

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 22, 2010

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
DIR-37526	Staff recommends APPROVAL.	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a 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), on 2.27 acres at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark, Ward 5 (Barlow).

The Historic Preservation Commission voted to approve the nomination for designation as an Historic Landmark on February 24, 2010 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.

ISSUES

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>	
04/01/92	City Council adopted the General Plan with Historic Preservation Plan component.
02/22/92	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.

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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.
05/28/09	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	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.
02/24/10	HPC recommended approval of historic designation of the Westside School, located at 330 W. Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, on the city of Las Vegas Historic Property Register as an Historic Landmark.

ANALYSIS

The Westside School, located at 330 West Washington Avenue, has been determined eligible for listing on the City of Las Vegas Historic Property Register as an Historic Landmark by the Historic Preservation Commission.

The property meets the following requirements for Historic Landmark designation, as stated in the City of Las Vegas Title 19.06.090, Designation of Landmarks, Historic Properties and Historic Districts, section I: Subsections 1.a., and 1b.(i-iii)A-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.

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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*:

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

Westside School Historic Significance¹

The first building on the Westside School campus was opened no later than 1923 as the first grammar school in West Las Vegas. It was the first public school attended by Native American students from the Paiute Indian Colony, located approximately one mile from the school. The school was also the first school for two major waves of migrants to the Las Vegas area during the early 1930s and again in the early 1940s, as families arrived to find work. Many of the migrants were African-Americans from the rural south. The second building on the campus was constructed in 1948 to accommodate the increased population that had moved to the area during WWII.

¹ Summarized from “*Branch No. 1, Las Vegas Grammar School*,” nomination report to the National Register of Historic Places, July 1978.

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The 1923 building is an excellent example of the Mission Revival style, featuring a centrally placed curvilinear parapet wall and central entrance. The 1948 building was constructed in the Ranch style, similar in style and plan to other school buildings constructed in Las Vegas in the 1940s.

The Westside School was listed on the National Register of Historic Places on April 2, 1979, and on the Nevada State Register of Historic Places on March 4, 1981.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0