



AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 6, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-13434 - APPLICANT: CITY OF LAS VEGAS - OWNER:
RICHARD S. AND SHARON SEGERBLOM

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request to designate a parcel of land as a historic Landmark within the City of Las Vegas on 0.24 acres at 704 South Ninth Street (APN 139-34-810-069), Ward 5 (Weekly).

BACKGROUND

- 12/15/97 City Council adopted the City of Las Vegas Historic Preservation Ordinance, subchapter 19.06.090 of the City of Las Vegas Zoning Code, which governs designation of historic properties, the Historic Preservation Commission and its duties.
- 04/1/92 City Council adopted the General Plan with Historic Preservation Plan component.
- 03/22/06 City of Las Vegas Historic Preservation Commission received draft nomination report for Henderson House, 704 South Ninth Street, for review.
- 04/26/06 City of Las Vegas Historic Preservation Commission voted to approve nomination report and move forward with public hearing.
- 06/28/06 At an advertised public hearing, the Historic Preservation Commission voted unanimously to designate the subject parcel as a historic Landmark. The property owners expressed support of the designation.
- 07/27/06 The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #90/cm).

ANALYSIS

The Henderson House, located at 704 S. 9th Street, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Landmark by the Historic Preservation Commission.

The property meets the requirements for Landmark designation under the following criterion, as stated in the City of Las Vegas Title 19.06.090.I:

- A. It is determined to be of exceptional significance and expresses a distinctive character because:
1. A significant portion of it is at least fifty years old;
 2. It is reflective of the City's cultural, social, political or economic past;
 3. It is associated with a person or event significant in local, state or national history; and
 4. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

Adoption of historical status will result in an H designation for this property, requiring Historic Preservation Commission review prior to issuance of building permits or discretionary permits such as Site Development Plan Reviews and Rezonings.

The City of Las Vegas supports the preservation of historic resources with the following documents:

The City of Las Vegas Priorities:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage affordability, livability, and pride in our neighborhoods

The City of Las Vegas Master Plan 2020:

Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

The City of Las Vegas Historic Preservation Plan:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective A: Promote the preservation and maintenance of structures, sites and districts of historic interest within Las Vegas.

Historic Significance of the Henderson House

The Henderson House is described as a Spanish Eclectic style home, a popular style of the era for its modest interpretation of earlier, more elaborate regional styles. The Revival and Eclectic styles are popular in the Las Vegas High School Historic District, but few intact examples remain, making the Henderson House exceptionally important.

The Spanish Eclectic style is exhibited on the Henderson House by the tiled roof, and exceptionally complex plan and elevation. A picturesque quality is produced through the contrast of high and low and projecting and receding elements of curved and rectilinear openings, and of roof types (gable, shed and hip.) The cantilevered balcony with bracket capitals is also reminiscent of the Monterey style. The interior has been restored in 1987 and is in excellent condition.

Architecture

The Henderson House was designed by noted Las Vegas architect A. L. Worswick, for Nevada State Senator Albert Scott Henderson and his family. C.A. Bryant built the house for \$10,000 in 1930. Reminiscent of Worswicks earlier plan of the 1929 Whitehead residence [since destroyed by fire] the house follows the Southern California (Monterey) tradition with its sloping roof and balcony, rather than the Southwestern flat roofed Pueblid tradition.

Worswick was the most important architect in early Las Vegas. He came to Las Vegas in 1929 from San Francisco, where he had been Chief Architect in that citys Planning Department. He designed many of Las Vegass early residences and commercial buildings, including the Apache Hotel (now under the Horseshoe) the adobe Las Vegas Hospital at 8th and Ogden (destroyed by fire) and over the next two decades, schools, a movie theater, a bank, a supermarket and many offices.

Mission Revival was Las Vegass most popular architectural style in the teens, twenties and early thirties. Arcade-fronted businesses once lined Fremont Street. Many of the early public and commercial buildings employed Mission Revival stylethe first high school, the Victory Hotel, the railroad depot, the Las Vegas Hospital on 8th and Ogden, and as stated previously, the two story Whitehead House on North Seventh Street.

History

Las Vegas began as a railroad town, dependent on the vagaries and whims of a single industry. When the Union Pacific razed the machine shops in the mid twenties, the town lost jobs and went into a slump. Then the announcement of a giant federal construction project, Hoover Dam, brought the promise of prosperity. With the dam construction came the beginning of the industry that provided the foundation for todays Las Vegasthe tourist industry.

That wave of prosperity beginning just before 1930 triggered construction not just of public buildings such as the new Post Office/Federal Building and new Art Deco High School (considered by many at the time to be too far out of town) but also a number of private residences such as that of community leader Albert S. Henderson.

Born November 2, 1879 in Eureka, Nevada, into a family of six children, Henderson started as a rural school teacher, attended the University of Nevada for a time and then took a job as a law clerk for Judge Breen in Eureka. He was admitted to the Nevada State Bar in 1908 and also elected District Attorney in Eureka in 1908. After the Eureka bank failed, taking with it his life savings, he left there with his wife and came to Las Vegas in 1910, where he found work as a school teacher. In 1914, he became Superintendent of Schools in the fledgling Las Vegas School District.

Henderson came to southern Nevada in 1910 to work for the Las Vegas School District, and he was Superintendent of Schools in 1914. His love of community service led him to continue to seek public office. In the twenties, he served in the Nevada Assembly for six years and was named Speaker of the Assembly, and then in the thirties he was elected to the Senate, where he served for four terms. He was Las Vegas City Attorney in the 1930s, as well as president of the School Board, and was appointed Rent Director with the Office of Price Administration during World War II. In 1946, he was named District Court Judge, a position he retained until his death. He died in 1961 at the age of 82.

At his death, Al Cahlan, editor of the Las Vegas Review Journal said, From his humble beginnings in Eureka, Bert Henderson, by dint of hard work and devotion to duty, built himself a heritage in southern Nevada which will not soon be forgotten.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 09

SENATE DISTRICT 03

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0