

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 MARCH 23, 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 February 24, 2016
5. HPC-63286 – ABEYANCE ITEM – For possible action regarding public outreach regarding the city of Las Vegas date of incorporation – All Wards
6. HPC-63284 – ABEYANCE ITEM – For possible action regarding naming and category revisions to the HPC Annual Awards for Excellence in Historic Preservation – All Wards
7. HPC-63749 – For possible action regarding 2016 Historic Preservation and Archaeology Month theme and activities – All Wards
8. Report by Department of Planning regarding the Historic Preservation Commission Centennial Legacy Budget
9. Report by Department of Planning regarding the development of a mobile application for historic, cultural and public art sites – All Wards
10. Report by Department of Planning regarding the Planning Project Map, Ward 1 (Tarkanian), Ward 3 (Coffin) and Ward 5 (Barlow)
11. Report by Department of Planning regarding historic and archaeological resources in local media
12. Report by Department of Planning regarding Project Update list

City of Las Vegas

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

Facilities are provided throughout City Hall for the convenience of 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

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: ABEYANCE ITEM - For possible action regarding public outreach regarding the City of Las Vegas date of incorporation, All Wards

BACKGROUND

No relevant case history.

ANALYSIS

HPC Chairman Stoldal will present information regarding the city of Las Vegas date of incorporation.

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: ABEYANCE ITEM - For possible action regarding naming and category revisions to the HPC Annual Awards for Excellence in Historic Preservation, All Wards

BACKGROUND

03/27/13 HPC voted to approve (HPC-48628) the annual HPC Awards for Excellence in Historic Preservation categories.

ANALYSIS

Chair Stoldal requested an item on the March 2016 agenda to discuss ideas for honoring the late Dorothy Wright, former HPC Chairperson and historian, via the HPC Annual Awards for Excellence in Historic Preservation. Current options include, and are not limited to, renaming the award program to the "Dorothy Wright Awards for Excellence in Historic Preservation", renaming a single category, or adding a separate "Dorothy Wright" category.

Below are the approved categories for the HPC Annual Awards for Excellence in Historic Preservation:

- BRICKS AND MORTAR to include individuals, organizations and agencies that have sponsored a historic rehabilitation, compatible addition and/or energy efficient upgrade project.
- PRESERVATION EDUCATION to include individuals, organizations and agencies that have sponsored an historical interpretation project (such as historical markers), artwork, publications, workshops, curricula and/or research.
- ADVOCACY to include individuals or organizations that have gone above and beyond to save a threatened resource.
- CAREER ACHIEVEMENT to include individuals who have an exemplary track record in the field of historic preservation and/or archaeology.
- STUDENT SCHOLARSHIP(S) of \$500 - \$1,000 for high school students who have earned the ability to compete on the national level within the National History Day competition, and college students. Students must have original research and findings that significantly advance the understanding of the history of Las Vegas.

STAFF RECOMMENDATION

TAKE APPROPRIATE ACTION

BACKUP DOCUMENTS

NONE

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STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding 2016 Historic Preservation and Archaeology Month theme and activities, All Wards

BACKGROUND

12/10/14 HPC approved (HPC-56943) the HPC Centennial Legacy Budget.

02/24/16 HPC approved (HPC-63285) for the 2016 Historic Preservation and Archeology Month theme and activities.

ANALYSIS

As approved by the Commission, the theme and activities for Historic Preservation and Archaeology Awareness Month (HPAM) 2016 will focus on the 50th anniversary of the National Historic Preservation Act.

The HPC has budgeted \$2,000 to celebrate HPAM.

National Preservation Month

May is National Preservation Month. The National Trust for Historic Preservation has not announced their theme for 2016 yet. The Nevada State Historic Preservation Office has chosen, "Our Legacy, Our Future: The 50th Anniversary of the National Historic Preservation Act".

Las Vegas HPAM 2016 Activities

The Commission is encouraged to submit ideas for activities related to the proposed theme.

Historic Preservation Commission Annual Awards for Excellence in Historic Preservation

May 18, 2016, 9:00 am, City Hall Council Chambers. Each year the HPC recognizes individuals and organizations for excellence in historic preservation.

HPAM Proclamation

Mayor Goodman or HPC Chairman Stoldal will read the Historic Preservation Month Proclamation and present the annual HPC Historic Preservation Month awards. The date, time and location of the award ceremony are to be determined.

Helldorado Days

May 14, 2016, 10:00 am, Downtown Parade Route. The city of Las Vegas and the Benevolent and Protective Order of the Elks Lodge No.1468 are partnering again for the Helldorado Days celebration. The Southern Nevada Model T Ford Club will be providing cars for the Commission, and Cub Scouts from Pack 144 and Boy Scout Troop 144 will carry the banners for the Commission.

Nevada SHPO Archaeology and Historic Preservation Month web calendar

The Nevada State Historic Preservation Office will publish a calendar of events at www.nvshpo.org.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

SHPO HPAAM Activity Form and introduction letter



NEVADA

**STATE HISTORIC
PRESERVATION OFFICE**

Department of Conservation and Natural Resources

**Brian Sandoval, Governor
Leo M. Drozdoff, P.E., Director
Rebecca L. Palmer, Administrator, SHPO**

March 2, 2016

Dear Friends of Historic Preservation and Archaeology,

Now is the time to plan activities and events for Historic Preservation and Archaeology Awareness Month in May 2016. The theme for the month is:

“Our Legacy, Our Future: The 50th Anniversary of the National Historic Preservation Act”

On October 15, 1966, President Lyndon B. Johnson signed the National Historic Preservation Act (NHPA) into law. The NHPA established the legal framework and incentives to preserve historic buildings, landscapes, and archaeology all around Nevada and the nation. These heritage resources shape our sense of place, anchor economic revitalization, and ensure a more sustainable future for Nevada.

The NHPA helps stabilize neighborhoods and downtowns, contributes to public education, attracts investment, creates jobs, generates tax revenues, supports small business and affordable housing, and powers Nevada's heritage tourism industry. Publicly owned historic properties, from community landmarks to federal facilities and national parks, also maintain community pride and identity, aid local and regional economies through their operation and maintenance, and foster a variety of public uses.

Celebrating historic preservation and archaeology one month a year gives us a chance to capture the public's attention and educate them of the need to preserve our collective heritage. If you have events that fall just outside the dates for the month, please include them anyway – we will place them on the website.

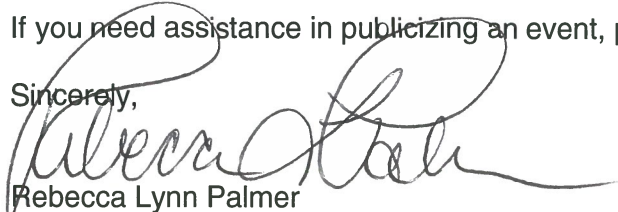
The Nevada State Historic Preservation Office will publicize the month on our website. After the month ends, we will be polling organizers to find out the approximate numbers of people in attendance at events. Please track the numbers of participants.

If you know what you or your organization would like to do, please take a few minutes to fill out and return the attachment electronically. In addition, if you know of other groups in your community planning events, please try to coordinate events so as not to result in conflicts. The information you provide us will appear on the SHPO website and will be publicized in a press release.

Please send your completed form to me by e-mail at rlpalmer@shpo.nv.gov no later than April 10, 2016.

If you need assistance in publicizing an event, please call me at (775) 684-3443.

Sincerely,



Rebecca Lynn Palmer

State Historic Preservation Officer

HISTORIC PRESERVATION AND ARCHAEOLOGY AWARENESS MONTH

ACTIVITY / EVENT FOR MAY 2016

“Our Legacy, Our Future: The 50th Anniversary of the National Historic Preservation Act”

Date and Time of Event:

Name of Event:

Description of Event:

Location (address, town):

Location (site name):

Contact person:

Contact telephone number:

Contact E-mail Address:

Sponsor:

Cost/Admission:

Link to Map(s):

Link to Website(s):

Name of Organization:

Your Name:

Telephone/Cell Number:

E-mail:

Please return this electronic form to Rebecca Palmer at State Historic Preservation Office, via e-mail to rlpalmer@shpo.nv.gov by **April 10, 2016**. If you have any questions please call Rebecca Palmer (775) 684-3443

Remember to include all links to maps and websites.



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the Historic Preservation Commission Centennial Legacy Budget

BACKGROUND

- 12/12/05 Las Vegas Centennial Commission approved funding of \$75,000 from Centennial Legacy funds, "History Grant" for historic preservation projects to be administered by the HPC.
- 03/22/06 HPC approved acceptance of Legacy funds from Centennial Board.
- 05/24/06 HPC approved Legacy fund budget.
- 06/28/06 HPC approved amendment to Legacy fund budget to include "Commissioner Training and Development," to fund commissioners travel, lodging and registration expenses to historic preservation conferences.
- 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.
- 02/26/07 Las Vegas Centennial Board of Directors approved Centennial History Grant application.
- 03/28/07 HPC approved revisions to MOU.
- 09/05/07 Las Vegas City Council approved revisions to MOU.
- 09/26/07 HPC approved list of projects to be funded by Centennial Legacy funds.
- 01/28/08 The Las Vegas Centennial Board of Directors approved list of projects to be funded by Centennial Legacy funds and requested project cost estimates and timelines.
- 02/27/08 HPC approved Centennial Legacy fund project budget and timeline.
- 08/17/11 HPC Budget Subcommittee approved a request for the allocation of HPC Centennial Legacy funds (HPC-42781) for FY 2011-2012, All Wards.
- 09/28/11 HPC approved a request for HPC Centennial Legacy budget (HPC-43284), including fund allocations and proposed line items for operational expenses and small grants, All Wards.

REPORTS BY STAFF: ITEM 8

- 01/25/12 HPC approved a request for HPC Centennial Legacy funds (HPC-44311) not to exceed \$1,000.00 in Historic Preservation Commission Centennial Legacy Funds to print 1,000 historic preservation brochures for the 2012 National Genealogical Society conference, Cincinnati, Ohio, May 9-12, All Wards.
- 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.
- 03/27/13 HPC approved the revised HPC Centennial Legacy Budget (HPC-48630).
- 01/22/14 HPC approved HPC Centennial Legacy Budget (HPC-52545).
- 03/26/14 HPC approved (HPC-53249) the HPC Centennial Legacy Grant Program for Bricks and Mortar Projects for residential properties designated on the city of Las Vegas Historic Property Register, Ward 3 (Coffin) and Ward 5 (Barlow).
- 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

Please see attached HPC Centennial Legacy Budget Sheet for FY16 expenses and total amount in Operating and Small Grant funds.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

HPC Centennial Legacy Budget sheet with FY16 expenditures.

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
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Approved Grant Projects

Total Available Small Grant \$25,000.00

HPC Centennial Legacy Fund Expenses

Description	Payment Type	Amount	Date
Facebook Advertisement Cost for a Public Meeting	Communications Dept.	100	7/20/2015
National Trust for Historic Preservation - Leadership Forum Membership	P- Card	250	8/25/2015
Lamp Holder - Rakuten.com for Floyd Lamb	P-Card	14.65	2/29/2016
Lamp Holder - Rakuten.com for Floyd Lamb	P-Card	6.93	2/29/2016
3 Lighting Ballasts - Relight Depot for Floyd Lamb	P-Card	306.92	2/29/2016

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

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

- 10/22/14 HPC approved (HPC-56349) the scope of work for the 2015 Historic Preservation Fund grant, Ward 1 (Tarkanian), Ward 3 (Coffin) and Ward 5 (Barlow).
- 03/25/15 HPC approved (HPC-58299) to expand public outreach activities on behalf of the Historic Preservation Commission to include social media, All Wards.

ANALYSIS

The city of Las Vegas is finalizing a contract with a consultant to compile existing content and add new content for the creation of the History+Art+Culture website. The project deadline is May 9, 2016, after which all content will be reviewed by the Commission at the May 2016 meeting, prior to publishing online.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the Planning Project Map, Ward 1 (Tarkanian), Ward 3 (Coffin) and Ward 5 (Barlow)

SUMMARY

The Planning Map is updated and presented to the Commission quarterly. An interactive map is available at:

<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

Planning Project Map

City of Las Vegas
SDR Projects - 2016

8 - Scheduled SDR's
February - March

21 - Approved SDR's

- Historic Site/Area
- Downtown Centennial Boundary
- City of Las Vegas - City Limits



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.
Geographic Information System
Planning & Development Dept.
702-229-6301

Printed: Tuesday, March 08, 2016

Project Legend

Scheduled

Map Number	Meeting Date	Meeting Type	Project	Case
1	2/9/2016	PC	4TH & GARCES MIXED USE	SDR-62361
2	2/9/2016	PC	SDR TO CONVERT THE BILLBOARD	SDR-62716
3	2/15/2016	ADMIN	THE ROYALE AT CASINO CENTER	SDR-63023
4	2/15/2016	ADMIN	TRUE FAMILY SERVICES _ MINOR AMENDMENT	SDR-63109
5	2/17/2016	CC	A-CAB	SDR-62275
6	2/17/2016	CC	SAHARA & RYE STARBUCKS SDR & VAR	SDR-62317
			PERMANENT PARKING LOT DOWNTOWN	
7	3/8/2016	PC	LAS VEGAS EVENTS CENTER - SDR	SDR-63111
8	3/8/2016	PC	TACO BELL	SDR-63081

Approved

1	12/8/2015	ADMIN	201 EAST CHARLESTON	SDR-62485
2	12/8/2015	ADMIN	BOULEVARD EMBELLISHMENT	SDR-62484
3	12/8/2015	PC	9 WEST CHARLESTON BOULEVARD	SDR-61444
4	12/8/2015	ADMIN	BILLBOARD CONVERSION TO LED	SDR-62483
5	12/14/2015	ADMIN	73 SOUTH MARTIN LUTHER KING BOULEVARD	SDR-62531
			CASHMAN FIELD	
6	12/15/2015	ADMIN	VARIETY EARLY LEARNING CENTER	SDR-61908
7	12/16/2015	CC	RENOVATION AT LORENZI PARK	SDR-61267
8	12/22/2015	ADMIN	WEST PREP ACADEMY	SDR-62605
9	12/22/2015	ADMIN	CLEAR CHANNEL OUTDOOR EMBELLISHMENT	SDR-62606
10	12/22/2015	ADMIN	CLEAR CHANNEL OUTDOOR EMBELLISHMENT	SDR-62656
11	1/12/2016	ADMIN	PANEL 199 EMBELLISHMENT	SDR-62736
12	1/12/2016	ADMIN	LVG017941	SDR-62738
13	1/12/2016	ADMIN	LVG057332	SDR-62739
14	1/12/2016	ADMIN	LVG062005	SDR-62733
15	1/12/2016	ADMIN	LVG065062	SDR-62735
16	1/12/2016	ADMIN	LVG066742	SDR-62741
17	1/12/2016	ADMIN	NV-1665	SDR-62317
18	1/12/2016	PC	SAHARA & RYE STARBUCKS SDR & VAR	SDR-61910
19	1/20/2016	CC	ALTA DAYCARE UPGRADES	SDR-59272
20	1/21/2016	ADMIN	POSITIVELY KIDS	SDR-62978
21	2/1/2016	ADMIN	LVG027041	SDR-62795
			NUVEDA	

City of Las Vegas
SUP Projects - 2016

9 - Scheduled SUP's
February - March

8 - Approved SUP's

- Historic Site/Area
- Downtown Centennial Boundary
- City of Las Vegas - City Limits



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Printed: Tuesday, March 08, 2016

Project Legend

Scheduled

Map Number	Meeting Date	Meeting Type	Project	Case
1	2/9/2016	PC	HOLLYWOOD BAIL BONDS LLC	SUP-62667
2	2/9/2016	PC	KING HIPPO'S URBAN LOUNGE	SUP-62788
3	2/9/2016	PC	REBAR	SUP-62797
4	2/9/2016	PC	THE IRON YARD	SUP-62746
5	2/9/2016	PC	HUNTSMAN TAVERN LIMITED ESTABLISHMENT	SUP-62790
6	3/8/2016	PC	A DOLLAR BAIL BONDS	SUP-63113
7	3/8/2016	PC	AUTO TITLE LOAN	SUP-63093
8	3/8/2016	PC	DOWNTOWN SANCHEZ TAVERN LIMITED	SUP-63046
9	3/8/2016	PC	FUN CITY MOTEL LIQUOR ESTABLISHMENT	SUP-63132

Approved

Map Number	Meeting Date	Meeting Type	Project	Case
1	12/16/2015	CC	SUP FOR B/W/C ON-SALE	SUP-61096
2	1/12/2016	PC	ENTERPRISE RENTAL CAR - SPECIAL USE PERMIT	SUP-62273
3	1/12/2016	PC	RICK'S ROLLIN' SMOKE TAVERN LIMITED	SUP-62344
4	1/20/2016	CC	600 EAST CHARLESTON BLVD - MUSEUM	SUP-61802
5	1/20/2016	CC	927 FREMONT STREET TAVERN-LIMITED/REZONE	SUP-61097
6	1/20/2016	CC	ALTA DECATUR - WIRELESS COMM, STEALTH DESIGN	SUP-61648
7	1/20/2016	CC	POSITIVELY KIDS - CONVALESCENT CARE FACILITY	SUP-61698
8	2/1/2016	ADMIN	NUVEDA	SUP-62794

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

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

- “A-Bombs, Showgirls and African Masks: A Museum Rhapsody in Las Vegas,” www.lasvegasweekly.com, 03/03/16
- “Hope flickers anew at old Moulin Rouge site in downtown Las Vegas” www.reviewjournal.com, February 2016
- “Stone tools from the end of the ice age discovered in Lincoln County,” www.reviewjournal.com, 03/06/16
- “The Huntridge Center Gets a Facelift,” www.dtlv.com, 02/24/16
- “The Mothers Who Marched,” www.vegasseven.com, 03/03/16
- “An architectural gem from Nevada’s past is returning from ruin,” www.reviewjournal.com, 03/06/16
- “Clark County grants first historical designation to Liberace Mansion,” www.reviewjournal.com, 03/02/16
- Entertainment Diet: UNLV history professor Michael Green,” www.reviewjournal.com, 03/03/16
- Why the Liberace Mansion is back in the spotlight,” www.reviewjournal.com, 03/04/16

A-BOMBS, SHOWGIRLS AND AFRICAN MASKS: A MUSEUM RHAPSODY IN LAS VEGAS



Kristen Peterson

Thu, Mar 3, 2016 (midnight)

Boom towns, bust towns, ghost towns and billion-dollar faux landmarks. Nothing is like Southern Nevada. Pioneers, showgirls, casino moguls, mobsters, architects and circus acts landing here in the wake of Mormon settlers and railroads have altered the landscape decade by decade, building out a community famously transient and filled with colorful stories. The artifacts left behind—from ginormous marquees to geiger counters—live in museums across the Valley.



Photo: [Mikayla Whitmore](#)
The Natural History Museum.

But only in the past dozen years has a seismic cultural

shift shaken the area, launching forth the Mob Museum, Neon Museum, Springs Preserve and National Atomic Testing Museum. The Erotic Heritage Museum arrived, as did the Burlesque Hall of Fame. The high-profile and mostly well-funded projects elevated the scene to a new level, creating a sudden critical mass.

Quirky or serious, in state-of-the art facilities or low-budget operations bordering on kitsch, museums tell the incomparable story of this place. But it's hard to sell small-time dioramas when mega-casinos build themed cities and spend millions marketing them. And as museum expert Mark Hall-Patton points out, for every new resident, that's another person who doesn't know these resources exist. "What people don't remember about Las Vegas is that we're a new town," says the Pawn Stars celebrity and museum administrator for Clark County. "We're still a puppy with big feet. We're still growing into our size."

As are the museums. The Mob Museum shows what \$40 million and a push from city leaders can do, while volunteers have maintained and slowly built smaller venues. Either way, "No other institution in society teaches using the real thing," Hall-Patton says, "and that's the one thing that will keep us relevant in the future."

To that we say, here's a sliver of a guide to go crazy over—with more than 20 museums and collections out there educating and inspiring, we had to pare it down.

LAS VEGAS NATURAL HISTORY MUSEUM

Nothing says "natural history museum" like boarding an elevator in a dinosaur enclave and exiting into a life-size diorama of early man.

Opened in 1991 to house a wildlife collection and prehistoric display, this Smithsonian affiliate in the Cultural Corridor has been triumphant despite its limited space. Founding director Marilyn Gillespie's familiar description of growth challenges as "dinosaurs with an 11-foot ceiling" hasn't stopped the accredited museum from being field-trip central for more than two decades.

Bighorn sheep climb mountainous crags in the Nevada Wildlife Gallery, where snakes burrow in the ground under native brush. Taxidermied predators roam the Serengeti against wall-to-wall, floor-to-ceiling murals in the African Savanna exhibit. And the prehistoric gallery is soundtracked by the roars of 35-foot-long, animatronic Tyrannosaurus rex—the kid-magnet of natural history.

The Strip's habit of fabricating historical icons sneaks in. Treasures of Egypt, donated by the Luxor when the casino toned down its theme, has King Tut's golden sarcophagus transporting you inside the ancient teen ruler's burial chamber. 900 Las Vegas Blvd. N., 702-384-3466.

HOWARD W. CANNON AVIATION MUSEUM

The 1958 Cessna 172 with the old Hacienda logo painted on it and the cherry-red '56 Ford Thunderbird convertible mark the Aviation Museum inside McCarran International Airport. Dedicated to the history of Southern Nevada Aviation, this second-floor installation overlooking baggage claim is the highest-trafficked museum in the Valley (even if travelers don't realize they're patrons). Why the Thunderbird? It's an exact duplicate of the one used as a "crash wagon" at Alamo Airport, which later became McCarran. McCarran International Airport.

NEON MUSEUM

It's hard to believe that the Neon Museum, home to the atomic Stardust letters and script of the white Moulin Rouge signs, only officially opened to the public in 2012 with guided daily tours. It's been part of Las Vegas for decades, growing from a Yesco storage lot to a large boneyard appearing in movies like Mars Attacks!, TV shows and magazine fashion spreads, always



Photo: Mikayla Whitmore
The Neon Museum.

racing to keep up with the
implosions and raising
funds for costly rescues.

A favorite among locals and tourists, the outdoor
collection of more than 100 signs representing the stylish
history of Las Vegas continues to awe. Large and
sculptural, worn and restored, they once famously fronted
elegant casinos or small businesses within the
community and tower above the corridors they create.

Tours head out from the entrance—the relocated La
Concha Motel lobby, designed by architect Paul Revere
Williams and built on Las Vegas Boulevard in 1961—
embarking on a well-scripted journey of Las Vegas past
and present. 770 Las Vegas Blvd. N., 702-387-6366.

LEFT OF CENTER ART GALLERY'S **MUSEUM COLLECTION OF AFRICAN ART**

An a-Mantsho-na-Tshol
mask from the Baga in
Guinea and a Kakungu mask
from the Suku in Congo are
displayed here, among
others used in ceremonies
by various tribes. Carved
wood adorned with cowrie
shells, paint, raffia, hair and
fabric, they demonstrate
their influence in modern
art. And a wooden wedding bowl from Tanzania's
Makonde, a cloth from the Ashanti in Ghana and
Swaziland baskets tell the stories behind the handcrafted
works.

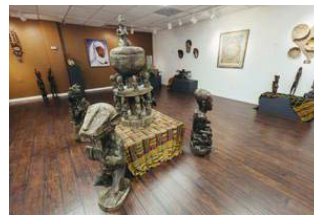


Photo: **Mikayla Whitmore**
Museum collection of African
art at Left of Center.

“With African art you really start to see the humanity of the
cultures,” says Left of Center Art Gallery administrator
Mary Lou Evans, after explaining the role of a large
wooden bowl set outside a family's home and filled with
community offerings in times of need. As local collector
Joseph Walker says in a video documentary playing inside
LOC, “the art is only coincidental.”

It was a big moment when a representative from the American Alliance of Museums paid a visit to the North Las Vegas nonprofit last summer to look at its African art and artifacts and advise it on seeking museum status.

The rich display of African masks, sculptures, figures, objects, instruments and cloths began decades ago when LOC founder Vicki Richardson began collecting while living on a teacher's salary. It expanded when she met her husband, who'd lived in Sierra Leone. After putting their private collection on public display, LOC received others from local collectors Walker and Calvin B. Jones. 2207 W. Gowan Road, 702-647-7378.

DISCOVERY CHILDREN'S MUSEUM

After 23 years in the Cultural Corridor, the Discovery Children's Museum moved to a new \$50 million facility at Downtown's Symphony Park in 2013, offering visitors 58,000 square feet of educational family fun. The high-tech interactive exhibits and themed activities based on science and social skills include a medieval castle; a three-story exploration tower about machinery, light and sound; a hurricane simulator and a very splashy physics exhibit about water. Eco City introduces kids to how cities function, and Young at Art teaches the foundations of visual art. 360 Promenade Place, 702-382-3445.

MOB MUSEUM

Spending less than three hours on your first trip to the Mob Museum is way too breezy for this collection so fascinating and vast it fills three floors of the former Downtown courthouse and post office built in 1933.

It opened on Valentine's Day 2012, completing a longtime dream of former Mayor Oscar Goodman, and preceded by controversy over funding and concerns that it would glamorize violent criminals. But it has proven a rich and dynamic educational institution. The second-floor courtroom used for the Kefauver Committee hearings aimed at exposing organized crime sits in situ, anchoring the collection of once-classified documents, photographs and artifacts illustrating the rift between law enforcement

and crime.

The museum houses the actual wall from the St. Valentine's Day Massacre, still bloodstained and bullet-ridden. A police lineup, an electric chair and a gun-wielding simulation are among the interactive exhibits. Officially titled the National Museum of Organized Crime and Law Enforcement, the Mob Museum's assets are storied, creatively brought together by Dennis Barrie, known for his work on the International Spy Museum and the Rock and Roll Hall of Fame. 300 E. Stewart Ave., 702-229-2734.

BARRICK MUSEUM

What started as UNLV's original gymnasium (its old Beaugard mascot still sealed to the wooden floor) became the home of the Barrick Museum in the late 1970s, when Barrick was a natural history museum with a focus on pre-Columbian and Native American art and artifacts.

In 2012, it became an art museum when it reopened as part of the College of Fine Arts with an exhibit of works from the closed Las Vegas Art Museum's private collection.

Since then exhibits have shown everything from the commanding 3D presence of John Millei's abstract paintings to the vibrant and intense recombinations of Break Ups and Tear Downs by Las Vegas artists Wendy Kveck and JK Russ and former Las Vegas resident Erin Stellmon.

The museum houses a healthy permanent collection, along with the LVAM works and the Herbert and Dorothy Vogel Collection. Its Inner Gallery is currently showing Ellsworth Kelly, with print editions by the artist who died last year at 92—an up-close look at the contemporary master's understanding of color and angles. UNLV



Photo: Mikayla Whitmore

The exterior of the Marjorie Barrick Museum on Feb. 18, 2016.

campus, 702-895-3381.

OLD LAS VEGAS MORMON FORT STATE HISTORIC PARK

Standing in the tidy historic site with Las Vegas Boulevard traffic on the other side of the fence, visitors are simultaneously in the past and present. In 1855 Mormon missionaries settled here, building a 150-square-foot adobe fort along Las Vegas Creek before abandoning it to farm. Some of the original walls still stand.



Photo: **Mikayla Whitmore**
The Old Mormon Fort State
Park.

The site later became a ranch owned by Helen J. Stewart, a famed pioneer who raised five children alone and became the largest landowner in the county. Her reconstructed house seals you in another era. 500 E. Washington Ave., 702-486-3511.

BURLESQUE HALL OF FAME MUSEUM

From pasties, panties and delicately beaded and sequined costumes to a timeline of the art form's femme fatales, the goods on display are juicy indeed. Founded by former dancer Jennie Lee (who also founded the Exotic Dancers League) in the '60s and moved to Las Vegas from Helendale, California, in 2006, the museum has burlesque star Dixie Evans at the helm of its annual weekend celebration, which brings thousands from around the world for performances and workshops.

In 2010 the burlesque trove moved into Emergency Arts, a pocket space just off the Beat Coffeehouse. More than \$32,000 raised on a recent Indiegogo brought in 65 percent of its fundraising goal for a new home opening this fall. 520 Fremont St.

NEVADA STATE MUSEUM

From showgirl artifacts in a shimmering wall to bones, miners and native life, this museum has it covered.

Long operating out of a Lorenzi Park building, the accredited museum reopened at the Springs Preserve in 2011, a move into a \$51.5 million facility that effected a transformation. It tells the story of Nevada through interactive exhibits and a wealth of artifacts, from ancient fossils to the trappings of atomic testing and gaming. You can even learn about wildlife indigenous to the Strip.



Photo: [Mikayla Whitmore](#)
The Folies Bergere Collection
newly acquired by the Nevada
State Museum on Feb. 6, 2015.

A gallery has featured rotating exhibits including the history of modern-day communication, Mexican embroidery and Nevada-inspired contemporary art. And the museum's recent acquisitions include the entire wardrobe collection from the now-closed showgirl spectacular Folies Bergere. 309 S. Valley View Blvd., 702-486-5205.

EROTIC HERITAGE MUSEUM

Most people will live their entire lives not expecting to see a pair of panties once belonging to Hitler's companion Eva Braun, but the large lingerie is front and center in Sex in the Third Reich, an exhibit providing a tiny glimpse into the sexual climate and politics between World Wars I and II, explaining at the outset its use of offensive symbolism to display how iconography is



Photo: [Mikayla Whitmore](#)
On display at the Erotic
Heritage Museum is a
undergarment from Eva Braun,
Hitler's mistress.

used to control and brainwash societies. Located near a Chicken Ranch brothel exhibit, it links in a hyper-niche of human sexuality and leads into two floors on sex's role in politics, religion, law and popular culture (complete with a sexualized Star Wars display with a naughty Stormtrooper standing near a Landspeeder).

Opened in 2008 by San Francisco-based Exodus Trust, the museum temporarily closed in 2014. Property owner Harry Mohny has since reopened the museum as a for-profit, and it's now home to the show Puppetry of the Penis, as well as mammalian penis bones, the prop-heavy history of peep shows, video porn through the decades and artifacts ranging from a metal chastity belt to re-created porn-star vaginas. 3275 S. Industrial Road, 702-794-4000.

ATOMIC TESTING MUSEUM

Dioramas of Cold War America take us inside a family fallout shelter and a government office in a classified world, showing midcentury realities of nuclear fear. Starting out as a small collection in a room off the library at the Department of Energy on Losee Road, this national archive of Nevada's relationship with nuclear testing is a Smithsonian-affiliated institution.

Its 8,000 square feet show the havoc atomic warfare wreaked on Japan while becoming a pop-culture focus in America—particularly in Nevada, where bars celebrated the theme and people watched test-blasts in the desert. Told through more than 12,000 artifacts, the story includes videos, documents and displays, from geiger counters to a simulated atomic blast that will tell you “duck and cover” would never have worked. 755 E. Flamingo Road, 702-794-5151.

CLARK COUNTY MUSEUM

Homes of early Las Vegas
have taken over Heritage
Street at the Clark County
Museum, where relocated
historic buildings make up

the quaint neighborhood. The giant open-air diorama on a gravel road leads to a '60s-era Gothic-revival wedding chapel that once sat next to the Riviera.

Sidewalks under the canopies of mature trees take visitors into a 1935 Tudor revival built originally on Downtown's Seventh Street, and a restored 1912 California bungalow featuring a vast front porch with rocking chairs. A three-bedroom Townsite Home, one of many famous temporary homes built to accommodate workers of the Basic Magnesium Plant, includes an exhibit about Southern Nevada's role in the Second World War.

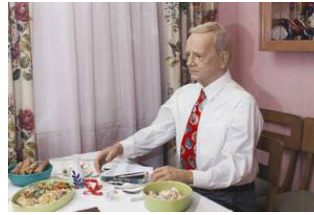


Photo: [Mikayla Whitmore](#)

A display in the Goumond House at the Clark County Museum.

The experience is Memory Lane-esque, even for those whose knowledge of early 20th-century America was handed down by popular culture. Among the painstakingly decorated interiors is a 1930s Las Vegas motor-court cabin paired with a 1948 silver Spartanette trailer, the Candlelight Wedding Chapel, a railroad depot and a print shop, some inhabited by mannequins.

The small ghost town and walking trail take visitors back another century with structures and artifacts. And inside the museum's exhibit hall sits a diorama-to-diorama narrative of the area, starting with the Ice Age and dipping into gaming, mining, wildlife and native cultures. 1830 S. Boulder Highway, 702-455-7955.

HISPANIC MUSEUM

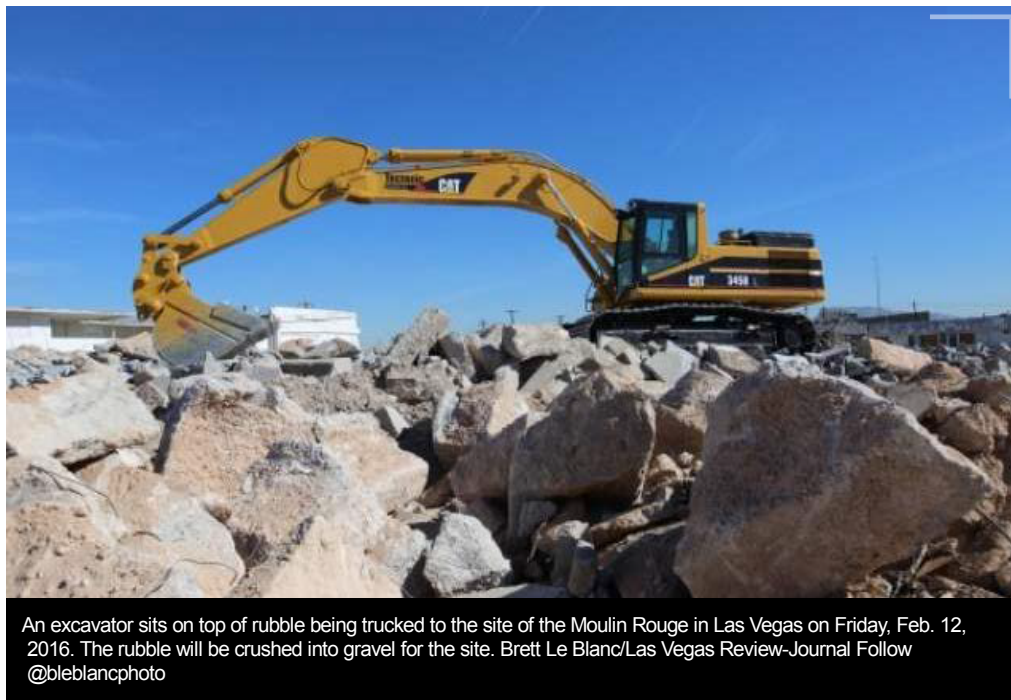
Founded in 1991, the long-nomadic Hispanic Museum of Nevada settled into its home at the Boulevard Mall in 2012, mounting exhibits of religious iconography, artworks, textiles and artifacts representing Latin American and Caribbean cultures in what was once a store. It also sells work by Las Vegas artists. 3680 S. Maryland Parkway, 702-773-2203.

BOULDER CITY/HOOVER DAM MUSEUM

Located in the Boulder Dam Hotel in Boulder City's historic district, this detailed narration of the Boulder Dam Project—a monumental feat in the 1930s that became the Hoover Dam—shows how laborers worked and lived in the government town that grew into quaint Boulder City.

The Hoover Dam, a museum in itself with outdoor displays of its construction, remains a main attraction at the edge of town, and the Nevada State Railroad Museum at 602 Yucca Street offers train rides on rails built by the Union Pacific Railroad in the 1930s, with locomotives on display. 1305 Arizona St., 702-294-1988.

Hope flickers anew at old Moulin Rouge site in downtown Las Vegas



An excavator sits on top of rubble being trucked to the site of the Moulin Rouge in Las Vegas on Friday, Feb. 12, 2016. The rubble will be crushed into gravel for the site. Brett Le Blanc/Las Vegas Review-Journal Follow @bleblancphoto

By Alan Snel
Las Vegas Review-Journal

There's a flicker of life at the old Moulin Rouge casino site on the industrial northwest edge of downtown Las Vegas.

And a property transaction could be in the cards by the end of March.

Not much is left of the fre-ravaged, 5-acre historic casino site that hosted the country's first racially integrated hotel-casino for six months in 1955.

But these days, there is activity on the property. Trucks are delivering Project Neon road debris, and construction vehicles are recycling concrete at 840 W. Bonanza Road as Las Vegas-based Rebel Sand & Gravel has an air quality permit for a project called Moulin Rouge Restoration.

City code enforcement staffers are keeping tabs on the sand and gravel operators, who are working to remove a building foundation from a different location to take it to the landfill, city spokesman Jace Radke said. Republic Services requires they grind the concrete into manageable pieces, Radke said.

The county dust control application lists Moulin Rouge Group/Ward 5 Chamber of Commerce as the owner. But Olympic Coast Investment Inc. of Seattle is the loan servicing company for a group of about 315 investors who actually own the property. The group has no formal name; the majority of the investors are in the Seattle area.

Ward 5 Chamber of Commerce, a small nonprofit organization, is trying to work with two potential investors who are interested in acquiring the site by the end of March, said Kevin Hanchett, managing member of Resource Transition Consultants LLC in Edmonds, Washington.

Hanchett is an Edmonds, Washington, attorney who owns Resource Transition Consultants LLC, which was appointed by District Court for Clark County to take control of the property and guide the process of disposing of it to a seller. Moulin Rouge Properties LLC had borrowed approximately \$18 million to buy the land, but it defaulted on the loan in 2012 and the property was foreclosed on.

Hanchett said the two investors, Max Energy International LLC from the Los Angeles area, and Asraf Rajpoot, also of Los Angeles, are looking to reinstate a purchase agreement.

Ward 5 Chamber of Commerce will act in an advisory capacity to the two investors, Hanchett said.

"Ward 5 has a vision for the property and would like to have that vision implemented," Hanchett said.

Breathing new life

Hanchett has been in touch with Katherine Duncan, founding president of Ward 5 Chamber of Commerce. Duncan hopes her work will serve as a catalyst to help breathe new life into the former integrated casino site where the likes of Sammy Davis Jr., Ella Fitzgerald, Nat "King" Cole and Louis Armstrong performed more than six decades ago.

"There's hope. We're looking for investors. There's room for volunteers," said Duncan, who drives a car with "M Rouge" plates.

The plan is to use a redeveloped Moulin Rouge site as a driver to bolster the city's historic west side, Duncan said.

Duncan said a meeting will be held at the Elks Lodge at 4100 W. Charleston Blvd. at 6:30 p.m. Tuesday. "We're looking for investors and volunteers to sign up for committees. And we want people to come to the Moulin Rouge by bicycle."

Duncan said her nonprofit raised \$100,000 last year toward buying the Moulin Rouge site and wants to sell \$250 ownership units to interested parties who don't have deep pockets. The money would buy a total of 15 acres, which includes the former Moulin Rouge site and also land that hosted condos and government-subsidized housing. Those vacant buildings would also need to be demolished.

Scott Johnson, president of Moulin Rouge Holdings LLC, said, "The biggest challenge is the reputation of the area."

Duncan and her nonprofit originally wanted to buy the site but failed to come up with the \$1 million down payment on Feb. 3 toward the purchase, Hanchett said.

Rebel Sand & Gravel is recycling the concrete because Duncan first thought she would be able to close on the deal, Hanchett said. So, she gave permission to Rebel Sand & Gravel to work on the site.

Hanchett said there was confusion by Duncan over which one of the economic partners was going to fund her down payment to buy the land. Rebel Sand & Gravel began its concrete recycling operation before the sale had closed because of the confusion over the closing date, Hanchett said.

Hanchett is working with Rebel Sand & Gravel on a short-term lease to allow the operators to continue recycling the concrete until a closing is finalized. Hanchett also figured Rebel Sand & Gravel can stick around after any potential property closing to help recycle the concrete blocks from the buildings on the site.

The loan servicer, Olympic Coast, previously had worked out a settlement agreement with the city that allows for round-the-clock security instead of the \$2 million to \$2.5 million it would have taken to demolish the remaining buildings on site, Hanchett said. The city had wanted the property owners to raze the old buildings.

"Like every project there are complications and issues to deal with. We have eliminated virtually all hurdles to enable us to convey clear title to a buyer," Hanchett said.

Historically significant

A New York City-based company, GCA Capital Group, floated an idea two years ago for a \$230 million to \$250 million casino and entertainment development that would include a hotel, retail and restaurants for the site. The Moulin Rouge is the only entertainment site recognized on the U.S. National Register of Historic Places for its significance to the civil rights movement.

The developer had the property under contract and even appeared before the state Gaming Commission, but the project was never realized because of GCA was unable to fund the closing, Hanchett said. A GCA representative could not be reached for comment.

Duncan is determined to move forward. "We'll integrate it socially and economically," Duncan said. "No private developer has been successful with this project since it opened in 1955."

Councilman Ricki Barlow, whose district includes the site, said the new Tenaya Creek Brewing site is "a planting of the seed" along Bonanza Road, and he hopes the former Moulin Rouge site can attract a gaming developer to build a neighborhood casino.

A trailer is brought in periodically to preserve the gaming entitlements on the Moulin Rouge site.

Rebel Sand & Gravel owner Rico Laureano said he hopes the Moulin Rouge redevelopment moves ahead.

"It's an effort to improve the site," Laureano said. "The buildings are unsafe and attract the wrong type of people."

March 6, 2016 - 2:15pm

Stone tools from the end of the ice age discovered in Lincoln County



By HENRY BREAN
LAS VEGAS REVIEW-JOURNAL

Thousands of years before Dry Lake Valley earned its name, the vast basin in Eastern Nevada cradled water and marshland that beckoned some of the Great Basin's earliest known human inhabitants.

Their stone tools are still out there, if you know where to look.

A team of archaeologists from a Utah-based firm has found artifacts at six sites in the Lincoln County valley, 130 miles northeast of Las Vegas on U.S. Highway 93. They also found ancient tools at seven sites in Delamar Valley and six sites near Kane Springs, also in Lincoln County.

The projectile points and crescent-shaped scrapers were fashioned out of chert and obsidian by people who lived in the

area as many as 12,000 years ago, near the end of the last ice age.

"These are the first folks to make a living in the Great Basin," said archaeologist Jesse Adams, who led the team from the environmental consulting firm Logan Simpson.

Finds like this are "very rare," Adams said. "There are definitely archaeologists who go their whole careers without finding any, and we found several."

And almost as impressive as what they found was how they found it.

The team used computer-based predictive modeling to determine where to go looking for artifacts based on the locations of previous finds elsewhere in the Great Basin from the same time period.

The method helped them pick out relic sites 100 feet square in valleys 60 miles long and 15 miles wide.

In Delamar Valley, their predictive mapping tool led them to the rocky rubble of a long-vanished stream bed where scattered tools marked where early inhabitants may have fished, hunted water fowl and gathered plants.

"These are very subtle land forms," Adams said of the old stream channels, which have been inverted by erosion along the dusty playa.

The fieldwork was conducted from 2010 to 2013, using grant money from something called the Lincoln County Archaeological Initiative, a federal program launched in 2006 to inventory, manage and protect cultural resources on public land in the rural county.

The initiative was seeded with money from the sale of federal land for development near Mesquite. So far, the program has distributed more than \$8.1 million to 49 different research and resource management projects in Lincoln County.

The initiative is now accepting proposals for its ninth round of projects, with \$1 million up for grabs.

Nick Pay, an archaeologist with the U.S. Bureau of Land Management, said Adams and company found something rare, "especially in the Great Basin," where little evidence has been found of human activity from the end of the Pleistocene.

"We don't find (sites like this) very often. In this case, we found them and we were looking for them," said Pay, who is also project manager for the Lincoln County Archaeological Initiative. "It's kind of a big deal that their (predictive) model worked."

Adams said the artifacts they discovered were cataloged, photographed and left where they were found.

As a general rule, Pay said, his agency doesn't collect relics from the field unless they are under immediate threat. He said they simply don't have the money or the space to store and care for every arrowhead or scraper tool.

For members of the general public, removing artifacts from federal land is against the law.

Pay declined to identify the specific location of the relic sites, though he did say that some of them "skirt along" the route picked out by another group of people who have come to Dry Lake and Delamar valleys in search of water.

The Southern Nevada Water Authority plans to sink wells and run pipes across a wide swath of Eastern Nevada some day, supplying groundwater to the Las Vegas Valley that some researchers argue is left over from the last ice age.

Pay said the discovery of artifacts in the area is unlikely to impact the pipeline project. The water authority is already required to conduct a cultural resource inventory along "every inch" of the pipeline and mitigate for any sites that may be found in its path.

Pay said little is known about the culture and customs of the people who left the stone tools in what is now Lincoln County. He said the Paleo-Indian people were hunter-gatherers and "more than likely semi-nomadic," trailing water and game across the landscape and through the seasons.

"In the Great Basin, where you have water you have people," he said.

Adams can vouch for that. During one of their field trips to Delamar Valley in January 2013, they arrived after a winter storm to find the playa covered by shallow lake.

Standing at its edge, it was hard not to think about the people who may have stood there thousands of years before.

"It gave you an idea of what the valley might have looked like to them," Adams said.

Contact Henry Brean at hbreaan@reviewjournal.com or 702-383-0350. Find him on Twitter: [@RefriedBrean](https://twitter.com/RefriedBrean)



The Huntridge Center Gets a Facelift

DOWNTOWN NEWS

Wednesday, February 24 11:45am

By [Jessie O'Brien](#)

Anyone who has flied up at Circle K or popped in at Huntridge Tavern for a nightcap knows the Huntridge Shopping Center has a reputation for being sketchy. But J Dapper is starting to change that.

Dapper, the head of [Dapper Companies](#), purchased the 62,000-square-foot center at 1116 E. Charleston Blvd. from Paul Kellogg, who also owns Huntridge Tavern, for \$5.2 million. He also purchased the former Mahoney's Drum Shop and Gamblers Book Shore on the north side of Charleston.

While the city and most neighboring business are supporting Dapper, revitalizing these properties has had its challenges. So far, the old Gamblers Book Shop was gutted and new windows were put in. The parking lot was re-asphalted and they are currently working on the façade. An undisclosed design firm is moving in at the end of 2016. The old Mahoney's Drum Shop on Bonneville Avenue and Maryland Parkway is getting a façade remodel as well with new glass storefronts. The adjacent fourplex was torn down because it was full of asbestos, which added more parking.

“It's going to look like a well-maintained old building,” Dapper says.

Plans for Huntridge Center include a mid-century façade remodel coming in the fall, downsizing the Huntridge Pharmacy and expanding the [Hi-Rollers Barber Shop](#) space, and updating the entire Circle K corner property with 1950s-style architecture (if they renew their lease). New signage for the center should appear in the next two-to-five months.

“You can't just go in and put east Fremont Street dining types of establishments there, because it won't work.” -J Dapper

The current tenants of the almost-full center include Savers thrift store, Save-A-Lot grocery store, Circle K, The Huntridge Pharmacy and Soda Fountain, Huntridge Tavern, and Hi-Rollers Barbershop. The only new tenant with a lease so far is a chain restaurant offering chicken wings, [Wingstop](#).

“You can't just go in and put east Fremont Street dining types of establishments there, because it won't work,” Dapper says. “You need to have a combination of some mom-and-pop and some corporate tenants, too.”

Getting the right tenants to believe that the Huntridge shopping center is a good,

viable area to put their business and to reassure them that issues like homelessness are going to get better is what Dapper says are his biggest challenges.



Facade remodel proposal

So far, Dapper has stepped up security and tore down the old Farm Basket building, which had become “a squatters paradise.” According to multiple Huntridge Center business managers, removing the building and adding security has made a difference, but there is still an issue with panhandlers in the area.

“We don’t want to just push [the homeless] into the next neighborhood. We are looking to try to make a change,” Dapper says, which is why he is working with Caridad charity to help with outreach in the area.

Dapper realizes it is going to take more than just his properties to make the area succeed and he is reaching out to neighboring businesses to get them to clean up their properties. Some, like Burger King, have been responsive to his requests and willing to help while others, like 99 Cents Only, have not. Representatives for 99 Cents Only Stores declined to comment.

Overall, however, the neighborhood is supportive.

“Nowhere else in town—nowhere—do I buy a property and have my fellow landowners [in the area] email me and [say], ‘Thanks for coming here. Thanks for doing this,’” Dapper says.



The Mothers Who Marched

How an organization of black mothers from the South provoked welfare reform by shutting down the Strip

FEATURES

Thursday, March 3 7:00am

By **Emmily Bristol**

On a Saturday 45 years ago, 37-year-old Emma Daugherty, a mother of eight, took part in one of the largest protests in Las Vegas history.

She was a member of the welfare reform organization known as Operation Life. On March 6, 1971, marching 1,500 strong, arm-in-arm with celebrity activists including actress Jane Fonda and labor rights leader Cesar Chavez, this group of poor women from the South walked to the heart of the Strip, Caesars Palace gleaming on one side

and the blushing marquees of the Flamingo on the other.

After years of fighting a broken welfare system, staging sit-ins, getting arrested and begging state legislators for reform, the women of Operation Life were not going to be quiet.

“It makes me appreciate the hidden history of Las Vegas so much more,” says Carmella Gadsen, Daugherty’s great-granddaughter. “I always said that Las Vegas is a place without culture and without history, but I just hadn’t really been exposed to it.”

It’s a powerful history. And, as the women of Operation Life pass on, it’s a history that, until recently, was in danger of dying with them.

From the cotton fields **to the desert**

“We were sharecroppers [in Louisiana],” says Ruby Duncan, one of the leaders of the march and a founder of Operation Life. “It was a bit better [in Las Vegas], because in the South, when I was a young person picking cotton ... we didn’t have roads. But it wasn’t much different.”

Segregation on the Strip during the 1940s and ’50s, Jim Crow laws and the practice of redlining funneled most of the city’s black community and businesses into the Westside, an area near Downtown so called because it was on the west side of the Union Pacific railroad tracks. The neighborhood offered little succor to those migrating from the



Protesters at the Sands, 1971. | Photo courtesy of Las Vegas News Bureau

South, and Las Vegas became known as the Mississippi of the West.

“We didn’t have any running water. It was really bad,” says Duncan, who moved to Southern Nevada

from her native Tallulah, Louisiana, in 1952. She found kitchen work in casinos on the Strip until an accident left her with a permanent disability. By the 1960s, she had married and had seven children.

Many more of the women who would later form Operation Life were making their way to Las Vegas. Among them were Daugherty, Mary Wesley, Alversa Beals and Rosie Seals. While many of them were born and raised near each other, it was their shared struggles in the Westside that would cause them to meet and, eventually, unite.

Like Duncan, Seals worked in the cotton fields as well as wood mills before moving to Las Vegas in 1951. When she was 37, the widowed Seals had a stroke. Her doctor wrote a note saying she could die if she went back to work, and instructed Seals, a

mother of seven, to take it to the welfare office. But when Seals visited the welfare clerk, her application was promptly denied.

Seals' experience was neither rare nor the worst of its kind. In 1961, the national welfare system did not force states to participate. Nevada refused to sign on for years. States had full discretion over how funds were disbursed, including rules on who qualified and how recipients were compensated.

Because of the states' power, single black mothers and single white mothers could end up getting paid different amounts. While working at a laundry service, Seals learned that her white coworker got a higher welfare benefit, despite having fewer kids.

Across the country, welfare office administrators saw single black mothers as part of a growing cultural problem. Annelise Orleck writes in *Storming Caesars Palace: How Black Mothers Fought Their Own War on Poverty* (Beacon Press, 2006):

“By the mid-1960s, when Duncan, Beals, Wesley and Seals walked into the Las Vegas welfare office to apply for aid, it had become difficult for most caseworkers to see poor black mothers as individuals. They had merged, instead, into a nameless, featureless social problem: the unmarried black mother. The nation’s newest bogeywoman was stigmatized no matter what she said or did: She was a bad mother if she worked outside the home and neglected her children, a

parasite if she applied for aid so that she could stay at home.”

After the curt dismissal, Seals began talking to welfare rights activists and bringing their call to arms back into the living rooms and churches of the Westside.

At the time, it was legal to work while receiving benefits, and Nevada had the highest rate of working welfare mothers in the country (47 percent), according to Orleck. But dollars earned on the job counted against welfare benefits. In Nevada, the welfare benefit was only \$25 per child per month.

This wasn't the worst problem facing welfare mothers. Nevada law allowed welfare offices to routinely conduct substitute-father raids, in which they could forcibly enter the homes of recipients, unannounced, to search for any clue that a man had been there. If any evidence, such as whiskers in the sink, was discovered, the women could be labeled a welfare cheat and kicked out of the system.

Women also faced the threat of losing their children. In 1967, Congress gave the Welfare Department the right to take a single mother's children because of multiple instances of illegitimacy. Illegitimacy could mean anything from too many children fathered outside of marriage, too many children fathered by too many different men or simply, children being raised in a home without a father.

Compounding the problem, family-planning options for poor black women at the time were limited. Until 1973 unmarried women, regardless of race, couldn't access birth control. Many of the women on the Westside begged their doctors for birth control. Gadsen's great-grandmother Emma Daugherty was one of them.

“I would have preferred to have fewer children,” Daugherty, who declined an

interview with *Vegas Seven* due to health issues, says in *Storming Caesars Palace*. “But there wasn’t any birth control available on the market for black peoples like they had for whites. There was no place to go.”

Daugherty’s plight echoes in Gadsen’s work. The recent UNLV graduate is the coordinator of the Green Dot Violence Prevention Program at the school’s Jean Nidetch Women’s Center.

“There were so many other women [besides my great-grandmother] who had a lot of children, not because they wanted to,” Gadsen says. “Someone like me now, who is participating in reproductive justice and caring about those things ... and knowing it’s been going on so long, [to see] that my great-grandmother was really a victim of not being able to have her own choices and options, that really touched home for me.”



March 13, 1971. | Photo courtesy Las Vegas News Bureau

The growing storm

Rosie Seals soon found her living room meetings getting bigger, and her phone ringing off the hook. She was visiting homes of people in abject poverty, some in shacks barely more than tents made of rags. The poorest would send their children door-to-door begging for bread.

With the help of Alversa Beals, Seals mobilized the Westside mothers into the Clark County Welfare Rights Organization (CCWRO). Affiliated with the coalescing National Welfare Rights Organization, CCWRO joined a movement that was spreading throughout the country. In 1966, welfare marches took place in 16 major cities. The following year, protests spread to 40 cities. By 1968, the movement captured the gaze of national leaders, including Dr. Martin Luther King Jr., who acknowledged the group as an important part of his Poor People's Campaign.

But in 1970, things got worse. By this time, George Miller had taken over as director of the Nevada Welfare Department. Miller was already known for using substitute-father raids to investigate alleged welfare cheats, despite the Supreme Court ruling two years earlier that aid could not be withheld because of the presence of a "man in the house." He launched a ruthless audit of Las Vegas and Reno welfare rolls. Without warning, recipients stopped getting checks or found them slashed without explanation.

Duncan, now a major player in CCWRO and a media-friendly face for the organization, was not going away without a fight. With the help of Clark County Legal Services Director B. Mahlon Brown, they filed *Woods v. Miller*, which argued that terminating the benefits of so many welfare mothers at the same time without hearings was a violation of their due process rights and federal law.

Although a judge's order temporarily reinstated benefits, Miller refused to release his iron grip. Instead, he escalated his efforts, sending out a new wave of cuts on New

Year's Day 1971.

Duncan knew what they had to do: "We had to go to war with them."

Taking it to the streets

on february 8, 1971, ccwro leaders marched to the welfare office, weaving through the Westside with 300 members of the community. Duncan read a list of demands, including restoring benefsts and reviewing the official caseworker rulebook.

They would return to the welfare office a week later, but officials would only meet one demand: A select few CCWRO leaders could read the manual at the office. As they walked outside in defeat, help appeared in a surprise supporter: Sammy Davis Jr.

The entertainer experienced segregation frsthand in Las Vegas. Once, the Sands drained the pool after the headliner jumped in with his Rat Pack buddies. Duncan found him talking to a crowd of media outside the welfare office, rallying behind their cause. She seized her moment.

Duncan announced plans to shut down the lifeblood of Las Vegas. She delivered the news that CCWRO would march down the Strip every Saturday until things changed.



Security guards block protesters from entering the Sands Hotel and Casino. Photo courtesy Las Vegas News Bureau

With Duncan taking lead, protesters linked arms and marched down Las Vegas Boulevard on March 6, 1971. In addition to Fonda and Chavez, they were joined by peace activists Rev. Ralph Abernathy, Dave Dellinger, Donald Sutherland and Dr. Benjamin Spock. The 1,500-person procession spanned a quarter mile down the Strip, and was filled with welfare rights activists who had come from “every corner of the United States,” according to Duncan.

Their destination: Caesars Palace.

Organizers marched past the sparkling fountains into the heart of the casino, where gaming stopped for half an hour. Caesars’ then-president William Weinberger surreptitiously met Duncan in the lobby and told her that everyone was invited to stay as long as they liked. The mothers sat on the steps out front. Their children played in the fountains as security guards stood idle.

Across the street, the Flamingo locked its doors. “They were afraid of us!” Duncan says.

But for all the national headlines, they had little to show for it. The following week, the Westside mothers took to the boulevard again, this time targeting Howard Hughes’ Sands. While their numbers had dwindled to about 250 protesters, their spirits were not diminished. When CCWRO leaders found the Sands’ doors locked and barricaded by furniture, “we took to the streets,” Duncan says.

From sidewalk to sidewalk, protesters sat in the street in peaceful protest. Traffic backed up all the way to the California border, says Duncan, who was among the 86 arrested.

In the following days, things



Security guards and guests watch protesters outside the Sands Hotel and Casino. | Photo courtesy Las Vegas News Bureau

escalated between the protesters and the police. The women were arrested multiple times on suspicion of assault and battery after welfare officials repeatedly refused to sign a form that would help an evicted woman from their community. In one incident, fistfights with the police broke out after Duncan and Seals carried a welfare official, who was hiding in his office, outside to the public.

“I was not aware it would explode the way it did,” Duncan says. “We were aggravating everybody.”

Then, 13 days after protesters first shut down the Las Vegas Strip, the *Woods v. Miller* ruling came in and changed everything. Miller’s massive cuts were found to be an unconstitutional violation of the rights of all welfare recipients. The judge reinstated everyone who had been cut and ordered retroactive payments.

It was a big win, but far from the mothers’ last fight.

The aftermath

Following the *Woods v. Miller* ruling, the organizers staged eat-ins when state legislators passed new cuts to the welfare program and stiff new penalties for cheats, including prison time. They lobbied for Nevada to join the food stamps program.

“Nothing was ever too big. We just felt like everything should be done and our children should get better,” Duncan says.

A year after the marches on the Strip, CCWRO opened a community organization at the corner of Jackson Avenue and D Street, christening it Operation Life. In just a few years’ time, its headquarters would offer the Westside’s first library, first healthcare clinic and first economic development office. At its height, the organization was managing millions of dollars in federal aid money and grants, which were used to feed children, start businesses, provide job training and shelter the homeless in their community. The organization shifted focus after Reagan-era policies required administrators of federal funds to have a college degree.

Now 83 years old, Duncan is one of the few Westside mothers still alive and is as sharp as ever. She retired from Operation Life in 1990, and is the only one who has a public legacy, which includes the low-income housing project Ruby Duncan Manor (built by Operation Life in 1987) and Ruby Duncan Elementary School in North Las Vegas (opened in 2010).

When Seals died in April, her one-paragraph obituary in the *Las Vegas Review-Journal* simply said she was a homemaker. The other women are almost forgotten.

“I realized I had learned more about my [great-]grandmother from the book, *Storming Caesars Palace*, than I had really learned all my life growing up with her,” Gadsen says.
“She never really mentioned Ruby

Duncan or any of the other women, for that matter. For all I know they could be really great friends in the church, but it was just something she never really brought up. And I don't know why that is."

Gadsen hopes to record Daugherty's account of Operation Life for an oral history at the Lied Library, so her great-grandmother's stories will not be lost.

Duncan also has stories included in archives. "I tell my children, 'You guys better ask me everything you want to know now,' [while] my mind is still working," she says.

But while Duncan wants the history of Operation Life preserved, she doesn't want people to only look backward. And she's ready with advice for the next generation of activists: "I think they should push their legislators. Go to them and say, 'This is what we want or we will organize against you!'"



Ruby Duncan, February 26, 2016. | Photo by Krystal Ramirez

Coming from Duncan, that's no idle threat.

March 6, 2016 - 10:15am

An architectural gem from Nevada's past is returning from ruin



The Belmont Courthouse in Belmont, Nev., is shown on Wednesday, March 2, 2016. The courthouse was built in 1876. Randi Lynn Beach/Las Vegas Review-Journal

By JOHN M. GLIONNA
SPECIAL TO THE REVIEW-JOURNAL

BELMONT – Each time Donna Motis gazed out her kitchen window, through the leafless branches of her backyard cottonwood trees, she spied a rare slice of Nevada history: a three-story timepiece whose fabled architectural elegance was now tarnished by a sense of wretchedness and despair.

In its heyday, Belmont's old brick courthouse, with its square wooden cupola, was the moral compass of this once-thriving mining town, where for decades a no-nonsense brand of Old West justice was dispensed and lawbreakers met their fates with both bravery and tears.

The imposing edifice was completed on July 4, 1876, when this silver boomtown was the Nye County seat. It saw its last case in 1905, long after the silver was gone and the town had begun its cultural decline.

Like a crusty old lawyer whose career had fallen on hard times, the once-proud courthouse tumbled into a state of near-ruin. When it rained or snowed, Motis could see water pouring through the roof, staining the walls of a once-cherished building added to the National Register of Historic Places in 1972.

Weekend hikers on self-guided tours covered the walls with graffiti. Vandals carted off the building's priceless period furnishings. In the 1960s, the infamous Manson Family even tried to make camp in the courthouse. Legend has it that feisty Belmont resident Rose Walters, rife in hand, told the group to scram.

Then a few years back, this isolated high-desert burg with less than a dozen year-round residents decided to save its treasure. When the subject of the old courthouse came up at Dirty Dick's Belmont Saloon, locals cupped their beers and shot each other knowing looks.

"We got to the point where we knew we either had to let it go to hell or put together a group of people to fix it," said Rick Motis, a sturdy 63-year-old former truck driver with sledgehammer hands:

Well, this old courthouse was not going to hell; not by a long shot.

In 2011, residents formed Friends of the Belmont Courthouse, a nonprofit group whose mission was to rally the money, energy and expertise to stem the building's decline. They wanted to install a new roof and windows and, just maybe, bring the old courtroom back to life as a living snapshot of the past.

The group includes Belmont residents Rick and Donna Motis as well as lawyers and judges from across the state who want to preserve an important piece of Nevada history.

"There was a time when the courthouse was the pulse of that town," said Nevada Supreme Court Justice Kristina Pickering, who sits on the group's board of directors. "It has endured so much neglect. For me, it symbolizes the pioneer spirit of the people who first settled here."

But there was a catch to this renovation job: The courthouse never had electricity or running water, and not much has changed. Belmont is off the grid; a collection of scattered buildings without electricity, running water or phone service. Generators and solar cells help heat and cool homes. Flashlights are kept on hand.

"There's nothing out here," Donna Motis said. "When it gets dark, it gets dark. If you stand on a hill in the right spot, you might get a cell signal, but even that's iffy."

Rebuilding the courthouse without modern technology required contractors who ran their tools with generators and batteries; workers who didn't mind taking a few extra steps to get a job done.

Rick Motis told of the day five men installed a 1,200-pound safe without a crane or winches. How did they do it?

"Brute force and ignorance," Motis said with a laugh.

BORN IN A BOOM

The Belmont courthouse came to be for a couple of reasons: One was that the community was booming in the frenzied search for the second Comstock mother lode.

The other was less savory: In the early 1870s, suspected horse thieves Jack Walker and Charles McIntyre were lynched at the jail and buried in unmarked graves beneath a pinion pine on the lower edge of town. The episode convinced officials that more formal justice was needed on the Nevada frontier.

In the treeless high-desert, the \$20,000 courthouse immediately became a modern wonder of its day — testimony to the true grit of the settlers.

Rock for the foundation was quarried locally. Each brick was fired in the nearby Belmont kilns. Wood for the doors, joists and roof timbers came from trees felled in the Sierra and brought in by train and horse-pulled wagons.

With a population that ranged as high as 2,000, Belmont had been the Nye County seat since 1867. It once featured an oyster house, bakery, two physicians, a drugstore, fruit store and watch repair shop. A newspaper wrote feisty editorials, including one in 1867 that read, "Here's to our governor. He came in with very little opposition; he goes out with none at all."

The Cosmopolitan Music Hall would host traveling vaudeville acts. There was a Chinatown and a mercantile store that stocked everything from Paris perfume to hob-nailed boots.

From the beginning, the thriving community's new courthouse was more than a place for the sitting judge. It also housed the sheriff, district attorney and town treasurer, some of whom both worked and slept there. And even from those early days, the place was not without scandal.

Once, locals say, a district attorney lost his re-election race but refused to leave. And in 1894, County Treasurer Adam McLean was found dead in his bed on the first floor of the courthouse. He chose poison over being charged with embezzling more than \$15,000.

The courthouse also saw its share of notable cases. One involved a Nye County sheep rancher named George Ernst, who was tried for tax evasion after trying to pay his grazing fees in nearby Elko County, where they were considerably cheaper.

In a summation that went down in courthouse annals for its brevity, prosecutor Peter Breen stood before the jury and simply stated: "George Ernst has a flock of sheep/their fleece as white as snow./He feeds them in Nye County/and taxes

them in Elko.”

He won the case.

Then the roof fell in on the mining economy. In the election of 1900, fewer than 100 votes were cast in Belmont. After the county seat was moved 46 miles south to Tonopah in 1905, the courthouse was closed and the building fell on hard times. Over the years it was used to store hay and surveyor's equipment, and even accoutrements for a field hospital.

Tourists often left behind their signatures, which remain even today. “Barbara Swanson, June 9, 1940” decorates one wall.

In another place, a soldier bound for France during World War II left a poem to his girl:

“When you and I our love must part/may it cause pain in both our hearts/I to some foreign land will go/sleep cold in death as others do/All this and more I have to say but/night calls and I mush away/With these lines/you will a hidden question find.”

Resident Terry Terras pondered over the lines before finally solving the riddle. Put together as a sentence, the first word of each sentence reads: “When may I sleep all night with you?”

In 1953, author Nell Murbarger wrote of the old mining town's decline for *Desert* magazine, observing that the courthouse still stood “as square and unadorned as a three-story bank vault, still as indomitable as the Bank of England.”

Fifteen years later, the Manson family tried to take up residence there. The group left behind a piece of graffiti, written on the frame of a downstairs door that reads: “Charlie Manson + family 1969” with a peace symbol forming the O in Manson.

Ghost hunters try to contact spirits that supposedly remain here. But most people, Terras said, come in search of the Manson Family.

“Every time Manson comes up for parole, people flock to the courthouse to take pictures of that graffiti,” he said. “That’s got to be the most photographed door jamb in the entire country.”

LOCAL MONEY

The Friends of the Belmont Courthouse initially decided to do things the grass-roots way: They wanted all the money for the refurbishment to come from donations.

The annual July 4th parade and art show raised \$2,500 one year. On Labor Day there's a barbecue fundraiser. For details, visit www.belmontcourthouse.org.

They've had to get creative: Each of the 30 new windows was financed by different donors. Nye County paid for a new roof. The cupola was also fixed and painted. So far, the group has raised about \$130,000 and has spent \$100,000, mostly on the windows.

The group's board holds regular meetings to plan strategy, and members take them seriously: Kim Wanker, the 5th District judge in Pahrump, will drive 650 miles roundtrip to attend a planning session without staying the night.

When the work will be done —and even how much more they can do — remains up in the air.

“That building is weather-tight,” said Donna Motis. “Even if we didn't do another thing, it would stand for another 200 years. There's no way the elements are going to break down that building.”

But many in the group want to do more, including renovating the courtroom. There's talk of asking the state Supreme Court to hold a hearing there once the work is done.

“We've never held a session in a ghost town or in a building without electricity or fire protection, but I'm open to anything,” Justice Pickering said. “Personally, I think it would be cool.”

But there is a stumbling block: Most of the historical photos were exterior shots, so workers have no idea what the old courtroom looked like when in use. Faint lines on the floor suggest where the judge and jury sat, but what they really need — from some museum or home attic — is a historic photo of the old courthouse in action.

Until then, they are collecting period furniture for the project.

Both Terras and Rick Motis offer tours of the courthouse, gladly accepting donations.

“Any building that can stand that long deserves some loving care,” Terras said.

Now, when Donna Motis looks out her kitchen window, she doesn't see a neglected relic of the past, but a symbol of Belmont's stubborn endurance.

March 2, 2016 - 12:24pm | Updated March 2, 2016 - 1:42pm

Clark County grants first historical designation to Liberace Mansion



A second-story cantilever housing an Old World-looking grand piano is directly above the kitchen and overlooks the living room. (Tonya Harvey/Real Estate Millions)

By BETHANY BARNES
LAS VEGAS REVIEW-JOURNAL

Liberace has long been part of Las Vegas' history. Now the iconic sequin-clad piano player's Las Vegas legacy is a little more official.

The Clark County Commission gave its first historic designation [to the Liberace Mansion](#) on Wednesday.

The mansion at 4982 Shirley St. is tucked away in an otherwise understated neighborhood located between the University of Nevada, Las Vegas and McCarran International Airport. It's owned by United Kingdom businessman Martyn Ravenhill, who has made a project out of restoring the place to preserve the opulent icon's legacy.

[Wladziu Valentino Liberace](#) bought the property in [1974](#) and it has contributed to Las Vegas' history even after Liberace's

death in 1987. Ownership changes saw it as an event space, making it the backdrop of weddings and some proms.

A 2006 purchase for \$3.7 million led to a starring role in one Las Vegas' sadder stories: The housing crisis.

The 2010 foreclosure left the villa in disrepair, but also attracted attention. Ravenhill learned the 14,939-square-foot home was for sale and ended up snagging it for \$500,000. The Liberace fan has since made it a mission to bring Liberace's luster back to the space.

"The historical designation will help safeguard the vision and initial design of the residence as envisioned and executed by Liberace and to preserve the integrity and maintenance of the mansion," according to the application, which also boasts that the new status, "will allow Liberace's legacy to continue to bring joy to many star-enthralled visitors."

The application says the mansion will be opened for public viewing, events and educational programming, which it expects will help strengthen Clark County tourism.

"The Liberace Foundation for the Performing and Creative Arts was thrilled to consult with Mr. Ravenhill on his restoration of the former home of Liberace in Las Vegas," said Jonathan Warren, chairman of the foundation, a nonprofit organization dedicated to the showman that has control of his costumes, automobiles, antiques, art and jewelry and manages his brand.

"We congratulate him on the new designation, and are thrilled to be able to point to another shining example of the cultural value of Liberace's iconic and enduring legacy."

Commissioner Mary Beth Scow, whose district includes the mansion, said the designation includes restrictions on noise and parking to make sure neighbors are protected from the increased interest.

The county historic designation is fairly new and the Liberace Mansion was the first place to try for it, Scow said.

"I think it will be a nice addition to the community to have it as a historical designation," Scow said. "It's one more thing in Las Vegas that entices people here."

Contact Bethany Barnes at bbarnes@reviewjournal.com or 702-477-3861. Find her on Twitter: [@betsbarnes](https://twitter.com/betsbarnes)

March 3, 2016 - 11:30am | Updated March 5, 2016 - 8:38am

Entertainment Diet: UNLV history professor Michael Green



UNLV history professor Michael Green poses for a photograph inside his home near Tropicana Avenue and Pecos Road in Las Vegas on Friday, Feb. 26, 2016. Daniel Clark/Las Vegas Review-Journal Follow @DanJClarkPhoto

By JOHN PRZYBYS
LAS VEGAS REVIEW-JOURNAL

Over the past several weeks, Michael Green has added another entry to his usual roster of entertainment-related activities: politics-watching.

Green, an associate professor of history at the University of Nevada, Las Vegas, followed the lead-up to the Nevada presidential caucuses and even served as a political analyst and commentator for area media during the process.

Green moved from Los Angeles to Las Vegas at the age of 2 and has been immersed in the state's history and culture ever since. Last year, "Nevada: A History of the Silver State," Green's comprehensive and highly readable history of Nevada, was published.

"If you find politics interesting — and there's something to be said for that — then yes, my entertainment (lately) certainly has changed," Green says with a laugh. "Adlai Stevenson once said that he liked politics because politicians are so funny. I don't know how funny this (presidential) crowd is, but if 'funny' means 'interesting' or 'unusual,' there's your entertainment."

We talked to Green about what he and his wife, Deborah, do when he's not keeping up with politicians or trying to figure out how today's events fit into the tapestry of Nevada's colorful history.

TV

"When I do land in front of the TV, I try to get news. I try to sample a little of everything, and some of the time it's there for background noise. I still love "M*A*S*H" reruns. I still love "Barney Miller" reruns, and I vaguely recall yelling at the cable people enough to get the cartoon channel. I am a Warner Bros. fanatic, and "Tom & Jerry" was all I had until they changed the schedule. ... I'm a sports fan, especially baseball, so it's a time of year for anticipating things, and it would be nice if I got the (Los Angeles) Dodgers on TV, especially for Vin's (announcer Vin Scully's) last season. But, in that case, I will get what I can when I get it. And we are loyal PBS viewers, and let's just say Carson the butler (from "Downton Abbey") is my hero.

Movies

This is a big joke in our household. Deborah and I have been together for 16 years and I think we have seen 10 movies together. ... We like comedies, musicals, good dramas and period pieces, and I do not incline toward foreign and arts films, which is a moral defect on my part. But it does mean I have been abandoned a couple of times (laughs).

Theater

We love New York City, we love Broadway, and we have gone to several productions at The Smith Center, including "Mary Poppins" and "Wicked." We have gone to The Smith Center for several things, most recently for Pink Martini with the Las Vegas Philharmonic. ... We like theater, and we've gone to several things at UNLV. Later this spring, I believe UNLV is going to have "Kiss Me, Kate," which was one of the first musicals we saw together, so we're going back for, like, a sing-along.

Books

I have to read (nonfiction) in the fields I study, and if I really dedicate myself to that, then I don't have enough time for goof-off reading. But for Christmas and birthdays, my wife will get very cheapie, easy reading books, and never mind where I read them (laughs). ... I read about one of my loves, baseball broadcasting, and I especially love the old Nero Wolfe mysteries. He's my kind of guy. He just likes to eat and read and sends other people to dig up information for him (laughs). That would be a nice life.

Music

I listen to KNPR, which is not music, and then I will go over to see what's on the classical station and the UNLV station, and I will end up checking the big band station. I actually like older music and, sometimes, the country station. ... I find I like just about most music. I'm not into hip-hop or rap, but I can't wait to see "Hamilton," and not just on historical grounds, just on the basis that it looks fascinating.

Dining

I wish I was a foodie; I just like what I like. ... Downtown has a lot to offer, and it's a big change from my youth, and I think it's a great change in that there are not just a lot of places to choose from, but so much variety, so many ethnicities.

Read more from John Przybys at reviewjournal.com. Contact him at jprzybys@reviewjournal.com, and follow [@JJPrzybys](https://twitter.com/JJPrzybys) on Twitter.

March 4, 2016 - 2:45pm | Updated March 7, 2016 - 1:00pm

Why the Liberace Mansion is back in the spotlight



Liberace commissioned a ceiling mural in the master bedroom and bath. The bedroom's mural depicts the Sistine Chapel. It reportedly took two years for Stefano Angelo Falk, a descendant of Michelangelo, to complete. (Tonya Harvey/Real Estate Millions)

By **HOLLY IVY DEVORE**
REAL ESTATE MILLIONS

A lot can change in a few years. Need evidence? Look at the Liberace Mansion at 4982 Shirley St.

In summer 2013, the 14,393-square-foot former part-time residence of iconic piano virtuoso Wladziu Valentino Liberace (1919-1987) – known for his showmanship while performing on the Las Vegas Strip, sequined costumes and opulent lifestyle – was in foreclosure after several changes of ownership following his 1987 death. Signs of neglect were evident both inside and out, and its cracking walls were a sign of a sink hole hidden under its master suite wing. Its glory days of glitz and glamour were no more.

That was then and this is now.

Now the Liberace Mansion is back in the spotlight, [receiving the first Clark County Historical Designation](#) with an unanimous vote of the Clark County Commissioners last week. This is a big step from when United Kingdom businessman and long-time Liberace fan Martyn Ravenhill purchased the foreclosed home for a mere \$500,000 or \$34.74 per square foot in August 2013 and embarked on extensive preservation and restoration efforts after fixing the sink hole. He said he has spent more than \$1 million in restoring this slice of Las Vegas history. These efforts are still ongoing.

"We pursued this designation because we were very concerned about the future of the mansion, and I wanted to make certain that it remains intact. It was neglected when I purchased it, and I want to protect it the best I can," Ravenhill said. "Las Vegas is internationally renowned for destroying its history and buildings, but where I come from, in England, we are focused on preserving. I want to share the mansion and its history with others, and I think receiving the historical designation will help do that."

Historical designation

Describing "why" the Liberace Mansion qualified for the county's historical designation during last Wednesday's Zoning Commission meeting was Heidi Swank, executive director of the Nevada Preservation Foundation, who worked with the county in expanding the Clark County Historic Designation beyond neighborhoods to individual homes and structures in 2014.

Criteria for historical designation can vary. Swank explained that, in the Liberace Mansion's case, the residence met the criteria that it:

- Is at least 40 years old (Liberace actually combined two existing houses in 1974);

- Is associated with a well-known person in the community's history; and

- Contributes to or is reflective of the county's social, cultural, economic or political history.

"This is the first time that the county ordinance has been used at all. We should have another project applying for county Historic Neighborhood Designation in the coming months – the original part of the Paradise Palms neighborhood," Swank said after the meeting, explaining that the foundation assists property owners as well as neighborhoods in establishing historical designation, although owners can pursue it solo.

"I really am so happy that Martyn and Ivan (Ravenhill's partner) have taken on the Liberace Mansion and in all of the work they have done ... We first visited the mansion in 2013 right after Martyn bought it, and we have helped out here and there along the way. It has come a long way."

Along with the plaque that will be displayed near the mansion's decorative front entrance, the historical designation will bring accessory uses to the single-family residence for activities like charity fundraisers, private events and private appointment-only tours.

The historical designation was approved with several conditions such as the use of valet parking during events, times when special events can be held, no outside amplified noise, and so on to protect the neighborhood, which is located between the University of Nevada, Las Vegas, campus and McCarran International Airport.

The Mansion's Future

"What's intended in the future is for the mansion to become a special area. I want to open the doors through private events and share it with others so they can get a taste of what Liberace was all about," Ravenhill said. "It has never been my intention to just open up my home to the public. After all, I live there, too."

Looking forward to getting a first-hand glimpse of the mansion are members of a Liberace fan club, who will be gathering in Las Vegas this fall.

"About 100 people from our fan club will be attending our first Liberace festival this fall in Las Vegas and the mansion is the number one thing that we would like to see," said Las Vegas Valley resident David LaBrake, administrator of a Liberace fan club on Facebook who also spoke in favor of the historic designation during the commission meeting. "I'm pleased that they are preserving the home and Liberace's memory."

They will likely be enthralled by what many have only seen in photographs and TV clips — the mansion's ornate chandeliers, an intricate ceiling mural depicting the Sistine Chapel and painted by a descendant of Michelangelo in its master bedroom, a marble tub with 14-carat gold swan fixtures in the master bath, eight marble pillars imported from Greece, mirrored walls and bars featuring etchings similar to that English illustrator Aubrey Beardsley, a curved staircase that was imported from a can-can-bar in Paris, and an atrium-style "Moroccan Room" featuring copper tiles from Africa. Memorabilia placed throughout and pictures of Liberace adorning the walls will remind them of its former owner.

For additional information, visit nevadapreservation.org or the Liberace Mansion Facebook page.

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

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

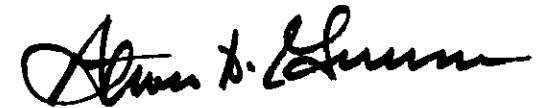
NO ACTION REQUIRED

BACKUP DOCUMENTS

- Project Update List
- Signed order appointing RTC as general receiver of the Moulin Rouge property, May 09, 2013

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; revised budget submitted 2/4/16	Begin app development; CAMP scheduled 3/31 – 4/1	09/30/16	Scope to include creation of History+Art+Culture mobile website, and CAMP training
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; staff researching permanent sign material for artwork and sign toppers	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	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; HPC purchased light fixtures for Dairy Barn 02/16	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
Huntridge Neighborhood NR nomination	Centennial Commission approved a \$65,000 grant on 10/26/15 to hire a consultant to prepare a windshield survey and Nat'l Register nomination for the Huntridge Neighborhood; CLV has received four proposals	Proposal review scheduled 3/22/16	10/16	Project funded by the Commission for the Las Vegas Centennial
Motor Court Survey	HPC requested motor court survey and public outreach plan	HPO to prepare RFP	N/A	
Moulin Rouge	Property is currently in receivership; Resource Transition Consultants, LLC were appointed Receiver 05/13; a temporary illegal rock crushing business was operating onsite until approximately 3/7/16, after which activities will move to an adjacent property	HPO to continue watching activities on site	N/A	Property is listed on the City and National Registers of Historic Places
Scenic Byway	Staff is coordinating with Operations+Maintenance Department on repairing damaged signs and creating an ongoing maintenance plan	Staff to repair signs and create maintenance plan	N/A	Las Vegas Boulevard National Scenic Byway is a federally designated byway. CLV partners with the Neon Museum to place restored historic neon signs in the Las Vegas Boulevard median. Project funded by Centennial Commission, SNPLMA and Scenic Byway grants.

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



CLERK OF THE COURT

ORDR

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DISTRICT COURT

CLARK COUNTY, NEVADA

ROBERT E. ORDAL, Trustee of the Robert E.
Ordal, PLLC Profit Sharing Plan,

Plaintiff,

v.

LAS VEGAS APARTMENT LENDERS,
LLC, a Washington limited liability company;
OLYMPIC COAST INVESTMENT, INC., a
Washington corporation, solely with respect to
property abandoned by order of the United
States Bankruptcy Court for the Western
District of Washington; et al., and Participants
in Olympic Coast Investment, Inc., Loan No.
26067 and Las Vegas Apartment Lenders LLC,
Loan No. 27000,
Defendants.

Case No. A-13-677879-B

Dept. No. XI

ORDER APPOINTING RECEIVER

Pursuant to Plaintiff's *Ex Parte* Application for an Order to Show Cause Why a Receiver Should Not Be Appointed and Application to Serve By Publication, the Declaration of Robert E. Ordal in Support of the *Ex Parte* Application for Order to Show Cause Why a Receiver Should Not Be Appointed and to Serve By Publication (the "Ordal Decl."), the Declaration of Kevin Hanchett in Support of the *Ex Parte* Application for Order to Show Cause Why a Receiver Should Not Be Appointed and to Serve By Publication (the "Hanchett Decl."), and the Complaint (the "Complaint") of Plaintiff, Robert E. Ordal, in his capacity as

1 Trustee of the Robert E. Ordal, PLLC Profit Sharing Plan ("Plaintiff"), the Court having
2 reviewed the pleadings and papers on file herein, and good cause appearing;

3 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED** that:

4 **A. APPOINTMENT OF RECEIVER:** Resource Transition Consultants LLC
5 ("RTC") (the "Receiver"), is hereby appointed Receiver in this action. Such appointment shall
6 be effective upon the entry of this Order. The responsible individual who will at all times act
7 on behalf of the Receiver in connection with the receivership is Kevin Hanchett.

8 **B. POSSESSION OF RECEIVER:** The Receiver shall have and take possession
9 of all the real and personal, tangible and intangible property (including without limitation, all
10 land, building and structures, leases, fixtures and movable personal property) more specifically
11 defined as the "Property" in the Complaint. The Property includes, without limitation, the
12 interests of Plaintiff in all "leases" and "Rents" more particularly described in the Complaint,
13 which definitions and legal descriptions are incorporated herein by this reference.

14 **C. DUTIES OF RECEIVER:** The Receiver is granted the following powers and
15 duties:

- 16 1. To enter on and take possession of the Property;
- 17 2. To care for, preserve, and maintain the Property;
- 18 3. To incur all expenses necessary for the care, preservation, maintenance of the
19 Property;
- 20 4. To develop, construct, market, and lease the Property, or portions thereof;
- 21 5. To employ or terminate the employment of any Nevada licensed person or firm
22 to perform construction of on- and off-site improvements and buildings on or with respect to
23 the Property and to manage such construction work with respect to the Property;
- 24 6. To employ or terminate the employment of any Nevada licensed person ^{or} ~~of~~ firm
25 to act as the Receiver's agent for the leasing of the Property or portions thereof, although
26 nothing herein shall prevent the Receiver from performing such services on its own;

1 7. To retain environmental specialists to perform environmental inspections and
2 assessments of the Property if the Receiver deems necessary and, if deemed necessary and
3 advisable in the discretion of the Receiver, to remediate the Property or remove and dispose of
4 contaminants, if any, affecting the Property;

5 8. To make any repairs to the Property that the Receiver, in its discretion deems
6 necessary or appropriate;

7 9. To sell the Property in the event that: (i) the Receiver determines that the sale of
8 the Property will generate proceeds sufficient to satisfy all liens; or (ii) the Receiver obtains an
9 order from the Court authorizing the sale of the Property;

10 10. To employ or terminate the employment of any Nevada licensed person or firm
11 to act as the Receiver's agent for the marketing and sale of the Property, although nothing
12 herein shall prevent the Receiver from performing such services on its own;

13 11. To operate, manage, control and conduct the Property and its business and incur
14 the expenses necessary in such operation, management, control, and conduct in the ordinary
15 and usual course of business, and do all things and incur the risks and obligations ordinarily
16 incurred by owners, managers, and operators of similar properties, and no such risks or
17 obligations so incurred shall be the personal risk or obligation of the Receiver individually, but
18 shall be a risk or obligation of the receivership estate;

19 12. To hire, employ, and retain attorneys, certified public accountants, investigators,
20 security guards, consultants, property management companies, brokers, appraisers, title
21 companies, licensed construction control companies, and any other personnel or employees
22 which the Receiver deems necessary to assist it in the discharge of its duties;

23 13. Subject to the authority set forth in the following paragraph, to continue in
24 effect any contracts presently existing and not in default relating to the Property;

25 14. To enter into and modify contracts affecting any part or all of the Property,
26 including, without limitation, any and all leases affecting the Property, which may be either in
27 the Receiver's name, or in name of the Defendants, followed by the designation "c/o Resource
28

1 Transition Consultants, LLC, a court-appointed receiver in Clark County District Court Case
2 No. A-13-677879; Dept. XI.” In addition, the Receiver shall have the authority to immediately
3 terminate any existing contract, agreement, or instrument which is not, in Receiver’s sole
4 discretion, deemed commercially reasonable or beneficial to the Property. The Receiver shall
5 not be bound by any contract between the Defendants and any third party that the Receiver
6 does not expressly assume in writing, including any portion of any lease that constitutes the
7 personal obligation of the Defendants, but which does not affect a tenant’s quiet enjoyment of
8 its leasehold estate;

9 15. To demand, collect and receive all rents and revenues derived from the
10 Property, or any part thereof, which shall not be set off by any amounts owed by Defendants
11 that the Receiver has not expressly assumed in writing, including all proceeds in the possession
12 of the above-captioned Defendants or other third parties which are or were derived from the
13 rents and revenues generated by the Property;

14 16. To bring and prosecute all proper actions for: (i) the collection of rents derived
15 from the Property; (ii) the removal from the Property of persons not entitled to entry thereon;
16 (iii) the protection of the Property, (iv) damage caused to the Property; and (v) the recovery of
17 possession of the Property;

18 17. To settle and or resolve any actual or potential litigation, whether or not an
19 action has been commenced, in a manner which, in the exercise of the Receiver’s judgment, is
20 most beneficial to the receivership estate.

21 18. Any security or other deposits which tenants have paid to the Defendants or its
22 agents and which are not paid to the Receiver, and over which the Receiver has no control,
23 shall be obligations of the Defendants and not of the Receiver, and no such tenant shall be
24 entitled to offset any such deposits against any rent owed pursuant to a lease assumed by the
25 Receiver. Any other security or other deposits which the tenants or other third parties have
26 paid or may pay to the Receiver, if otherwise refundable under the terms of their leases or

1 agreements with the Receiver, shall be expenses of the subject Property and refunded by the
2 Receiver in accordance with the leases or agreements;

3 19. To maintain adequate insurance over the Property to the same extent and in the
4 same manner as it has heretofore been insured, or as in the judgment of the Receiver may seem
5 fit and proper, and to request all presently existing policies to be amended by adding the
6 Receiver and the receivership estate as an additional insured within 10 days of the entry of this
7 Order. If there is inadequate insurance or if there are insufficient funds in the receivership
8 estate to procure adequate insurance, the Receiver is directed to immediately petition the court
9 for instructions. The Receiver may, in its discretion, apply for any bond or insurance providing
10 coverage for the Receiver's conduct and operations of the Property, which shall be an expense
11 of the Property. During the period in which the Property is uninsured or underinsured,
12 Receiver shall not be personally responsible for any claims arising therefor;

13 20. To pay all necessary insurance premiums for such insurance and all taxes and
14 assessments levied on the Property during the receivership;

15 21. To take possession and control of all the records, correspondence, insurance
16 policies, books and accounts of the Defendants and the Property which refer to the assets, the
17 ongoing construction of any uncompleted buildings and improvements on the Property, the
18 lease and/or conveyance of any completed buildings and improvements on the Property, or
19 rents and/or liabilities pertaining to the Property; to access all office equipment used by the
20 Defendants in connection with development, construction, improvement, leasing, sales,
21 marketing and/or conveyance of the Property and the buildings thereon, including all computer
22 equipment, all software programs and passwords, and any other information, data, equipment
23 or items necessary for the operation of the Defendants' business with respect to the Property;
24 whether in the possession and control of Defendants or their agents, servants or employees;
25 provided, however, that such books, records, and office equipment shall be made available for
26 the use of the agents, servants and employees of the Defendants in the normal course of the
27 performance of their duties;

1 22. The Receiver is authorized and empowered to take any and all steps necessary
2 to receive, collect and review all mail delivered in connection with Property, whether or not
3 addressed to the Defendants, as well as all mail addressed to the Defendants including, but not
4 limited to, mail addressed to any post office boxes held in the name of the Defendants, and the
5 Receiver is authorized to instruct the U.S. Postmaster to reroute, hold, and/or release said mail
6 to the Receiver. Mail reviewed by the Receiver in the performance of its duties will promptly
7 be forwarded to Defendants after the Receiver's review thereof;

8 23. To obtain copies of any and all plans, specification and drawings pertaining to
9 or affecting any part or all of the Property and to be authorized to obtain such plans,
10 specifications and drawings from the Defendants, from architects and contractors retained or
11 formerly retained by the Defendants, or from the city, municipality, county or state on which
12 such Property is situated if the Receiver deems it necessary or advisable in its discretion to do
13 so;

14 24. To pay and discharge out of the funds coming into Receiver's hands all the
15 expenses of the receivership and the costs and expenses of operation and maintenance of the
16 Property, including all of the Receiver's and related fees, taxes, governmental assessments and
17 charges and the nature thereof lawfully imposed upon the Property;

18 25. To have the power to advance funds to keep current any liens, taxes, and
19 assessments, if any, encumbering the Property that are senior in priority to any lien held by
20 Plaintiff;

21 26. To expend funds to purchase merchandise, materials, supplies and services as
22 the Receiver deems necessary and advisable to assist him in performing its duties hereunder
23 and to pay therefore the ordinary and usual rates and process out of the funds that may come
24 into the possession of the Receiver;

25 27. To apply, obtain and pay any reasonable fees for any lawful license, permit or
26 other governmental approval relating to the Property or the operation thereof; confirm the
27 existence of and, to the extent permitted by law, exercise the privileges of any existing license
28

1 or permit or the operation thereof, and do all things necessary to protect and maintain such
2 licenses, permits and approvals;

3 28. To, without the ^{Be} necessity of requesting the Court's approval, borrow such funds
4 as may be necessary to satisfy the costs and expenses of the receivership, to the extent that the
5 net revenues derived from the Property are insufficient to satisfy such costs and expenses. All
6 amounts borrowed by the Receiver pursuant to this paragraph shall be deemed secured
7 advances which may be secured by the appropriate real and personal property which shall in
8 addition have priority as a receivership expense. The Receiver is further authorized to issue,
9 execute, and record or file such documents as may be necessary to evidence the obligation to
10 repay the advances, including but not limited to, the issuance of a Receiver's Certificates of
11 Indebtedness evidencing the obligation of the receivership estate (and not the Receiver
12 individually) to repay such sums. The principal sum of each such certificate or document,
13 together with reasonable interest thereon, shall be payable out of the next available funds
14 which constitute the net revenues of the Property, and at the Receiver's discretion, secured;

15 29. To notify all local, state and federal governmental agencies, all vendors and
16 suppliers, and any and all others who provide goods or services to the Property of its
17 appointment as Receiver. No utility may terminate service to the Property as a result of non-
18 payment of pre-receivership obligations without prior order of this Court, and no insurance
19 company may cancel its existing current-paid policy as a result of the appointment of the
20 Receiver, without prior order of this Court;

21 30. To open and utilize bank accounts for receivership funds. The Receiver is
22 authorized and empowered to use the Defendants' tax identification number to establish bank
23 accounts at any bank the Receiver deems appropriate for the deposit of monies and funds
24 collected and received in connection with its administration of the Property;

25 31. To present for payment any checks, money orders or other forms of payment
26 made payable to Defendants which constitute the rents and revenues of the Property, endorse
27 same and collect the proceeds thereof;

1 32. The Receiver shall prepare on a monthly basis, commencing the month ending
2 30 days after its appointment, and by the last day of each month thereafter, so long as the
3 Property shall remain in its possession or care, reports listing any receipts and disbursements,
4 and any other significant operational issues that have occurred during the preceding month.
5 The Receiver is directed to file such reports with this Court. The Receiver shall serve a copy
6 of this report on the attorneys of record for the parties and any other interested parties who
7 request the same;

8 33. The Receiver's compensation shall be 1% of the loan balance per year, payable
9 monthly;

10 34. The Receiver, its consultants, agents, employees, legal counsel, and
11 professionals and Petitioner's professional fees and costs herein shall be paid on a monthly
12 basis. To be paid on a monthly basis, the Receiver must file and provide a copy of parties
13 requesting same, a statement of account each month for the time and expense incurred in the
14 preceding calendar month. ~~If no objection thereto is filed and served on or within ten (10) days~~
15 ~~following service thereof, such statement of account may be paid. If an objection is timely~~
16 ~~filed and served, such statement of account shall not be paid absent further order of the Court.~~
17 ~~In the event objections are timely made to fees and expenses, the portion of the fees and~~
18 ~~expenses as to which no objection has been interposed shall be paid immediately following the~~
19 ~~expiration of the ten-day objection period. The portion of fees and expenses to which an~~
20 ~~objection has been timely interposed are to be paid within ten (10) days of an agreement~~
21 ~~among the parties or entry of a Court order adjudicating the matter. To the extent net revenues~~
22 and rents are not available, Plaintiff will pay fees and expenses of the Receiver within thirty
23 (30) days after service of the statement of account on Plaintiff, unless an objection is filed as
24 stated above (and, if an objection is filed, shall pay such amounts as are allowed by the Court);

25 35. Despite the periodic payment of Receiver's fees and administrative expenses,
26 such fees and expenses shall be submitted to the court for final approval and confirmation in

1 the form of either a stipulation among the parties or the Receiver's final account and report;
2 and

3 36. To generally do such other things as may be necessary or incidental to the
4 foregoing specific powers, directions and general authorities and take actions relating to the
5 Property beyond the scope contemplated by the provisions set forth above, provided the
6 Receiver obtains prior court approval for any actions beyond the scope contemplated herein;

7 **D. NON-INTERFERENCE WITH RECEIVER:** Defendants, including, without
8 limitation, Defendants' agents, representatives and employees, are enjoined from:

9 1. Interfering with the Receiver, directly or indirectly, in the management and
10 operation of the Property;

11 2. Interfering with the Receiver, directly or indirectly, in the collection of rents
12 derived from the Property;

13 3. Collecting or attempting to collect Rents derived from the Property;

14 4. Extending, dispersing, transferring, assigning, selling, conveying, devising,
15 pledging, mortgaging, creating a security interest in or disposing of the whole or any part of the
16 Property (including the Rents thereof) without the prior written consent of the Receiver;
17 provided, however, that nothing contained in this Order shall prohibit or restrain Plaintiff from
18 initiating and/or completing a sale by judicial or non-judicial foreclosure of the Property, or
19 any portion thereof, and thereafter taking title and possession thereto; and

20 5. Doing any act which will, or which will tend to, impair, defeat, divert, prevent
21 or prejudice the preservation of the Property (including the Rents thereof) or the interest of
22 Plaintiff in the Property and in said Rents.

23 **E. DISCHARGE:** Immediately upon the sale of the Property, ^{BB} *shall move the*
24 ~~Court for approval of the distribution of proceeds.~~
25 ~~order of the Court, the Receiver shall close such sale with the third-party purchaser of the~~
26 ~~Property and shall disburse the proceeds as the interests of the Plaintiff and the Defendants~~
27 ~~herein appear. Upon approval of the Receiver's Final Report, the Receiver shall be discharged~~
28 ~~from all further duties, liabilities and responsibilities relating to the Property;~~

distribution of proceeds

1 **F. FINAL REPORT:** No later than 60 days after the receivership-terminates, the
2 Receiver shall file and serve a motion for approval of the Receiver's final report and account.
3 Notice shall be given to all persons of whom the Receiver is aware who have potential claims
4 against receivership property. The motion to approve the final report and accounting and for
5 discharge of the Receiver shall contain a summary of the receivership accounting, what was
6 done during the receivership, and stating the basis for termination. Notwithstanding the
7 payment of periodic fees and expenses, all fees and expenses shall be submitted to the Court
8 for final approval together with the Receiver's final report and accounting.

9 **G. BANKRUPTCY:** No Defendant in this case owns more than a 4% interest in
10 the Property and most Defendants own less than 1% each. If a Defendant files a bankruptcy
11 case during the receivership, Plaintiff or the Receiver shall give notice of the bankruptcy case
12 to the Court and to all parties. Once the Receiver receives notice that a bankruptcy has been
13 filed, and the bankruptcy estate includes any property that is the subject of this Order, the
14 Receiver shall have the following duties:

15 1. The Receiver and the Plaintiff shall promptly move in the Bankruptcy Court for
16 an order for (1) relief from the automatic stay, and (2) relief from the Receiver's obligation to
17 turn over the Property (11 U.S.C. § 543).

18 2. The Receiver may remain in possession and preserve the Property pending a
19 ruling by the Bankruptcy Court on those motions (11 U.S.C. § 543(a)). Pending the
20 determination by the Bankruptcy Court, the Receiver will comply with the restrictions
21 contained in the Bankruptcy Code as to administration of property of the bankruptcy estate.

22 3. The Receiver may also petition the Bankruptcy Court for instructions, and the
23 parties to this action shall be deemed to consent to a hearing on shortened time, and at the
24 earliest possible date, in connection with any such request.

25 4. The Receiver may retain legal counsel to assist the Receiver with any issues
26 arising out of the bankruptcy proceedings that affect the receivership.

H. NO PERSONAL LIABILITY: RTC, by and through its agents, is acting solely in its capacity as Receiver and the debts of the Receiver are solely the debts of the Property. In no event shall the Receiver's designated representative have any personal liability or obligations for the debts of the Receiver and/or the Property, nor shall the Receiver have any liability for any debts of the Property or any debts incurred in connection with the Receivership.

I. **NO BOND REQUIREMENT:** Receiver shall not be required to give security or post a bond for the payment of such costs or damages as may arise from the appointment of the Receiver as Receiver.

J. FURTHER INSTRUCTIONS: The Receiver or Plaintiff may at any time apply to this court for any further or other instructions and powers necessary to enable the Receiver to perform its duties properly; and

K. The Receiver shall assume its duties and powers forthwith upon entry of this order.

IT IS SO ORDERED.

DATED this 9th day of May, 2013.

2014
DISTRICT COURT JUDGE

Submitted By:

SHEA & CARLYON, LTD.

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BRANDON P. JOHANSSON, ESQ.
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Counsel for Petitioner

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 03/23/16

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

