

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 12, 2018

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 WHITE called the meeting to order at 12:00 p.m.

PRESENT: CHAIR WHITE and COMMISSIONERS BECK, COSGROVE, KLENK, LARIME, LeVINE (excused until 12:05 p.m.), SERFAS (excused until 12:25 p.m.), STOLDAL and HOWE (ex-officio member)

EXCUSED: COMMISSIONERS HOTCHKISS and McMILLAN-ARNOLD

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning, SIDNEY NOYCE, Planner I, SETH FLOYD, Deputy City Attorney, and ASHLEY FOSTER, 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 24, 2018](#)

Motion made by BOB STOLDAL to Approve as corrected

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

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

Minutes:

COMMISSIONER BECK wished to change the word ladies to the Geological Society on Page 2 of the Draft Minutes.

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CHAIR WHITE agreed this was to be more gender neutral. ASHLEY FOSTER, Deputy City Clerk, stated that she would share this correction with the Deputy City Clerk who attended that meeting.

5. [HPC-75188 Discussion for possible action regarding an HPC Centennial Legacy Funding request in the amount of \\$5,000 for research and interviews for the Neon Museum Oral History project](#)

Motion made by BOB STOLDAL to Approve the allocation of \$5,000 for research and interviews for the Neon Museum Oral History project

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

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

Minutes:

JENNIFER KLEVEN, Grants Manager at the Neon Museum, and TRACEY SPRAGUE, Collections Manager at the Neon Museum, introduced themselves.

MS. KLEVEN stated that they have been able to successfully process 18 oral histories, and they wished to continue with this project by interviewing individuals who were omitted from the first round of oral histories. They have reached out to several people who have agreed to be recorded. The process will consist of an interview and having the audio transcribed. MS. SPRAGUE added that they will work with the Review Journal for audio cleanup, and there will be photo documentation of everything. She noted the five interviewees were HAROLD BRADFORD, MARK and ROSE OATIS, JESSE HARTLAUER and BRIAN HENRY.

MS. KLEVEN explained for COMMISSIONER STOLDAL that they have been working with the Review Journal for audio cleanup and editing. She referenced the attached Budget Worksheet which reflected the cost the Review Journal has provided. She confirmed the Review Journal would edit the audio which will then be transcribed. The audio and transcripts will then be provided to the Commission.

COMMISSIONER STOLDAL wondered about public access to the previous oral histories. MS. SPRAGUE replied they are not online but are accessible at The Neon Museum upon request. The Commissioner expressed concern as if an individual does not know the oral histories exist they do not know to ask. MS. SPRAGUE indicated something could be added to their website to increase awareness.

MS. KLEVEN confirmed for COMMISSIONER STOLDAL that TOM HAWLEY would be paid to conduct the interviews and research. COMMISSIONER STOLDAL shared with the Commission MR. HAWLEY is a broadcaster and is an award recipient. He sees him conducting research often.

COMMISSIONER LARIME asked about the timeline to which MS. KLEVEN stated that the timeline has been pushed back as they were awaiting funding.

6. [HPC-75197 Discussion for possible action regarding outreach efforts for preserving 1431 S. Las Vegas Boulevard \(APN 162-03-202-004\), C-2 \(General Commercial\) Zone Ward 3](#)

Motion made by MICHELLE LARIME to Approve with direction to staff to conduct outreach efforts with the property owner and to report back to the Historic Preservation Commission

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

COMMISSIONER HOWE stated that the subject property came to the attention of staff based on email inquiries regarding general concerns of what was occurring on the property. After conducting research, staff determined no permits had been

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pulled on the structure itself, and there were no interests in demolition or renovation that staff has found. He believed there was an interest in reaching out to the property owner to make them aware of the Scenic Byway requirements and to ensure they are fully aware of the significance of the property.

CHAIR WHITE asked if the property owner has been contacted. COMMISSIONER HOWE replied no but believed HEIDI SWANK, Executive Director of the Nevada Preservation Foundation, had; however, he deferred to COMMISSIONER LARIME for more insight.

COMMISSIONER LARIME stated that MS. SWANK stopped by the property and spoke to the owner, but outside of a basic introduction, there have been no conversations at length of the owner's intent. CHAIR WHITE asked if COMMISSIONER HOWE had the owner's contact information to which he replied he would obtain it from COMMISSIONER LARIME.

Acknowledging the property's history, COMMISSIONER BECK asked the name of the wedding chapel.

COMMISSIONER LARIME was not sure of the exact name but did know the building is talked about in ALAN HESS' book titled Architecture After Dark. She believed the building was originally a Bob's Big Boy and was later converted into a wedding chapel in the 1960s. The building was built by prominent Mid-Century architects which COMMISSIONER LARIME felt was potentially significant should there be an interest to pursue any type of historical designation. COMMISSIONER BECK wondered where the wedding chapel was relocated. COMMISSIONER HOWE was unsure where it was relocated but believed the building has been vacant for a while.

CHAIR WHITE informed COMMISSIONER BECK the name of the wedding chapel was A Wedding Chapel. He explained to COMMISSIONER LeVINE what precipitated the outreach effort stating that work being done on the surrounding parking lot instigated Clark County's dust control measures. In addition to this item, COMMISSIONER LeVINE was also aware of the Denny's next to the Stratosphere Casino, Hotel and Tower was slated to be removed. It is also of Mid-Century design, and he thought the Commission should try to interject with both properties.

CHAIR WHITE asked how the Commission should proceed. COMMISSIONER HOWE stated that the Denny's has entitlements for a new Denny's. Staff has tried to work with the property owner who has no interest in preserving the property as they believe the redevelopment will better accommodate the location.

Regarding the subject property, COMMISSIONER HOWE confirmed for COMMISSIONER STOLDAL that the property owner has some responsibility under the Scenic Byway signage wise. Any new signage must be in compliance with the 75 percent neon requirement and must be reviewed by the Downtown Design Review Committee for approval.

COMMISSIONER STOLDAL believed the Commission needed more history about the building prior to taking any action but agreed with COMMISSIONER LARIME in reaching out to the property owner as the building was of Mid-Century architecture.

CHAIR WHITE asked how to proceed. COMMISSIONER HOWE explained that staff would reach out to the property owner both from a historic preservation perspective and a redevelopment perspective. Staff has no issue gaining some of the near-term history and then joining forces with other departments. He felt it was most important for the property owner to understand the value of the structure's history. Once more detailed information is obtained, and with the property owner's participation, staff can then review certifying the building and pursuing grants. Without knowing the property owner's interests, he believed there was a sufficient amount of time regarding outreach efforts.

COMMISSIONER STOLDAL suspected the building may have also been a hotel in the past. He expressed concerns regarding violations along the Scenic Byway and wondered if staff was addressing the issues. COMMISSIONER HOWE replied that staff conducts an annual audit of the Scenic Byway; however, many violations pertain to basic code compliance. He would provide an update regarding the Scenic Byway on the next agenda item.

CHAIR WHITE wondered if staff would be able to speak to the property owner prior to the holidays, to which COMMISSIONER HOWE said that was his goal.

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COMMISSIONER KLENK commented the original building was built as a Bob's Big Boy in 1966 and additions were made starting in 1975.

7. [HPC-75190 Report by Department of Planning regarding Project Update lists, project maps, and the Local, State and National Register inventory](#)

Minutes:

COMMISSIONER HOWE only had a couple of projects he wished to provide an update on. The first project was in regards to the Scenic Byway where one of the signs was found out of compliance with the Scenic Byway standards located at the Culinary Union Local 226. To come into conformance, it would exceed the Culinary Union Local 226's budget and would cost approximately \$10,000 to bring the sign into conformance with the Scenic Byway standards versus the price of \$3,000 to remove the sign. As the sign was not making that much of a contribution, staff was in support of the property owner removing it. He informed CHAIR WHITE the location of the building is at Saint Louis Avenue and Las Vegas Boulevard, and he described its image.

CHAIR WHITE expressed she would hate to see the culinary union spend \$3,000 if it was not absolutely necessary. She wondered if funds were available to assist in removing the sign. COMMISSIONER HOWE was not aware of any as there were no funds for removal, only constructing and improving.

COMMISSIONER LARIME asked if this was something that had to be approved through a public hearing to which COMMISSIONER HOWE said he was only providing awareness of how the Scenic Byway works as there may be times when a property owner is unable to come into compliance. In some cases other funding sources are available to assist in preservation; however, this was a unique circumstance in which the sign is an unfortunate loss.

COMMISSIONER HOWE spoke of the ongoing effort to preserve the hay barn at Floyd Lamb Park at Tule Springs. He would be meeting with MEL GREEN and COURTNEY MOONEY to review having the hay barn retrofitted and preserved to use as an event center. The project should be simple and able to be done at a staff level, and he felt confident a plan will be in place to preserve the hay barn and have it accessible as an event center. Staff was unsure of what the budget will be.

COMMISSIONER BECK expressed her interest in the area and asked if it would be inappropriate for her to be at the meeting. COMMISSIONER HOWE invited those with an interest to attend the meeting.

COMMISSIONER LARIME asked if the City is a member of the National Trust of Historic Preservation as she believed there might be various grants available. COMMISSIONER HOWE was unsure but would verify. COMMISSIONER LARIME offered to provide assistance in looking at grants.

COMMISSIONER HOWE also provided a brief update regarding the historic landmarks project. The next step was to develop the language for the historic landmarks followed by the Commission's approval.

ROBERT SUMMERFIELD, Planning Director, pointed out that the City recently dedicated the Bearden Family Paseo on Wellness Way and Martin Luther King Boulevard and, through funding allocated by MAYOR PRO TEM LOIS TARKANIAN and Public Works, a very unique, historic marker was placed there to commemorate the contributions of the Bearden family. He encouraged the Commissioners to visit the location. He reiterated it was a very unique placement and something staff was reviewing for future commemorations.

COMMISSIONER STOLDAL shared thoughts regarding a meeting of the Commission for the Las Vegas Centennial where there was a grant request for \$10,000 for historic markers. COMMISSIONER HOWE affirmed these were the historic landmarks he was referring to. COMMISSIONER STOLDAL wondered what historic questions were being asked and who was asking them. As the design of the historic markers was being developed, it was COMMISSIONER HOWE'S goal to have the design confirmed by the Commission.

MR. SUMMERFIELD clarified the commemorative piece for the Bearden family was not a historic marker but was a monument sign that dedicates the paseo in the Bearden family name. It is different for how the City has done any type of commemoration in the past.

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MR. SUMMERFIELD and COMMISSIONER HOWE explained staff's efforts to ensure any historic markers are made to be consistent and read official; however, at the moment no designs have been formalized.

CHAIR WHITE asked if anyone from the Commission has been a part of that conversation. MR. SUMMERFIELD did not believe so, but thought that could be discussed.

COMMISSIONER STOLDAL asked that the report from North Wind Research LLC be made available to the Commissioners. COMMISSIONER LeVINE stressed the importance of the uniformity of the historic markers.

MR. SUMMERFIELD gave an update regarding the Historic Preservation Officer (HPO) position, providing an estimated timeline for recruitment through a Request for Proposal (RFP) process. He explained that funding has been authorized by the Commission for the Las Vegas Centennial (Centennial Commission) for historic preservation advisory services as to be an HPO one must be employed by the City. He noted the Centennial Commission requested MR. SUMMERFIELD return to them to present on a long-term strategy with the Centennial Commission potentially funding a position for up to three years so that the Department can hire an HPO; he would be presenting to them in January. He has submitted to the City's Human Resources Department and the City's management team a new HPO position contingent upon the grant funding. If he is successful with securing the grant funding, MR. SUMMERFIELD may not continue with the RFP process but may move forward with recruiting for a full-time HPO. The position would be for three years based upon the grant funding; however, the Department would continue to work internally to make the position permanent. He hoped to have an HPO starting by mid-March but stressed this was contingent upon the Centennial Commission's grant funding.

COMMISSIONER BECK requested an update on the Motor Court Survey and the Las Vegas High School Nomination Update line items. Regarding the Motor Court Survey, COMMISSIONER HOWE informed her that a substantial amount of work was being completed on Fremont Street and hoped to have the consultant from Civic Works, who was surveying the motels on Fremont Street, provide a presentation of their findings to the Commission. He felt the matter was in between having a paid consultant who has done a substantial amount of work on Fremont Street and figuring out the bridge between the remaining portion of motels and development along Las Vegas Boulevard and other areas.

COMMISSIONER LARIME recalled at a previous meeting the Commission had an RFP drafted and had only made a few changes such as expanding the survey to look at specific boundaries and any motor court within those boundaries. At that time, she thought the discussion was to make those changes and then the RFP would be ready to go. She thought it sounded like things have changed since the Commission has heard about that RFP and believed the Commission needed more information on what that consultant is doing.

MR. SUMMERFIELD explained that staff did not wish to overlap the data collected from the survey of Fremont Street and the Motor Court Survey. Staff wished for Civic Works to present to the Commission to identify any gaps. Ideally, many of the historic preservation issues within the Gateway District would be addressed through the Form-Based Code. He confirmed for COMMISSIONER LARIME that the Commission's modifications as requested have been incorporated into the RFP; however, staff was concerned about spending money on duplicative data.

CHAIR WHITE wondered if the Commissioners were going to be made aware of this change. DEPUTY CITY ATTORNEY SETH FLOYD explained that if it sounded like staff was uncertain with regards to what is happening on Fremont Street, it is because it is a unique project led by CITY ATTORNEY BRAD JERBIC. He identified the project as Project Enchilada.

Acknowledging the work being done on Fremont Street, COMMISSIONER BECK wondered if there was anything prohibiting the Commission from addressing Las Vegas Boulevard. MR. SUMMERFIELD did not believe there was, and he reiterated staff's reasoning as to not spend money on duplicative data. He confirmed the RFP could be refined to limit its scope to Las Vegas Boulevard.

COMMISSIONER STOLDAL commented that the Commission observes things through historic preservation and suggested pursuing the Motor Court Survey independent of whatever else is happening.

MR. SUMMERFIELD confirmed for CHAIR WHITE that money has been allocated for the survey but that the RFP has not been issued. He acknowledged COMMISSIONER STOLDAL'S comments stating that Civic Works' analysis will not

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be the same as what the Commission's RFP would generate.

COMMISSIONERS SERFAS and LARIME agreed with COMMISSIONER STOLDAL. COMMISSIONER LARIME added that one solution might be if the Fremont Street consultant was willing to bring a historic consultant onboard but did not wish for those conversations to stall the RFP.

MR. SUMMERFIELD acknowledged the Commissioners' recommendations.

Regarding the Las Vegas High School Nomination Update, COMMISSIONER HOWE stated that he had not heard back from the architect but would follow up. COMMISSIONER STOLDAL clarified this line item was to hire someone to prepare an update to the 1964 historic preservation nomination which would include some additional buildings that are now more than 50 years old.

MR. SUMMERFIELD noted there was no particular reason, but the Department has not had the time or the staff to put out the RFP.

COMMISSIONER LARIME asked for an update regarding the Reed Whipple Building and whether an update had been received from North Winds to revise the nomination. COMMISSIONER HOWE replied he has not received an update from North Winds but has been in frequent discussion with one of their employees who is also awaiting an update. COMMISSIONER HOWE and MR. SUMMERFIELD acknowledged the University of Nevada, Las Vegas (UNLV) Downtown Design Center located at the Historic 5th Street School would be relocating to the Reed Whipple Building. MR. SUMMERFIELD understood UNLV's lease at the Historic 5th Street School would be ending and the Reed Whipple Building was an option. A request had been made to the Centennial Commission for funding but was not approved; therefore, he was not sure of the matter's current status.

COMMISSIONER STOLDAL explained that the grant request from UNLV was for the preparation of a sales/marketing document that would be used to raise the associated costs to move UNLV into the Reed Whipple Building; however, it was not approved. Part of the grant request was also for funding to update the nomination to the National Register which was returned with a request for more information.

COMMISSIONER LARIME wondered if the Commission could provide the funding to revise the nomination. She thought that was the reason for the Commission reaching out to North Winds.

MR. SUMMERFIELD informed COMMISSIONER STOLDAL that there was no update for the Moulin Rouge as the property is still in receivership. The City's current focus is to keep individuals off of the site and added that historical items cannot be removed from the site as there is no one to authorize the move. Further discussion ensued regarding the matter. Lastly, COMMISSIONER HOWE and MR. SUMMERFIELD provided brief updates for COMMISSIONER STOLDAL regarding the Victory Hotel, Huntridge Theater and El Portal.

CHAIR WHITE asserted that within the last six to nine months, the Commission has done a lot and was happy to know the Commission would receive some help very soon. She admired COMMISSIONER HOWE'S work and was aware of how busy he was. She appreciated that things would be better and more progress would be made in 2019.

8. [HPC-75191 Report by Department of Planning regarding historic and archaeological resources in local media](#)

Minutes:

CHAIR WHITE stated that she always appreciates the information provided.

COMMISSIONER BECK thought it was nice COMMISSIONER HOWE included a Forbes article in the backup documentation.

9. [HPC-75192 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.](#)

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Minutes:

COMMISSIONER STOLDAL wished for COMMISSIONER HOWE to review and update the Project Update lists as he believed the status of many of the projects have changed.

COMMISSIONER STOLDAL also asked if there was a way to include a list of buildings on the National and City Registers on the City's website. Acknowledging COMMISSIONER STOLDAL'S request, COMMISSIONER LARIME noticed the Historic Preservation Commission's site on the City's website has changed and encouraged the Commissioners to review and to notate anything they wish to be included on the site. ROBERT SUMMERFIELD, Planning Director, indicated the Department of Communications team could be invited to present to the Commission what has changed and how to find things that may still be on the website in a different location.

Lastly, COMMISSIONER STOLDAL asked for an update regarding an audit of the Las Vegas Boulevard National Scenic Byway.

COMMISSIONER LARIME asked if there was a way to put together a list of the Commissioners requests for future agenda item topics.

10. [CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE COMMISSION 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:

STANLEY SKOWSKI, University of Nevada, Las Vegas (UNLV) student, stated that he was present for extra credit and needed a copy of the Commission's minutes.

11. [ADJOURNMENT](#)

Minutes:

The meeting was adjourned at 1:31 p.m.

Respectfully submitted:

Ashley Foster, Deputy City Clerk

Michael Howe, Planning Section Manager

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