



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/27/16

DEPARTMENT: PLANNING

ITEM DESCRIPTION: HPC-62800 - Discussion and possible action regarding nominating the Reed Whipple Building, located at 821 Las Vegas Boulevard North, to the Nevada State Register of Historic Places and the city of Las Vegas Historic Property Register, (APN 139-27-708-019), C-2 (General Commercial) Zone, Ward 5 (Barlow).

BACKGROUND

- 10/24/02 The Planning Commission approved a Site Development Plan Review (SD-0049-02) to allow 21 interpretive banner displays adjacent to the east and west sides of Las Vegas Boulevard between Washington Avenue and Bell Drive.
- 11/10/09 The Downtown Design Review Committee approved an application for a Master Sign Plan (ARC-36490) for an existing museum.
- 11/17/10 The City Council approved an application for a General Plan Amendment (GPA-39326) from PF (Public Facilities) to MXU (Mixed Use) on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 11/17/10 The City Council approved an application for a Rezoning (ZON-39327) from C-V (Civic) zone to C-2 (General Commercial) zone on 6.82 acres at 741 Veterans Memorial Drive and 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a General Plan Amendment (GPA-56915) from PF (Public Facilities) to MXU (Mixed Use) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.
- 02/18/15 The City Council approved an application for a Rezoning (ZON-56916) from C-V (Civic) to C-2 (General Commercial) on a portion of 3.51 acres at 821 North Las Vegas Boulevard.

ANALYSIS

At the December 09, 2015 HPC meeting, the Commission requested an item on the January 27, 2016 agenda to direct staff to begin the process to nominate the Reed Whipple Building on the Nevada State Register of Historic Places and the city of Las Vegas Historic Property Register. This is in addition to the request to begin the process to nominate the Reed Whipple Building on the National Register of Historic Places which was acted on at the December 09, 2015 HPC meeting.

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The HPC Centennial Legacy Budget Operating Fund balance is \$117,309.84. Local, State and National Register nominations are listed on the Approved Project List under the Operating Fund with \$10,000 allocated toward an amendment to the Floyd Lamb Park at Tule Springs National Register designation to include the “Old Adobe,” and \$10,000 allocated toward a potential nomination of a mid-century motor court on Fremont Street.

If approved, staff will prepare a request for proposals for qualified firms to prepare a nomination report. Once proposals are received, staff will request a revision to the Approved Projects to include the Reed Whipple Building nomination, and will assign a budget amount to the nomination.

Nevada State Register of Historic Places Listing Process:

- Nominations are submitted to the State Historic Preservation Office (SHPO) from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. Official Nevada State Register Nomination Forms are available from the State Historic Preservation Office. National Register Bulletins can also provide guidance on how to document and evaluate certain types of properties. Sample Nominations provide additional useful information.
- The SHPO notifies affected property owners and local governments and solicits public comment. If the owner (or a majority of owners for a district nomination) objects, the property cannot be listed.
- Proposed nominations are reviewed by the HPC, the SHPO and the [Nevada Board of Museums and History]. The length of the state process varies but will take a minimum of 90 days.
- Just like listing on the National Register, listing on the State Register places no obligations on private property owners. There are no restrictions on the use, treatment, transfer, or disposition of private property.

City of Las Vegas Historic Property Register Listing Process and Effects of Designation:

- Per the city of Las Vegas Unified Development Code Chapter 19.10.150 HD-O Historic Designation Overlay District, Subsection I.5.a. Designation Process:

The designation of an Historic Landmark, District, Site, Building, Structure or Object may be made upon application by the owner or authorized representative of any landmark, district, site, building, structure or object proposed to be designated or included in such designation, or by an authorized representative of the City. A pre-application conference with the HPO is required prior to submitting an application. Application shall be made to the HPO on such form(s) as may be established for the purpose, and the application shall be accompanied by such fee(s) as may be established by the City Council. Applications shall be signed, notarized and acknowledged by the owner of record of the property for which the designation is sought. If the property has multiple owners, the applicant shall provide the City with a list of all persons and entities with an ownership interest in the property if not all of the owners have signed the application.

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- Required documentation to accompany the application is outlined in 19.10.150.
- Application forms may be accessed at www.lasvegasnevada.gov/hp.
- Once the application for designation is received by the Historic Preservation Officer, a pre-application meeting is scheduled. If the HPO determines that the building meets the criteria as outlined in 19.10.150, the application is scheduled for consideration by the HPC at the next available meeting. If the HPC recommends approval, the application is scheduled for consideration by the Planning Commission and City Council for final action. A 10-day appeal period follows City Council action.
- Per the city of Las Vegas Unified Development Code Chapter 19.10.150 HD-O Historic Designation Overlay District, Subsection K.1. Guidelines, Standards and Process for Review of Alteration or New Construction:

A pre-application conference with the HPO is required prior to submitting a building permit or other required development or zoning permit whenever it is proposed to alter, remodel, build, or otherwise develop an Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building, Structure or Object 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 in accordance with this Section. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, the HPO shall be the approval authority. Approval pursuant to this Subsection indicates conformance with the provisions and intent of this Section only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.

History of the Reed Whipple Building

The Reed Whipple Building was constructed in 1963 as an administrative building for the Church of Jesus Christ of Latter Day Saints (LDS). The building combined a stake center and a multipurpose recreational facility including indoor basketball courts and outdoor softball fields.

The building was sold to the city in 1970 for \$1,067,000 and housed the Las Vegas City Hall until 1972. The facility was dedicated in Reed Whipple's honor on Feb. 16, 1971, by former Las Vegas Mayor Oran Gragson in tribute for Whipple's services to the city of Las Vegas. Reed Whipple was a former LDS bishop, president of the LDS St. George temple, vice president of the First National Bank, and community leader. He is credited with conceiving the idea for municipal parking garages downtown to handle the city's congested streets. He was also instrumental in negotiating the deal for the Foley Federal Building.

The building served as a home for arts nonprofits like Las Vegas Youth Orchestra from 1972 to 2011. Several interior remodels occurred in those years. In 2012 the building was leased by the Las Vegas Shakespeare Company. The building Houses a 275-seat multi-purpose theater, an 80-seat studio theater, art gallery, dance studio, conference room, meeting room, pottery studio and a kitchen. The building is currently vacant.

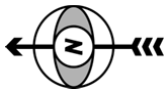
STAFF RECOMMENDATION

APPROVAL

BACKUP DOCUMENTS

- Image of the Reed Whipple Building.
- Aerial of the Reed Whipple Building area.
- Reed Whipple Building main floor plan, 1973.





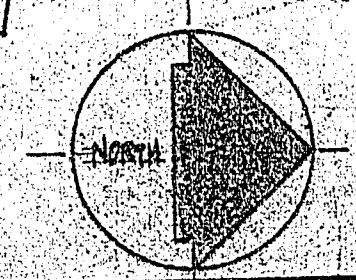


- EXIST. CONST. TO BE REMOVED
- EXIST. CONST. TO REMAIN UNDISTURBED
- CONST. PREVIOUSLY REMOVED
- EXIST. METAL PARTITIONS TO BE REMOVED + STORED

NOTE:
REMOVE ALL CARPET
FROM GYM FLOOR

PROFESSIONAL ENGINEER
WILLIAM J. PUNKIS
CIVIL
No. 3355 - VOUCHER 5076
7/1/73

MAIN FLOOR PLAN
1/8" = 1'-0"



CONTRACT
DRAWING
JUL 13 1973

REVISIONS

APPROVED: DEPARTMENT OF PUBLIC WORKS

REMOVAL - TEMPORARY CONSTRUCTION
BEED WHIPPLE CENTER
875 LAS VEGAS BOULEVARD NORTH
CITY OF LAS VEGAS
CLARK COUNTY, NEVADA

2
6

File No. 521-87

