



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: NOVEMBER 12, 2024

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: WARD 3 WELTHY SILVA/ HUNTRIDGE HOME

**** STAFF RECOMMENDATION ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0482-DIR1	Staff recommends APPROVAL	

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate Huntridge Home as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (24-0482-HPC1), located at 1433 Cottonwood Place (APN 162-02-115-015) Single Family Residential (R-1), Ward 3 (Diaz).

The city of Las Vegas Historic Preservation Commission (HPC) voted to approve the nomination for designation as a Historic Building on September 25, 2024 based on the property's ability to meet the criteria for historic designation as listed in Title 19.10.150 I. Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects.

ISSUES

The designation of a Historic Landmark, District, Site, Building, Structure and Object shall be indicated by the "H" symbol on the zoning maps of the City. The use and development of property affected by a designation shall be governed by [19.10.150 H HISTORIC DESIGNATION OVERLAY DISTRICT] and applicable Design Guidelines adopted thereunder, as well as by the regulations pertaining to the underlying zoning classification(s) for the property, other provisions of the Unified Development Code and the General Plan.

Therefore, whenever it is proposed to alter, remodel, build, or otherwise develop a 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.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
7/16/2024	Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from Huntridge Home / Welthy Silva, property owner of the building located at 1433 Cottonwood Place.
9/25/2024	Historic Preservation Commission recommended APPROVAL (24-0482-HPC1) of the application for City of Las Vegas Historic Designation from Huntridge Home / Welthy Silva, property owner of the building located at 1433 Cottonwood Place.

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ANALYSIS

Huntridge Home, located at 1433 Cottonwood Place, has been determined eligible for listing on the City of Las Vegas Historic Property Register as a Historic Building by the City of Las Vegas Historic Preservation Commission.

The building meets the following requirements for Historic Building designation, as stated in the City of Las Vegas **Title 19.10.150, Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects, Section I, Subsection (a) and (b):**

To be eligible, the site must meet the criteria under Title 19.10.150(I)(1) "Designation of Historic Landmarks, Districts, Sites, Buildings, Structures and Objects:"

1. An individual landmark, district, site, building, structure or object may be designated on the City of Las Vegas Historic Property Register if it demonstrates exceptional historical significance by qualifying under Subparagraphs (a) or (b) below:
 - a. It meets the criteria for listing on the State or National Register of Historic Places; or
 - b. It is determined to be of exceptional local significance and expresses a distinctive character because:
 - i. A significant portion of it is at least 40 years old;
 - ii. It is reflective of the City's cultural, social, political or economic past; and
2. It is associated with a person or event significant in local, state or national history; or
3. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

The City of Las Vegas supports the preservation of historic resources with the following documents:

- 1) *The City of Las Vegas Historic Properties and Neighborhoods Preservation Plan Element*

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- a. Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.
 - i. Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.
 - ii. Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.
 - iii. Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.
- 2) *The City of Las Vegas 2050 Master Plan*
- a. Chapter 2: Land Use & Environment
 - i. Promote and expand awareness of historic preservation and embed into development decision making
 - ii. Continue to strengthen the City's Historic Preservation Office and Commission
 - iii. Support continued investment to preserve Las Vegas's distinctive identity
 - iv. Conduct proactive historic resource surveys
 - v. Prioritize education about value of historic preservation resources available, celebrating cultural heritage
 - vi. Balance redevelopment pressures with preservation efforts to preserve key resources while encouraging adaptive reuse and sensitive infill development
 - vii. Continue to update the inventory of designated and eligible historic structures and sites in the community

Summary of Significance (taken from the attached Application for City of Las Vegas Historic Designation):

The house located at 1433 Cottonwood Place was constructed in 1944 in Tract No. 3 within the Huntridge Subdivision. The neighborhood was built under the auspices of the Federal Housing Administration (FHA) Title VI program designed to spur the development of war worker housing during World War II.

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The house located at 1433 Cottonwood Place is a Traditional Ranch style, which was the second most prevalent Tract 3 house design. During this time many communities were still building in the Minimal Traditional style, a style popularized by the FHA basic house and influenced by resource shortages during the war years. Huntridge represents an early Traditional Style Ranch House development that displays the traditional elements of the Minimal Traditional style and rustic Ranch House tradition, exemplified by the homes' low-slung profile, complex roof forms, and multi-light wood frame windows.

1433 Cottonwood Place has retained its integrity of location, setting, feeling, and association. It is located at its original address and due to the retention of the original modest size, evokes the setting and feeling of modest worker housing associated with FHA-approved tract developments erected for defense-related industries during World War II. A 2014 historic resource survey of the neighborhood determined that 1433 Cottonwood Place was one of only three houses determined individually eligible for historic listing. The house is described as being 832 square feet, one-story, with a cross-gabled roof, shallow eaves, stucco finish and horizontal boards in gable faces, six-over-six wood-frame double-hung sash windows, with an original entry porch configuration and unenclosed single-bay carport. It has experienced minimal changes since its construction and is one of the few houses that retains its original carport. Slight alterations do include the addition of a screened porch on the eastern end of the house and partial enclosure of the original carport with wood lattice.

The house was originally owned by a Mr. Russell J Merrill, who is listed in the 1940s census employed as a manager at a bus depot. No further information was located in regards to the original owner. The home was sold twice in the early 1990s, and sold to its current owner in 2002.

The house located at 1433 Cottonwood Place meets Criterion 1.a. above as it meets the NRHP Criteria C as a design that embodies the distinctive characteristics of the building by its architecture and construction, including having great artistic value. It also meets Criterion 1.b.i. as it is 80 years of age having been built in 1944 during Las Vegas' 1940s period of building and growth in response to the urgent demand to provide accommodations critical to the defense industry. Lastly, it meets Criterion 1.b.ii. as a reflection of Las Vegas' social past of the everyday life experiences of the local community.

Staff recommends approval of the nomination of 1433 Cottonwood Place to the City of Las Vegas Historic Property Register as a Historic Building.