



# AGENDA MEMO - PLANNING

CITY COUNCIL MEETING DATE: DECEMBER 21, 2022

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT: CITY OF LAS VEGAS - OWNER: JOHN MULL'S MEATS

## \*\* STAFF RECOMMENDATION(S) \*\*

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
22-0569-DIR1	Staff recommends APPROVAL.	

## \*\* NOTIFICATION \*\*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

NOTICES MAILED 229 (by City Clerk)

PROTESTS 1

APPROVALS 5

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request to designate John Mull's Meat as a Historic Building on the City of Las Vegas Historic Property Register, as approved by the Historic Preservation Commission (22-0542-HPC1), located at 3730 Thom Boulevard (APN 138-12-601-006), Limited Commercial District (C-1), Ward 5 (Crear).

The city of Las Vegas Historic Preservation Commission (HPC) voted to approve the nomination for designation as a Historic Building on September 28, 2022 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.

**ANALYSIS**

John Mull's Meats located at 3730 Thom Boulevard, 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):**

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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*
  - 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.

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*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

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

The two nominated buildings located on the property were constructed in 1953 and represent Las Vegas' 1950s boom period of building and growth. The main meat processing building is a rural industrial design that is 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, no other alterations have been made. 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. Directly west of the main building is a 12'x 12' concrete block pump house with a tin roof. The building has not been altered since 1953 but is no longer a functioning pump house and is used for storage. Today the buildings are surrounded by residential neighborhoods, yet maintain their original rural industrial appearance.

The original owner, John Mull, moved from Pennsylvania to Southern Nevada in 1938 and later founded Mull's Meats slaughterhouse and meat store in 1953 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. This third generation family owned business has faithfully served the Las Vegas community uninterrupted for six-decades and is an established and known feature in the neighborhood, deserving to be placed on the Las Vegas Historic Property Register.

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John Mull's Meats 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.
3. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.

Staff recommends approval of the nomination of 3730 Thom Boulevard to the City of Las Vegas Historic Property Register as a Historic Building.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
07/28/2022	Historic Preservation Commission received the Application for City of Las Vegas Historic Designation from John Mull's Meats/John C. Frommer, property owner of the building located at 3730 Thom Boulevard.
09/28/2022	Historic Preservation Commission recommended APPROVAL (22-0542-HPC1) of the application for City of Las Vegas Historic Designation from John Mull's Meats/John C. Frommer, property owner of the building located at 3730 Thom Boulevard.
11/15/22	The Planning Commission voted (6-0) to recommend APPROVAL of a request to designate the property known as John Mull's Meats as a Historic Site on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (22-0542-HPC1) at 3730 Thom Boulevard (APN 138-12-601-006), Limited Commercial District (C-1), Ward 5 (Crear).

***Pre-Application Meeting***

A pre-application meeting was not required, nor was one held.

***Neighborhood Meeting***

A neighborhood meeting was not required, nor was one held.

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<b>Details of Application Request</b>	
<b>Site Area</b>	
Gross Acres	1.83

<b>Surrounding Property</b>	<b>Existing Land Use Per Title 19.12</b>	<b>Planned or Special Land Use Designation</b>	<b>Existing Zoning District</b>
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family, Detached	DR (Desert Rural Residential Density)	R-E (Residence Estates)
South	Single Family, Detached	DR (Desert Rural Residential Density)	R-E (Residence Estates)
East	Single Family, Detached	DR (Desert Rural Residential Density)	R-E (Residence Estates)
West	Single Family, Detached	DR (Desert Rural Residential Density)	R-E (Residence Estates)

<b>Master and Neighborhood Plan Areas</b>	<b>Compliance</b>
Las Vegas 2050 Master Plan Area: Rancho	Y
<b>Special Area and Overlay Districts</b>	<b>Compliance</b>
A-O (Airport Overlay) District – 70 Feet	Y
RP-O (Rural Preservation Overlay) District	Y
<b>Other Plans or Special Requirements</b>	<b>Compliance</b>
Trails	N/A
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A