



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/23/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding the status of the rehabilitation of the Historic Westside School, located at 330 - 350 West Washington Avenue (APN 139-27-201-004), 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 West 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).

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- 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 (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, 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 West Washington Avenue (APNs 139-27-211-053 & 139-27-211-058), C-V (Civic) Zone, Ward 5 (Barlow).
- 12/10/14 HPC approved with comments the draft amendment to the nomination to the National Register of Historic Places (HPC-56942) to include the 1948 building of the Historic Westside School, located at 330-350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow).
- 01/28/15 HPC approved the revised amendment to the nomination to the National Register of Historic Places (HPC-57512) to include the 1948 building of the Historic Westside School, located at 330-350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone, Ward 5 (Barlow).

ANALYSIS

The following update was provided by KME Architects, the lead architect on the Historic Westside School rehabilitation project:

- Days of construction: Approximately 247 days from beginning of construction contract
- Percentage of construction complete: Approximately 45%
- Estimated completion: August 2016

1948 Building:

- All sidewalk slabs have been completed on the exterior of the 1948 building. Courtyard grading is in progress.
- Exterior of building in process of being painted.
- Large windows are installed.
- Northeast patio exterior ready for painting.

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- Gypsum Board walls are complete for entire building, including partitions in KCEP tenant improvement area and painted.
- Work on existing historic windows is in process.
- Exterior and interior door are in process of being installed.
- KCEP Tenant Improvement Plans are approved. The contract was awarded to Whiting-Turner. The team is currently working on project schedule.
- Electrical switchgear is been installed.
- Interior plumbing is complete including restrooms.
- Ceramic Tile work is complete for restrooms.
- Installation of fire suppression sprinkler system is completed.

Site:

- KCEP temporary parking has been relocated to east side of building.
- Curbs and gutters are complete on east side of building. Asphalt paving is partially complete on the east parking lot.
- Site fencing pilasters are complete.
- Underground utilities are complete to the 1948 building.
- One-way street is graded and curbs and gutters installed.
- Driveway to site is currently being constructed.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

NONE