



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/26/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding update on Westside School restoration project, located at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).

BACKGROUND

- 02/27/08 Historic Preservation Commission accepted the nomination report for the Westside School and approved scheduling a public hearing for historic designation on the city of Las Vegas Historic Property Register as an Historic Landmark.

- 09/24/08 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 Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), Ward 5 (Barlow).

- 05/28/09 The Planning Commission recommended approval of a petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

- 07/01/09 The Las Vegas City Council approved petition to vacate a 20-foot wide by 300-foot long public right-of-way (alley) generally located 139 feet northeast from the northeast corner of Washington Avenue and "D" Street.

- 08/26/09 HPC-35662 – HPC approved HPC Centennial Legacy budget funding in the amount of \$2,000 for transcription of oral history interviews for the Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, Ward 5 (Barlow).

- 02/24/10 HPC-37298 – HPC approved a request to designate the Westside School, located at 330 West Washington Avenue (APNs 139-27-211-053 and 058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark, Ward 5 (Barlow).

- 04/22/10 DIR-37526 – Planning Commission recommended approval of request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-37298).

- 05/19/10 DIR-37526 – City Council approved request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-37298).

- 02/02/11 City Council approved an award of Agreement No. 110135-TF, Master Planning, Community Outreach and Architectural Programming Services for the Historic Westside School & Variety Early Learning Center.

- 02/02/11 City Council approved a Memorandum of Understanding between the City of Las Vegas and the Commission for the Las Vegas Centennial for grant funding in the amount of \$300,000.00 to fund a master plan for the Historic Westside School and Variety Early Learning Center and Historic Preservation Plan for the Historic Westside School located at 330 West Washington Avenue- Ward 5 (Barlow).
- 09/28/11 HPC-43283 – HPC approved application with conditions for a Certificate of Appropriateness for the Historic Westside School Master Plan which provides recommendations for the rehabilitation and adaptive reuse of the Historic Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).

ANALYSIS

Public Outreach

- Third and final community stakeholder meeting was held October 25, 2011 at the Doolittle Community Center. KME presented final design drawings and recommendations for restoration, rehabilitation and programming at the Historic Westside School, and redevelopment of the Variety Early Learning Center site (see attached media release).
- Members of the public may continue to submit comments regarding the project to the city of Las Vegas Historic Westside School website at www.lasvegasnevada.gov/historicwestsideschool. Links to the Ward 5 webpage, Twitter and Facebook pages are also on this webpage.

Project Progress

- Draft Historic American Building Survey (HABS) for the Historic Westside School was submitted to the National Park Service for comment. Comments were received on August 11, 2011 and have been forwarded to KME for action.
- KME has submitted the DRAFT *Historic Westside School and Variety Early Education Center Master Plan and Programming* document for review by the city of Las Vegas. Comments are due to KME on October 21, 2011.
- Final report to be received in November, 2011.

Coordination with SHPO

- First meeting with SHPO was held June 21, 2011. SHPO provided guidance on preliminary design proposals. Comments for the Historic Westside School exterior included:
 - Pursuing historic tax credits is a possibility. Flexibility in design will be limited.
 - Follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
 - Retain all original window openings. Replacement windows must match existing historic windows in appearance. Energy efficient windows are a possibility.
 - All historic street patterns, including original street widths, should be retained either as pedestrian pathways or vehicular access.
- Second meeting with SHPO was held August 4, 2011. SHPO provided guidance on revised design proposals. Additional comments for the Historic Westside School exterior and interior included:
 - Original floor plans should be restored to enhance the interpretation of the building as a school.
 - Replacing parking areas in the rear with landscaped courtyards and seating is acceptable.
 - Landscaping options are preferable over permanent shade structures.
 - Historic approach to the entrances from Washington should be preserved by not including a fence and/or landscape buffer with trees along Washington.

Funding

- At the Oct. 5 City Council meeting, the council approved issuing a \$4 million medium-term loan to help pay for construction costs for the Historic Westside School, to be repaid with license plate revenues provided by the Centennial Commission. The Redevelopment Agency also has set aside an additional \$900,000 in funding for the project.

Westside School & Variety Early Learning Center Master Plan

- Restoration and ADA upgrade of the c. 1923 and 1948 Westside School buildings.
- Site development of Westside School to include landscaping, parking lot, ADA access, and site access improvements.
- Improved pedestrian connection between Westside School and Variety Early Learning Center sites.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Media release, *City Of Las Vegas To Hold Final Meeting For Historic Westside School Master Plan*, October 11, 2011.

Media Release

Tuesday, October 11, 2011
For Immediate Release

Contact: Diana Paul
Telephone: 229-6501

City Of Las Vegas To Hold Final Meeting For Historic Westside School Master Plan

Public Invited To View Final Site Plan Design

The city of Las Vegas invites West Las Vegas residents and alumni from the Historic Westside School to the third and final community meeting to unveil the final site plan design for the Historic Westside School and Variety Early Learning Center sites. The meeting is scheduled for **Tuesday, Oct. 25, from 5:30 to 8:30 p.m. at Doolittle Community Center, located at 1950 N. J St.** The final master plan is based on the public's recommendations for uses and amenities at two community workshops over the past several months. The city's architectural consultant, KME Architects, has been working on a master plan to restore the school's significant historic features and rehabilitate the building for reuse as a community gathering place for West Las Vegas.

At the second workshop in July, KME Architects presented the residents with two versions of the master plan for the Historic Westside School; a pedestrian and vehicular option. A majority of the residents who attended selected the option that allowed one-way vehicular access to the site, connecting D Street to C Street.

The master plan includes a plaza for outdoor events, art festivals, etc; an art sculpture, retail space, offices, bookstore, exhibit hall, and new facilities for KCEP Radio. The master plan is very pedestrian friendly and incorporates a sustainable design with a wind turbine and solar power elements. The plan also features an open plaza for kiosks, shopping and historical markers, as well as outdoor seating. Other amenities include a sound system, street lights, tree-lined streets, banner displays, security fence and more.

Based on the feedback received at the second workshop, the architects have refined the master plan and will present the updated concept to the public during the final meeting in October. The next step will be to begin construction drawings.

The city of Las Vegas Historic Preservation Commission, whose mission it is to preserve historic buildings, pursued funding to restore the Historic Westside School in 2005. The idea for a master plan, to include improvements to the adjacent Variety Early Learning Center site, came from Ward 5 Councilman Ricki Y. Barlow, who has a vision to restore the school as a community gathering place and gateway for West Las Vegas. The city of Las Vegas received \$550,000 from the Las Vegas Commission for the Centennial for the master plan phase of the project and hired KME Architects.

At the Oct. 5 City Council meeting, the council approved issuing a \$4 million medium-term

loan to help pay for construction costs for the Historic Westside School, to be repaid with license plate revenues provided by the Centennial Commission. The Redevelopment Agency also has set aside an additional \$900,000 in funding for the project.

Located in the historic Westside, the "Las Vegas Grammar School Branch No. 1," as it was originally known, was built in 1923 in the Mission Revival style. The school is one of very few historic examples of this style remaining in Las Vegas. The building was the first grammar school in West Las Vegas and is the oldest remaining schoolhouse in Las Vegas. The school was important in the development of the Westside, serving a largely African-American community. The building was added on to in 1948 to accommodate the large post-war-time population increase. The school also is listed on the city of Las Vegas Historic Property Register and the Nevada and National Register of Historic Places.

The city did a similar restoration of the Historic Fifth Street School on Las Vegas Boulevard, rededicating that facility in September 2008.

More information can be found online by visiting the school's page on the city [website](#), on Facebook at [Historic Westside School](#) , and on Twitter at [hwschoollv](#) .

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