

AGENDA SUMMARY PAGE

HISTORIC PRESERVATION COMMISSION MEETING OF: MARCH 28, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

HISTORIC PRESERVATION OFFICER: PAUL BENGTON

☐ Action

☒ Report

SUBJECT:

HPC-72631 - Report by Department of Planning regarding Project Update List.

PURPOSE/BACKGROUND

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

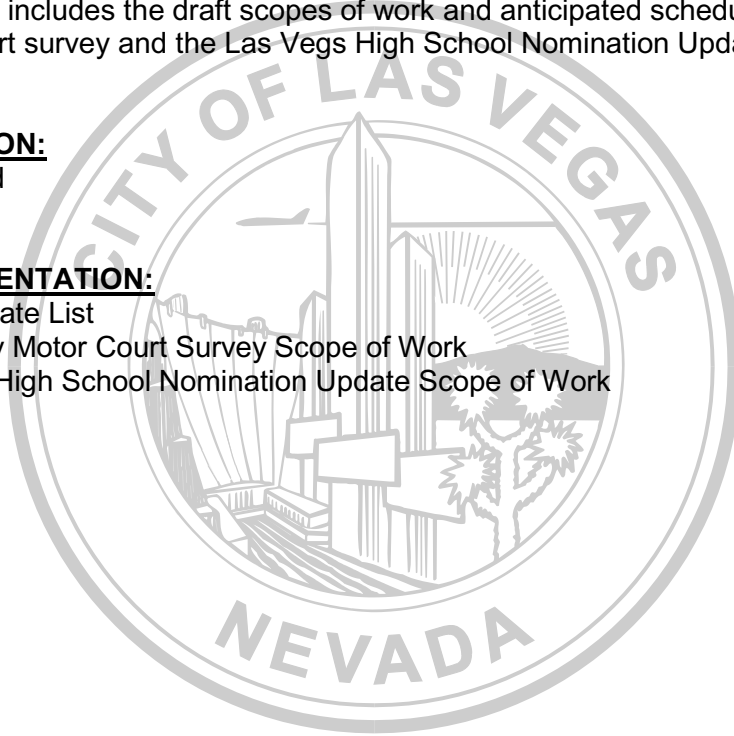
This project update includes the draft scopes of work and anticipated schedules for the Mid-Century Motor Court survey and the Las Vegas High School Nomination Update projects.

RECOMMENDATION:

No Action Required

BACKUP DOCUMENTATION:

1. Project Update List
2. Mid Century Motor Court Survey Scope of Work
3. Las Vegas High School Nomination Update Scope of Work



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

Updates

HPF GRANT APPLICATIONS / PROJECTS				
N/A				
HISTORIC PROPERTY UPDATES (*City-owned properties)				
Berkley Square Historic District	Intern has submitted the draft state nomination to HPO for review; draft state nomination submitted to state for review	Pending SHPO	N/A	District is listed on the National Register of Historic Places
Berkley Square Historic District Banners/sign toppers	Met with W5 office to discuss ideas for sign toppers and banner replacement; Met with Joe Watson to discuss design work; funding request approved on 8/28/16 HPC; Artist submitted draft designs for W5 review; HPC app'd draft designs 02/22/17	W5 office to schedule a neighborhood meeting	N/A	District is listed on the National Register of Historic Places
Floyd Lamb Park at Tule Springs - Adobe*	Centennial Commission funded \$21,150 for archaeological, engineering and feasibility study for restoration of adobe 10/17/11; CCA awarded \$98,000 for rehab; SHPO approved revised scope; Funding agreement signed 09/22/14; permits approved 6/8/15; 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
Paradise Village Historic District National Register Nomination	Paradise Village is generally bounded by St. Louis Ave. (N), Santa Clara Dr. (W), Sahara Ave., (S), and Van Patten Pl. (E); Nevada Preservation Foundation is working with SHPO on a NRHP nomination	Pending NPF	N/A	
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; North Wind Group selected for survey; kick off meeting held 4/5/16; contract executed 05/05/16; neighborhood meeting held 05/25/16; draft rec'd 9/1/16; final report rec'd	Pending Huntridge Neighborhood Association	12/16	Project funded by the Commission for the Las Vegas Centennial
Motor Court Survey	HPC requested motor court survey and public outreach plan	Draft Scope of Work provided at 3/28 mtg.	12/31/18	HPC allocated \$35,000 for project on 1/24/18
Las Vegas High School Nomination Update	HPC requested an update to the LV High National Register Nomination	Draft Scope of Work provided at 3/28 mtg.	12/31/18	HPC allocated \$35,000 for project on 1/24/18

PROJECT	STATUS / ANALYSIS	NEXT MILESTONE	PROJECT DEADLINE	COMMENTS/NOTES
Updates				
Moulin Rouge	Certificate of Appropriateness approved by HPC for demolition of all structure with conditions, fire destroyed final contributing building on site on 10/05/17. City will be completing debris removal and proceed forward with demolition of all structures on site in fourth quarter of 2017.	HPO to continue watching activities on site, and assure that protections are in place for the columns, signage and foundation/footprint of contributing structures during demolition activities.	Ongoing	Property is listed on the City and National Registers of Historic Places Temporary construction fencing surrounds the footprint of the casino/pool area and the columns and monument signs. All buildings razed.
Reed Whipple Building	CC approved nomination report on 07/19/17.	Placed on 11/30/17 agenda for review by Board of Museums and History. SHPO review and comment.	N/A	Eligibility evaluation funded by the HPC
Scenic Byway	Staff is coordinating with Operations & Maintenance Department on repairing damaged signs and creating an ongoing maintenance plan. Operations & Maintenance has received approximately \$25,000 to do short-term repairs to light bulbs, neon and malfunctioning mechanics; Centennial grant request on 3/28/16 to install additional historic signs was denied pending additional information and revised locations	Staff to repair signs and create maintenance plan; Staff to secure funding for maintenance and installation of additional signs	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.
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

Potential HPC Projects		
Amendment to Floyd Lamb Park NRHP to include Old Adobe	Potential Nominations / Nomination Amendments	Added 2/1/18 (from 2017 Legacy Budget List)
Amendment to Floyd Lamb Park NRHP on National level of significance	Potential Nominations / Nomination Amendments	Added 2/1/18 (from 2017 Legacy Budget List)
JC Penney's Building on Fremont Street	Potential Nominations / Nomination Amendments	Added 2/1/18 (from 2017 Legacy Budget List)
Conservation Ordinance	Historic Research and Documentation	Added 2/1/18 (from 2017 Legacy Budget List)
Adaptive Reuse Ordinance	Historic Research and Documentation	Added 2/1/18 (from 2017 Legacy Budget List)

Mid-Century Motor Court Motel Historic Resource Survey Scope of Services

All work must be completed in accordance with applicable local standards for documentation of historic buildings and structures.

Scope of Services:

1. Historic context statement for motor court motels to include, but not limited to:
 - a. Narrative explaining methodology, overall significance, and registration criteria
 - b. Historic research and data gathering to include but not limited to:
 - i. Contemporary newspaper, journal and periodical references
 - ii. Maps
 - iii. Assessor information
 - iv. Previous historic surveys
2. Evaluation and Documentation of Existing Conditions to include, but not limited to:
 - a. Digital photographs of each Motor Court building in the survey area, labeled with address
 - b. Analysis of motor court types
 - c. Spreadsheet with parcel numbers, addresses, and determinations of contributing or non-contributing
3. Recommendations
 - a. Determination and analysis of eligibility for city of Las Vegas Historic Property Register based on criteria included in Las Vegas Zoning Code Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts
 - b. Determination and analysis of eligibility for National Register of Historic Places based on National Register criteria.
4. Deliverables
 - a. One printed and bound (3-ring binder ok) color copy of the completed report
 - b. One digital copy of the completed report (thumb drive preferred), to include:
 - i. Formatted report including any appendices (.docx or .ind),
 - ii. Digital copies of images used for documentation of buildings and site, and
 - iii. Digital copies of historic documents, maps, etc. used in report

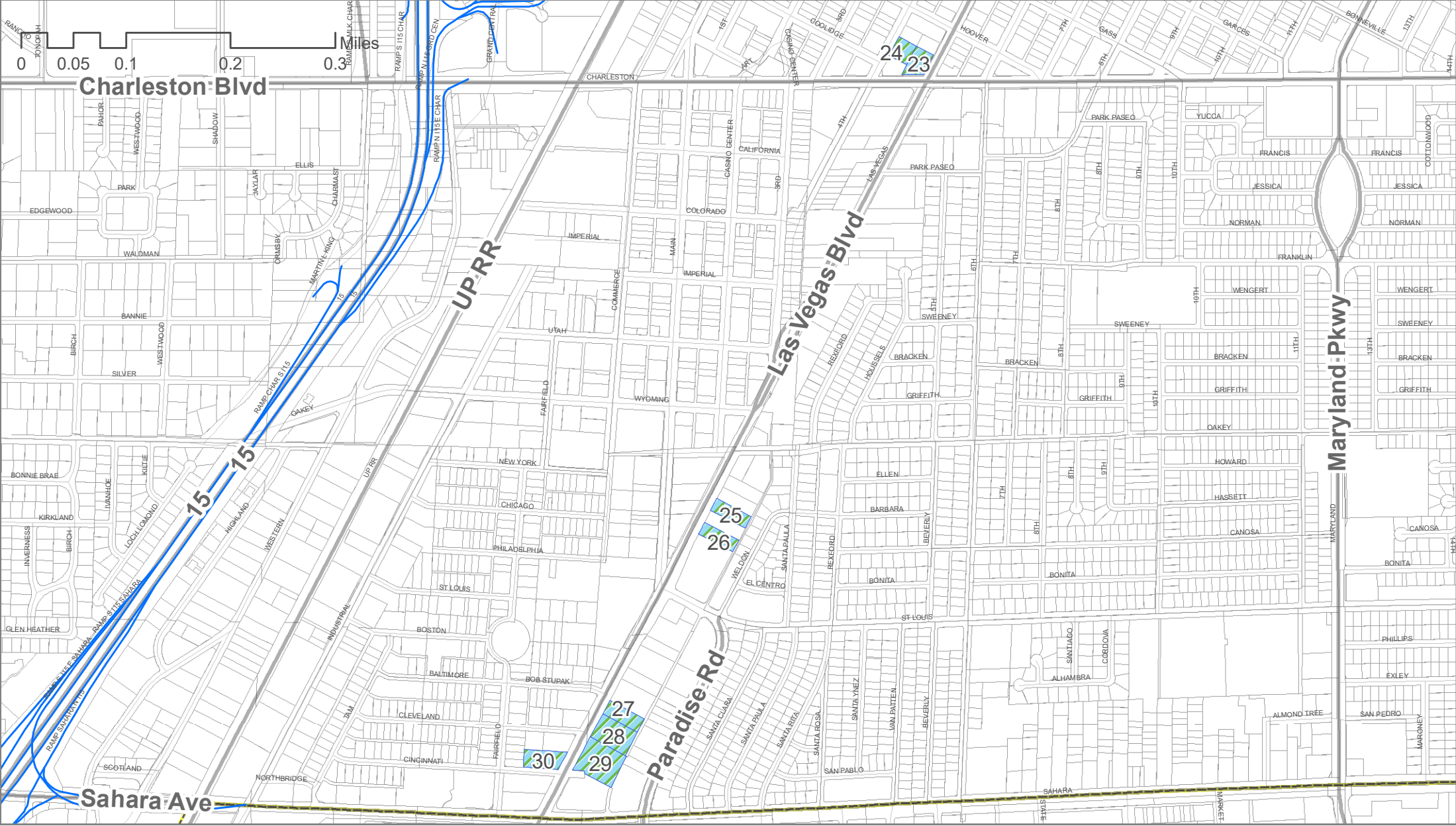
City of Las Vegas Department of Planning will provide current GIS maps to consultant as needed, and for final submission.

Appendices to the Scope of Services

1. Aerial map of the study area

Schedule of Activities and Deliverables (negotiable)

Date	City Action	Consultant Action
March 15, 2018	Draft Scope of Work	
March 28, 2018	HPC Update/Review	
April 1, 2018	Purchasing Review of Scope	
April 15, 2018	Solicit Quotes from Consultants	
June 15, 2018	Select Consultant and Execute Contract for services	
July and August 2018		Research / Field Work / Etc
September 1, 2018		Draft Report
September 20, 2018	Staff comments on Draft	
September 27, 2018		Draft Report for HPC
October 24, 2018		Present Report to HPC
December 15, 2018		Final Deliverables Submitted



	ADDRESS	PARCEL#	NAME
1	700 Fremont St	13934601011	CITY CENTER MOTEL
2	1028 Fremont St	13935201006	FERGUSONS MOTEL
3	1100 Fremont St	13935211057	TRAVELERS MOTEL
4	1111 Fremont St	13935310001	TRAVELERS MOTEL II
5	1200-1216 Fremont St	13935310009	ALICIAS MOTEL
6	1301 Fremont St	13935310029	GABLES MOTEL
7	1313 Fremont St	13935310051	VALLEY MOTEL
8	1605 Fremont St	13935301003	ECONOMY HOTEL
9	1701 Fremont St	13935315004	DESERT MOON MOTEL
10	1808 Fremont St	13935803002	STERLING GARDENS
11	1919 Fremont St	13935810002	MOTEL ARIZA
12	1920 Fremont St	13935803003	PURPLE SAGE MOTEL
13	1924 Fremont St	13935803004	LA JOLLA DEVELOPMENT'
14	2001 Fremont St	13935802002	SAFARI MOTEL
15	2009 Fremont St	13935802003	SKY RANCH MOTEL
16	2019 Fremont St	13935802004	ROULETTE MOTEL
17	2028 Fremont St	13935803011	RODEWAY INN LAS VEGAS
18	2033 Fremont St	13935802005	TOWNE & COUNTRY MOTEL
19	2121 Fremont St	13935804007	DESERT HILLS MOTEL
20	2500 Fremont St	16201111006	U S MOTEL
21	2512 Fremont St	16201111007	LA PALM MOTEL INC
22	2512 Fremont St	16201111008	LA PALM MOTEL INC

	ADDRESS	PARCEL#	NAME
23	928 S Las Vegas Blvd	13934410165	GATEWAY MOTEL
24	928 S Las Vegas Blvd	13934410139	GATEWAY MOTEL
25	1731 S Las Vegas Blvd	16203310005	OASIS MOTEL
26	1809 S Las Vegas Blvd	16203310007	RUMMEL MOTEL
27	2205 S Las Vegas Blvd	16203410005	HOLIDAY MOTEL
28	2211 S Las Vegas Blvd	16203410006	HOLIDAY HOUSE
29	2233 S Las Vegas Blvd	16203410007	FUN CITY
30	2310 S Las Vegas Blvd	16204813072	EL MIRADOR MOTEL

-  Subject Property
-  Freeways
-  Major Streets
-  City of Las Vegas



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

Date: Thursday, February 01, 2018

Las Vegas High School National Register Nomination Update Scope of Services

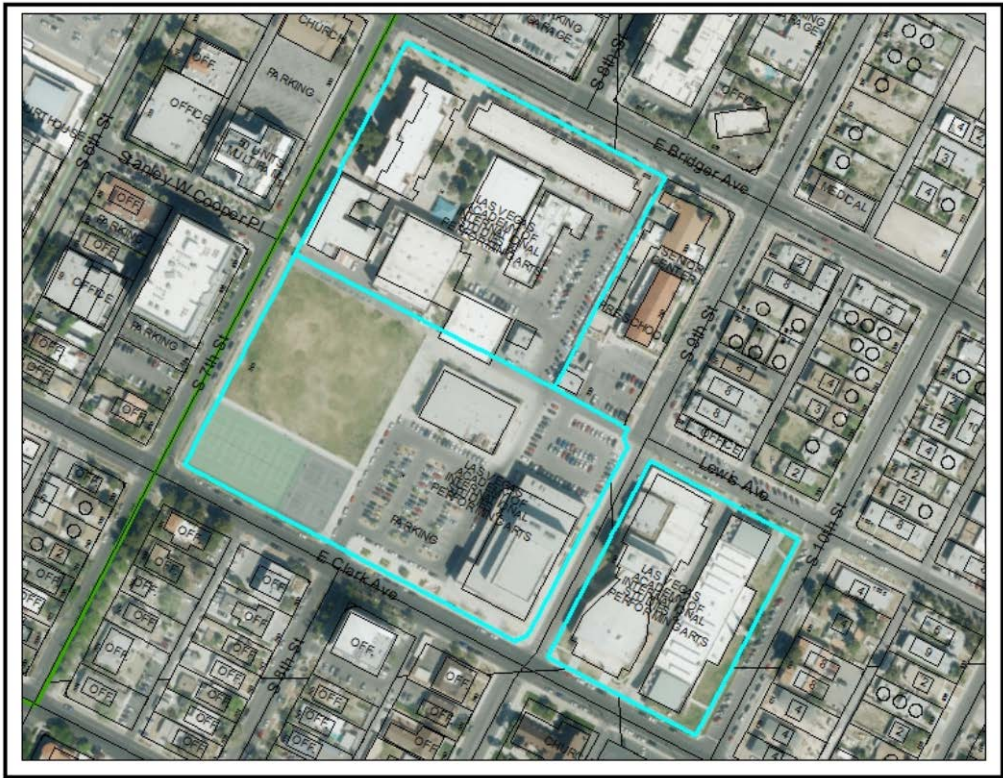
Scope of Services:

The Scope of Services for the amended National Register of Historic Places nomination for the Las Vegas High School campus should include but not be limited to the elements listed below. Additional deliverables suggested by the consultant will be considered as part of the selection process.

1. Conduct research using available resources as necessary to gain and understand the development and history of the Las Vegas High School campus within the context of Las Vegas, the state of Nevada and the nation.
2. Provide all necessary equipment and personnel to complete the National Register of Historic Places Registration Form in accordance with the instructions therein, for the Las Vegas High School campus. The National Register 10-900 form can be found at:
<http://www.nps.gov/nr/publications/forms.htm>.
3. Document all buildings and structures on the site using color digital photographs.
4. Consultant will be responsible for the determination of eligibility for all buildings and structures on the site.
5. Consultant will be required to attend one kick-off meeting with the city of Las Vegas Historic Preservation Officer (CLV HPO) and the State Historic Preservation Commission.
6. Consultant will be required to present the draft report and findings at one meeting of the city of Las Vegas Historic Preservation Commission (HPC) to seek comment from the HPC.
7. Assemble draft and final reports for submittal to the CLV HPO and SHPO.
8. A complete draft report will be submitted to the CLV HPO **no later than October 1, 2018**, and will include:
 - One electronic copy with the National Register form and all backup materials, and all digital images labeled by location and view.
9. Make revisions per HPC/HPO comments and submit final report to CLV HPO **no later than December 15, 2018**. Final report to include:
 - One electronic copy with the National Register form and all backup materials, and all digital images labeled by location and view.
 - One (1) paper copy of the National Register form and all backup materials including all digital images, no more than four per page, labeled by location and view. Images may be labeled using numbers corresponding with a photograph log stating location and view if that is preferred. All documents must be printed in color and double-sided.
10. **All billable work must be completed no later than December 31, 2018.**

The consultant or firm chosen must have at least one person on staff that meets the National Park Service professional qualification standards as an Architectural Historian.

1. LAS VEGAS HIGH SCHOOL CAMPUS, 315 SOUTH 7TH STREET (et al), LAS VEGAS, CLARK COUNTY, NEVADA



Aerial Photograph: Las Vegas High School campus



Google Street View: Academic Building from the 7th Street and Bridger Avenue Intersection

**ARCHAEOLOGY AND HISTORIC PRESERVATION:
Secretary of the Interior's Standards and Guidelines [As Amended and Annotated]**

Professional Qualifications Standards

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Historic Architecture

The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.

Schedule of Activities and Deliverables (negotiable)

Date	City Action	Consultant Action
March 15, 2018	Draft Scope of Work	
March 28, 2018	HPC Update/Review	
April 1, 2018	Purchasing Review of Scope	
April 15, 2018	Solicit Quotes from Consultants	
June 15, 2018	Select Consultant and Execute Contract for services	
July - September 2018		Research / Field Work / Etc
October 1, 2018		Draft Report
October 24, 2018		Present Report to HPC
October 31, 2018	HPO & HPC Comments Due	
December 15, 2018		Final Deliverables Submitted