



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 12/09/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: HPC-62223 – Discussion and possible action regarding an application for historic designation for 600 E. Charleston Boulevard as a Historic Landmark on the City of Las Vegas Historic Property Register, (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin)

BACKGROUND

- 02/22/91 Las Vegas City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added a historic preservation ordinance, and established the Historic Preservation Commission.
- 12/04/13 Las Vegas City Council adopted by reference (Ordinance 6289) (TXT-48048) an updated version of the city's Unified Development Code, including corrections, clarifications and updates identified as necessary or appropriate.
- 10/28/15 Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from the State Bar of Nevada, property owner for 600 East Charleston Boulevard, also known as the Wengert House.

ANALYSIS

The State Bar of Nevada has submitted an application for city of Las Vegas Historic Designation for 600 East Charleston Boulevard, also known as the Wengert House.

The Historic Preservation Officer has reviewed the attached nomination report for 600 East Charleston Boulevard and supports the determination of eligibility to the City of Las Vegas Historic Property Register.

The Wengert House is considered eligible for designation as a Historic Building under Title 19.10.150 Section I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects under:

Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:

- 1.b.i. A significant portion of it is at least 40 years old;
- 1.b.ii It is reflective of the City's cultural, social, political or economic past; and
- 1.b.iii.(A) It is associated with a person or event significant in local, state or national history.

Per Historic Preservation Commission Bylaws, as amended September 25, 2013, Section X. Duties and Responsibilities:

Review applications for the designations of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects and make recommendations to the Planning Commission and City Council concerning those applications in accordance with the Unified Development Code of the City of Las Vegas.

Per Title 19.0.150, Section G. Historic Preservation Commission - Powers, Etc.:

The powers, duties and activities of the HPC include the following:

1. Reviewing applications for the designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Subsection (I) of this Section.

If designated on the city of Las Vegas Historic Property Register, the HPC will be responsible for reviewing any work requiring a building or zoning permit for 600 East Charleston Boulevard.

Staff recommends that the HPC approve the nomination of 600 East Charleston Boulevard to the city of Las Vegas Historic Property Register as an Historic Landmark.

If approved, the nomination for historic designation will be forwarded to the Las Vegas Planning Commission and City Council for consideration. There is a ten-day appeal period following City Council.

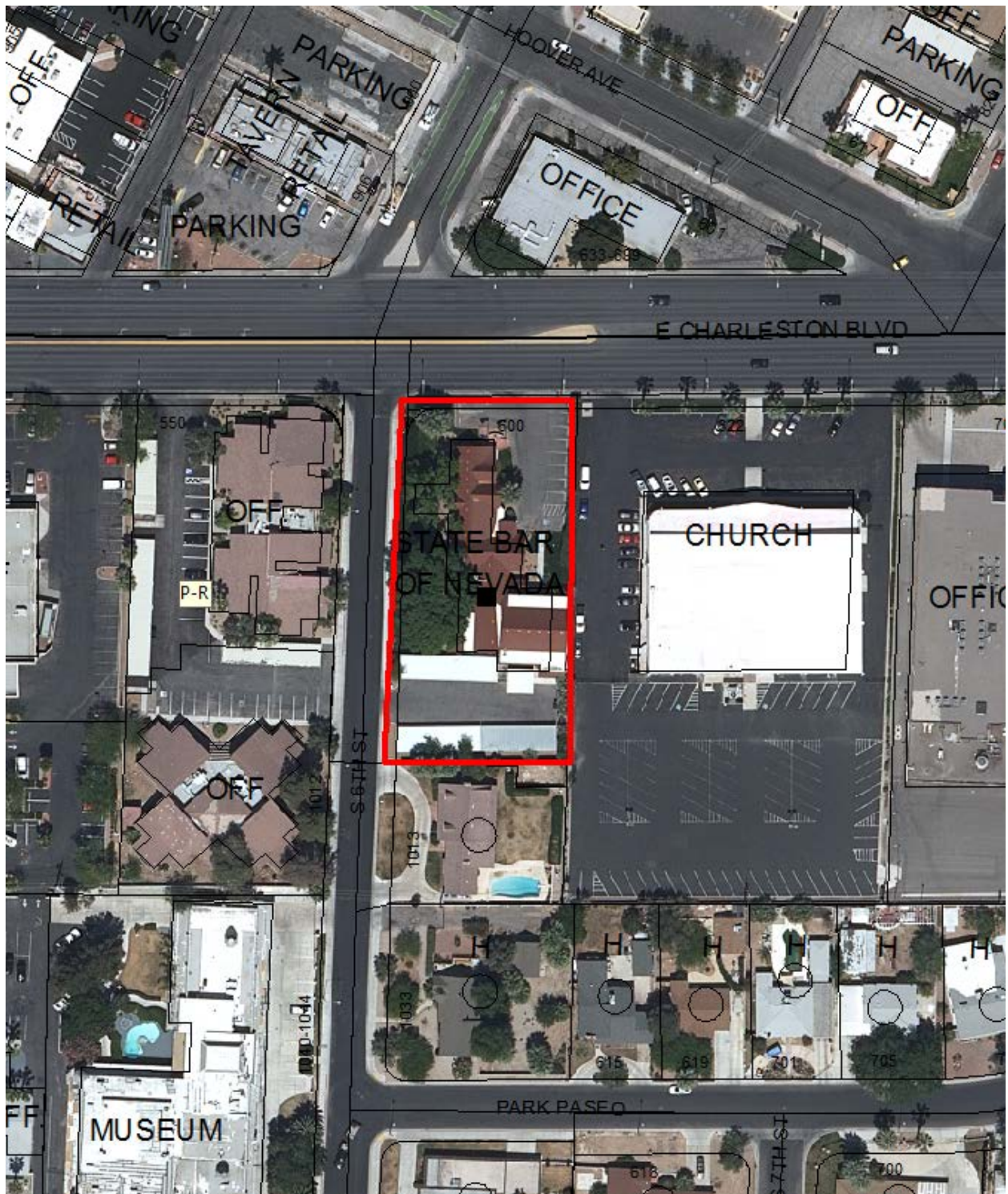
STAFF RECOMMENDATION

APPROVAL

NOTICES MAILED 324 (By Planning)

BACKUP DOCUMENTS

Application for City of Las Vegas Historic Designation.



View of front of Wengert House
looking south from Charleston
Blvd.



ACTION ITEM: HPC-62223

View of front of Wengert House
showing additions - looking
southwest from Charleston Blvd.



View of front of Wengert House
showing additions - looking
southwest from Charleston Blvd.



View of rear of Wengert House showing additions - looking northeast from S. 6th St.



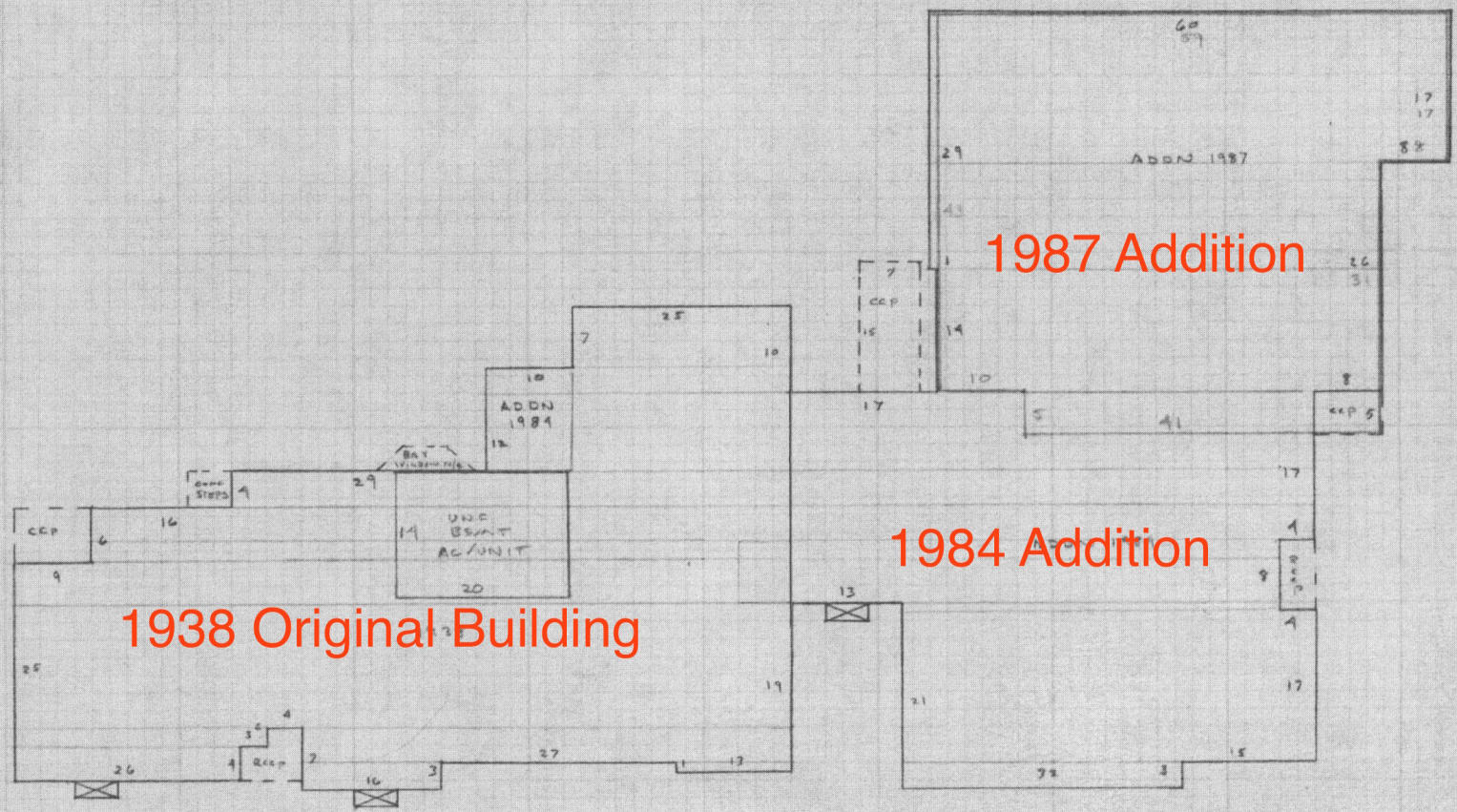
View of west façade of Wengert House showing southern additions - looking northeast from S. 6th St.





162-03-501-001
050-010-002

~~050-010-002~~
600 E. CHARLESTON BLVD



1938 Original Building

1987 Addition

1984 Addition



DEPARTMENT OF PLANNING

Application for City of Las Vegas Historic Designation

Name of Property State Bar of Nevada Building - (originally known as the Wengert Residence)

Address (Location) 600 E. Charleston Blvd.

Type of Designation (check one) Building ☒ District ☐ Site ☐ Structure ☐

Assessor's Parcel #(s) 162-03-501-001 +

Current Zoning Designation Professional And Business Services +

Additional Information _____

APPLICANT/ REPRESENTATIVE <u>Heidi Swank</u>	Property Owner?	Yes ☐	No ☒
Address <u>620 S. 11th Street, Suite 110</u>	Phone <u>7023716217</u>	Fax: _____	
City <u>Las Vegas</u>	State <u>NV</u>	Zip <u>89101</u>	
E-mail <u>heidi.swank@nevadapreservation.org</u>			

Required Submittal Material

FOR STAFF USE ONLY

Statement of Eligibility and Appropriateness for designation..... ☐

Photographs..... ☐

Letter of Property Owner Consent (if property owner is not the applicant)..... ☐

Statement of Financial Interest..... ☐

Letter of Request for Action (if designation is for a district)..... ☐

Deed/Legal Description..... ☐

Signature of Property Owner or Authorized Representative of the City of Las Vegas

Kimberly Farmer
Print Name Kimberly Farmer

Subscribed and sworn before me
This 14th day of October, 2015

Notary Public in and for
said County and State



FOR DEPARTMENT USE ONLY

Case # _____

Meeting Date: _____

Date Accepted: _____

Accepted By: _____

STATE BAR OF NEVADA

November 23, 2015

Courtney Mooney, AICP
Urban Design Coordinator | Historic Preservation Officer
City of Las Vegas Department of Planning
333 N. Rancho Drive, Floor 3
Las Vegas, Nevada 89106
cmooney@LasVegasNevada.GOV

via email

RE: Application for City of Las Vegas Historic Designation

Dear Ms. Mooney:

I was informed by the consultant working on the *Application for City of Las Vegas Historic Designation* that a letter stating the owner's consent for this application is requested. Below is this statement.

The State Bar of Nevada is the owner of the property located at 600 East Charleston Blvd., Las Vegas, NV 89104, and is in support of the *Application for City of Las Vegas for Historic Designation*.

I am available to provide additional information as requested with the application process.

Sincerely,



Kimberly K. Farmer
Executive Director

cc: Heidi Swank, Heidi.swank@nevadapreservation.org



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toll free 800.254.2797
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www.nvbar.org

Statement of Eligibility

Wengert Residence
600 E. Charleston Avenue, Las Vegas, Nevada

Summary

600 East Charleston Avenue (henceforth, the Wengert Residence) is being nominated to the City of Las Vegas Register of Historic Places because a significant portion of the building is at least forty years old; it is reflective of Las Vegas' social and economic past; and it is associated with a person significant in local and state history. The period of significance begins in 1938 when the Wengert Residence was built and Cyril and Lottie Wengert moved their family into their new home. The period of significance ends in 1968 with the death of Lottie Wengert, Cyril had preceded her in death in 1965. The home then passed to their son Ward Wengert who retained it only until 1972, when the home passed out of the possession of the Wengert family. Cyril Wengert was one of a handful of prominent businessmen who built many of the large commercial institutions that still endure today in Las Vegas. In particular, Mr. Wengert was instrumental in the development of what is known today as NV Energy. He figured prominently in our early banking industry and contributed significantly to local social institutions and the nascent Las Vegas Catholic community.

The Wengert Residence

When the home was originally constructed in 1938, its address was listed as 1001 South Sixth Street. By 1972, the address had been reassigned as 600 East Charleston Avenue. Its location places it across the street from the Park Place Addition that was platted by John and William Park in the late 1920s. This pre-World War II tract contains several Period Revival homes. The Wengert Residence is one of the few Period Revivals on the east side of Sixth Street.

This Tudor Revival style home shares many of the characteristics of other Period Revivals in this area, namely a steeply pitched roof, half timbering, a high chimney, and pillared front porch. Tudor Revival homes were meant to replicate modest country houses often found in Europe.

However, the Wengert Residence was anything but modest in 1938. It was among the largest homes in Las Vegas at that time. It was a four bedroom, three bathroom two-story home that also included a dressing suite, maid's quarters, large living room, small office, sitting room/library, dining room, kitchen with breakfast nook, and even a small cellar.

The home was designed by architect H. Clifford Nordstrom and was built by the Hampton brothers. There is little that is known about Nordstrom. We do know that he was part of the firm Warner and Nordstrom from about 1929 through 1932. The firm also designed another Period Revival at 624 South Sixth Street for Artemis W. Ham and his wife. The Ham and Wengert families traveled in the same social circles, with one of the

Wengert daughters marrying a Ham son. It is feasible that the Hams recommended Nordstrom when Cyril was looking for an architect to design his home. Apart from a few Period Revival private homes, Warner and Nordstrom designed several commercial buildings. After the dissolution of the partnership, Nordstrom continued to design commercial buildings in Las Vegas. However, little could be found on Nordstrom beyond the 1930s.

The Wengert Residence itself has maintained much of its historic integrity over the past almost 80 years. The original building has all but one of its original windows, and retains the half timbering, front door, and other features. Some changes have been made to the original home, including the conversion of a backdoor to stained glass window. Overall, the original portion of the building has generally maintained its historic integrity.

When the home passed out of the Wengert family in the early 1970s, its zoning changed from residential to professional and business services. It functioned as a law office and eventually became the home of the State Bar of Nevada. There were several additions made to the rear of the home between 1984 and 1988. Two of the additions added significant square footage to the original footprint. In 1984, a 2,512 square foot addition was added, and in 1987 a 4,892 square foot addition was also adjoined. In addition, parking spaces were added at the back of the home as well as a trash enclosure and carport covers.

The additions to the building that were made in 1984 and 1987 were in the Tudor Revival style. Like the original home, the additions also include the steeply pitched roofs, modest half timbering, and a matching stucco exterior. While these are clearly additions, they were thoughtfully done and generally maintain continuity with the original home. These additions are an excellent example of adaptive reuse that allows for the retention of the building through thoughtful design.

Cyril Wengert

Cyril Wengert was the son of German immigrants Frank and Ella Wengert. Born in Austin, Minnesota, he moved to Las Vegas in 1907 at the age of 18 with his mother and brothers and sisters. His father Frank had arrived in Las Vegas in 1905 to supervise the building of a refrigeration plant for Armour Car Lines Company. As a young man, Cyril worked in various jobs from icing refrigerator cars for Armour, driving an ice delivery wagon, and working as an oiler for the railroad.

In 1909, Cyril left Las Vegas for Seattle where he worked as a longshoreman for a short time before attending business school. There are several stories about how he ended up in business school. However, it is generally agreed that he suffered some injury to a foot while working as a longshoreman. This brought him to the decision to attend and graduate from business college.

It was Cyril's degree in business that qualified him to work in the banking industry in Las Vegas. However, it was his penmanship that Mr. John S. Park - owner of the First State

Bank - first noted. Mr. Park happened to see a check that Cyril had written and brought into the bank to be cashed. He was so impressed that he brought Cyril on as a teller and bookkeeper in 1911.

Mr. Wengert worked his way up at First State Bank. In 1916, he was promoted to assistant cashier. Then in 1924, he moved up to full cashier. In 1937, when First State Bank merged with First National Bank, Cyril became the manager and a director with the newly expanded institution. He had married Lottie Ward, a Las Vegas schoolteacher, in 1921 and had started a family. With his promotion to a bank executive, Cyril and Lottie had the Wengert Residence built and took up residence. They remained in this home until they passed away some thirty years later.

When Cyril had originally been hired at First State Bank, Mr. Park had suggested that Cyril attend to the books for the utility and telephone company that had just been formed. The name of this company was Southern Nevada Power and Telephone Company and with his promotion to full cashier in 1929, he took the opportunity to become an incorporator of this new utility.

Cyril remained at First National Bank for 35 years. When he left in 1946, his departure from banking was front-page news. He took a position with the Southern Nevada Power and Telephone Company as a vice president and general commercial manager. When in 1954 the company split into power and telephone companies, Cyril remained with what became Nevada Power Company.

Mr. Wengert was not your average executive. In fact, when Nevada Power Company decided to bring the company under one roof, the building was named the Cyril S. Wengert Building. Located at 230 North Fourth Street in downtown Las Vegas (no longer in existence), the building was designed by locally renowned architects Zick and Sharp with collaboration by Welton Becket of Los Angeles. The booklet created for the building's opening included the following description of Mr. Wengert:

"The indispensable contributions made by Cyril S. Wengert to the progress of our Company are being recognized, in part, by naming this building in his honor. Mr. Wengert was one of the incorporators of Nevada Power Company in 1929. During the period he has served the Company our investment has grown from \$172,000 to \$50,000,000 while the number of customers served by us has increased from 1,485 to more than 43,000. This building is also a testimony to Mr. Wengert's important contributions to the civic business and cultural lives of the community during the last fifty years."

Cyril remained with Nevada Power Company for five more years until his death from brain cancer in February of 1965. Clearly, Mr. Wengert was a key figure in the creation of what today we know as NV Energy. His importance to both the business and civic life of Las Vegas was echoed by the Las Vegas Sun upon his death, "Cyril Wengert is considered one of the leading citizens of Las Vegas."

The Nevada Power Company building on Fourth Street was not the only building named after Cyril S. Wengert. In 1971, an elementary school was also named for Mr. Wengert. Cyril S. Wengert elementary school is located at 2001 Winterwood Boulevard near the intersection of Nellis Boulevard and Sahara Avenue.

Mr. Wengert did as much for Las Vegas in his professional life as he did through his community involvement. As attested in the first quote above, Cyril did much to enrich the cultural life of our community. His involvement in early Las Vegas is noted by his frequent appearances in society pages that mention the time and money he gave to many organizations. He was a charter member of the Rotary Club and figured prominently in the Las Vegas Council of the Knights of Columbus, the Elks Lodge, the Southern Nevada Industrial Foundation, and the Las Vegas Chamber of Commerce. He also served on the Las Vegas Planning Board and was the president of the local Community Chest. As a World War I veteran, he was involved with the Las Vegas American Legion. Moreover, he was financially generous to the local Catholic Church. In particular, he was very supportive of Saint Anne's Church, located on the corner of Maryland Parkway and St. Louis Avenue. The Wengerts donated the marble - mined in Tonopah - for Saint Anne's original altar. His ongoing church involvement stemmed from his parents' role in establishing the Catholic Church in Las Vegas. Before there was a Catholic Church in town, Frank and Ella Wengert held the first Catholic masses in their home.

Cyril's wife Lottie was also very involved in the community. Like Cyril, Mrs. Wengert appears frequently in the society pages even after her husband's death. Over the years she was involved in the Mesquite Club as well as various charity and political organizations including the Alpha Delta Pi sorority alumni and Volunteers for Nixon.

In addition to Cyril's professional and public lives, Cyril had a full family life, too. Cyril and Lottie had six children: James, Shirley, Marilyn, Robert, Ward, and Janet. Only four of their children survived to adulthood, with Janet passing away after only seven months and James (Jimmy) passing away at the age of six due to complications from surgery. There are many pictures of Cyril and Lottie with their children in UNLV's Special Collections. In particular, the *Boulder City Journal* had a full-page spread in 1950 highlighting four fathers and daughters. Cyril with his daughter Shirley are shown playing ping-pong in the backyard of the Wengert Residence.

The Wengert Residence even before it was historic was identified as an important home in the Las Vegas community. In 1951, the Review Journal highlighted a photo spread that was titled "Beautiful Homes Found in Las Vegas Residential Area." It included interior and exterior photos of four remarkable Las Vegas homes. Among these homes was the Wengert Residence. It was marked with the title "Gracious Formality" and included remarks on the Wengert family and the many community gatherings that had been held at the home.

Conclusions

During the period of significance, 1938 - 1968, the Wengert Residence was home to a leading figure in the development of modern Las Vegas. Cyril S. Wengert was an incorporator of NV Energy, namesake for NV Energy's first building downtown as well as an elementary school. He was also integral to the development of many of Las Vegas' civic organizations and the growth of the local Catholic community. It was in this home that Cyril S. Wengert achieved renown and resided until his death, making the Wengert Residence historically significant as a mnemonic for the important contributions he made to the development of Las Vegas.

Major Bibliographic References

Boulder City Journal

1950. Photo of Cyril and Shirley Wengert. 18 September.

Las Vegas Review Journal

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1965. Cyril Wengert Obituary. March.

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1965. Cyril Wengert Obituary. 26 February.

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2005. *Las Vegas: A Centennial History*. 16 March.

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1990. Las Vegas High School Neighborhood Historic District. National Register of Historic Places Registration Form. 19 December.

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1946. Cyril Wengert Leaves First National Bank after 35 Years. 30 September.

The Nevada Power Company

1960. *Welcome to the Cyril S. Wengert Building*.

The Nevada Register

1965. Cyril Wengert Obituary. 5 March.

Wammack, Mary.

2011. Cyril S. Wengert. *Online Nevada Encyclopedia*. 19 September.

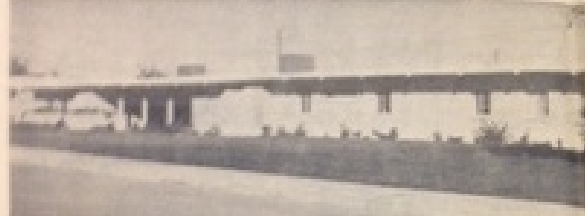
Beautiful Homes Found in Vegas Residential Area



AN IMPRESSIVE REPRESENTATION of the most beautiful of the new homes in Las Vegas is that of the Mrs. Ann D. Jones, whose home is shown in this photograph. The house is a modern design, with a flat roof and large windows, and is surrounded by a well-kept lawn and shrubbery.



MODERN INTERIOR of the home of Mrs. Ann D. Jones, showing the living room. The room is furnished with modern furniture, including a low coffee table and armchairs, and features a large window that looks out onto the garden.



ANOTHER view of the home of Mrs. Ann D. Jones, showing the side of the house. The house is a long, single-story building with a flat roof and a covered porch, surrounded by a well-kept lawn.



MEMBERS OF THE family of Mrs. Ann D. Jones, sitting on the rug in the living room. The room is furnished with modern furniture, including a large rug and armchairs.



ANOTHER view of the home of Mrs. Ann D. Jones, showing the living room. The room is furnished with modern furniture, including a fireplace, a clock, and a chair.



ANOTHER view of the home of Mrs. Ann D. Jones, showing the living room. The room is furnished with modern furniture, including a fireplace and a clock.



ANOTHER view of the home of Mrs. Ann D. Jones, showing the side of the house. The house is a long, single-story building with a flat roof and a covered porch, surrounded by a well-kept lawn.



ANOTHER view of the home of Mrs. Ann D. Jones, showing the side of the house. The house is a long, single-story building with a flat roof and a covered porch, surrounded by a well-kept lawn.



MOORES AT HOME—This spacious room, with wide glass expanses, and Mr. and Mrs. Moore, who have one of the most comfortable homes in the heart of the city, are Linda Down, and Deborah Moore.

GRACIOUS FORMALITY—One of the long-established homes in Las Vegas is that of Mr. and Mrs. C. S. Wengert, 1901 South Main Street, which has been the scene of many social events in Las Vegas. The living room, featuring fireplace and bay window, are shown above. Traditional furnishings are used throughout the house, which is spacious and well appointed.