



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/25/13

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the status of the Victory Hotel, located at 307 S. Main Street (APN 139-34-210-003), C-2 (General Commercial) Zone, Ward 3 (Coffin)

BACKGROUND

- 10/22/12 Las Vegas Commission for the Centennial received an update on the status of the Victory Hotel from the Historic Preservation Officer. No action was taken.
- 12/16/64 City Council approved a request for Rezoning from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial), C-2 (General Commercial) and C-V (Civic) to C-2 (General Commercial) for approximately 230 Acres generally located on property bounded by Main Street to the west, Bonanza Road on the north, Las Vegas Boulevard on the east, and Charleston Boulevard on the south. This action includes the subject site.
- 03/12/13 The Planning Commission approved a request for Special Use Permit (SUP-48091) for a Package Liquor Establishment use within a proposed 1,176 square-foot General Retail Store.
- 03/27/13 HPC requested a regular status report on the Victory Hotel, located at 307 S. Main Street, downtown Las Vegas.

ANALYSIS

Project Update

- Structural Engineer Melvin Slaysman has completed his structural assessment on the hotel building, which will be included in the historic building assessment report as an Appendix. Interestingly, Mr. Slaysman noted that the building does not have a formal foundation, which is odd for a building of its size and for the time period it was constructed. Mr. Slaysman also noted that ship-lap siding is present beneath the hotel's stucco exterior, which suggests that the hotel may have originally been a vernacular building that was later modified to reflect the simplified Mission Revival which was common for commercial properties of the day.
- LSD has completed the historic context for the hotel building and is currently working on the draft report, which is due to the city Planning Department this coming Thursday. We have discovered a photograph of the hotel building, taken ca. 1925, which shows a small ell addition on the building's southern elevation. It also confirms that the stucco and arches above the veranda were present by this date.

- Architect Michael Kelly of MWK-ARCH is working on his condition assessment of the hotel building, which will form the bulk of the historic building condition assessment report.
- LSD is working with the Special Collections department at UNLV to obtain historic photographs of the Victory Hotel, Main Street streetscape, and other hotel buildings in downtown Las Vegas to supplement the report.

Project Summary

The Victory Hotel is one of the oldest buildings in Las Vegas, opening in 1910 in the Mission Revival style as the Lincoln Hotel. The hotel was once part of a hotel district at Main and Fremont that served patrons as they exited the train depot. It is the last example of this type of small hotel which featured a covered walkway and central hall with doors at either end which allowed air to circulate through the building.

The property was found to be eligible for the National Register in 1986 for its association with the railroad; however, the property owners objected to the nomination and it was not listed. The Victory Hotel property consists of the two-story Victory Hotel building facing S. Main St., two one-story hotel buildings toward the rear of the lot, and a small storage building. A small market facing S. Main St. shares the lot. The hotel buildings have been vacant since the property sold in 2008. Currently the Victory Hotel property and the property to the south are owned by Oakbrook Realty and Investment Company from Oakbrook, Ill.

Ward 3 Councilman Bob Coffin has requested an historic rehabilitation assessment study for the hotel. Logan Simpson Design was selected by staff to complete the analysis. LSD will provide a cost benefit analysis for moving the building as well as keeping it at its current location. The team will also prioritize significant architectural elements to prepare for moving the building if necessary. The project start date is July 23, 2013 with a completion date of October 31, 2013.

The Springs Preserve and the Clark County Museum have expressed interest in accepting the building.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

None.