

City of Las Vegas

HISTORIC PRESERVATION COMMISSION
CITY HALL, 495 S. MAIN STREET
CITY CLERKS 2ND FLOOR CONFERENCE ROOM
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

MINUTES

July 22, 2015
12:00 PM

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM LUANN D. HOLMES, CITY CLERK, AT THE CITY CLERKS OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

1. CALL TO ORDER

Minutes:

CHAIR STOLDAL called the meeting to order at 12:03 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LeVINE (excused at 1:17 p.m.), HAUSCH, KLENK, BECK, HOTCHKISS, SERFAS (arrived at 12:10 p.m.), COSGROVE, MOONEY (ex-officio member) RUBINSON (ex-officio member)

EXCUSED: COMMISSIONERS WHITE, McMILLAN-ARNOLD and BELLIS

ALSO PRESENT: JAMES LEWIS, Deputy City Attorney and ANGELA CROLLI, Deputy City Clerk

2. [ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW](#)

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive

3. [PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED](#)

Minutes:

None.

4. [ABEYANCE ITEM For possible action to approve the Final Minutes by reference of the Regular Meeting of March 25, 2015](#)

Motion made by PATRICK KLENK to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

MARY HAUSCH, PATRICK KLENK, BOB STOLDAL, JACK LeVINE, COLLEEN BECK, DONALD L. HOTCHKISS JR, SONDR A COSGROVE, COURTNEY MOONEY, SAMANTHA RUBINSON; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-BOB BELLIS, CLAYTEE WHITE, JARMILLA McMILLAN-ARNOLD, RICHARD SERFAS

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5. [For possible action to approve the Final Minutes by reference of the Regular Meeting of June 24, 2015](#)

Motion made by COLLEEN BECK to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 4

MARY HAUSCH, PATRICK KLENK, BOB STOLDAL, JACK LeVINE, COLLEEN BECK, DONALD L. HOTCHKISS JR, SONDRAS COSGROVE, COURTNEY MOONEY, SAMANTHA RUBINSON; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-BOB BELLIS, CLAYTEE WHITE, JARMILLA McMILLAN-ARNOLD, RICHARD SERFAS

6. [HPC-59998 For possible action regarding possible improvements to and expansion of the Historic Preservation Commission public outreach program All Wards](#)

Motion made by SONDRAS COSGROVE to Approve staff to bring an update

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 3

MARY HAUSCH, PATRICK KLENK, BOB STOLDAL, JACK LeVINE, COLLEEN BECK, DONALD L. HOTCHKISS JR, RICHARD SERFAS, SONDRAS COSGROVE, COURTNEY MOONEY, SAMANTHA RUBINSON; Against-(None); Abstain-(None); Did Not Vote-(None); Excused-BOB BELLIS, CLAYTEE WHITE, JARMILLA McMILLAN-ARNOLD

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, showed the Historic Preservation Commission (HPC) website where the first page shows updates, meetings and agendas, as well as links to brochures of historic locations, such as Berkley Square. Historical maps are available with a list of designated sites on the National Register. Once the website is finished, staff will look at improving the features of the interactive map compatible with mobile devices. Brochures of historical sites can be printed, and some of the brochures need to be updated; staff is looking at the cost of reprinting the brochures. People are moving towards something they can download on their mobile devices. Staff is researching the possibility of developing an app using a private sector company for its development and maintenance. COMMISSIONER MOONEY indicated that CHAIR STOLDAL looked at an app on tours being used by the City of Reno.

COMMISSIONERS COSGROVE and LeVINE both wondered if people know about the existence of the HPCS website. DON JACOBSON, IT Business Partner, indicated that the entire City's website is being redesigned and should be completed by the Spring of 2016. The current website is old, and individuals have to click several times to get to a site. Most people use Facebook or Twitter to obtain information, and an app can be created specifically for the HPC highlighting things such as interactive maps and galleries. Staff is working with a design and integration firm together with City departments to streamline the website so that citizens are at the forefront of the City's thinking. The City's website has an app with an icon called Social Media and App Center containing social media feeds, and an icon button could be added to highlight the HPC; however, MR. JACOBSON opined that it would be best to develop a separate app specifically for HPC. Another route would be to use Code for America Brigade, a volunteer group interested in giving back to the community by providing their technical skills. They would use the available data and develop the app; it takes longer but for the most part, it is gratis.

CHAIR STOLDAL verified with MR. JACOBSON that 3DI is the firm the City is using to create the new City website. CHAIR STOLDAL stated that the City of Reno is using a firm specializing in the historical society, and he asked if HPC could select a firm of their choice to create the app. MR. JACOBSON replied in the affirmative and reiterated that having a specific HPC app would provide the public with historical information, and the City of Las Vegas Office of Communications could promote the app through their social media. CHAIR STOLDAL asked if the app could be developed now or would HPC have to wait until the City's new website is created. MR. JACOBSON replied that HPC could continue on their own, but he will ensure that the City's Communications Office is aware of HPC's intention and work together with their vendors to ensure which page would fit best so the public can get to it quickly.

CHAIR STOLDAL remarked that the Commission needs to discuss which priorities are important, such as brochures and walking tours. COMMISSIONER COSGROVE pointed out that she uses the Clark County Neon the Nature app which shows every park and trail in her vicinity. She agreed that the app should be free-standing with a recognizable icon. Different types of people might use it, locals, tourists or history students. COMMISSIONER MOONEY indicated that she

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will continue to work with IT, as well as look at the History Channel app to see how it functions and bring the information back to the Commission with examples of the best ones that might work for HPC. MR. JACOBSON informed the Commission that staff will look at options, timeline and the cost. CHAIR STOLDAL indicated that the City of Reno's three-year expense was \$8,500, which includes an initial setup. CHAIR STOLDAL suggested providing the Commission four or five historical apps sites to see which would work for HPC. COMMISSIONER COSGROVE asked if there a possibility of integrating the app in conjunction with other entities. MR. JACOBSON replied that it would depend upon the cooperation of that entity. The City of Las Vegas has a portal where all the data is stored, such as locations, so that the developer would always have available the newest data. He is not aware if the City of Henderson or Clark County have something similar, and certainly staff could reach out to them to see what they might use.

COMMISSIONER COSGROVE remarked that during the past legislature, discussion was held about Tule Springs and how excited the public is about Tule Springs. CHAIR STOLDAL stated that the City of Reno's app was funded in part from a grant by the University of Reno. MR. JACOBSON stated that going electronic would be advantageous because it would gather information on how many people visit the site and whether they got to the site through a Google search or the City's web search.

COMMISSIONER MOONEY informed the Commission that she would require three months to gather information about the different apps. COMMISSIONER COSGROVE suggested that an update be provided at the next meeting.

7. [Report by the Office of Community Services regarding the possible demolishment of the former Carpenters Union Hall as part of a project funded in part through U.S. Housing and Urban Development programs, located at 501 N. Lamb Boulevard \(APN 140-31-501-201\), R-3 \(Medium Density Residential\) Zone Ward 3 \(Coffin\)](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, stated that this item was requested by the Office of Community Services in order to provide a report as part of the public input process for projects found to have an adverse effect on historic properties. The City would like to use the Historic Preservation Commission meetings as the public forum and for the Commission to receive public comments on these projects and for the Commission to provide input. This is the first time such an item is being brought forth, and the process will continue in the event future projects are found to have an adverse effect on historic properties. No vote is required at this time by the Commission.

STEPHANIE BRUNING, Office of Community Services, Grants Program Coordinator, indicated that the City of Las Vegas anticipates receiving Home Funds from the U.S. Housing and Urban Development (HUD) which will be turned over to Nevada Hand to develop and construct affordable housing units. The development includes the demolition of the Carpenters Union Hall, constructed in 1965 in the Formalism Style. Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects any undertaking has on historic properties, and public involvement is an important component of that process. Nevada Hands multi-million dollar development located in East Las Vegas consists of three phases, Phase 1 being the demolition of the Carpenters Union Hall. When dealing with historic resources, one of the things being looked at is how the new development affects the property on the site and how it affects the historic resources; visual, auditory or atmospheric. No other properties were found to be older than 1972, and there has been no opposition from the seven identified Native American tribes. MS. BRUNING indicated that she was unable to find any historical photographs, and the City's Planning Department does not have historical surveys for the site. She did learn that a fire occurred at this site in 1992 during the Rodney King riots, and the only photos available were of the structure after the fire. Through a faded original drawing, she discovered the buildings architect was WADE SIMPSON. MR. SIMPSON worked on projects such as the first McDonalds on Fremont Street, residential and commercial developments. However, no information was found about the Carpenters Union Hall, and the University of Nevada Las Vegas (UNLV) did not have this building listed in their Las Vegas architects and buildings database.

The Carpenters Union Hall building, built in 1965, meets the requirements to be nominated for the National Register. The building has historical and architectural integrity for significance and retains its distinctive characteristics of a mid-century commercial building built in the Formalism style. The unadorned architecture has a flat roof, slender prongs and a glass curtain wall on the facade. It is the opinion of the Office of Community Services that the Nevada Hand project would have an adverse effect, and the findings have been given to the State Historic Preservation Office (SHPO), who has 30 days to review the findings.

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In response to CHAIR STOLDALS query about the Commission voting on future action, COMMISSIONER MOONEY replied that it would depend if a building was designated as historic property. DEPUTY CITY ATTORNEY JAMES LEWIS explained the process, in that the Commission is being used as a platform for comments from the general public.

In response to COMMISSIONER BECKS query, MS. BRUNING replied that the property was last occupied over a year ago, and it was purchased by Nevada Hand. COMMISSIONER MOONEY recalled that two buildings in the past were in the same situation were demolished to make way for a new development, and SHPO required that both the interior and exterior of the building be documented. She took photographs of the buildings architecture details she felt were significant.

MS. BRUNING confirmed for CHAIR STOLDAL that staff determined the building was eligible for the National Register. She also indicated for COMMISSIONER RUBINSON that she did not know what the building could be used for in the event it is not demolished. She is aware that the Carpenters Union vacated the building because it no longer met their needs. This is a dilemma because there is a great need for affordable housing, especially given its proximity to a school and a paved trail. Nevada Hand does not intend to keep the building because of the asbestos and lead paint issues. Upon her research of the building, she found photos taken of the front facade after the fire, and no construction permits were issued after the 1992 fire.

COMMISSIONER HAUSCH did not find the building appealing and remarked that the architect is not well-known. COMMISSIONER KLENK did not think this building was the best example of Formalism Style architecture. A developer is not going to renovate it given the asbestos and lead paint and, thus, it could become an eyesore. He suggested documenting the building and moving on. COMMISSIONER COSGROVE opined that the building is an eyesore, and the east side of Las Vegas needs affordable housing more than this building.

Both COMMISSIONERS HOTCHKISS and SERFAS did not believe the building has any architectural merits. COMMISSIONER SERFAS asked if any significant events took place inside the Carpenters Union Hall. MS. BRUNING replied that she did not find anything of significance. In reply to COMMISSIONER SERFAS query if there is a location in the City where the affordable housing project could be developed, DEPUTY CITY ATTORNEY LEWIS responded that that question should be answered at the City Manager level. MS. BRUNING added that the Planning Commission and City Council are aware of the demolition, and once it was determined that the building was of historical significance and met guidelines; it provided the opportunity for a public forum.

COMMISSIONER BECK was confused on what the Commission was commenting on. MS. BRUNING explained that she is gathering comments from the Commission to be submitted together with the environmental review records, which will be considered by SHPO to ensure that nothing of historic value was missed. COMMISSIONER BECK suggested that in the future the Commission provide input prior to the documentation being sent to SHPO. COMMISSIONER RUBINSON agreed with the idea of recording as much as possible and creating a good record in the event a decision is made to demolish the building.

COMMISSIONER HAUSCH disclosed that her husband is the Councilman for this area and that he supports the housing project because it would enhance that area. She suggested a plaque be installed on the development site indicating the site as the former Carpenters Union Hall in the event the housing project moves forward. DEPUTY CITY ATTORNEY LEWIS informed COMMISSIONER HAUSCH that a disclosure was sufficient since at this time the item was only a report.

CHAIR STOLDAL acknowledged the Commissions beliefs that it would be beneficial to demolish the building to make way for the housing development, and he asked that the building be documented as best as possible. He wants the Commission to be involved earlier so that the Commission could challenge the demolition of an historic building. MS. BRUNING stated that the building has integrity and it meets the criteria to be listed on the National Register.

HEIDI SWANK, Nevada Preservation Foundation, opined that 1965 buildings or older will have lead paint and asbestos. Regarding the building not being beautiful, she stated the International Style architecture came from Europe; it might be boring, but the history of that style is extremely important.

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MS. SWANK explained that the rehabilitation of an historic building brings three perspectives: benefit to both the building owner and the community environment, social and financial. Disposal of buildings are on the rise, and more buildings end up in landfills; this not only increases the space that must be provided to create landfills, but it increases the cost.

From a social perspective, communities are more likely to support reusing a building because a sense of community is tied to older buildings as a sort of reminder of memories and histories. Incorporating the Carpenters Union Hall into the proposed housing development as a recreational center and offices could bring a sense of history and value to the community. Both can be achieved with one project: reuse the existing building and build new construction alongside it; other cities have retained older buildings alongside new construction. A good preservation policy does not mean a new building cannot be built; it means it cannot necessarily be put wherever the developer wants it.

Looking to retain buildings from a financial perspective may be the most compelling argument. Minor rehabilitation costs less than new construction, and rehabilitation allows for the project to be completed faster.

MS. SWANK outlined the four options one could consider when dealing with a vacant building: do nothing, stabilize the building and wait, rehabilitate the building or tear it down. The last option eliminates the possibility of doing all the other three. The Nevada Preservation Foundation is sure that there are many options for incorporating the Carpenters Union Hall into the proposed project. It is a significant building in terms of its International Style architecture and has many of the original interior features. MS. SWANK quoted the economist, JOHN KENNETH GALBRAITH, "Historic preservation has one great curiosity; there is never retrospective regret." Retaining this building will not only make this project more appealing, less expensive and more environmentally friendly, but it will avoid the retrospective regret that will result if the building is demolished.

COMMISSIONER SERFAS thanked everyone involved in providing the information and to be advocates for preserving buildings. CHAIR STOLDAL asked that the generic comments about historic preservation be forwarded to the Commission, and for staff to let the Commission know about the next step. COMMISSIONER MOONEY explained that the reason the Commission has seen this issue is because there has not been a demolition and these are very rare.

8. [Report by Department of Planning regarding an update on the 2014 and 2015 Historic Preservation Fund grants, multiple APNs, multiple Zones Ward 3 \(Coffin\) and Ward 5 \(Barlow\)](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, reported that a public meeting has been scheduled for July 30, at 6:00 p.m., at the Fifth Street School to discuss the findings from the 2014 report. She hopes that comments from the meeting would provide direction for any necessary scope revisions. She sent an email to the Commissioners, neighborhood associations and social media with information about the meeting. She will bring back comments to the Commission once the scope revisions are reviewed; the Commission will be able to see the scope revisions before they are sent to the State Historic Preservation Officer (SHPO).

9. [Report by Department of Planning regarding historic and archaeological resources in local media](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, did not have anything to report and referred to the articles in the backup documentation. COMMISSIONER COSGROVE remarked that COUNCILMAN BARLOW gave an interview on the State of Nevada program regarding the rehabilitation of the West Side School.

10. [Report by Department of Planning regarding Project Update list](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, reported on the pre-bid site visit at Floyd Lamp Park at Tule Springs where one contractor was interested in submitting a proposal for the adobe restoration and to consider a location for the materials to reconstruct the adobe. The bids will be opened on Thursday, July 23, 2015, and she will report back on its

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outcome.

11. Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal

Minutes:

CHAIR STOLDAL asked if the update on the West Side School is ready, as he wants to know when the KCEP Radio station is actually moving out.

12. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE BOARD. NO SUBJECT MAY BE ACTED UPON BY THE BOARD UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

Minutes:

None.

13. ADJOURNMENT

Minutes:

The meeting was adjourned at 1:22 p.m.

Respectfully submitted:

Angela Crolli, Deputy City Clerk

Courtney Mooney, Urban Design Coordinator

Facilities are provided throughout City Hall for the convenience of disabled persons. Reasonable efforts will be made to assist and accommodate physically handicapped persons. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive