

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 13, 2017

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 12:00 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS WHITE, BELLIS (excused until 12:11 p.m.), McMILLAN-ARNOLD, BECK, SERFAS (excused until 12:33 p.m.), COSGROVE, LARIME and BENGTON (ex-officio member)

EXCUSED: COMMISSIONERS KLENK, LeVINE and HOTCHKISS

ALSO PRESENT: ROBERT SUMMERFIELD, Acting Planning Manager, SIDNEY NOYCE, Planner I, SETH FLOYD, Deputy City Attorney, and DEBRA A. OUTLAND, 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, PLEASE COME TO THE MICROPHONE AND 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. THE PUBLIC IS ALSO WELCOME TO MAKE ANY COMMENTS AS EACH ITEM IS BEING HEARD BY THE BOARD.](#)

Minutes:

None.

4. [For possible action to approve the Final Minutes by reference of the Regular Meeting of October 25, 2017](#)

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Motion made by CLAYTEE WHITE to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 5

CLAYTEE WHITE, BOB STOLDAL, JARMILLA McMILLAN-ARNOLD, COLLEEN BECK, SONDRAS COSGROVE, MICHELE LARIME; Against-(None); Abstain-(None); Did Not Vote-PAUL BENGTON; Excused-BOB BELLIS, PATRICK KLENK, JACK LeVINE, DONALD L. HOTCHKISS JR, RICHARD SERFAS

5. [ABEYANCE ITEM HPC-71837 Discussion for possible action regarding the status and preservation options of the Moulin Rouge site located at 840 West Bonanza Road \(APN 139-28-703-014\), C-2 \(General Commercial\) Zone Ward 5 \(Barlow\)](#)

Motion made by JARMILLA McMILLAN-ARNOLD to Approve direction to staff to draft a letter for future owner/developer that includes the following elements:

- a. The historical value of the site to the entire community
- b. That significant and publicly visible recognition is necessary
- c. That the Commission would be pleased to be part of the planning process, and grants may be available
- d. That the site is on the local historic register and the ordinance requirements thereof

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

BOB BELLIS, CLAYTEE WHITE, BOB STOLDAL, JARMILLA McMILLAN-ARNOLD, COLLEEN BECK, RICHARD SERFAS, SONDRAS COSGROVE, MICHELE LARIME; Against-(None); Abstain-(None); Did Not Vote-PAUL BENGTON; Excused-PATRICK KLENK, JACK LeVINE, DONALD L. HOTCHKISS JR

Motion made by BOB STOLDAL to Trail this item

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

BOB BELLIS, CLAYTEE WHITE, BOB STOLDAL, JARMILLA McMILLAN-ARNOLD, COLLEEN BECK, RICHARD SERFAS, SONDRAS COSGROVE, MICHELE LARIME; Against-(None); Abstain-(None); Did Not Vote-PAUL BENGTON; Excused-PATRICK KLENK, JACK LeVINE, DONALD L. HOTCHKISS JR

Minutes:

COMMISSIONER BENGTON reported at the September 27th Historic Preservation Commission (HPC) meeting, it was requested that this item be placed on a future agenda. It was brought forward to the October 25th agenda and abeyed to this meeting. Since October, a neighborhood meeting was held, and shortly thereafter, the Clark County Commission voted against purchasing the Moulin Rouge site. As such, it has been returned back to the receivership for the courts to determine who the future owner of the site will be, but he has not heard any information about a potential purchaser. Staff is seeking input from the HPC regarding action they would like taken for developing a plan, commemorating the site in the future or the possibility of other options going forward. The recommendation is to authorize staff to seek grant funding from either the State Historic Preservation Office or through the Centennial Commission Grant Program to complete a Historic Structure Report or Preservation Plan for the Moulin Rouge site based on a community engagement process including guidelines for commemoration of the sites historical significance.

CHAIR STOLDAL asked how recent the aerial photograph was that was included in the backup. COMMISSIONER BENGTON responded the photograph was taken in March, 2017 and does not reflect the demolition that has taken place on the site. The remaining portion of the hotel and the two commercial structures on the east side of the site, which are depicted inside the blue line on the photograph, have since been demolished.

Discussion took place regarding the backup material being in different numerical order in the information packet the Commissioners received. It was noted, however, that the agenda and backup information was posted properly online. COMMISSIONER BENGTON stated as this is an abeyance item, the staff report did not change except for a few updates, which he described. Since some of the members did not have all of the backup material, CHAIR STOLDAL asked counsel what the best way to handle this would be. DEPUTY CITY ATTORNEY SETH FLOYD indicated the cleanest way would be to make a motion to trail the item. A motion and vote was taken, and although the intent was to trail this item and move

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on to Agenda Item 8, as that was an action item, the Chair decided instead to proceed with Agenda Item 5 upon return of the Deputy City Clerk with the copies of the backup material.

COMMISSIONER BENGTON described at the request of CHAIR STOLDAL what had changed since the aerial photograph had been taken, noting that the last time he was at the site, debris from the demolition of the commercial structures at the southeast corner was still being removed. He noted there is still some portion of the 820 West Bonanza structure as far as the foundation and concrete because the rear wall of that structure is also the perimeter wall of the adjacent property. He was not sure how much would be removed before the site was taken over by a new owner.

CHAIR STOLDAL asked if what was outlined in blue was the original site or if it represented what was in bankruptcy. COMMISSIONER BENGTON explained that it was the gaming footprint which is the site that is in receivership. COMMISSIONER BECK asked if this was equivalent to the National Register boundaries; COMMISSIONER BENGTON confirmed this and also which buildings were not part of the original Moulin Rouge site. He believed those buildings were hotels; COMMISSIONER McMILLAN-ARNOLD indicated they were motels. COMMISSIONER BENGTON explained 840 West Bonanza Road was the single story commercial structure, and to the left of that was the foundation of the original casino structure. The L-shaped commercial structure was at 820 West Bonanza Road.

CHAIR STOLDAL asked about those items the HPC had requested to be preserved. COMMISSIONER BENGTON explained the Commission asked that the footprint, foundation of the casino and the three columns be preserved. A temporary construction fence was installed to keep construction equipment from driving over it and to protect it. Additionally, the sign was maintained on site as there has been some community interest in reusing that sign potentially in the future.

CHAIR STOLDAL commented the area in blue is the gaming footprint, but is not necessarily the footprint of the original Moulin Rouge site. Discussion took place between the Chair and COMMISSIONER McMILLAN-ARNOLD as to the original footprint of the Moulin Rouge site.

With regard to moving forward, CHAIR STOLDAL suggested the City already completed a Historic Structure Report through the Centennial Commission. COMMISSIONER BENGTON acknowledged this, noting that at this point, since that structure has been demolished, the recommendation to complete a Historic Structure Report or Preservation Plan is a term that gets blurred as far as its meaning. The intent is to have a Preservation Plan; however, some organizations think of a Historic Structure Report as including the Preservation Plan as well. CHAIR STOLDAL stated there was no structure to preserve. COMMISSIONER McMILLAN-ARNOLD agreed, but thought the historic importance of the site could be maintained. She would like to see the site maintain its historical value and that whoever builds there be required to acknowledge that. CHAIR STOLDAL agreed with maintaining the site's historic value and asked COMMISSIONER McMILLAN-ARNOLD if she was referring to a plaque or monument with an image or a sign. COMMISSIONER McMILLAN-ARNOLD's understanding was that the ground stayed historical as long as the foundation and the columns were present. COMMISSIONER BENGTON explained the site stays historic unless the HPC takes action to remove it from the local Historic Register or it is removed from the National Register. CHAIR STOLDAL disagreed, stating the site is always going to be historic, regardless of whether or not it is on a register. There are many historic sites where the structures are gone, and what took place at the site is still historic. This being the case, COMMISSIONER McMILLAN-ARNOLD wondered why the foundation and columns had to be maintained. CHAIR STOLDAL thought it came up in the discussion, and it helped their case.

COMMISSIONER McMILLAN-ARNOLD stated she does not care what is built on the site as long as there is some recognition as to what took place. To her, the most important event that took place there was the signing of agreements to end segregation. She would like to see a plaque or statue to indicate that this took place. She confirmed for COMMISSIONER WHITE that this would be in addition to the marker on the sidewalk. CHAIR STOLDAL agreed that it should be something significant, not just a piece of bronze in the ground.

CHAIR STOLDAL spoke of discussions with REBECCA PALMER, State Historic Preservation Officer, and the nomination process to the Federal Register. For that process to be reversed or for something to be taken off of the register would start with the State Historic Preservation Office (SHPO), and MS. PALMER indicated SHPO had no intention of doing that. He thought the Commission should focus on the parameters of recognition as to what took place at the site and

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asked if there was an additional report staff suggested the Commission review. COMMISSIONER WHITE wondered if they should be considering this now not knowing what is going there. As the site is already on the Historic Register, COMMISSIONER BENGTON thought the first question the Commission needed to address was whether it wanted to proactively determine some means of commemoration for the site or did it want to wait to see who purchases the site and what their plans are and then work with them. Because it is on the local register, the Commission would be involved in the design review process and could ensure commemoration of the site was appropriate at that time. He explained the item was placed on the agenda because Clark County was considering purchasing the site, and it was an opportunity to potentially get ahead of that. It is the Commission's choice whether to move forward or simply strike this item and wait until such time that further developments come forward as far as who is going to develop the site.

COMMISSIONER McMILLAN-ARNOLD did not see the point in putting something significant on a dirt lot. COMMISSIONER BENGTON clarified this is a private site, and the HPC does not have the authority to do anything without concurrence of the ownership. COMMISSIONER McMILLAN-ARNOLD indicated her preference would be to in some way solidify the requirement that a monument or something of significance be placed on the site by whoever purchases it regardless of what is placed there or that the HPC or City be given the opportunity to place something there. Since this is on the local register, CHAIR STOLDAL asked what kind of authority the HPC had. COMMISSIONER BENGTON explained the HPC has authority to take a position to adopt a plan potentially for the site, recognizing that it is a private site. This would not be a guarantee the developers will comply with that plan, but it would be a notice to any future property owner that this is what would be expected from the HPC. The HPC could also choose to draft a letter or adopt a resolution outlining the significance of the site asking any future owner to meet with the HPC prior to developing any finalized plans for the site.

CHAIR STOLDAL thought this was an opportunity to put the future owners on notice, using the language significant recognition of the site. He restated the two options presented by COMMISSIONER BENGTON, after which COMMISSIONER BECK wondered if both a resolution and letter could be done.

DEPUTY CITY ATTORNEY FLOYD made a suggestion he thought would accomplish both goals. The Commission could move to recommend that a future owner recognize in some significant way the historic significance of the site with instructions to staff to draft a letter to be reviewed by the HPC reflecting such and that recommendation to be passed along to the future owner. Since there is no immediate deadline now that Clark County has decided not to purchase the site, the letter could be reviewed at a future meeting.

Referring to earlier discussion, COMMISSIONER BECK thought waiting for the HPC to do a review after the developer had a final plan was too late. The Commission wants to be able to talk to and work with them during the plan development stage. CHAIR STOLDAL suggested this be included in the letter. COMMISSIONER LARIME agreed as to the importance of working with them in the beginning and asked how much weight the letter or resolution held. Funding or grant funding could then be offered to the new owner to come with a Preservation Plan for the site that incorporates the HPC, developer and community ideas. She wondered how to get the new developer to the table early and not after they had already come up with a plan where the Commission would find itself in a situation like that of the El Portal. COMMISSIONER BENGTON stated the difference between this and the El Portal is that this site is on the register, so they are required to apply for and get approval for a Certificate of Appropriateness from the HPC. They cannot proceed through the development process without this step. The HPC cannot compel anyone to begin that process at a certain time; however, it is a step that would have to be accomplished prior to development. A request can be made that they meet with the HPC as soon as possible, but there is an ordinance that outlines the process, and that is all that can be enforced. If the Commission chooses to take action by writing a letter, it gives them notice that there is a process they will have to go through, and that there is a Commission that is willing to work with them to address these things proactively, and that is probably the best this Commission can do.

COMMISSIONER WHITE pointed out several people that appeared at the town hall meeting already had architectural renderings. COMMISSIONER McMILLAN-ARNOLD thought being proactive was more important. People forget the importance of what took place at the Moulin Rouge.

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CHAIR STOLDAL stated the letter should include the following elements: 1) State in a concise and direct way the historic value of the site to the entire community; 2) Expect significant recognition be publicly visible; 3) The HPC would be pleased to be part of the planning in developing the historic aspect of the site; and 4) Indicate the site is on the Historic Register. COMMISSIONER BENGTON said a draft letter could potentially be done by the next meeting.

COMMISSIONER McMILLAN-ARNOLD stated she has no problem with a hotel/casino being placed on the site, but whoever develops the land and the surrounding area needs to show some economic growth and value, and it is difficult for her to believe that a hotel/casino can provide that. The whole block is in blight, and more has to be done in order to be successful.

COMMISSIONER LARIME asked that the letter include there is some funding available. CHAIR STOLDAL was not sure the City should offer a grant if the developer has hundreds of millions of dollars. COMMISSIONER LARIME thought the grant would be to have the City do a Preservation Plan that the HPC could then use proactively to work with them to come up with proper development before they get too far in the process or to retrofit with their plans. If they are not open to using the Preservation Plan, then the City would not follow through with the grant funding. They may not be willing to spend their own money on a Preservation Plan, but they might be willing to work with the Commission if they can fund it. COMMISSIONER McMILLAN-ARNOLD agreed. COMMISSIONER BECK thought the verbiage should be they may be able to provide funding. COMMISSIONER LARIME agreed, stating the intent was not to promise funding, but to state there are options available that could help fund this.

COMMISSIONER WHITE asked how much the grant funding would be. COMMISSIONER BENGTON indicated he was hesitant to provide a number, as there are many different levels of Preservation Plans depending on the scope of work. Additionally, there is no guarantee that there will be a funding mechanism in the future for the HPC to offer. Staff might be able to allude to something without guaranteeing there would be a financial incentive. COMMISSIONER WHITE did not think this should be alluded to if there is a limited possibility.

COMMISSIONER LARIME stated the National Trust for Historic Preservation just created the African American Action Fund, which is \$50,000 to \$150,000 worth of grant funding for projects such as this preservation plans and bricks and mortar projects that are significant to African American history. CHAIR STOLDAL thought this would be nice to have when the Commission sits down with the developer but was not sure this should be alluded to unless the money was secure.

DEPUTY CITY ATTORNEY FLOYD stated the Commission could provide direction to staff to draft a letter; it could be included in the draft, and if that does not work, the letter can be amended.

6. [HPC-72141 Discussion for possible action regarding the Historic Preservation Commission Centennial Legacy Budget All Wards](#)

Motion made by JARMILLA McMILLAN-ARNOLD to Approve direction to staff to return in January with a simplified budget with line item expenses to include the Las Vegas High School nomination project with a budget up to \$35,000

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

BOB BELLIS, CLAYTEE WHITE, BOB STOLDAL, JARMILLA McMILLAN-ARNOLD, COLLEEN BECK, RICHARD SERFAS, SONDRAS COSGROVE, MICHELE LARIME; Against-(None); Abstain-(None); Did Not Vote-PAUL BENGTON; Excused-PATRICK KLENK, JACK LeVINE, DONALD L. HOTCHKISS JR

Minutes:

Referring to the worksheet in the backup, CHAIR STOLDAL asked if this was the budget that was going to be presented to the Centennial Commission. COMMISSIONER BENGTON responded it was not; it was the budget that has to go before the City Council, which has to be included with the department budget. CHAIR STOLDAL stated the new nomination for the Las Vegas High School, which was approved at the last Historic Preservation Commission meeting, was not in this budget. COMMISSIONER BENGTON confirmed this stating the source for that had not yet been identified. That funding would either come from the standard funds that HPC has access to or an application to the Centennial Commission.

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COMMISSIONER BENGTON further explained the budget worksheet, as some of the Commissioners expressed confusion understanding it.

Referencing the remaining available funding amount of \$81,568.76, CHAIR STOLDAL asked why that money could not be used for the Las Vegas High School nomination. COMMISSIONER BENGTON indicated that money could be used for that and would fall under the line item of State/National Register of Historic Places because it is an update of the National Register nomination. After COMMISSIONER McMILLAN-ARNOLD questioned whether the Las Vegas High School was on the historic register, CHAIR STOLDAL explained it is on the register, but it is outdated and needs to be updated and asked what it might cost to update the register. COMMISSIONER LARIME estimated the cost to be somewhere between \$10,000 and \$20,000. Further discussion took place regarding what the cost was to update the register for the Historic Westside School and Harrison House. COMMISSIONER BENGTON stated the budget worksheet could be updated and the item brought back before the Commission. CHAIR STOLDAL asked about the timeframe with regard to this being done for City Council. ROBERT SUMMERFIELD, Acting Planning Manager, stated the budgeting workshops would begin after the first of the year, so the Commission would need to take action at its January meeting.

COMMISSIONER McMILLAN-ARNOLD suggested setting aside \$35,000 to update the National Register nomination of the Las Vegas High School, and any funds not used to go back in the budget. COMMISSIONER LARIME asked if the amounts associated with the various projects were coming out of the Remaining Available Funding amount or if they were in addition to that amount. COMMISSIONER BENGTON stated the total of that column should be \$81,568.76. COMMISSIONER LARIME asked if the Commission was restricted by that amount or if it was proposing to add more to that amount with the Las Vegas High School nomination. COMMISSIONER BENGTON explained this was funding from the Las Vegas Centennial Commission so the Commission is restricted to that amount unless it submits a request to the Centennial Commission for more money. The money can be rearranged within the line items to account for the Las Vegas High School nomination, but it cannot exceed that amount.

COMMISSIONER BECK asked if the City of Las Vegas operated on a calendar year. COMMISSIONER BENGTON responded the City operates on a Fiscal Year which begins July 1st. MR. SUMMERFIELD confirmed for COMMISSIONER BECK that the budget meetings were to finalize the Fiscal Year 2019 budget, and the money on the worksheet was what was allocated for the period through June 30, 2018. He reiterated that the buckets could be moved around, but the overall pool of money was a set amount and typically resets at the beginning of the Fiscal Year; however, he was not sure if that held true with this being a Centennial Commission grant.

Based on the worksheet, CHAIR STOLDAL stated in Fiscal Year 2017-2018, there is \$81,568 to spend. COMMISSIONER BENGTON responded that was not exactly correct. There is \$81,568 to spend, and the Commission is budgeting out how to spend that through FY 2018. Whatever is spent is removed from that pot of money, and the remainder goes to the next Fiscal Year; the Commission does not have to spend all of the money in one year, but they could. CHAIR STOLDAL thought the HPC would continue to receive \$75,000 annually from the Centennial Commission, and if there was a large sum remaining at Fiscal Year end, the Centennial Commission may not award an additional \$75,000. COMMISSIONER McMILLAN-ARNOLD agreed. COMMISSIONER WHITE believed the Centennial Commission would give additional funding if the Las Vegas High School needed additional monies, and the HPC did not have it. CHAIR STOLDAL suggested the members look at how to spend the \$81,568.

While reviewing the line items, COMMISSIONER BENGTON explained for those projects with no associated amount under the Total Funds Encumbered and/or Expended (FY18) column, the money was spent prior to FY 2018. He suggested bringing this item back at the next meeting to provide more clarity and allow for someone from the Centennial Commission to attend to answer any questions the members had. The items could then be rearranged to ensure the projects the HPC wished to complete were budgeted for appropriately.

COMMISSIONER McMILLAN-ARNOLD explained prior to COMMISSIONER BENGTONS time on the Commission, it had to request an increase to get awarded the \$75,000 budget because it was originally lower. She stated there may be items on the list that did not get done because they did not think they had the money to do it. If they have the money to get things done, then they should go ahead and do so. COMMISSIONER BECK thought it would be helpful if completed projects were marked as such.

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COMMISSIONER BECK asked if the motion had to designate an amount for the Las Vegas High School or if it could just be added to the list. CHAIR STOLDAL suggested designating up to a certain amount but was unsure how to determine that number at this point. COMMISSIONER WHITE asked how the amount was determined for the Mid-Century Motor Courts. COMMISSIONER BENGTON stated no determination was made for the Mid-Century Motor Courts; a budgeted amount was set and as projects came up, they were added to the list to come out of that line item. COMMISSIONER McMILLAN-ARNOLD thought up to \$35,000 should be designated for the Las Vegas High School.

DEPUTY CITY ATTORNEY SETH FLOYD stated if the direction was to add a line item for \$35,000, that money would need to come from somewhere else and that would be at the discretion of the Commission, not staff. He explained the \$81,568.76 in remaining funds have been allocated but have not yet been spent, so the line items would have to be adjusted.

That being the case, CHAIR STOLDAL asked why \$20,000 was being spent on an Adaptive Reuse Ordinance. COMMISSIONER BENGTON indicated he would have to research that project, but direction would have come from the HPC to include that on the list. CHAIR STOLDAL thought that money could be used for the Las Vegas High School nomination. COMMISSIONER McMILLAN-ARNOLD suggested staff adjust the budget and bring it back in January.

COMMISSIONER BENGTON pointed out the Commission was not approving the budget, just adding one element to it to be brought back in January. With regard to the motion that was made, he asked for clarification as to whether the Commission was taking action, giving direction or abeying the item. COMMISSIONER McMILLAN-ARNOLD stated she wished to include up to \$35,000 for the Las Vegas High School nomination in the budget and give staff the authority to rearrange some line items if necessary. She also requested a clearer, simpler budget that outlines how much money is left and through what timeframe. CHAIR STOLDAL also wished the budget to include a breakdown of each line item indicating how much was spent on each project. COMMISSIONER LARIME added she thought the Commission should keep some priority on the Mid-Century Motor Court survey, as it is an important survey that needs to get done.

COMMISSIONER BENGTON reiterated for COMMISSIONER BECK there is flexibility within the items. He stated the HPC determines how the money is spent; this item is just creating a budget to guide how that is done.

7. [Report by the Department of Planning regarding the HPC Centennial Legacy Grant to The Neon Museum](#)

Minutes:

COMMISSIONER BENGTON reported the Neon Museum received a \$2,750 Historic Preservation Commission Centennial Legacy Grant to fund transcription costs of 19 oral history interviews totaling 22 hours of footage for museum and public use. He noted JENNIFER KLEVEN, Neon Museum, provided an updated timeline and budget and was present if the Commission had any questions. There were some changes to how they are approaching the project and how the funds are being spent, but the funds were still being spent on the same project.

TRACEY SPRAGUE, Collections Specialist, Neon Museum, confirmed for CHAIR STOLDAL the footage included a combination of both audio and video. There were a total of 12 videos, and the rest were audio interviews that were done. CHAIR STOLDAL asked if the interviews were going to be available to the public online, if they were going to be used for research or if a project was going to come out of this. MS. SPRAGUE stated they will be part of the Museums research library, and eventually they would like to put the collection on the internet sometime in the future. CHAIR STOLDAL asked about the kind of people that were interviewed. MS. SPRAGUE stated most of the individuals in the videos were sign designers that created the majority of the signs in Las Vegas. There were also interviews with former staff of the Neon Museum that spoke of the early years and foundation of the institution.

COMMISSIONER WHITE asked if the University of Nevada, Las Vegas Special Collections would receive a copy of the transcribed interviews. MS. SPRAGUE said that could be arranged. CHAIR STOLDAL asked if the Moulin Rouge sign was part of any of the oral histories. MS. SPRAGUE stated an interview was done with BETTY WILLIS, but she did not recall if the Moulin Rouge was mentioned. She confirmed that the Neon Museum still has that sign.

8. [Report by the Department of Planning regarding the Downtown Master Plan, Form Based Code, and West 100 Plan All Wards](#)

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COMMISSIONER BENGTON stated MICHAEL HOWE, Urban Design Coordinator, and STEVEN CLARKE, Director of the University of Nevada, Las Vegas Downtown Design Center, were present to give a presentation.

MR. HOWE stated he would be going through a brief project update of the form based code since its introduction at the last meeting. He noted a draft of the form based code was now available online at formbasedcode.vegas. This includes interactive maps that can be found listing the districts of the Downtown Master Plan, a copy of the final adopted Downtown Master Plan and a draft of the form based code. The focus right now is on the Medical District, so the draft extends only to the Medical District with the anticipation of future districts being added, primarily Fremont East, the Las Vegas Arts District and the Historic Westside District, not necessarily in that order.

A meeting took place last month with the Scotch 80s and the McNeil Neighborhood Association to review the process of the form based code and some of the inherent benefits, including aspects of neighborhood preservation. The code establishes and acknowledges the context and character so community landmarks can be established along with items that should be protected and preserved to keep the nature and character of given districts and neighborhoods. He segued into the HUNDRED Plan/ Historic Westside District Plan, which will be the guiding visionary policy document for this section of the Historic Westside.

MR. CLARKE stated the plan is approximately 170 pages, the primary bulk was established through a study in 2015 through the Las Vegas Centennial Commission. The study was carried out under the direction of himself along with the Downtown Design Center, the students of the School of Architecture and a team of consultants that included local and international consultants. The HUNDRED Plan is a document that contains the visions and aspirations of the community. The process involved intensive public engagement that included a series of workshops. Within that process, eight key projects were identified based on community input. The document also contains the stories of stakeholders and community members and an implementation and action plan.

MR. CLARKE described the boundaries of the Historic Westside, which has been in decline. Aerial photographs from 1959 and 2014 were shown, which are included in the PowerPoint Presentation attached as backup. He stated the integration of the highway had a devastating impact on the community because it tore away a portion of the community and divided it. The photographs show no trees, and there are studies that show that neighborhoods without trees are less vibrant and healthy. Despite that, he expressed he never met such a passionate community.

He described the process, which included analysis maps, studying the technical data on the Historic Westside (i.e., history, climatic conditions, population demographics and historic sites), preliminary design charrettes, design briefs and workshops. Through the design charrette, three different plans were developed and presented to the community. Workshops were held to solicit the feedback and guidance from the community to determine which projects were important. Many competing projects came forward, one of the most contentious being the Moulin Rouge site. After the three projects were presented to the community, a series of events were held to solicit community input, and one key plan was developed. That plan was presented to the community in May, 2015. Due diligence was done in the summer, which resulted in the plan from May, 2016.

A slide was shown identifying some of the information garnered from the community. The dominant word used to summarize what community means to most was home. That made the project real for his students and made the design team aware of how important and how much symbolism the Westside had for the community. Other exercises involved asking community members how they see the community now, in the future and how they got there. Those exercises were run continuously throughout the process. An image board was displayed showing some of the ideas that came forth through the participants in the workshop.

The existing neighborhood was mapped, and using the design ideas, a new district overlay was established. Eight key projects came out of that. The first is to preserve and recognize the neighborhood's history. The Moulin Rouge sign should be saved and repurposed; one idea being to create a gateway into the community where the sign could serve as a welcome sign to the Historic Westside. The second project identified is to revive the neighborhood's main street Jackson Street. The third project is to activate the vacant parcels. The community understands no big casino will come in and rejuvenate

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the neighborhood, but it is evident that at the time the Historic Westside School was just about to open, there were smaller projects, such as Tenaya Creek, that could come together to revitalize it.

The fourth project is to establish Washington 'Live' which came from the idea to celebrate the neighborhood's culture; celebrating African American music. It was determined Washington Avenue was the place where higher energy and entertainment could take place and was a closer link to downtown, the Historic Westside School and Ethel Pearson Park. Events could include a pop-up music festival at the park to get people excited about coming to the west side and getting past perceptions of what they believe the west side is. This could be a spark for the neighborhood in adding vibrancy.

The fifth project is to repair the edges, such as along Martin Luther King Boulevard and Owens Avenue in order to create development. MR. CLARKE noted a key message that came out of community input was the desire for commercial activity along its commercial streets (i.e., restaurants such as Applebees and Starbucks). The idea is that this would happen along the edges where there are a lot of vacant parcels, instead of impacting residential areas. Commercial development would be at street level, which would transition into multi-family housing and then transition into single family housing that is currently on the west side. This is an important concept because it does not change the overall scale of the neighborhood.

The sixth project that came out of the community workshops is to weave the neighborhood's network of streets together. A slide with before and after renderings of Washington Avenue was shown with a bicycle lane, dedicated parking and plantings. The seventh project is to reclaim James Gay Park. At the time of the workshop, the park was closed to the public. The idea is to come up with a plan to have that park open. One important note about the Historic Westside Neighborhood is that there is only a 3.8 percent open space component, which is well below the national average of 10 percent per neighborhood. That 3.8 percent included the park which is closed, so that average falls to two percent. There is another park that can only be entered if you are with a child, so sometimes the open space component is down to less than one percent. The HUNDRED Plan includes a plan is to increase open space to 11 percent.

The eighth project is the Moulin Rouge Entertainment District; everyone agreed that something needed to be done to this site; however, there was no common theme agreed upon. Some wanted it exactly as it was, others wanted the site developed similar to a Las Vegas strip casino, others thought it should be developed as a neighborhood casino and some thought the site should be the rebirth of the neighborhood and include something that the community was demanding - education. Through the plan, a hybrid version was considered, where there could be a satellite college which could be combined with a smaller hospitality such as a neighborhood casino. The site needs to be developed under a business plan.

CHAIR STOLDAL asked if this information was available online. MR. CLARKE stated he would have to direct that question to the City. While this information was included in the document he had, the document was not yet public. MR. HOWE stated the HUNDRED Plan for the Historic Westside was on the January 3, 2017 City Council meeting agenda, and this information could be found in the backup for that meeting. CHAIR STOLDAL stated the Historic Preservation Commission would be interested in some of these and asked about the order of priority. MR. CLARKE explained that even though the projects are numbered one through eight, this did not necessarily match the order of importance. MR. HOWE stated this is the visionary policy guiding document, not necessarily the binding form based code aspect. As they build and develop the form based code, how to implement these key components will be determined. The order of priority is being influenced by political leadership. There has been more appetite to focus on Ward 5, than Ward 3, which includes the Arts District and Fremont East.

Noting that this presentation was regarding the Historic Westside, CHAIR STOLDAL asked if there was something similar for the remaining districts. MR. HOWE indicated there was; however, he did not believe the other districts would have the same quality and level of detail as the Historic Westside. MR. CLARKE stated the HUNDRED Plan document is neat and tidy, but it was a process of community engagement. Aside from the design team, there were 68 contributors from the profession and the students, 200 documented participants from the community and some that came to the events that were undocumented. CHAIR STOLDAL commented that to him, Jackson Street revitalization was the core, and he wondered how that became second. MR. CLARKE explained that the first project deals with welcoming people to the Historic Westside, so the thought from a plan point of view was that was a simpler project. This involves taking the sign from the Moulin Rouge site, having it restored, and reengaged at Ethel Pearson Park. He shared a story from the public engagement process where the community thought it was great to have the plan, but they wanted something done. This is a smaller

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project that is symbolic and can be done with minimal money. The community is tired of false promises and wants to see action. Jackson Avenue is a priority street, but in order for that to work from an urban design point of view, there needs to be some vibrancy activation. Historically, Jackson Avenue worked because through segregation, everyone was confined to the neighborhood. Through desegregation and the decline of the neighborhood, the neighborhood became less populated.

CHAIR STOLDAL pointed out one component not addressed is the community's responsibility to the homeless. This provides a challenge for this area, and he wondered if it was brought into the discussion. MR. CLARKE explained they tried to address this issue through the process, but the community was adamant in not addressing it. COMMISSIONER McMILLAN-ARNOLD asked for clarification. MR. CLARKE explained they were told not to address the issue, so out of respect for the community, they did not.

CHAIR STOLDAL stated he would like to read this document and asked when it would be available. MR. HOWE reiterated it would be on the January 3rd City Council agenda, and a copy would be available online once the agenda posts. MR. HOWE indicated he would provide a printed copy to CHAIR STOLDAL.

COMMISSIONER BECK complimented the gentlemen on their presentation. She felt it gave a strong sense of how they arrived at the results that they did.

9. [Report by the Department of Planning regarding the El Portal redevelopment project at 310 Fremont Street \(APN 139-34-510-024\), C-2 \(General Commercial\) Zone Ward 5 \(Barlow\)](#)

Minutes:

COMMISSIONER BENGTON reported on October 25, 2017, the Historic Preservation Commission (HPC) approved a review of the El Portal Theatre project with recommendations to retain the historic fabric of the building as much as possible, a plaque be placed on the first floor of the exterior at view level, representation of the second floor façade windows be represented, which are integral to the history of the building, and that COMMISSIONER KLENKS Observations at the El Portal Building Report be part of the record for discussion. Per the City Council's condition of approval of the Site Development Plan Review (SDR) for the project, Department of Planning staff met with the applicant on November 14th, completed an administrative review of the project and administratively approved amendments to the SDR and to the Special Use Permit (SUP) based on the revised elevation and floor plan for the second floor. The elevation that was submitted for that review and subsequently approved is attached in the backup. Notes on the drawing have been changed to include statements covering Conditions 1 through 3, and further detail on the signage and terra cotta roofline were also provided. The Department of Planning worked with the applicant to have one of the balconettes/windows installed in the second floor balcony area as part of the history wall, with indications along the balcony railing of the previous location of the balconettes/windows.

The Department of Planning has administratively approved the SDR amendment and SUP amendments reflecting these new plans, so they can move forward with development of the site. COMMISSIONER McMILLAN-ARNOLD asked if the rendering in the backup was what the building was going to look like. COMMISSIONER BENGTON confirmed it was reflective of the plans that were shown to the HPC at a previous meeting. COMMISSIONER McMILLAN-ARNOLD commented that the Commission had requested that some historic value be maintained and wondered if that request had been ignored. COMMISSIONER BENGTON stated the roofline note covers the Commission's request for the terra cotta roofline to remain and be visible. The art wall includes the history wall requested; windows from the second floor façade will be integrated as well so people will know what the windows previously looked like on the site. He further explained the new and previous location of the windows.

Referencing the historic plaque, CHAIR STOLDAL stated there was some question as to whether or not it would fit or would have to be placed somewhere else. COMMISSIONER BENGTON confirmed the plaque will be located on one of the pillars on the front of the building. COMMISSIONER McMILLAN-ARNOLD asked if the plaque stated this was originally the El Portal Theatre. COMMISSIONER WHITE confirmed. CHAIR STOLDAL wondered about the layout of the letters on the El Portal sign. COMMISSIONER BENGTON indicated the sign rendering was not reflective of what it would actually look like and asked the Commissioners to disregard the font.

CHAIR STOLDAL stated a lot was learned through this process and noted the Mayor and City Council made an effort to include the HPC in the process. He hopes the Commission is allowed to provide additional advice to the Planning

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Department and City Council as things progress in this area along Fremont Street.

10. [Report by the Department of Planning regarding the Planning Project Maps Wards 1, 3 and 5 \(Tarkanian, Coffin and Barlow\)](#)

Minutes:

COMMISSIONER BENGTON reported the project maps are included in the backup and are available online in an interactive format for review.

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

Minutes:

COMMISSIONER BENGTON reported the Project Update List is included in the backup, with updates appearing in red lettering. Updates to the Moulin Rouge reflect the neighborhood meeting and the County Commission vote, while updates to the Reed Whipple Building include the review by the Board of Museums and History and State Historic Preservation Office and comments.

CHAIR STOLDAL questioned the purpose of the Project Update List as it seemed more like an artifact document to him. COMMISSIONER BENGTON explained there are ongoing projects included on the list, and those that are determined to be complete can be crossed off the list and new projects added. He said it was a tool for updating the Commission on a monthly basis. CHAIR STOLDAL indicated he did not see the Mid-Century Motor Court survey or all of the budgeted items. COMMISSIONER BENGTON pointed out where the Mid-Century Motor Court item could be found on the list, and he would ensure all budgeted items were included as well.

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

Minutes:

CHAIR STOLDAL thanked COMMISSIONER BENGTON commenting these were very helpful, in particular, those relating to the Moulin Rouge site.

13. [DISCUSSION REGARDING TOPICS FOR FUTURE AGENDA ITEMS BY THE COMMISSION. COMMENTS MADE DURING THIS PORTION OF THE AGENDA BY INDIVIDUAL MEMBERS SHALL REFER SOLELY TO PROPOSALS FOR FUTURE AGENDA ITEMS AND ANY DISCUSSION SHALL BE LIMITED TO WHETHER OR NOT ANY SUCH PROPOSED ITEM ARE WITHIN THE PURVIEW OF THE COMMISSION AND/OR WHETHER SUCH PROPOSED ITEMS 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.](#)

Minutes:

CHAIR STOLDAL referenced the budget and updating the Project Update List. COMMISSIONER McMILLAN-ARNOLD requested an item relating to the Moulin Rouge letter. COMMISSIONER WHITE mentioned the house on Franklin Avenue and another that was under repair. COMMISSIONER BENGTON responded the house under repair was on Eighth Place, but it has not come forward yet. Staff is working with a couple of properties to get them to file a Certificate of Appropriateness after the fact, so the Commission will be seeing those on a future agenda.

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.

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15. [ADJOURNMENT](#)

Minutes:

The meeting was adjourned at 2:01 p.m.

Respectfully submitted:

Debra A. Outland, Deputy City Clerk

Paul Bengtson, Senior Planner

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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