's spicy scarpafello wings
3. CityCenter is again igniting conversation with art
4. Eclipse Theaters is on schedule for a 2016 Downtown debut

THIS MONTH IN LAS VEGAS

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5. At the Sterling Brunch, a \$90 meal feels like a bargain



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City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/28/15

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 UPDATE - 1 -

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
HPF GRANT APPLICATIONS / PROJECTS				
2015 HPF Grant	HPC approved scope at 10/22/14 meeting; grant submitted and accepted by SHPO. Awarded \$20,700 of \$45,350 requested; public meeting held 07/30/15; Revised scope and budget approved by SHPO	Funding Agreement scheduled for October 21 City Council meeting	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; Work has begun; Site visit with Commissioner Beck 10/2/15; artifact retrieval, documentation and display, treatment plan approved by SHPO 10/14/15	Expected completion October 29, 2015	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
Motor Court Survey Westside School*	HPC requested motor court survey and public outreach plan 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; NPS approved the amended NRHP nomination to include the 1948 building	HPO to prepare RFP National Register amendment to be forwarded to the Keeper of the National Register for final approval	N/A N/A	Property is listed on the local, state and National Register of Historic Places
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: 10/28/15

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

CM
