

City of Las Vegas

AGENDA MEMO

HISTORIC PRESERVATION COMMISSION MEETING OF: MARCH 22, 2023

DEPARTMENT: COMMUNITY DEVELOPMENT

DIRECTOR: SETH T. FLOYD, ESQ.

HISTORIC PRESERVATION OFFICER: DR. DIANE SIEBRANDT

☒ **Action**
☐ **Report**

SUBJECT:

22-0688-HPC1 - ABEYANCE ITEM - Discussion for possible action regarding an application to designate the Mission Linen Building, located at 1001 South First Street, C-2 (General Commercial) Zone, on the City of Las Vegas Historic Property Register as a historic site - Ward 3 (Diaz)

PURPOSE/BACKGROUND

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

The Historic Preservation Officer has reviewed the attached nomination report for the Mission Linen Building located at 1001 South First Street (APN 139-34-401-011) General Commercial (C-2) 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 Mission Linen building located at 1001 S. 1st Street is surrounded by an urban setting yet maintains its original Post-World War II era warehouse Modern-International Style. The Modernist style became characterized by an emphasis on volume, asymmetrical compositions, and minimal ornamentation. The Mission Linen building is a reflection of

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this style, specifically its large windows, which are a distinctive feature of the Modern-International Style. The building meets criterion 1b(i) above as it is 72 years of age having been built in 1950 during Las Vegas' boom period of building and growth. The building also meets criterion 1b(ii) as a reflection of Las Vegas' social and economic past as one of three main linen supply companies operating in the city during the 1950s and 1960s. Lastly, the building meets criterion 3, representing an established and known feature in the neighborhood as a long-term business that provided employment opportunities to the community for more than five decades.

Per the statement of eligibility and appropriateness for designation provided by the applicant, the building is documented to have been constructed in 1950, but a review of available historical resources suggests a portion of the building, or an earlier non-extant building, may have been constructed prior to 1943. Since its construction, the building has been occupied by multiple laundry firms including Economy Laundry, American Linen Supply Company, and Mission Linen Supply. Each firm provided Las Vegas hotels and casinos as well as other local businesses with various linens supplies and services.

When the building operated as American Linen Supply, the company not only provided a vital service to significant hotels in Las Vegas history, but also was a part of the social fabric of the city and its community. Help wanted ads posted in the Las Vegas Review Journal from 1948 through the 1960s reflect the consistent employment of local Las Vegas residents as the city's hospitality industry flourished. The firm was managed by civic-minded citizens such as F. O. Gardner who was also a City Council Commissioner, and Las Vegas High School graduate James H. Hyland who served in the U.S. Air Force before returning to Las Vegas to manage the business.

In addition, American Linen Supply played an important role in the political and economic sectors of the city. In 1971, they were one of three laundry firms in Las Vegas to participate in union negotiations between the Teamsters Union Local 14 for fair wages, employee benefits, and safer work environments. By 1975, the negotiations resulted in ratified union contracts, which included a 31% pay increase and a 48% insurance benefit increase for laundry service workers.

The Mission Linen building holds in it the history of a growing city and the stories of Las Vegas locals who were born, raised, lived, and worked here. Its inclusion on the Las Vegas Historic Property Register contributes to preserving the city's unique past.

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 1001 South 1st Street.

If approved by the HPC, the nomination for designation will be heard at the March 14, 2023 Planning Commission Meeting and the April 19, 2023 City Council Meeting.

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NOTE: Because the item was held in abeyance to this May 24, 2023 HPC meeting, if approved the item will now go to the July 11, 2023 Planning Commission Meeting and the August 16, 2023 City Council Meeting.

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Application for City of Las Vegas Historic Designation

