

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

December 9, 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 12:02 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS SERFAS (excused until 12:09 p.m.), HOTCHKISS, LeVINE (excused until 12:05 p.m.), COSGROVE, HAUSCH (excused until 12:04 p.m.), WHITE, BELLIS (excused until 12:06 p.m.) McMILLAN-ARNOLD, BECK, MOONEY (ex-officio member) and RUBINSON (ex-officio member)

EXCUSED: COMMISSIONER KLENK

ALSO PRESENT: TOM PERRIGO, Director of Planning, JAMES LEWIS, Deputy City Attorney, and ANGELA CROLLI and ASHLEY FOSTER, Deputy City Clerks

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:

CHAIR STOLDAL discussed with DEPUTY CITY ATTORNEY JAMES LEWIS holding Public Comment during each item before the Commission votes. DEPUTY CITY ATTORNEY LEWIS acknowledged that he would discuss the matter with the City Clerk's Office.

4. [For possible action to approve the Final Minutes by reference of the Regular Meeting of October 28, 2015](#)

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Motion made by SONDRA COSGROVE to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

Minutes:

CHAIR STOLDAL questioned whether the Final Minutes being approved should be provided as backup material prior to the Commission's meetings. DEPUTY CITY ATTORNEY JAMES LEWIS answered that he would verify this information.

5. [HPC-62223 PUBLIC HEARING Discussion for possible action regarding an application for historic designation for 600 E. Charleston Boulevard as an Historic Landmark on the City of Las Vegas Historic Property Register, \(APN 162-03-501-001\), P-R \(Professional Office and Parking\) Zone Ward 3 \(Coffin\)](#)

Motion made by CLAYTEE WHITE to Approve

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, summarized the staff report pertaining to the application.

COMMISSIONER BELLIS and DEPUTY CITY ATTORNEY JAMES LEWIS discussed the length of time the State Bar of Nevada has owned the building for consideration and reasons why historic designation has not been requested before. DEPUTY CITY ATTORNEY LEWIS explained that an interested buyer wants to turn the building into a museum for that purpose. COMMISSIONER BELLIS expressed his concerns about the property being used for a reality show. CHAIR STOLDAL clarified that the position of the Commissioners is only to determine whether the building qualifies to be put on the City of Las Vegas Historic Property Register. TOM PERRIGO, Director of Planning, pointed out that the Variance for this item was considered and recommended for approval by the Planning Commission on December 8, 2015 and will be forwarded to the City Council to be heard at the January 20, 2016 meeting.

COMMISSIONER BELLIS asked if changes to the property disqualify it for historic designation. COMMISSIONER MOONEY said that it does not.

HEIDI SWANK, Nevada Preservation Foundation, spoke in favor of the item and discussed the additions made to the building while explaining that the historic integrity of the building was significant.

JEFF ALBERT expressed his interest in the area after having bought photographs from a thrift store from the University of Nevada, Las Vegas Research Library, and he gave a brief history about the Wengert House.

6. [HPC-62225 - Discussion for possible action regarding a draft resolution of opposition to demolishing any portion of or the entire Reed Whipple Building, for the purposes of constructing a roadway alignment at 821 Las Vegas Boulevard North, \(APN 139-27-708-019\), C-2 \(General Commercial\) Zone - Ward 5 \(Barlow\)](#)

Motion made by JARMILLA McMILLAN-ARNOLD to Approve the resolution with the following amendments:

- A. Remove the language 'in order to place a roadway' in Paragraph 5
- B. Correct the City Clerk's name to reflect LuAnn D. Holmes

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Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, gave an explanation of the request.

CHAIR STOLDAL clarified that discussion was held at the October 28, 2015 Historic Preservation Commission meeting at which time it was decided to instruct staff to draft a resolution.

HEIDI SWANK, Nevada Preservation Foundation, spoke in support of the resolution.

Discussion was held regarding possible changes to some of the language within the resolution. Further discussion was held regarding the parking areas near the Reed Whipple Building.

7. [HPC-62224 - Discussion for possible action regarding a nomination report to the National Register of Historic Places for the Reed Whipple Building, located at 821 Las Vegas Boulevard North, \(APN 139-27-708-019\), C-2 \(General Commercial\) Zone - Ward 5 \(Barlow\)](#)

Motion made by BOB BELLIS to Approve

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, read the nomination report and provided a brief summary of the nomination process to the Commission. She stated that staff recommended approval.

COMMISSIONER LeVINE asked for clarification on the types of registry, and COMMISSIONER MOONEY provided an explanation.

8. [Report by the Department of Planning regarding adopted and future plans that include within their planning area boundaries the Reed Whipple Building, located at 821 Las Vegas Boulevard North, \(APN 139-27-708-019\), C-2 \(General Commercial\) Zone - Ward 5 \(Barlow\)](#)

Minutes:

CITY MANAGER ELIZABETH FRETWELL outlined the projects that are taking place on Las Vegas Boulevard North. She began by discussing Cashman Field and explained that the City of Las Vegas has been working with the Las Vegas Convention and Visitors Authority for many years in order to find new ways to redevelop it. A new development partner is being sought, and she commented regarding the uncertainty of the field.

CITY MANAGER FRETWELL also discussed an agreement with the Natural History Museum, and that this museum will be moving from its current building to the former library building. She mentioned the success of the Neon Museum in their current location and that staff has been working with the Regional Transportation Commission of Southern Nevada (RTC). She believed that Las Vegas Boulevard North is a critical hub for the future of the City; downtown should not stop at the freeway. Key pieces of Las Vegas' community identity, from the Grant Sawyer building to the Mormon Fort to the Cashman Center, need to be connected to the new regional transportation expansion that is being discussed. CITY MANAGER FRETWELL emphasized the idea of Cashman Center being a major terminus or hub for what might be a new

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light rail system, and staff has been working with the RTC to ensure that that is a piece of the puzzle in the regional plan. She acknowledged that a lot is happening in the Las Vegas Boulevard North sector, and staff wants to celebrate a lot of the historic venues that are located there as well as but also wants to integrate some new development critical to the future of the City.

CITY MANAGER FRETWELL addressed concerns from CHAIR STOLDAL and COMMISSIONER HOTCHKISS regarding the Natural History Museum moving and parking areas near the museum. CHAIR STOLDAL stated that the goal of the Historic Preservation Commission is historic preservation. He asked CITY MANAGER FRETWELL to provide a timeframe on the project. CITY MANAGER FRETWELL acknowledged that MIKE JANSSEN, Transportation Manager, would be able to provide a general overview.

COMMISSIONER HAUSCH asked if CITY MANAGER FRETWELL envisioned any other use for the Reed Whipple Building if the left wing and the parking were removed as proposed. CITY MANAGER FRETWELL stated that the City has been looking for new partners and hoped that there would be a new occupant in the building who would use the facility well.

9. [Report by Department of Public Works regarding alternatives for the Cultural Vista Project, an east-west street connecting Maryland Parkway and Veterans Memorial Drive - Ward 5 \(Barlow\)](#)

Minutes:

MIKE JANSSEN, Transportation Manager, presented a PowerPoint presentation which was submitted as backup regarding the Cultural Vista Project and the various alignment options being proposed for a light rail. He recapped the October 28, 2015 Historic Preservation Commission meeting and provided additional information on the project. He stated that the original goal of the Cultural Vista Project was to link the planned Maryland Parkway and Las Vegas Boulevard light rail project from Cashman Center to provide critical linkage of mass transit. He outlined the different alignments for the Commission and acknowledged that, initially, there were concerns about impacting the Reed Whipple Building corner and the Neon Museum boneyard.

MR. JANSSEN stated that it had always been envisioned to have the Maryland Parkway line come to Cashman Center. The Regional Transportation Commission of Southern Nevada (RTC) found that people want to get to the Bonneville Transit Center so that they may access all routes throughout the City. He mentioned that if the Maryland Parkway line was extended all the way north, the time penalty for riders that are coming from the south end of Maryland Parkway would be significant enough that some ridership may be lost. He also mentioned that extending a line to service the Medical District and linking all of the University of Nevada, Las Vegas campuses together would attract ridership.

MR. JANSSEN gave an overview of Public Work's vision of serving Downtown with higher order transit, a system that would have dedicated lanes for transit so the system would be faster, attract more ridership and support an investment for that type of improvement. He continued discussing the alignments and went into further detail on the term 'higher order transit' for the Commission.

MR. JANSSEN discussed the Cultural Vista Project east and west of Las Vegas Boulevard. CHAIR STOLDAL asked what would happen to the neon signs between Las Vegas Boulevard, Washington Avenue and Sahara Avenue. MR. JANSSEN replied that the Las Vegas Boulevard line takes a few different routes and when the line comes downtown, it would most likely take advantage of the existing transit lines on Casino Center Drive; however, the final alignment had not been worked out, yet. He added that the Las Vegas Boulevard alignment would accommodate the Reed Whipple Building. The Las Vegas Boulevard light rail project is potentially a 10-year project and is dependent upon funding. Alignment A would have the least amount of impact on the Reed Whipple Building. MR. JANSSEN answered a question for CHAIR STOLDAL regarding one of the alignment options.

COMMISSIONER HOTCHKISS asked if it had been considered to elevate the light rail in some areas to avoid interfering with historical properties. MR. JANSSEN explained that elevation options have been looked at and that the final design may have some elevations.

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COMMISSIONER LeVINE verified that the Neon Park is a City installation, and the park could give up some of the right-of-way. CHAIR STOLDAL asked about a timeframe for a decision in regards to the vehicles and the routes that will be chosen, and MR. JANSSEN replied that because of the cost of the project, there is no timeframe established at the moment.

MR. JANSSEN provided for CHAIR STOLDAL an explanation on the differences between the types of vehicles for ridership.

MR. JANSSEN answered questions from HEIDI SWANK, Nevada Preservation Foundation, and the Commission in regards to the alignment options and their interference with the Reed Whipple Building and the timeline of the project.

10. [Report by Department of Planning regarding an administrative approval for an application for a Certificate of Appropriateness \(HPC-62155\) for minor exterior alterations and construction of a trash enclosure, porch roof and two outdoor play areas with shade structures at the Variety Early Learning Center at Historic Lorenzi Park, \(APN: 139-29-301-003\), C-V \(Civic\) Zone - Ward 5 \(Barlow\)](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, summarized the staff report in the backup documentation.

11. [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, Urban Design Coordinator, discussed the status of the rehabilitation of the Historic Westside School, referring to the photos, which were submitted for the record. The original floor is a soft wood floor with no hazardous materials and it will be restored; she informed the Commission of the other additions being made to the school.

CHAIR STOLDAL commented on the boiler in the school as being original and historic; he would give the manual for it to COMMISSIONER MOONEY.

12. [Report by Department of Planning regarding an administrative approval \(HPC-62040\) for an application for a Certificate of Appropriateness to replace nine existing security cameras and to install one new security camera for a total of ten security cameras at the Neon Museum located at 770 Las Vegas Boulevard North, \(APN 139-27-806-001\), C-V \(Civic\) Zone - Ward 5 \(Barlow\)](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, summarized the staff report in the backup documentation.

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, reported that the funding agreement had been received, and a meeting notice on the meeting with Information Technologies would be sent to COMMISSIONER COSGROVE.

14. [Report by Department of Planning regarding Downtown Project list](#)

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, referred to the Downtown Project List maps and discussed the changes that were made to the maps for better readability. The Commissioners thanked her for the improvements to the map.

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

Minutes:

No report was given.

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, provided an update on the project list which was included in the backup.

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

Minutes:

COMMISSIONER MOONEY, Urban Design Coordinator, stated that there were no new expenses since the last update.

18. [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:

COMMISSIONER LeVINE suggested a regular agenda item to discuss nominating the Reed Whipple Building for the State and City historic registers.

19. [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:

COMMISSIONER HAUSCH distributed invitations to tour the Morelli House on December 19, 2015.

20. [ADJOURNMENT](#)

Minutes:

The meeting adjourned at 1:41 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Courtney Mooney, Urban Design Coordinator

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Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerks office at 702-229-6311 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