



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR WHITE called the meeting to order at 12:02 p.m.

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL (via teleconference), LeVINE, SERFAS (excused until 12:06 p.m.), COSGROVE, LARIME (excused until 12:06 p.m.), PALENCAR, LONG (via teleconference), SIEBRANDT (ex-officio member via teleconference) and MARY BETH TIMM as the Nevada State Museum Designee (ex-officio member)

EXCUSED: COMMISSIONERS BECK, HOTCHKISS and PALACIOS

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, SETH FLOYD, Deputy City Attorney, and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the State of Nevada Executive Department Declaration of Emergency Directive 006: The City of Las Vegas website – www.lasvegasnevada.gov and The Nevada Public Notice Website notice.nv.gov.

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:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of December 9, 2020

Motion made by Sondra Cosgrove to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 5

For-Claytee White, Robert Stoldal, Jack LeVine, Sondra Cosgrove, Mia Palencar, Rhonda Long; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Michelle Larime, Craig Palacios;

5. 20-0385-HPC1 - Report by Emily Fellmer, Collections Specialist at the Neon Museum, regarding Historic Preservation Commission Grant Number HPC-78747 in the amount of \$5,000 that contributed to the production of the Neon Museum Conservation Treatment Plan

Minutes:

CHAIR WHITE announced that due to illness, this matter would be held in abeyance to the next meeting.

Motion made by Jack LeVine to Hold in Abeyance to 2/24/2021

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 5

For-Claytee White, Robert Stoldal, Jack LeVine, Sondra Cosgrove, Mia Palencar, Rhonda Long; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Michelle Larime, Craig Palacios;

6. **20-0386-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness for a sewer line replacement at Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Fiore)

Minutes:

COMMISSIONER SIEBRANDT stated this Certificate of Appropriateness (COA) was necessary to make the maintenance improvements as soon as possible. To save time, she submitted the COA documents to the State Historic Preservation Office (SHPO) and the Historic Preservation Commission simultaneously. She already received approval from SHPO, with the caveat to document the entire process, and she will do the same for this document. She noted that although the line has to run through the historic core of the park to connect to the buildings, the structures will not be disrupted or altered in any way.

Using a site map in the backup documentation, JEREMY LEAVITT, Engineering Program Manager with Public Works, explained the various line connections to replace some of the septic tanks, which will eliminate many of the maintenance issues. COMMISSIONER STOLDAL wondered if there is protocol to alert the Historic Preservation Officer (HPO) of any historic artifacts found during excavation. MR. LEAVITT stated that a pre-construction meeting would be scheduled after the contract award is approved by the City Council in February, and they will go over the specifications and protocol. A construction manager will monitor, and the HPO will be on-site weekly to take photos.

Motion made by Robert Stoldal to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Claytee White, Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Colleen M. Beck, Donald Hotchkiss, Craig Palacios;

7. **20-0387-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness for a carport re-roofing project on property located at 555 Ellen Way in the Beverly Green Historic District Neighborhood, which is on the City of Las Vegas Register of Historic Places - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT stated that although the Beverly Green Neighborhood does not have neighborhood design guidelines, the property is on the City of Las Vegas Register, which requires conformance to Title 19 and the need to obtain a Certificate of Appropriateness (COA) for the carport. The owner was unaware of the requirement, and started construction of the carport. She remarked that the Commission's purview is only to ensure that the structure conforms to the Title 19 guidelines for the historic nature of the neighborhood. Staff recommended approval because the carport matches the original character of the house and conforms to the Title 19 guidelines. She pointed out that an updated rendering was submitted as part of the revised packet, a copy of which was submitted for the record.

EVAN FRANK, residence owner, requested the Commission's support in completing the framing and re-roofing of an existing carport. He showed Slide 5, which he said included the most recent design. He gave some history on the property and updates. In 1959, the original carport was converted into a family room. In 2007, schematics were submitted for construction of the existing structure, which he would like to update with a pitched roof to match the house and other carports in the neighborhood.

He apologized for not pulling permits before starting the project, and assured the Commission that he actually ceased the project when he realized that he needed to contract a structural engineer and pull proper permits, and this was weeks before Code Enforcement Officers visited him.

Continuing with the slides, MR. FRANK stated that he focused on including architectural details and materials to match the home and other carports in the neighborhood for code compliance. In going over some of the history on the updates, he mentioned that the existing steel structure was constructed in 2009. He explained to CHAIR WHITE that he purchased the home in 2013, but he made it his residence in early 2020.

As a Beverly Green Neighborhood resident who resides on the street, COMMISSIONER LARIME felt the observations MR. FRANK made regarding other carport conversions were accurate and worthy of consideration. MR. EVANS paid a lot of attention to detail and his proposal fits the character of the neighborhood and his house. She recommended approval.

COMMISSIONER LeVINE agreed with COMMISSIONER LARIME that MR. FRANK did a good job of paying attention to details to match his home. He wished other homeowners in the neighborhood considering renovations would pay the same attention. This project underscores the need to adopt design guidelines for the neighborhood, which MR. FRANK previously supported, and get them published.

Moreover, COMMISSIONER LeVINE asked about the rendering with the skirting. MR. FRANK replied that he initially submitted one with skirting. However, the structural engineer will have to determine which one is more structurally sound. The Commissioner said he could support either design, as the overall effect would not change.

COMMISSIONER PALENCAR said that realtors should be required to inform out-of-state property owners when they are purchasing homes in historic neighborhoods.

ROBERT SUMMERFIELD, Planning Director, asked that the motion include clarification to issue the COA with or without the skirting design. COMMISSIONER LARIME said she would prefer without skirting, but she would not want to hold up the approval should the skirting be recommended by the engineer for structural integrity. COMMISSIONER LeVINE said he too preferred no skirting, but supported either design to ensure structural soundness.

CHAIR WHITE thanked MR. FRANK for being so open.

Motion made by Jack LeVine to Approve with or without roof skirting

NOTE: COMMISSIONER LeVINE disclosed that the revised plans and drawings were drawn up by his partner, as the contracted designer by MR. FRANK, and it was done after the project was started. Therefore, he would vote.

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Claytee White, Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Colleen M. Beck, Donald Hotchkiss, Craig Palacios;

8. **20-0388-HPC1** - Discussion for possible action regarding approval of allocating up to \$50,000 of Historic Preservation Commission funding for a strategic neighborhood outreach program that will spread awareness to residents and business owners within the city limits of Las Vegas about historic preservation initiatives and opportunities from the Historic Preservation Commission - All Wards

Minutes:

COMMISSIONER SIEBRANDT stated that the Commission has been discussing ways to raise awareness about the Historic Preservation Commission (HPC) and its function, specifically as it relates to the historic register and neighborhood guidelines. She reviewed a PowerPoint presentation, a copy of which was submitted for the record, and described how they could use door hangers, posters and billboards and booth and community space rentals to disseminate information about historically listed properties and eligibility, reasons for getting on the local register, grant opportunities and tax incentives. Additionally, they could provide lectures and make presentations on surveys and listings and on the design guidelines after they have been completed for the historic neighborhoods that do not have any.

Regarding the slide on funding, she explained that although staff could take on some tasks, she would need a budget of \$50,000 to start to hire consultants and contractors for some tasks, graphic design, printing and distribution, as well as for booth, meeting space and billboard rentals and advertisements.

COMMISSIONER STOLDAL questioned the role of the HPC in marketing efforts, contract approvals, etc., and if social media would be engaged in getting the message out. COMMISSIONER SIEBRANDT cited the example of doing a campaign in a historical neighborhood such as Beverly Green, in which case the HPC would approve the contract for a brochure design or posters, and she would provide updates on those designs. She added that she could ask the Office of Communications to advertise on social media venues such as Facebook and Twitter. COMMISSIONER STOLDAL suggested obtaining the addresses of historic properties to mail out door hangers.

COMMISSIONER PALENCAR said something needed to be done to reach the property owners, especially those who live out of the state. COMMISSIONER LeVINE agreed and added that it has to be a multi-faceted advertising effort to make an impact. COMMISSIONER SIEBRANDT stated that hiring a consultant would help put together an aggressive campaign to get the message out effectively.

ROBERT SUMMERFIELD, Planning Director, clarified that by agreeing to set aside funding for this program, staff would retain the ability to complete the work without having to come back to the HPC for approval on every piece but would certainly keep the Commissioners apprised. Some work might not be handled by Planning staff and handed over to, for example, the Office of Communications to give the graphics work to a company they may have on retainer. He stressed that it would not be feasible to bring back everything for review or approval by the HPC.

CHAIR WHITE asked if the HPC would be able to see a printed piece for any historical neighborhood before dissemination. MR. SUMMERFIELD replied that they would share information with the HPC before sending it out, and definitely consult with the HPC on large projects. However, he would not want to hold up things for wordsmithing at a formal meeting.

COMMISSIONER STOLDAL said he would just like the Commissioners kept apprised of plans so they can respond appropriately to questions by the public or members of the media and not be caught off guard. MR. SUMMERFIELD assured the Commissioner that staff would provide the information before it gets out to the public.

COMMISSIONER TIMM supported the measure and said they would probably need more funding in the future, especially with the high cost of billboard advertising. She suggested translation services be included in the budget.

COMMISSIONER LeVINE recommended getting free press by contacting local newspapers to write some articles on what the HPC is doing in the realm of historic preservation and raising awareness.

As a matter of clarification, COMMISSIONER LARIME asked COMMISSIONER SIEBRANDT if her proposal includes creating design guidelines for the Beverly Green neighborhood, or only that they can advertise guidelines and that some historic neighborhoods have them. COMMISSIONER SIEBRANDT stated that this budget would not allow them to create design guidelines. In this effort, she would provide information. If there is an interest for guidelines by residents, she could look into getting a grant for creating those.

COMMISSIONER LONG asked if consideration was given to reaching out to the Nevada Contractors Board about making information available to consumers about the HPC and requirements for making renovations to historic properties. COMMISSIONER SIERBANDT asked COMMISSIONER LONG to provide her with contact information. MR. SUMMERFIELD interjected that one of staff's goals will be to look into communicating that the City has a speaker's bureau, of which COMMISSIONER SIEBRANDT is a member. Opportunities to speak with other allied professional organizations about historic preservation efforts at the City of Las Vegas will be integrated, in consultation with the City Attorney's office.

Motion made by Jack LeVine to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Claytee White, Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Rhonda Long; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Colleen M. Beck, Donald Hotchkiss, Craig Palacios;

9. **20-0389-HPC1** - Report by the Department of Planning regarding the condition of the horse barn at Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Fiore)

Minutes:

COMMISSIONER SIEBRANDT reported that COMMISSIONERS STOLDAL and BECK requested a report on the Horse Barn at Tule Springs Floyd Lamb Park (Slide 1), for which she reviewed a PowerPoint presentation, a copy of which was submitted for the record. The horse barn (Slide 2) was constructed in 1948 as two separate buildings and as part of the original ranch. The two buildings were combined in 1950 (Slide 3), and they have not changed much. According to documentation, in 1971 a structural survey revealed that structural modification would be necessary if continued use was anticipated. A second structural survey in 1981 for the National Register of Historic Places Nomination Form listed the building as contributing with commercial farming. It was reported in 1981 that the west end of the barn was being used as a tool shed and garage and the east end for canning and

laundry (Slide 4). The structural survey conducted in 1982 indicated that the barn was in good condition, the roof was deteriorated due to weather damage and, therefore, the roof shingles were replaced.

She continued to show different slides of structures on the property and commented on their condition. The northeast side of the barn photo (Slide 4) depicted its state in 1948. The small out building in the back of the barn was demolished at some point, but she found no documentation about it. The roof and exterior paint (Slide 5) are in poor condition. There is animal waste and spider webs, but the barn alleyway (Slide 6) structure appears to be structurally sound. The interior of the stalls is in bad condition due to hazardous animal waste, but Parks and Recreation cleaned it out and put up mesh on the Dutch doors (Slide 7) to prevent entry. The back windows to the stalls (Slide 8) have damage, but overall the structure (Slide 9) is structurally sound. The west end (Slide 10) of the barn is in good condition.

She suggested the Commissioners think about what they would like to do in the way of approving funding for repairs or cleanup. CHAIR WHITE confirmed with COMMISSIONER SIEBRANDT that she was not aware of any plans to use the building.

COMMISSIONER SIEBRANDT advised COMMISSIONER STOLDAL that there is no public access to the interior. COMMISSIONER STOLDAL expressed his awareness of some litigation due to concerns about the building. He asked if the Parks and Recreation Department had any plans to stabilize the structures, and COMMISSIONER SIEBRANDT said that she would have to look into it. COMMISSIONER STOLDAL asked if there are any requirements to maintain contributing structures on the Historic Register, and COMMISSIONER SIEBRANDT confirmed that the City has to maintain them. SETH FLOYD, Deputy City Attorney, said Title 19.10.150, Section N, addresses maintenance and repairs for contributing structures.

10. **20-0390-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Planning Director, reported that he had no updates. He added that the City was still working on the Master Plan and how to include adaptive re-use of older buildings. He hopes the City Council can take action on the Master Plan in the early spring.

11. **20-0391-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT stated that projects have been delayed due to COVID-19 restrictions.

She reviewed PowerPoint slides, copies of which were submitted for the record, to update the Commission.

Frazier Hall Addition – changes were requested by Nevada's Board of Museum and History and hopefully the final application will be submitted for the National Register in Washington, D.C.

The Historic Preservation Commission (HPC) funded two grants for the additional buildings at Las Vegas High School, and their documentation is in progress, as well as the Survey Catalog.

Helen Toland Residence – The residence was added to the Local Register of Historic Places. CHAIR WHITE asked if a plaque will be made for the property. COMMISSIONER SIEBRANDT stated that it would have to be discussed as part of an agenda item of the HPC.

Hay Barn – The work continues and the most recent additions were to the landscaping, which included lighting and a gazebo. The temporary chain-link fencing should be removed soon because the grass has taken root.

Fire at 1431 South Las Vegas Boulevard – There was a fire on the property, which was not on any historic register, but it was constructed in 1966. The original Bob's Big Boy restaurant building was converted into a wedding chapel. On January 13, 2021, she went to the site and found that the Bob's Big Boy sign is in good condition, and she intends to contact the property owner to see if there is an interest in donating it to the Neon Museum for refurbishment.

COMMISSIONER PALENCAR said that squatters were living there for many months before the fire occurred. The owners do not seem to care. ROBERT SUMMERFIELD, Planning Director, interjected that the City takes squatters seriously and actively works with various City departments and agencies to get services to homeless individuals. Unfortunately, COVID-19 has made the homeless situation worse. He added that the City was working to demolish the structure. CHAIR WHITE felt there will be a problem with people living in abandoned buildings until homeless is cured.

12. **20-0392-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

This item was heard after Item 13.

COMMISSIONER SIEBRANDT said a good documentary is available on the website regarding the Old Las Vegas Mormon Fort. There was an article on the El Cortez Hotel installing new carpet and selling pieces of the original carpet for \$19. She consulted the State Historic Preservation Office about the legality of that, and they indicated that the El Cortez could do it because the property is not on the local register and not using federal funding. There was an article on the Gateway Arches being erected leading into the historic area of Las Vegas. There was a shared column on the National Register mostly reflecting white history and how that can be combatted. CHAIR WHITE said the article on the El Cortez was very interesting.

13. **20-0393-HPC1 - 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:

This item was heard after Item 11.

CHAIR WHITE asked the Commissioners if they had any matters for discussion on a future agenda.

COMMISSIONER LARIME asked for an item to discuss conservation districts and possibly getting an ordinance passed on that.

COMMISSIONER TIMM wanted an item on permitting for demolition of historic buildings. ROBERT SUMMERFIELD, Planning Director, indicated he would be providing an update on the status of a demolition ordinance at the next meeting of the Commission.

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 1:20 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
IN ACCORDANCE WITH THE STATE OF NEVADA EXECUTIVE DEPARTMENT
DECLARATION OF EMERGENCY DIRECTIVE 006
The City of Las Vegas website – www.lasvegasnevada.gov
and
The Nevada Public Notice Website – notice.nv.gov