

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

September 23, 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, ACTING 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 12:05 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS WHITE, HAUSCH, KLENK, BELLIS, LeVINE, BECK, HOTCHKISS (via teleconference), COSGROVE and MOONEY (ex-officio member)

EXCUSED: COMMISSIONERS McMILLAN-ARNOLD, SERFAS and RUBINSON (ex-officio member)

ALSO PRESENT: TOM PERRIGO, Director of Planning, JAMES LEWIS, Deputy City Attorney, and JACQUIE MILLER, 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:

Prior to hearing this item, CHAIR STOLDAL reminded the Commissioners to identify themselves prior to speaking as the meeting was not video recorded.

There were no public comments made.

4. [For possible action to approve the Final Minutes by reference of the Regular Meeting of August 26, 2015](#)

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Motion made by BOB BELLIS to Approve with corrections

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

Minutes:

COMMISSIONER BECK enumerated the following corrections: 1) Page 3, Paragraph 2, Line 3 - delete the word "with" in that line; 2) Page 3, Paragraph 6, Line 3 - "National Register" should be capitalized; 3) Page 4, Item 10, Paragraph 2, Line 4 - it should say urban density of "this"; not "his".

5. [Report by Department of Planning regarding the development of a mobile application for historic, cultural and public art sites, All Wards](#)

Minutes:

COMMISSIONER MOONEY reported that the Commission received a report by staff at the August 2015 HPC (Historic Preservation Commission) meeting regarding options for purchasing and maintaining a mobile app (application) that is capable of displaying the City's historic maps and brochures. This Commission requested that the app also display historic trails, cultural and public art sites, and have the ability to be expanded in the future with audio capabilities and regional sites. Research and development costs for the app will be funded through the 2015 Historic Preservation Fund grant program, and COMMISSIONER COSGROVE has volunteered to assist with the project. The funding agreement is scheduled to be heard at the October 21st City Council meeting, not on November 4th as indicated in the backup. Once the agreement has been approved a vendor will be secured, and a meeting will be scheduled with the vendor, COMMISSIONER COSGROVE and the City's IT (Information Technologies) Department.

CHAIR STOLDAL noticed that agenda Item 3 states that public comment must be limited to action items. DEPUTY CITY ATTORNEY JAMES LEWIS explained that State law limits the initial public comment agenda item to items that are on the agenda for action. The public comment at the end of the meeting is for all comments a speaker wishes to make.

In response to COMMISSIONER LeVINE'S inquiry, DEPUTY CITY ATTORNEY LEWIS advised that it was best to let people speak on any agenda item, not just those that allow for action to be taken. There is an expectation that people who attend meetings may not be able to stay for the entire meeting and would be permitted to speak regarding the item they are interested in. He discussed public and non-public hearing items as they pertain to a City Council meeting, but reiterated that for this Commission's meetings, he thought it was best to let people speak on any of the agenda items.

CHAIR STOLDAL wondered if the verbiage in the public comment agenda item should be changed, and DEPUTY CITY ATTORNEY LEWIS stated that the item is the same for the City Council meetings and asked that the item be kept consistent.

COMMISSIONER LeVINE asked if there was a mechanism to not read the item if there was nobody in the audience, and DEPUTY CITY ATTORNEY LEWIS said there was not.

6. [Report by Department of Planning regarding Code Enforcement history for 801 Park Paseo, a contributing resource within the John S. Park Neighborhood Historic District, \(APN 162-03-511-021\), R-1 \(Single-Family Residential\) Zone, Ward 3 \(Coffin\)](#)

Minutes:

COMMISSIONER MOONEY reported that the Commission requested information regarding Code Enforcement activity at the subject property during the August 2015 HPC (Historic Preservation Commission) meeting, and there was discussion that the home was possibly being used for professional offices. A code complaint was filed in May 2014, and the location

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was inspected and plans were submitted; neither indicated that the home was being used for offices. Subsequently, additional information was received that the home was possibly being used for multi-family purposes. Code Enforcement visited the location again in July 2015 and found that it was being rented to no more than four individuals at one time, which is allowable by the code.

COMMISSIONER LeVINE drove by the location, and there were six to eight people on lawn chairs in front of the house; the neighbors claim that it is being run as a boarding house.

COMMISSIONER MOONEY stated that one of the rooms on the plans shows it is storage, but it is possible it is being used as residential space. She indicated that a complaint could be filed, and Code Enforcement would then try to determine if the storage unit is being rented as residential.

COMMISSIONER MOONEY explained that four unrelated renters can live in the home. COMMISSIONER LeVINE asked if an owner has to be living there as well, and DEPUTY CITY ATTORNEY JAMES LEWIS replied that they did not. He explained that there was an overhaul of the City's group home code in 2008, and through research, staff determined that as long as a home is being utilized in a residential neighborhood as a residence, the City can only describe the number of unrelated individuals who can live there. The City's code states that four or fewer unrelated individuals can live in a residence. There are state and federal laws that limit the ability to further regulate who can live in a single-family home if it is being used as a residence.

TOM PERRIGO, Director of Planning, pointed out that the residents may have visitors, and it could appear that more than four people live at the location.

DEPUTY CITY ATTORNEY LEWIS stated that if the members of the association knew the home was being used as a boarding house, according to Title 19, the association could file an official complaint with Code Enforcement so they could investigate. If it was determined to be a boarding house, the City could take action. COMMISSIONER BELLIS said he would keep an eye on it, and if it seems to be a problem, they will get Code Enforcement involved.

DEPUTY CITY ATTORNEY LEWIS confirmed for CHAIR STOLDAL that no matter the size of the house, it can be rented to four unrelated people. He added that 16 people can legally live in a three bedroom, two bathroom 1,600 square foot house in the city as long as they are related.

7. [Report by Department of Planning regarding the status of the rehabilitation of the Historic Westside School, located at 330 - 350 West Washington Avenue \(APN 139-27-201-004\), C-V \(Civic\) Zone, Ward 5 \(Barlow\)](#)

Minutes:

COMMISSIONER MOONEY explained that there are two addresses for the Historic Westside School buildings for fire department purposes: 330 West Washington Avenue is the 1923 Building, and 350 West Washington Avenue is the 1948 Building. She reported that construction is approximately 45 percent complete, and the exterior of building is in the process of being painted. Photos were passed around, which were not submitted as backup. COMMISSIONER MOONEY listed the progress that has been made: almost all of the windows are installed; the rehabilitation of the historic windows is in process; the interior and exterior doors are being installed; the plumbing and ceramic tile are complete; the fire suppression is complete; and the interior site is almost complete so the radio station, KCEP, should be moving in there soon. She also reported that some demolition of the 1923 building has taken place.

CHAIR STOLDAL stated that this project is of major importance to the community and wondered when they could visit the location to see the progress. COMMISSIONER MOONEY explained that the Commissioners could go to the location and CLINTON BURCH, Whiting-Turner, has indicated that he would be happy to take them around the site. COMMISSIONER LeVINE thought the group should take another tour when the site is 80 to 90 percent complete. COMMISSIONER MOONEY confirmed for CHAIR STOLDAL that this item would appear on this Commission's agenda on a quarterly basis.

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CHAIR STOLDAL confirmed for COMMISSIONER BECK that the Commissioners had discussed going to the location once KCEP had moved and the non-historic portion had been removed. He stated that they could go as a group or individually, and go as a group again near the end of the project, which will be closer to 2016. It will be almost a year before the project is complete and they could visit the site a couple of times. COMMISSIONER BECK asked if it was easier if the Commissioners went individually or as a group, and COMMISSIONER MOONEY replied that she would check with MR. BURCH.

8. [Report by Department of Planning regarding the 2015 Mayors Urban Design Awards](#)

Minutes:

COMMISSIONER MOONEY reported that the nominations are open for the annual MUDAs (Mayor's Urban Design Awards), and the categories are Building(s) and Environment, Public Places, Public Art and Historic Preservation and Adaptive Reuse. Last year's winner for Historic Preservation was the John E. Carson building. Nomination forms are due November 2nd and can be accessed on the City's website.

CHAIR STOLDAL asked if the HPC (Historic Preservation Commission) submits nominations as a group or as individual members, and COMMISSIONER MOONEY explained that nominations are typically submitted by individuals.

CHAIR STOLDAL spoke with MAYOR GOODMAN and mentioned to her that El Sombrero was made of adobe. He said she was excited about that, and he wondered if that would be worthy of historic recognition since it is one of only a few adobe structures. COMMISSIONER MOONEY stated that there is judging criteria for each category, and the Historic Preservation and Adaptive Reuse is for buildings that are over 50 years old and have been rehabilitated or incorporated green energy technology. She thought it could be nominated as it has been continuously and adaptively used as a restaurant; she pointed out that the entire original interior is gone, but the exterior has not had significant changes.

In response to CHAIR STOLDAL's inquiry, COMMISSIONER MOONEY stated that she did not think the City had any type of information file on the location, but she could research the building permits. She also followed-up on a previous question regarding doing a search of adobe buildings and found that the Clark County Assessor, which is where the City gets its information, does not make that distinction; the records just indicate masonry or concrete block, and some of the older buildings may not have a building permit that says what they are made of.

CHAIR STOLDAL asked if there was a way to ask people if they have an adobe building, and COMMISSIONER COSGROVE thought that the City could put something out on Twitter as they are very active on the site and have a lot of followers.

COMMISSIONER MOONEY stated that people had trouble saving the nomination form online last year and thought it might be easier to print and fax it this year.

9. [Report by Department of Planning regarding the Historic Preservation Commission Centennial Legacy Budget](#)

Minutes:

COMMISSIONER MOONEY referred to the quarterly report for the Legacy Budget which was part of the backup. She reported a couple of expenditures since the last report, to include the Facebook advertisement cost for the 2014 Historic Preservation Fund grant public meeting in July and the National Trust for Historic Preservation Leadership Forum membership fee.

COMMISSIONER MOONEY confirmed for CHAIR STOLDAL that they would be moving forward with the CAMP (Commissioner Assistance and Mentor Training) program; it is part of the 2015 Historic Preservation Fund grant. She will begin this process as soon as the funding agreement is approved and confirmed, and it will take place in the spring of 2016.

10. [Report by Department of Planning regarding an administrative approval \(HPC-60762\) for an application for a Certificate of Appropriateness to construct a fence at the rear and side yard of the property located at 1229 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, \(APN 162-03-515-094\), R-1 \(Single-Family Residential\) Zone, Ward 3 \(Coffin\)](#)

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Minutes:

COMMISSIONER MOONEY reported that the applicant is requesting approval of an application for a Certificate of Appropriateness to install a fence at the rear and side yard of the home located within the John S. Park Neighborhood Historic District. The property is a contributing resource; the Historic Preservation Officer reviewed it for compliance with the City of Las Vegas' Unified Development Code and found the work to be minor in nature and the materials are complimentary to the primary structure. The work is considered compatible with the recognized distinctive character of building and district.

COMMISSIONER LeVINE commented that the property still has weeds, and COMMISSIONER BELLIS stated that the owners are working on it.

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

Minutes:

COMMISSIONER MOONEY had nothing to report.

CHAIR STOLDAL said that there was a story recently regarding the Las Vegas Club changing ownership; it stated that sign was the first neon casino sign, which was an error.

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

Minutes:

COMMISSIONER MOONEY reported that the 2014 HPF (Historic Preservation Fund) is complete, and the funding agreement for the 2015 grant will go before the City Council for approval on October 21st.

Work has begun on the Floyd Lamb Park at Tule Springs Adobe, and the walls are nearly rebuilt. COMMISSIONER MOONEY encouraged the Commissioners to visit the site to look at the progress. She is meeting with the engineer, MEL GREEN, to review the work that has taken place so far.

In response to CHAIR STOLDAL'S inquiry, COMMISSIONER MOONEY confirmed that additional artifacts had been found, and everything is being photographed and placed in a storage bin. The contractor is moving dirt as they have to grade the site, but COMMISSIONER MOONEY asked the contractor to stop moving the dirt on the inside because she felt that the level and location at which the artifacts are found is important. Staff will be looking for an archaeologist who is interested in reviewing the process and conducting a survey. CHAIR STOLDAL asked if the interior dirt was being taken away and wondered if it should be saved since it was old and somehow related to the adobe. COMMISSIONER MOONEY replied that the contractor stopped taking the dirt away once they started finding artifacts, noting that they found an entire door that was buried. She reported that the ground inside is approximately one foot higher than the adobe on the outside, and she guessed that the artifacts were in there because the building was used for storage at one time. She believed that sand blew in over the years and covered the artifacts.

CHAIR STOLDAL inquired about looking for an archaeologist, and COMMISSIONER MOONEY explained she will be working with COMMISSIONER BECK to pursue some leads.

COMMISSIONER BECK asked if the grading was being done up to the side of the walls and how deep it was, and COMMISSIONER MOONEY replied that she was not sure and suggested that she and COMMISSIONER BECK go to the site to see what is happening and speak with the contractor.

CHAIR STOLDAL asked how old the building was and who built it, and COMMISSIONER MOONEY reported that the earliest record is from 1910, but it could be any time prior to that.

13. [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](#)

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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:

COMMISSIONER LeVINE requested an update regarding the Huntridge Theater project. CHAIR STOLDAL stated that this would also be an item on the next Commission for the Las Vegas Centennial meeting agenda, which COMMISSIONER MOONEY announced would be held on October 26th.

CHAIR STOLDAL stated that JANE ANN MORRISON, Las Vegas Review-Journal, contacted him regarding a column she is writing about whether or not additional public funding should be used for the Huntridge; CHAIR STOLDAL said he did not think so until the Attorney General lawsuit is resolved, which is scheduled for March 2016.

COMMISSIONER WHITE asked if there was another staff person who was a "foodie", noting that this Commission used to receive reports on new downtown restaurants. COMMISSIONER COSGROVE said that VegeNation was very good; COMMISSIONER HAUSCH reported that Chow opened on September 22nd, and DEPUTY CITY ATTORNEY JAMES LEWIS said it is only open for dinner.

COMMISSIONER BECK asked if the Commissioners could get updates of the new projects downtown, and COMMISSIONER MOONEY replied that staff was working on developing an interactive map. CHAIR STOLDAL said it was helpful to know about new projects and what impact they were having on the neighborhood. TOM PERRIGO, Director of Planning, stated that he thought the interactive map would be done sooner, but staff would bring maps of existing projects to the next Commission meeting.

14. 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.

15. ADJOURNMENT

Minutes:

The meeting was adjourned at 12:49 p.m.

Respectfully submitted:

Jacque Miller, 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.

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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