

## HPF25 SUBGRANT APPLICATION

### APPLICATION COVER

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**Is Applicant:**  Representing owner(s)?  CLG      **Does Applicant have:**  County/City Affiliation

Applicant Organization: City of Boulder City

(Must match name in UEI)

Project Title: Phase II: Boulder City City-wide Historical Context and RLS: 1931 - 1985

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**Project Description (brief):**

Complete Phase II of a city-wide historical context of the City of Boulder City (City), 1931 – 1985. Based on the findings in a historical context prepared during Phase I, the City will conduct a strategic reconnaissance-level survey (RLS) for residential neighborhoods, public, and commercial areas that are found to convey historical significance as determined by the context. Representative photographs of intact historic buildings, structures, objects, and sites, as well as streetscapes, will be taken. Phase II will also include recommendations for intensive-level surveys (ILS) and/or National Register nominations, if applicable.

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**Program Areas (please mark all that apply—ONLY 1 APPLICATION PER PROJECT):**

**Planning:**

- The development, design and implementation of local historic preservation or cultural resource management plans at a regional or local level. Development of historic contexts, ordinances, regulations, standards, and/or guidelines that support regional or local plan goals.

**Survey and Inventory:**

- Survey: “Activity directly pertinent to the location, identification, and evaluation of historic and archeological resources” (Historic Preservation Fund Grants Manual 6-14).
- Inventory: Activity directly pertinent to the development and maintenance of data on historic resources.

**National Register Nomination:**

- Preparation of National Register of Historic Places and National Historic Landmark Nominations to expand “the national list of districts, sites, buildings, structures and objects significant in American history, architecture, archaeology, engineering, or culture, maintained by the Secretary of the Interior under authority of Section 101(a)(1)(A) of the Act” (Historic Preservation Fund Grants Manual Glossary-13).

**Documentation (HABS/HAER/HALS)**

- Preparation of either Historic American Building Survey (HABS), Historic American Engineering Record (HAER), or Historic American Landscape Survey (HALS).

**Pre-Development/Construction and Development/Construction:**

- Pre-Development: “The historical, architectural, and/or archeological research necessary to properly document proposed construction work on a historic structure or site performed prior to the commencement of development” (Historic Preservation Fund Grants Manual Glossary -16).
- Development: “A project which has for its purpose the protection, rehabilitation, restoration, or reconstruction of a historic property” (Historic Preservation Fund Grants Manual Glossary -6).

**Public Education:**

- Increase overall public awareness of technical preservation methods and techniques.
- Promote relationships with the public and private sectors to achieve preservation objectives.
- Preservation planning, local preservation ordinances and design review guidelines.

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- Training and Education for Employee, Commissioner, or Elected Official Development (Technical Conferences, etc.);

#### Project Budget Summary:

A. Requested Federal Share:	\$ <u>13,620.00</u>
B. Non-Federal Share:	\$ <u>9,080.00</u>
B.1 Cash	\$ _____
B.2 In-Kind	\$ _____
C. Grand Total:	\$ <u>22,700.00</u>

#### For SHPO use only

Received: 03-16-26

Initials: CC

Delivered  
By: USPS

Postmarked: 03-12-26

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1. Has the **Applicant** and **Property Owner** read the Secretary of the Interior’s “Standards and Guidelines for the Treatment of Historic Properties” as it relates to preservation, rehabilitation, restoration, and reconstruction work? (<https://www.nps.gov/tps/standards/four-treatments.htm>).  
X Yes    No
  
  2. Does the Applicant acknowledge that any project supported by HPF or Matching Share must meet the Secretary of Interior’s Standards for the Treatment of Historic Properties and SHPO’s Architectural Standards and Guidelines?”  
X Yes    No
  
  3. Is Applicant willing to hire minority personnel or a minority-owned businesses to perform the project or a business certified as a Minority Business Enterprise?  
X Yes    No
  
  4. Is Applicant a member of a minority group?  
 Yes, please specify: \_\_\_\_\_   X No
  
  5. Will the project be compliant with current ADA regulations?  
 Yes    No   X N/A
  
  6. Will Applicant proceed with the project if federal funding is not received?  
X Yes    No
  
  7. Is this project an emergency\*?  
 Yes   X No
- \*Emergency is defined as resource listed in the National Register of Historic Places that is in imminent danger of being lost, demolished, permanently damaged, or on the verge of structural failure.*
- a. If ‘Yes’ to Item 7), please explain the **severity** of the emergency and include **photographs** of all sides of the resource in question, and any additional photos needed to illustrate the emergency:  
N/A
8. How much time will Applicant need to complete the project? The project is expected to be completed within FY26/27, beginning on July 1, 2026 and taking no longer than six months to complete.
  
  9. Is the applicant aware that if funded, project meetings with the SHPO will be required before a funding agreement is drawn up?  
X Yes    No
  
  10. Does the applicant agree to complete a SHPO funding agreement within 120 days of official notice of grant award? Does applicant agree that if this step is not completed that all awarded grant funds will be reverted by SHPO?  
X Yes    No

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)  
**HPF25 SUBGRANT APPLICATION**  
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11. Will a portion or the entire project be contracted out?

X Yes  No

If 'Yes', please indicate the procurement method(s) to be used for the project:

Small purchase procedures

Competitive sealed bids

Competitive negotiation

X Noncompetitive negotiation

12. Does the Applicant acknowledge that any grant award will be subject to acquiring qualified professionals who meet NPS professional qualification standards and State review before project work begins?

X Yes  No

See also attached resume for Broadbent Senior Architectural Historian Courtney Mooney, M.S., AICP.

13. Please describe *in detail* your previous experience(s) with managing grants (if applicable):

The City of Boulder City has managed one Commission for Cultural Centers and Historic Preservation (CCCHP) grant for the rehabilitation of the Water Filtration Plant (2023, CCCHP-21-12). The total amount granted was for \$199,880.00. This project is complete and in the final reporting phase.

Additionally, the City of Boulder City provides funding to residential and commercial property owners within the Boulder City Historic District (NAIS #83001107) through two reimbursement grants which are administered by the Community Development Department in consultation with the City's Historic Preservation Commission. The Residential Historic Preservation Grant provides up to \$10,000, or 50% (whichever is less) reimbursement for eligible home improvements that ensures the home remains a contributing resource to the historic district. The Historic Preservation Redevelopment Agency (RDA) Grant assists businesses and developers interested in projects aimed at revitalizing property within the RDA. The grant provides economic incentives for redevelopment activities within this area that result in the maintenance or enhancement of the historical integrity of commercial buildings and structures. The residential grant program began in 2022 and the RDA grant program began in 2020.

14. Please *list and describe* your past HPF subgrant history (if applicable):

The City has not administered a prior HPF subgrant; however, the City has contracted with Broadbent & Associates, Inc. (Broadbent) to conduct all tasks associated with Phase II of this project. Broadbent's project manager for this contract is Senior Architectural Historian Courtney Mooney, M.S., AICP. Ms. Mooney has 14 years of prior experience administering HPF grants on behalf of the CLG City of Las Vegas, Nevada, in her previous role as historic preservation officer. Grant-funded projects managed by Ms. Mooney included multiple historical contexts and reconnaissance- and intensive-level surveys of historic properties and neighborhoods.

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15. Does the Applicant have a consultant for the project?

X Yes  No

If 'Yes', please list contact information for each and include **resume/vitae** with this application.

Name: Courtney Mooney, M.S., AICP

Title: Senior Architectural Historian

Phone: 702-858-3885

Email: cmooney@broadbentinc.com

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Company/Firm: Broadbent & Associates, Inc.

Mailing Address: 8 W. Pacific Avenue

City: Henderson

State: NV

Zip code: 89015

(Note: If more than 1, please use 'Continuation Sheet' and check box )

If 'Yes' to Item 12), please explain consultant/project personnel selection process noting the historic resources they have dealt with:

The City maintains an on-call contract with Broadbent to provide professional historic preservation services to the City. This project is one of Broadbent's tasks assigned under the current contract. Founded in 1987 in Boulder City, Nevada, Broadbent is a full-service cultural, environmental, and engineering consulting firm with over 150 employees providing professional services throughout the western United States. Broadbent's historic preservation staff, housed within the Division of Cultural Resource Management (CRM), have over 130 years of combined experience providing cultural resources services. Broadbent's technical knowledge of the cultural resources of the region and complex regulatory environments allow them to prepare work products and compliance documents that meet the standards of the Nevada State Historic Preservation Office as well as local municipalities and federal agencies. All work completed by Broadbent CRM staff members is conducted according to the guidance provided in the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation*.

If 'Yes' to Item 12), please list projects, noting historic buildings:

Below is a list of historic preservation projects conducted by Broadbent in the last five years. Additional related experience for Ms. Mooney is provided in the attached resume.

- On-call professional historic preservation services to support planning and community development staff for the cities of Boulder City, Nevada (2024 – current), Prescott, Arizona (2025 – current), and Truckee, California (2019 - current). Projects involve historic resource surveys and inventories with recommendations for listing on the local, state, and national levels; certificates of appropriateness reviews; staff support for historic preservation commissions, including public outreach and education, historical research as requested for various historic properties and/or events; planning documents; and National Register nominations of historic buildings such as the Navy Hanger in Boulder City (in progress).
- Multiple Section 106 consultation coordination projects for the U.S. Bureau of Reclamation, Lower Colorado Region (2024 – current). Projects include reviews of undertakings throughout the Hoover Dam National Historic Landmark, including preparation of Nevada SHPO Architectural Resource Assessment forms with required building documentation; and Historic American Landscape Survey (HALS) documentation for the Administration Building and Training Center landscape areas in Boulder City, both of which are located within the Boulder City Historic District.
- Fort Totten State Historic Site Amended National Register Nomination, Fort Totten, Benson County, North Dakota. Project included completion of an updated National Register nomination for the Fort Totten State Historic Site (NAIS 71000629) located within Fort Totten, a census-designated place on the Spirt Lake Reservation in Benson County, North Dakota. The project

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was commissioned by the State Historical Society of North Dakota (SHSND). The Site—constructed in 1867 as a military post—later operated as a Native American boarding school and tuberculosis preventorium. As the original nomination focused heavily on the site’s military history, the SHSND was awarded an Underrepresented Communities Grant from the National Park Service (NPS) to prepare an amendment that includes the boarding school era. The project involved an updated historic survey of the 16 Greek Revival style buildings associated with the fort and boarding school, additional in person and online research, evaluation of eligibility, and presentations to the Spirit Lake Tribe and SHSND. The amended nomination was approved by the Keeper of the National Register in 2025.

- Historic American Building Survey (HABS) documentation and design review for the Frontier Savings Bank, Las Vegas, Nevada. Project required working closely with the architectural design team to define character-defining features and materials that should be incorporated into the new building so as to preserve as much as possible the historic streetscape and iconic concrete brise soleil.
- Section 106 consultation coordination for the Las Vegas Academy (LVA) (Las Vegas High School [NAIS 86002293], Las Vegas, Nevada, on behalf of Clark County School District. Project involved coordination with architectural design team on new construction within the LVA campus and provide recommendations on compatible design alternatives.
- Historical Context and Reconnaissance-Level Survey (RLS) Report for a 1,166-parcel study area in East Las Vegas, Nevada. The project was funded, in part, by the NPS Underrepresented Communities Grant program and required adherence to the Secretary of the Interior (SOI) standards. The project involved the preparation of two historic contexts, an RLS, management recommendations for future work (including potential historic districts), and a National Register nomination for a resource associated with the Latino community. Broadbent prepared a series of maps for the project depicting the subdivision development chronology of the study area and potential historic properties. Broadbent initiated and participated in several public engagement initiatives during the project, including conducting interviews with knowledgeable community members and facilitating a participatory mapping exercise in which community members identified places of importance. The work resulted in the successful National Register nomination of the LULAC Multi-Purpose Senior Center (NAIS 100010949).

16. Are any of the workers who assist the contractor in performance of his/her duties employees of the State of Nevada?  
 Yes  No
17. Are any of the workers who assist the contractor in performance of his/her duties members of any historic preservation boards or commissions?  
 Yes  No
18. Is the consultant/project personnel familiar with the Secretary of the Interior’s Standards for the Treatment of Historic Buildings? (e.g., Rehabilitation, Preservation, Restoration, and Reconstruction)?  
 Yes  No
19. Does the consultant/project personnel meet the Secretary of the Interior’s ‘Professional Qualification Standards’ in one of the following: Architecture, Architectural History, History, or archaeology?

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)  
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*(Circle all that apply)*

X Yes  No

Architectural History, History

20. Please include a list of the final products to be completed with the subgrant (i.e., surveys, reports, architectural plans, videos, brochures, etc., ):

- A historical context prepared as part of Phase I (City-funded only).
- Results of a strategic RLS for residential neighborhoods, public, and commercial areas that are found to convey historical significance as determined by the context (Phase I).
- Representative photographs of intact historic buildings, structures, objects, and sites, as well as streetscapes, will be taken.
- Complete descriptions of representative and intact models of buildings and structures located within subdivisions or clustered by construction year or isolated locations will be provided.
- All accompanying historical documents such as maps, images, and property-specific documentation; current maps, images, and property-specific documentation; parcel data spreadsheet and GIS shapefiles.
- Recommendations for ILSs and/or National Register nominations, if applicable.

21. Does the subgrant agree to submit to the SHPO a minimum of one physical and two digital final copies of the product produced as a result of research or any other work funded in whole or in part by the HPF grant?

X Yes  No

In line with the City's and Broadbent's commitment to sustainability, the City respectfully requests that all submittals be electronic. If allowed, the City will provide deliverables via a secure cloud storage service such as OneDrive, an archival gold CD, or thumb drive, per SHPO's preference.

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**Applicant Organization** – City of Boulder City

(Must match name of registered UEI #)

Applicant's EIN: 88-6000198      Applicant's UEI: JFEXUQU4LQV4

UEI Expiration Date: June 30, 2027      Applicant's Vendor #: T40266700

NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)

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Mailing Address: 401 California Avenue Dept/Agency: Community Development

City: Boulder City County: \_\_\_\_\_ Clark ZIP: 89005

Authorized Signatory: Nakeisha Lyon Title: Planning Manager

Dept/Agency: Community Development Daytime Phone: 702-293-9262

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Project Contact: Courtney Mooney Title: Senior Architectural Historian

Mailing Address (If different from above) **use above**

Daytime Phone: 702-858-3885 Fax: \_\_\_\_\_

Email: cmooney@broadbentinc.com Application Approval Entities: \_\_\_\_\_

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Proposed Start Date: July 1, 2026

Proposed End Date: December 31, 2026

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In addition to filling out pages 1 thru 6 of this subgrant application cover pages, please include the following items:

- a. Affidavit for Matching Funds Form;
- b. Civil Rights Assurance Form;
- c. Budget Form (or equivalent); and
- d. Program Area (PA) Form(s) (as it applies to your proposed project(s)).

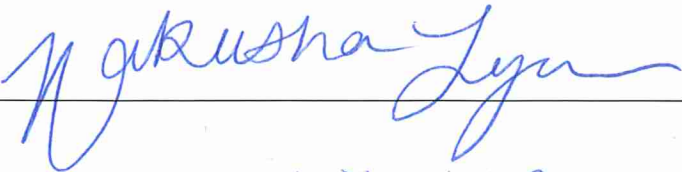
NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)  
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**X I HAVE READ THE 2025 HPF SUBGRANT APPLICATION MANUAL\***

**\*PLEASE NOTE—IF THIS PAGE IS NOT SIGNED, THE APPLICATION IS CONSIDERED INCOMPLETE AND CANNOT MOVE FORWARD IN THE FUNDING PROCESS.\***

I HAVE READ AND COMPLETED THIS **HPF SUBGRANT APPLICATION FOR FY 2025** AND CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**Applicant's authorized signature:**



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Name (please print): Nakeisha Lynn

Title: Planning Manager

Date: 03/09/2024



**PROFESSIONAL EXPERIENCE**

- 28 Years

**EDUCATION**

- MS, Historic Preservation, Columbia University, New York
- BS, Architecture, University of Nevada, Las Vegas

**SAFETY TRAINING**

- Defensive Driver Training, 2017

**OTHER RELEVANT TRAINING**

- CEQA Fundamentals for Historic Resources, 2025
- Native America 101, National Preservation Institute, 2022
- Cultural Landscapes: An Overview, National Preservation Institute, 2021
- Project Management Training, 2020
- Reasonable and Good Faith Identification (Section 106), National Preservation Institute, 2013

**REGISTRATIONS**

- American Institute of Certified Planners (AICP)

**BACKGROUND**

- Urban and Historic Preservation Planning
- Sections 106 and 110 of the NHPA
- HABS/HAER/HALS documentation
- Historic Property Treatment Plans
- NRHP nominations/eligibility evaluations
- Historic Contexts
- Public Management

Courtney Mooney is a senior architectural historian with more than 28 years of public and private sector experience in the historic preservation, urban planning, and architecture fields. Courtney has been employed in the private sector as an architectural historian for over eight years. Prior to this, Courtney served as the Urban Design Coordinator and Historic Preservation Officer for the City of Las Vegas, Nevada for 14 years where she supervised the urban design, historic preservation, and sustainability team and staffed the Historic Preservation Commission (HPC).

Courtney is an expert in preparing National Register of Historic Places (National Register) nominations; conducting historic resource surveys and inventories; preparing documents in compliance with Sections 106 and 110 of the National Historic Preservation Act (NHPA); and evaluating work on historic resources for compliance with the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. Courtney meets the SOI's Professional Qualifications Standards for Architectural History and history and is a member of the American Institute of Certified Planners (AICP) in good standing. Courtney volunteers on the boards of the Western Chapter Association for Preservation Technology and Friends of the Gem Theater, a historic theater located in Pioche, Nevada.

**SELECT PROJECT EXPERIENCE**

**On-call Historic Preservation Professional Services, City of Boulder City, Nevada (2021 - current).** As Project Manager, conduct reviews of applications for Certificates of Appropriateness and grant funding to conduct work on buildings located within the Boulder City Historic District (BCHD) for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the adopted BCHD Historic Guidelines; author revisions to BCHD Historic Guidelines; conduct miscellaneous historic preservation duties in support of City staff; and present regularly to the Boulder City Historic Preservation Commission. *A complete list of projects completed under this contract is available upon request.*

**Updated Architectural Survey and Inventory of the Boulder City Historic District, Boulder City, Clark County, Nevada (2020).** City of Boulder City. Managed completion of archival research and a reconnaissance level historic resource survey of 514 properties located within the National Register-listed Boulder City Historic District; documentation of each property using photography and GPS; preparation of 514 Nevada State Historic Preservation Office (SHPO) Architectural Resource Assessment forms; preparation of final report with updated historic context, character-defining features, and excel spreadsheet of parcel data; and preparation of recommendations for locally-designated historic districts, preservation incentives, education and outreach programs, and further study. The City and Nevada SHPO concurred with the findings contained therein.

**Bureau of Reclamation Compliance Coordination, Boulder City, Clark County, Nevada (2019 – current).** Bureau of Reclamation, Boulder City, Nevada. Role: Project Manager. Responsibilities: Review proposed work on the Hoover Dam, a National Historic Landmark, associated features within the Hoover Dam Historic District, and Reclamation properties for compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties; prepare Section 106 documentation for review by Reclamation, and Nevada and Arizona SHPOs; conduct archival and background research; conduct site surveys and inventories; document buildings, structures, sites, and objects through photographs and sketches; provide evaluations of eligibility to the National Register; and manage agency coordination and required Section 106 submittals. *A complete list of projects completed under this contract is available upon request.*

**Recommendation of Eligibility and National Register Nomination for the Navy Hangar, Bullock Field, Boulder City, Clark County, Nevada (2025).** City of Boulder City. Role: Project Manager. Responsibilities: Conduct intensive-level survey (ILS) of the historic Bullock Field property, including the Navy Hangar and associated airfield features, and provide historic district or individual historic structure eligibility recommendations for listing in the National Register. The ILS resulted in a National Register nomination for the Navy Hangar. Nomination was approved by the Boulder City Historic Preservation Commission and City Council and will be submitted to the Nevada SHPO for review in December 2025.

**On-call Historic Preservation Services, City of Prescott, Yavapai County, Arizona (2025 – current).** Role: Project Manager. Responsibilities: Conduct a range of historic preservation services for the City to include reviews of applications for Certificates of Appropriateness to conduct work on buildings located within the Courthouse Plaza Historic District (CPHD) for compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and the adopted CPHD design guidelines; conduct miscellaneous historic preservation duties in support of City staff; and present regularly to the Prescott Preservation Commission and City Council. *A complete list of projects completed under this contract is available upon request.*

**Historic American Building Survey (HABS) Documentation and Design Review, 801 E. Charleston Blvd., Las Vegas, Nevada (2025).** Legal Aid Center of Southern Nevada. Managed HABS documentation for the former Frontier Savings and Loan bank, constructed 1953. The historic building was slated for demolition; therefore, tasks also included coordinating with LGA Architecture on the design of the new Victims of Crime Center to ensure the preservation of as much of the significant architectural elements as possible, and incorporation of character-defining features into the new design; and assisting with public outreach.

**Fort Totten State Historic Site Amended National Register Nomination, Fort Totten, Benson County, North Dakota (2025).** State Historical Society of North Dakota (SHSND). Role: Project Manager: Responsibilities: prepare an updated National Register nomination for the Fort Totten State Historic Site located within Fort Totten, a census-designated place on the Spirit Lake Reservation in Benson County, North Dakota. The Site—constructed in 1867 as a military post—later operated as a Native American boarding school and tuberculosis preventorium. The Site became a state historic site in 1960 and was listed in the National Register in 1971 and NPS Heritage Documentation Program HABS documentation was prepared in 1972. As the existing nomination focuses heavily on the site’s military history, the SHSND was awarded an Underrepresented Communities Grant from the National Park Service (NPS) to prepare an amendment that includes the boarding school era. The project involved field documentation of the Site, additional in person and online research, evaluation of eligibility, and presentations to the Spirit Lake Tribe and SHSND. The amended nomination was submitted to the NPS for review in 2025.

**Historic American Landscape Survey (HALS) Documentation of the Reclamation Administration Building and Reclamation Training Center, Boulder City, Clark County, Nevada (2024).** U.S. Bureau of Reclamation. Role: Project Manager. Responsibilities: Oversaw all aspects of preparation of National Park Service (NPS) Heritage Documentation Program (HDP) deliverables, including research, fieldwork, and documentation for the landscaped areas associated with the Administration and Training Center Buildings in anticipation of conversion from grass lawn to desert landscaping. Project included procuring required HALS large-format photographs, and preparing final deliverables to the exacting standards of the NPS HDP.

**National Register Nomination and Historic Preservation Treatment Plan (HPTP) for the Gem Theater, Pioche, Lincoln County, Nevada (2023).** Friends of Gem Theater. Authored an HPTP with historic context, evaluation of integrity, and treatment approach recommendations for the historic Gem Theater; completed documentation of the property to evaluate its condition; no destructive testing was performed. Extensive notes were taken, and property owners were interviewed regarding existing conditions, prior studies, and previous work on the theater. Using recommendations provided in the HPTP, a National Register Registration Form 10-900 was prepared for review by the Nevada Board of Museums and History in December 2023. The Gem Theater was listed in the National Register in 2024.

**Twin Lakes Area Reconnaissance Level Survey (RLS), Las Vegas, Clark County, Nevada (2023).** City of Las Vegas. Managed the completion of an RLS of 1,564 residential and commercial properties located within multiple plats associated with the Twin Lakes Area and constructed between the years 1946 and 1982. Work included documentation of all properties using the Nevada SHPO Architectural Resource Assessment forms; make recommendations for potential historic district and individual property eligibility to the National Register; and provide recommendations for intensive level survey of potentially eligible resources.

**Historic Preservation Treatment Plan (HPTP) for the Boulder City Water Filtration Plant, Boulder City, Clark County, Nevada (2022).** LGA Architecture. Role: Project Manager/Architectural Historian. Responsibilities: Prepared an HPTP with historic context, evaluation of integrity, and treatment approach recommendations for the National Register-eligible Boulder City Water Filtration Plant. Coordinated with a multi-discipline team to conduct a site visit to photo-document the property and evaluate its condition; no destructive testing was performed. Extensive notes were taken, and City staff were interviewed regarding existing conditions, prior studies, and previous work on the Plant. The HPTP is one component of a larger Historic Structure Report (HSR), prepared by LGA and intended for use by the current and/or future owners, as well as any private contractors who may be involved in the planning and/or rehabilitation of the building.

**Historic Resource Survey of Mid-century Modern Motor Courts on Las Vegas Boulevard and Fremont Street, Las Vegas, Clark County, Nevada (2020).** City of Las Vegas. Role: Architectural Historian. Responsibilities: Conduct archival research and a reconnaissance level survey of 39 historic motor courts located on Las Vegas Boulevard and Fremont Street (formerly Boulder Highway) to evaluate their eligibility for listing in the City's Historic Property Register (NPR) and/or the National Register as individual properties, individual signs, or as a district(s); document each property and sign using photography and GPS; prepare 39 Nevada SHPO Architectural Resource Assessment forms; prepare final report with historic context, character-defining features, excel spreadsheet of parcel data, findings and recommendations, and National Register/HPR eligibility status.

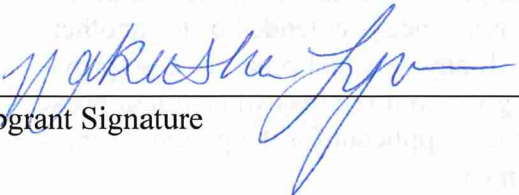


NEVADA HISTORIC PRESERVATION FUND (HPF)  
THROUGH THE NATIONAL PARK SERVICE (NPS)  
**HPF SUBGRANT APPLICATION FY25**  
**AFFIDAVIT FOR MATCHING FUNDS**

STATE OF NEVADA  
COUNTY OF

WHEREAS, the City of Boulder City, hereinafter referred to as Subgrant, in the interest of the historic preservation project commonly known as: Phase II: Boulder City City-wide Historical Context and RLS: 1931 - 1985, certifies that the project previously referenced shall have the necessary matching funds required pursuant to the Historic Preservation Act (P.L. 89-665).

SUBGRANT HEREBY CERTIFIES, that if Subgrant is funded \$ 13,620.00 in Historic Preservation funds from the United States government, Subgrant will have available an acceptable match in the amount of \$ 9,080.00 as funds set aside for the project named above.

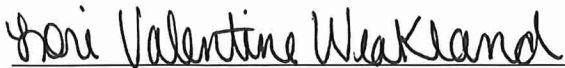
  
Subgrant Signature

3/19/2026  
Date

Nakeisha Lyon  
Subgrant Name (please print)

3/19/2026  
Date

SUBSCRIBED AND SWORN TO before me this 9<sup>th</sup> day of March, 2026.

  
Notary Public



NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)

**HPF SUBGRANT APPLICATION FY25**  
**CIVIL RIGHTS ASSURANCE**

As the authorized representative of the applicant, I certify that the applicant agrees that, as a condition to receiving any Federal financial assistance from the Department of the Interior, it will comply with all Federal laws relating to nondiscrimination. These laws include but are not limited to: (a) Title VI of Civil Rights Act of 1964 (42 U.S.C. 2000d-1), which prohibits discrimination on the basis of race, color or national origin; (b) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. 794), which prohibits discrimination on the basis of handicap; (c) the Age Discrimination Act of 1975, as amended (42 U.S.C. 6101et. seq.), which prohibits discrimination on the basis of age; and applicable regulatory requirements to the end that no person in the United States shall, on the grounds of race, color, national origin, handicap or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity conducted by the applicant. THE APPLICANT HEREBY GIVES ASSURANCE THAT it will immediately take any measures necessary to effectuate this agreement.


THIS ASSURANCE shall apply to all aspects of the applicant's operations including those parts that have not received or benefited from Federal financial assistance.

If any real property or structure thereon is provided or improved with the aid of Federal financial assistance extended to the Applicant by the Department, this assurance shall obligate the Applicant, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits. If any personal property is so provided, this assurance shall obligate the Applicant for the period during which it retains ownership or possession of the property. In all other cases, this assurance shall obligate the Applicant for the period during which the Federal financial assistance is extended to it by the Department.

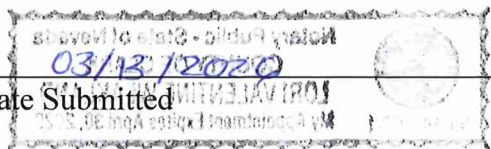
THIS ASSURANCE is given in consideration of and for the purpose of obtaining any and all Federal grants, loans, contracts, property, discounts or other federal financial assistance extended after the date hereof to the Applicant by the Department, including installment payments after such date on account of applicants for Federal financial assistance which were approved before such date.

The Applicant recognizes and agrees that such Federal financial assistance will be extended in reliance on the representations and agreements made in this assurance, and that the United States shall have the right to seek judicial enforcement of this assurance. This assurance is binding on the Applicant, its successors, transferees, assignees, and sub recipients and the person whose signature appears below who is authorized to sign this assurance on behalf of the Applicant.

  
\_\_\_\_\_  
Signature of Authorized Certifying Official

  
*Planning Manager*  
\_\_\_\_\_  
Title

*City of Boulder City*  
\_\_\_\_\_  
Applicant/Organization

  
\_\_\_\_\_  
Date Submitted

*401 California Avenue*  
\_\_\_\_\_  
Applicant/Organization Mailing Address

\_\_\_\_\_  
Bureau or Office Extending Assistance

## Federal Assurances

### ► Federal Forms: Assurances—Debarment, Suspension, Etc. – DI-2010

#### U.S. Department of the Interior

### Certifications Regarding Debarment, Suspension and Other Responsibility Matters, Drug-Free Workplace Requirements and Lobbying

Persons signing this form should refer to the regulations referenced below for complete instructions:

Certification Regarding Debarment, Suspension, and Other Responsibility Matters - Primary Covered Transactions – **The prospective primary participant further agrees by submitting this proposal that it will include the clause titled, "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.** See below for language to be used or use this form certification and sign. (See Appendix A of Subpart D of 43 CFR Part 12.)  
Certification Regarding Debarment, Suspension, Ineligibility

and Voluntary Exclusion - Lower Tier Covered Transactions  
See Appendix B of Subpart D of 43 CFR Part 12.)

Certification Regarding Drug-Free Workplace Requirements Alternate I. (Grantees Other Than Individuals) and Alternate II. (Grantees Who are Individuals) - (See Appendix C of Subpart D of 43 CFR Part 12)

Signature on this form provides for compliance with certification requirements under 43 CFR Parts 12 and 18. The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of the Interior determines to award the covered transaction, grant, cooperative agreement or loan.

#### **PART A: Certification Regarding Debarment, Suspension, and Other Responsibility Matters- Primary Covered Transactions**

CHECK  IF THIS CERTIFICATION IS FOR A PRIMARY COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency;
  - (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
  - (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
  - (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.
- (2) Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

#### **PART B: Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions**

CHECK  IF THIS CERTIFICATION IS FOR A LOWER TIER COVERED TRANSACTION AND IS APPLICABLE.

- (1) The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

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**PART C: Certification Regarding Drug-Free Workplace Requirements**

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CHECK \_\_\_ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS NOT AN INDIVIDUAL.

Alternate I. (Grantees Other Than Individuals)

A. The grantee certifies that it will or continue to provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing an ongoing drug-free awareness program to inform employees about--
  - (1) The dangers of drug abuse in the workplace;
  - (2) The grantee's policy of maintaining a drug-free workplace;
  - (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will --
  - (1) Abide by the terms of the statement; and
  - (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- (e) Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- (f) Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted --
  - (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- (g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a) (b), (c), (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

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Check \_\_\_ if there are workplaces on files that are not identified here.

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**PART D: Certification Regarding Drug-Free Workplace Requirements**

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CHECK \_\_\_ IF THIS CERTIFICATION IS FOR AN APPLICANT WHO IS AN INDIVIDUAL.

Alternate II. (Grantees Who Are Individuals)

- (a) The grantee certifies that, as a condition of the grant, he or she will not engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity with the grant;
- (b) If convicted of a criminal drug offense resulting from a violation occurring during the conduct of any grant activity, he or she will report the conviction, in writing, within 10 calendar days of the conviction, to the grant officer or other designee, unless the Federal agency designates a central point for the receipt of such notices. When notice is made to such a central point, it shall include the identification number(s) of each affected grant.

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**PART E: Certification Regarding Lobbying Certification for Contracts, Grants, Loans, and Cooperative Agreements**

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CHECK \_\_\_ IF CERTIFICATION IS FOR THE AWARD OF ANY OF THE FOLLOWING AND THE AMOUNT EXCEEDS \$100,000: A FEDERAL GRANT OR COOPERATIVE AGREEMENT; SUBCONTRACT, OR SUBGRANT UNDER THE GRANT OR COOPERATIVE AGREEMENT.

CHECK \_\_\_ IF CERTIFICATION FOR THE AWARD OF A FEDERAL LOAN EXCEEDING THE AMOUNT OF \$150,000, OR A SUBGRANT OR SUBCONTRACT EXCEEDING \$100,000, UNDER THE LOAN.

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

As the authorized certifying official, I hereby certify that the above-specified certifications are true.

  
\_\_\_\_\_  
SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  
Nakeisha Lynn Planning Manager  
\_\_\_\_\_  
TYPED NAME AND TITLE  
03/09/2026  
\_\_\_\_\_  
DATE



NEVADA HISTORIC PRESERVATION FUND (HPF) THROUGH THE NATIONAL PARK SERVICE (NPS)  
 HPF25 SUBGRANT APPLICATION  
 BUDGET FORM

**Applicant: City of Boulder City**

**1. Personnel:** Grantee Staff time spent on project - Match Only

	Position Title	Hours	Hourly Rate (HR)	HPF includes Fringe Benefits	% of HR that is fringe benefit	Amount of fringe benefit	Total Amt	Federal Share	Non-Federal Share
a.									0.00
b.						0.00	0.00		0.00
c.						0.00	0.00		0.00
d.						0.00	0.00		0.00
e.						0.00	0.00		0.00
f.						0.00	0.00		0.00
g.						0.00	0.00		0.00
h.						0.00	0.00		0.00
i.						0.00	0.00		0.00
j.						0.00	0.00		0.00
<b>Sub-total:</b>							<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**2. Travel:** (see GSA rates in the application document)

		Rate	Miles/ or # of days	Total Amount	Federal Share	Non-Federal Share
a.	<b>Mileage</b>					
	1. Person #1-	0.725		0.00		
	2. Person #2-	0.725		0.00		
b.	<b>Per Diem (Breakfast)</b>			0.00		
	<b>Per Diem (Lunch)</b>			0.00		
	<b>Per Diem (Dinner)</b>			0.00		
c.	<b>Transportation costs (parking fees, taxi, etc.)</b>			0.00		
d.	<b>Lodging</b>					
	Person #1			0.00		
	Person #2			0.00		
e.	Other:			0.00		
f.	Other:			0.00		
<b>Sub-total:</b>				<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



HPF25 BUDGET FORM

**3. Contractual Services:** (Attach quotes) \*Materials: Break out by type \*Labor: Define specific activities

	Contractual Service	Total Amount	Federal Share	Non-Federal Share
a.	\$22,700	22,700.00	13,620.00	9,080.00
b.				
c.				
d.				
e.				
f.				
<b>Sub-total:</b>		<b>\$22,700.00</b>	<b>\$13,620.00</b>	<b>\$9,080.00</b>

**4. Operating:** List estimated operating expenses relating to the proposed project. (revise categories as needed)

		# of items	Rate per item	Flat Rate	Amount	Federal Share	Non-Federal Share
a.	Photocopying						
b.	Film and Processing						
c.	Maps						
d.	Postage						
e.	Telephone						
f.	Utilities						
g.	Supplies (specify):						
h.	Other (specify):						
i.	Other (specify):						
<b>Sub-total:</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**5. Other (please specify and/or attach detailed budget):**

		Rate	Amount	Federal Share	Non-Federal Share
a.					
b.					
c.					
d.					
e.					
f.					
g.					
h.					
<b>Sub-total:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

HPF25 BUDGET FORM

6. Section #1- 5 Subtotals:

		<b>Total Amounts</b>	<b>Federal Share</b>	<b>Required Match</b>
1.	Personnel	0.00	0.00	0.00
2.	Travel	0.00	0.00	0.00
3.	Contractual Services	22,700.00	13,620.00	9,080.00
4.	Operating	0.00	0.00	0.00
5.	Other	0.00	0.00	0.00
	<b>Sub-total:</b>	<b>\$22,700.00</b>	<b>\$13,620.00</b>	<b>\$9,080.00</b>

7.	<b>Requested Federal Share Total:</b>	<b>Subtotal:</b>	<b>\$13,620.00</b>
8.	<b>Required Non-Federal 40% Match</b>	<b>Subtotal:</b>	<b>\$9,080.00</b>
9.	<b>Actual Non-Federal Share (s/b 40% or more)</b>	<b>Subtotal:</b>	<b>\$9,080.00</b>
10.	<b>Proposed Project Costs Grand Total:</b>		<b>\$22,700.00</b>

NEVADA HISTORIC PRESERVATION FUND (HPF)  
THROUGH THE NATIONAL PARK SERVICE (NPS)  
**HPF SUBGRANT APPLICATION FOR FY25**  
**Survey and Inventory Projects Only**

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**1. Survey and Inventory:**

**Survey** - "activity directly pertinent to the location, identification, and evaluation of historic and archaeological resources" (Historic Preservation Fund Grants Manual 6-14).

**Inventory** - Inventory is the activity directly pertinent to the development and maintenance of data on historic resources.

**2. Proposed Level of Survey Data:**

- a.  Intensive  
 Reconnaissance  
 Re-survey of previously covered area; Last surveyed: \_\_\_\_\_
- b. Please include a location map showing proposed survey area boundaries.
- c. Type of resource being surveyed for:  
 Architectural/Historical  
 Archeological/Historical
- d. Level of documentation to be produced (*Indicate all that apply*):  
 Architectural Resource Assessment Forms (ARAs)  
 IMACS or other approved SHPO Archeological Site Forms  
 National Register nomination(s) (Please complete the form for this program area)  
 Determinations of Eligibility (Identification and Evaluation)
- e. Estimated number of acres to be surveyed: 7,044
- f. Estimated number of inventory forms to be produced: 0

**3. Please indicate the legal owner(s) of the property and/or areas listed:**

- Federal owner; please specify agency: \_\_\_\_\_
- State; please specify agency: \_\_\_\_\_
- County; please specify department/division: \_\_\_\_\_
- City; please specify department/division: N/A
- Private multi-owners (see '3c')
- Private single owner (see '3c')

**1. Inventory Data:**

- a. Inventory Name: Phase II: Boulder City City-wide Historical Context and RLS: 1931 - 1985
- b. Type of Resource Records Maintained (*Check all that apply*):  
 Architectural     Archaeological     Archival     Other: \_\_\_\_\_
- c. Estimated number of **resources** to be entered into database(s): 0
- d. Estimated number of **reports** to be entered into database(s): 1
- e. Estimated number of **reports** to be assigned report/project numbers: 0

NEVADA HISTORIC PRESERVATION FUND (HPF)  
THROUGH THE NATIONAL PARK SERVICE (NPS)  
**HPF SUBGRANT APPLICATION FOR FY25**  
**Survey and Inventory Projects Only**

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2. Please describe and give a reason for your project\*. If necessary, please use a 'Continuation Sheet' and check box .

**\*Please select Project type**                      **X Survey**                       **Inventory**

This project will satisfy Goal 3 of the *Boulder City Historic Preservation Plan* ("plan"), completed by the Nevada Preservation Foundation in 2021. The plan was developed through a series of in-person and online public engagement activities and included Historic Preservation Committee Goals. Goal 3 of the plan is to "Explore creating new Historic Preservation Districts in Boulder City" through the completion of 1) a city-wide historic context statement that expands from previous historic contexts (e.g. BC Historic District); 2) a complete chronological history of the City of Boulder City up to the present; 3) an exploration of the potential for creating new Historic Preservation Districts in Boulder City; and 4) a city-wide reconnaissance and/or intensive survey to identify historic and cultural places that are historically significant.

The proposed project will also assist the City in meeting its obligations as a CLG to establish and maintain a system for survey and inventory of important historic resources for local, state, and/or federal designation.

September 30, 2025

Project No: 24-17-119 Phase 417

Nakeisha Lyon  
Community Development Department  
401 California Ave.  
Boulder City, NV 89005

RE: Cost estimate and scope of work for Phase 1 and 2 of the Historical Context and RLS for Boulder City (1931 – 1985), Clark County, Nevada

Dear Ms. Lyon,

**Historical Context and RLS for Boulder City (1931 – 1985):**

- All work will comply with the NRHP Bulletin “Guidelines for Local Surveys: A Basis for Preservation Planning.”
- Work will build upon existing research completed for Boulder City, including, but not limited to, the 1983 NRHP nomination and the 2020 Boulder City Historic District update.
- Broadbent will conduct research on the development of Boulder City and prepare a historical context for the years 1931 – 1985. (Note: this will include homes located just outside of the historic district and constructed as early as 1931 by private citizens. It may be found that these homes are associated with the Boulder City Historic District).
- Based on the findings in the context, Broadbent will conduct a strategic reconnaissance-level survey (RLS) for residential neighborhoods, public, and commercial areas that are found to convey historical significance as determined by the context. Representative photographs of intact historic buildings, structures, objects, and sites, as well as streetscapes, will be taken.
- Broadbent will provide recommendations for intensive-level surveys (ILS) and/or NRHP nominations, if applicable.
- Broadbent assumes no SHPO Architectural Assessment Forms will be completed, and that only representative photos will be provided.
- Two presentations to the HPC are included in the scope.
- Project can be phased to include Phase 1: Task 1; Phase II: Tasks 2 and 3. If this is the desired approach, it is recommended that Phase 1 be completed at the end of a fiscal year, and Phase II be completed at the beginning of the next fiscal year to avoid a long gap between phases.

The following table provides a breakdown of tasks and fee per phase:

<b>Task</b>	<b>Fee Per Task</b>	<b>Fee Per Phase</b>
1. Complete research and prepare draft historical context report (includes preparation of one presentation to HPC and project management)	\$19,250	
<i>Total Phase I</i>		<i>\$19,500</i>
2. Conduct RLS fieldwork, update context, and prepare recommendations (includes preparation of a 2 <sup>nd</sup> presentation to HPC)	\$19,000	
3. Address HPC comments and prepare final context	\$3,700	
<i>Total Phase II</i>		<i>\$22,700</i>
<b>PROJECT TOTAL NOT-TO-EXCEED</b>	<b>\$42,200</b>	

Sincerely,



Courtney Mooney, M.S., AICP  
Senior Architectural Historian  
BROADBENT & ASSOCIATES, INC.