



December 10, 2015

**LAS VEGAS
CITY COUNCIL**

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ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Courtney Mooney
CLV Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: HPC-62225

Dear Ms. Mooney:

Your request regarding a draft resolution of opposition to demolishing any portion of or the entire Reed Whipple Building, for the purposes of constructing a roadway alignment at 821 Las Vegas Boulevard North, (APN 139-27-708-019), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Historic Preservation Commission on December 9, 2015. The Notice of Final Action was filed with the Las Vegas City Clerk on December 10, 2015.

The Historic Preservation Commission voted to **APPROVE** the resolution with the removal of "in order to place a roadway" and correct the City Clerk's name.

This action by the Historic Preservation Commission on December 10, 2015 is final unless a written appeal is filed with the City Clerk within ten (10) days of the date of the Historic Preservation Commission's decision.

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP:CM:clb

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STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/09/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: HPC-62225 - Discussion and possible action regarding a draft resolution of opposition to demolishing any portion of or the entire Reed Whipple Building, for the purposes of constructing a roadway alignment at 821 Las Vegas Boulevard North, (APN 139-27-708-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

BACKGROUND

- 10/24/02 The Planning Commission approved a Site Development Plan Review (SD-0049-02) to allow 21 interpretive banner displays adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
- 11/10/09 The Downtown Design Review Committee approved an application for a Master Sign Plan (ARC-36490) for an existing museum.
- 11/17/10 The City Council approved an application for a General Plan Amendment (GPA-39326) from PF (Public Facilities) to MXU (Mixed Use) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 11/17/10 The City Council approved an application for a Rezoning (ZON-39327) from C-V (Civic) zone to C-2 (General Commercial) zone on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a General Plan Amendment (GPA-56915) from PF (Public Facilities) to MXU (Mixed Use) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a Rezoning (ZON-56916) from C-V (Civic) to C-2 (General Commercial) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.

ANALYSIS

At the October 28, 2015 HPC meeting, the Commission directed staff to prepare a resolution of support for the historic preservation of the Reed Whipple Building.

Please see the attached draft, "Resolution of Support for the Historic Preservation of the Reed Whipple Building by the City of Las Vegas Historic Preservation Commission."

The final approved resolution will be signed by the HPC Chairman and submitted to the Office of the City Clerk for signature. Once signed, the resolution will be submitted to the city of Las Vegas.

CM

Cultural Vista Parkway Scope

The City of Las Vegas has planned for a future roadway, known as Cultural Vista Parkway, to make a new connection between Maryland Parkway and Veterans Memorial Drive in association with future redevelopment of Cashman Field. This proposed Cultural Vista Parkway ["Parkway"] will traverse westerly along the south side of Cashman Center, cross over Las Vegas Boulevard and traverse south of the Reed Whipple Building across the parking lot tying into Veterans Memorial Drive. The Parkway is intended to provide a future transit connection from the airport to the Bonneville Transit Center and then have an end station at Las Vegas Boulevard adjacent to Reed Whipple. In the meantime, it provides another direct vehicular route into the Cultural Corridor via northern through-lanes being constructed on Casino Center Boulevard, north of Stewart.

The current scope includes demolition of the southern wing of the Reed Whipple building as well as possibly the south awning. Eighty-eight parking stalls will be eliminated. The street cross-section will include wider sidewalks with street lights, trees and bike lanes.

Public Works has \$1.5 million dollars of Fuel Revenue Indexing (FRI) funds. If the FRI 2 ballot passes in November 2016, the city anticipates funds for construction to be available. We expect to follow a public outreach process during design that will include news releases, public meetings at 15% and 30% design, individual property owner and business owner meetings and stakeholder meetings.

STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

Draft, "Resolution of Support for the Historic Preservation of the Reed Whipple Building by the City of Las Vegas Historic Preservation Commission."

RESOLUTION OF SUPPORT FOR THE HISTORIC PRESERVATION OF THE REED WHIPPLE BUILDING BY THE
CITY OF LAS VEGAS HISTORIC PRESERVATION COMMISSION

WHEREAS, on February 22, 1991, the City Council of Las Vegas adopted an amendment to the municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission (HPC); and

WHEREAS, it is the mission of the HPC to promote the public welfare by providing protection for significant properties and archaeological sites which represent important aspects of the city's heritage, to enhance the character of the community by taking such properties and sites into account during development, and to assist owners in the preservation and restoration of their properties; and

WHEREAS, the HPC is committed to the preservation of historic resources through the support of adaptive reuse of vacant and/or abandoned buildings, and buildings of historic significance; and

WHEREAS, the Reed Whipple Building, constructed in 1963 and located at 821 Las Vegas Boulevard North is potentially eligible for listing on the National Register of Historic Places and the city of Las Vegas Historic Property Register as one of the few remaining intact Mid-Century Modern buildings in Las Vegas; and

WHEREAS, it has been determined that the current property owners, the city of Las Vegas, have expressed a desire to demolish the south "wing" of the Reed Whipple Building in order to place a roadway; and

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF LAS VEGAS HISTORIC PRESERVATION COMMISSION RECOMMENDS TO THE CITY OF LAS VEGAS:

The City of Las Vegas take whatever actions are necessary to preserve the Reed Whipple Building intact.

PASSED, ADOPTED and APPROVED this ____ day of _____, 2015.

APPROVED:

By _____
ROBERT STOLDAL, Chair

ATTEST:

BEVERLY K. BRIDGES, City Clerk

APPROVED AS TO FORM:

Date

