



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/25/13

DEPARTMENT: PLANNING

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

BACKGROUND

- 09/24/08 HPC approved a request for the selection of plaques for properties listed on the National Register of Historic Places (HPC-30085) 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).

- 11/19/08 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 \$250,000.00 for certain improvements to the Historic Westside School located at 330 West Washington Avenue- 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 approved a request for HPC Centennial Legacy budget funding (HPC-35662) 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 approved a request to designate the Westside School (HPC-37298), 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 Planning Commission recommended approval of request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register(DIR-37526), as approved by Historic Preservation Commission (HPC-37298).

- 05/19/10 City Council approved request to designate the Westside School as an Historic Landmark on the city of Las Vegas Historic Property Register (DIR-37526), 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 an application with conditions for a Certificate of Appropriateness (HPC-43283) 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 waiting on summary from Chattel

The Historic Westside School Rehabilitation Project includes rehabilitation and ADA upgrade of the 1923 and 1948 Westside School buildings; site development to include landscaping, parking lot, ADA access, and site access improvements; improved pedestrian connection between Westside School and former Variety Early Learning Center sites; a federal Investment Tax Credit application and amendment to the National Register nomination to include the 1948 building. Existing conditions and Master Plan phases are complete.

Phase III Design Progress

- Chattel and KME Architects are designing rehabilitation of both buildings in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as required by the federal Investment Tax Credit application.
- City of Las Vegas and Chattel visited Bureau of Reclamation Date Street Campus, Building 100 in Boulder City on 7/9/13, which was designed by the architect of the 1948 annex. Discussed window restoration in 1948 annex.
- City of Las Vegas project team meeting bi-monthly.

Federal Investment Tax Credit (ITC)

- Part 1 (Evaluation of Significance) and Part 2 (Description of Rehabilitation) of federal ITC application were submitted to SHPO and NPS.
- SHPO and NPS approval of the Part 1, stating that the 1948 annex is a contributing building to the Westside School campus, was received.
- The project team provided additional information on structural deficiencies in the 1960 addition to the 1948 annex to SHPO and NPS for the Part 2. Part 2 response anticipated by end of September.

Coordination with SHPO on Phase II

- Meetings with SHPO for Phase I held 7/21/11 and 8/4/11.
- Meeting with SHPO and Chattel for Phase II held 10/23/12.
- Additional meetings with SHPO will be scheduled as Phase II progresses.

Funding

- Centennial Commission: \$4 million medium-term loan for construction costs.
- Redevelopment Agency: \$900,000.

Public Outreach

- Updates are posted at www.lasvegasnevada.gov/historicwestsideschool. Members of the public may continue to submit comments regarding the project via email, Twitter and Facebook.

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

None.