



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

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

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, LeVINE, SERFAS, COSGROVE, LARIME, PALENCAR (excused until 12:07 p.m.), PALACIOS, LONG and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS BECK, HOTCKISS and Nevada State Museum Designee

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

After the roll call, CHAIR WHITE announced that she would be resigning. She stepped down to the podium to join MAYOR GOODMAN, who said CHAIR WHITE'S service to the community has been remarkable, as the function of the Historic Preservation Commission is very important, and she has dedicated herself to historic preservation throughout the city. The Mayor read and presented CHAIR WHITE with a proclamation recognizing her and declaring February 24, 2021 as Claytee White Day.

CHAIR WHITE expressed her gratitude, and MAYOR GOODMAN extended her appreciation to all the members of the Historic Preservation Commission for their hard work.

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 January 27, 2021

Minutes:

CHAIR WHITE called for a motion.

Motion made by Robert Stoldal to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

5. **20-0385-HPC1 - ABEYANCE ITEM** - 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 (NOTE: The Neon Museum is located in Ward 3 [Diaz])

Minutes:

EMILY FELLMER, Collections Specialist at the Neon Museum, was present to give a report on a grant received from the Historic Preservation Commission (HPC). She thanked the HPC for the opportunity to help fund their conservation treatment plan and CHAIR WHITE for her all she has done for historic conservation of Las Vegas and her continuation of the Oral History projects at the University of Nevada, Las Vegas.

MS. FELLMER reviewed a PowerPoint presentation, a copy of which was submitted for the record. She gave some background on the project. Approximately half a year ago, she was present to give a presentation on the Conservation Treatment Plan. Given that the Neon Museum is outdoors, over the years they have seen major degradation of the collection, including paint fading, paint delamination and, in some cases, fragments falling off the signs. To help remedy these problems, they hired SARAH DEVAN of the Architectural Resources Group (ARG), a conservation group out of California and Oregon. MS. DEVAN was chosen through the American Institute of Conservation. She works in specialized and painted metal and historic preservation; therefore, she was a perfect fit.

Part of the project included a document review, and MS. DEVAN subsequently made a two-day site visit to perform a cursory object inventory review and a collection assessment, which broke down all the different types of materials (fiberglass, sheet metal, paint types and porcelain enamel, vinyl and acrylics). As part of the document review, she made recommendations to help fill the gaps with different policies and future planning initiatives, as well as helped breakdown short- and long-term recommendations until they can find funding for additional projects.

One major recommendation of the Plan is to continue material fragment collection, which entails keeping remnants of signs, such as paint chips that have fallen off signs, light bulbs from various pieces and major neon segments that have fallen off, to serve as samples to help with future restoration of the signs.

One thing that they were not able to complete as part of the initial phase of the Conservation Treatment Plan is the material science analysis. MS. DEVAN recommended the material analysis be conducted in the future, given there are many other things that need to be taken care of before the Neon Museum can proceed with the analysis.

MS. FELLMER proceeded and said MS. DEVAN recommended improvements to the infrastructure of the collection displays, including the framing of many of the signs, given that many of the metals oxidize together, thereby causing more rusting. She recommended looking into wood or masonry that do not give off gases. This recommendation will have to be included in a long-term plan.

The review recommended looking into restoration projects as funding becomes available. However, the Museum will assess how it moves forward and whether it will take a conservation or a full restoration approach, which sometimes means a reconstruction, or more of a conservation effort to preserve the original materials used for the signs.

For long-term recommendations, the review recommended a feasibility study for encapsulation of the collection by building a roof or a partial structure to protect the collection and prevent damage from rain and ultraviolet radiation (UV rays). They will need to develop hazardous materials policies and testing, as many of the signs built prior to 1970 probably contain lead paint and there may be lead-based tubes of neon in the collection. Before they move forward with material science testing, they will have to go through hazardous materials testing prior to moving forward with any physical treatments. However, regular maintenance will continue, and ARG made specific recommendations for cleaning materials.

The Museum hopes to continue working with the ARG to complete the material test program and bring some of the smaller pieces for testing, as well as conduct a field-testing experiment and see how some of the tested materials in the collection will withstand the test of time. If they apply an encapsulate material or any recommended materials for preservation, the Museum would like to test those materials in the Las Vegas climate to see how they stand up.

Some of the Plan's recommendations implemented include facility and landscaping maintenance, as well as a large-scale, long-term cleaning program for the outdoor collection. They started taking photos of the signs for documentation and assessment of the condition of the collection over time. They also started removing the Lexan polycarbonate covers on some of the restored signs because it causes a greenhouse effect and has faded the paint on the signs. They will finish completion of this project in accordance with distance standards between people and electrified signs.

As part of their next steps, they will continue to train staff and volunteers to assist with cleaning and documentation of the signs, research the options for a materials testing program and field testing and look into the creation of a feasibility report to explore the options of moving the collection indoors or building a roof over the property.

MS. FELLMER thanked the HPC for their funding assistance, and she looks forward to the opportunity to continue to preserve the history of Las Vegas.

COMMISSIONER STOLDAL was pleased the Neon Museum is moving forward with looking into a feasibility study and a plan. He then questioned the status of construction at the former Reed Whipple Center and the recruitment of a new Neon Museum director, and MS. FELLMER replied that the construction at the Center is on hold due to the pandemic, and she believed the recruitment was underway. The Interim President and Chief Executive Officer is BRUCE SPOTLESON.

COMMISSIONER SIEBRANDT said she had an electronic version of the Conservation Treatment Plan she could e-mail the HPC members if they had any interest in viewing it. CHAIR WHITE appreciated the presentation.

- 6. 21-0059-HPC1** - Discussion for possible action regarding approval of submitting a grant request in the amount of \$50,000 to the National Park Service Underrepresented Community Grant Program in order to hire a consultant to conduct a Historic Resources Survey & Inventory of the Historic Westside, an area that is generally bounded by Carey Avenue, Bonanza Road, I-15 and Rancho Drive - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT explained that this matter pertains to one of the specialty grants available from State Historic Preservation Office (SHPO) through the National Park Service. It is for underrepresented communities, in which the Historic Westside fits, and it does not require a match from the Historic Preservation Commission (HPC), but there is significant competition for the grant. The Historic Westside is in need of a survey, and she recently learned that the Nevada Preservation Foundation (NPF) is finishing a survey in consultation with North Wind Resource Consulting with a concentration on residential properties. They will send her a copy of it upon full completion. To date, they have completed a historic context report of surveys on the Historic Westside Neighborhood and its cultural resources, a windshield survey of historic residential properties and a recognizance survey of targeted historic properties. The report will include an overview of federal policies related to housing and urban development polices during the post World War II era.

COMMISSIONER SIEBRANDT felt the report will cover a lot of information, and the HPC can complement the report by conducting a historic resource survey of the commercial properties in the area. She explained to CHAIR WHITE that she would like to start with \$50,000 in funding because SHPO usually grants less than the grant amount requested.

COMMISSIONER LARIME said she briefly reviewed the NPF's report, which focuses on residential, as other surveys do. She suggested the HPC place its focus of their project on the unknown areas of the civil rights movement in the Historic Westside. She explained to CHAIR WHITE that they can look into locations, such as religious properties or residences, where civil rights meetings took place and have deeper stories that are not typically captured through an internet search.

COMMISSIONER STOLDAL suggested verifying the geographic area of the Historic Westside and possibly expanding it if necessary to ensure key properties are not missed north of Owens Avenue. He emphasized that too often focus is placed on architectural significance rather than on key occurrences. CHAIR WHITE said an expansion would be necessary because the designated Westside historic area is small.

Subsequent to the vote, DEPUTY CITY ATTORNEY SETH FLOYD interjected that the qualifications for the City of Las Vegas Register of Historic Places includes being reflective of the city's cultural, social or economic past. Hence, he felt there was a good opportunity to explore beyond architectural significance.

Motion made by Robert Stoldal to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

7. **21-0052-HPC1** - Report by the Department of Planning regarding the procedures necessary for establishing a Conservation District Ordinance for the City of Las Vegas

Minutes:

COMMISSIONER SIEBRANDT said the Commissioners wanted to discuss the creation of conservation districts, pointing out that there is no national definition because they are particular to residential neighborhoods. She reviewed a PowerPoint presentation, a copy of which was submitted for the record. She explained that the National Trust for Historic Preservation defines a conservation district as neighborhoods that do not merit designation on the historic property list, but have something distinctive about their historical character that needs to be preserved, and this is accomplished typically through guidelines. Therefore, having conservation or preservation districts will require the creation of guidelines that will need enforcement by an agency, i.e., the City of Las Vegas or a self-policing neighborhood board. Conservation districts usually fall into two categories, such as neighborhood planning projects and construction, some of which is covered under the Form-Based Code (FBC), to keep neighborhoods uniform. The other category is the historic preservation aspect to ensure the style of homes is preserved, and this is covered in the Historic Preservation Overlay in Title 19.

COMMISSIONER SIEBRANDT said that in order to regulate either of the aforementioned categories, guidelines must be created and implemented, and she provided some examples from Dallas, Texas, and Boulder, Colorado, but she noted that they are very similarly to the current City's Historic Preservation guidelines.

Should the Historic Preservation Commission (HPC) decide to proceed with a conservation ordinance, it would require application for a Certificate of Appropriateness for any construction visible from the public right-of-way in a historic neighborhood. Should the HPC go with a neighborhood board, a neighborhood review board would have to be created and would be based on the honor system, and the City could not provide enforcement.

She explained the process for adoption of an ordinance to implement conservation districts, and then went over some of the questions to consider in deciding the most appropriate way to move forward. Because there is no exact definition for conservation district, the HPC would need to define the distinction. If something is of considerable historical importance, perhaps it should be on a Historic Preservation list, which would require its own process. If the neighborhoods decide to create a conservation board, the HPC and she could provide guidance.

COMMISSIONER STOLDAL said that rather than reinventing the wheel, the HPC should research which existing planning ordinances could fit conservation districts guidelines.

COMMISSIONER LARIME understood that conservation districts help neighborhoods recognize their history and have some guidelines, but they are specifically for areas that have not met the criteria to qualify for a national or local register. This was the case with the Huntridge Neighborhood; it did not meet the criteria, but everyone familiar with the neighborhood knows the significance of it, so it would qualify for a conservation district. She regards having a conservation district as a tool to help neighborhoods recognize and preserve their history. With respect to who would oversee any guidelines put in place, she did not believe putting the residents in charge is a good idea because residents can have difficulty being objective when it comes to their neighborhoods and they may not have the required skillset. She would prefer to create a commission with expertise.

COMMISSIONER PALENCAR recalled having a discussion about creating guidelines for historic districts. She felt there are enough existing ordinances that just need to be enforced. She wondered who would be in charge of creating the guidelines. COMMISSIONER SIEBRANDT said that the HPC would be in charge of creating guidelines, and they previously spoke at a meeting about contacting historic neighborhoods to see if they would like to create guidelines, similar to what the John S. Park Neighborhood has.

COMMISSIONER PALENCAR did not see how the John S. Park Neighborhood has received any historic district protections. COMMISSIONER SIEBRANDT said that when a building permit is submitted for a historic district, it comes to her for consideration, and some permit applications have to be reviewed for a Certificate of Appropriateness. Unfortunately, some improvements in neighborhoods are done without pulling permits. COMMISSIONER PALENCAR said some consideration should be given to providing monies for historic districts to make improvements, such as for installing doggie stations and preventing littering.

MICHAEL HOWE, Planning Section Manager, interjected that grant monies are available for properties in qualified historic districts. This is why more people need to be made aware of the programs available to them to improve their neighborhoods. Regarding conservation districts, they are formally organized by the State, and there are several of them within the local jurisdictions. For example, Clark County has a Conservation District of Southern Nevada that typically applies to rural portions of Nevada with a focus on soil conservation. Understanding the HPC would like conservation districts for the City, he believes there are categories in the code that can be used, and they can educate the residents about what is available to them.

COMMISSIONER PALENCAR insisted that guidelines need to be created, and CHAIR WHITE reminded her that the HPC recently approved looking into the creation of guidelines. COMMISSIONER STOLDAL asked if guidelines can force historic districts to meet regularly or at least on a yearly basis, and COMMISSIONER SIEBRANDT said there was no such requirement.

8. **21-0053-HPC1** - Discussion for possible action regarding approval of an increase in funding in the amount of \$1,000 to Kautz Environmental in regards to the Nomination Report for the National Register of Historic Places for the former Las Vegas High School, now the Las Vegas Academy of the Arts located at 315 7th Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT commented that Kautz Environmental completed the initial survey and analysis. They determined that the former Las Vegas High School Auditorium, the Vocational and Industrial Arts Building and the Administration Building would not be eligible for individual listing. They suggested these buildings be included in a district listing. She read a letter, a copy of which was submitted for the record, from REBECCA PALMER with the State Historic Preservation Office (SHPO), concurring with the recommendation for the district listing, including the buildings on the campus that would qualify. Therefore, Kautz needs an additional \$1,000 to complete the work as district forms would have to be completed instead of the individual forms. COMMISSIONER SIEBRANDT paraphrased that SHPO also recommends pulling the Frazier Hall nomination and proceeding with a district listing with a period of significance from 1930 to 1972. She asked for approval of the additional funding, noting that the Historic Preservation Commission (HPC) initially approved \$25,000; therefore, the additional amount of \$1,000 is within the approved amount.

CHAIR WHITE asked if addition to the National Register would protect the entire area, and COMMISSIONER SIEBRANDT said that having protection would require addition to the local register, and explained that an approval vote would allow Kautz to move forward with the district listing and an additional \$1,000.

COMMISSIONER STOLDAL had no problem with approving the additional funding; however, he was concerned about not being able to list Frazier Hall on the National Register. He wondered if having it on a district list would provide protections. COMMISSIONER SIEBRANDT recommended pulling Frazier Hall, but certainly the HPC was under no obligation. However, she explained that there is a concern with nominating individual buildings, and then trying to do a district listing. To CHAIR WHITE, COMMISSIONER SIEBRANDT commented that if they do not pull Frazier Hall, the nomination would go to the keeper of the district, and she added for COMMISSIONER STOLDAL that SHPO was finalizing the recommended edits.

CHAIR WHITE asked if approval of the \$1,000 would be for the district listing and would not include Frazier Hall. COMMISSIONER SIEBRANDT replied affirmatively. ROBERT SUMMERFIELD, Planning Director, clarified that having an amendment that establishes a district while having an amendment to categorize Frazier Hall may dilute the conservation listing effort before the National Park Service. He said this matter only pertains to additional funding to proceed with the district listing.

COMMISSIONER STOLDAL asked if the nomination for the conservation listing would still come back to the HPC for approval before it is submitted to SHPO, which could take some time, and COMMISSIONER SIEBRANDT replied in the affirmative. COMMISSIONER STOLDAL discussed with MR. SUMMERFIELD that approval of this matter would only pertain to the funding and that Kautz would begin the documentation process for the historic district for the Las Vegas High School site, and Frazier Hall would move along the process.

Motion made by Robert Stoldal to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

9. 21-0054-HPC1 - Report by the Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Planning Director, congratulated CHAIR WHITE on her next phase as she leaves the Historic Preservation Commission (HPC) and expressed his appreciation to her for all her work with the HPC. He announced that this would also be his last meeting with the HPC as he recently accepted a position as Director of Planning, Preservation and Sustainability with the City of Charleston, South Carolina. Working with the HPC and COURTNEY MOONEY, former HPC liaison, prepared him for his position with the City of Charleston, which is very active in historic preservation and was the first to adopt a preservation ordinance. He greatly appreciated all the experience he has gained.

COMMISSIONER STOLDAL asked if the City had hired a replacement, and MR. SUMMERFIELD said that it was in the process, noting that the HPC was in very good hands with the current Planning staff members.

COMMISSIONER STOLDAL commended MR. SUMMERFIELD on his knowledge of planning and historic preservation and thanked him for all his work throughout the years. He wished him well. CHAIR WHITE congratulated him.

10. 21-0055-HPC1 - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, and provided updates on various projects.

Frazier Hall is in the nomination process. The State Historic Preservation Office (SHPO) was finishing the paperwork.

The Survey Catalog is in progress and the Nevada Preservation Foundation was still performing archival research and gathering all the reports.

The stalls at the Horse Barn at Floyd Lamb Park at Tule Springs have been cleaned and the Operations and Maintenance Department put up barriers for the birds, but they keep coming back. The City can paint the barn, but installation of a new roof would require capital funding, which is not available.

The Huntridge Theater sale was delayed until March, and she will be working with J. DAPPER on the application for listing the property on the local register.

The Commission for the Las Vegas Centennial awarded two grants in January, one for the Las Vegas Days Rodeo and one for the DISCOVERY Children's Museum Documentary Film. She noted that hopefully the Rodeo will go forward on its scheduled dates of May 6-8, 2021.

One more sign has been reconstructed as part of Project Enchilada. The Las Gables Court sign was installed last month. The Valley Motel sign is pending as it will have to be completely reconstructed.

COMMISSIONER LeVINE asked if anything was coming through with Hsieh family and the properties owned by TONY HSIEH, because according to an article in the newspaper, the properties MR. HSIEH owned may be sold off. ROBERT SUMMERFIELD, Planning Director, said that the City is in discussions on how to best handle the properties, some of which may be up for sale. COMMISSIONER LeVINE said that it might open opportunities for new projects. MR. SUMMERFIELD said that it could bring in new energy for development.

COMMISSIONER STOLDAL thought the City was involved to some extent because some of the neon signs on Fremont Street are under agreement with the City. MR. SUMMERFIELD said that those responsibilities would fall on the new owners. DEPUTY CITY ATTORNEY SETH FLOYD was sure the agreements contained a provision about transference until the purpose of the agreement is achieved. COMMISSIONER STOLDAL recalled the agreement requiring approval by the City Council because it was for a significant amount.

COMMISSIONER PALACIOS said several people have asked him about the properties, and he asked if there is a formal list available for potential investors. MR. SUMMERFIELD recommended reaching out to the estate. He offered to have COMMISSIONER SIEBRANDT provide his contact information to Economic and Urban Development staff, who is working on identifying a resource.

11. **21-0056-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR WHITE said there were some interesting articles.

COMMISSIONER SIEBRANDT said CHAIR WHITE had some great articles, including one from the Los Angeles Times about Paul R. Williams and his local work.

CHAIR WHITE said she was very busy during Black History Month.

12. **21-0057-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:

CHAIR WHITE asked the Commissioners if they had any matters they would like on a future agenda.

COMMISSIONER LARIME asked that they follow up on conservation districts, and she offered her assistance to COMMISSIONER SIEBRANDT on that endeavor, as well as on the Beverly Green Neighborhood guidelines and a possible plan of action and nominations for the historic preservation awards.

13. **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:

CHAIR WHITE felt blessed to have served on the Historic Preservation Commission, which gave her a wonderful education and knowledge. She appreciated the Commissioners and the collaboration of Planning, the City Attorney's Office and the City Clerk's Office.

COMMISSIONER STOLDAL presented CHAIR WHITE with a gift from the Commissioners, and COMMISSIONER SIEBRANDT presented her with a gift from staff.

14. **Adjournment**

Minutes:

The meeting was adjourned at 1:25 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