

City of Las Vegas

AGENDA MEMO

HISTORIC PRESERVATION COMMISSION MEETING OF: SEPTEMBER 28, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

DIRECTOR: SETH T. FLOYD, ESQ.

HISTORIC PRESERVATION OFFICER: DR. DIANE SIEBRANDT

☒ Action
☐ Report

SUBJECT:

22-0542-HPC1 - Discussion for possible action regarding the approval of an application to designate the property known as John Mull's Meats, located at 3730 Thom Boulevard, on the City of Las Vegas Historic Property Register - Ward 5 (Crear)

PURPOSE/BACKGROUND

The applicant is requesting to designate two buildings located on the property to the City of Las Vegas Historic Property Register.

The Historic Preservation Officer has reviewed the attached nomination report for John Mull's Meats located at 3730 Thom Boulevard (APN 138-12-601-006) Limited Commercial District (C-1) and supports the determination of eligibility to the city of Las Vegas Historic Property Register.

To be eligible for listing on the City of Las Vegas Historic Property Register, the proposed addition must meet the criteria under Title 19.10.150(I) 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 two buildings located at 3730 Thom Boulevard meet criterion 1.b.i. above, as they are 69 years of age having been built in 1953 during Las Vegas' 1950s boom period of building and growth. They additionally meet criterion 1.b.ii. as a reflection of Las Vegas' social and economic past as a place where locals have purchased meat or made use of the processing facility since its opening. Lastly, they meet criterion 3 as they represent

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an established and known feature in the neighborhood as a family owned business serving the community for six-decades.

Per the statement of eligibility and appropriateness for designation provided by the applicant, John Mull moved from Pennsylvania to Southern Nevada in 1938 and later founded Mull's Meats slaughterhouse and meat store in 1954 located at what was then the rural outskirts of town when city development had not yet expanded northward. The local community bought meat at the store that had already been slaughtered and processed, but were also able to bring their own livestock to the facility. In addition, processed chickens were trucked to the Westside of the city and sold to residents who did not have transportation to the business. The delivery of a food source by Mull's Meats to the underrepresented Westside neighborhoods highlights the family's sense of providing for all of the Las Vegas community.

The store continued to be owned and operated by family members including Mr. Mull's son-in-law, Mr. Mull's middle son, and the current owner, Mr. Mull's grandson, Chuck Frommer. While the store ceased operations as a slaughterhouse, it has continued to serve as a store and processing facility and most recently as a restaurant. The family owned business has served the Las Vegas community uninterrupted for six-decades. The popularity of this 3rd generation family-owned business was featured on Guy Fieri's TV series "Diners, Drive-Ins and Dives" in May 2012, making it nationally recognized but retaining its status as an iconic local eatery.

Today the building is surrounded by residential neighborhoods, yet maintains its original rural industrial appearance. The main meat processing building was constructed in 1953 as a 79-foot long single-story concrete block building with exterior conduit that contributes to its industrial aesthetics. A 20-foot long freezer was added to the north end of the building in 1963. The building features a flat roof coated with a rubberized protectant with a stepped increase in height on the southeast elevation over the large industrial sized wooden doors. This previously served as an entry point for livestock trucks to unload animals, but is no longer in use. The interior of the building contains nine rooms, one of which now serves as the restaurant's food pick-up counter. The other eight rooms for the preparation, packaging and storage of meat have been continuously used for this purpose for the past 68 years. The pump house was also constructed in 1953, and is a 12'x 12' concrete block structure with a tin roof located on the west side of the main building. The building has not been altered but is no longer a functioning pump house and is used for storage.

If designated on the City of Las Vegas Historic Property Register, the HPC will be responsible for reviewing exterior work requiring a permit for the property located at 3730 Thom Boulevard.

If approved by the HPC, the nomination for designation will be heard at the November 15, 2022 Planning Commission Meeting and the December 21, 2022 City Council Meeting.

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Application for City of Las Vegas Historic Designation

