



## 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 (excused until 12:03 p.m.), BECK (excused until 12:03 p.m.), HOTCHKISS (via telephonically), SERFAS, COSGROVE, LARIME, PALENCAR and HOWE (ex-officio member)

EXCUSED: COMMISSIONERS KLENK and McMILLAN-ARNOLD

ALSO PRESENT: ROBERT SUMMERFIELD, Director of Planning, SIDNEY NOYCE, Planner II, SETH FLOYD, Deputy City Attorney, and ASHLEY FOSTER, 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:

This item was heard subsequent to Item 4.

No comments were made.

### 4. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 27, 2019

Motion made by Robert Stoldal to Approve

NOTE: The video does not reflect accurately in that COMMISSIONERS LeVINE, BECK and SERFAS voted in the affirmative.

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Mike Howe; Excused-Patrick Klenk, Jarmilla McMillan-Arnold;

### 5. HPC-75711 – ABEYANCE ITEM – 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:

COMMISSIONER HOWE stated that there was a request from the applicant to withdraw without prejudice the application. ROBERT SUMMERFIELD, Director of Planning, clarified that the withdrawal request was received

from the Department of Economic and Urban Development who was the sponsoring department of the application. The decision was based upon feedback received from the last Historic Preservation Commission meeting as well as additional outreach. The application may be submitted again at a future date after concerns are addressed. DEPUTY CITY ATTORNEY SETH FLOYD believed COMMISSIONER BRENDA WILLIAMS of the Planning Commission was trying to reach out to the sponsor.

COMMISSIONER STOLDAL asked if it could be suggested to staff to provide a more specific recommendation. Additionally, the Commissioner wished to understand the purpose of the shade structures.

MR. SUMMERFIELD believed the shade structures were to, quite literally, provide shade for already existing civic spaces. He would advise the applicant to provide a clearer definition.

Motion made by Robert Stoldal to Withdraw without prejudice

NOTE: The video does not reflect accurately in that COMMISSIONERS LeVINE, BECK and SERFAS voted in the affirmative.

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Mike Howe; Excused-Patrick Klenk, Jarmilla McMillan-Arnold;

6. HPC-76186 – Discussion for possible action regarding an application for a Certificate of Appropriateness for a proposed carport at 1216 8th Place within the John S. Park Historic District at 1216 8th Place (APN 162-03-515-074), R-1 (Single Family Residential) Zone, Ward 3 (Coffin)

Minutes:

COMMISSIONER HOWE introduced SIDNEY NOYCE, Planner II, who provided a summary of the Staff Report.

MR. NOYCE reported that the applicant was requesting the approval of a purposed carport in the front of the house located within the John S. Park Historic District, which will be constructed on the southeast side of the home. He noted the subject address was listed as a contributing resource to the historic district, and that the home was constructed in 1948.

JOE MIDDLEDORF, Sunshield Awning Company, said the homeowners would like a carport for the purpose of covering and protecting their vehicles. He described the dimensions, materials, and color tones of the awning, noting that nothing from the property would be removed other than dirt for concrete footings because this is necessary to obtain a permit, and that the proposed design meets all permit requirements. He informed CHAIR WHITE that carports, in general, are usually longer than patio covers.

COMMISSIONER LeVINE inquired as to the required setback from the street. COMMISSIONER HOWE replied 20 feet for an R-1 (Single Family Residential) front yard setback adding that he has been working with the applicant since the submittal of the application. He noted that the applicant has been working with the Department of Planning and that he had mentioned the importance of having the ability of a non-destructive removal so this would not damage the house if future owners desired to remove the structure.

COMMISSIONER LARIME stated that she drove by this property but had difficulty in understanding where the end of the carport would intersect the front of the façade based on the U-shape of the home. MR. MIDDLEDORF explained that it goes to the end of the fascia board, noting that the eve of the house extends past the house. COMMISSIONER LARIME asked how far it would come in on the other side of the house, and he explained that it would come to the middle of the window, which is the length that the customer wanted to park comfortably and be able to get in and out. COMMISSIONER LARIME wondered if the double-header system was required by code, to which MR. MIDDLEDORF affirmed that it was necessary for support purposes, as the further it goes out, the stronger the header must be to withstand the high winds. He clarified that the existing eve overhand was 30 inches, which was required in order to go 17 feet past this and stay 20 feet away from the street.

COMMISSIONER LARIME asked about the total depth of the double-header system, to which MR. MIDDLEDORF reported it was three inches by eight inches high; that there would be two of them; the height attachment was eight feet, seven inches, and that there must be a minimum of a quarter-inch drop per foot for the water to roll-off into the building and gutter system. Additionally, the headers are eight inches lower than the ceiling, which means that as a car pulls in from a 17-foot projection, it will be eight inches lower; however, the

ceiling will actually be eight inches higher. Further, he clarified that because of the header and the two-and-one-half inch ledger, the original roof line would be partially seen when looking into the carport from the street since part of the eight inches would be exposed.

MR. MIDDLEDORF affirmed for COMMISSIONER LeVINE that this would be attached to the face of the fascia board and tied into the rafters. He added that every rafter would also have a support anchored in it going across. COMMISSIONER PALENCAR referenced the picture of the house as it stands now, noting that it has a circular driveway. She wondered if everything would be taken out of the driveway, as she hoped to palm trees would remain. She also inquired as to any changes to the shape of the driveway. MR. MIDDLEDORF confirmed that cars would still be able to go around; however, when two cars are parked there, this would not be possible. He clarified for COMMISSIONER PALENCAR that the structure was a rectangle coming out from the house and that it was not curved. He also pointed out where the carport posts would be located. He added that prior to adding the carport, the only things that would be coming down were two posts. In response to the Commissioners questions as to the aluminum roof, he explained that they are maintenance-free, noting that this roof will be a soft slope to allow the water to roll-off.

COMMISSIONER LARIME was concerned that the carport would intersect the window and wondered if there was a way to make it wider or smaller so that it would frame this section of the house. MR. MIDDLEDORF reported that initially, it was to be 17 feet by 17 feet; however, the customer was not satisfied with the amount of space they would have, and this was why they went further part. In order to do the two posts scenario without the need for a third post, this design was the maximum space they could use. He also pointed out that the window would be under the fascia board and still visible from the street.

MR. MIDDLEDORF affirmed for COMMISSIONER LeVINE that there were no posts against the house. COMMISSIONER LARIME understood that there was nothing currently blocking the window; however, she thought that once the structure goes up, the post will be placed directly in front of the window, which will have a significant visual effect on the view of the façade. MR. MIDDLEDORF shared that there will be one post a couple of inches to the left. He also noted that the window could not be seen from the street because the Palm tree blocks the window.

MR. MIDDLEDORF commented that Sunshield Awning Company has been in business since 1974 and uses its own employees to provide quality control installation and workmanship.

Motion made by Robert Stoldal to Approve

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Mike Howe; Excused-Patrick Klenk, Jarmilla McMillan-Arnold;

7. HPC-76211 – Report by Department of Planning regarding Director’s updates

Minutes:

ROBERT SUMMERFIELD, Director of Planning, reported that there were 38 qualified candidates for the recruitment of the Historic Preservation Officer. Through a vetting process with the Department of Human Resources, the Department of Planning and with COMMISSIONER HOWE, the number has been narrowed down to five applicants. He provided a brief summary of those candidates and hoped to set up interviews within the upcoming weeks. MR. SUMMERFIELD added that COMMISSIONER STOLDAL will participate on the interview panel which will also include MR. SUMMERFIELD, COMMISSIONER HOWE and someone from the Department of Human Resources. Because the position is appointive, he hoped to have an offer out to someone by the end of May with a potential start date in June.

COMMISSIONER BECK asked if the salary amount has been increased. MR. SUMMERFIELD explained that in addition to the set salary amount authorized by the Commission for the Las Vegas Centennial, an additional amount will be allocated from the Department of Planning through the General Fund to allow for a wider salary range. The final salary will be negotiated with the individual selected. COMMISSIONER BECK commented that the salary amount posted discouraged some of the applicants she knew from applying. MR. SUMMERFIELD replied that staff was aware of this and encouraged those interested to look for a future job opening with Boulder City who he believed would be recruiting for a Historic Preservation Officer in the future.

MR. SUMMERFIELD hoped to conduct one round of interviews but for those candidates who are unable to travel from out-of-state within the timeframe, staff is willing to conduct Skype interviews. He informed CHAIR WHITE the interviews will not be open to the public.

MR. SUMMERFIELD encouraged the Commissioners to e-mail any interview question suggestions they may have to COMMISSIONER HOWE.

COMMISSIONER STOLDAL asked for staff to provide a monthly budget review.

8. HPC-76212 – Report by Department of Planning regarding Project Update list

Minutes:

COMMISSIONER HOWE reported that a consultant has been selected for the Motor Court Survey and, based upon discussions that took place at the previous month's meeting, signage will be reviewed as part of the survey. Once the contract is in place, COMMISSIONER HOWE will report who the consultant is.

There was no status update on the Las Vegas High School Nomination Update. To his knowledge, the RFP (Request for Proposal) has been drafted but not yet released. ROBERT SUMMERFIELD, Director of Planning, anticipated issuing the RFP soon, and he and COMMISSIONER HOWE would check on the status of the RFP and the next steps to report back at a later date.

Regarding the Moulin Rouge, COMMISSIONER HOWE has been in discussions with the Department of Operations and Maintenance to relocate the columns to the East Yard. Additionally, there have been some discussions regarding potential developers and future interests. He has made mention that whatever proposal comes forward would have to go through a review by the Historic Preservation Commission (HPC).

There was no update on the Reed Whipple Building. COMMISSIONER BECK expressed disappointment that the nomination has not been completed. She asked if there was a situation in which the City would complete the nomination. MR. SUMMERFIELD explained that there was a potential path forward to complete the nomination. At the moment, there are discussions with a potential tenant for the Reed Whipple Building. As part of those conversations with that perspective tenant, they are evaluating the benefit of having the nomination. He indicated that the potential tenant has already had a historic property and has experienced other issues that have the ability to come up with working with a historic property; therefore, they are weighing whether the situation is appropriate for them. He noted that the City will maintain ownership.

He informed COMMISSIONER LARIME that the submittal was for a national nomination. She asked that the potential tenant be reminded that the national level has less stringent requirements. MR. SUMMERFIELD responded that that has been part of the discussion but noted that there is the perception that a historically designated property may inhibit what a potential tenant wishes to do with the property.

COMMISSIONER STOLDAL asked if the potential tenant is a private or nonprofit organization.

MR. SUMMERFIELD believed it to be nonprofit from the conversations he was familiar with; however, there are no exclusive negotiations occurring and other conversations may have been had that MR. SUMMERFIELD is not aware of.

COMMISSIONER BECK understood the situation to mean the City would retain ownership of the Reed Whipple Building. MR. SUMMERFIELD replied that this was correct stating that he understood there to be a perception that should the City designate the building, it can inhibit what a potential tenant may want to do with the property and the building. COMMISSIONER BECK expressed her disappointment that the City owns a structure that is National Register of Historic Places eligible but was not acknowledging it.

CHAIR WHITE asked if the structure was being used by homeless individuals. MR. SUMMERFIELD replied no but that there has been some scavenging of the plumbing and air conditioning elements.

COMMISSIONER COSGROVE thought the Commissioners have not said much about the intersection between historic designation and homelessness. She believed the Commission must be more proactive when speaking about saving historic structures and communicate with elected leaders to do more to ensure there are facilities for people who are homeless so that they do not seek refuge in a historic structure. She thought these types of comments were within the purview of the Commission. MR. SUMMERFIELD agreed noting that, collectively, the Commissioners have a voice as the Historic Preservation Commission. He did not advise but informed the

Commission it could agendize an item to draft a letter to the City Manager, Mayor and Council to express the Commission's opinion.

Regarding the Blue Angel, COMMISSIONER HOWE stated that the statue is being well taken care of and is being stored outside of a warehouse as there is no space within. COMMISSIONER STOLDAL asserted COUNCILMAN COFFIN be informed about this and expressed his concerns of the Blue Angel being exposed to the elements. COMMISSIONER HOWE stated that was the only confirmation he had received from JERRY WALKER, Director of Operations and Maintenance.

COMMISSIONER HOWE has been working with Friends of the Huntridge Theater to stay updated on the court issues and stated that the organization has announced a 75th-anniversary event; the City will be working with the organization to help host the event. COMMISSIONER STOLDAL asked if there were additional discussions occurring between the City and the current property owner of the Huntridge Theater. COMMISSIONER HOWE was not aware of any discussions that have occurred since the property owner has been summoned to court by the State.

Noting COMMISSIONER HOWE had mentioned at a previous meeting that conversations were occurring with someone interested in the Huntridge Theater, COMMISSIONER LARIME asked if those conversations were still happening to which COMMISSIONER HOWE replied they were on hold.

Regarding the EI Portal, it was to COMMISSIONER HOWE'S knowledge that the signage permit request for the Taco Bell Cantina had been rescinded.

COMMISSIONER STOLDAL wished for the new Historic Preservation Officer to update the Project Update list.

9. HPC-76213 – Report by Department of Planning regarding historic and archaeological resources in local media

Minutes:

The Commissioners agreed the resources were helpful.

10. HPC-76214 – 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 COSGROVE wished to discuss historic preservation and public policy.

COMMISSIONER LARIME requested a refresher on the application process for a Certificate of Appropriateness. Additionally, she wished to have the list of topics for future agenda items prioritized. COMMISSIONER STOLDAL wished to merge this list with the Project Update list. He also asked for staff to provide an item regarding a budget review.

11. **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:

COMMISSIONER BECK assumed the Historic Preservation Commission would not be participating in the Hellsboro Parade. ROBERT SUMMERFIELD, Director of Planning, said if there was an interest, staff could make a call to see if there was time to make arrangements for participation. Upon further discussion, several Commissioners volunteered to participate, and COMMISSIONER HOWE offered to reach out to MARJA BIGAS, Management Analyst I, or another point of contact to obtain vehicles for the Commissioners to ride in.

COMMISSIONER PALENCAR asked if once hired, the new Historic Preservation Officer would prioritize the list of topics for future agenda items to which MR. SUMMERFIELD replied in the affirmative.

12. **Adjournment**

Minutes:

The meeting was adjourned at 1:33 p.m.

Respectfully submitted:

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Ashley Foster, Deputy City Clerk

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Michael Howe, Planning Section Manager

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