



Historic Preservation Commission Minutes

1. Call to Order

Minutes:

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

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, LeVINE, HOTCHKISS (via telephone conference until 2:00 p.m.), BECK, SERFAS (excused until 12:19 p.m.), COSGROVE, LARIME (excused at 2:03 p.m.), PALENCAR, COLLINS and SIEBRANDT (ex-officio member)

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning, SETH FLOYD, Deputy City Attorney (excused at 1:26 p.m.), JEFFREY DOROCAK, Deputy City Attorney (excused until 1:26 p.m.) and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been 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: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward 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.

Minutes:

RICHARD BRYAN announced that he was appearing as a proud alumni of Las Vegas High School and is committed to working with individuals such as COMMISSIONER STOLDAL in wanting to preserve the historic significance of Nevada. His concern were the buildings dealing with Las Vegas High School, particularly the Frazier Hall building, which has reached the period of years to be considered historic. He spoke of MAUDE FRAZIER, who spent four decades in public education and was the Principal and Superintendent of the Las Vegas Union School District until 1947. She later became a member of the State Assembly and was the first woman to hold a state elective office. He asked for clarification because he believed that the Commission should move forward with the buildings that should be designated. He also suggested against conjoining any items because it would delay the processing for the designation of Frazier Hall and other buildings on the premise. He thanked CHAIR WHITE and the Commission, and said he was delighted to be present. CHAIR WHITE replied that it is always a pleasure to have him in attendance.

4. For possible action to approve the Final Minutes by reference of the Special Meeting of November 13, 2019, and the Regular Meeting of December 11, 2019

Minutes:

Motion made by Robert Stoldal to Approve the Final Minutes of November 13, 2019

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Did Not Vote-Diane Siebrandt; Excused-Richard Serfas;

NOTE: Commissioner Stoldal abstained from voting as he was not present at the December 11, 2019 meeting.

Motion made by Michelle Larime to Approve the Final Minutes of December 11, 2019

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

For-Claytee White, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Abstain-Robert Stoldal; Did Not Vote-Diane Siebrandt; Excused-Richard Serfas;

5. **HPC-77955 RESCIND** - Discussion for possible action regarding the amended National Register of Historic Places nomination update for the Las Vegas High School, 315 South 7th Street (APN 139-34-710-038), C-V (Civic) Zone - Ward 3 (Diaz)

Minutes:

DEPUTY CITY ATTORNEY SETH FLOYD explained that things may have gotten outside of the topic at the last meeting. He realized that there should have been two items: One to discuss an update on the building, which is what COURTNEY MOONEY, North Winds Consulting, started doing, and the second item should have been a discussion on expanding the nomination and seeing if there were any opportunities to do so. After speaking with COMMISSIONER SIEBRANDT, he believed the cleanest way would be to rescind the action taken at the last meeting, rehear the item, and then have a separate item to discuss the survey. This would avoid any potential violation of the Open Meeting Law.

Motion made by Michelle Larime to Approve the Rescission

NOTE: The video did not capture the final vote.

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Did Not Vote-Diane Siebrandt; Excused-Richard Serfas;

6. **HPC-77955 REHEAR** - Discussion for possible action regarding the amended National Register of Historic Places nomination update for the Las Vegas High School, 315 South 7th Street (APN 139-34-710-038), C-V (Civic) Zone - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT explained that this is the second part of Item 5, and she clarified that the nomination is still moving forward and will include Frazier Hall. The survey will be discussed separately under Item 7. CHAIR WHITE asked if this item is about allowing the Commission to continue with the historic register and adding the building now that it has met the requirements, which COMMISSIONER SIEBRANDT confirmed. CHAIR WHITE wanted to make sure that a vote was not required, and DEPUTY CITY ATTORNEY SETH FLOYD stated that was correct, as this is just an update on the nomination.

COMMISSIONER STOLDAL sought clarification regarding the proposal that North Wind Consulting made to review the other buildings on the campus. In reviewing that document, it seemed it would include a complete survey of the campus. It now seems that the Commission will be spending additional funds on surveying an entire campus that should have been included in the proposal. In addition, he mentioned that North Wind Consulting committed to writing a nomination for any historic structure that meets the designation requirements. He believed they were supposed to present their recommendation to this Commission and SHPO (State Historic Preservation Office).

COMMISSIONER SIEBRANDT asked if this should be discussed during Item 7, and CHAIR WHITE then read Item 7 into the record at the request of MR. FLOYD.

COMMISSIONER SIEBRANDT apologized for any confusion that was caused. She explained these are two separate items that were morphed together in discussion. She explained that the nomination to update the National Register is for the two buildings that are currently on the register. She added that COURTNEY MOONEY, North Winds Consulting, wished she could have been at the meeting, but she provided some notes to COMMISSIONER SIEBRANDT to further explain. The nomination will be for two buildings and North Wind Consulting documented the entire campus to determine what is eligible. During that documentation, they determined that Frazier Hall was eligible to be added to the National Register within the expanded boundaries of the original 1986 nomination.

Speaking to the Historic Resource Survey, COMMISSIONER SIEBRANDT explained that the National Register

has a specific form that can only be filled out on specific features. During the documentation for the nomination, there is no way to go into details about condition, types of repairs required and the defining features of a site. The survey will build on the nomination documentation but go in more depth. She showed an outline of the survey and explained that basic documentation has already been done. The focus now would be on the condition of the buildings, their defining characteristics and the rehabilitation priorities. She reiterated that the survey will speak to each building's condition and what buildings require immediate attention. North Wind Consulting will be providing information on the specific property types, character defining features, historic preservation priorities, a summary of the National Register eligibility recommendations for all buildings on the campus along with supportive tables, maps, figures and photographs that will come with a hard copy which will allow the Commission to decide if they want to fund a project. It would also allow the school to determine their priorities in terms of what is in immediate need of attention.

CHAIR WHITE asked if there are any buildings already on the National Register, and COMMISSIONER SIEBRANDT confirmed that the Academic Building and the Gymnasium are already on the register. CHAIR WHITE confirmed with COMMISSIONER SIEBRANDT that the survey includes another building that qualifies, so now they are going to update the nomination. COMMISSIONER SIEBRANDT added that the report will come to this body first, and then they will determine if it will go to SHPO. CHAIR WHITE clarified that the Commission is allowing up to \$6,003 in order to finish the survey, and COMMISSIONER SIEBRANDT apologized for not including that information in the packet.

COMMISSIONER BECK said she was confused at the end of the last meeting as well and asked if the boundary is the entire school, or if they are going to expand it. COMMISSIONER SIEBRANT stated that the current boundary only includes the two buildings, but the nomination update in progress will expand those boundaries to include Frazier Hall. COMMISSIONER BECK did not understand why they would not be expanding the boundaries to include the entire campus, and COMMISSIONER SIEBRANDT said it was because they were not done in 1986 as many were not eligible for listing at that time, but they are now. COMMISSIONER BECK wondered if there would be an update after the initial update, and COMMISSIONER SIEBRANDT explained that the nomination needs to be completed before the expansion takes place and the nomination will be completed in June 2020. COMMISSIONER BECK asked if they can revisit the nomination after the expansion because she was concerned about the boundary, and mentioned that the Clark County School District (CCSD) could decide to do something that would be inappropriate years from now.

COMMISSIONER LARIME interjected and recalled MS. MOONEY recommending the historic resources survey because when she met with SHPO, they felt that the other buildings on the campus would not fit within the current designation. The current nomination was not going to be updated to include anything except Frazier Hall, but by doing the historic resource survey, they could better understand if there are other areas that can be designated with their own boundary, or look at a different type of designation, which could be a school campus. These are two separate projects, and they need to perform the survey first in order to understand what they are talking about. COMMISSIONER BECK felt that it is important to get things listed as soon as possible, but there may be information that they may want to look at in order to have a better understanding. COMMISSIONER SIEBRANDT agreed, and commented that MS. MOONEY agreed that this process is being done backwards.

COMMISSIONER PALENCAR inquired about the additional \$6,000, and ROBERT SUMMERFIELD, Director of Planning, explained that this is an additional scope of work which requires additional funding. He added that this is listed as a not-to-exceed increase, so it may not cost the entire amount. COMMISSIONER PALENCAR asked if there is a financial breakdown of each survey, and MR. SUMMERFIELD stated that they have not exhausted the original allocation, but they are increasing the work so they have to increase the funding allotment to accommodate the additional work. COMMISSIONER STOLDAL disagreed and stated that North Wind Consulting committed to do a comprehensive survey of the entire campus and were to recommend which buildings should be added to the list and nominated. He added that they have not completed such survey, but now they want more money. COMMISSIONER SIEBRANDT clarified that they did a survey but it was not a historic resource survey. COMMISSIONER STOLDAL read from the proposal, which included a survey of the entire campus. MR. SUMMERFIELD explained that North Wind committed to updating the National Register document, but now they are asking for a resource survey, which requires a deeper dive as to what resources may exist on the campus, and then this body may want to work with CCSD to further refine and include another nomination.

COMMISSIONER STOLDAL recited what the Commission had originally asked North Wind to do, and they did that, but they only found Frazier Hall. He wondered why the auditorium was not included. Now they want more money to determine what is contributing and what is not. He further added that the Commission for the Las

Vegas Centennial funded a \$45,000 historic study on the conditions of every building on that campus, and North Wind should have used that document as a starting point. He did not think they needed North Wind to tell them the history of that school, and he reiterated that they wanted them to look at the campus and decide which buildings met the criteria for the National Register, and the Commission would take care of the rest.

CHAIR WHITE said they did not have any of this information that COMMISSIONER STOLDAL spoke of. COMMISSIONER SIEBRANDT confirmed that COMMISSIONER STOLDAL was made aware of this about 45 minutes before the meeting, and she explained that before the Planning Department ran the Centennial Commission, it was under another department and not all of the reports migrated to the new office. She mentioned a feasibility study that was completed in July of 2017 for the Las Vegas Academy campus but she did not have the report. She spoke with the Vice Principal for the Alumni Association, and he will provide her with a copy. At that point, they will be able to look at this report and determine what came of it. The Vice Principal also mentioned that it generated some type of improvement projects to the tune of \$19 million and that can be discussed at the next meeting. COMMISSIONER STOLDAL said the report is a very detailed review that was done with architects and a well-respected national firm. MR. SUMMERFIELD thought that based on these questions that were raised, they may have sufficient information and not need to increase the funding. He suggested holding this item in abeyance or tabling it while they continue to try to obtain the documentation and converse with the consultant to see how valuable that documentation is to the current efforts.

CHAIR WHITE expressed that she would like to have the documentation for the next meeting so they do not lose the memory of this discussion. COMMISSIONER SIEBRANDT confirmed that she can get the documentation but MS. MOONEY cannot be present in February. CHAIR WHITE thought that the feasibility study was done by North Wind, and MR. SUMMERFIELD said that was correct, but there may be enough information in that feasibility study that negates the need for the resource study. CHAIR WHITE asked if North Wind knew about that feasibility study, and MR. SUMMERFIELD assumed that they likely do not.

CHAIR WHITE expressed that she would like this to be held in abeyance until the February meeting. MR. SUMMERFIELD confirmed that they can have it on the agenda, but there may be some missing information in MS. MOONEY'S absence.

COMMISSIONER STOLDAL mentioned there may be something that the \$45,000 did not cover, so he would want to hear from MS. MOONEY. He would also like to know the scope of the work performed by the Nevada Preservation Foundation (NPF), who was hired by CCSD, so that it is not duplicated, and COMMISSIONER SIEBRANDT said she would find out. In addition, COMMISSIONER STOLDAL would like to understand why only Frazier Hall is included, and felt that the auditorium should have been included. MR. SUMMERFIELD explained that under the nomination, there may be segmentation and may have Frazier Hall and others that fit for this criteria for nomination, but they may have a need or interest in a second nomination for a different area of the campus. COMMISSIONER STOLDAL was confused because the entire Las Vegas High School neighborhood is on the National Register.

COMMISSIONER BECK did not understand why they would do two different register nominations. She has completed many of these in her career, and there are times when an archeological site located next to an eligible building is included in the same nomination. MR. SUMMERFIELD agreed, but he thought they were told that this may require two nominations. COMMISSIONER BECK explained that it means criteria is available, and it depends on what criteria each of the buildings go in on the National Register, but there is no reason why they cannot include buildings at the high school. MR. SUMMERFIELD said that it seems logical, but they will need to ask if it can be done comprehensively.

COMMISSIONER BECK commented that she would like to take a tour of the campus because they will be making some critical decisions, and she was in agreeance with COMMISSIONER STOLDAL in including the auditorium. She believed it would help to see what they are dealing with.

CHAIR WHITE asked if they could get a tour before the February meeting, and MR. SUMMERFIELD agreed that a tour would help, but he was not certain it could be arranged within a month, considering they will need to coordinate with CCSD and their security rules. He also reminded the Commission that if this item is held in abeyance, it will be brought back in February regardless of how far they have gotten. CHAIR WHITE asked if they could visit on a weekend, and MR. SUMMERFIELD said he would have to find out; however, some alumnus could maybe get something done. RICHARD BRYAN said he can make it happen within a month and offered to make calls and coordinate the tour. MR. SUMMERFIELD reminded the Commission that they cannot

discuss anything as a group during the tour. MR. FLOYD clarified that they cannot discuss anything under the jurisdiction of this Commission other than directing questions to the tour guide or staff.

COMMISSIONER COLLINS expressed her appreciation, and suggested the idea of sending backup documentation and touring sites in the future as that would be easier for her in order to give input and be able to comment on what directive to take, especially since she is a new member.

CHAIR WHITE asked if they could have gone online and found any documentation relating to the school. COMMISSIONER STOLDAL said the original nomination for the two buildings and possibly the report could be found. MR. SUMMERFIELD was sure the City received a copy, but he could not find it in the files of the department that formerly oversaw the Centennial Commission. MR. BRYAN suggested contacting the company responsible for the survey. MR. SUMMERFIELD reiterated that this was not sought out in advance because they did not know it existed. Going forward, any documentation that they are aware of will be provided.

COMMISSIONER LeVINE said the Centennial Commission paid for it, and it went to the Alumni Association. COMMISSIONER STOLDAL added that under the Centennial Commission's rules, three copies should have been received. MR. FLOYD pointed out that the Centennial Commission is not the City, so it may have been in a file or it could have been presented to the City in some fashion. COMMISSIONER SIEBRANDT clarified that when she spoke to the Alumni Association, she was informed that it was presented to the Centennial Commission and copies were provided.

Motion made by Sondra Cosgrove to Strike

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Did Not Vote-Diane Siebrandt;

7. **HPC-78146** - Discussion for possible action regarding increasing funding in an amount not to exceed \$6,003 for the current North Wind Resources Consulting contract to include conducting a complete survey of the entire grounds of the Las Vegas High School

Minutes:

This item was heard with Item 6.

Motion made by Robert Stoldal to Hold in Abeyance to 2/26/2020

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Did Not Vote-Diane Siebrandt;

8. **HPC-78148** - Discussion for possible action regarding covering expenses in an amount not to exceed \$3,250 for two members of the Historic Preservation Commission (HPC) to attend the National Alliance of Preservation Commission's Forum taking place in Tacoma, Washington on July 22-26, 2020

Minutes:

COMMISSIONER SIEBRANDT reported that this is part of the SHPO (State Historic Preservation Office) grant, and they have allocated funds to cover costs of individuals from the City to attend. She received interest from CHAIR WHITE and COMMISSIONERS LARIME, COLLINS and BECK, noting that she is interested herself. When she sends the grant proposal request, she will ask to fund all five, but they may not be able to accommodate that request. If they cannot, she will ask for two additional members to be funded, and if they cannot get everybody funded then maybe they could revisit it as a reimbursement request at a later date.

CHAIR WHITE said that she wants to fund the others from the Historic Preservation Commission budget. COMMISSIONER SIEBRANDT said that would change the dollar amount and she would have to look at budget. They are competing against five other jurisdictions and SHPO will divide up the money based on interest. COMMISSIONER STOLDAL asked if a motion would be to fund what is not covered by SHPO, and DEPUTY CITY ATTORNEY SETH FLOYD said that would be fine as long as it would not exceed \$3,250 and if they need a larger amount, they would have to bring the remaining amount back under a new item. ROBERT SUMMERFIELD, Director of Planning, explained that if SHPO has more funding and the Commission has additional expenses around \$2,000 then it would be fine. However, if the cost is around \$4,000, they would need to bring forward another item to fund the additional amount so that everybody can attend.

Subsequent to the motion and vote, COMMISSIONER PALENCAR asked what the Commission could expect from those attending the Forum, and COMMISSIONER SIEBRANDT explained that there are several sessions that run concurrently, and each person could attend a different session. They will then come back and give a report to the entire Commission and provide ideas on moving forward and expanding. COMMISSIONER STOLDAL suggested a representative give a report to the Commission for the Las Vegas Centennial since they are the ones who provided the funds.

Additionally, COMMISSIONER PALENCAR pointed out that the Forum overlaps the July meeting. MR. SUMMERFIELD advised that as the date gets closer and if it is confirmed that all five people can attend, they may suggest that the Chair vacate the July meeting or move the date. MR. FLOYD noted that they could hold a meeting in November.

Motion made by Robert Stoldal to Approve

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Sheila Collins; Did Not Vote-Diane Siebrandt;

9. **HPC-78150** - Discussion for possible action regarding selecting two members of the Historic Preservation Commission (HPC) to form a working group with the Historic Preservation Officer (HPO) to overhaul and update the HPC website

Minutes:

COMMISSIONER SIEBRANDT reported that this resulted from the November workshop and some discussion from the December meeting. They discussed forming a working group with her to improve the website. She would like to have two volunteers from the Commission agree to work with her and give input on how they can improve the website and see what is missing or should be deleted. The working group would likely hold a meeting once per month starting in February and could be held via telephone. Once the suggestions have been made, she would communicate those changes to the IT department.

CHAIR WHITE asked who was interested.

COMMISSIONER LARIME asked if there was a timeline and estimated workload, and COMMISSIONER SIEBRANDT explained that it would entail everyone looking at the website on their own time, taking notes and then making suggestions during the monthly meetings. The number of meetings would depend on the number of changes the working group would like to make.

COMMISSIONER STOLDAL stated he does not like the term 'working group', and asked if having two volunteers would create an Open Meeting Law issue. DEPUTY CITY ATTORNEY SETH FLOYD explained that working groups are well-defined in state law and the Attorney General's guidance is that recommendations to the body needs to be noticed but 'fact finding' does not need to be noticed. MR. FLOYD explained that he was on the fence about this because ordinarily, this body would not get involved in what is on the website. He was leaning more towards not needing to notice because the group is only helping COMMISSIONER SIEBRANDT organize information and not performing any substantive work.

ROBERT SUMMERFIELD, Director of Planning, added that it would possibly result in action by this Commission to accept a report on the revamped website. This is a City function and although they are asking for volunteers, it would not result in a recommendation to the Commission. COMMISSIONER STOLDAL felt that there was no need to have a report. The Commission would work with COMMISSIONER SIEBRANDT on what should be on the website, and if the Commissioners do not like what is on there, they can talk to the administrator rather than forming an official group. MR. FLOYD concurred, and thought that the term 'working group' may be incorrect. COMMISSIONER STOLDAL did not think that action was needed on this and suggested that anybody wanting to assist COMMISSIONER SIEBRANDT could speak with her directly.

CHAIR WHITE thought there were more than two people who wanted to volunteer, and MR. FLOYD advised that they cannot have six members as that would present a quorum issue.

CHAIR WHITE asked how many people were interested in volunteering and select Commissioners raised their hands.

10. **HPC-78152** - Report by the Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Director of Planning, reported that COMMISSIONER KLENK resigned. There have not been any board interest forms from anyone who qualifies to fill the position, and he read the description for the record. He encouraged the Commissioners to spread the information to those that are familiar with anybody who fits the description and have them fill out a board interest form. He would prefer to get a few names, as the City Council will make the final decision. If the Commission has an order of preference, the nominations can be submitted as well.

CHAIR WHITE noted how fortunate the Commission had been to have MR. KLENK for many years. He unfortunately had some health issues and had to step back to live his life. MR. SUMMERFIELD added that he was a diligent contributor and will be missed. COMMISSIONER STOLDAL said that the Commission needs to do something more than just saluting him at this meeting. His work can be reflected with what he did with the Huntridge Theater. He brought a sense of stability and everyone listened to what he had to say because he brought a lot of knowledge and expertise. CHAIR WHITE asked if they wanted to do something in May, and MR. SUMMERFIELD further explained that the Commission has some awards that they will be giving out in May, and MR. KLENK probably fits in one or two of the categories.

MR. SUMMERFIELD also added that because the Commissioners are such long-serving members, there is no current recognition program for members when they do leave. He will work with COMMISSIONER SIEBRANDT on forming an internal policy to address when someone rotates off.

In looking for an architect to be seated on the Commission, COMMISSIONER BECK asked if it has to be someone that is not overseeing a project that they would be voting on. MR. SUMMERFIELD advised that it would create a conflict if they have someone who may be good but conflicted because of funding and/or they represent a company seeking a Certificate of Appropriateness. It may be a matter of how much work they are doing in the city, and added that the likelihood of one vote interfering would be small. DEPUTY CITY ATTORNEY SETH FLOYD said he would not worry about that too much because that Commissioner can abstain.

COMMISSIONER LeVINE asked if the application is readily available somewhere, and MR. FLOYD advised that it is on the City Clerk's Office webpage. COMMISSIONER STOLDAL asked if it will show the qualifications for each spot, and MR. SUMMERFIELD explained how to navigate to the webpage that details the qualifications, and added that COMMISSIONER SIEBRANDT'S contact information is also on the form for any questions. COMMISSIONER LARIME suggested sending a request to the American Institute of Architects and Urban Land Institute, and they could maybe get applications through sending out an announcement. COMMISSIONER SERFAS added that as the District Council Chair for Mission Advancement for the Urban Land Institute, he would be glad to help.

COMMISSIONER STOLDAL asked about the designee for the Nevada State Museum, and MR. SUMMERFIELD said that information is not current and they were asked to take that off because they do not have anyone they would put forward as their designee.

11. **HPC-78153** - Report by the Department of Planning regarding Project Update list

Minutes:

COMMISSIONER SIEBRANDT reported that the Historic Preservation Commission's funding request from the Commission for the Las Vegas Centennial is on the agenda for their January 27, 2020, meeting. CHAIR WHITE noted that she would be attending the meeting but she was not planning on speaking unless it was necessary. COMMISSIONER BECK added that she would try to attend.

The second part of the SHPO (State Historic Preservation Office) grant is for doing surveys of the city, and in looking at suggestions, COMMISSIONER SIEBRANDT said she went through as many surveys as she could find that received funding from SHPO or this Commission. In order to do a city-wide survey, which will be exhaustive, it needs to be broken down into manageable chunks. She consulted with a GIS (Geographic Information System) expert to produce maps that show buildings that were made in the decades from pre-1920 up to 1970, which may sound recent, but SHPO is interested in them because they are considered historic as they meet that 50-year mark. There are four parcels from pre-historic to 1920, 33 parcels in the 1920's, 171

parcels in the 1930's, 2,269 parcels in the 1940's, 9,178 parcels in the 1950's, 14,630 parcels in the 1960's and the 1970's had 1,780 parcels. Programs that were funded between \$50,000 and \$100,000 were documenting buildings 100 to 300 at a time, which is a manageable number of buildings. The surveys concentrated on residential neighborhoods such as Biltmore, Mayfair, Berkeley Square, Southridge and Huntridge. There was also a World War II home survey, and the last time a city-wide survey was taken was in 1978, and she felt it was time for another one. Her suggestion is to ask SHPO for \$50,000 to look at pre-historic to the 1930's, which gives them 208 parcels to look at. If granted by SHPO, she will put out an RFP (Request for Proposal) for different companies to bid on the project, but they will need to decide on how to break up the 1940's through the 1970's. A suggestion was to break it up by wards, but Wards 6 and much of 4 are not going to have anything until the 1980's. She welcomed the Commissioners to think of suggestions on how they can approach this and put it in to manageable chunks, especially with 14,000 buildings.

COMMISSIONER STOLDAL felt that the survey in 1978 did not sound like it was as extensive as COMMISSIONER SIEBRANDT mentioned. COMMISSIONER SIEBRANDT said it was broken up into neighborhoods, and she offered to send him a copy of the survey. ROBERT SUMMERFIELD, Director of Planning, added that they are in the process of doing a Master Plan update for a new comprehensive plan for the City. One thing that was discussed was working with the Commission for the Las Vegas Centennial or this Commission in doing a much more comprehensive historic preservation element than previously done. Under that plan, they are breaking up the city into smaller chunks to look more holistically at communities instead of ward boundaries, which do not take into account the unique character of neighborhoods. As they move in to the newer-era parcels, they may want to use that as their starting point as they think of neighborhoods and how they develop. Much of the Master Plan will be about infill and maintaining quality of life while doing higher intensity development along the older corridors and may include shopping centers that do not need as much parking. They may want to have conversations about reuse and incorporating existing components that have some historical legitimacy into those infill development opportunities.

CHAIR WHITE asked how they can get that on the table for the Master Plan, and MR. SUMMERFIELD believed the Master Plan would be approved in July, and then they will have more discrete geographical areas. That would give plenty of time to look through the pre-historic to 1930's era. Additionally, they may want to look at some of the corridor stretches because there is more of a development pressure on the corridors than on neighborhoods. MR. SUMMERFIELD added that although COMMISSIONER SIEBRANDT is talking about parcel data, the reality is that a parcel can have up to seven buildings that meet criteria, and then each building will have to be looked at separately, so they may have to ask for more money.

COMMISSIONER STOLDAL understood that they are initially going to look up to 1939 and out of that, 208 parcels have already been identified. Therefore, he wondered how in-depth the document will be on a specific parcel. COMMISSIONER SIEBRANDT explained that it will be more of an inventory survey and include a photo of the building, description, history and the condition of the building. COMMISSIONER STOLDAL clarified that the first step is to get up into the 1970's, and then they will have to decide on additional filters, and COMMISSIONER SIEBRANDT agreed.

CHAIR WHITE asked if the first 208 parcels will have the same kind of concentration under the Master Plan. MR. SUMMERFIELD explained that they are looking at corridors and neighborhoods. They need to look at the intersection of the work COMMISSIONER SIEBRANDT is doing and the work that the Master Plan team is looking at. At those intersection points, they may need to look at prioritization of those additional studies because he suspects that they will have a number of corridors that are going to meet the criteria for a later year, but there will be development pressure to move forward with new corridor plans. That may animate this group to want to put something forward faster rather than doing an incremental study. The other studies being suggested may need to come sooner than later, and may also require more resources outside of SHPO.

COMMISSIONER BECK referred to the Clark County properties on the map, and asked if the Master Plan is going to look at acquiring those. MR. SUMMERFIELD explained that they have tried to annex, but residents do not want to be annexed, so the likelihood of bringing them in is pretty small. There are a lot of older properties in those circles with people who have interest in staying in Clark County especially in Wards 1 and 5.

COMMISSIONER SERFAS complimented MR. SUMMERFIELD'S efforts, and asked to be kept informed and noted that he will personally support taking neighborhood orientation wherever possible.

COMMISSIONER STOLDAL suggested going up to 1939, learning from that and then going to the Centennial Commission. COMMISSIONER PALENCAR asked if the Fire Department is involved for code violations for the older buildings. MR. SUMMERFIELD explained that although that is a different type of surveying, they are actively engaged with the Fire Department with risk assessment. It will provide a higher level of understanding of what the number of buildings are that meet the age criteria; however, it is a segmentation of those older buildings that were built in 1955 that are being used as apartments or hotels. COMMISSIONER PALENCAR asked if the Planning Department or the Fire Department initiates that, and MR. SUMMERFIELD replied it is something that both departments are actively working on. Additionally, the Fire Department has a proactive inspection program for the higher risk buildings.

COMMISSIONER SIEBRANDT continued with the National Register re-nomination, and added that once North Wind completes the nomination, they will send it to her, and then she will forward it to the Commissioners for review and input. From there, she will compile any suggestions and send them back to North Wind. She advised that she will need the Commissioner's feedback by April 6, 2020, so she can get it back to North Wind.

The Motor Court survey is still in progress and the research is expected to be completed by January 31, 2020. It should be sent to her by March 24, 2020, and she will then send it to the Commissioners. She will need feedback by April 5, 2020, to send to North Wind by April 6, 2020.

The Hay Barn at Floyd Lamb Park at Tule Springs is pending a renovation project that was partially funded by the Centennial Commission. The design was recently completed, and she received the SHPO package from North Wind. It will be brought to the Commission at their meeting on February 26, 2020 for Certificate of Appropriateness consideration. The Commission will have access to the information once the City Clerk's Office sends the agenda four working days before the meeting.

With respect to Project Enchilada, COMMISSIONER SIEBRANDT hopes to have CITY ATTORNEY BRAD JERBIC at their meeting in March to give an update. There are seven signs that were funded for refurbishing. Of those, the Gables Motel and Valley Motel have not been refurbished. The Alicia I, II and III will be next for refurbishing and will be started within two weeks. The Lucky Motel and the Travelers Motel have been refurbished.

The Blue Angel statue was transferred for restoration, and the work has already been started on the metal sign. They will be performing a soda blast and making sure that she is restored to the original design from 1957. Once completed, she will have peachy skin tone, blonde hair and her makeup will be subdued, along with adding a belt and wand. They will have her done within 45 days, and COMMISSIONER SIEBRANDT said she will provide updates as work progresses.

COMMISSIONER PALENCAR asked about the halo, and COMMISSIONER STOLDAL suggested that they turn the halo over to the Neon Museum and keep the bigger wand with the statue.

MR. SUMMERFIELD reported that the Huntridge Theater is still in escrow. The preliminary structure review has been completed, and while it has some cosmetic issues, it is still sound so it can be reused. A better update should be provided during the March meeting. COMMISSIONER STOLDAL asked who is purchasing the theater, and MR. SUMMERFIELD explained that technically the City is purchasing it, then it will be turned over to JAY DAPPER. COMMISSIONER STOLDAL asked what role this Commission has on its preservation, and COMMISSIONER SIEBRANDT explained that SHPO was there on November 13, 2019, but the theater is still not on the City's historic property list. MR. SUMMERFIELD added that because it is not on the City list and there is no Certificate of Appropriateness with it, it would be handled by this Commission in an advisory capacity. When entitlements go to the Planning Commission and City Council, the Commission can provide some advisory comments for the final request for whatever MR. DAPPER chooses to do with it.

CHAIR WHITE asked if MR. DAPPER would work with the HPC (Historic Preservation Commission), and MR. SUMMERFIELD advised that there are some controls with SHPO being involved, but they do not have an official City-level review on the property. As the Commissioners notice things, they can interject concerns at that time. They could reach out as citizens or as an entire body.

CHAIR WHITE asked if MR. JERBIC will talk about it when he reports on Project Enchilada, and MR. SUMMERFIELD advised that MR. JERBIC is not really hands-on with this project like he is with Project Enchilada, so he is unsure how much information he could provide.

COMMISSIONER LARIME was confused because when the item went to the City Council for approval, there was an exhibit of architectural criteria that was included that needed to be preserved as part of a condition. She felt that it is still unclear as far as how that standard was going to be monitored. MR. SUMMERFIELD did remember some conversation about an exhibit related to architectural requirements, but he was not familiar with specifics. COMMISSIONER LARIME said it was mentioned at the meeting and put on the record, but she still has not seen a copy of the exhibit. MR. SUMMERFIELD said he would definitely need to see what is in it when it comes for the site development review. COMMISSIONER LARIME asked how it would be flagged so it does not slip through cracks and did not understand how it will be upheld. MR. SUMMERFIELD explained that this is unique, and there is not a built-in system for flagging those, but he will make sure that his team includes the Historic Preservation Officer when reviewing the criteria. DEPUTY CITY ATTORNEY JEFFREY DOROCAK said that MR. SUMMERFIELD was correct in terms of the enforcement angle, and recalled that there were two or three aspects of the theater that the Council wanted to preserve. Although it was not in the agreement, it was cited and put into a hard copy presented at the City Council meeting. The catch would be when it comes through to the Planning Department to look at what was agreed upon.

COMMISSIONER STOLDAL expressed that he has been asked several times by individuals who want to know what involvement the HPC has with the Huntridge Theater, and they are shocked to hear that they have no involvement. In addition, he said that MR. DAPPER and MR. JERBIC have told everybody that they are going to demolish historic bank buildings and the Huntridge Post Office. These were very detailed discussions as to what will happen to these buildings and this group had no knowledge of that. The news media knows more about what is going on, and he referenced a recent interview with MR. DAPPER and MR. JERBIC. CHAIR WHITE asked why they could not have MR. JERBIC present in February, and COMMISSIONER SIEBRANDT advised that the soonest MR. JERBIC could be here is in March. MR. SUMMERFIELD said he was not aware that they were scraping buildings. He added that this is a land deal, and City staff was not involved other than the City Attorney's Office due to the unique nature of the transfer.

COMMISSIONER STOLDAL said there is nothing stopping this group from putting the theater on the City's register. COMMISSIONER BECK was in agreement and wondered if it is easy to do that. MR. SUMMERFIELD advised that this would not be easy, as it would require zoning action. Technically, the City can zone property in the absence of a property owner, but it would be difficult to obtain the votes from the Planning Commission and City Council without having the property owner in agreement. He believed that the owner is in agreement to doing some level of preservation and re-use, but he does not know how comfortable he will be with whatever his development program is and if it will be further encumbered with a city-level designation. CHAIR WHITE asked if it is currently in the name of the City, and MR. DOROCAK said the City Council immediately turned it over to MR. DAPPER. It is in escrow, but he is the one holding it, and language wise, the City is out of it. COMMISSIONER STOLDAL said there were a lot of components attached to the millisecond that the City owned the property, and MR. SUMMERFIELD explained that in order to transfer the property, given the covenants, the City had to be involved. MR. DOROCAK added that SHPO liked the fact that the City was involved. CHAIR WHITE asked if SHPO is aware of the buildings that are going to come down, and COMMISSIONER SIEBRANDT said they were advised during the site visit, but MR. SUMMERFIELD clarified that there have been no permit applications.

CHAIR WHITE asked if the Commission can be notified when those permits are put in, and MR. SUMMERFIELD advised that he will do it as part of an update, but added that demolition permits are not part of a public hearing process, so they may know after the fact. Regardless, he will keep them apprised of any changes, and once he is aware of the entitlement applications, he will make the Commission aware. Additionally, he will consult with the City Attorney's Office about pursuing a historic designation without owner participation. CHAIR WHITE asked if there is enough time to do anything before escrow closes, and MR. SUMMERFIELD said he was not sure, but turned it over to COMMISSIONER LeVINE, who advised that there should be a contractual date for closing. MR. SUMMERFIELD said he will do some more research and will have an item in February, and will make it an action item if possible. COMMISSIONER STOLDAL did not think anything would happen between now and the February HPC meeting, and MR. SUMMERFIELD added that a demolition permit could come, but there is no immediate expectation that they are closing.

CHAIR WHITE directed MR. SUMMERFIELD to do everything possible in the interim of the next meeting.

Speaking to the photos of the Huntridge Theater, COMMISSIONER BECK was amazed at what is left. She noted that the Huntridge survived many eras and her children went there to see bands play. There is so much community support for saving it, and she would like to see what opportunities they have and added that the public may want to be involved.

Reporting on the Old Victory Hotel fire, COMMISSIONER SIEBRANDT said she flew in a police helicopter and took a look at the hotel. Speaking to the condition of the hotel, 80 percent of the roof is demolished and it has been red-tagged for demolition. The owner was notified and had 10 days to apply for a permit, which was not done, so the City is currently seeking bids for the demolition. Unfortunately, there is no saving this building and it will come down. MR. SUMMERFIELD asked the Code Enforcement team if they could save the arcade, but unfortunately nothing can be recovered. CHAIR WHITE asked if there was an original sign, and COMMISSIONER SIEBRANDT said there was not. MR. SUMMERFIELD described the property and damaged areas from aerial photos in the PowerPoint, a copy of which was submitted for the record, and further explained that it will end up being a total loss. COMMISSIONERS PALENCAR and STOLDAL were concerned about squatters, and MR. SUMMERFIELD explained that the City will abate the property, go through the RFP process and lien the property for the amount plus civil penalties accrued since the owner was put on notice. COMMISSIONER STOLDAL asked if anything from the building could be saved, and MR. SUMMERFIELD did not think anything could be salvaged.

12. **HPC-78154** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER SIEBRANDT explained that she and CHAIR WHITE discussed this, and how they can re-explore this as far as how helpful it is or if Commissioners can contribute stories. She hopes to have more items for the next meeting, but wondered if they should continue to include it as an agenda item.

CHAIR WHITE asked the members if it would be okay with sharing what they learn in media, and COMMISSIONER BECK agreed that it would be a great idea. She recently saw an article on how tourists in Las Vegas want to stay in the oldest hotel rooms they can find, so she likes the idea of sharing. COMMISSIONER SIEBRANDT said that she could compile a list, and CHAIR WHITE added that there are a lot of throwaway magazines and there may be articles in there that they would like to share with COMMISSIONER SIEBRANDT.

13. **HPC-78155 - 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 BECK said COMMISSIONER LARIME was hoping to have an item to talk more about the Huntridge Theater and possibly getting it on the City's register. ROBERT SUMMERFIELD, Director of Planning, suggested having this on the February meeting agenda, and possibly have that as an action item.

COMMISSIONER COSGROVE asked for a report on how information is archived. COMMISSIONER SIEBRANDT explained that they are online and directed the Commissioners to where they can research everything that is on the City Clerk's Office website. CHAIR WHITE asked if she could trace everything about the Huntridge Theater, and MR. SUMMERFIELD said there is key word search available, but that feature may not be available in the older records. He found that when going through older files, sometimes the right key word ends up in the metadata, and other times it does not. Additionally, some of those records about Las Vegas High School were not a part of meeting of this Commission, so those records will not be found, although they may be with the files for the Commission for the Las Vegas Centennial. Unfortunately, there is no universal bucket for records.

COMMISSIONER BECK proposed an item to discuss ways they may get more complete records, like from when the Commission met in the Nevada State Museum. She believed someone might have records, and would like to have a discussion. COMMISSIONER COSGROVE suggested adding a records management discussion item for the next meeting.

14. **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, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

15. Adjournment

Minutes:
The meeting was adjourned at 2:21 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Diane Siebrandt, Historic Preservation Officer

THIS MEETING WAS 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