



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/14/11

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 approved application (HPC-43283) 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

Project Progress

- Phase I: Master Plan phase of the Historic Westside School rehabilitation project is complete.
- Phase II: Design phase of the Historic Westside School rehabilitation project to begin December 1, 2011.
- Draft Historic American Building Survey (HABS) for the Historic Westside School was re-submitted to the National Park Service for comment.
- Final *Historic Westside School and Variety Early Education Center Master Plan and Programming* document to be received in November, 2011. Final copies will be distributed to the HPC.

Public Outreach

- Public outreach portion of Phase I is complete.
- Comments regarding possible uses and programming for the Historic Westside School were received by staff from West Las Vegas resident Darell White of the Nevada African American Genealogy Society on October 21, 2011 (see attached).
- 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.

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.

- Final *Historic Westside School and Variety Early Education Center Master Plan and Programming* document to be received in November, 2011. Final copies will be distributed to SHPO.

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.

Historic Westside School Rehabilitation Project

- 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

Comments regarding possible uses and programming for the Historic Westside School, submitted by Darell White of the Nevada African American Genealogy Society on October 21, 2011.

Darell White
Nevada African American Genealogy Society
(702) 596-2144-cell / (562) 413-7836-alt. cell
email cwbydwdarell@yahoo.com

October 21, 2001

Honorable Commissioners, Courtney Mooney, KME Architects,
To all whom this may concern:

We are on our way to Los Angeles to be with my son and his family for two weeks; we had planned this before we knew about the final meeting Oct. 25th. I am going to fly home for the meeting and then rejoin my family after the meeting is over the same night. ***That is just how important this project is to us!***

I am excited and very much interested in being involved with what will be offered as attractions etc. in the Westside School.

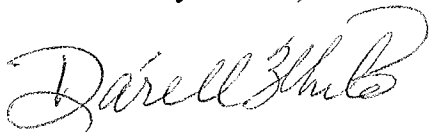
Because I did attend the Westside school starting from kindergarten, I believe that I can be helpful in several areas. I trust that you will consider some of the ideas and input that I will gladly contribute. Kindly allow me to run just a couple by you to see what you think.

1. I would like to participate in the historical aspect.
 - a) I know there will probably be a venue for this. I have videos, and oral histories and early resident's information, which I will gladly share.
(WE COULD ALSO RECRUIT LARGE COMPANIES LIKE
NV ENERGY TO SPONOR ROOMS)
 - b) Perhaps there could be volunteers to be available to tell their stories.
 - c) How wonderful it would be if we could depict the way people lived in the days when the school was built. (first and second phases)
I believe this would be historical and also a great attraction.
 - d) We could even show how vegetable gardens grew in the desert, even back then. *First Lady Michelle Obama did this project for children and recommends others to do the same.* (There is a lady that is a specialist in the field of gardening, her name is Michelle as well. Even though she is a professional; Michelle volunteered her time especially to work with children, to plant vegetables and flowers; in fact she loves children and loves them to have fun doing it.) The project was a success, the children had fun and their families reaped the harvest!!!

PAGE 2 Westside School Project Input

- e) Regarding the Café or restaurant; it would be *good for the economy* to also involve people in the community. We could have a cook off event for example: People who want to share their cooking skills and perhaps earn benefits if their dish is selected to be served for the month or permanently on the menu. Cake bakers like myself, could submit their entries as well. *This would be good to everyone, (smile). Some of these receipts cannot be found anywhere, especially not in other stores or restaurants.*
- 2. How wonderful if we could make the school available for "Field Trips" to all of our students.
 - a) In the not so distant past I have worked with a bus company touring "The Pioneer Trail " I am available to share this experience and stories.

Sincerely Yours,

A handwritten signature in cursive script that reads "Darell White". The signature is fluid and stylized, with the first letters of the first and last names being capitalized and prominent.

Darell White