

**MEMORANDUM OF AGREEMENT
BETWEEN
THE BUREAU OF RECLAMATION
AND
THE NEVADA STATE HISTORIC PRESERVATION OFFICER
FOR PROPOSED REVISIONS TO LANDSCAPING AT THE ADMINISTRATION
BUILDING AND THE TRAINING CENTER OF THE DATE STREET COMPLEX,
BUREAU OF RECLAMATION LOWER COLORADO BASIN REGION, BOULDER
CITY, CLARK COUNTY, NEVADA**

WHEREAS, the Bureau of Reclamation (Reclamation), Lower Colorado Basin Regional Office (LCBRO) is proposing to remove existing turf and trees from the south and west slopes of “Government Hill” south of the Administration Building, located at 1200 Park Street, and to remove turf in front of the main façade of Building 100 of the Date Street Complex (formerly the Bureau of Reclamation Engineering Laboratory and also commonly known as, hereinafter to be referred to as the “Training Center”), located at 500 Date Street (the undertaking) in response to the requirements of the 2021 Statutes of Nevada, Chapter 364, regarding water usage on non-functional lawns thereby making the undertaking subject to review under 54 U.S.C. § 306108 and its implementing regulations found at 36 CFR Part 800; and

WHEREAS, Reclamation, in consultation with the SHPO, determined that the undertaking’s Area of Potential Effects (APE) is defined by two discontinuous locations. The Training Center portion is generally bounded by Reclamation Building 200 and a City-owned storage yard (511 Date Street) on the north, the north parking lot of the Best Western Hotel (704 Nevada Way), and three residential properties (517, 521, and 525 Date Street) on the east, and three residential properties (516, 528, and 532 Date Street) on the west. The Administration Building portion is bounded by the Administration Building property and residential properties along both sides of Denver Street (beginning 200 feet east of Ash Street and ending at Nevada Way) and Park Street (between Utah Street and Park Place) on the north, residential and public properties along Utah Street (between Park and Arizona Streets) on the east, religious and public properties along Arizona Street (between Utah Street and Nevada Way) on the south, and commercial, public, and residential properties along Nevada Way (between Mountain View Place and Arizona Street) on the west (Appendix A, Figure A.2); and

WHEREAS, Reclamation, in consultation with the SHPO, has determined that four historic properties are present in the APE for the undertaking, the Boulder City Historic District (NRIS 83001107), the Administration Building (B18782), the Training Center (B18607), and the designed landscaping in front of the Administration Building which is a contributing element to the Boulder City Historic District; and

WHEREAS, Reclamation, in consultation with the SHPO, has applied the criteria of adverse effect in accordance with 36 CFR § 800.5(a) and found that the undertaking will have an adverse effect on the Boulder City Historic District and the designed landscaping in front of the Administrative Building; and

WHEREAS, Reclamation presented the undertaking to Boulder City’s Historic Preservation

Commission (HPC) on December 7, 2022 and the HPC requested the use of solely native Mojave vegetation, the installation of interpretive signage to identify the plant species, the preservation of the “patina” of the historic central steps at the Administration Building site, the preservation of the unimpeded view of the main (south) entrance of the Administration Building as seen from the bottom of the historic steps at Park Street, and editorial review of interpretive markers with historic content; and

WHEREAS, in accordance with 36 CFR § 800.6(a)(1) Reclamation has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect finding and provided the ACHP with the documentation specified at 36 CFR § 800.11(e); and

WHEREAS, in accordance with 36 CFR § 800.2, Reclamation has consulted with Las Vegas Paiute Tribe, the Moapa Band of Paiutes, the Chemehuevi Indian Tribe, and the Colorado River Indian Tribes that may have an interest in the undertaking and received no comments; and

WHEREAS, the Signatories agree that this Memorandum of Agreement (MOA) may be signed in counterparts with digital signatures being acceptable and the executed MOA, and each signature, will be effective and binding as if all the Signatories had signed the same document; and

NOW, THEREFORE, Reclamation 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

Reclamation shall ensure the following stipulations are carried out:

1. Reclamation will prepare an Historic American Landscape Survey (HALS) document for the landscaped areas of the Training Center and Administration Building
 - A. Reclamation shall contact with the regional Historic American Building Survey/Historic American Engineering Record/Historic American Landscape Survey (HABS/HAER/HALS) coordinator at the National Park Service Interior Regions 8, 9, 10, and 12 Regional Office (NPS) to request that NPS stipulate the level and procedures for completing the documentation prior to any construction or ground disturbance associated with the undertaking. Reclamation will submit an electronic copy to the SHPO within ten (10) days of receiving the NPS stipulation letter. The NPS stipulation letter will be labelled as Appendix B and attached to the MOA.
 - B. Reclamation, through a cultural resource management (hereafter “CRM”) firm meeting the Secretary of the Interior’s Professional Qualifications standards, will complete the HALS draft documentation. The CRM firm will prepare the draft HALS narrative report format documentation to include, but not be limited to, a location map, measured site plan, and high quality large-format photographs of the property.

- C. Reclamation, upon completion of the photo documentation phase, shall submit draft images to the NPS and the SHPO for a concurrent review and comment period. The SHPO will provide comments within fifteen (15) calendar days of receipt of the draft materials.
 - D. Reclamation, through the CRM firm, shall revise the draft images to address all NPS and SHPO comments.
 - E. Following the review and acceptance of the photos by the NPS, Reclamation may begin construction of the xeriscape project.
 - F. Reclamation shall submit the narrative report draft HALS documentation to NPS and the SHPO. The SHPO will provide comment on the revised draft documentation within thirty (30) calendar days of receipt. If the SHPO does not respond within the thirty (30) calendar day comment period, Reclamation may finalize the documentation and images in consultation with the NPS HALS Program Administrator.
 - G. Reclamation, upon receipt of comments on the draft HALS documentation from NPS and the SHPO, and through their CRM firm, shall revise the draft documentation to address the NPS and the SHPO comments and provide the revised HALS documentation to NPS and the SHPO.
 - H. Reclamation shall provide the final HALS documents to NPS in accordance with their direction in the comment letter (Appendix B).
2. Interpretative Materials.
- A. Reclamation will develop a draft interpretive display of suitable size and in an accessible location that will convey historical information regarding the Training Center and Administration Building. The display will present relevant information about Reclamation, Hoover Dam, the original plan for Boulder City as designed by city planner S. R. DeBoer that encouraged lush landscaping throughout Boulder City, and Reclamation's landscape architect Wilbur W. Weed's planting plan for Reclamation properties and Boulder City.
 - B. Reclamation shall submit the draft layout and text information to the SHPO and the HPC for review and comment. The draft exhibit submission will include photographs (historic as well as high quality modern images), narrative text, and information regarding specific plant species and their locations in the proposed planting plan for the Administration Building.
 - C. The SHPO will review the draft interpretive display submission within thirty (30) calendar days of receipt. The SHPO will send its comments to Reclamation. Reclamation will address all SHPO and HPC comments in the development of the

final documents or other deliverables. If the SHPO does not provide comment within thirty (30) days of receipt, Reclamation may finalize the interpretive materials and construct the interpretive display.

3. Retention of historic view of the Administration Building and the Training Center from the public right-of-way.
 - A. Reclamation will retain the historic, unimpeded view of the main (south) entrance of the Administration Building from Park Street, when viewing from the bottom of the historic steps, through the use of low-lying vegetation adjacent to the historic concrete steps.
 - B. Reclamation will preserve the historic setting of the Training Center and the Date Street streetscape through the use of low-lying vegetation throughout the specified project area that will not diminish the prominence of the single ash tree or impact the view of the Training Center from the public right-of-way or from the adjacent Reclamation properties located on the Date Street campus.
4. Retention of historic materials of the Administration Building.
 - A. Reclamation will retain the historic Government Hill concrete steps and landings in front of the main (south) entrance of the Administration Building in their entirety, as well as historic curbs and gutters at the perimeter of the Administration Building property and adjacent to the specified project area.

5. Duration

This MOA will expire if its stipulations are not carried out within five (5) years from the date of its execution. At such time, and prior to work continuing the Undertaking, Reclamation shall either (a) execute a 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. Prior to such time, Reclamation may consult with the SHPO to reconsider the terms of the MOA and amend it in accordance with Stipulation 4 below. Reclamation shall notify the SHPO as to the course of action it will pursue.

6. Dispute Resolution

Should any Signatory to this MOA object at any time to any actions proposed or the manner in which the terms of this MOA are implemented, Reclamation shall consult with such party to resolve the objection. If Reclamation determines that such objection cannot be resolved, Reclamation will:

- A. Forward all documentation relevant to the dispute, including Reclamation's proposed resolution, to the ACHP. The ACHP shall provide Reclamation with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, Reclamation shall

prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, the SHPO, and other consulting parties, and provide them with a copy of this written response. Reclamation will then proceed according to its final decision.

- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, Reclamation may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, Reclamation shall prepare a written response that takes into account any timely comments regarding the dispute from the SHPO and other consulting parties to the MOA and provide them and the ACHP with a copy of such written response.
- C. Reclamation's responsibilities to carry out all other actions subject to the terms of this MOA that are not the subject of the dispute remain unchanged.

7. Amendment

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 the Signatories is filed with the ACHP.

8. 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 party to attempt to develop an amendment per Stipulation 5, above. If within thirty (30) days an amendment cannot be reached, any Signatory may terminate the MOA upon written notification to the other Signatory.

Once the MOA is terminated, and prior to work continuing on the Undertaking, Reclamation must either (a) execute a 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. Reclamation shall notify the NSHPO as to the course of action it will pursue.

EXECUTION of this MOA by Reclamation and the SHPO, and the implementation of its terms, will evidence that Reclamation has afforded the ACHP an opportunity to comment on the Undertaking and that Reclamation has taken into account the effects of the Undertaking on historic properties.

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SIGNATORY PARTIES

BUREAU OF RECLAMATION

By: Michael J. Boyle Date: 2-13-23
Shonna Dooman, Chief, Resource Management Office, Lower Colorado Basin Regional Office

Acting
for

NEVADA STATE HISTORIC PRESERVATION OFFICER

By: Rebecca L. Palmer Date: 02/13/2023
Rebecca L. Palmer, Nevada Historic Preservation Officer

CONCURRING PARTY

BOULDER CITY HISTORIC PRESERVATION COMMISSION

By: _____ Date: _____
Blair Davenport, Chair

Appendix A
Exhibits

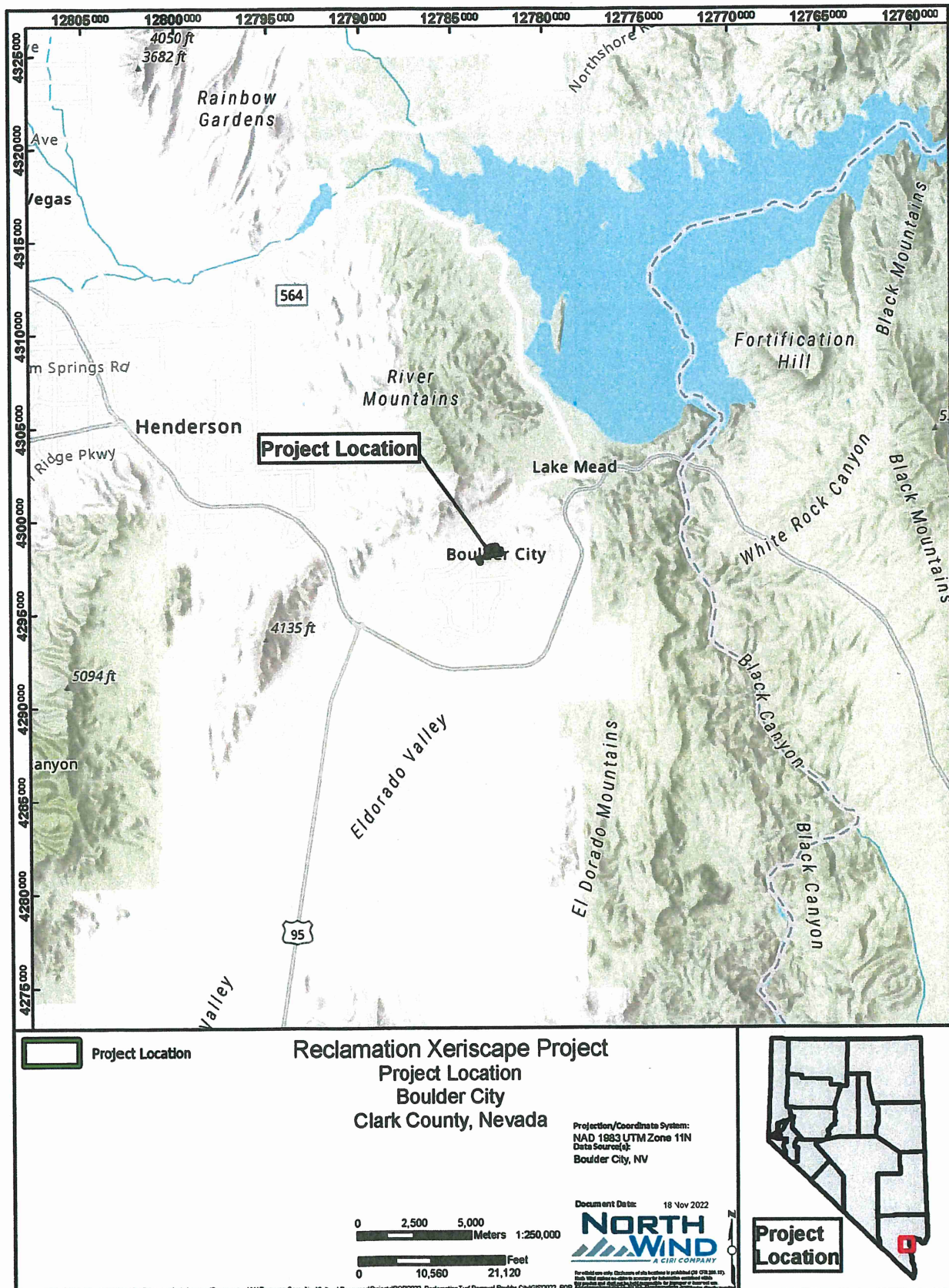


Figure A.1. Project Location Map.

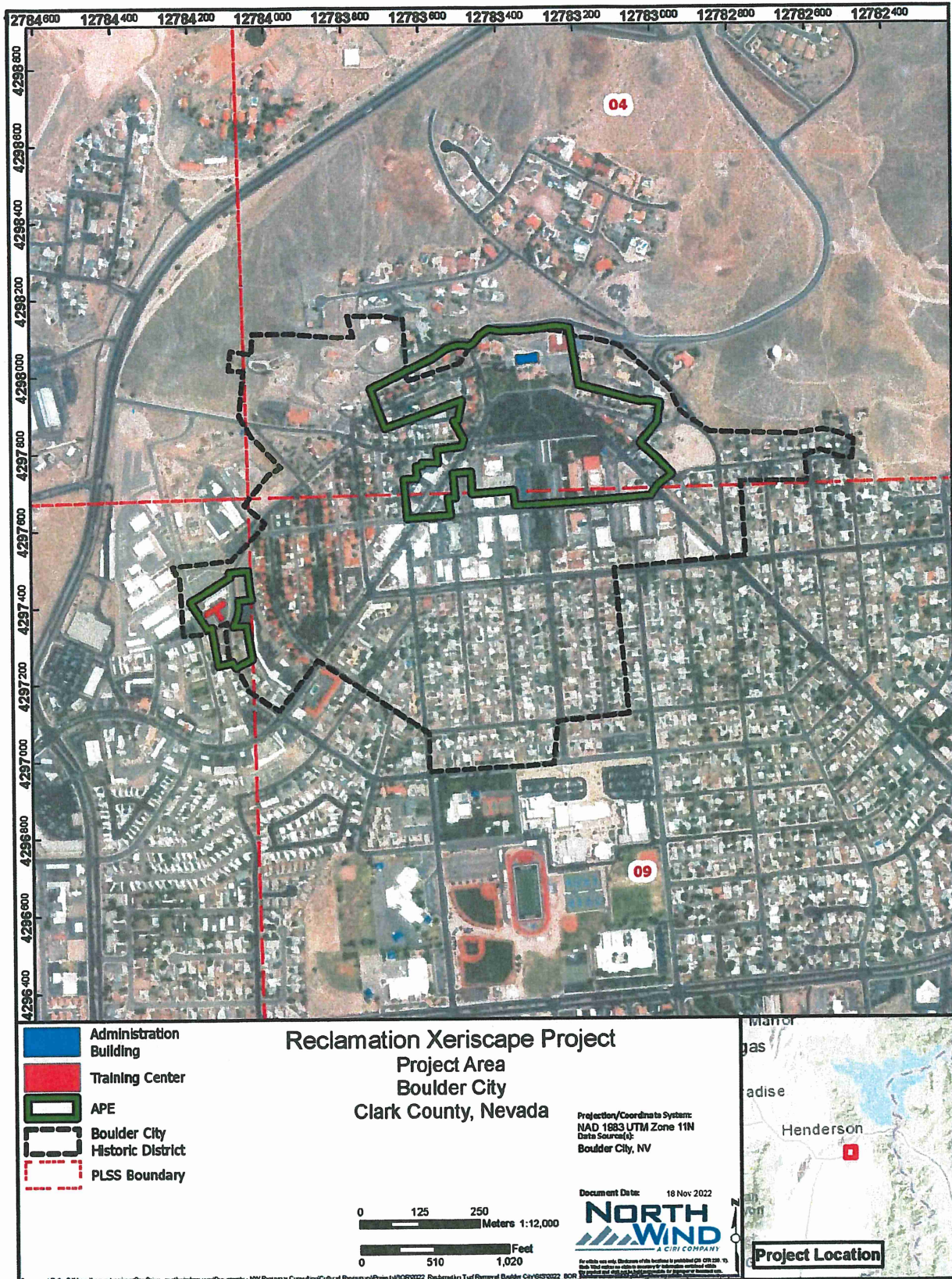


Figure A.2. Project Area Map showing project locations in blue and red, and recommended APEs in green.



Figure A.3. View of Administration Building and Government Hill from Park Street, facing north.

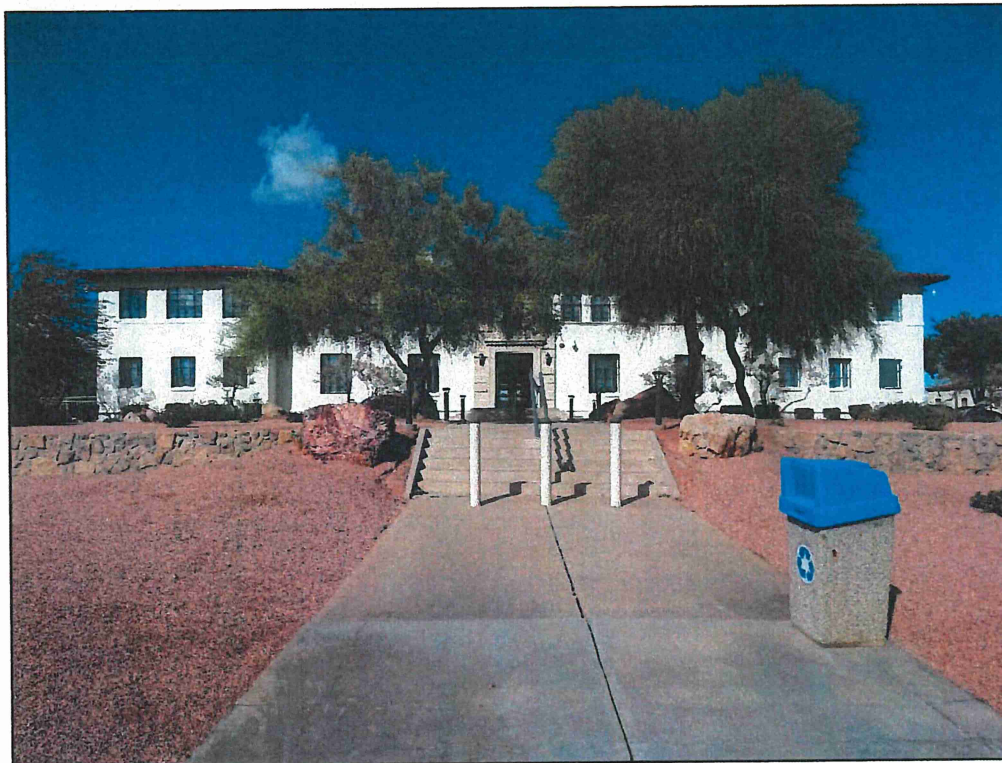


Figure A.4. View of Administration Building and Government Hill from concrete landing on central walkway, facing north.



Figure A.5. View of Administration Building and Government Hill from Nevada Way and Park Street, facing northeast.



Figure A.6. View of the Training Center from Date Street, facing southwest.

Appendix B

National Park Service's Historic American Landscapes (HALS) Survey Guidance



United States Department of the Interior

NATIONAL PARK SERVICE
Interior Regions 8, 9, 10, and 12
909 First Ave., Fifth Floor
Seattle, WA 98104



8.A.4 (SF-CR) (H40)

February 14, 2023

Justin DeMaio
Regional Archaeologist
Interior Region 8, Lower Colorado Basin
Bureau of Reclamation
500 Date Street
Boulder City, NV 89005

Re: Stipulation for HALS documentation of the Bureau of Reclamation Administration Building and Date Street Complex Training Center

Dear Mr. DeMaio,

Thank you for providing a copy of the Memorandum of Agreement (MOA) between the Bureau of Reclamation (Reclamation) and the Nevada State Historic Preservation Officer (SHPO) for Proposed Revisions to Landscaping at the Administration Building and the Training Center of the Date Street Complex, Bureau of Reclamation Lower Colorado Basin Region, Boulder City, Clark County, Nevada. The MOA stipulates that Reclamation shall contact the regional HABS/HAER/HALS coordinator at the National Park Service regional office to stipulate the level and procedures for completing the documentation. This letter is in response to your request for stipulation.

HALS recordation will consist of two submissions: one for the Administration Building/Government Hill and one for the Bureau of Reclamation Engineering Laboratory/Training Center Court. Documentation for the Administration Building will consist of photographs, written historical and descriptive data, and reduced copies of measured drawings. The drawing set will consist of a site plan, section drawings, and any other drawings necessary to capture landscape characteristics and features not easily conveyed through written description or photography. Documentation for the Training Center will consist of photographs and written historical and descriptive data, with a site plan or sketch plan included as a figure at the end of the written report.

INTERIOR REGION 8 • LOWER COLORADO BASIN*
INTERIOR REGION 9 • COLUMBIA—PACIFIC NORTHWEST*
INTERIOR REGION 10 • CALIFORNIA—GREAT BASIN
INTERIOR REGION 12 • PACIFIC ISLANDS

AMERICAN SAMOA, ARIZONA*, CALIFORNIA, GUAM, HAWAII, IDAHO, MONTANA*,
NEVADA, NORTHERN MARIANA ISLANDS, OREGON, WASHINGTON

*PARTIAL

Please note that the historic name is used as the primary name in HALS documentation. This is typically the original name for the property, given at the time of construction. Also note that Historic American Buildings Survey (HABS) documentation already exists for the Bureau of Mines (BOM) Boulder City Experimentation Station (Date Street Complex) (HABS NV-35) within which the Training Center is located. The Training Center building is documented in a sub-report (HABS NV-35-A) under the name “Bureau of Mines Boulder City Experimentation Station, Administrative Offices and Laboratory Building.” The same name can be used for the HALS documentation. Secondary names can be included in the title block in parentheses under the historic name.

At this time, we suggest treating the HALS documentation for the Administration Building and Training Center Court as sub-reports in anticipation of a potential future overview HALS report for the Boulder City Historic District. An overview and additional sub-reports are recommended if expected future landscape changes under [state law] AB 356 are considerable.

For additional guidance on naming conventions, refer to the HALS History Guidelines (pg. 9-10) at: <https://www.nps.gov/hdp/standards/HALS/HALSHistoryGuidelines.pdf>.

Written Historical and Descriptive Data

For both resources, please use the outline format for HALS documentation as described in the HALS historical report guidelines: <https://www.nps.gov/hdp/standards/HALS/HALSHistoryGuidelines.pdf>. Categories that are not applicable can be deleted or marked with N/A.

Bureau of Reclamation Administration Building and Government Hill

The written report will describe the history and significance of the Administration Building and its associated designed landscape in the context of the planning, development, and use of Boulder City as a federal “model city” built in support of the Hoover Dam and Boulder Canyon projects. The report will include discussion of the historic and current function of the property, as well as the design intent and public use of the landscaped lawn area over time. Please include description of the property’s importance as a focal point of the Boulder City Historic District and its relationship to the adjacent Wilbur Square. The report will describe the existing conditions and physical characteristics of the landscape, as well as alterations over time. Please include description of all significant landscape characteristics and features including topography, buildings and structures, natural systems and features, spatial organization, vegetation, circulation, views and vistas, and small-scale features. The description of the Administration Building itself need not contain the level of detail required for HABS recordation; however, it must include description of the building’s siting, style, form, massing, and other architectural details that contribute to the character of the cultural landscape.

Please also include reproductions of select historic photographs and plans as figures at the end of the written report. These should depict the historic character of the landscape and how it has changed over time. If legible at a reduced scale of 8 ½” x 11”, reproductions of historic plans, including plans by S. R. DeBoer, can also be included as figures. Aerials and other photos that demonstrate the importance of the property as a visual focal point of the surrounding historic

district are also encouraged. Please note that all historic photographs, maps, and plans reproduced in HABS/HAER/HALS surveys must be in the public domain or released into the public domain via our copyright release form ([copyright release form-pdf](#)).

Bureau of Mines Boulder City Experimentation Station, Administrative Offices and Laboratory Building (Training Center)

The written report will describe the history and significance of the building and its associated designed landscape in the context of the development and use of the BOM Boulder City Experimental Station (Date Street Complex) as a complex within the Boulder City Historic District. The report will describe the historic and current use, design intent, existing conditions, and physical characteristics of the landscape, as well as alterations over time. Please include description of all significant landscape characteristics and features, including the resource's relationship to the surrounding Date Street Complex and the larger Boulder City Historic District. The description of the laboratory building itself need not contain the level of detail required for HABS recordation; however, it must include summary description of the building's siting, style, form, massing, and other architectural details that contribute to the character of the cultural landscape.

Please include reference to the existing HABS sub-report (HABS NV-35-A) for more specific information on the building. The HALS report also does not need to repeat the entire background history and context from the existing HABS overview for the BOM Boulder City Experimental Station (HABS NV-35). This information can be summarized with reference to the existing HABS documentation, but the HALS report must still be understandable as a stand-alone report.

Please include select historic photographs demonstrating the character of the landscape prior to alterations in the 1990s and 2000s. If legible at a reduced scale of 8 ½" x 11", reproductions of historic plans, including plans by S. R. DeBoer, can also be included as figures. Provide a signed copyright release form for any images that are not in the public domain.

Please also include a location map and site plan/sketch plan depicting the Training Center and associated lawn area as figures at the end of the written report. Clearly depict and label character-defining features and plantings, including species names, on the site plan.

Photographs

A full set of large format 4x5, 5x7, or 8 x10 inch black and white photographs are required for each report.

Follow the Photography Guidelines on the HDP website:

<https://www.nps.gov/hdp/standards/PhotoGuidelines.pdf>. Two sets of photographs are required for the final submissions: one for the Library of Congress and one for the Nevada SHPO.

Please include a simple sketch plan or map as figures for each Index to Photographs marking the locations of the photographs.

The photographs must depict the landscape context and setting, significant views and vistas, and other character-defining features of the cultural landscapes.

For the Administration Building and Government Hill, please include views depicting the landscape as the visual termination for California Ave. Views from other approaches that reveal the topography and character of the landscape as a visual focal point of the district should also be included. Circulation features within the landscape as well as those that connect with adjacent streets and properties, Wilbur Square in particular, should also be photographed. Include photos of views and vistas both from and toward Government Hill that demonstrate its relationship to Wilbur Square. The photo set should also include close-up views of character-defining spaces and plantings within the landscape including lawn areas, trees, and shrubs. Please include elevation and oblique views of the administration building showing its siting and massing within the landscape.

The photo set for the Training Center Court should include views of the landscape from approaches on Date Street; elevation and oblique views of the building showing its siting and massing within the landscape; and close-up views of the lawn and other character-defining small-scale features and plantings, including the ash tree.

Reduced Copies of Measured Drawings

Due to the scale and significance of the landscape, HALS documentation of the Administration Building and Government Hill will include select drawings that depict the location and existing conditions of the designed landscape. The drawing set will consist of the following:

- Title sheet with location map, existing conditions plan, and significance statement. Existing conditions plan can be divided onto separate sheets if necessary. Contributing plantings including species names should be identified.
- Select representative section drawings depicting landscape characteristics and features not easily captured with photography or written description. The drawings should illustrate topography, spacing of plantings, the form and siting of the building, and characteristics of contributing tree species.

The following submissions offer examples of comparable drawing sets:

- Rancho Los Alamitos: [Search Results: "Drawing: ca4055" - Prints & Photographs Online Catalog \(Library of Congress\) \(loc.gov\)](#)
- Piedmont Way and the Berkeley Property Tract: [Search Results: "Drawing: ca3441" - Prints & Photographs Online Catalog \(Library of Congress\) \(loc.gov\)](#)
- Pond Farm Pottery, Sonoma County, CA: [Pond Farm Pottery, 17000 Armstrong Woods Road, Guerneville, Sonoma County, CA \(loc.gov\)](#)

The recommended sheet size will be 24" x 36" (usable drawing space of 21-³/₄" x 32"). We will send you the digital title block sheet after we have reviewed the draft documentation, which should include scans of the sheets proposed for reproduction. For the final submission, each full-size drawing set must also be accompanied by one set of reduced 8-1/2" x 11" copies on archival bond.

Finally, please include digital scans of the field notes used to produce any new drawings, as well as a statement describing where any original drawings are located which were used to produce drawings. All drawings should conform to HALS Drawing Guidelines, CAD Guidelines, and Transmittal Guidelines, available at [HALS Guidelines | HABS/HAER/HALS \(nps.gov\)](#). **Please note that while the posted HALS guidelines call for drawings to be reproduced on Mylar, the Library of Congress currently requires printing on Vellum.**

Submitting Draft Documentation

Please submit draft copies of the documentation electronically in Word format to our office for review. Please also include copies or scans of the large format photographs and drawings. We will review, assign HALS numbers, and return the draft with instructions for final preparation.

Once we have received and accepted the final documentation, we will submit it to the HABS/HAER/HALS Collection in the Library of Congress. A second copy should also be submitted that we will transmit to the California SHPO. You are responsible for distributing copies to any other parties if specified in the MOA.

Should you have any questions regarding this documentation, please contact me by email at christopher_e_johnson@nps.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. E. Johnson'.

Christopher E. Johnson, Ph.D.
Historian, Preservation Partnerships
National Park Service
Interior Regions 8, 9, 10 and 12