

**MEMORANDUM OF AGREEMENT  
BETWEEN THE CITY OF LAS VEGAS OFFICE OF COMMUNITY SERVICES  
AND THE  
NEVADA STATE HISTORIC PRESERVATION OFFICER  
REGARDING THE 501 N. LAMB BOULEVARD FAMILY HOUSING PROJECT, LAS  
VEGAS, NEVADA**

**WHEREAS**, the City of Las Vegas Office of Community Services (City) plans to fund the 501 N. Lamb Boulevard Family Housing Project (Undertaking) with HOME funds; and

**WHEREAS**, the Undertaking consists of Nevada HAND (sub-recipient) utilizing HOME funding to develop and construct 240 family apartments at 501 N. Lamb, a \$27 million affordable multi-family development in East Las Vegas. The construction includes the demolition of an existing c.1965 union hall; and

**WHEREAS**, the City, in consultation with the Nevada State Historic Preservation Officer (SHPO) and in accordance with 36 CFR § 800.4(a)(1) has defined the Undertaking's area of potential effects (APE) as depicted in Attachment A; and

**WHEREAS**, the City, in consultation with the SHPO and in accordance with 36 CFR § 800.4(b) and § 800.4(c), has inventoried the APE for historic properties and has determined that the Undertaking will have an adverse effect on the c.1965 Carpenters Union Hall, which is eligible for listing in the National Register of Historic Places under Significance Criterion C, and has consulted with the State and Tribal entities as listed in Attachment B pursuant to 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act (54 U.S.C. § 306108); and

**WHEREAS**, the City has consulted with the Indian tribe(s) as listed in Attachment B, for which no historic properties of religious and cultural significance, were identified; and

**WHEREAS**, in accordance with 36 CFR § 800.6(a)(1), the City has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation, and the ACHP has declined to participate in the consultation; and

**NOW, THEREFORE**, the City and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on historic properties.

**STIPULATIONS**

The City shall ensure that the following measures are carried out:

I. Prior to the MOA, the City completed the Architectural Resource Assessment Form (ARA) for the building. This form completes the required documentation for the property with the exception that the City will provide a CD with digital copies of photographs of the building and other historic documentation. This includes floor plans and drawings discovered during research.

- a. The earliest photographs available were obtained from the Clark County Fire Department and documented the results of a 1992 fire. City staff took approximately 100 photos of the site and building with multiple elevations and angles in 2015, most of which were included on the CD that currently resides in the Nevada SHPO.
- b. There were no records of the original exterior construction, elevations, or photographs. The City did obtain the original building plan and permits. There were no records after 1992 for permits, except for a new roof in January of 1992 and trailers around 2000. Copies of building permits and plans reside with the Nevada SHPO.
- c. The City spoke with the Carpenters Union, the Fire Department, Wade Simpson, the son of the original architect (Bill Simpson), in addition to the required Indian Tribes and the local Historic Preservation Commission for consultation purposes.
- d. The city of Las Vegas Historic Preservation Officer submitted a memo, dated June 23, 2105 requesting concurrence with a determination of adverse effect. This memo resides with the Nevada SHPO.
- e. Significance: The building has local architectural significance under Criterion C (Design/Construction) of the National Register criteria for evaluation. Under Criterion C, the building possesses integrity of location, design, setting, materials (except where the 1992 fire occurred), workmanship, feeling, and association under Criterion C. The building retains distinctive characteristics of a mid-century commercial building built in the American International and Formalism style popular at the time. This is seen through the minimalist unadorned architecture with a flat roof, lack of ornamentation, slender unadorned columns reaching to a shallow overhang extended from the roof, exterior cladding, and a glass curtain wall on the front façade (facing south).

**II.** The City will provide historical information and recent images of the Carpenters Union Hall as part of a city of Las Vegas Historic Preservation Commission webpage which discusses lost historic resources in the city of Las Vegas.

### **III. DURATION**

This MOA will expire if its terms are not carried out within five (5) years from the date of its execution. The City of Las Vegas may consult with all signatories prior to expiration in order to reexamine the terms of the MOA, determine if those terms remain acceptable, and renew the MOA for another period of time not to exceed five (5) years.

### **IV. POST-REVIEW DISCOVERIES**

If properties are discovered that may be historically significant or unanticipated effects on historic properties found, the City shall contact the SHPO.

**V. AMENDMENTS**

This MOA may be amended when such an amendment is agreed to in writing by all signatories. The amendment will be effective on the date a copy signed by all of the signatories is filed with the ACHP.

**VI. TERMINATION**

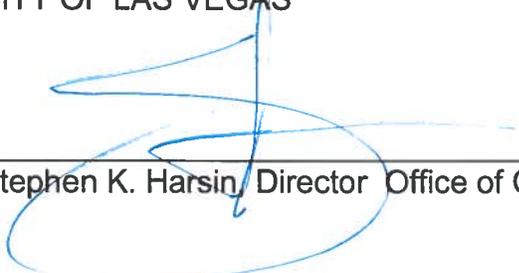
If any signatory to this MOA determines that its terms will not or cannot be carried out, that party shall immediately consult with the other signatories to attempt to develop an amendment. If within thirty (30) days (or another time period agreed to by all signatories) an amendment cannot be reached, any signatory may terminate the MOA upon written notification to the other signatories.

Once the MOA is terminated, and prior to work continuing on the undertaking, the City must either (a) execute an MOA pursuant to 36 CFR § 800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 CFR § 800.7. The City shall notify the signatories as to the course of action it will pursue.

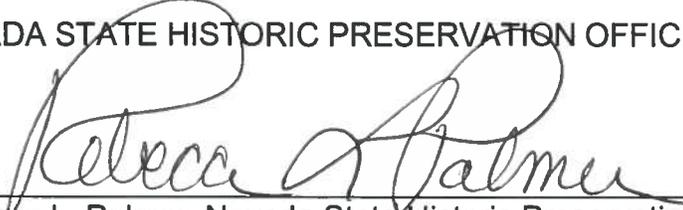
Execution of this MOA by the City and the SHPO, together with implementation of its terms, evidence that the City has taken into account the effects of this Undertaking on historic properties and fully satisfied its obligations under Section 106 of the NHPA and its implementing regulations.

**SIGNATORIES:**

CITY OF LAS VEGAS

  
\_\_\_\_\_  
Stephen K. Harsin, Director Office of Community Services Date 10.27.15

NEVADA STATE HISTORIC PRESERVATION OFFICE

  
\_\_\_\_\_  
Rebecca L. Palmer, Nevada State Historic Preservation Officer Date 10/28/15

APPROVED AS TO FORM: Robert S. Sylvain 10-27-15  
Robert S. Sylvain  
Deputy City Attorney



**ATTACHMENT B**

**List of Tribal Entities Contacted per May 2015 listing on Tribal Directory  
Assessment Tool (TDAT)**

Colorado River Indian Tribes of the Colorado River Indian Reservation  
Fort Mojave Indian Tribe  
Hualapai Indian Tribe of the Hualapai Indian Reservation  
Kaibab Band of Paiute Indians of the Kaibab Indian Reservation  
Las Vegas Tribe of Paiute Indians of the Las Vegas Indian Colony  
Moapa Band of Paiute Indians of the Moapa River Indian Reservation  
Paiute Indian Tribe of Utah