

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 06/23/10

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: Consideration of application for Certificate of Appropriateness for demolition of historic guard shack, façade and tower at the Moulin Rouge located at 840 West Bonanza Road (APN 139-28-703-014), C-2 (General Commercial) Zone, Ward 5 (Barlow).

BACKGROUND

- 06/17/92 The Las Vegas City Council approved the designation of the Moulin Rouge Hotel and Casino on the City of Las Vegas Historic Property Register.

- 12/22/92 The Keeper of the National Register approved the designation of the Moulin Rouge Hotel and Casino on the National Register of Historic Places.

- 02/27/08 HPC recommended approval of application for Certificate of Appropriateness for new construction and demolition at the Moulin Rouge Hotel and Casino.

- 04/02/08 The Las Vegas City Council approved requests for a Rezoning from: R-3 (Medium Density Residential) and C-M (Commercial/Industrial) to: C-2 (General Commercial); a Site Development Plan Review (SDR-26449) for a proposed 41-story and 30-story Hotel and Gaming Establishment, Non-Restricted development, including a 1,727-room hotel, a 72,596 square-foot non-restricted gaming facility, and 381,734 square feet of commercial uses with a Waiver to allow perimeter landscape buffer widths of zero feet where eight feet is required at interior property lines; a Variance (VAR-26453) to allow a lot coverage of 100 percent where 50 percent is the maximum allowed and to allow a zero-foot setback to the side, corner side and rear property lines for a Hotel and Gaming Establishment, Non-Restricted Development; and a Special Use Permit (SUP-26452) for a proposed 420-foot building in the A-O (Airport Overlay) District where the height limitation is 175 feet for a proposed Hotel and Gaming Establishment, Non-Restricted Development on 17.44 acres at the northwest corner of Bonanza Road and "H" Street (APNs 139-28-703-005, 139-28-703-013 through 016, 139-28-710-001 through 026, and 139-28-711-001 through 059), R-3 (Medium Density Residential), C-M (Commercial/Industrial), and C-2 (General Commercial) Zones [Proposed: C-2 (General Commercial)], Ward 5 (Barlow).

- 09/27/08 HPC-30085 – HPC approved selection of plaques for properties listed on the National Register of Historic Places within the city of Las Vegas. Locations included the Moulin Rouge, located at 840 West Bonanza Road (APN 139-28-703-014), Ward 5 (Barlow).

ANALYSIS

Historic Significance

The Moulin Rouge Hotel and Casino is listed on the local and national registers of historic places for its significant contribution to ethnic heritage, social history and entertainment history. The hotel was created specifically as an interracial luxury resort where black performers barred from the Strip were permitted to

gamble, dine and stay in the hotel rooms. Several notable black entertainers performed in the Moulin Rouge showroom during the six months it was open from May to October, 1955.

In 1960 the hotel served as the site for a meeting of local civil rights leaders, business and political leaders, and city and county casino-hotel operators to end the Jim Crow policies of Las Vegas resorts.

In 2003 the hotel was destroyed by fire, leaving only the historic sign and tower.

On May 5, 2009 the hotel suffered an additional fire. The hotel building located behind and to the west of the front façade and tower was partially demolished by the fire department due to safety reasons. The historic Moulin Rouge sign was moved to the Neon Museum Boneyard for storage a few days before the fire occurred.

Project Summary

The request is to demolish the historic guard shack, façade of the original casino building, and connected tower.

Findings

City of Las Vegas Title 19 Zoning Code, Chapter 19.06.090: H Historic Designation:

G. Historic Preservation Commission - Powers, Etc.:

The powers, duties and activities of the HPC include the following:

2. Reviewing and making decisions concerning applications for the proposed construction, alteration, demolition or removal of any structure associated with a Landmark or Historic Property or located on property within an Historic District. The review and decision making process shall be in accordance with Sections (K) and (L) of this Subchapter.

H. Historic Preservation Officer:

The duties of the HPO shall include:

5. Acting as the approval authority concerning applications for the proposed construction, alteration, demolition or removal of structures associated with a Landmark, Historic Property or Historic District, when the proposed work is, in the HPO's judgment, minor in nature and impact or the need to act immediately is necessary to protect life or property. The review and decision making process shall be in accordance with Sections (K) and (L) of this Subchapter.

L. Demolition and Removal:

- (1) Whenever it is proposed to demolish or remove a structure or feature constituting or associated with a Landmark or Historic Property, or one that is located within a designated Historic District, and a demolition or other permit or approval is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Subchapter. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, or is necessary immediately in order to protect life or property, the HPO shall be the approval authority. Approval pursuant to this Section indicates conformance with the provisions and intent of this Subchapter only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

The HPO has reviewed the application and request for demolition with reference to the objectives of the City of Las Vegas Title 19 Zoning Code, Chapter 19.06.090: H Historic Designation: L. Demolition and Removal. The HPO finds that the structures and/or features proposed for demolition or removal are no longer of historic or architectural value or significance and no longer contribute to the distinctive character of the property.

Please see attached Certificate of Appropriateness with required backup documentation. The applicant has submitted all necessary backup documentation with the exception of a preliminary plan of redevelopment for the parcel indicating an intended use that is in compliance with the General Plan, existing or proposed zoning, other applicable regulations and Section (K) of this Subchapter;

STAFF RECOMMENDATION

APPROVAL of Certificate of Appropriateness.

BACKUP DOCUMENTS

1. Application for Certificate of Appropriateness
2. Photographs and list submitted by applicant
3. Aerial view of property