

City of Las Vegas

AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 16, 2020

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: ROCHELLE HOOKS - OWNER: HELEN AILEEN TOLAND LIVING TRUST

**** STAFF RECOMMENDATION ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
20-0227-DIR1	Staff recommends APPROVAL	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED 118 (By City Clerk)

PROTESTS 1

APPROVALS 0

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate the Helen A. Toland Residence as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (HPC-75560), on 0.82 acres located at 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, Ward 5 (Crear).

The city of Las Vegas Historic Preservation Commission voted to approve the nomination for designation as a Historic Building on February 27, 2019 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>	
11/14/18	Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from Rochelle Hooks President of the Helen B. Toland Foundation representing Helen A. Toland, property owner of the residence located at 1134 Comstock Drive.

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<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
02/27/19	Historic Preservation Commission recommended APPROVAL (HPC-75560) of the application for City of Las Vegas Historic Designation from Rochelle Hooks President of the Helen B. Toland Foundation representing Helen A. Toland, property owner of the residence located at 1134 Comstock Drive.
11/10/20	The Planning Commission unanimously voted to recommend APPROVAL on a Land Use Entitlement project request to designate the Helen A. Toland Residence as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-75560) on 0.82 acres at 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, Ward 5 (Crear).

ANALYSIS

The Helen A. Toland Residence located at 1134 Comstock Drive, 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;

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- ii. It is reflective of the City’s cultural, social, political or economic past; and
- iii. Either:
 - 1. It is associated with a person or event significant in local, state or national history; or
 - 2. 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*

- 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 Master Plan 2020*

- a. Chapter 2: Land Use & Environment
 - i. Preserve and reuse historic structures and sites.
 - ii. Support continued investment to preserve Las Vegas’s distinctive identity
 - iii. Ensure rural preservation
 - iv. Maintain neighborhood character
 - v. Continue to update the inventory of designated and eligible historic structures and sites in the community

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

The property was constructed in 1947. Per the statement of eligibility and appropriateness for designation provided by the applicant, the site is the home of Helen Toland, the first African American female principal in the Clark County School District when she was hired as the principal of Kit Carson Elementary School in 1965.

The Helen A. Toland Residence 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:

1. Subsection 1.b. It is determined to be of exceptional local significance and expresses a distinctive character because:
 - a. 1.b.i. A significant portion of it is at least 40 years old;
 - b. 1.b.ii It is reflective of the City's cultural, social, political or economic past
 - c. 1.b.iii.(A) It is associated with a person or event significant in local, state or national history.

Staff recommends approval of the nomination of 1134 Comstock Drive to the City of Las Vegas Historic Property Register as a Historic Building.