



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR WHITE called the meeting to order at 12:01 p.m.

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, LeVINE (excused until 12:02 p.m.), HOTCHKISS (via telephone until 1:56 p.m.), BECK, SERFAS (excused until 12:10 p.m.), COSGROVE, LARIME (excused at 2:01 p.m.), PALENCAR and SIEBRANDT (ex-officio member)

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 February 26, 2020

Motion made by Robert Stoldal to Approve as corrected

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

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

Minutes:

COMMISSIONER BECK asked for a correction on Page 7 to state paleontological resources instead of paleontological digs; however, subsequent to the meeting it was discovered that the correct term was paleontological remains, and the minutes were corrected as such.

5. HPC-78824 - Report by Greg Weitzel, Director of Parks and Recreation, regarding how historic preservation issues are addressed by the Department of Parks and Recreation

Minutes:

GREG WEITZEL, Director of Parks and Recreation, reported on how his department addresses historic preservation issues within parks, and added that coming from Landisburg, Pennsylvania, he loves history. He showed a PowerPoint presentation, a copy of which was submitted for the record. He noted that through history, people gain courage from the greatness of the past. He spoke about how closely his department works on significant projects with the Historic Preservation Commission (HPC) and the Historic Preservation Officer (HPO).

He resumed with the presentation and said the Parks and Recreation Department, which was established in 1949, opened its first recreation center in 1950 where the old downtown transportation center was located, near the Mob Museum. It was called the Wildcat Lair, and it was a club for airmen stationed at Nellis Air Force Base.

They also held concerts and social gatherings for youth in Las Vegas. Unfortunately, the building no longer exists.

One historic park is Lorenzi Park, which opened in 1926 with a pool, dance pavilion, lakes and orchards, and just like today, 90 years ago, they held seasonal grand openings and large community celebrations, and he called attention to the ticket to an event within his presentation.

The park property was sold in 1943 and became the Twin Lakes Lodge. It served as a resort with a 48-room hotel, where they hosted scientists and their families working at the Nevada Test Site. It also thrived as a dude ranch servicing the marriage, divorce and tourist industries. The motel hosted people waiting the required period for divorces as well as visitors from around the country seeking a western experience.

The HPC has been very involved in several projects at the park over the several decades the City has owned it. Designated staff has also worked closely with the HPO on intended projects for known historical sites. Thus, any significant plans for construction, landscaping, renovation, restoration or demolition, requires obtaining a Certificate of Appropriateness from the HPC through the guidance of the HPO. Any simple work can be done through administrative approval. Major alterations to listed sites require approval by the HPC, through the coordination of the HPO.

He cited Lorenzi Park as a prime example for this process given that in 2008 discussion arose about the Lorenzi Park Master Plan and the use of the Southern Nevada Public Lands Management Act (SNPLMA) funds. During this discussions about demolishing the St. John home to add additional park amenities, had staff not worked closely with the HPO, they would not have found out that the park was in the nomination process of being added to the National Historic Registry. Moving forward would have put the SNPLMA funding at risk and a historic building would have sadly been demolished. Additionally, prior to the 2010 renovation, Public Works worked closely on the signage and amenities for the park so patrons can learn more about the park's history. The playground equipment was even designed to resemble items from the past, such as a stage coach.

The other outstanding historic park is Floyd Lamb Park at Tule Springs, which has been a work in progress for thousands of years, given that human habitation has been documented going back over 13,000 years. The Paiute Indians, prospectors and travelers stopped at Tule Springs because of the water.

In 1941, the land was transferred into a working ranch and eventually a guest and divorce ranch, similar to the one at Lorenzi Park. Guests could enjoy rest and relaxation while awaiting divorce proceedings, and it became a prime location for watching explosions from the atomic bomb testing.

The City of Las Vegas purchased the property in 1964 for use as a city park, and then the State took it over; however, on July 2, 2007, the park was turned over to the City and it was renamed Floyd Lamb Park at Tule Springs. To date, it has hosted more than 225,000 visitors annually, with record attendance experienced in the last two months by more than 55,000 visitors.

The entire park has been designated a historic area, and MR. WEITZEL showed some of the signage and photos throughout the park. Staff has worked very closely on elements of the park, such as the caliche hut, to maintain its heritage as it was barely standing when the City took back the park. Parks staff, again, worked very closely with the HPO to eagerly obtain funding to restore the structure. The structure was rebuilt and serves as another teaching tool for park patrons. Another project staff worked on with the HPO for the park was the restoration of the interior of the former ranch house to its original form of the 1950's, for which they had to appear before the HPC.

One of the most unique features of the park is the hay barn, which served as a storage structure for many years. Upon its inspection, the City found that the structural integrity of the hay barn was deteriorating and becoming a safety concern. Following the recommendations from the Park Master Plan and in consideration of the park's historic significance, plans were made to renovate the hay barn into an open-air pavilion for community events. This year, the City Council approved funding to begin renovations, which should be completed by early 2021. He showed a video of the history of the park and the hay barn renovation plans. A copy of the video was not submitted.

MR. WEITZEL said that with the close relationship and guidance of the HPO, staff has been able to maintain his historic park sites, and his goal is to preserve, protect and enhance parks and recreation systems for many years to come for all visitors.

To CHAIR WHITE, COMMISSIONER SIEBRANDT explained that MR. WEITZEL presented as part of their guest speaker program to give the HPC presentations by directors on how departments work with the HPC, and to discuss how staff would like to work further with the HPC.

MS. SIEBRANDT asked for the mechanism in place to let the HPC and her know about special events being held at historical sites in parks. MR. WEITZEL said that starting July 1, 2020, all special events will be handled by the Parks and Recreation Department. This will help create a one-stop-shop to coordinate events and make the HPO aware of large events being held at properties with significant historic value.

COMMISSIONER STOLDAL wondered if a process could be established for the HPC to review scripts to be used for presentations to ensure their accuracy. MR. WEITZEL thanked MR. STOLDAL for offering. The Commissioner then verified with MR. WEITZEL that the hay barn should be finished in 2021. MS. SIEBRANDT added that she will provide an update under project updates.

6. **HPC-78747** - Discussion for possible action regarding a grant request from Jennifer Kleven, Grants and Memberships Manager for the Neon Museum, in the amount of \$5,000 to fund a conservation treatment plan for the museum's sign collection, which is housed at the Neon Museum, located at 770 Las Vegas Boulevard North

Minutes:

COMMISSIONER SIEBRANDT said that this is one of the first grant applications before the Historic Preservation Commission (HPC) and EMILY FELLMER, Collections Specialist for the Neon Museum, would be presenting for JENNIFER KLEVEN. MS. FELLMER went over a PowerPoint presentation, a copy of which was submitted, to discuss their conservation treatment plan, given that the mission for the Neon Museum is to collect, preserve, study and exhibit iconic Las Vegas signs for educational and cultural enrichment. Over the years, they have collected over 250 signs, but the signs are starting to exhibit the impact of the outdoor elements.

She went through a few slides showing signs exhibiting deterioration. The chapel by the courthouse sign has been experiencing paint loss and paint delamination over the past four years, and it is due to the hot temperatures, which causes the metal to expand, and the paint no longer has the binding materials. With many of their signs being hand painted, they would hate to lose them.

Another example of degradation is oxidation through the collections, which is being caused by rain and paint delamination, and many of the signs have become heavily rusted and are losing the hand-painted design. In an effort to prevent some deterioration, some of their signs, such as the Free Aspirin and Tender Sympathy sign, have been moved indoors because the vinyl was falling off. She pointed out how some of the signs have many different layers, some of which would be removed if restored. She noted that restoration does not protect the signs forever. The Red Barn sign was restored before it was presented at the Fashion Show Mall in 2017 and in the two years it has been on exhibit, the paint has heavily faded.

Their degradation report includes a map that was put together in 2015 through a grant, and they had a conservator come out to assess the collection and to get input on how they can do better. However, this only provided them with general information on how to protect the collection, but did not provide specific details. In 2018, another conservator performed a collections assessment for preservation, which made them realize they needed to transfer a lot of pieces indoors, but this is not possible. They really want to align with best practices in the field and follow the code of ethics, which is why they have started the accreditation process through the American Alliance of Museums. To further best practices as a cultural institution, they would like to have an FIAC conservator perform a material analysis on their collection to help stabilize their outdoor signs in an attempt to help prevent the paint delamination and fading that has occurred over the years.

After completion of this process, they hope to have a white paper produced to share with other producers and institutions that produce pieces. They would love to hold a discussion panel with the conservator and a public event.

COMMISSIONER LARIME suggested allowing volunteers to assist with the basic restoration plan once the work and the training starts.

Motion made by Robert Stoldal to Approve

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

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

7. **HPC-78748** - Discussion for possible action regarding comments and suggested edits for the “Las Vegas High School National Register of Historic Places Nomination Update” report submitted by North Wind Resource Consulting

Minutes:

COMMISSIONER SIEBRANDT said this matter pertains to the re-nomination of the Las Vegas High School property and hoped everybody had a chance to review the document. After COURTNEY MOONEY, North Wind Resource Consulting, makes her presentation, the Commission still has time to make some edits before it has to be submitted to the State Historic Preservation Office (SHPO).

MS. MOONEY showed a PowerPoint presentation, a copy of which was submitted for the record and went over some history. In 2019, the City contracted with North Wind to prepare an updated nomination for the National Register of Historic Places (NRHP) for the Las Vegas Academy campus. In 2020, North Wind completed historic research and documented every building and structure on the campus, and it determined that Frazier Hall was eligible for listing in the NRHP as a contributing resource, and it included an amended NRHP nomination with multiple recommended amendments. The Las Vegas High School Academic Building and Gymnasium were listed in 1986, and it included Knapp Hall, which was constructed in 1972 even though it was considered non-contributing, but it was probably included because it made the boundary somewhat neater. She pointed out that they were listed on the National Registry for their architectural significance and association with the development of public secondary education.

The high school is now referred to as the Las Vegas Academy of the Arts, which she would refer to as the LVA or the campus, which comprises approximately 17 acres and three parcels. The campus contains 15 buildings and one athletic field. The existing buildings were constructed during four building campaigns, the original 1930's construction, the 1940's and 1950's post-war campaign, which were completed to accommodate the rise in student population, and the 1970's campus renovation and new facilities with the addition on the gym, as well as all of the facilities that were constructed in the 2000's. The original 1930's campaign buildings include the academic building and gymnasium and were designed by a Reno architect, and she showed a photo of it.

The Postwar Campaign was inspired by a lack of adequate facilities to accommodate the influx of families to the area. Sunset Hall, a public administration building, was constructed in 1947, followed by the athletic field in 1948 and Frazier Hall and the vocational building were constructed in 1950. All of these structures were designed by the prominent architect LACEY WARWICK. The auditorium followed and was designed by CLAUD BEELMAN in 1953, and Post Hall was designed by Jack Miller and Associates in 1959. A study hall and music room were also constructed but have since been demolished.

The 1970's Building Campaign really just addressed aging facilities through additions and alterations, as well as the construction of three buildings in the west modern style, including the cafeteria, Knapp Hall, and the locker room building in 1973. Additionally, the southern large addition to the gymnasium was completed in 1977.

In the 2000's, there were three new buildings constructed to the southeast and central areas of the campus, and they include the Tate Snyder Kimsey Design Visual Arts Building and Lowden Theater, the music complex and additions were constructed on to the north and south ends of the vocational building. The portable buildings were also constructed near the locker rooms in 2013.

MS. MOONEY commented that initially the campus was evaluated for eligibility as a historic district, which requires that 51 percent of the properties be contributing and that they meet specific criteria. North Wind recommended that in order to be eligible, they should have been constructed by 1959, so that would be the timeframe of 1930 to 1959, and would have to possess one or more criteria of significance: Criteria A, which is associated with significant events, and Criteria C, which is significant architectural qualities, were identified in for this purpose, and they must retain significant historical qualities.

After review of all the buildings, North Wind determined that only Frazier Hall met the criteria. She described the Hall and said it was recommended as eligible under Criteria A and C. Therefore, North Wind is recommending that the Hall be added to the original boundaries, which would be increased by about three acres. The name change would be to the Las Vegas High School Historic District, and she showed the revised boundaries. She noted the period of significance would be from 1930 to 1959.

CHAIR WHITE said that this report means a lot, and she asked for input. She also urged that the Commissioners not repeat their comments for the sake of brevity.

COMMISSIONER STOLDAL observed that one of the slides for Frazier Hall said that it would look like circa 1950, so he asked how the date would be determined, because he thought construction was started in 1947. MS. MOONEY said that according to the information they received from the Clark County School District (CCSD), it was 1950, and they also obtained original plans. As far as the rule of the Department of the Interior, she could not say, so she offered to do some research and get back with him. The Commissioner also felt that a couple of other buildings qualified for nomination, but according to North Wind, only Frazier Hall could be nominated. MS. MOONEY conceded that there were a couple of other buildings, such as the vocational building and Sunset Hall, but they were tricky. Sunset Hall was constructed as an administrative building for the school district and not for the school. The vocational building had significant alterations that the representative said they would like to remove when funding is available and even possibly rehab Sunset Hall. However, it would be a complicated process. If the additions were removed in the future, they possibly could be nominated later.

COMMISSIONER STOLDAL asked if they took into consideration the strikes against a structure that could be removed, which would no longer make it a strike. Or if significant changes are made, they would be back to having to make restorations, and MS. MOONEY replied that when significant additions are made, like it was done to the vocational building, there is a substantial loss of historic material. If there is enough money available, everything could be restored. However, at this point, the building would not have passed the National Register review.

COMMISSIONER STOLDAL inquired about the auditorium being renamed the Beelman Auditorium, after the architect. MS. MOONEY said she would take a look at it again. COMMISSIONER STOLDAL asked if the auditorium has any strikes against it, and MS. MOONEY answered that the issue was a boundary concern. Had it been included, the boundary would have extended to the entire campus, in which case it would have been looked at as a district, or have a non-contiguous boundary. They felt there would be too much infill and would have made it a difficult argument to include. Perhaps it could be included later if the vocational building and Sunset Hall are rehabilitated. Plus, the auditorium does not fit the architectural style, despite not having any alterations from what she could see. After lengthy discussions with SHPO, they agreed that this would be the best way to proceed.

COMMISSIONER STOLDAL asked if the Commission is being asked to do multiple things, such as approve the nomination to send to SHPO, as well as to change the boundary. MS. MOONEY indicated that if Frazier Hall is added, the boundary for the nomination will be changed to include Frazier Hall, adding that most of the other buildings are already included in the Las Vegas High School Neighborhood District, with the exception of the vocational building and the auditorium because the district cuts off just west of there. COMMISSIONER STOLDAL was still not sure why the boundary was being changed. MS. MOONEY said the original nomination was being amended to include Frazier Hall. COMMISSIONER STOLDAL expressed his paranoia about the school district excluding the auditorium because it is not within the high school boundary. MS. MOONEY explained that it is not within any boundary so nothing will change for now, noting that it is possible it was not included because it was not old enough when the study was performed in the 80's.

COMMISSIONER STOLDAL asked if it would be possible for the Commission to move forward at a later date and to fund the study of the Las Vegas Auditorium as a potential nominee. MS. MOONEY suggested looking at the research, in which North Wind did not find anything significant about the architecture, which is mid-century modern, and she was not sure it would be eligible. COMMISSIONER STOLDAL pointed out that the important events that took place in the building could make it eligible, and MS. MOONEY conceded it could be a worthwhile endeavor.

COMMISSIONER BECK supported COMMISSIONER STOLDAL'S position on the auditorium, because it was only looked at from the street, but it is the interior that should be considered. Nevertheless, she was very disappointed that it was not included in the nomination. If it were within the original boundary, it could still be a contributing area within the school and the field. She commented that sometimes such a high threshold does not have to be met for addition to a district, which is why the recommendation raises a concern for her. MS. MOONEY said that North Wind evaluated everything as a potential district. Unfortunately, areas such as the field have been significantly altered and some buildings were not associated with any specific event, unlike with the 1950's Campaign. Some of the buildings and additions were constructed to address issues with aging facilities. She assured the Commissioners that North Wind tried.

COMMISSIONER BECK felt there is eligibility in the changes through time and that the age could be extended to the early 1970's. MS. MOONEY reiterated that they looked at it as a neighborhood, but the infill shows how things changed over time. It could have been done if the changes had been attributed to historical events. However, she reiterated that they were done to increase resources for the students, and that after lengthy discussions with SHPO, they agreed with North Wind. COMMISSIONER BECK felt that North Wind looked at it as a neighborhood rather than the campus. She referred to Page 10 and questioned why the following language was included: The LVHS Campus as a whole could not be documented as eligible due to alterations in infill development occurring to the amended period of significance. Additionally, due to campus rehabilitation and development plans, the property representative has requested that only Frazier Hall be recommended as eligible for listing as part of the boundary increase. Going by experience, MS. MOONEY explained that she is well aware that if there is opposition, the National Registry will not move forward. She included the language specifically to make everyone aware of the potential opposition. She said she could remove it. COMMISSIONER BECK verified with MS. MOONEY that it was just a statement from the property owner as to what they wanted. COMMISSIONER STOLDAL confirmed that it was input from the school district. MS. MOONEY agreed and added that it was because the school district wanted to have the opportunity to explore potential for other buildings.

CHAIR WHITE said that the purpose of this item is to provide feedback and suggested edits and stressed the need for brevity.

COMMISSIONER BECK confirmed with MS. MOONEY that they were just notifying everyone, including the National Register keeper that they were told Frazier Hall is the only structure that could be nominated. MS. MOONEY repeated that it was requested by the representative to indicate what they were comfortable with.

COMMISSIONER BECK asked if a Section 106 survey would be conducted to evaluate the impact to their activities. MS. MOONEY did not believe they have to meet Section 106 requirements unless they receive federal funding for certain activities. MS. BECK then asked if the federal funding would have to be on the specific project and not to the school district, and MS. MOONEY replied affirmatively, but added that they are required to meet with the SHPO for any alterations, and she indicated to COMMISSIONER BECK that she did not believe it would be publicly noticed and had no way of knowing how the Commission would be informed.

COMMISSIONER BECK said it was concerning that the HPC would not be made aware of what was going on at the campus. She hoped there would be an opportunity to suggest alternatives going forward. MS. MOONEY remarked that the school district is not required to report to the HPC, but she was aware that COMMISSIONER SIEBRANDT has a good relationship with the school district.

CHAIR WHITE asked what would happen to the list of suggested edits and wondered if it would be included in the report before it goes to anyone else. MS. MOONEY said she has never had a request to make edits, and wondered if COMMISSIONER BECK would like her to make the edit she requested and remove the sentence. COMMISSIONER BECK said at this point she was not making that recommendation.

COMMISSIONER LARIME asked that the report include the reasons on how the buildings were evaluated, because it was unclear to her why Sunset Hall, the auditorium and the vocational building were considered ineligible. She would also like restoration plans included in the report as they could serve as information for potential future work. She also asked if the school's changes over time could be a valid argument for a non-contiguous boundary and include the auditorium, because it seems to her that because the entire area is still a school and it grew as a matter of need, a good argument could be made to include it. MS. MOONEY said that it may be possible, and it could be explored further in a future phase; however, she emphasized that in her discussions with SHPO, they did not feel the argument was strong enough. COMMISSIONER LARIME reiterated that the document should reflect how the buildings were evaluated and why they were or were not recommended.

CHAIR WHITE asked the Commissioners not to hesitate about desired edits they would like on the report, so they would not like them to regret it later. COMMISSIONER BECK said this was not like a traditional survey report, where they would be discussing each building and why or why not they are non-contributing, etc. This report is actually for the National Register of Historic Places registration form, which focuses on the history of the properties that make them eligible. She asked if the Commissioners received the 2020 survey. MS. MOONEY said North Wind conducted a physical survey but did not put together a report, because she found out that an extensive survey had been completed. COMMISSIONER BECK said that part of the issue is that they did not review the report. MS. MOONEY was confused because she thought it had been presented to the Commissioners.

COMMISSIONER LARIME did not think the Nevada Preservation Foundation (NPF) did the report, for which she believes a company was contracted by the Commission for the Las Vegas Centennial. The NPF worked with the school district on their plan, but it was not a report about historic structures, but rather more about suggestions on historic content and how some of the buildings could be restored. The disconnect in that report is that it seemed positive that Sunset Hall and the auditorium could contribute to a district and make the recommendation to pursue a national nomination towards a district. Then the Commissioners find out it is not true, and the gap in information is not documented anywhere. She suggested including as an appendix on how decisions were made. CHAIR WHITE asked her if she wanted the report to be added as an appendix. COMMISSIONER STOLDAL said it seemed the request was to take out aspects that do not apply. He added that adding Frazier Hall and why other buildings did not qualify are two separate issues. CHAIR WHITE asked if those issues are in the report from the Centennial Commission, and COMMISSIONER STOLDAL clarified that the goal is to pull out of this report the reasons why other buildings are not included and focus this nomination on Frazier Hall, and not to include the report done through the Centennial Commission.

COMMISSIONER STOLDAL did not think the school district has veto power, and MS. MOONEY agreed; however, the school district expressed their wishes. COMMISSIONER STOLDAL restated that they can make a request. He felt that there is a separate document to nominate the other buildings, and the HPC could hire a company to look at the buildings they are interested in and see if they are eligible. He suggested taking out anything that does not deal with Frazier Hall.

COMMISSIONER LARIME said she wanted to ask that some of the decisions be included. MS. MOONEY clarified that the National Register nomination format is very specific and would not allow submittal of an appendix. Because the nomination is being amended and Frazier Hall is being recommended, there is no place to include lengthy discussion about the other buildings. There has to be a focus on Frazier Hall, but they also included the additional information with all of the additions for each building.

CHAIR WHITE asked the Commissioners what they wanted to do. COMMISSIONER BECK said the language she read previously regarding Frazier Hall being recommended by the representative could be looked at in the future by someone and think that nothing else on the campus is eligible. She read another sentence regarding alterations, and she likes it because it does not exclude other buildings from being considered, and confirmed with MS. MOONEY that she was interpreting it correctly.

CHAIR WHITE asked if there were any edits, and COMMISSIONER BECK said she had no edits; only a wish that they had a real survey report.

Regarding the language about the property representative on Page 10, COMMISSIONER STOLDAL asked that the CCSD be clearly stated as the representative opposing any building other than Frazier Hall. He agreed that it is important that Frazier Hall move forward, but it is also important to state that the CCSD is the representative. ROBERT SUMMERFIELD, Planning Director, interjected that it would be better for the report to say a representative of the school district and not the CCSD, because it would imply a board action or a review. CHAIR WHITE asked if they could indicate who the representative is, and MR. SUMMERFIELD said that clarification could be included. COMMISSIONER STOLDAL asserted that somebody with enough power and on the authority of the CCSD recommended Frazier Hall, and he and CHAIR WHITE felt the CCSD could be added as the representative so that in the future, people will know who was opposed. MS. MOONEY thought COMMISSIONER BECK wanted the sentence removed; however, the Commissioner said she decided against it.

COMMISSIONER LARIME asked that an overall site map, like the one in the presentation, be included because it shows where the buildings are located on the campus.

CHAIR WHITE restated the two edits, which are to identify the representative and include a map. She then asked that any other edits be submitted to COMMISSIONER SIEBRANDT for inclusion in the report before it is sent to SHPO. COMMISSIONER STOLDAL asked if that meant they had time to suggest edits and bring it back for action by the HPC. COMMISSIONER SIEBRANDT said they had until July 1, 2020, to get the edits to her so she could forward them to North Wind, and she might have to talk to MS. MOONEY about possibly changing the submission date to SHPO. MR. SUMMERFIELD requested a motion be made to approve subject to the changes discussed and any subsequent changes submitted to COMMISSIONER SIEBRANDT by July 1, 2020, to meet their contractual obligation with the consultant. CHAIR WHITE said that COVID-19 created delays. COMMISSIONER STOLDAL recalled that North Wind asked for a delay last year, so he did not feel a 30-day delay would be problematic, because he felt uncomfortable voting at this time. MS. MOONEY said that the delay was due to discussions about whether or not a survey should be conducted, but it was not at North Wind's request.

COMMISSIONER BECK asked if the Commissioners were being asked to look at it for a few more days, and CHAIR WHITE said more edits could be made within the time allotted. COMMISSIONERS BECK and LARIME said they had no more edits. COMMISSIONER STOLDAL asked COMMISSIONER SIEBRANDT if she understood the edits that should be made, and COMMISSIONER SIEBRANDT understood the suggested edits from listening to the conversation. She advised him that they are under contract and if it is delayed, they would have to extend the contract, which expires on June 30, 2020. The final edits should be submitted to her by July 1, 2020, so the revisions can be made and submitted to North Wind. COMMISSIONERS LARIME and BECK felt comfortable with that timeline and accepted the report as it is. COMMISSIONER STOLDAL said he would accept it as long as it is made clear that the CCSD is the opposing representative. COMMISSIONER BECK said they need to make clear that they want to add more buildings in the future, and MR. SUMMERFIELD said that it could be made clear as a recommendation or under future items for discussion.

COMMISSIONER LARIME made the motion with the understanding that this Commission will probably pursue additional work on this property in the future.

Motion made by Michelle Larime to Approve with two edits: 1) to include a site map similar to the one shown in the presentation showing all the buildings and their location and 2) to include Clark County School District as the representative, with any subsequent edits to be submitted to the HPO no later than 7/1/2020

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

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

8. **HPC-78749** - Discussion for possible action regarding comments and suggested edits for the "Intensive Level Architectural Survey of Motor Court Motels along Las Vegas Boulevard and Fremont Street" report submitted by North Wind Resource Consulting

Minutes:

COMMISSIONER SIEBRANDT asked if the Commissioners had any recommended changes and requested that the Commission move quickly to vacate the Chambers at 2:00 p.m. She noted that the report was sent through WeTransfer for review and input.

COURTNEY MOONEY, North Wind Resources, briefly showed a PowerPoint presentation, a copy of which was submitted for the record.

COMMISSIONER BECK observed that Page ii includes a summary section of the 13 properties recommended as eligible, and she asked if the criteria for properties that are not eligible could be provided. MS. MOONEY commented that it was included in the discussion of each property and how they were evaluated. She asked that any information that could not be found be relayed to COMMISSIONER SIEBRANDT so that she could get the information from COMMISSIONER BECK.

COMMISSIONER STOLDAL discussed with CHAIR WHITE that the Commissioners were being asked to provide feedback and edits. COMMISSIONER SIEBRANDT indicated that the timeframe for this is the same as for Las Vegas High School in order to provide the information to the State Historic Preservation Office (SHPO).

MS. MOONEY said that rather than making a presentation, she wanted to do what was more helpful in the interest of time and could just take questions. COMMISSIONER STOLDAL said the document was very interesting, and he wondered what the next step would be and if they being asked to approve funding for a nomination for some of the structures. MS. MOONEY said that is not the request. North Wind's recommendation is to move forward with the nominations, but the document is informational only for the Commission. ROBERT SUMMERFIELD, Planning Director, said that this is only informational for the City and based on the findings, the Commission will determine the next step. There is no timeline to submit to SHPO. COMMISSIONER STOLDAL said that accepting the report would mean accepting the recommendations, and MR. SUMMERFIELD added that the information will be used to determine subsequent steps.

COMMISSIONER LARIME acknowledged that a district is impossible. Without knowing about the process for nomination of multiple properties, she wondered if an option could be added, and MS. MOONEY said North Wind could definitely add it as an option and explain how it could be done. COMMISSIONER LARIME said she would send her other revisions to COMMISSIONER SIEBRANDT. COMMISSIONER LARIME explained to COMMISSIONER BECK her reasoning for a possible multiple-property nomination. COMMISSIONER BECK asked if they were only looking at properties eligible for the Las Vegas Property Register, and MS. MOONEY

added that they are also looking at properties for the National Register, which does not require the owner's request but it is helpful.

Motion made by Robert Stoldal to Approve to accept the Survey Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

9. HPC-78526 - Discussion for possible action regarding award nominations for Historic Preservation Month, May 2020

Minutes:

COMMISSIONER SIEBRANDT used a PowerPoint presentation, a copy of which was submitted for the record, on the various categories to consider for nominations. She said that COVID-19 caused them to miss May, although some things are being done online. She asked if the Commission wanted to postpone it for later in the year or wait until May 2021. COMMISSIONER STOLDAL said he would prefer to do a delayed one this year in October and another one next year. COMMISSIONER SIEBRANDT asked that any nominations be sent to her through August 2020.

Motion made by Robert Stoldal to Approve to hold award ceremony in October 2020

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

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

10. HPC-78529 - Discussion for possible action regarding updating the language on the Las Vegas Historic Preservation Commission Centennial Legacy Grant Program applications

Minutes:

COMMISSIONER SIEBRANDT recommended abeyance so that they can have extensive discussion.

COMMISSIONER STOLDAL said the work on this matter is amazing, and CHAIR WHITE agreed.

Motion made by Robert Stoldal to Hold in Abeyance to 7/15/2020

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

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

11. HPC-78530 - Report by the Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Planning Director, said that not being able to meet for three months was very stressful so he thanked everyone for their patience. He advised that COMMISSIONER COLLINS' seat is open, as she resigned, and asked that the Commissioners encourage anyone interested in serving to fill out a Board Interest Form so that they can hopefully fill the seat by October. COMMISSIONER SIEBRANDT added that ERIC PALACIOS had been recently appointed by the City Council, and MR. SUMMERFIELD noted he would join the Commissioners for the meeting in July.

COMMISSIONER LeVINE asked for COMMISSIONER COLLINS' expertise, and MR. SUMMERFIELD said it was just a general interest in historic preservation.

12. HPC-78531 - Report by the Department of Planning regarding the Project Update List

Minutes:

ROBERT SUMMERFIELD, Planning Director, said he had nothing to add and excused himself for the remainder of the meeting.

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record.

The grant for \$75,000 from the Centennial Commission was approved, and they received the State Historic Preservation Office (SHPO) grant but the dates were changed for the conference, which will be available online. With the vacancy left by COMMISSIONER COLLINS, someone else could participate. She is working with DEPUTY CITY ATTORNEY SETH FLOYD on the other SHPO grant on the final product for cataloging past

surveys conducted throughout the City in order to get a better idea of what is lacking, what has been completed, etc.

Regarding the hay barn at Floyd Lamb Park at Tule Springs, the structural upgrades are in progress, but the roofing materials have not been approved by SHPO, so they have to look at other possible acceptable materials.

With respect to Project Enchilada, three of the original signs have been completed, and the Fremont Street Experience wall sign has been erected. The Home+ History Home will have a celebration in September. The Las Vegas High School visit was to see the buildings in question. The Blue Angel sign and statue were erected on March 12, 2020. The Victory Hotel was demolished on April 22, 2020, because it was deemed a hazard.

COMMISSIONER STOLDAL asked if there was any updates on the Huntridge Theater, and COMMISSIONER SIEBRANDT said the final sale should take place at the end of December. The potential buyer has expressed interest in preserving the main part of the theater as is. There was some discussion about having it on the local register but no decision has been made. COMMISSIONER STOLDAL asked about the process for getting it on the City's register, and COMMISSIONER SIEBRANDT deferred to DEPUTY CITY ATTORNEY SETH FLOYD, who indicated that he would have to do some research to see if this Commission could recommend it. He believes an application form has to be signed by the property owner at some point.

13. **HPC-78532** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR WHITE said the links were available for viewing the information.

14. **HPC-78533** - 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 SIEBRANDT said she took note about COMMISSIONER BECK'S request on possibly having a survey done for Las Vegas High School. COMMISSIONER BECK said she would like a plan on how to move forward because it is very confusing.

COMMISSIONER STOLDAL said he would like specifics on an action plan to hire a firm to look at potential nominees for the Historic Registry on the Las Vegas High School. He would also like an action item on nominating the Huntridge Theater to the City of Las Vegas Historic Register. DEPUTY CITY ATTORNEY SETH FLOYD advised that the application can be made by the City with consent from the property owner. COMMISSIONER STOLDAL commented that he would still like an item to discuss it thoroughly.

COMMISSIONER LeVINE stated the Fabulous Neighborhood Association is proposing that a portion of Wilson Avenue be renamed after SAM GAY, who was a Sheriff, as the street previously named after him was removed to accommodate I-95. The president of the Association would like to present before the Commission at its meeting in July. COMMISSIONER STOLDAL said that MR. GAY was the first elected sheriff. COMMISSIONER SIEBRANDT asked that her information be shared with the president of the Association so she could coordinate an item for the agenda.

15. **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:

DANIEL ROBERTS, President of the Huntridge Foundation, a 501(c)(3) since 2012, said their vision is to preserve the culture of the Huntridge Theater and the surrounding community, and he would like it to be added to the City of Las Vegas Historic Register. There are a lot of things going on with the property that the media is not covering. He felt there is an opportunity for action and that this Commission should take advantage, because the current ownership is very murky and should be clarified. He is aware that J. DAPPER is in escrow, but he

wondered who that is with. If it is with the City of Las Vegas, then the City can ask that it be placed on the local register. He thought the City would be taking over the oversight of the property, and he recommended identifying where the funding would come from to make sure the nomination is handled properly, because the state has not done a very good job of it. He said they need to learn from their mistakes of the past in order to properly move forward with the Huntridge Theater. CHAIR WHITE said an item would be on the July 15, 2020, meeting agenda, and it would start at 9:00 a.m.

COMMISSIONER PALENCAR felt that putting the Huntridge Theater on the historic register would tie the hands of the owner as to what they could do with the property. The owners need to make a living, and the property has been an eyesore for many years. MR. ROBERTS said that lack of compliance is what hinders the owner's ability to move forward. CHAIR WHITE reiterated that the item would be on for discussion in July.

16. Adjournment

Minutes:

The meeting was adjourned at 2:20 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
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