

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 JANUARY 27, 2016 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, PLEASE COME TO THE MICROPHONE AND 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. THE PUBLIC IS ALSO WELCOME TO MAKE ANY COMMENTS AS EACH ITEM IS BEING HEARD BY THE BOARD.
4. For possible action to approve the Final Minutes by reference of the Regular Meeting of December 9, 2015
5. HPC-62798 – For possible action regarding election of Chairman of the Historic Preservation Commission – All Wards
6. HPC-62799 – For possible action regarding election of Vice Chair of the Historic Preservation Commission – All Wards
7. HPC-63000 – For possible action regarding an application for a Certificate of Appropriateness for a Master Sign Plan for the Historic Westside School, located at 330-350 W. Washington Avenue, (APN 139-27-201-004), C-V (Civic) Zone – Ward 5 (Barlow)
8. HPC-62800 - For possible action regarding nominating the Reed Whipple Building, located at 821 Las Vegas Boulevard North, to the Nevada State Register of Historic Places and the City of Las Vegas Historic Property Register, (APN 139-27-708-019), C-2 (General Commercial) Zone – Ward 5 (Barlow)
9. HPC-62994 – For possible action regarding approval of Commissioner attendance at the National Alliance of Preservation Commission Forum 2016 – All Wards
10. Report by Harrison House, Inc., regarding the status of the Harrison House Historic Preservation Commission Centennial Legacy grant for publications and events celebrating the Pioneer Trail in West Las Vegas – Ward 5 (Barlow)
11. Report by Department of Planning regarding Las Vegas Historic Sites and Planning Cases interactive map – All Wards
12. Report by Department of Planning regarding the development of a mobile application for historic, cultural and public art sites – All Wards
13. Report by Department of Planning regarding historic and archaeological resources in local media

City of Las Vegas

14. Report by Department of Planning regarding Project Update list
15. 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.
16. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.
17. ADJOURNMENT

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. 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: 1/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding election of Chairman of the Historic Preservation Commission, All Wards

BACKGROUND

- 01/25/12 HPC voted to elect Dorothy Wright as commission chair, and Bob Stoldal as commission vice-chair.
- 01/22/14 HPC voted to elect Bob Stoldal as commission chair, and Claytee White as commission vice-chair.

ANALYSIS

Per the HPC bylaws, as amended on September 25, 2013, the terms of office of Chair are as follows:

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

Per the HPC bylaws, as amended on September 25, 2013, the duties of the Chairman are as follows:

VII. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint an ad-hoc to conduct work on a specific topic or activity for a specified period of time. Such subcommittee shall report to the full Commission at a regular meeting as deemed necessary.

Chair Wright has served one full term as Chair of the HPC. Staff is requesting the HPC elect a Chair from the sitting HPC to serve a term of two years.

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

HPC Bylaws as amended September 25, 2013.

CITY OF LAS VEGAS
HISTORIC PRESERVATION COMMISSION BY-LAWS
AS AMENDED SEPTEMBER 25, 2013

I. NAME:

In accordance with the provisions of Nevada Revised Statutes 383-384, and Title 19, Chapter 10, Section 150 of the Las Vegas Municipal Code, the name of this Commission shall be the City of Las Vegas Historic Preservation Commission of Las Vegas, Nevada (hereinafter the Commission).

II. MEMBERSHIP:

- A. In accordance with the provisions of Title 19, Chapter 10, Section 150 of the Las Vegas Municipal Code, the Commission shall consist of eleven (11) members.
- B. One (1) member shall be experienced in architecture, such as an Architect, Art Historian or Historic Preservation Architect.
- C. One (1) member shall be experienced in urban design or planning, such as an Urban Designer, Planner or Landscape Architect.
- D. One (1) member shall have expertise in building construction, such as a Building Contractor or Structural Engineer.
- E. One (1) member shall be experienced in the real estate profession, such as a Real Estate Developer, Appraiser, or Broker.
- F. One (1) member shall be a representative from a recognized local historic preservation association or historic preservation interest group.
- G. One (1) member shall be experienced in Nevada history, such as an Historian, or Anthropologist.
- H. One (1) member shall be experienced in the archaeological profession, such as an Archaeologist.
- I. Four (4) members must be members at-large. When one or more areas have been designated as "Historic Districts" pursuant to this Section, one of the "at-large" positions shall pertain to each such Historic District. For any Historic District, the corresponding "at large" position shall be filled by a person who owns real property and resides within the Historic District, if a person so qualified is available to serve. If no such person is available, a person who owns real property within the Historic District may fill that position, if a person so qualified is available to serve. If no such person is available, any person may fill that position. If more than four (4) Historic Districts have been designated as such pursuant to this Section, the City Council shall determine which four of the Historic Districts are to be represented on the HPC.
- J. The Director of the Nevada State Museum and Historical Society, or another designee of the State Historic Preservation Office (SHPO), shall serve as an ex-officio member, with no vote, except as provided in these by-laws or the Unified Development Code of the City of Las Vegas.
- K. The Director of the Department of Planning, or the Director's designee, shall serve as an ex-officio member, with no vote except as otherwise provided in this Section.

III. COMPENSATION

Commission members shall serve without compensation.

IV. TERM OF OFFICE

- A. The term of each Commission member shall be four years or until his/her successor takes office. There is no limit on the number of terms. Any vacancy occurring otherwise than through the expiration of the term must be filled for the unexpired term.
- B. Members of the Commission may be removed after a public hearing, by a majority vote of the City Council, for inefficiency, neglect of duty, or malfeasance in office.
- C. A member of the Commission desiring to resign shall submit in writing a letter of resignation to the City Clerk's Office with copies to the City Council, the Chair, and the Director of the Department of Planning or Secretary to the Commission. The resignation shall be effective upon receipt by the City Clerk's Office.
- D. Whenever there is a vacancy on the Commission, or the term of a member expires, his successor shall have the necessary qualifications as specified in the ordinance and the Unified Development Code of the City of Las Vegas, so that the composition of the Commission is maintained.
- E. Commissioners shall comply with the Code of Ethical Standards as set forth in NRS 281.481 et seq. as applicable and amended.

V. OFFICERS:

The duly elected or appointed officers of the Commission shall be as follows: Chair, Vice-Chair, and Secretary.

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

VII. DUTIES OF OFFICERS:

A. Chair:

It shall be the duty of the Chair to act as the presiding officer at all regular and special Commission meetings unless he/she is incapacitated or unable to attend a meeting for any other reason. The Chair may appoint an ad-hoc committee to conduct work on a specific topic or

activity for a specified period of time. Such committee shall report to the full Commission at a regular meeting as deemed necessary.

B. Vice Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Commission in the absence of the Chair.

C. Secretary:

The Historic Preservation Officer shall serve as Secretary of the Commission, and as such shall be responsible for the administration of the affairs of the Commission. The Secretary shall be the custodian of all official records of the Commission. In the event that both the Chair and Vice-Chair are incapacitated or otherwise unable to attend any regular or special meeting, the Secretary shall appoint another member to act as Chair for that particular meeting. In the absence of the Vice Chair, the most senior member of the Commission shall act in that capacity. If multiple members have the same term, the Secretary shall appoint.

VIII. MEETINGS:

- A. The Commission shall use Robert's Rule of Order in conducting its meetings.
- B. Regular Meetings of the Commission shall be held on the fourth Wednesday of each month and as necessitated by the Commission's volume of business from January through October at 12:00 p.m.
- C. November and December meetings shall be combined and held on the second Wednesday of December at 12:00 p.m.
- D. The Commission shall maintain written minutes and records of all proceedings sufficient to inform the City Council and the public of its deliberations, findings determinations and recommendations, and shall make such reports of its business to the City Council as the City Council may from time to time request. All records shall be kept in conformance with applicable sections of the Nevada Revised Statutes.
- E. All meetings of the Commission shall be conducted in accordance with the Open Meeting Law, Chapter 241 of the Nevada Revised Statutes.
- F. Special meetings may be convened by the Chairman as deemed necessary upon three (3) days written notice to the other Commission members.
- G. A regularly scheduled meeting may be cancelled by the Chairman, or Acting Chairman, if there are no items to be acted upon by the Commission or if a quorum of the members will not be in attendance for the conducting of Commission business.
- H. Six (6) members of the Commission constitute a quorum for the purpose of conducting business. A majority vote of members present, and voting, shall be necessary to approve any item of business.

- I. In the event that a quorum is not available for the conduct of business, an ex-officio member or the Historic Preservation Officer, as the Director's designee (or any combination thereof), may vote, but only concerning matters on the consent agenda and only to the extent necessary to create or maintain a quorum.
- J. In all matters of business that require voting, the majority vote shall rule.

IX. VOTING PRIVILEGES:

All members of the Commission shall be entitled to vote on all motions or resolutions presented before the Commission except as specifically noted in the Rules. Any member shall have the right to make a motion except the Chair.

X. DUTIES AND RESPONSIBILITIES:

- A. The Commission shall undertake the following duties and responsibilities in accordance with the Unified Development Code of the City of Las Vegas:
- B. Review applications for the designations of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects and make recommendations to the Planning Commission and City Council concerning those applications in accordance with the Unified Development Code of the City of Las Vegas.
- C. Review and make decisions, in accordance with the Unified Development Code of the City of Las Vegas, appropriate action regarding applications for proposed new construction, alteration, demolition or removal of any element associated with a Historic Landmark, District, Site, Building, Structure or Object.
- D. Make recommendations to the City Council concerning the use of public and/or private funds to promote the preservation of properties and districts within the City, including the acquisition of property or interests in property.
- E. Promote and support the identification, nomination or improvement of buildings, monuments, structures, sites and objects eligible for listing on the National Register of Historic Places or the National Historic Landmark Program, .
- F. Recommend to the City Council public informational and educational programs to increase public awareness of the value of historic and archaeological preservation in the City.
- G. Recommend to the City Council the purchase of essential improvements where preservation is not feasible.
- H. Request detailed studies and surveys of properties, structures, areas and districts within the City to assess their potential for designation as historic properties, landmarks or districts

- I. Recommend to the City Council, changes in the zoning code and building code and regulations, the City's Master Plan, and other local ordinances which will enhance the purposes of the Unified Development Code of the City of Las Vegas.
- J. Recommend to the Planning Commission to formulate, revise or update the Historic Properties and Neighborhoods Preservation Plan Element for the City's Master Plan and subsequent updates and amendments.
- K. Participate in public information activities in order to increase public awareness of the value of historic preservation.
- L. Recommend appropriate changes to the General Plan and to local development regulations in order to promote the purposes of the Unified Development Code of the City of Las Vegas.
- M. Cooperate with recognized historic preservation organizations and interest groups in designating improvements to buildings, monuments, structures, districts, landmarks or sites for historical markers and plaques.
- N. Assist and advise other governmental agencies and entities, educational institutions, public interest groups and private preservation groups regarding preservation of historic properties within the jurisdiction of the City of Las Vegas.
- O. Recommend to the Planning Commission and City Council, for adoption design guidelines for improvements to structures located in historic districts, in order that such guidelines can be disseminated to the public to encourage preservation of neighborhood character. Where applicable, the guidelines should reflect the standards found in the most current edition of the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Illustrated Guidelines for Rehabilitating Historic Buildings published by the U.S. Department of the Interior.
- P. Review demolition permits requested by property owners for structures designated on the city of Las Vegas Historic Property Register. Such review process shall be used to encourage the property owner to pursue preservation alternatives. However, no such review process shall require a delay of more than sixty (60) days in the issuance of a demolition permit.

XI. CONFLICTS OF INTEREST:

- A. A member of the Commission shall not approve, disapprove, vote, or otherwise act upon any matter regarding which he has accepted a gift, loan, or other financial interest as defined in NSR 281.501, as applicable and amended, which would reasonably be affected by his/her commitment in a private capacity to the interest of others, or in which he/she has a pecuniary interest, without disclosing the nature and extent of the gift, loan, commitment or interest at the time the matter is considered.
- B. A member of the Commission shall consider refraining from approving, disapproving, voting, or otherwise acting upon any matter regarding which a member of his/her immediate family or a relative has accepted a gift, loan or other financial interest as defined in NSR 281.501, as applicable and amended without disclosing the full nature and extent of the gift, loan, commitment or interest at the time the matter is considered.

C. Abstentions:

A member who decides to abstain whether because of a conflict of interest or otherwise must state his/her reasons for doing so on the record at the time the matter is considered and before the vote is taken. The abstaining member may absent himself from the presence of non-abstaining members during the Commission's consideration of the matter in question.

XII. ATTENDANCE:

- A. Each Commissioner who will be unable to attend a meeting of the Commission shall notify the Secretary at the earliest opportunity but not later than 5:00 p.m. on the day prior to the date of the meeting. The Secretary shall notify the Chair if the projected absences(s) will produce a lack of a quorum.
- B. If a member of the Commission without excuse fails to attend at least 75% of the meetings held within the previous 12 months or misses three consecutive meetings, the member shall be subject to removal from office at the discretion of the City Council.
- C. Commissioners, who were unable to attend a meeting at which an agenda item was heard but no substantive action was taken, may become informed about the agenda item by reviewing all submissions and either the video or audio tape of the proceedings, if any. After a full review of the materials related to the agenda item, and if otherwise eligible to vote, the Commissioners may vote on the agenda item simultaneously with the other Commissioners.

XIII. ADDRESSING THE COMMISSION:

- A. Every Commissioner desiring to speak shall address the Chair and, upon recognition by the Chair, shall confine himself or herself to the question under debate, avoiding all personalities and indecorous language.
- B. A Commissioner, once recognized, shall not be interrupted when speaking unless it is to call the Historic Preservation Commissioner to order. If a Commissioner, who is speaking, is called to order, the Historic Preservation Commissioner shall cease speaking until the question of order is determined, and if in order, shall be permitted to proceed.
- C. Any person wishing to address the Commission shall first secure permission of the Chair to do so.
- D. Oral presentations given during the Citizens' Participation portion of the agenda or any other agenda item should not be repetitious and shall be confined to three minutes maximum duration, unless the Chair or quorum of the Commission grants additional time. No action shall be taken on issues raised under the Citizen's Participation portion of the agenda.

XIV. USE OF CITY STAFF:

- A. Commissioners should always feel free to go to the Director of the Department of Planning or Historic Preservation Officer. Commissioners will provide ongoing feedback, information, and

perceptions to the Director and Historic Preservation Officer. When a Commissioner has a concern with the Department of Planning, the concern should be discussed with the Director.

- B. Commissioners shall make all requests for staff time to the Director of the Department of Planning, who is authorized to approve or deny such requests.
- C. Commissioners may and should seek clarifying information from the Director of the Department of Planning. Direct communication with additional employees of the Department of Planning is allowed at the discretion of the Director.
- D. Commissioners shall address legal questions regarding matters before the Commission to the City Attorney's Office and inform the Director of the Department of Planning.

XV. ADOPTION AND AMENDMENTS:

A. Adoption:

These Rules shall be adopted by a majority vote of the entire Historic Preservation Commission.

B. Amendments:

These Rules may be amended from time to time by a majority vote of the entire Commission provided such Amendments are not inconsistent with or in conflict with the City Charter or any Ordinance of the City of Las Vegas or the Nevada Revised Statutes and provided further that any proposal to amend the Rules shall be presented to the Commission at a regular meeting, discussed and tabled, and be included on the Agenda for action by the Commission at the next regular meeting.

These revised by-laws are hereby adopted by the City of Las Vegas Historic Preservation Commission on this 25th day of April, 2012.

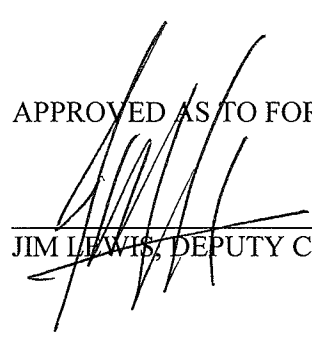

DOROTHY WRIGHT, CHAIR
HISTORIC PRESERVATION COMMISSION

APPROVED: 9/25/2013

ATTEST:


FLINN FAGG, AICP, DIRECTOR, DEPARTMENT OF PLANNING

APPROVED AS TO FORM:



JIM LEWIS, DEPUTY CITY ATTORNEY



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding election of Vice-Chair of the Historic Preservation Commission, All Wards

BACKGROUND

- 01/25/12 HPC voted to elect Dorothy Wright as commission chair, and Bob Stoldal as commission vice-chair.
- 01/22/14 HPC voted to elect Bob Stoldal as commission chair, and Claytee White as commission vice-chair.

ANALYSIS

Per the HPC bylaws, as amended on September 25, 2013, the terms of office of Vice Chair are as follows:

VI. ELECTION OF OFFICERS:

- A. The Chair and the Vice-Chair shall be elected bi-annually, at the first regular meeting in January. The Chair and the Vice-Chair shall be elected by a majority vote of the entire Commission.
- B. The term of the Chair and Vice-Chair is two years.
- C. No Commissioner may serve more than two full consecutive terms as Chair or Vice-Chair.

Per the HPC bylaws, as amended on September 25, 2013, the duties of the Vice-Chair are as follows:

VII. DUTIES OF OFFICERS:

B. Vice Chair:

It shall be the duty of the Vice-Chair to act as presiding officer at any regular or special meeting of the Commission in the absence of the Chair.

Vice-Chair Stoldal has served one full term as Vice-Chair of the HPC. Staff is requesting the HPC elect a Vice Chair from the sitting HPC to serve a term of two years.

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

HPC Bylaws as amended September 25, 2013 (attached to Item 5).



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding an application for a Certificate of Appropriateness for a Master Sign Plan for the Historic Westside School, located at 330-350 W. Washington Avenue, (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow)

BACKGROUND

- 09/24/08 HPC approved a request for the selection of plaques for properties listed on the National Register of Historic Places (HPC-30085) within the city of Las Vegas. Locations included the Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), Ward 5 (Barlow).
- 11/19/08 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$250,000.00 for certain improvements to the Historic Westside School located at 330 West Washington Avenue - Ward 5 (Barlow).
- 05/28/09 The Planning Commission recommended approval of a petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.
- 07/01/09 The Las Vegas City Council approved petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.
- 08/26/09 HPC approved a request for HPC Centennial Legacy budget funding (HPC-35662) in the amount of \$2,000 for transcription of oral history interviews for the Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, Ward 5 (Barlow).
- 02/24/10 HPC approved a request to designate the Westside School (HPC-37298), located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark, Ward 5 (Barlow).
- 04/22/10 Planning Commission recommended approval of request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register (DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

ACTION ITEM 7: HPC-63000

- 05/19/10 City Council approved request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register (DIR-37526), as approved by Historic Preservation Commission (HPC-37298).
- 02/02/11 City Council approved an award of Agreement No. 110135-TF, Master Planning, Community Outreach and Architectural Programming Services for the Historic Westside School & Variety Early Learning Center.
- 02/02/11 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$300,000.00 to fund a master plan for the Historic Westside School and Variety Early Learning Center and Historic Preservation Plan for the Historic Westside School located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).
- 09/28/11 HPC approved an application with conditions for a Certificate of Appropriateness (HPC-43283) for the Historic Westside School Master Plan which provides recommendations for the rehabilitation and adaptive reuse of the Historic Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).
- 12/10/14 HPC approved an application for a Certificate of Appropriateness (HPC-56925) for a custom artist-designed gate to be installed at the Historic Westside School, located at 330-350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow).
- 12/10/14 HPC approved with comments the draft amendment to the nomination to the National Register of Historic Places (HPC-56942) to include the 1948 building of the Historic Westside School, located at 330-350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow).
- 01/28/15 HPC approved the revised amendment to the nomination to the National Register of Historic Places (HPC-57512) to include the 1948 building of the Historic Westside School, located at 330-350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow).

ANALYSIS

The City of Las Vegas is requesting approval of an application for a Certificate of Appropriateness for a Master Sign Plan for the Historic Westside School property.

A Master Sign Plan (MSP) is required for certain types of development in order to allow the Planning Commission and City Council to ensure the appropriate relationships among building elevations, signage and circulation. MSPs encourage integrated signage, with an emphasis on wall signs and central identification signage rather than multiple freestanding signs along the street frontage in order to reduce clutter. A MSP is required for the Historic Westside School because of the possibilities for multiple tenants, and to allow for tenants to identify themselves along West Washington Avenue and D Street.

ACTION ITEM 7: HPC-63000

The current application includes the following (numbers correspond with attached sheet ASK-045):

- One monument sign (1,4): This double-sided sign with removable tenant signs is located on the south side of the property facing Washington Avenue. It is 9' wide by 9'4" tall and constructed of painted metal. The sign face is internally lit with LED lighting, illuminating the tenants of the Historic Westside School.
- Three dedication plaques (2,6): These bronze plaques are 2' wide by 1'4" tall and are located near the Washington Avenue (south) entrance of the 1948 building. One dedication plaque is for the City of Las Vegas Councilman Ricki Barlow, the second is for Nevada State Senator Harry Reid, and the third is for the current City of Las Vegas Councilmembers and the City of Las Vegas City Manager.
- Multiple suite number signs (3,8): One fixed sign 12" wide by 6" tall will be installed for each suite near the suite entrances in both buildings. The signs are constructed of brass with raised lettering.
- Multiple tenant wall signs (3,8): One removable sign 2' wide by 8" tall will be installed near each suite entrance at both buildings. The signs are constructed of brass with raised lettering.
- One way-finding sign (7): This sign will be located at the exterior northwest corner of the 1923 building. The sign is 7'3" tall and 5'8" wide, constructed of painted metal with removable tenant signs on the north side only, and is externally lit from a ground mounted light.
- Multiple hanging blade signs (10): One removable blade sign per tenant will be installed on the W. Washington Avenue (south) and D Street (west) facades. The signs are 2' wide by 3' tall and will be constructed of a durable, non-flexible metal material that can be replaced as needed. The metal material can be "screen printed" for each tenant as needed. The signs are attached to the eave at the top with eye hooks and cables, and affixed to the wall with a horizontal post and steel anchors at the bottom.

FINDINGS

The Historic Preservation Officer has reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 Section K. Guidelines, Standards and Process for Review of Alteration and New Construction, and has found the MSP to be compatible with the recognized distinctive character of the historic building.

Planning staff has reviewed the MSP for compliance with the city of Las Vegas Unified Development Code (UDC) Chapter 19.10.020 Section H. Signage, which states that standards for signage within the C-V District shall be the same as those indicated in UDC 19.08.120 for the P-O District with certain additional standards (see attached sign standards), and has determined that the Master Sign Plan meets all requirements contained therein with the following exception:

- Per Title 19.10(H)(3), the Multiple hanging Blade Signs are not specifically indicated for the P-O (Professional Office) zoning district, and are subject to the review and approval of the Planning Commission as part of this Master Sign Application.

ACTION ITEM 7: HPC-63000

Therefore, this Master Sign Plan application will be forwarded to the Planning Commission with the recommendation of the Historic Preservation Commission and staff.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness for 330-350 W. Washington Avenue.
- UDC Chapter 19.08.120 sign standards for the P-O District.

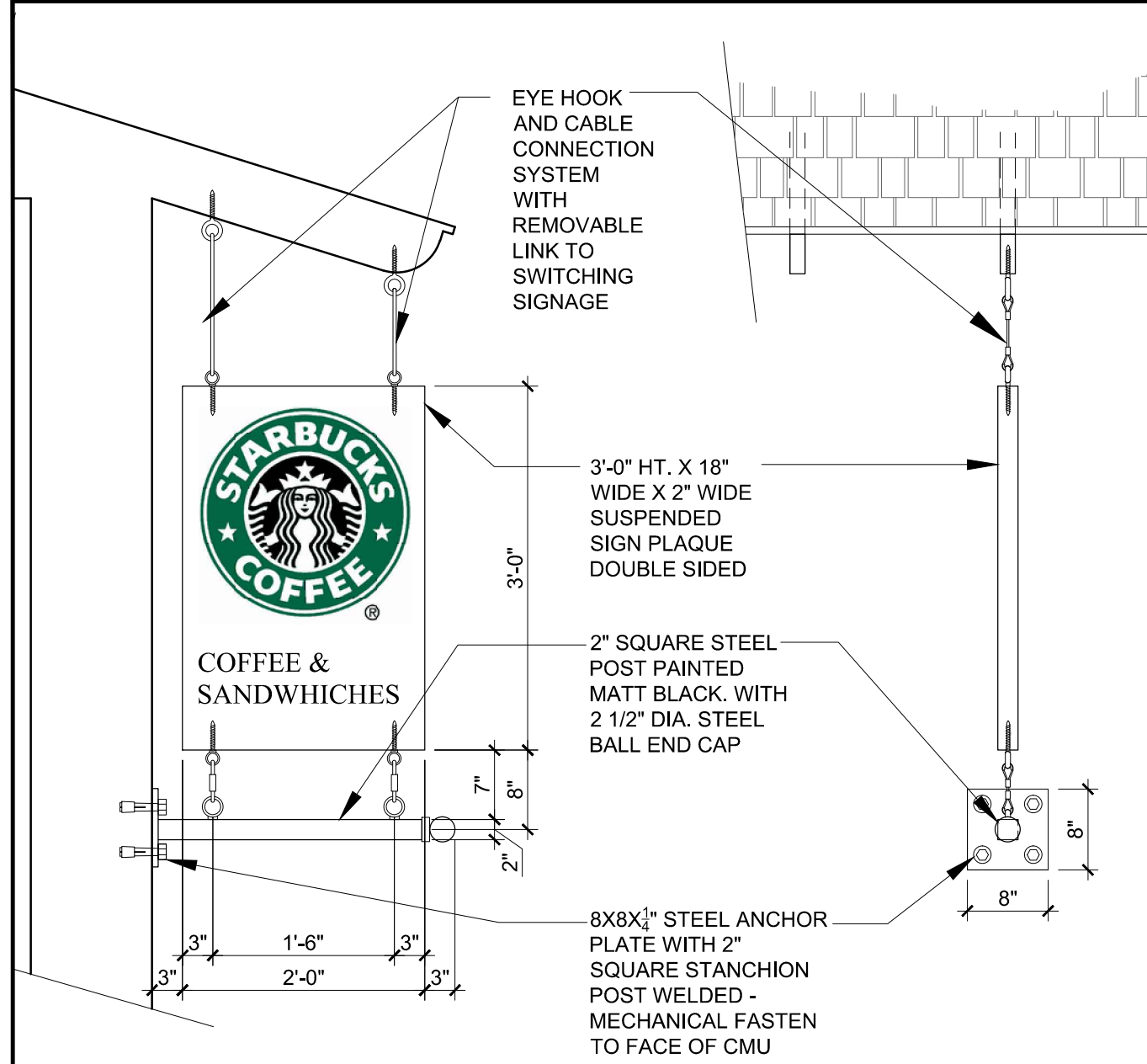
ACTION ITEM 7: HPC-63000

City of Las Vegas Unified Development Code (UDC) Chapter 19.10.020 Section H. Signage, which states that standards for signage within the C-V District shall be the same as those indicated in UDC 19.08.120 for the P-O District with the following additional standards:

1. Non-illuminated letters identifying the name of a public or semi-public institution may be permanently set on the wall of the building, providing the sign does not exceed fifty square feet.
2. Signs on public buildings meeting the foregoing criteria may be permitted on structures which are a part of the institutional architecture or which are symbolic of the institution and the permitted square footage and maximum height limitation of public building signs shall apply only to the written message.
3. In addition to the indicated signs, additional signs may be permitted in conjunction with public and semi-public institutions subject to the review and approval of the Planning Commission as to each case.

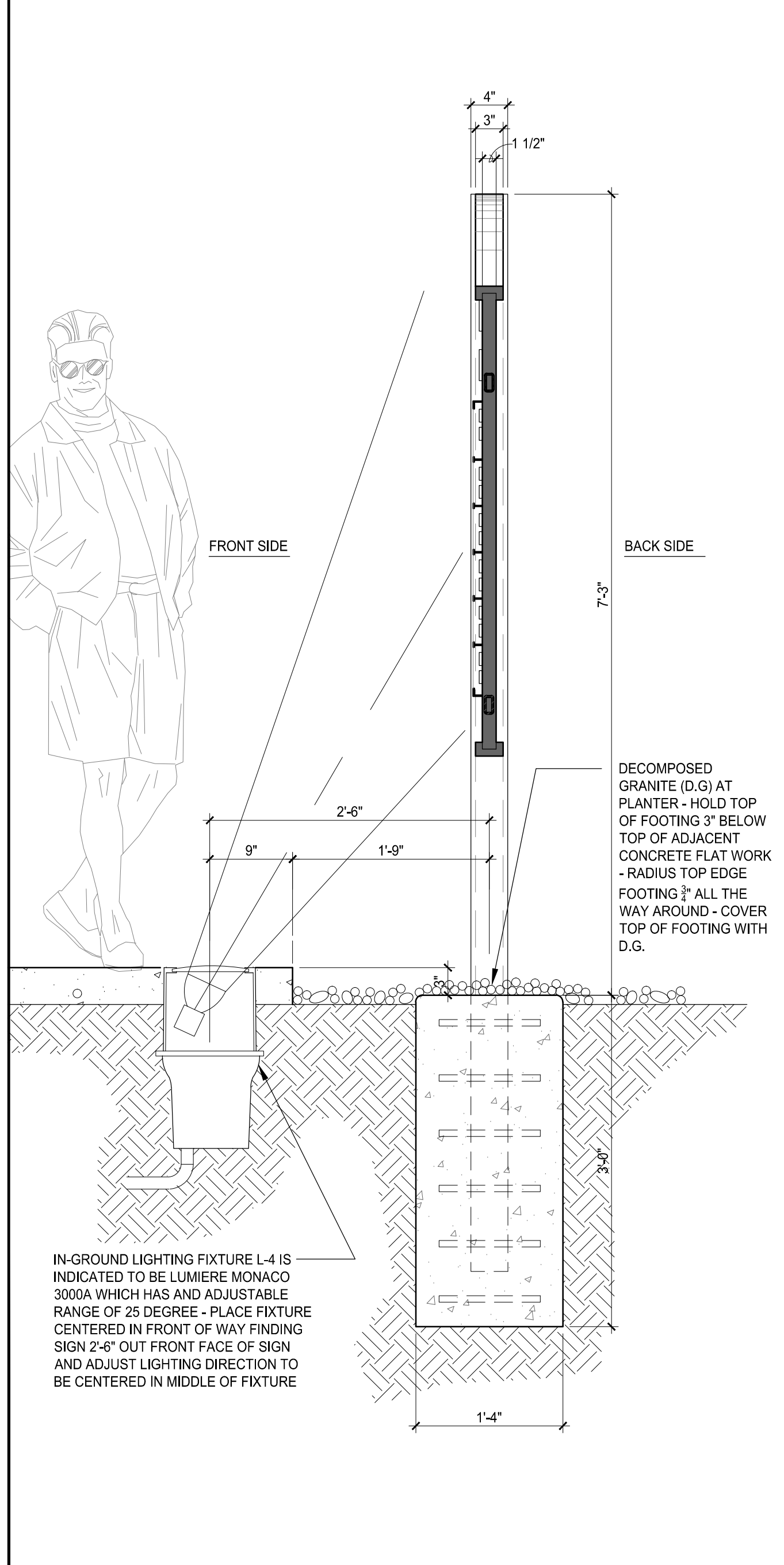
UDC Chapter 19.08.120 for the P-O District Standards:

1. Title 19.08.120(F)(17) states Monuments Signs in the P-O (Professional Office) zoning district are limited to 75 square feet in size; 10 feet in height when adjacent to 100 feet or more of street frontage (there is approximately 300 feet of street frontage along Washington Avenue); a minimum of a five-foot setback from the property line; and limited to one Monument Sign per street frontage. The proposed Monument Sign meets Title 19.08.120 Commercial and Industrial Sign Standards for the P-O (Professional Office) zoning district as required by 19.10.020.
2. Title 19.08.120(F)(12) states Building Markers in the P-O (Professional Office) zoning district are limited to a maximum area of four square feet per sign, with no limit on the number of signs. The proposed Building Markers meet Title 19.08.120 Commercial and Industrial Sign Standards for the P-O (Professional Office) zoning district as required by 19.10.020.
3. Title 19.08.120(F)(19) states Wall Signs in the P-O (Professional Office) zoning district are limited to one sign per tenant or per building elevation, which faces a street or on-site parking area; and the total amount of wall signage allowed per building elevation is equivalent to 10% of the building elevation. In multi-tenant buildings, the 10% maximum sign area for each tenant will be based upon the portion of the building elevation of the leased or occupied area only. The proposed Wall Signs meet Title 19.08.120 Commercial and Industrial Sign Standards for the P-O (Professional Office) zoning district as required by 19.10.020.
4. The Project Site Way Finding Sign is exempt from Title 19.08.120 as it is interior to the subject site and not readily visible from the public right-of-way.
5. Per Title 19.10(H)(3), the Multiple hanging Blade Signs are not specifically indicated for the P-O (Professional Office) zoning district, and are subject to the review and approval of the Planning Commission as part of this Master Sign Application. This Master Sign Plan application will be forwarded to the Planning Commission with the recommendation of the Historic Preservation Committee and staff.



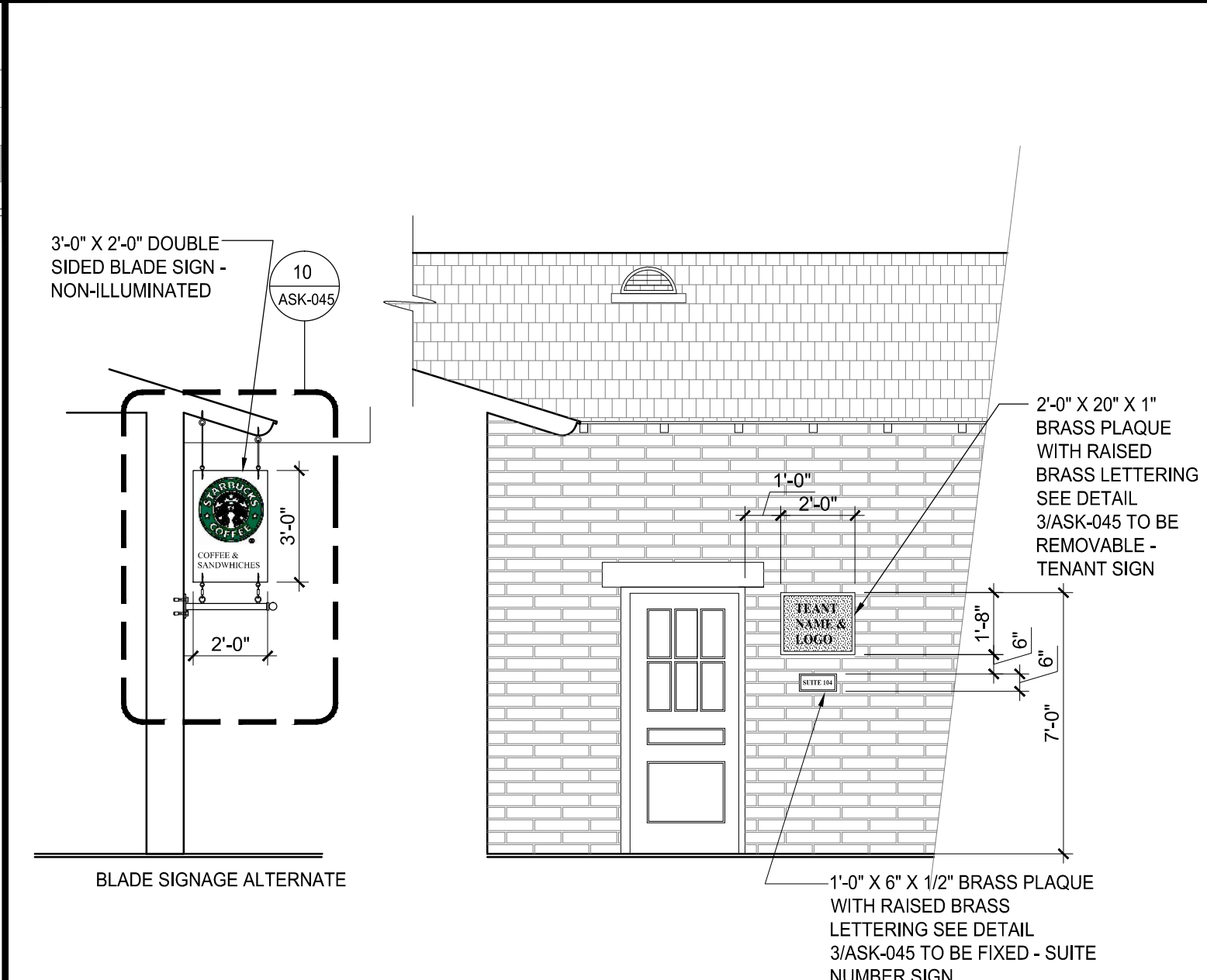
10 RETAIL - HANGING BLADE SIGN

FILE NAME: SCALE: 3/4" = 1'-0"



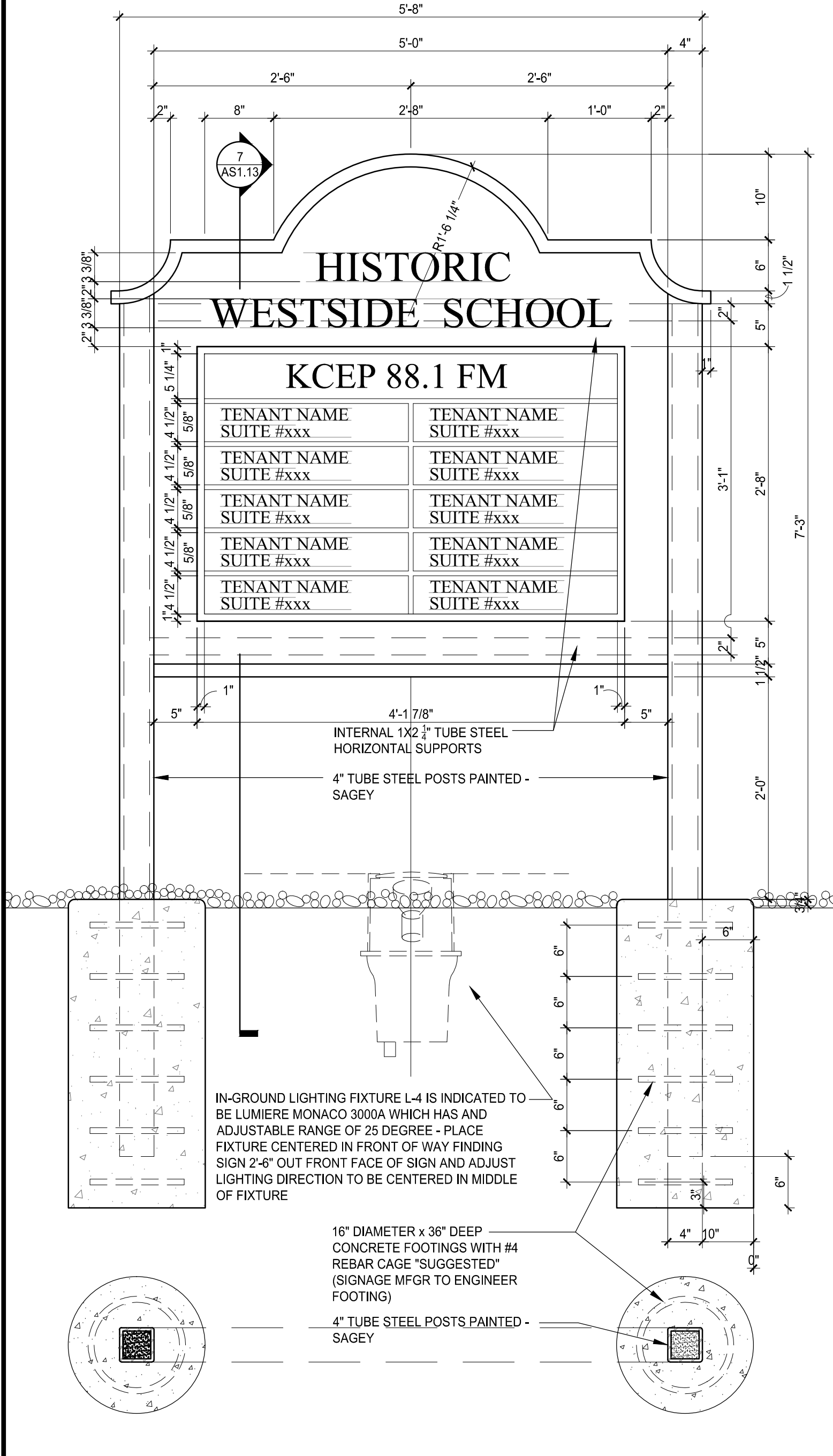
9 WAY FINDING SIGN SIDE ELEVATION

FILE NAME: SCALE: 1" = 1'-0"



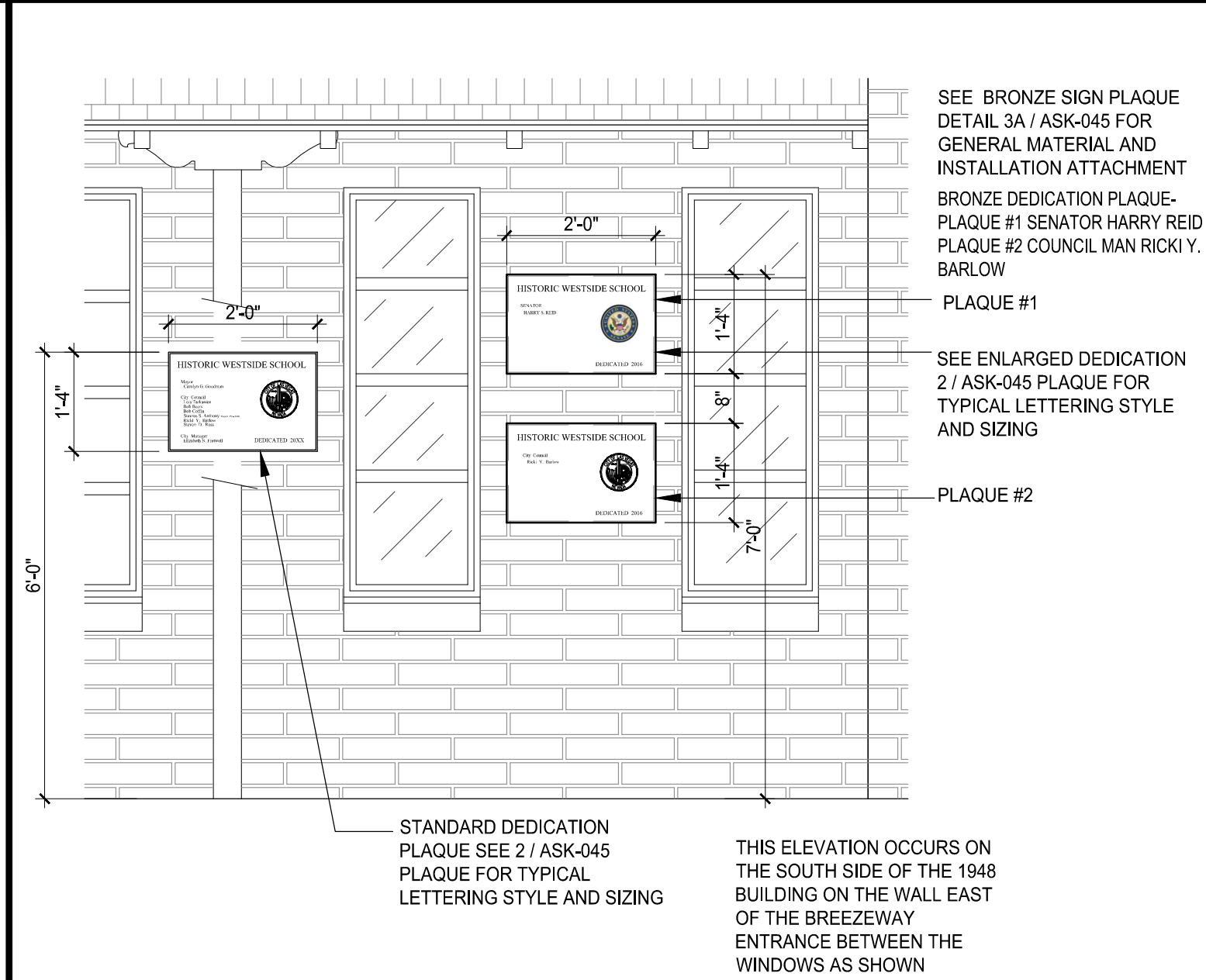
7 WAY FINDING SIGN FRONT ELEVATION - SINGLE SIDED

FILE NAME: SCALE: 1" = 1'-0"



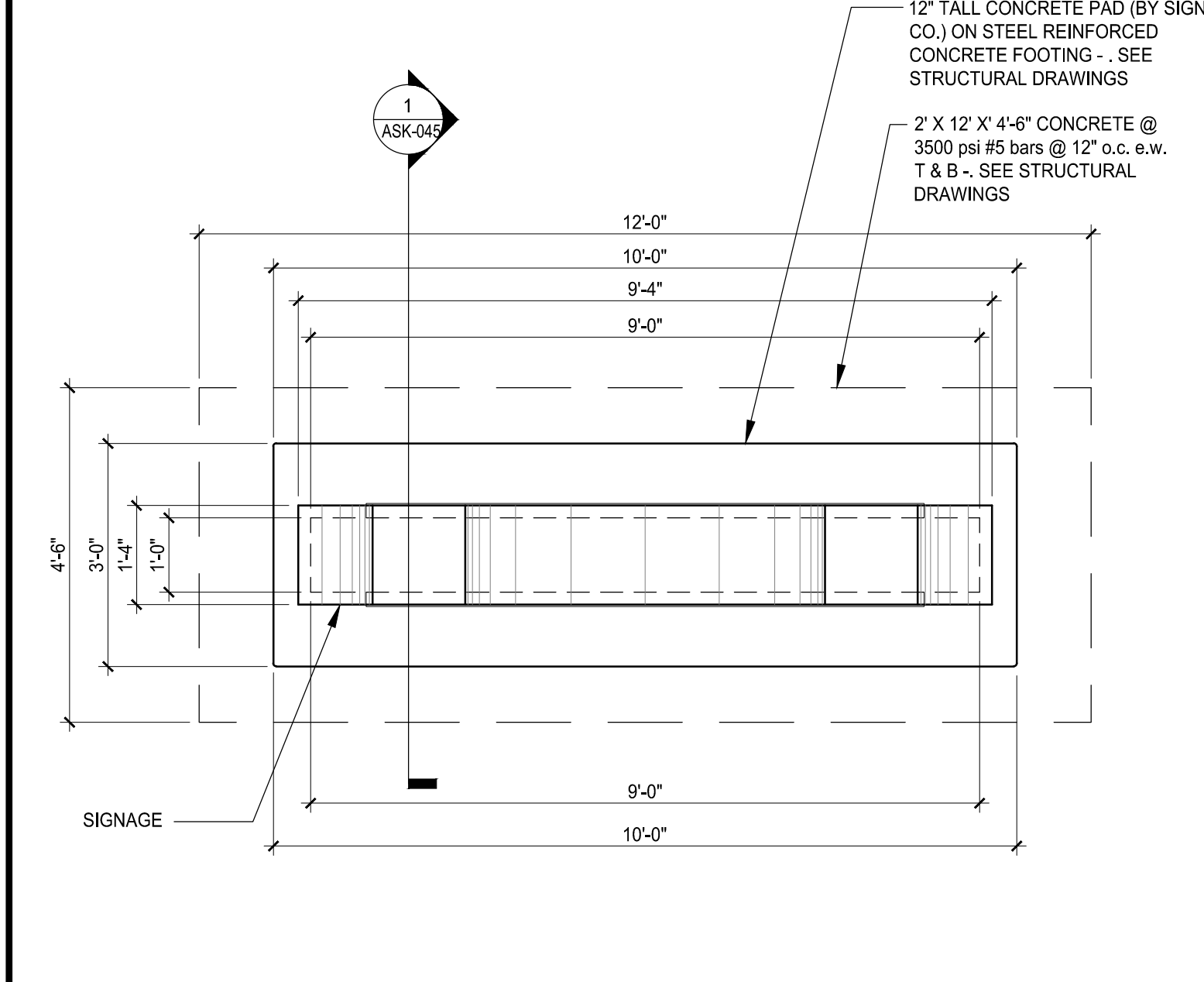
7 WAY FINDING SIGN FRONT ELEVATION - SINGLE SIDED

FILE NAME: SCALE: 1" = 1'-0"



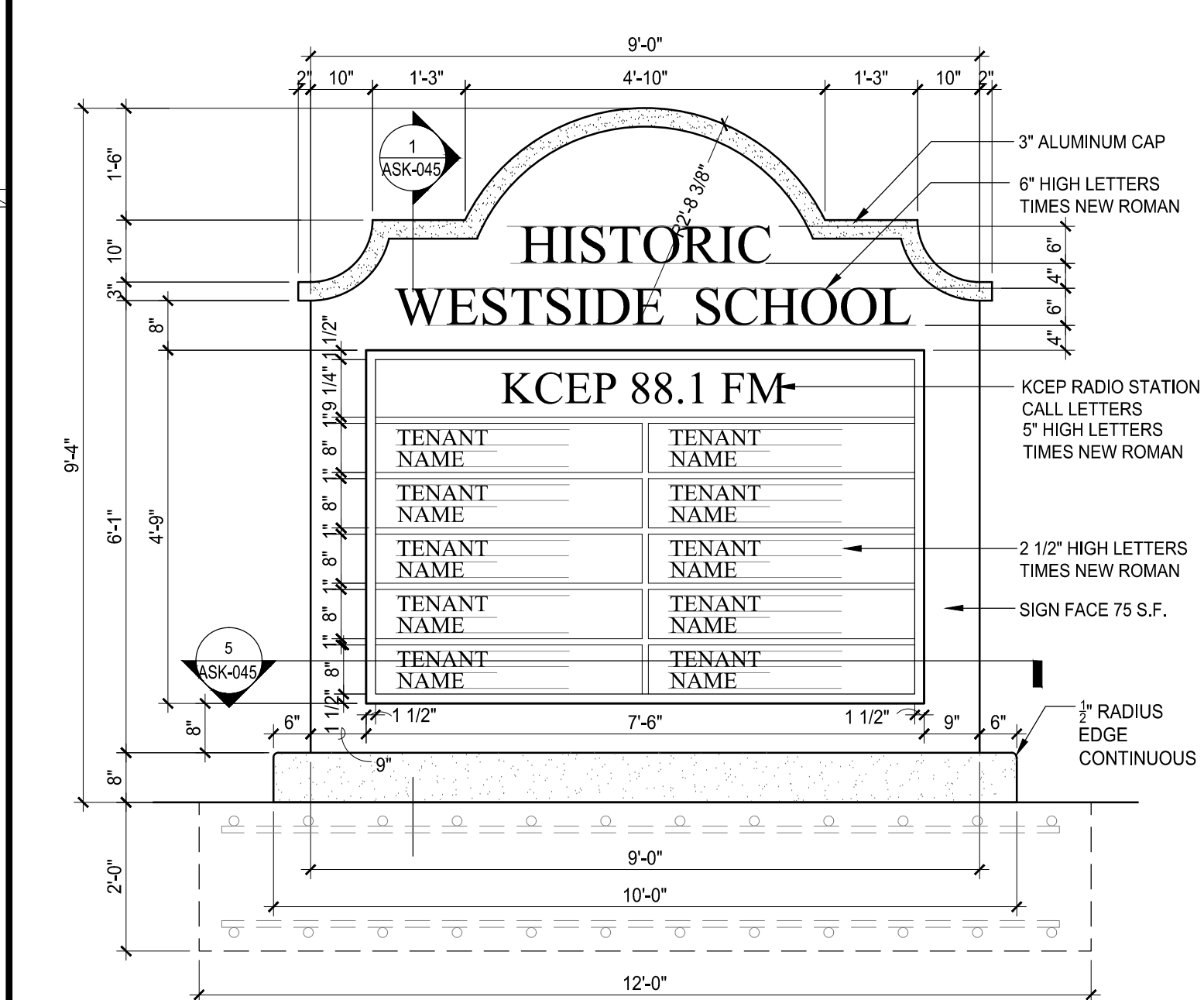
6 DEDICATION PLAQUE - SOUTH SIDE OF 1948 BLDG.

FILE NAME: SCALE: 1/2" = 1'-0"



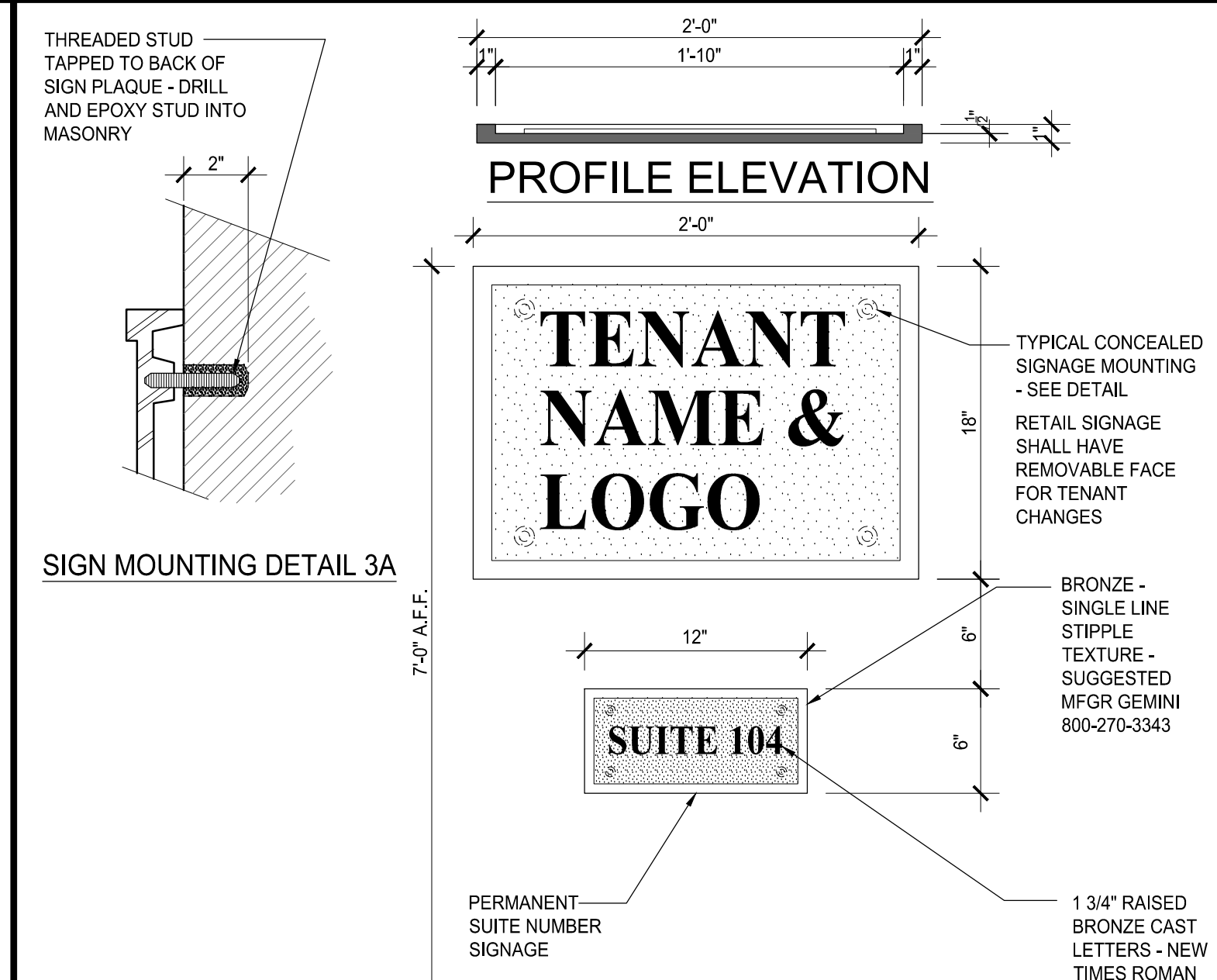
5 DOUBLE FACE MONUMENT SIGN PLAN

FILE NAME: SCALE: 1/2" = 1'-0"



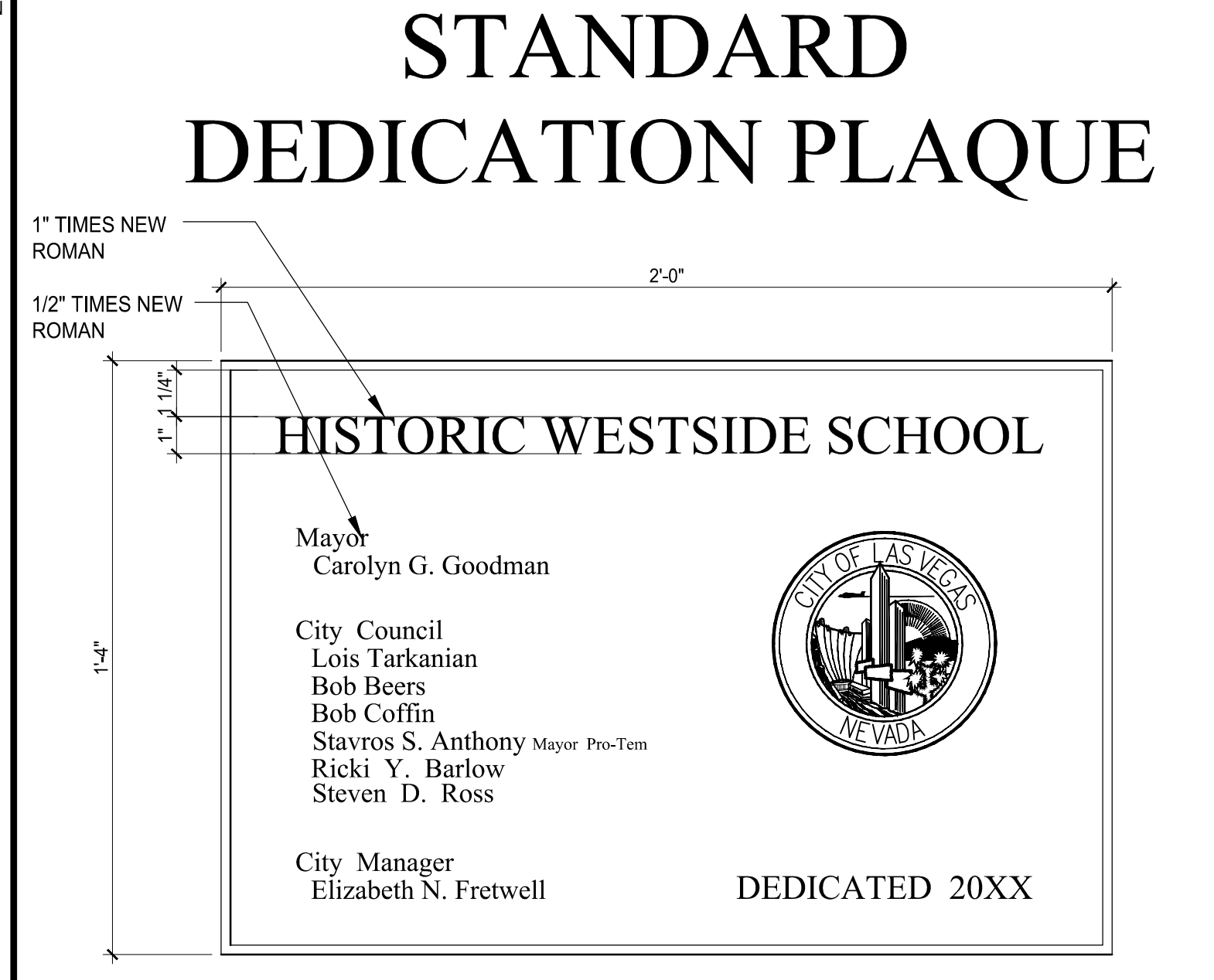
4 DOUBLE FACE MONUMENT SIGN

FILE NAME: SCALE: 1/2" = 1'-0"



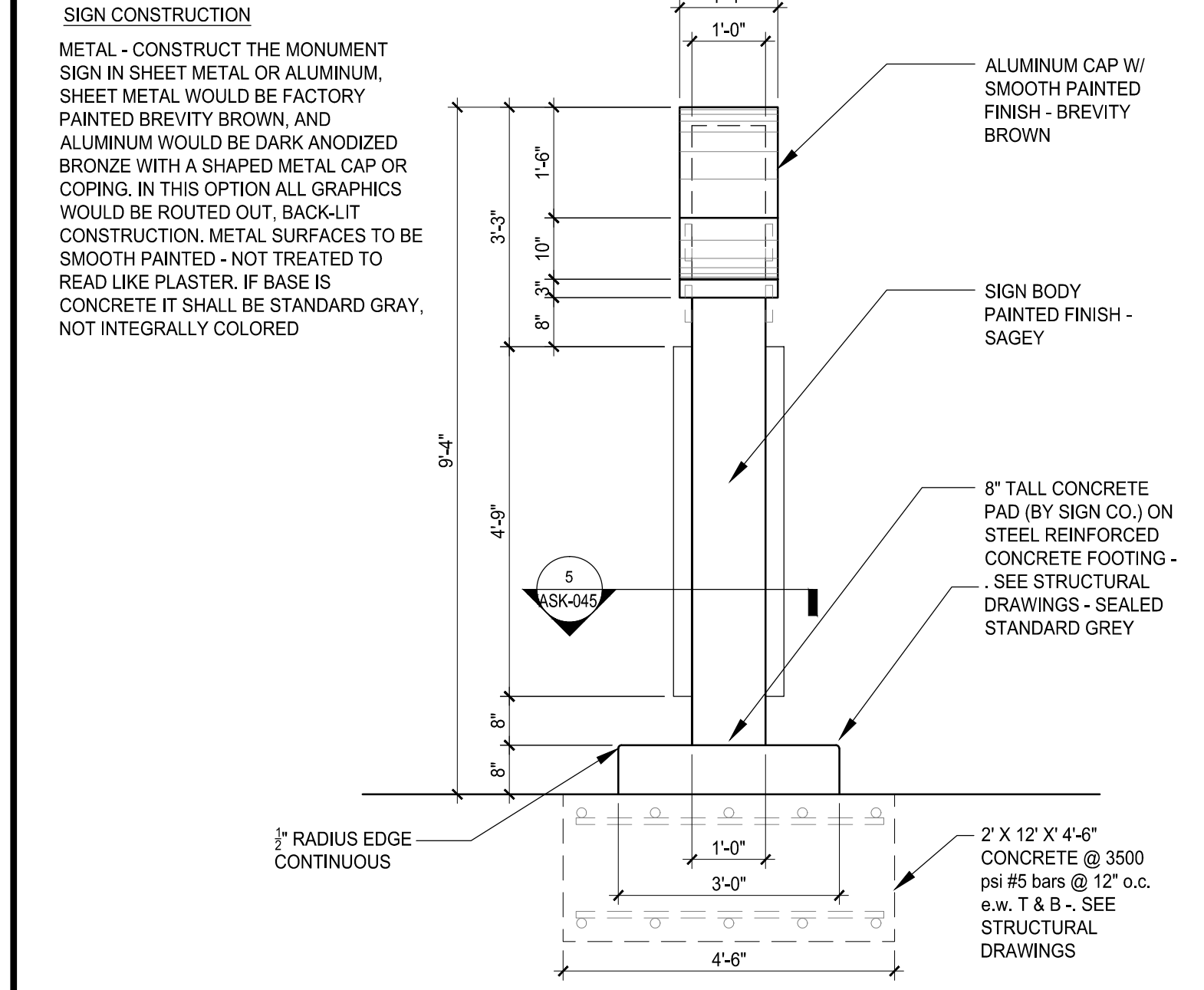
3 SUITE ROOM NUMBER - WALL SIGN PLAQUE

FILE NAME: SCALE: 1 1/2" = 1'-0"



2 BRONZE DEDICATION PLAQUE

FILE NAME: SCALE: 3" = 1'-0"



1 DOUBLE FACE MONUMENT SIGN

FILE NAME: SCALE: 1/2" = 1'-0"

REVISIONS

ARCHITECT

kme ARCHITECTS

© KME Architects LLC, 2014
616 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89118
P: 702-382-3232 F: 702-382-3232
WWW.KMEARCHITECTS.COM

CONSULTANT

BID NUMBER: 12.43221-TF

CLV PLANS LIBRARY NUMBER: 715-175-1

WESTSIDE SCHOOL HISTORIC REHABILITATION

330 W. WASHINGTON AVE.
LAS VEGAS, NEVADA 89106

EXTERIOR SIGNAGE

STAMP

MELVIN D. GREEN
REGISTERED ARCHITECT
No. 2249
STATE OF NEVADA

AUGUST 4, 2014

CONSTRUCTION DOCUMENTS

OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 239-6535
FAX: (702) 382-3232
TDD: (702) 386-9108

DRAWN: L.R.

DATE: 2012-007

FILE: 08-11-2014

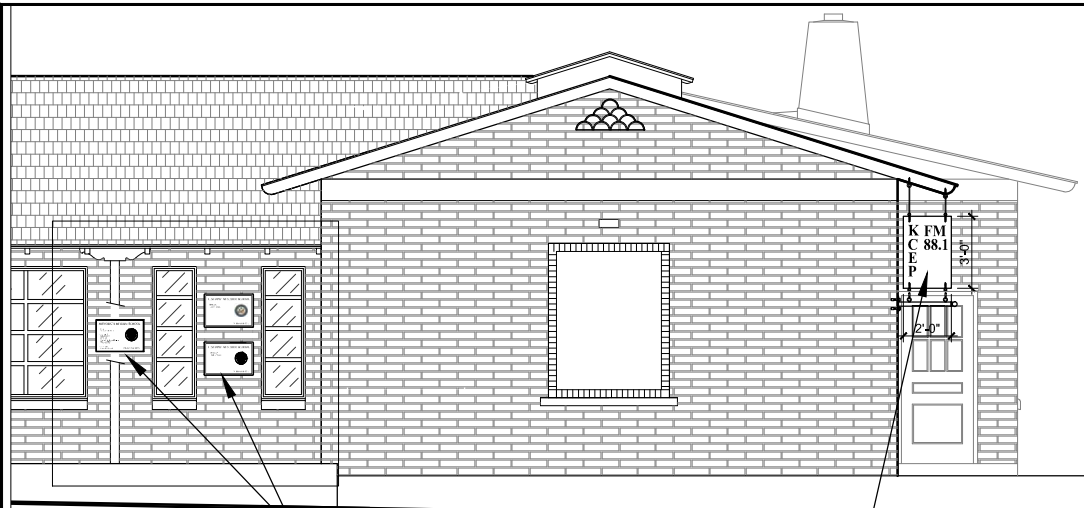
SCALE: NTS

BID NO: 12.43221-TF

CLV DWG NO: 715-175-1

SHT NO:

ASK-045



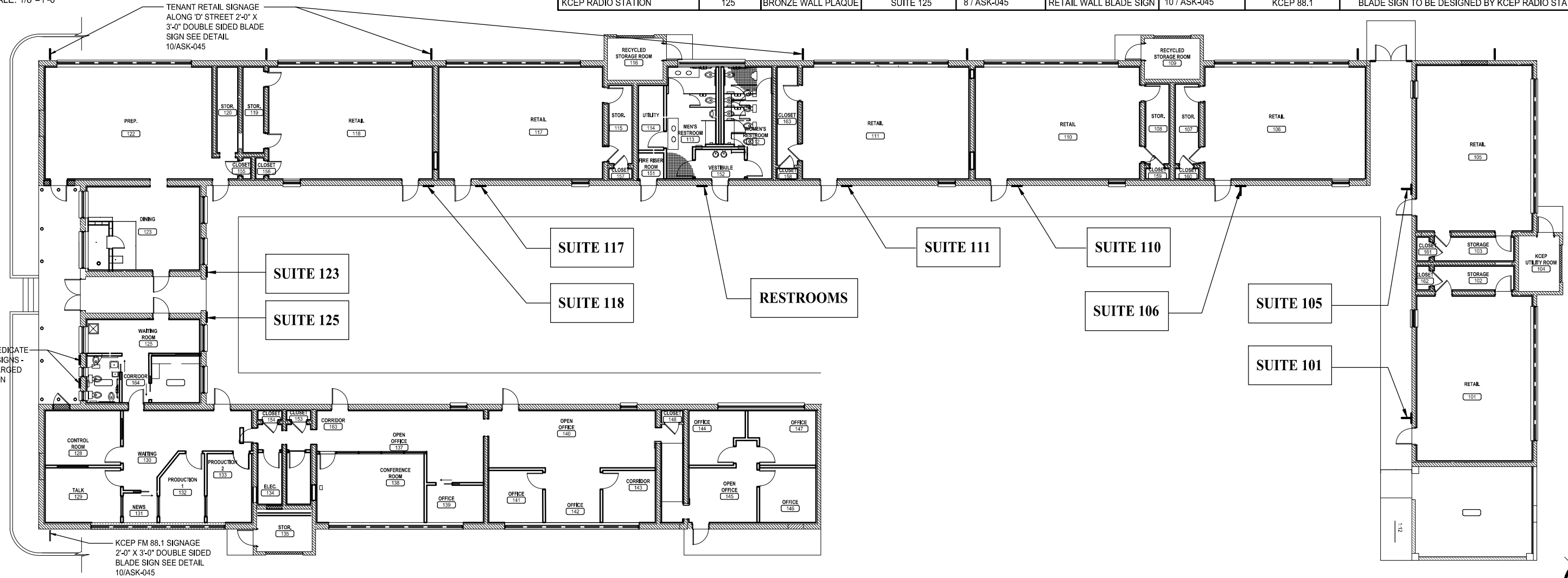
BRASS DEDICATE PLAQUE
SIGNS - SEE ENLARGED
ELEVATION 2/ASK-045

TENANT RETAIL SIGNAGE
2'-0" X 3'-0" DOUBLE SIDED
BLADE SIGN SEE DETAIL
10/ASK-045

PARTIAL SOUTH ELEVATION 1948 BLDG.

2

SCALE: 1/8"=1'-0"



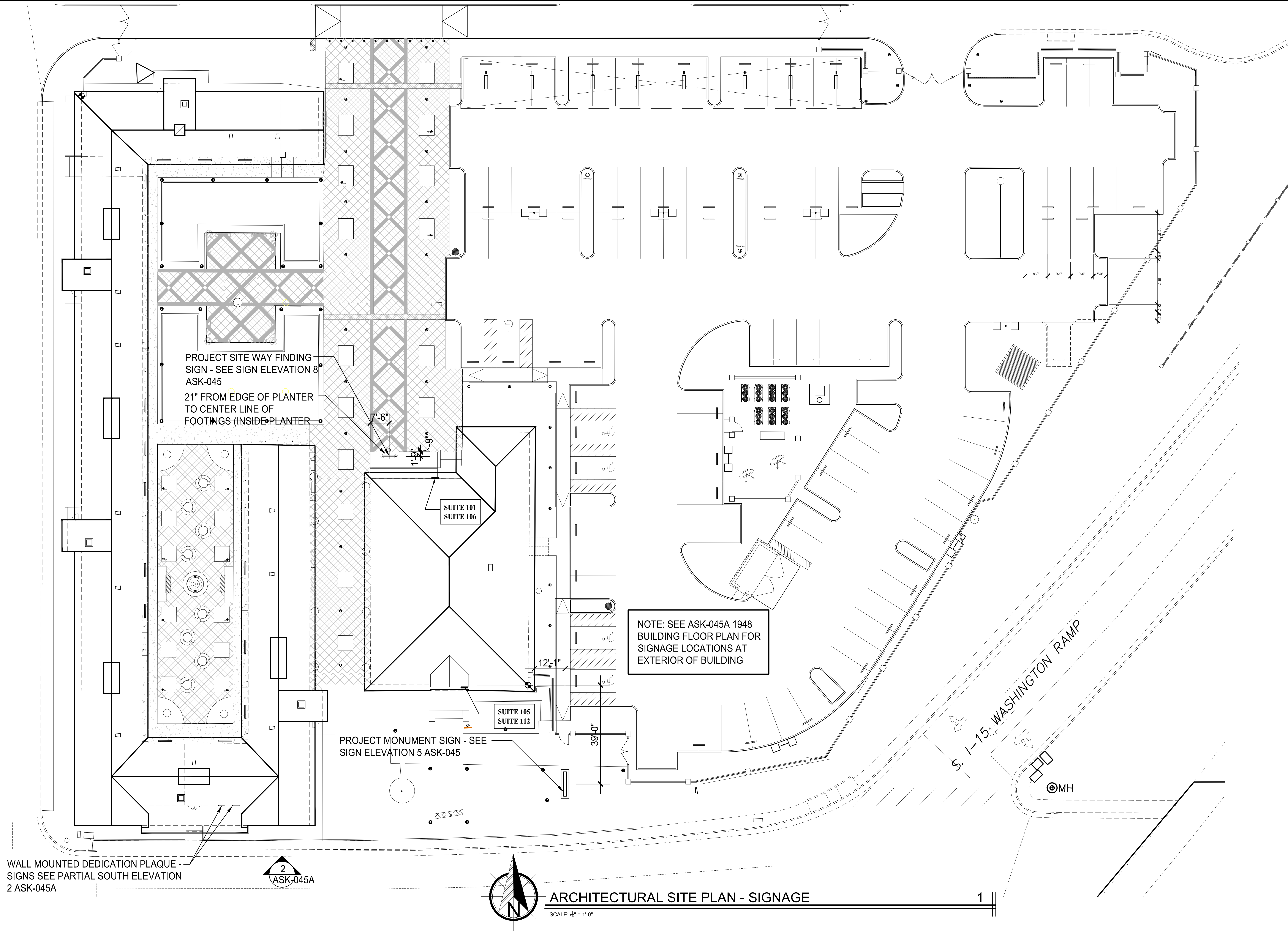
1948 BUILDING SIGNAGE PLAN

1

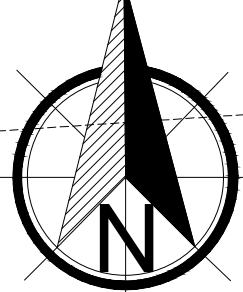
SCALE: 1"=20'-0"

SUITE SIGNAGE SCHEDULE

ROOM NAME	SUITE #	WALL SIGN PLAQUE	SIGN IMPRINT PLAQUE SIGN	WALL SIGN DETAIL	HANGING BLADE SIGN	BLADE SIGN DETAIL	SIGN IMPRINT BLADE SIGN	
1923 BUILDING								
RETAIL	101	BRONZE WALL PLAQUE	SUITE 101		N/A	N/A		ONE PLAQUE SIGN ON NORTH SIDE OF BUILDING EXTERIOR TO TO BE INCREASED IN HEIGHT TO INCLUDE SUITE 101 AND 106
RETAIL	106		SUITE 106		N/A	N/A		
RETAIL	105		SUITE 105		N/A	N/A		
RETAIL	112	BRONZE WALL PLAQUE	SUITE 112		N/A	N/A		ONE PLAQUE SIGN ON SOUTH SIDE OF BUILDING EXTERIOR TO TO BE INCREASED IN HEIGHT TO INCLUDE SUITE 105 AND 112
1948 BUILDING								
RETAIL	101	BRONZE WALL PLAQUE	SUITE 101	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RETAIL	105	BRONZE WALL PLAQUE	SUITE 105	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RETAIL	106	BRONZE WALL PLAQUE	SUITE 106	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RETAIL	111	BRONZE WALL PLAQUE	SUITE 111	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RETAIL	110	BRONZE WALL PLAQUE	SUITE 110	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RESTROOM VESTIBULE	112 / 113	BRONZE WALL PLAQUE	RESTROOMS	8 / ASK-045	N/A	N/A	N/A	ONCE IN VESTIBULE MENS / WOMENS BRAILE SIGNS AT ENTRY
RETAIL	117	BRONZE WALL PLAQUE	SUITE 117	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
RETAIL	118	BRONZE WALL PLAQUE	SUITE 118	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
CAFE DINING	123	BRONZE WALL PLAQUE	SUITE 123	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	TO BE DETERMINED	BLADE SIGN TO BE PLACED AT TIME OF TENANT ASSIGNMENT
KCEP RADIO STATION	125	BRONZE WALL PLAQUE	SUITE 125	8 / ASK-045	RETAIL WALL BLADE SIGN	10 / ASK-045	KCEP 88.1	BLADE SIGN TO BE DESIGNED BY KCEP RADIO STATION



WALL MOUNTED DEDICATION PLAQUE -
SIGNS SEE PARTIAL SOUTH ELEVATION
2 ASK-045A



ARCHITECTURAL SITE PLAN - SIGNAGE

SCALE: 1/8" = 1'-0"

1

REVISIONS

ARCHITECT

kme
ARCHITECTS

© KME Architects, LLC, 2014
616 WEST RUSSELL ROAD, SUITE 200
LAS VEGAS, NEVADA 89115
P: (702) 382-3232 F: (702) 386-9108
WEB: www.kmearchitects.com

CONSULTANT

WESTSIDE SCHOOL HISTORIC REHABILITATION

330 W. WASHINGTON AVE.
LAS VEGAS, NEVADA 89106

CLV PLANS LIBRARY NUMBER: 715-175-1

BID NUMBER: 12.43221-TF

ARCHITECTURAL SITE PLAN - SIGNAGE LOCATIONS



OCTOBER 27, 2015
CONSTRUCTION DOCUMENTS
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS

400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 239-6535
FAX: (702) 382-3232
TDD: (702) 386-9108

DRAWN: **M.S.**
FILE: 2012-007
DATE: 10-27-2015
SCALE: NTS
BID NO: 12.43221-TF
CLV DWG NO: 715-175-1
SHEET NO:

ASK-045b



Print Form

Reset Form

DEPARTMENT OF PLANNING**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

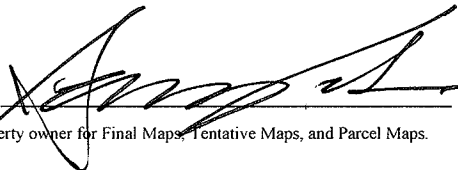
Page 1 of 3

Application/Petition For: Master Sign Plan - Historic Westside SchoolProject Address (Location) 330 W. Washington Ave.Project Name Westside School Historic RehabilitationAssessor's Parcel(s) # 139-27-201-004Ward# 5General Plan Designation: PF Existing Zoning Designation: C-VGross Acres 2.46

Additional Information _____

RECEIVED**JAN 12 2016****City of Las Vegas
Dept. of Planning****PROPERTY OWNER** City of Las Vegas, Department of Public WorksAddress 400 E. Stewart Ave.City Las Vegas State NV Zip 89101

E-mail Address _____ Phone _____ Fax _____

APPLICANT/REPRESENTATIVE Chattel, Inc.Address 13417 Ventura Blvd.City Sherman Oaks State CA Zip 91423-3938E-mail Address robert@chattel.us Phone 818-788-7954 Fax _____Property Owner Signature* 

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

Print Name

SAMUEL TOZMAN

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #

Approved for administrative
review? Yes ___ No ___Project meets P&D
requirements? Yes ___ No ___

Meeting Date:

Date Accepted:*

Accepted By:

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

Type of Application

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

Work Description

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

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

This application is for a Master Signage plan for the historic Westside School located at 330 W. Washington Ave. in Las Vegas. Originally, the property was a school with two primary buildings constructed between 1923 and 1948. Both of these buildings are actively being rehabilitated into commercial and retail space. In order to improve the property for this use, signage will be an important factor in attracting both consumers as well as potential tenants. Overall, the master signage plan includes different types of signage including monument, wayfinding, dedication and tenant identification. These proposed signs are comprised of wall-mounted, hanging and stand-alone models. All the proposed signs underwent review for compatibility with the Secretary of the Interior's Standards to ensure the preservation of the historic elements of the property

RECEIVED

JAN 12 2016

City of Las Vegas
Dept. of Planning

Materials to submit with the application (as needed):

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

The Secretary of the Interior's Standards for Rehabilitation

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

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

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

RECEIVED
JAN 12 2016
City of Las Vegas
Dept. of Planning



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: HPC-62800 - Discussion and possible action regarding nominating the Reed Whipple Building, located at 821 Las Vegas Boulevard North, to the Nevada State Register of Historic Places and the city of Las Vegas Historic Property Register, (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

At the December 09, 2015 HPC meeting, the Commission requested an item on the January 27, 2016 agenda to direct staff to begin the process to nominate the Reed Whipple Building on the Nevada State Register of Historic Places and the city of Las Vegas Historic Property Register. This is in addition to the request to begin the process to nominate the Reed Whipple Building on the National Register of Historic Places which was acted on at the December 09, 2015 HPC meeting.

ACTION ITEM 8: HPC-62800

The HPC Centennial Legacy Budget Operating Fund balance is \$117,309.84. Local, State and National Register nominations are listed on the Approved Project List under the Operating Fund with \$10,000 allocated toward an amendment to the Floyd Lamb Park at Tule Springs National Register designation to include the “Old Adobe,” and \$10,000 allocated toward a potential nomination of a mid-century motor court on Fremont Street.

If approved, staff will prepare a request for proposals for qualified firms to prepare a nomination report. Once proposals are received, staff will request a revision to the Approved Projects to include the Reed Whipple Building nomination, and will assign a budget amount to the nomination.

Nevada State Register of Historic Places Listing Process:

- Nominations are submitted to the State Historic Preservation Office (SHPO) from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. Official Nevada State Register Nomination Forms are available from the State Historic Preservation Office. National Register Bulletins can also provide guidance on how to document and evaluate certain types of properties. Sample Nominations provide additional useful information.
- The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed.
- Proposed nominations are reviewed by the HPC, the SHPO and the [Nevada Board of Museums and History]. The length of the state process varies but will take a minimum of 90 days.
- Just like listing on the National Register, listing on the State Register places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.

City of Las Vegas Historic Property Register Listing Process and Effects of Designation:

- Per the city of Las Vegas Unified Development Code Chapter 19.10.150 HD-O Historic Designation Overlay District, Subsection I.5.a. Designation Process:

The designation of an Historic Landmark, District, Site, Building, Structure or Object may be made upon application by the owner or authorized representative of any landmark, district, site, building, structure or object proposed to be designated or included in such designation, or by an authorized representative of the City. A pre-application conference with the HPO is required prior to submitting an application. Application shall be made to the HPO on such form(s) as may be established for the purpose, and the application shall be accompanied by such fee(s) as may be established by the City Council. Applications shall be signed, notarized and acknowledged by the owner of record of the property for which the designation is sought. If the property has multiple owners, the applicant shall provide the City with a list of all persons and entities with an ownership interest in the property if not all of the owners have signed the application.

ACTION ITEM 8: HPC-62800

- Required documentation to accompany the application is outlined in 19.10.150.
- Application forms may be accessed at www.lasvegasnevada.gov/hp.
- Once the application for designation is received by the Historic Preservation Officer, a pre-application meeting is scheduled. If the HPO determines that the building meets the criteria as outlined in 19.10.150, the application is scheduled for consideration by the HPC at the next available meeting. If the HPC recommends approval, the application is scheduled for consideration by the Planning Commission and City Council for final action. A 10-day appeal period follows City Council action.
- Per the city of Las Vegas Unified Development Code Chapter 19.10.150 HD-O Historic Designation Overlay District, Subsection K.1. Guidelines, Standards and Process for Review of Alteration or New Construction:

A pre-application conference with the HPO is required prior to submitting a building permit or other required development or zoning permit whenever it is proposed to alter, remodel, build, or otherwise develop an Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building, Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Section. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, the HPO shall be the approval authority. Approval pursuant to this Subsection indicates conformance with the provisions and intent of this Section only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

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.

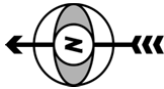
STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- Image of the Reed Whipple Building.
- Aerial of the Reed Whipple Building area.
- Reed Whipple Building main floor plan, 1973.





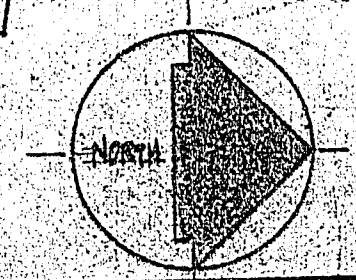


- EXIST. CONST. TO BE REMOVED
- EXIST. CONST. TO REMAIN UNDISTURBED
- CONST. PREVIOUSLY REMOVED
- EXIST. METAL PARTITIONS TO BE REMOVED + STORED

NOTE:
REMOVE ALL CARPET
FROM GYM FLOOR

PROFESSIONAL ENGINEER
WILLIAM J. PUNKIS
CIVIL
No. 3355 - VOUCHER 5076
7/1/73

MAIN FLOOR PLAN
1/8" = 1'-0"



CONTRACT
DRAWING
JUL 13 1973

REVISIONS

APPROVED: DEPARTMENT OF PUBLIC WORKS

REMOVAL - TEMPORARY CONSTRUCTION
BEED WHIPPLE CENTER
875 LAS VEGAS BOULEVARD NORTH
CITY OF LAS VEGAS
CLARK COUNTY, NEVADA

2
6

File No. 521-87



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 1/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding approval of commissioner attendance at the National Alliance of Preservation Commission Forum 2016, All Wards

BACKGROUND

- 01/22/14 HPC approved 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, All Wards.

- 02/04/15 City Council approved 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, All Wards.

ANALYSIS

The State Historic Preservation Office (SHPO) will be attending the bi-annual conference of the National Alliance of Preservation Commissions Forum conference, to be held July 27-31 in Mobile, Alabama. SHPO requested HPC commissioner attendance.

The NAPC Forums focus on the issues facing local historic preservation boards and commissions, including dozens of educational sessions and discussion panels, mobile workshops, tours, and networking for commission staff and volunteers representing local, state and national organizations and government agencies. Conference information is attached here and can also be found at <https://napcommissions.org/forum>.

NAPC also hosts the Commission Assistance and Mentoring Program (CAMP), a training program that will be held in Las Vegas in 2016 and is funded through the Historic Preservation Fund grant.

The estimated cost for one commissioner to attend Forum is \$1,750 with no per diem for food (see cost breakdown below). The HPC has approved \$7,500 for commissioner training in the HPC budget.

Estimated Forum 2016 Costs:

Transportation – flight	\$ 800.00
Transportation – shuttle/taxi	\$ 200.00
Lodging	\$ 500.00
Conference Registration	\$ 250.00
Total	\$1,750.00

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- HPC budget sheet
- Forum 2016 information sheet

Fund 201200
 Org 20411
 Acct 247200
 Project EE3280

Historic Preservation Commission
Department of Planning
Centennial Legacy Funding
FY-16

Category	Amount	Project Commitment	Budgeted Amount	Total Funds Encumbered and/or Expensed	Remaining Available Funding
Operating	\$117,660			350.00	\$117,309.84

Approved Project List

Historic Resource nominations to the city of Las Vegas Historic Property Register or State/National Register of Historic Places		
Amendment to Floyd Lamb Park NRHP to include Old Adobe	\$10,000.00	
Amendment to Floyd Lamb Park NRHP on National level of significance	\$0.00	
JC Penney's Building on Fremont Street	\$10,000.00	
Historic Resource Surveys and Inventories		
Mid-Century Motor Courts	\$30,000.00	
Historical Research and Documentation		
Conservation Ordinance	\$10,000.00	
Adaptive Reuse Ordinance	\$10,000.00	
Public Outreach to include costs associated with printing brochures and Historic Connection, historical tours, honorariums and lectures	\$2,000.00	
Advertisement in LVRJ for 2014 HPF public meeting 07/30/15	\$100.00	\$100.00
Historical Interpretation to include historical markers, exhibits and National Register plaques for designated properties	\$2,000.00	
Commissioner training (CAMP, lectures, seminars, conferences)		
Commissioner Assistance and Mentor Training - National Alliance of Preservation Commissioners	\$5,000.00	
Annual Commission memberships	\$500.00	
Historic Preservation Conferences	\$2,000.00	
Historic Preservation and Archaeology month events to include costs associated with the Helldorado Parade, historical tours, honorariums, lectures, brochures and awards	\$2,000.00	
Awards and Scholarships	\$1,000.00	
HPC annual membership on Preservation Action!	\$100.00	
HPC annual subscription to NAPC	\$130.00	
HPC annual NTHP Forum membership fees	\$250.00	
Total Operating Encumbered		\$100.00

Small Grants	\$25,000		\$0.00	\$25,000.00
--------------	----------	--	--------	-------------

Approved Grant Projects

Total Available Small Grant \$25,000.00



National Alliance of Preservation Commissions

Building strong local preservation programs through education, advocacy and training.

[About Us](#)[News](#)[Our Programs](#)[Advocacy](#)[Resources](#)[Join](#)

FORUM



Shop at AmazonSmile
and Amazon will make
a donation to:



The National Alliance of Preservation Commission's FORUM is the only national conference focused around the needs and issues of preservation commissions and commission staff. The interactive conference blends traditional educational sessions, discussion panels, mobile workshops and tours, providing participants with essential training and networking opportunities. FORUM is held every other year in interesting destination cities and brings local commission members from across the country together with representatives from local, state and national organizations, governments and federal agencies. It is supported by the National Conference of State Historic Preservation Officers, the National Trust for Historic Preservation, Preservation Action and the National Park Service.

About FORUM 2016

Presented by the National Alliance of Preservation Commissions with major support from the National Park Service and the Alabama Historical Commission.

The National Alliance of Preservation Commissions is proud to present the 10th biennial NAPC FORUM in Mobile, Alabama, from July 27 to 31, 2016. As the only national conference focused on the issues facing local historic preservation boards and commissions, FORUM 2016 includes dozens of educational sessions and discussion panels, mobile workshops and tours, and five days of non-stop networking for commission staff and volunteers representing local, state and national organizations and government agencies.

Location

FORUM 2016 will be held at the Battle House Renaissance Mobile Hotel and Spa, 26 North Royal Street, Mobile, AL. Situated in the heart of downtown Mobile, the hotel is well appointed for workshops and roundtables, and many of the field sessions will be a short walk.

Schedule

The conference dates are Wednesday July 27 through Sunday July 31, 2016. Most educational sessions and panels will be held on Thursday, Friday, and Saturday (July 28, 29, 30) and will be scheduled to ensure that the program is offered at the optimal time for the intended audiences.

Sessions

Educational sessions at FORUM 2016 will generally focus on one or more of the following themes:

- Preservation@50
- Advocacy
- Diverse and Underrepresented resources
- Climate Change
- Commission Potpourri

Sessions will be of interest to individuals of various skill and knowledge levels — from the newly appointed volunteer historical commission member, to the most seasoned cultural resource professional, to the multifaceted town planner, to the local code enforcement official. We are also focused on programming which will be of interest to communities of varied sizes, including rural unincorporated areas, towns, small, mid- and large cities.

Most sessions will fit into one of the following formats:

- Presentations and Panel Discussions – standard slide-illustrated

lecture format featuring one or more speakers presenting different aspects of a single project or issue with time for audience Q&A. Panels will typically include 2-4 speakers presenting differing perspectives on a single topic or issue, with a single moderator. The Moderator will typically engage the panelists in discussion to probe central themes/issues.

- Roundtable – facilitated discussions amongst participants that are intended to allow for attendees to share experiences, best practices, and/or problem solve around a central topic. Roundtables typically feature some introductory remarks/presentations, but devote the bulk of the timeslot to discussion and report-back.

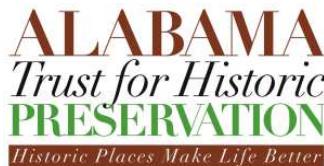
Audiences

We anticipate that FORUM 2016 attendees will represent a broad spectrum of interests in historic preservation, planning, and cultural resource management, from both traditional and some not-so-traditional perspectives. By including the Alabama Trust for Historic Preservation, we will be able to bring together individuals from various arenas within the preservation movement, creating a special synergy for FORUM 2016.

- NAPC's core audiences are the citizen members of local historic preservation commissions and design review boards, municipal staff, consultants, local elected officials, State Historic Preservation Office staff, and Federal agencies, including the National Park Service.
- Core audiences for the Alabama Trust for Historic Preservation include design, planning and cultural resource consultants, heritage tourism professionals, citizen advocates, and history buffs.

The attendance for FORUM 2016 is expected to exceed 400 people from across the country. Given NAPC's national scope, we expect to attract attendees from all corners of the United States, and from communities of all sizes and demographics. Given the proximity of Mobile to the dense population centers of Mississippi, Louisiana, Florida, and Georgia, the Committee expects to see particularly strong attendance from the surrounding region.

2016 Planning Partners





2016 Sponsors



Past FORUMs

2014: **Philadelphia, PA**
2012: **Norfolk, VA**
2010: **Grand Rapids, MI**
2008: **New Orleans, LA**
2006: **Baltimore, MD**
2004: **Indianapolis, IN**
2002: **San Antonio, TX**
2000: **Pittsburgh, PA**
1998: **Denver, CO**

PAIGE POLLARD, EXECUTIVE DIRECTOR

Phone: 757-802-4141

Email: director@napcommissions.org

ADDRESS

National Alliance of Preservation Commissions
208 E Plume St, Suite 327
Norfolk, VA 23510

The National Alliance of Preservation Commissions is a private 501(c)(3) nonprofit organization. The NAPC's federal tax identification number is 52-1577640.

Privacy Policy

© Copyright 2015 National Alliance of Preservation Commissions



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Harrison House, Inc., regarding the status of the Harrison House HPC Centennial Legacy grant for publications and events celebrating the Pioneer Trail in West Las Vegas, Ward 5 (Barlow)

BACKGROUND

- 02/27/08 HPC approved Centennial project budget and timeline.
- 03/26/08 HPC requested revisions to the draft Centennial grant application.
- 05/28/08 HPC voted to review grant applications bi-annually in March and August, and vote bi-annually on grant awards in March and September.
- 12/11/13 HPC voted to approve (HPC-52051 and HPC-51198) revisions to the HPC Centennial Legacy Grant application regarding publishing requirements, additional required materials, evaluation criteria, eligible applicants, allowable costs and a mandatory disclaimer for grant funded projects.
- 04/23/14 HPC approved Centennial Legacy grant application (HPC-51195) from the Ward 5 Chamber of Commerce in the amount of \$5,000.00 for the Harrison House National Register nomination report and associated outreach.
- 03/25/15 HPC-58298 – For possible action regarding an application for HPC Centennial Legacy Grant funds submitted by Harrison House, Inc., for publications and events celebrating the Pioneer Trail in West Las Vegas, Ward 5 (Barlow)

SUMMARY

Harrison House, Inc. was awarded \$4,020 in grant funding from the HPC Centennial Legacy Grant for publications and events celebrating the Pioneer Trail in West Las Vegas.

A project representative will provide an update regarding the project.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

None

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Las Vegas Historic Sites and Planning Cases interactive Map, All Wards

BACKGROUND

No relevant case history.

SUMMARY

The Commission will receive a demonstration of the Las Vegas Historic Sites and Planning Cases interactive map found here:

<http://lasvegas.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=62a8f87031994ecdb06a69a49623d4b9>

The map can also be accessed via the City's webpage at:

www.lasvegasnevada.gov under "I Want To;" "Find;" "Maps;" "Interactive Maps."

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

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 first project meeting with city staff and commissioners was held on January 13, 2016. The Commission will receive a summary of that meeting by the Historic Preservation Officer.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

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

- “City restores historic Tule Springs adobe hut,” www.reviewjournal.com, 12/31/15
- “Mob Museum greets millionth visitor with confetti, champagne,” www.lasvegassun.com, 12/16/15
- “The Battle for Reed-Whipple Cultural Center,” www.dtlv.com, 12/23/15
- “Watergate break-in has connection to Las Vegas,” www.lasvegassun.com, 12/21/15
- “Northwest man shares 140-year-old locomotive he found languishing in museum,” www.reviewjournal.com, January 2016
- Submerged St. Thomas now historic lesson along scenic drive,” www.reviewjournal.com, January 2016

December 31, 2015 - 1:11pm | Updated December 31, 2015 - 4:14pm

City restores historic Tule Springs adobe hut



The recently restored adobe hut is seen at Floyd Lamb Park at Tule Springs Monday, Dec. 28, 2015, in Las Vegas. The project on the early 1900s building was funded by grants from the Nevada State Commission for Cultural Centers and Historic Preservation and the Commission for the Las Vegas Centennial. David Becker/Las Vegas Review-Journal

By Marian Green
Las Vegas Review-Journal

It was only a matter of time before the old adobe hut at Floyd Lamb Park at Tule Springs would have been erased from history, said Courtney Mooney, the city of Las Vegas' historic preservation officer, recalling the structure's state five years ago.

The historic building, believed one of the few of its kind left in Southern Nevada, was a shadow of its former self. Two exterior walls had partially collapsed. Wooden beams jutted from the roof at odd angles, while caliche blocks and stray scraps of wood and metal littered the ground around it.

"We had a really bad rainstorm in 2012, and parts of the adobe hut had already been



collapsing," Mooney said. "There were already issues, and we had been told that kids were climbing on it, and we had animals nesting in it. And all these things were causing further deterioration."

Add to that the risk of someone getting hurt at the site, and it was obvious something needed to be done. "We were in danger of losing the entire building altogether if we had one more big storm event," Mooney said. "So we prioritized."

The adobe hut became the second project undertaken as part of a city plan to restore 26 buildings at Tule Springs Ranch, she said. The first was the foreman's house, now a visitor's center.

Workers completed restoration in late December, and visitors now can see how the adobe hut, built in the early 1900s, looked in long-ago days.

"We really don't have very many buildings that are that kind of style in Las Vegas," Mooney said.

Beyond the adobe hut's age and rarity, she added, it is the only building left from the time when the Tule Springs area was a pit stop along a wagon road that led to mining camps north of Las Vegas. "There was kind of a little town site there. It had a restaurant, a hotel, probably a little tent city. No other resources exist from that time in that area."

The adobe served as storage, a blacksmith shop and temporary residence for Burt Nay, who purchased 40 acres in the Tule Springs area in 1917.

"He lived out there and started making improvements, and then it changed hands and developed and grew until it became what we know it as today," Mooney said. "If that building wasn't there to provide shelter, he might have moved on, and we might not have the Tule Springs Ranch."

The \$98,000 project, funded by grants from the Nevada State Commission for Cultural Centers and Historic Preservation and the Commission for the Las Vegas Centennial, was finished for a third of the estimated \$300,000 cost and in half the expected time.

"It's quite an accomplishment," Mooney said, crediting the city public works department's involvement as key.

The department was able to salvage some existing materials, including fallen caliche blocks, and reuse them, lowering material costs, said Patrick Batte, an architect for the department. New blocks were quarried from the park's "badlands" area, and other new materials were necessary to ensure the reconstruction met with current seismic and other city codes.

"With any one of these projects, there's always a dichotomy. You've got one foot in the past and one foot in the present," Batte said. "The challenges are to maintain the appearance and the historical integrity of the project but yet have it maintained and upgraded to code."

Batte and Mooney praised the restoration team, including city staff, contractor Accelerated Construction and structural engineer Mel Green of Mel Green and Associates.

"Any successful historical project always has to begin with good research," Batte said, "And we were fortunate that we have a team and a staff that provided the documentation that was necessary to make the project successful."

With any historic building restoration come surprises, and often the need to adjust to them, Mooney said.

"There are things you can sketch out as much as you want, but when you get out into the field and actually start putting it together, you have to make some changes to make it all fit," she said.

Mooney described how the team used concrete beams to strengthen the structure and devised a way to disguise them to meld with the adobe style.

Another surprise came from a close examination of the hut's construction that has led team members to believe the structure was built in two stages, Mooney said.

Perhaps the best revelation was the discovery of artifacts long buried under dirt. "We have photographic evidence that those things were from at least the '40s," Mooney said.

Among the finds were an original door, a shelf, hinges, nails, parts of the original tin roof and a piece of equipment that may be a bracket.

Archaeologist Colleen Beck, a member of the city Historic Preservation Commission, and a colleague collected and stored the items to be cataloged and later displayed inside the locked hut to be viewed through its windows.

Next up for restoration is a duplex where actress Terry Moore, a paramour of Howard Hughes, once stayed.

"Tule Springs Ranch was a guest ranch where hopeful divorcees would come and wait out their six-week residency so

they could get a divorce," Mooney explained. "This duplex is a good example of a place they would have lived, so that's our next priority."

Tule Springs Ranch, located at 9200 Tule Springs Road, is open from 9 a.m. to 5 p.m. The cost of entry is \$6 per car.

Contact Marian Green at mgreen@reviewjournal.com or 702-387-5205. Find her on Twitter: [@mgreen0708](https://twitter.com/mgreen0708)

Mob Museum greets millionth visitor with confetti, champagne



JERRY HENKEL / VOX SOLID COMMUNICATIONS

Former Las Vegas Mayor Oscar Goodman drinks a toast with Billy Tveitnes at the celebration of the one millionth guest at the Mob Museum in Las Vegas, Tuesday, Dec. 15, 2015.

Associated Press

Wednesday, Dec. 16, 2015 | 9:23 a.m.

The Mob Museum in Las Vegas has welcomed its millionth visitor.

The museum celebrated the milestone Tuesday by greeting visitor Billy Tveitnes with confetti and champagne as he walked in the door.

Director Jonathan Ullman and museum founder Oscar Goodman also presented Tveitnes with the key to the museum.

Tveitnes is a Las Vegas resident who says he has always wanted to see the museum.



The Battle for Reed-Whipple Cultural Center

NEWS

Wednesday, December 23 4:34pm

By [Lissa Townsend Rodgers](#)

The battle over the fate of the Huntridge Theater has preoccupied Downtown Las Vegas for a decade. However, another historic performance space is fighting for survival, as the **Reed-Whipple Cultural Center** finds itself standing directly in the path of progress—or a commute.

The [Regional Transportation Commission](#)'s master plan for Downtown includes a light-rail line that runs through the south wing of Reed-Whipple, which may mean the entire structure must go.

Those who support saving the building applaud its unique architecture and cultural history. Assemblywoman Heidi Swank, executive director of the [Nevada Preservation Foundation](#), says it is “one of our few remaining buildings in the international style. Its fat roofline, strong vertical and horizontal lines, and lack of ornamentation make it an excellent example of early modernism.”

The building, 821 Las Vegas Blvd. North, was constructed in 1963 as a recreation center for the LDS church and sold to the City in 1970. From 1972 to 2011, it was home to numerous arts nonprofits until budget cuts forced it to close. Reed-Whipple was supposed to receive a \$45 million renovation/expansion that would contain a theater, rehearsal spaces, bars and a restaurant. But that project has not come to fruition, and the building has remained unoccupied.

The Las Vegas Historic Preservation Commission met last week to consider the City’s and the RTC’s plans for the site. “I hope we can have a new occupant in Reed-Whipple who will use it well,” says Las Vegas City Manager Betsy Fretwell, adding that “a nonprofit would be ideal.” There were also suggestions of repurposing Reed-Whipple into a transit center. “We want everything on the table except for tearing down any part of that building,” commission member Jack LeVine says.

The Committee unanimously passed a resolution against allowing Reed-Whipple to be destroyed, as well as one to begin the process of fling for both national and local historic landmark status for the building. Given that the RTC is working on a 30-year plan, it appears the effort to save the building has plenty of time.

Watergate break-in has connection to Las Vegas

Who tried to break into Hank Greenspun's safe?



STAFF FILE

Hank Greenspun loads boxes marked "Hughes File" in his truck.

By Megan Messerly (contact), J.D. Morris (contact)
Monday, Dec. 21, 2015 | 2 a.m.

More than four decades ago, Las Vegas Sun publisher Hank Greenspun said he had information that could take down President Richard Nixon.

And in a way, he was right.

A large safe in Greenspun's office contained a stash of memos written by reclusive billionaire Howard Hughes and his former right-hand man Bob Maheu. Nixon feared the memos might contain proof of a secret \$100,000 contribution he received from Hughes. The president

didn't want the contribution becoming public because he believed that a loan his brother Donald received from Hughes had cost Nixon two elections in the past. Nixon may have used some of the funds for personal expenses.

Nixon's fear of getting caught may have prompted some of the same people who in 1972 infamously broke into the Watergate Hotel to devise another break-in plot: one to get inside Greenspun's safe.

They tried — or at least someone did — but the burglars failed to crack open the safe.

It was the other break-in, of course, that prompted Nixon's resignation. But the two events were not unrelated.

Larry O'Brien, chairman of the Democratic National Committee whose Watergate headquarters was targeted in the big scandal, also had ties to Hughes. Nixon's administration was deeply concerned about the fuzzy connection between O'Brien and Hughes, and longed to get to the bottom of it.

Also, because of a question Greenspun had asked Nixon's press secretary months earlier, the paranoid president had reason to fear his dealings with Hughes might eventually be unveiled — and tank his presidency in the process.

At the time, no one knew for sure what the memos in Greenspun's safe actually said, but the fear of what they might reveal proved motivating enough.

In the decades after the botched break-in, many of the memos in the safe — or at least the subjects they cover — were written about extensively. For example, the 1985 book "Citizen Hughes," based on a cache of memos from a Hughes building in Los Angeles, references many of the memos contained in the safe. Before that, renowned newspaper columnist Jack Anderson wrote in 1974 that he had obtained a 2-inch-thick stack of copies of the memos from the safe. Some of the memos also were made public in court proceedings.

That said, any remaining mystery about the memos is about to disappear. Forty-three years after the break-ins at the Watergate and the Sun offices, Greenspun's son Brian and Maheu's son Peter have agreed to donate them somewhere where the public can access them.

Before they do, they are offering readers of The Sunday a glimpse inside the safe.

The memos do not appear to be what Nixon dreaded. Those reviewed by The Sunday contain no smoking gun that proves the Hughes-Nixon payoff and few mentions of Nixon at all.

What the memos do show is the extent to which Hughes sought to peddle his influence. He wanted to control politicians, to overtake rival casino owners, to put an end to atomic tests in Nevada, to own the media and more.

The memos also provide valuable insight into a man who, despite his control of a six-casino empire on the Strip, remained insulated from the general public. Hughes showed signs of mental illness, including obsessive-compulsive disorder and an extreme fear of germs. By the time he arrived in Las Vegas in 1966, he was a total recluse. Maheu never laid eyes on him.



PHOTO ILLUSTRATION BY MIKAYLA WHITMORE

Key players

- Howard Hughes. Born the heir to a drill bit fortune, Hughes once was the wealthiest man in the world. In his early years, he ran his father's business, Hughes Tool Company, and used it to acquire other enterprises, including a movie studio, two airlines and vast real estate holdings. Later in life, Hughes became reclusive, holing up in his bedroom, writing memos to his aides and reportedly living in filth. On Thanksgiving Day 1966, he arrived by train in Las Vegas and moved into the Desert Inn, where he stayed for four years. While in Las Vegas, Hughes never left the hotel — he never even opened the drapes in his room — but nevertheless bought the Desert Inn and five other Strip properties.
- Richard Nixon. The 37th president of the United States, Nixon resigned in 1974 after the Watergate scandal. Before Watergate, Nixon was paranoid about what might become public about his financial relationship with Howard Hughes. A loan from Hughes to Nixon's brother, Donald, had damaged two of Nixon's previous campaigns, and the president worried about a second sum of money, \$100,000, given by Hughes to Nixon's best friend, Bebe Rebozo.
- Hank Greenspun. Greenspun was editor and publisher of the Las Vegas Sun from when he bought the paper in 1950 until his death in 1989. Greenspun also was involved in real estate, developing Green Valley in Henderson.
- Bob Maheu. Known as Hughes' alter-ego, Maheu was the face of

Because Hughes was so removed from the public, his connections to the outside world were his aides, the television, newspapers — and the memos.

How Hank Greenspun got the documents

Bob Maheu gave the memos to Hank Greenspun in late 1970. The former Hughes lieutenant had been storing the documents at his house but decided he needed a creative way to get rid of them — fast.

Two related developments made Maheu feel the documents must not remain in his possession. First, Hughes skipped town around Thanksgiving, an abrupt and dramatic departure after spending four years holed up in the penthouse of the Desert Inn hotel. Then, Maheu was ousted from his post overseeing Hughes' Nevada operations.

Maheu knew a private security firm that had been working for the remaining "Hughes people" would want access to his personal files. So he boxed a number of documents from his office at the Hughes-owned Frontier hotel and sent them to California, beyond the reach of Nevada courts.

But he wanted to keep the memos closer to home — out of his control but not destroyed.

The memos detailed many issues Maheu felt were best kept from the public eye: hints at stock manipulation in Hughes' purchase of an airline company, Hughes' overt racism and frank discussion of Hughes' attempts to influence numerous politicians, to name few. Should the memos be subpoenaed, Maheu wanted to say, without perjuring himself, that he did not have them in his possession.

So Maheu and his son Peter assembled a stack of memos from Maheu's house and stuffed them into a briefcase. Peter Maheu then hand-delivered the briefcase to Greenspun, a good family friend. Maheu watched Greenspun lock the memos inside a safe in his office. If the documents ever were subpoenaed, Greenspun could shield them from the courts by insisting they were obtained in the course of reporting.

"(He) said they'd be there safely and would remain in his possession until they were returned to us or destroyed," Peter Maheu said. "They've been in there since."

The move worked. Bob Maheu never had to turn over the memos unwillingly, and they remained secure inside Greenspun's safe for two years.

Then, in August 1972, Greenspun's secretary noticed something strange when she was straightening up her boss's office. The secretary, Ruthe Deskin, saw that the window had been jimmied open and the front of Greenspun's safe was partially torn off.

It was not a successful break-in; the intruders were unable to get inside the safe. Still, Deskin immediately called police.

Greenspun, who was wrapping up a vacation in California, had no idea who would try to crack the safe open or why. Neither did police when they came to investigate.

It remained a mystery until the following year, when a possible connection emerged to one of the biggest political scandals in U.S. history.

Congressional hearings revealed that the White House-affiliated group who broke into the Democratic National Committee offices at the Watergate was involved in other covert activities. Watergate conspirator James McCord told a Senate committee that the group also plotted to break into Greenspun's safe.

Greenspun's son Brian, current publisher of the Sun and The Sunday, heard the testimony.

Hughes' years in Las Vegas. Politicians, businesspeople and other government officials met with Maheu and considered him a direct representative of Hughes. Maheu never actually met Hughes; instead, the men communicated via written memos and talked on the telephone. Before working for Hughes, Maheu did counterintelligence work for the FBI during World War II and also for the CIA, including working on a plot to assassinate Cuban leader Fidel Castro.



Howard Hughes



LAS VEGAS SUN FILE

Robert Maheu was a former government spy when he became acquainted by telephone with Howard Hughes in 1955. Though the two would never meet in person, they would be the driving force behind evicting the mob from Las Vegas.

"We're listening to this and we're saying, 'Oh my God, that's what happened in August the year before. They tried to get in,'" Brian Greenspun said. "All the puzzle pieces fit."

Greenspun said he later was told by Sam Dash, chief counsel to the Senate Watergate Committee, that the Watergate scandal would not have happened were it not for the memos in the safe.

Evidence of the secret \$100,000 contribution was what Nixon really feared. Hughes, via Maheu, had made the donation to Nixon's longtime friend Bebe Rebozo. Nixon may have used at least some of the money to fix up his house in Key Biscayne, Fla.

Nixon's administration had good reason to believe Hank Greenspun's safe contained information about the president's dealings with Hughes. The newspaper publisher had raised its fears earlier with one simple question.

"What happened to the \$100,000 in cash that went from Howard Hughes to Bebe Rebozo?" Greenspun asked Nixon's press secretary at an Oregon news conference in 1971, less than a year before the Watergate break-in.

Greenspun reflected on that chance encounter with Terry Lenzner, an investigative lawyer who interviewed Greenspun as part of the Watergate proceedings. Lenzner included the interview in his 2013 book, "The Investigator."

"I told Klein that the breakup of the Hughes empire in Nevada was going to sink Nixon," Greenspun said, referring to Hughes' abrupt departure from Las Vegas. Asked to clarify, Greenspun said he had given Klein the message that he knew about the \$100,000 payment, which Greenspun characterized as a bribe.

Greenspun's questioning brought to mind painful memories for the Hughes camp. Revelations of a previous loan from Hughes to Nixon's brother had damaged Nixon's 1960 presidential campaign and 1962 bid for California governor.

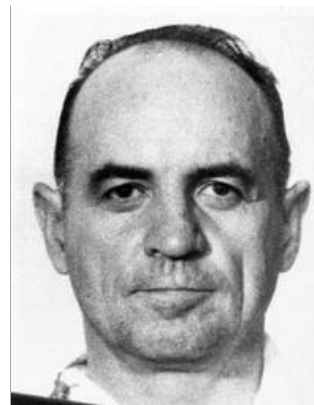
And if the Nixon administration had any doubts about how Greenspun knew about the Hughes cash in 1971, their questions were laid to rest the following year.

On Feb. 3, 1972, The New York Times wrote a story with the headline, "Hundreds of copies of Hughes memos are readily available in Las Vegas." The story reported that Hughes documents had turned up in local Las Vegas publications and that Greenspun possessed the largest collection of them. The Times said Greenspun had "about 200 individual items" in his "Hughes communications collection."

The day after the Times article was published, Attorney General John Mitchell, White House Counsel John Dean and Watergate conspirator G. Gordon Liddy discussed a possible break-in of Greenspun's safe, according to Lenzner.

Also, Nixon spoke of the break-in with two of his aides, Bob Haldeman and John Ehrlichman, on at least one occasion, according to White House transcripts:

Ehrlichman: "McCord volunteered this Hank Greenspun thing,



James McCord

Timeline of events

- Nov. 24, 1966: Thanksgiving day Howard Hughes arrives in Las Vegas on a train from Boston and moves into the ninth floor of the Desert Inn hotel.
- March 31, 1967: Hughes buys the Desert Inn for \$13.3 million after refusing to leave its ninth-floor penthouse.
- Later in 1967: Hughes buys the Sands Hotel for \$14.6 million, Castaways for \$3.3 million and the Frontier for \$23 million.
- September 1967: Hughes buys Channel 8 from Las Vegas Sun publisher Hank Greenspun.
- Dec. 27, 1968: Air West stockholders approve selling the airline to Hughes.
- 1968-1969: Hughes buys the Silver Slipper for \$5.4 million and the Landmark for \$17.3 million.
- April 3, 1970: Hughes acquires Air West.
- Thanksgiving, 1970: Hughes leaves Las Vegas and flies to Paradise Island in the Bahamas, where he moves into the Britannia Beach Hotel.
- December 1970: Bob Maheu is fired as head of Hughes' Nevada operations. Maheu turns over his correspondence with Hughes to Greenspun.
- August 1972: Greenspun's office is broken into, but the burglars are unable to open his safe, where the Hughes memos are stored.
- December 1973: Hughes is indicted by a federal grand jury in his acquisition of Air West. The indictment was later dismissed. Hughes was re-indicted again in 1974 and it was dismissed again but finally reinstated month after Hughes' death.
- Aug. 9, 1974: President Richard Nixon resigns.
- Jan. 30, 1974: Hughes is indicted by a federal grand jury in connection with his purchase of Air West. Hughes is accused of conspiring to pressure airline

gratuitously apparently not ...”

Nixon: “Can you tell me is that a serious thing? Did they really try to get into Hank Greenspun?”

Ehrlichman: “I guess they actually got in ...”

Nixon: “What in the name of (expletive deleted) though has Hank Greenspun got with anything to do with Mitchell or anybody else?”

Ehrlichman: “Nothing. Well, now, Mitchell. Here’s — Hughes. ...”

Halderman: “They busted his safe to get something out of it. Wasn’t that it? ...”

Still, the identity of who tried to open Greenspun’s safe has not been proven. Brian Greenspun speculates the break-in was carried out by the Hughes organization; Peter Maheu says it seems more like the job of the Watergate burglars. No one really knows for sure.

What we do know is that the memos became intricately wrapped up in Watergate, and perhaps even caused the scandal.

lawsuits and depressing the value of Air West’s stock.

- June 5, 1974: Personal documents from Hughes’ Romaine Street headquarters in Los Angeles are stolen. The documents later are used to write Michael Drosnin’s 1985 book, “Citizen Hughes.”
- April 5, 1976: Hughes dies on an airplane from Acapulco to Houston.



[MIKAYLA WHITMORE](#)

This briefcase, filled with correspondence between Bob Maheu and Howard Hughes, was given to Hank Greenspun for safe keeping.

Northwest man shares 140-year-old locomotive he found languishing in museum



Dan Markoff, 67, stands next to his steam engine of a 140-year-old Eureka & Palisade Railroad Locomotive No. 4 outside the Nevada State Railroad Museum Tuesday, Dec. 21, 2015, in Boulder City. Markoff, who owns the train and restores it at his northwest Las Vegas home, exhibits and runs it at the museum every December. Ronda Churchill/Las Vegas Review-Journal

By Sandy Lopez
View staff writer

When Las Vegas trial attorney **Dan Markoff** first set his eyes on the Eureka Locomotive, he didn't think he'd commit to a lifelong relationship with a part of Nevada's past.

As a history buff, he already knew about the locomotive's past and of the role it played in building the Silver State, so when he saw the now-140-year-old train burned up after a fire broke out in a museum where it was stored, he decided to rescue it and give it the love and attention it deserved.

"I like sharing this piece of history with Nevadans," Markoff said. "This is our heritage. People see locomotives like this one all of the time in old photos, but very rarely do you see one running."

For roughly six years, Markoff has dedicated his time to restoring the Eureka, which is one of only three in the nation — one sits inside the Smithsonian Institution in Washington, D.C., and the other is in the California State Railroad Museum in Sacramento.

While the other two locomotives are carefully stored and inoperable, Markoff occasionally allows the Eureka out for a breath of fresh air and short rides.

Every December for the last eight years, he has transported the Eureka to Boulder City, doing demonstration runs as part of the Nevada Southern Railway and Nevada State Railroad Museum's Santa Train.

The highly decorated locomotive can be seen sporting a deep maroon color with gold trim and brass handrails. As it does its demonstration runs, Markoff will blow the train whistle to signal to his crew as children watch from the sidelines.

"This is my public service for Nevada," Markoff said. "People get to see something they don't get to see every day, and I just love seeing the children's reactions. Some get spooked, while others enjoy it."

"Dan brings an important piece of Nevada history for people to see and enjoy every year," said **Kate Hemingway**, acting museum director at the Nevada Railroad Museum. "Dan loves educating people about the Eureka. Having it here is something special."

The Eureka is listed on the National Park Service's National Register of Historic Places as a 3-foot gauge, 4-4-0 American-type steam locomotive (the register includes buildings, sites, structures, districts and objects).

The designation 4-4-0 refers to the wheel arrangement of the locomotive, which includes a four-wheel lead truck under the front part to help guide it around curves. Behind the lead truck are four drive wheels, which power it.

Its history can be traced to when it was built in 1875 for the Eureka & Palisade Railroad to transport passengers and goods in Nevada from the mines at Eureka to the Central Pacific Railroad in Palisade. The engine served on this railroad until 1896.

From 1896-1938, it operated for the Sierra Nevada Wood and Lumber Co. until the company went out of business.

A San Francisco scrap dealer bought the locomotive and was about to cut it up for scrap before it was sold to a movie rights company. Warner Bros. bought the engine in 1939, and it was featured in many Western films, including "Torrid Zone," "Cheyenne Autumn" and "The Great Train Robbery."

The Eureka's last film appearance was in the 1976 film "The Shootist," which featured John Wayne in his final film role. The train was then sent into retirement to Old Vegas — an amusement park in Henderson that operated from 1978 to 1986 — where it was placed on display.

In 1985, a fire tore through the Old Vegas park, and one of the burning buildings collapsed on the Eureka, badly damaging its engine.

A year later, Markoff purchased it and began restoration efforts.

"I saw that no one wanted to care for it, so I decided to take it home," Markoff said. "I thought maybe I could have an adventure of a lifetime."

In 1997, the Eureka was transported to Chama, N.M., for a series of operational excursions over the Cumbres & Toltec Scenic Railroad. It continues to make occasional appearances during special events at the Nevada State Railroad Museum in Boulder City, 601 Yucca St., among others.

Once the Eureka is done for the holiday season, Markoff spends roughly three hours loading it up for the ride to his northwest Las Vegas home, where he stores it inside a specially constructed shed.

The wood-burning engine weighs 22 tons, and the boiler is designed to operate at 120 pounds of pressure.

He said he plans to take the locomotive through Colorado or New Mexico next summer.

"Having it at the house means that I'm constantly restoring it. I'm always doing maintenance on it and inspections," he said. "That's just part of the game for any locomotive. I don't know how much money I've spent on it. It's a big, dark secret. If I knew, I'd probably shoot myself. I do this for the love of history."

— To reach North View reporter Sandy Lopez, email slopez@viewnews.com or call 702-383-4686. Find her on Twitter:

Submerged St. Thomas now historic lesson along scenic drive



Ruins from the town of St. Thomas in Lake Mead National Recreation Area can be found along the trail. Deborah Wall/Special to View

By Deborah Wall
Special to View

For more than 60 years, the town of St. Thomas was a legend — Nevada's Atlantis, lying deep under the surface of Lake Mead. But after drought lowered the waters in 2002 and uncovered the old settlement, it has become an interesting and educational destination, with the bonus of a scenic drive to get there and back.

The town is accessible all year, but these cooler months are a better time to visit, for the trailhead to the town itself lies at 1,227 feet and descends from there, so it can get plenty hot in summer. That said, in cooler weather, the trail is an easy one, a loop of 2½ miles.

Now lying in Lake Mead National Recreation Area, it can be approached either through the recreation area's Northshore Road or the drive through Valley of Fire State Park. Both are famously scenic routes, and it's logical to enjoy one on the way there and the other coming back.

This town was occupied from 1865 until 1938, when Lake Mead — gradually forming behind the newly built Boulder Dam (now called Hoover Dam) — rose high enough to flood the town. It was no surprise; construction on the dam had been planned for years and began in earnest in 1931, so townspeople were given evacuation notices before the water started rising. Most of the residents relocated in a timely fashion. But one man, Hugh Lord, held out so long he had to depart St. Thomas by boat. The community cemetery was moved to nearby Overton, where it can be seen near the famous Lost City Museum. Many of the residents also settled in Overton and continued to visit St. Thomas whenever circumstances allowed.

St. Thomas has emerged five times since 1938, during periods of low water, but most of those reappearances were brief. All those years underwater took their toll, so the main remnants of buildings, still visible today, are the parts made of concrete. Besides building foundations, you will also find many round or square, hollowed cement structures. These were cisterns, the common means of storing water for household use back in the day. The Park Service asks that you not climb or sit on any of the remaining walls; they're more fragile than one might imagine. You'll also notice, perhaps, artifacts such as broken bottles or iron implements. Federal law, however, requires that you leave them where you see them to enhance the experience for those who visit later. Ubiquitous shellfish shells are not exactly artifacts, but a reminder of how long the town remained underwater.

Near the confluence of the Muddy and Virgin rivers, St. Thomas was founded by Mormon pioneers, who named it for one of the group's leaders, Thomas Sassen Smith. The settlers planned to raise cotton and mine. But cotton didn't grow as well there as the pioneers had hoped. Furthermore, the settlers had believed they were in Utah until an 1870 survey showed St. Thomas was really in Nevada. Nevada officials demanded not only current Nevada taxes, but three years' arrears. Residents refused to pay, abandoned St. Thomas, and returned to Utah. The town was briefly inhabited mostly by squatters and outlaws looking for a remote hiding place, an inherently transient bunch.

But St. Thomas' location made it too valuable to remain abandoned, so it was resettled in the 1880s. The former Old Spanish Trail, by this time commonly called The Mormon Road, was Southern Utah's main link to the West Coast, and St. Thomas stood on that wagon road, at one of the few points in the Mojave Desert providing adequate water and forage for oxen and mules. When the age of the horseless carriage dawned, much of that route became part of the Arrowhead Trail, the first all-weather road between Los Angeles and Salt Lake City. St. Thomas had a hotel and several service stations and garages, and motorist guidebooks pointed out that the mechanics in those garages seemed to know what they were doing.

It also had a post office, a school, stores and a church. The village population was probably never more than 500 people, but there were more at surrounding farms and mines.

The trailhead is on a bluff overlooking the Overton Arm of Lake Mead. From here, you won't be able to see the remains, but you will be able to see a faint ribbon of green vegetation on the banks of the Muddy River. The Muddy here is making its final journey from Moapa Valley, lying to the north, down to Lake Mead. If you look a bit more to your right, or southeast, you can also see a larger tributary, the Virgin River, which flows down from Utah.

St. Thomas is a day-use area only. Don't hike the trail if it has rained recently or rain threatens, as it becomes extremely muddy. The gravel access road is suitable for most vehicles except those that are low-slung.

— *Deborah Wall is the author of "Great Hikes, A Cerca Country Guide" and "Base Camp Las Vegas: Hiking the Southwestern States," published by Stephens Press. She can be reached at deborabus@aol.com.*

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

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

SUMMARY

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

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Project Update List.

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
Updates				
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 approved at 10/21/15 City Council meeting; signed funding agreement rec'd from SHPO; kick-off meeting held 1/13/16	Begin app development	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; Rehab completed 10/29/15	Reconstruction complete; Catalogue artifacts; create and install interpretive sign	N/A	Property is listed on the City and National Registers of Historic Places
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 City 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 City 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 City listing 07/08/14; City 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	HPC requested motor court survey and public outreach plan	HPO to prepare RFP	N/A	
Westside School*	HPC tour of site 6/17/15; State Register nomination to be heard by the Nevada State Board of Museums and History on 06/19/15; National Register amendment approved by the Nevada State Board of Museums and History on 06/19/15; NPS approved the amended NRHP nomination to include the 1948 building.	Pending completion of rehabilitation project.	N/A	Property is listed on the City, 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: 01/27/16

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

