



## Historic Preservation Commission Minutes

Items listed on the agenda may be taken out of the order presented; two or more agenda items for consideration may be combined; and any item on the agenda may be removed or related discussion may be delayed at any time. Backup material for this agenda may be obtained from LuAnn D. Holmes, City Clerk, at the City Clerk's Office, 495 South Main Street, 2nd Floor or on the city's webpage at [www.lasvegasnevada.gov](http://www.lasvegasnevada.gov).

### 1. Call to Order

Minutes:

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

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, KLENCK, LeVINE, BECK, SERFAS (excused until 12:43 p.m.), COSGROVE, PALENCAR (excused until 12:07 p.m.) and HOWE (ex-officio member)

EXCUSED: COMMISSIONERS McMILLAN-ARNOLD, HOTCHKISS and LARIME

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, SIDNEY NOYCE, Planner I, 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: 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:

None.

### 4. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 23, 2019

Motion made by Colleen M. Beck to Approve

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

For-Patrick Klenk, Jack LeVine, Bob Stoldal, Sondra Cosgrove, Claytee White, Colleen M. Beck; Did Not Vote-Mike Howe; Excused-Richard Serfas, Donald Hotchkiss, Michelle Larime, Jarmilla McMillan-Arnold, Mia Palencar;

5. ABEYANCE ITEM – HPC-75320 – Discussion for possible action regarding a request for a Certificate of Appropriateness for an ornamental iron fence at 539 E St. Louis Ave within the Beverly Green Historic District – Ward 3 (Coffin)

Minutes:

SIDNEY NOYCE, Planner I, reported that this abeyance matter is for a request to install an ornamental iron fence along the front yard of the property, on which the building was constructed in 1961. During the site visit on 2/4/2019, staff did not see a fence, which must have been removed. Staff recommended approval subject to the condition included in the backup documentation.

DAVID FUENTES, Iron Fence Specialties, representing the applicant, explained that his client tried to pull permits to install a fence with small decorations in the front yard. However, they decided to try to install something that will match the iron on the balcony due to safety concerns. When his client acquired the building, it already had the window guards, and he tried to pull a permit for them because the Building Inspector informed them that without a permit they would have to be removed. The decorative part will match the style of the entire building.

CHAIR WHITE asked if they would try to match the awnings, to which MR. FUENTES replied that they tried to include vertical bars but now they would like to add some with a square design to match the design in the balcony. He offered to provide a conceptual drawing to Planning.

COMMISSIONER HOWE clarified that discussion on this matter started as a result of Code Enforcement's issuance of a citation for unpermitted window coverings. Subsequently, the request was made to install the iron fencing. During discussions, staff indicated having no problem with the decorative scroll design, as long as it matches what exists on the structure. As a condition, he would suggest that all ornamental iron match the existing ornamental iron on the balcony. CHAIR WHITE confirmed with MR. FUENTES that he was in concurrence with staff's recommendation. Moreover, COMMISSIONER STOLDAL verified with MR. FUENTES that he was authorized to speak for his client.

Motion made by Bob Stoldal to Approve Subject to Condition(s)

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 4

For-Patrick Klenk, Jack LeVine, Bob Stoldal, Sondra Cosgrove, Claytee White, Mia Palencar, Colleen M. Beck; Did Not Vote-Mike Howe; Excused-Richard Serfas, Donald Hotchkiss, Michelle Larime, Jarmilla McMillan-Arnold

6. HPC-75708 – Discussion for possible action regarding an application for a Certificate of Appropriateness for a building addition to the Wengert House located at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office) Zone – Ward 3 (Coffin)

Minutes:

SIDNEY NOYCE, Planner I, reported that the subject application is for a two-story addition, which will consist of a showroom for a haunted museum on the first floor and office space on the second floor. The submitted plans show that the addition will match the style of the existing building. The home was constructed in 1938 in the Tudor Revival style and is one of the few period revivals on the east side of 6th Street. There were several additions made between 1984 and 1987 in the same style and thoughtfully done to generally maintain continuity with the original home. Staff recommended approval as the proposed addition matches the existing character of the building

JASON MAHEU, the architect, appeared representing ZAK BAGANS, the property owner, who wishes to add an addition to the side of the existing building. The first level will house a showroom for some haunted vehicles he

would like to display. The second level will house additional office space needed for facility operations. He asserted that the design of the proposed addition matches the style of the existing building and the additions that were on the property.

COMMISSIONER KLENK asked if the addition could be removed without impacting the existing structure, to which MR. MAHEU replied that it would impact the structure because the addition will be right up to the building and the roofs will connect. However, with difficulty, the addition could be removed and the structure brought back to its original state, and he noted that the side and roof would have to be fixed.

COMMISSIONER KLENK pointed out that the Secretary of Interior standards require that additions to a building be sympathetic to the original building, yet distinctively different so that people can make the distinction between the original building and the addition. Therefore, the Commissioner commented that his only objection with this application would be that there is no distinction between the old and new buildings. MR. MAHEU said that he was under the impression that he had to match the new addition to the existing building. CHAIR WHITE asked if the distinction could be made with a different color of paint. She asked for COMMISSIONER KLENK'S recommendation, and the Commissioner indicated that it is a matter of picking up key elements from the existing structure and delicately balanced.

COMMISSIONER STOLDAL asked if there are aspects in the design that were not achievable, such as the windows, to which MR. MAHEU replied that he was trying to match everything because it is what he thought had to be done. He described the buildings, and said he was open to doing what is necessary in order to move forward.

COMMISSIONER KLENK wondered if this body was going to discuss the use of the Secretary's standards as a guideline and what will be acceptable before granting approval. CHAIR WHITE asked COMMISSIONER KLENK for his guidance on what the applicant could do to meet the standards and conditions. The Commissioner used the example of the Neon Museum and posed his question again of whether the Commission is going to follow the guidelines. COMMISSIONER STOLDAL clarified that they are merely guidelines and not law, adding that the definition of being sympathetic is very broad. He felt that having similarity would not be an issue. MR. MAHEU stated that he would like the buildings to match somewhat.

To COMMISSIONER LeVINE and CHAIR WHITE, COMMISSIONER HOWE indicated the property is on the City's registry but non-conforming.

COMMISSIONER COSGROVE asked if the standards require that the resemblance to the historic building is made visible from the street, and COMMISSIONER KLENK answered that there is supposed to be a visible differentiation, not just on paper. COMMISSIONER HOWE suggested changing the stucco finish and making it a different color, with which CHAIR WHITE and MR. MAHEU agreed.

After CHAIR WHITE asked COMMISSIONER KLENK if the COMMISSIONER HOWE'S recommended changes would suffice to meet the standards, COMMISSIONER KLENK replied that the feds or the state might have a problem with the different color; therefore, he suggested an addition in order to be able to differentiate the materials, which would certainly help in terms of reversibility of the structure. MR. MAHEU offered to add a matching wooden band between the two buildings identifying the old and new stucco finishes and colors, as well as add a wood trim at the opposite side to also differentiate the stucco. COMMISSIONER BECK recalled that as part of a State Historic Preservation Office project, a band was required between the original and additional buildings; therefore, she felt there would be no problem with the aforementioned solution.

At the request of SETH FLOYD, Deputy City Attorney, COMMISSIONER HOWE crafted the added condition.

Motion to Approve Subject to Condition(s) adding the following condition as read for the record:

A. The applicant shall change tone of the paint, stucco texture finish and install a wood trim reveal between the addition and original structure.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 4

For-Patrick Klenk, Jack LeVine, Bob Stoldal, Sondra Cosgrove, Claytee White, Mia Palencar, Colleen M. Beck; Did Not Vote-Mike Howe; Excused-Richard Serfas, Donald Hotchkiss, Michelle Larime, Jarmilla McMillan-Arnold

7. HPC-75560 – PUBLIC HEARING – APPLICANT/OWNER: TOLAND HELEN AILEEN LIVING TRUST – For possible action regarding an application to designate 1134 Comstock Drive (APN 139-28-210-053), R-E (Residence Estates) Zone, on the City of Las Vegas Historic Property Register as an Historic Site – Ward 5 (Crear)

Minutes:

CHAIR WHITE declared the Public Hearing open.

SIDNEY NOYCE, Planner I, reported that in order to designate the subject property as a historical site, Title 19 requires that certain criteria be met. After review by COMMISSIONER HOWE, the determination has been made that the location is: 1) of exceptional significance; 2) at least 40-years-old; 3) reflective of the City's social, political or economic past; 4) associated with a person significant in local, state or national history.

The property was constructed in 1947 and is the home of HELEN TOLAND, the first African American female principal in Clark County, at Kit Carson Elementary School in 1965. Should the property be designated on the City of Las Vegas Historic Property Register, the Historic Preservation Commission (HPC) will be responsible for reviewing any work requiring permits for this property. If the HPC recommends approval, it will be forwarded to the Planning Commission and the City Council for approval. Staff recommended approval.

CHAIR WHITE introduced MS. TOLAND, whose house is in Bonanza Village, and stated that the entire area should be designated on the Historic Property Register.

MS. TOLAND commented that she has things on the property and in the home that are very important and historical and should be preserved. ROCHELLE HOOKS, President of the Helen B. Toland Foundation, which is a 501(c)(3), said she submitted the subject application because the Foundation recognized the importance of the contributions made by MS. TOLAND and her deceased husband, MR. ANDERSON, to the city, civil rights and education on the connection between the connection of African Americans in the United States to Africa. The home has served as an important place for many meetings and education. The Foundation supports keeping the legacy alive and educating people about their rights and contributions. CHAIR WHITE added that MR. ANDERSON was a labor activist during World War II.

WAYNE SMITH, Las Vegas resident and member of the Helen Toland Foundation, commented that it is important to maintain this legacy. He is very excited about being involved in this historical process.

SARAYA ABLE, Las Vegas resident since 1978, commented that she met MS. TOLAND over 20 years ago through a Clark County Firefighter. As a retired Clark County Juvenile Court Probation Officer, MS. ABLE would frequent the home of MS. TOLAND, who would encourage her to keep the fight to help children in the community. MS. TOLAND would tutor children in her home, and she has been an icon in this community. Anything she does is with the intent to help the community, and she is known throughout the world for her charitable work. This community is blessed to have MS. TOLAND.

COMMISSIONER STOLDAL discussed with COMMISSIONER HOWE that should this matter be approved, a plaque for the property would have to be requested under a separate application for consideration.

CLAUDETTE WILSON stated that she was lucky to meet MS. TOLAND because her daughter inherited property near MS. TOLAND'S house. MS. TOLAND has been a mentor to her daughter, and MS. WILSON felt honored to be present in support and to have known her.

PASTOR JOSEPH SALES said that he was embarrassed to admit that he has been in this community for many years and has heard many wonderful things about MS. TOLAND but had never met her. Therefore, he was honored to be present in support of this application and to thank MS. TOLAND and the Foundation for all they have done for the community and for seeking this designation.

COMMISSIONER LeVINE verified with MS. TOLAND that she was not the original owner of the house and bought it in 1964. CHAIR WHITE noted that prior to that time, it was a white area. The Commissioner also verified that the house will become a part of the Foundation and will be protected.

After the vote, CHAIR WHITE remarked that there are other homes in Bonanza Village that should be preserved. MS. HOOKS interjected that COMMISSIONER HOWE came to speak to the residents and did an amazing job of explaining what needed to be done and to encourage people to seek historic designation if they reside within a historical area. Hopefully, the residents will follow up.

CHAIR WHITE asked MS. HOOKS if she would be willing to work on the project of getting Bonanza Village designated, to which MS. HOOKS replied that she could not make such a commitment because of the limited resources of the Helen Toland Foundation. However, as more people learn about it now that MS. TOLAND'S property will be the first, she would like to work on the preservation of the area. The Chair suggested working in conjunction with the University of Nevada, Las Vegas.

See Item 11 for related discussion.

CHAIR WHITE declared the Public Hearing closed.

Motion made by Bob Stoldal to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 4

For-Patrick Klenk, Jack LeVine, Bob Stoldal, Sondra Cosgrove, Claytee White, Mia Palencar, Colleen M. Beck; Did Not Vote-Mike Howe; Excused-Richard Serfas, Donald Hotchkiss, Michelle Larime, Jarmilla McMillan-Arnold;

8. HPC-75711 – Discussion for possible action regarding an application for a Certificate of Appropriateness for shade structures at the Historic Westside School, located at 350 West Washington Avenue (APN 139-27-201-004), C-V (Civic) Zone – Ward 5 (Crear)

Minutes:

SIDNEY NOYCE, Planner I, reported that the submitted plans for this request to install shade structures in the courtyard of the Historic Westside School show multiple options for the shade structures; however, the Historic Preservation Commission (HPC) may discuss and recommend specific options. The proposed shade structures will not be attached to any portion of the buildings, but the flagpole will need to be moved or removed to install one of the options. As the courtyard is screened from the view of the right-of-way by the buildings, the shade structures will not be visible from Washington Avenue or D Street. Staff recommended approval.

SUSAN BONIELLA, Sr. Management Analyst and Project Manager for the Historic Westside School, commented that in an effort to make continued improvements and provide amenities at the school, staff would like to install shade structures in the courtyard and the patio. Staff proposes four staggered single level shade structures, which are like an umbrella, for the courtyard in the color, desert sand. The tenants hold several events and the attendees and the students use the courtyard frequently, so this will provide an option to enjoy the sunlight under the shade.

Option B includes a multi-layer panel in a two-tone color, desert sand and cinnamon, extending the full length of the courtyard. She showed sample materials in the two preferred colors. These colors were chosen because they are more muted and fit the color scheme of the school.

Option C would be to place the shade structure further back where the flagpole is currently located and in an area that has tables and chairs. The flagpole would have to be removed if this option is chosen.

Option D would include an area closer to the parking lot where there are no tables and chairs. She recommended the desert sand and cinnamon colors for the multi-layer panels.

She advised that there would be no impact to the 1948 building and the structure could be removed in the future if needed. She went over the warranty for the materials, noting that they are rated for winds up to 150 mph and snow. A funding source has been identified at the City of Las Vegas as part of a new tax credit program.

CHAIR WHITE asked if the recommended colors go well with the green color on the building, and she asked if there was a sample of the green color to compare to. However, MS. BONIELLA did not have a sample.

COMMISSIONER STOLDAL wondered if the darker cinnamon color would absorb more heat and make it hotter, and ROB LEONARD, Vice President of Sales for USA Shades in Utah and Nevada, explained that his company has installed many structures in local schools and throughout Las Vegas. The fabric is actually a high-density polyethylene mesh that is manufactured by a company called MultiNet in South Africa. They are a leader in the industry and have been making the shade fabric for about 60 years. The fabric is a tight mesh that breaths, so it does not absorb heat. The darker colors actually have a greater shade factor than white.

LOU RAGLAND, Las Vegas Music Association, stated that he was one of the creators of the Helen Toland Foundation and pointed out that most of the improvements include structures that do not help people in the West Las Vegas neighborhood. He requested that the community be allowed to participate in the selection of any additions, noting that a lot of money was invested in the Westside School and then it was made inaccessible to the residents. Any investments in space in the community should be made available to members of the community to rent space for new businesses.

To CHAIR WHITE, MR. RAGLAND indicated that he did not receive any type of notification on this matter. He found out as a member of the Urban Press Core and that the Nevada Preservation Society is primarily consists of white individuals that do not represent the School. He indicated that BRENDA WILLIAMS, President of the Westside School Alumni Foundation, was disturbed because she was one of the leaders in the process for making improvements to the School, yet she was overlooked in this matter. He urged that the community be allowed a voice regarding the needs in the community.

CHAIR WHITE asked how this matter got on the agenda, to which MS. BONIELLA replied that she submitted the application for shade structures as part of a suggestion from the team working on the effort to make continued improvements to the Westside School. After learning from MS. BONIELLA that she did not contact the African American community residing in the 89106 Zip Code and is not familiar with MS. WILLIAMS, the Chair expressed her preference to start this process over and involve the community in order to avoid another F Street situation. MS. BONIELLA remarked that the tenants and one of the principals at KCEP received notification. SETH FLOYD, Deputy City Attorney, suggested abeyance of this item in order to allow further input.

COMMISSIONER LeVINE discussed with MS BONIELLA that part of the reason for submittal of the application was to obtain feedback on the appropriateness of having shade structures at the Westside School, and she contacted USA Shade for options to present to this body in order to provide options to consider. CHAIR WHITE interjected that she did not want the HPC to consider any options until the community speaks. COMMISSIONER LeVINE said it would be appropriate to provide shade areas at the School.

DARNELL JERNIGAN, business owner in West Las Vegas, said that to his understanding, there is not one black business owner or non-profit organization in the School, yet many of the residents in the surrounding community need services as many children's parents are incarcerated. The community should have access to services and be a part of the solution. CHAIR WHITE commented that his point was well taken; however, this matter is just about the shade and will be held to April meeting, at which he could comment again. She suggested to MR. JERNIGAN to make an appointment with COUNCILMAN CEDRIC CREAR to voice his objections in his community. MR. FLOYD advised that issues not scheduled on this agenda could be brought up under Citizens Participation (Item 12).

PASTOR JOSEPH SALES clarified with MS. BONIELLA that she works for the City of Las Vegas and is the project manager for the Historic Westside School. In response to whether a Request for Proposal was issued for the shade project, MS. BONIELLA replied that she contacted people for quotes and USA Shade and Shade Net responded; however, the latter company was not able to provide a quote because the principal was out on leave until the middle of February. CHAIR WHITE advised the Pastor to speak with MS. WILLIAMS.

COMMISSIONER STOLDAL questioned the HPC's role in this matter and verified with MS. BONIELLA that it is just a matter of appropriateness. COMMISSIONER LeVINE commented that the community should have an opportunity for input on the type of shade structures, reiterating that shade for the site is appropriate.

In response to CHAIR WHITE'S insistence that the residents in 89016 be involved, COMMISSIONER HOWE and ROBERT SUMMERFIELD, Planning Director, indicated that staff would work with the Department of Economic and Urban Development (EUD) to schedule a neighborhood meeting to discuss shade structures at the School. The Chair added that she would like companies of color to participate on the project, and MR. SUMMERFIELD stated that EUD is working closely with the Council representative for Ward 5; however, this body's main concern is the Historic Westside School and the appropriate shade structures for it. CHAIR WHITE asked that she be notified of the neighborhood meeting date.

Motion made by Jack LeVine to Hold in Abeyance to 4/24/2019

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

For-Patrick Klenk, Richard Serfas, Jack LeVine, Bob Stoldal, Sondra Cosgrove, Claytee White, Mia Palencar, Colleen M. Beck; Did Not Vote-Mike Howe; Excused-Donald Hotchkiss, Michelle Larime, Jarmilla McMillan-Arnold;

9. HPC-75712 - Report by Department of Planning regarding Project Update list

Minutes:

COMMISSIONER HOWE briefly went over the list. He noted that the Request for Proposal (RFP) for the Motor Court Survey is moving along and will have to be coordinated with some Planning work on the Las Vegas Boulevard Scenic Byway. The RFP for the Las Vegas High School Nomination Update is ready for release. Staff is working with SETH FLOYD, Deputy City Attorney, on the legalities for collecting the columns at the Moulin Rouge as staff has access. Staff hopes to find someone that can collect them and relocate them safely for storage before they further deteriorate. MR. FLOYD stated that he spoke with the litigation counsel about removing and receiving the columns, and the City needs to show that it can safely remove them and store them.

COMMISSIONER LeVINE asked if the columns will become property of the City, to which MR. FLOYD replied that they will remain with the property and it will have to be worked out with the receiver on how to document it. COMMISSIONER HOWE interjected that the priority is to protect the columns so that they can be used in the future.

COMMISSIONER STOLDAL said the Motor Court Survey and Fremont Street are separate and it made him nervous to speak about an overlap. COMMISSIONER HOWE explained that the Motor Court Survey has a scope and timeline, and the information for it will be used for the new Form Based Code to help preserve the motels and hotels that are identified. Staff's priority is to identify them, get the information and put them on the map, and then use that information to build the Code. Staff is in the process of doing this with Fremont Street. This will give an opportunity to get further into the downtown areas, especially Las Vegas Boulevard and Fremont Street.

COMMISSIONER STOLDAL believed that the Motor Court Survey was intended for those existing in the City of Las Vegas, primarily along Las Vegas Boulevard, 5th Street and Fremont Street, and he confirmed with COMMISSIONER HOWE that someone will be hired for that purpose, and then the information will be presented to the Historic Preservation Commission (HPC). COMMISSIONER STOLDAL asked if the information, if approved by the HPC, will be sent to the State Historic Preservation Office (SHPO) for nomination or if the information would be only for the survey. ROBERT SUMMERFIELD, Planning Director, clarified that the funding available is only for a survey. After reviewing the information, if the HPC chooses properties for pursuing their nomination, it can do so under separate and future action. But staff would like to double down and use the survey results to help staff with what is needed for the development of the Code and to avoid barriers in the existing code for promoting preservation when it comes to redevelopment. COMMISSIONER HOWE verified for COMMISSIONER STOLDAL that the final information will be used for Project Enchilada, which is a separate project, and COMMISSIONER SERFAS clarified this with MR. SUMMERFIELD.

COMMISSIONER PALENCAR discussed with MR. SUMMERFIELD that the proposed project for the motel located on the corner of Las Vegas Boulevard and Charleston Boulevard was denied; therefore, it would not be moving forward.

COMMISSIONER LeVINE said he knows someone who is familiar with the owners of the Gateway Motel and has indicated to him that the owners have no interest in selling the property and are only willing to enter into a land lease. The Commissioner took a tour of it, and he observed that the property definitely needs a huge investment to improve it, and he would love for it to be saved. He noted that his case for preserving all the motels along Fremont Street and Las Vegas Boulevard before the City Council was well received.

COMMISSIONER HOWE continued and said the status on the Reed Whipple Building had not changed. Staff is continuing with the Scenic Byway survey, along with documentation on the signs in the medians because there has been some concern with the condition of some signs on loan to the City. He would like to track them and provide feedback on their maintenance.

COMMISSIONER LeVINE asked if any new signs were being placed. MR. SUMMERFIELD answered that the Neon Museum has put on hold loaning any new signs to the City until they are satisfied that the current signs on loan are being appropriately maintained. COMMISSIONER HOWE commented that the maintenance issue is mainly due to general vandalism. MR. SUMMERFIELD assured the Commissioners that Public Works is working on the maintenance to satisfy the Neon Museum, especially with the upcoming Las Vegas Boulevard Beautification project.

COMMISSIONER PALENCAR asked if anything could be done to get rid of the oversized billboards on some of the properties, given the City's focus on beautification. MR. SUMMERFIELD explained that billboards are very difficult to get rid of because they are a vested right once erected. COMMISSIONER PALENCAR insisted they conflict with the City's goals and are a nuisance.

COMMISSIONER BECK expressed concern about the hold up on the Reed Whipple Building and wondered if there is an option to have someone else update the document. MR. SUMMERFIELD explained that the City is in discussions with a potential buyer of the building and wants to make sure the new buyer is on board before it continues with the nomination. COMMISSIONER LeVINE asked if the building was sold to repurpose it, and MR. SUMMERFIELD replied that he could not discuss it but assured him that the new owner would use the facility and not tear it down, adding that should the new owner be interested in seeking nomination, the City will continue with the process. To COMMISSIONER STOLDAL, MR. SUMMERFIELD said he was not certain of the timeline on the potential sale due to the condition of the building. Should the sale not go forward, staff would proceed with getting the nomination updated and submitted to the Secretary of the Interior. COMMISSIONER BECK emphasized that she would really like to the nomination to go forward; however, she understood the delay. MR. SUMMERFIELD asserted that the City could not expend more resources on the property.

COMMISSIONER HOWE reported that there has been some activity at the Huntridge Theatre, and he could not really get into ongoing discussions. An update by the Economic and Urban Development Department and the City Attorney's Office should probably be scheduled at a future meeting. COMMISSIONER STOLDAL stated that some of the sensitive discussions would probably be made public on 3/20/2019 at a contempt of court hearing before the State of Nevada for not meeting compliance.

Regarding the EI Portal, COMMISSIONER HOWE indicated that he is working with the applicant on the proposal for a Taco Bell Cantina as there is considerable information missing and the desired signage for the property is lacking a lot of the original elements. COMMISSIONER SERFAS appreciated his efforts.

MR. SUMMERFIELD gave thanks to COMMISSIONER STOLDAL and the Commission for the Las Vegas Centennial for recognizing the importance of hiring a dedicated Historic Preservation Officer. He updated that the position opened on 2/27/2019 and closes on 3/20/2019, with an annual salary range of \$49,000 to \$57,000, which is dependent on funding availability through the grant, for three years. This full-time, appointive position with full benefits was advertised with the American Planning Association and two other planning related job organizations. The goal is to have an HPC member on the interview panel. COMMISSIONER LeVINE nominated COMMISSIONER STOLDAL for the interview panel. MR. SUMMERFIELD commented that the Chair could advise him or COMMISSIONER HOWE of the member who would be participating.

10. HPC-75713 - Report by Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR WHITE was pleased with the information provided for this matter. COMMISSIONER STOLDAL said the Chair was the star for the month.

11. HPC-75714 – 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 if a survey could be done for Bonanza Village, and ROBERT SUMMERFIELD, Planning Director, answered that it is possible, adding that one of the reasons COMMISSIONER HOWE attended a meeting in Bonanza Village was because the residents thought the City wanted to nominate the entire Village after they received notice for the nomination of HELEN TOLAND'S property. Some of the residents were opposed to nominating the entire Village, so he suggested that a community meeting be held before deciding to proceed with its nomination.

COMMISSIONER STOLDAL requested several action items. 1) A spot on the City's website to make it easy to see the city, state and federal historic listings, with the narrative nominations being made available when people click on a historic listings site. 2) An item on the funding of a plaque for MRS. TOLAND'S house. 3) A status update on the John S. Park Neighborhood from DAYVID FIGLER. 4) Discussion about the design guidelines for the Beverly Green neighborhood.

COMMISSIONER PALENCAR stated that she did reach out to MR. FIGLER about attending a meeting, but he did not respond. COMMISSIONER HOWE indicated that he would contact MR. FIGLER. SETH FLOYD, Deputy City Attorney, verified with COMMISSIONER STOLDAL that he would like MR. FIGLER to speak about solar panels on historic properties. COMMISSIONER LeVINE added that really the committee would like to discuss the standards for historic properties.

COMMISSIONER STOLDAL thanked COMMISSIONER HOWE for all his work, noting that it was very nice to hear the comments made from the residents of Bonanza Village.

COMMISSIONER BECK asked for an item to discuss potential future projects and their funding. MR. SUMMERFIELD asked the Commissioner if she wanted to discuss approved and available funding for projects, to which she replied affirmatively, adding that she wanted to discuss possible addition of projects to this list.

COMMISSIONER COSGROVE asked if sometimes the City requests quotes for projects instead of going through the Request for Proposal (RFP) process, such as what occurred with the shade structures. MR. SUMMERFIELD explained that it depends on the valuation of the work, the threshold and if state law allows it for any given project. In the case of the shade structures, it was determined to contact Clark County School District for names of companies it used and vetted.

COMMISSIONER COSGROVE asked if a study has been done to determine if bypassing the RFP process perpetuates discrimination against businesses of color, and MR. SUMMERFIELD replied that the City has a group in Purchasing and Contracts that reviews and performs audits to ensure compliance with guidelines for using minority- and women-owned businesses. The Commissioner asserted her concern about meeting the U.S. Equal Employment Opportunity Commission (EEOC) rules or any other rules that require taxpayer dollars to be used for the RFP process for the inclusion of minority and women-owned businesses. MR. SUMMERFIELD

commented that the City always encourages opportunities for minority or women-owned businesses; however, he offered to discuss this with the Purchasing and Contracts manager.

COMMISSIONER STOLDAL recalled a quote by COUNCILMAN BOB COFFIN regarding the Mission Inn residents, and he wondered if a discussion item before this body should be scheduled. MR. SUMMERFIELD advised him that the Nevada Preservation Commission spoke out against the demolition of the El Cid and the annex, and COUNCILMAN COFFIN emphasized that nothing should happen to the Mission Inn residents and that it should not be demolished because he considers it a historic property. He offered to provide a report on the status, noting that the process was moving forward quite rapidly as the contractors were already prepping for demolition. COMMISSIONER STOLDAL was amenable to an update at the next meeting.

COMMISSIONER HOWE commented that at February's Downtown Design Review Committee (DDRC) meeting, there was discussion about having a joint workshop with the Historic Preservation Commission (HPC) to discuss queuing up certain signage projects that clearly overlap before this body for its input. Given that the DDRC meets as-needed to review submitted applications and the HPC meets regularly, they need to come up with a solution as to how to coordinate the reviews. To COMMISSIONER STOLDAL, he explained that the DDRC has review authority over signage on the Scenic Byway in terms of neon requirements. MR. SUMMERFIELD clarified that the Planning Commission is the appeal body for matters denied by the DDRC. To CHAIR WHITE, COMMISSIONER HOWE commented that a workshop would be coordinated or staff would provide partial updates to the HPC.

See Item 7 for related discussion.

12. **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.

### 13. **Adjournment**

Minutes:  
The meeting was adjourned at 1:50 p.m.

Respectfully submitted:

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Gabriela Portillo-Brenner, Deputy City Clerk

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Michael Howe, Planning Section Manager

Facilities are provided throughout City Hall for the convenience of persons with disabilities. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:  
City Hall, 495 South Main Street, 1st Floor

Clark County Government Center, 500 South Grand Central Parkway  
Grant Sawyer Building, 555 East Washington Avenue  
City of Las Vegas Development Services Center, 333 North Rancho Drive