



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 23, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-33776 - APPLICANT/OWNER: MESQUITE CLUB, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: **APPROVAL:**

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate the Mesquite Club clubhouse as an Historic Property on the city of Las Vegas Historic Property Register, as approved by Historic Preservation Commission (HPC-32601), on 1.13 acres at 702 East St. Louis Avenue (APN 162-03-801-002), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

The Historic Preservation Commission voted to approve the nomination for designation as an Historic Property on January 29, 2009 based on the property's ability to meet the requirements for historic designation as listed in Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts.

The designation of a Landmark, Historic Property or Historic District shall be indicated by the H symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.06.090 H HISTORIC DESIGNATION] and applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Zoning Code, the City's subdivision regulations and the General Plan. Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
4/1/92	City Council adopted the General Plan with Historic Preservation Plan component.
2/22/92	City Council 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. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090H HISTORIC DESIGNATION.
12/10/08	Historic Preservation Commission approved nomination report for the Mesquite Club clubhouse and scheduled public hearing for the designation of the clubhouse on the city of Las Vegas Historic Property Register for January 28, 2009 HPC meeting.
1/29/09	Historic Preservation Commission approved moving forward with the nomination for the Mesquite Club clubhouse to Planning Commission.

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ANALYSIS

The Mesquite Club clubhouse, located at 702 E. St. Louis Avenue, has been determined eligible for listing on the City of Las Vegas Historic Property Register as an Historic Property by the Historic Preservation Commission.

The property meets the following requirements for Historic Property designation, as stated in the City of Las Vegas Title 19.06.090, Designation of Landmarks, Historic Properties and Historic Districts, section I: Subsections 1b(ii), 1b(ii)A, and 2(b):

I. Designation of Landmarks, Historic Properties and Historic Districts

1. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:
 - a. It meets the criteria for listing on the State or National Register of Historic Places.
 - b. It is determined to be of exceptional significance and expresses a distinctive character because:
 - (i) A significant portion of it is at least fifty (50) years old;
 - (ii) It is reflective of the City's cultural, social, political or economic past; and
 - (iii) Either:
 - A. It is associated with a person or event significant in local, state or national history; or
 - B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.
2. An individual property, building, structure or archeological site may be designated as an Historic Property if it:
 - (a) Qualifies under Subparagraph (a) or Subparagraph (b) of Paragraph (1) above;
 - (b) Is less than fifty years old, but is an integral and critical part of an Historic District or demonstrates exceptional importance by meeting or exceeding the other criteria described in Subparagraph (a) or Subparagraph (b) of Paragraph 1 above.

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

1) The City of Las Vegas *Priorities*:

Revitalize and invigorate our mature areas and the urban core

Support and encourage sustainability, livability, and pride in our neighborhoods

2) The *City of Las Vegas Master Plan 2020*:

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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.

3) The City of Las Vegas *Historic Properties Preservation Plan Element:*

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

Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Historic Significance

The Mesquite Club building was constructed in 1961 to serve as the headquarters and clubhouse for the Mesquite Club, a womens non-profit community service club. The building was constructed in the ranch style with modest neoclassical revival elements. The application of neoclassical revival elements on the functional ranch form began to be seen in the early 1960s, but gained in popularity toward the end of the 1960s and into the 1970s. The ranchs spacious and flexible floor plans were ideal for the clubhouse use, while decorative brick patterns with columns and formal entrance plaza provided the front façade with an architectural dignity appropriate for a community building.

The clubhouse has been determined to be eligible for listing on the city of Las Vegas Historic Property Register based on its association with the Mesquite Club. The Mesquite Club was established in 1911, making it the oldest non-profit womens club in Nevada. The name was suggested by an early settler and Mesquite Club member, Helen J. Stewart. One of the first projects the Mesquite Club took on was to plant trees in Las Vegas. With the approval of the chamber of commerce, the city commission, and the school board, February 14, 1912 was declared Arbor Day in Las Vegas. With proceeds from the sale of tags that residents purchased and wore to show support for the project, the club purchased 2,000 small trees and planted them on Arbor Day along the streets in front of every lot in the residential areas, on school grounds, and in other public spaces.

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Over the years the Mesquite Club members have made important contributions to its young community and its state, such as working to pass state suffrage for women in Nevada, joining with the Red Cross to make bandages and raise funds during World War I, forming a USO Club during World War II, helping to start the Secret Witness Program (known today as "Crimestoppers"), establishing a Memorial Endowment at U.N.L.V. for the purchase of children's literature, and establishing the first library in Las Vegas. The club celebrated its ninety-year anniversary in 2001 and is still actively involved in supporting city initiatives and addressing the civic, cultural and general welfare needs of the community.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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NOTICES MAILED

NEWSPAPER ONLY

HPC APPROVALS

10

PC APPROVALS

0

HPC PROTESTS

2

PC PROTESTS

0