



## 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 12:02 p.m.), BECK, SERFAS (excused until 12:41 p.m.), COSGROVE, LARIME (excused until 12:02 p.m.), PALENCAR and HOWE (ex-officio member)

EXCUSED: COMMISSIONERS KLENK and HOTCHKISS

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

None.

### 4. For possible action to approve the Final Minutes by reference of the Regular Meeting of May 22, 2019

Motion made by Bob Stoldal to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

### 5. HPC-76771 – Discussion for possible action regarding an application for a Certificate of Appropriateness for a detached accessory structure in the rear yard at 1224 8th Place (APN 162-03-515-072), R-1 (Single Family Residential) Zone, Ward 3 (Coffin)

Minutes:

SIDNEY NOYCE, Planner II, reported that the applicant is proposing to put new detached accessory structure, a gazebo, in the back of his property. Based on the materials that were provided in the application, it meets all development standards. This is located in the John S. Park Historic District, which is silent regarding accessory and detached structures in the rear of the property. This would not be visible from the street or public right-of-way. Staff recommended approval.

NICHOLAS HALEY, applicant, stated that there would be at least an eight-foot separation in all directions from walls and other structures.

CHAIR WHITE commented that when driving by, she could not see the rear of the property at all. MR. HALEY explained that the neighboring property has a garage against the property line so the line of sight is very limited.

COMMISSIONER LeVINE asked why this issue was brought to staff and before this Commission since it will be located in the back yard and will not be visible from the street, and COMMISSIONER HOWE explained that it was due to an abundance of caution as staff did not have language that was specific to allowing for an administrative review on a new structure, and they preferred to have the Historic Preservation Commission aware of this proposal.

NOTE: The video does not reflect the vote accurately, in that Commissioner Howe did not vote on this item.

Motion made by Bob Stoldal to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

6. HPC-76772 – Report by Jennifer Kleven, Neon Museum Grants Manager, regarding the Neon Museum oral history project

Minutes:

JENNIFER KLEVEN, Grants Manager for the Neon Museum, reported that this project is the first oral history project they have completed since they opened to the public. They interviewed five sign professionals including HAROLD BRADFORD, JESSE HARTLAUER, BRYAN HENRY and ROSE and MARK OTIS. MS. KLEVEN presented the Commission with the transcripts and a DVD of the audio recording, which were not submitted as backup and noted that because TOM HAWLEY conducted the interviews, there were video recordings as well. COMMISSIONER HOWE accepted the documentation and stated that he would disseminate it to the Commissioners.

In response to COMMISSIONER STOLDAL'S inquiry about cost, MS. KLEVEN reported that they overestimated the costs, so they finished under budget. They anticipated that the interviews would be three hours, but they were only one hour, which made the transcript time, audio cleanup and video editing much shorter than they thought it would be. She said that the original grant was for \$5,000, but the actual cost was only a little over \$3,100.

COMMISSIONER LARIME recalled discussing the possibility of putting this oral history on the Museum's website and asked if there was a decision regarding that. MS. KLEVEN introduced MARIANA RUIZ, Collections Manager for the Neon Museum, and MS. RUIZ explained that the oral histories are currently part of their research library and are open to the public by appointment only. They are doing an overhaul of their archives and an inventory, and she hopes to have something more accessible for everyone when that is complete. She noted that she would bring this to the attention of their Director.

COMMISSIONER STOLDAL asked if that was that part of the original grant request, and MS. KLEVEN replied that it was not. The grant was to finalize the transcripts and to have the audio and video prepared, but there was not anticipation for future exhibition.

COMMISSIONER STOLDAL thought it was important to consider including that specifically as part of the grant for oral history projects so they are accessible to the public. MS. KLEVEN stated that if they continue with this project they will have a plan to make it more accessible on their website.

CHAIR WHITE stated that when the process continues, she would like to train their oral interviewer as she has previously interviewed some of those same people, and her interviews were about three hours long. MS. KLEVEN replied in the affirmative.

COMMISSIONER PALENCAR inquired about the left over funds, and COMMISSIONER HOWE explained that the remaining funds stay in the budget.

7. HPC-76773 – Report by Department of Public Works regarding Scenic Byway street improvement projects

Minutes:

GINA VENGLASS, Engineering Project Manager, reviewed a PowerPoint presentation, which was submitted as backup, regarding the Scenic Byway. She stated that it is an aging corridor; the water and sewer are over 50 years old, and the pavement also needs to be replaced. In 2013, staff started to assess what infrastructure

needed to be replaced and determined that more pedestrian space was desired. Funding for construction was secured in 2017 through the Fuel Revenue Indexing legislation. This project will enhance the street scape, widen the sidewalks and will include some enhanced crosswalks.

MS. VENGLASS explained that this is broken into two projects. The first project is from Sahara Avenue to Stewart Avenue, and the second project is from Stewart Avenue to Washington Avenue. She clarified for COMMISSIONER STOLDAL that the improvements from the north side of Stewart Avenue will be in phase one. Staff is utilizing a construction management at-risk method, which means that they bring the contractor on board during design so they can help with the design plans. Las Vegas Paving was the contractor selected for this project. Improvements will include pedestrian and roadway amenities, an upgrade of underground utilities and will provide for Smart City infrastructure, which is fiber optic conduits installed within the city that transmit between traffic signals and allow for technology such as safety cameras, air quality monitoring and other types of statistical data collection.

COMMISSIONER STOLDAL asked if there is currently any type of air quality technology on the Scenic Byway, and MS. VENGLASS replied that there is not.

The first phase is the largest roadway project in City's Public Works history. It is two miles and is an investment of \$75 million. The design is complete, and construction will start early in 2020. Right turn pockets will be installed at Charleston Boulevard, Sahara Avenue and Stewart Avenue to help traffic flow through the intersections, and there will be new median signs from Sahara Avenue northbound.

COMMISSIONER LeVINE asked about road closure during construction, and MS. VENGLASS explained that they would be closing the street block by block, and the construction is expected to last for two and one-half years. Three lanes of traffic will be open at all times to include a northbound, a southbound and a center turn lane. ROBERT SUMMERFIELD, Director of Planning, added that much of the traffic will move to 4th Street, and the Main Street Avenue/Commerce Street couplet is now fully open.

MS. VENGLASS indicated that there would be monthly stakeholder meetings to answer questions, address concerns and provide updates regarding traffic restrictions.

The project between Stewart Avenue and Washington Avenue is an approximate \$20 million investment. The design is 50 percent complete, and construction will start late in 2021. This section already has the median signs and will support the Cultural Corridor. The design will include wider landscaped medians, different grade elevations, 20-foot sidewalks, three lanes in each direction and the street lights will be back of curb. MS. VENGLASS noted that to widen the sidewalks, the curb lines are moving in so there is not as much impact to businesses.

MS. VENGLASS confirmed for COMMISSIONER STOLDAL that the completion date for phase one is at the end of 2022. COMMISSIONER STOLDAL stated that he would assume there would not be light rail or any other transportation besides buses along that portion, and MS. VENGLASS replied in the affirmative and stated that the bus lane should be able to get through as there will be three lanes, but those details need to be worked out with the RTC (Regional Transportation Commission). The contractor works with RTC regarding the traffic control plan to relocate bus stops while they are temporarily closed due to construction.

MR. SUMMERFIELD added that he and the Director of Public Works sit on RTC's Onboarding Technical Advisory Committee, which is the High-Capacity Transit Study that is underway for the Las Vegas valley. The Maryland Line, which is the only one approved for BRT (Bus Rapid Transit), does not require rail line and will cross Las Vegas Boulevard at Carson Street but will not interfere with the subject improvements. If the community decides to make the investment of rail service in the future, that will require substantial rework of any/all streets. He thought it would be 10 to 20 years before any of those investments come to fruition based on what the High-Capacity Transit Study is recommending.

MS. VENGLASS stated that they had started working on the Scenic Byway and signage near Washington Street where the Horseshoe sign is and continuing southbound to the Hacienda sign, so those are already done. The plan is to create a corridor all the way to Sahara with signage in the median. They received funding for the Golden Inn and Apache Motel signs, and those are currently being renovated and will be installed as part of this project. She confirmed for COMMISSIONER STOLDAL that the signs would be stored inside until they are installed in the median. She also explained that staff is unsure of what signs will be installed as the Public Works Department has been working with the Office of Cultural Affairs and MARIANNA RUIZ, Collections Manager for the Neon Museum, to finalize the sign selection. They have also currently been looking at doing a mixture of

renovated and new signs as there is limited inventory that can be used. She reviewed the signs to either be restored or replicated and noted that the Showgirls sign was already installed.

COMMISSIONER PALENCAR commented that she did not like the Showgirls sign and had not heard of anyone who did. She also asked if tourists would be confused by the motel signs, and MR. SUMMERFIELD replied that their location makes it clear that they are being exhibited as art not advertising an actual motel.

COMMISSIONER LARIME asked if there would be interpretive markers on the pedestrian path to provide context about the signs regarding if they are new construction or a restored original and where they came from. MS. VENGLASS replied that there are some markers by the existing signs already, and they intend to follow through with that.

COMMISSIONER STOLDAL referred to the cars and lines of people wanting to get their pictures taken with the Welcome to Fabulous Las Vegas sign and wondered if there would be some kind of fencing to keep people from running into the median. MS. VENGLASS replied that if it becomes a problem, something will be installed, but the only place that has had a problem is near Stewart Street, which is where they installed a pedestrian fence.

MS. VENGLASS showed a slide of the Gateway sign that will be funded by the City and constructed as a design-build project will start early in 2020. YESCO has been selected as the design-build contractor. Design work for the dual lit LED arches will continue to the end of 2019. She confirmed for CHAIR WHITE that this sign is located south of the Showgirls sign, and MR. SUMMERFIELD added that it is by The STRAT. MS. VENGLASS stated that they were trying to create a gateway as you cross Sahara Avenue and get into the City limits, but they ran into trouble at that intersection so thought it would make sense to move it a little further north. CHAIR WHITE thought the sign was beautiful.

COMMISSIONER PALENCAR commented that there are tremendous jaywalking issues at that location. She was also concerned about trash and asked if anything would be done regarding trash containers for the pedestrian walkways, and MS. VENGLASS replied that there would be trash cans at the intersections, and there is a trash program with recycling. She hoped that the street scape and wider sidewalks would change the character of the area.

COMMISSIONER LARIME asked about the existing signage and whether it interrupts the right-of-way or not. She also wondered what would happen to existing signage that may need to be temporarily removed due to construction. MS. VENGLASS stated that the signs will be removed since they need the space for the traffic, but the City will store the signs indoors and will be reinstalling them. COMMISSIONER LARIME asked if the property owners are open to reinstalling old signage. MS. VENGLASS stated that they have held stakeholder meetings, mailed letters to every property owner and have met with about half of them. A lot of the signage that is historic in nature that may be impacted by this project will be relocated onto the property and out of the right-of-way as many people want to keep their signs.

COMMISSIONER HOWE pointed out that there are provisions in the code that when there are roadway improvements, it is a foregone conclusion that a sign will be relocated. If new signage is desired, the provisions of the Scenic Byway would apply. COMMISSIONER HOWE stated that even if there were non-compliant signs, they would be reinstalled after the roadway work was complete and would not require a review. MR. SUMMERFIELD clarified that there would still be a review to make sure it was in the appropriate place for the new alignment, but the sign itself would not have to meet other standards such as illumination.

COMMISSIONER LeVINE inquired about the Holiday Hotel sign, and MS. RUIZ indicated that it was donated to the Neon Museum, and it is in storage. COMMISSIONER LARIME asked if it could go in the median, and MS. RUIZ replied that they are still debating what to do with it.

COMMISSIONER STOLDAL stated that the Neon Museum still needs signs for their function as well.

COMMISSIONER BECK commented that when on Paradise Road, she likes being able to see the Landmark sign where the original Landmark Hotel and Casino used to stand. COMMISSIONER HOWE said that it was a top desire to have the sign located where it was originally if possible.

COMMISSIONER PALENCAR was concerned about how to keep homeless people out of the medians, and MS. VENGLASS indicated that they would be designed with slopes and valleys instead of flat surfaces, and landscaping would include different rock sizes.

CHAIR WHITE thought that as homeless people have shelter to go to, things will change.

8. HPC-76774 – Discussion for possible action regarding Historic Preservation Month award nominations

Minutes:

COMMISSIONER HOWE distributed and submitted as backup a list of categories for the Historic Preservation Commission Annual Awards for Excellence in Historic Preservation Categories. He commented that they had a light National Historic Preservation Month, and they do not want to repeat that. There is an Excellence in Historic Preservation Award process, and the list contained the available categories which included: Dorothy Wright Bricks and Mortar Award; Preservation Education Award; Advocacy Award; Career Achievement Award; and Student Scholarship(s) Award. He looked to the Commissioners to provide nominations so that could be in place for next May.

COMMISSIONER LARIME wondered about doing the awards this summer since they were missed in May. COMMISSIONER HOWE was open to doing an awards ceremony late in the fall but did not want to exhaust all of the nominations so they would still have some in May as well.

COMMISSIONER HOWE confirmed for CHAIR WHITE that it would be nice to have two ceremonies if there were enough nominations.

COMMISSIONER STOLDAL asked if there was a place that listed past award recipients, and SIDNEY NOYCE, Planner II, said that he was not sure if it was online, but he could provide a list to the Commissioners. COMMISSIONER STOLDAL thought this information could be added to the Historic Preservation Commission portion of the City's website.

9. HPC-76775 – Report by the Department of Planning regarding adaptive reuse best practices and other public policy

Minutes:

COMMISSIONER HOWE stated that this item queues back to the RFP (Request For Proposal) that was awarded to the historic motel/hotel survey. The strategy is to identify properties that are special, characterize those and map them, and have a process through code that can either maintain those as initial use or support adaptive use without losing the function of a motel/hotel, and have it codified so that those special properties remain. The code would not necessarily support future motels as it would put those trying to be saved at a disadvantage. COMMISSIONER HOWE stated that staff has not gotten into the language regarding some of the current issues with demolition permits.

MEMBER PALENCAR asked what specific areas were being addressed, and COMMISSIONER HOWE replied that for the hotel/motel surveys, staff is focusing on Las Vegas Boulevard, Fremont Street and approximately one-quarter mile off of those areas.

COMMISSIONER LARIME thought this item was to discuss how to better align preservation priorities with public policy initiatives such as affordable housing or economic development. The National Trust has a branch where they do research and reporting to specifically help cities align their preservation priorities with their other policies and suggest policy strategies and bring in best practice ordinances that the Commissioners could work with City Council to adopt. She passed around two booklets from the National Trust, which she submitted as backup.

She thought the Commission could start to think about funding and getting something in place for when they do the preservation plan as part of the Master Plan in a couple of years. This could help the preservation plan and give them more talking points regarding how what they are doing aligns with the City Council's priorities.

ROBERT SUMMERFIELD, Director of Planning, stated that if there is a resource out there, they should take a look at exploring that.

COMMISSIONER COSGROVE thought that more and more when trying to find affordable/transitional housing, people will want to work on developments in the downtown area where the social services are. The legislature just passed one law that provides tax credits for affordable housing redevelopment in the urban core. She did not want to see a developer looking at properties in Las Vegas and be afraid because they think that the Historic Preservation Commission's (HPC) policies do not align with affordable housing. She wondered if there was a way for the HPC to send a message that there can be compatibility with affordable housing and historic preservation. Some cities have done a good job with prototype projects.

CHAIR WHITE asked how to proceed, and MR. SUMMERFIELD replied that he would like to research this and put it on a future agenda especially if there is a resource request. He thought that COMMISSIONER LARIME'S

expertise would be helpful as well. MR. SUMMERFIELD confirmed for CHAIR WHITE that COMMISSIONER COSGROVE could also be included, and COMMISSIONER SERFAS expressed interest as well. COMMISSIONER SERFAS complimented COMMISSIONER LARIME for bringing in the resources as the publications clearly outline that you have to identify barriers and queue in on innovative practices. He thought it would be innovative to try to help the homeless while doing historic preservation.

CHAIR WHITE thought this was wonderful.

MR. SUMMERFIELD indicated that SIDNEY NOYCE, Planner II, would reach out to COMMISSIONERS LARIME, COSGROVE and SERFAS to form a micro working group and figure out how to present the information to the Commission.

COMMISSIONER COSGROVE thought there was a stigma about historic preservation stopping development, and she would like to see that go away.

10. HPC-76785 – Report by Jim Bertolini, Nevada State Historic Preservation Office, regarding the Certified Local Government Annual Review

Minutes:

JIM BERTOLINI, State Certified Local Government Coordinator, stated that the State Historic Preservation Office (SHPO) runs several programs, and most of them are federal. MR. BERTOLINI reviewed a PowerPoint presentation, which was submitted as backup. He said that Las Vegas is one of Nevada's four Certified Local Governments (CLGs), which means that there are certain aspects of its historic preservation program that allow it to be certified by the National Park Service.

MR. BERTOLINI reviewed a slide with the requirements, purpose and benefits of becoming a CLG. Requirements are to form a historic preservation commission and pass and implement a historic preservation ordinance, the substance of which is defined by State offices. Nevada reduced some of the requirements for the ordinance hoping that more rural communities will get certified. Reasons to become a CLG include to build a system and having access to resources such as grant funding. SHPO has approximately \$80,000 each year to give to CLGs to support a broad range of activities. Being certified also gives federal agencies a clear path of who to work with when funding or permitting projects within City limits. SHPO also provides CLGs with technical assistance and training.

MR. BERTOLINI stated that they have a manual that serves as a best practices guide that is due to be released very soon. It is designed for local officials who are interested in becoming or are running a CLG. The agreement has been revised and will be sent out to the four CLGs for signatures later in the year. They were trying to avoid new requirements for existing CLGs, but a new requirement is annual training for the CLG's representative and one member of the Commission.

New elements of the CLG program include on-demand training options including quick workshops at a Commission meeting and facilitating strategic plans.

MR. BERTOLINI stated that Las Vegas has been one of best performers with grants and has received almost \$500,000 in funds since being certified in 1998. Grants can also provide funds for training on topics such as meeting best practices, preservation planning retreats and how to do outreach as government Commissioners.

He is required to review CLGs once every four years, but SHPO has been trying to do that more often. Part of the review he does is reviewing the meeting and taking notes on how the Commission operates and checking on public access. He also noted that he met with CHAIR WHITE, COMMISSIONER HOWE and SIDNEY NOYCE, Planner II, prior to this meeting to see how the program is running.

MR. BERTOLINI stated that SHPO is emphasizing writing more Nevada history in their National Register program and doing it in a way that promotes recognizing specific places where the history took place. They are just starting on a statewide project for African American civil rights history. They are also emphasizing their partnership with the Nevada Main Street Program, which is overseen by the Governor's Office of Economic Development, and they are encouraging participation in that.

MR. BERTOLINI reviewed a training module that included information on good Commissioner basics such as knowing the Commission's purpose, understanding its purview and authority and coming prepared for meetings. He reviewed the ordinance that governs the Commission and highlighted helpful items to keep in mind regarding the Commission's purpose and intent which included: dealing with public welfare issues; protection of historic properties; enhancing the character of the community; and assisting owners of historic property. MR.

BERTOLINI stated that the core of the Commission's powers and duties is review and development of the important resources the Commission identifies along with some planning responsibilities and advising the City Council on how to incorporate historic preservation into their broader processes and priorities. Research and increasing public awareness are also the responsibility of the Commission.

The National Alliance for Preservation Commissions is SHPO's primary non-profit supporter for local preservation. Their Code of Ethics is a three-part charge for every local preservation commission in the country and includes responsibility to the community, responsibility to the profession and following the standards of professional conduct.

COMMISSIONER BECK was interested in what the obstacles were for rural communities becoming CLGs, and MR. BERTOLINI explained that there is either a lack of interest in the regulatory provisions or a lack of capacity to protect the historic resources. SHPO's goal is to support smaller communities through grant programs and focus on more of an educational and advisory role.

COMMISSIONER BECK asked about the requirements of having experts in different areas on the Commission, and MR. BERTOLINI replied that one of the changes in the CLG agreement is a clarification on professional membership. He explained that it is a federal requirement that a CLG commission include group include some form of professional membership, and how that is defined is left up to the states. One member of every commission should meet the professional requirements as defined by the Department of Interior for a preservation related field.

COMMISSIONER BECK commented that a lot of times people in rural communities are more proud of their history than people in an urban environment so she was pleased about the changes.

COMMISSIONER COSGROVE asked if the smaller communities are able to tap into the state's tourism dollars noting that there is oftentimes correlation between preserving something and advertising it so people will come to see it. MR. BERTOLINI replied in the affirmative and stated that has been a driving factor why local governments in rural areas want to become certified. They would like funding to get properties surveyed, listed in the National Register and then accessing the heritage tourism market. He also informed the Commissioners that Travel Nevada provides both marketing and infrastructure grants, and COMMISSIONER STOLDAL stated that they have a specific rural grant, and he thought the awardees were announced recently.

COMMISSIONER LeVINE asked who the four CLGs are, and MR. BERTOLINI replied they are Reno, Las Vegas, Carson City and Storey County. COMMISSIONER LeVINE asked if Henderson, North Las Vegas or unincorporated Clark County were trying to become a CLG, and MR. BERTOLINI replied that he has had conversations with most of the local governments but it has not translated into creating an ordinance that would comply with this program. However, he did mention that Boulder City has made some adjustments to their ordinance to comply with the new program, and the City of Winnemucca passed an ordinance in October 2018. Clark County does not have a required citizen commission for historic preservation. He clarified for COMMISSIONER LeVINE that passing a purpose statement regarding what the local government was hoping to accomplish with preservation and establishing a citizen commission would ideally happen at the same time and have to be in place before SHPO could certify them.

11. HPC-76776 – Report by Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Director of Planning, reported that the City posted the Historic Preservation Officer position, and there was a feeling that the salary range may be too low for the recruitment. He reported that well-qualified people did apply, but due to the length of the recruitment process, the candidates they were interested in had already found other jobs. The job description has been modified to include more information regarding the Centennial Commission at their request. MR. SUMMERFIELD explained that the City's General Fund has augmented the amount that was allowed for administrative costs under the code that created the Centennial Commission, and a certain percentage of that could be used to pay the Historic Preservation Officer salary. The new posting is open until July 8th, and there are currently 23 applicants. He thought that the salary range increasing to \$90,000 helps, but the expectation is not to hire at the top of the range.

MR. SUMMERFIELD shared that staff is working with the Form-Based Code on Fremont Street. Additionally, the RFP (Request For Proposal) has closed for Las Vegas High School, and there are three proposals being evaluated. He also reported that the survey for the motel courts is underway. Staff is making progress on the Commission's priorities, and he thanked the Commissioners for their patience while working through the personnel component and getting the Commission the dedicated resource they deserve.

12. HPC-76777 – Report by Department of Planning regarding Project Update list

Minutes:

COMMISSIONER HOWE referred to the Project Update spreadsheet included in the backup and reported on the projects as follows:

Motor Court Survey - This survey has been awarded and the work is being initiated.

Las Vegas High School - The RFP (Request For Proposal) has closed, and there are three qualified candidates.

COMMISSIONER STOLDAL asked about the time frame, and COMMISSIONER HOWE explained that the Motor Court Survey has been accepted and has milestones and a time delivery, which was written in the RFP. The time window for the Las Vegas High School starts once a contract has been awarded, and he believed they had a six-month period to complete the work. DEPUTY CITY ATTORNEY SETH FLOYD clarified that the milestones are in the RFP and in the contract, and ROBERT SUMMERFIELD, Director of Planning, added that the awardee will not get paid if they do not meet the deliverable schedule.

COMMISSIONER STOLDAL thought that six months was a long time period, and MR. SUMMERFIELD explained that part of the reason for the six months is that there is no guarantee who the respondents will be; if it is a local, the get up to speed time will be less so they can deliver faster. Delivery time is part of the evaluation criteria and will be part of the negotiation with the finalist.

COMMISSIONER STOLDAL asked for an update once a selection has been made. COMMISSIONER HOWE stated that the Motor Court Survey has been awarded to NorthWinds with COURTNEY MOONEY as the contact. MR. SUMMERFIELD could not say who the respondents are for the Las Vegas High School as it is still in the purchasing process.

Moulin Rouge – COMMISSIONER HOWE reported that staff has been working with the Operations and Maintenance Department regarding relocation of the columns into storage at Cashman Field, and there is a target date to move them. He will be on site when they are being moved, and he said that JERRY WALKER, Director of Operations, invited the Commissioners to witness the relocation of the columns. COMMISSIONER HOWE stated that once the RFP goes through regarding who will handle the move, he will reach out to the Commissioners to determine their availability. MR. SUMMERFIELD cautioned the group about having a quorum of witnesses, and DEPUTY CITY ATTORNEY SETH FLOYD clarified that they could have a quorum of witnesses as long as they do not deliberate on anything within the jurisdiction of the Commission.

In response to COMMISSIONER STOLDAL'S inquiry about Dotty's, MR. SUMMERFIELD explained that a settlement agreement was approved that could potentially save the City \$4 million plus legal fees. There are a number of things that would have to happen for it to come to fruition. COMMISSIONER STOLDAL asked if who owns the sign and the columns would be part of the final deal, and MR. SUMMERFIELD replied that the City does not own the sign; it is at the Neon Museum, and that is between the Museum and the receiver. He added that technically, the receiver is authorizing the relocation for preservation. Eventually, disposition of the property should take the columns into account. COMMISSIONER STOLDAL wondered why the City was not involved with the sign, and CHAIR WHITE thought that the sign was donated to the Neon Museum. MR. SUMMERFIELD understood that the day before the last natural disaster occurred at the Moulin Rouge, there was an agreement for the sign to go into storage at the Neon Museum. Then the property went into receivership, but he was not sure if ownership has been clearly delineated.

Blue Angel Relocation - COMMISSIONER HOWE reported that there are two RFPs for this item; one is for the restoration, which closes on July 8th, and the other is for installation. He said that he met with some of the contractors that are submitting proposals. COMMISSIONER STOLDAL expressed concern that the Centennial Commission specifically requested that their Commissioners be in attendance at that meeting. COMMISSIONER HOWE explained that they had a meeting on site so the contractors could look at the sign. There is a unique situation with this sign as it is remembered in different stages of its life, and as originally constructed, it did not have a halo, wings or a wand. As the consultant proposes renovations, historic expertise and input from the Centennial Commission and Historic Preservation Commission may be needed to determine what the best and most accurate representation of the Blue Angel is.

COMMISSIONER STOLDAL asked if staff had information regarding when changes to the sign took place, and COMMISSIONER HOWE explained that the challenge for the contractor is to research and determine the modification dates.

MARIANNA RUIZ, Collections Manager for the Neon Museum, stated that they are open to conversations and answering questions regarding historical information. She added that they are an educational resource and encouraged the Commission to reach out with questions about the Blue Angel or any kind of sign restoration so they can be as historically accurate as possible.

CHAIR WHITE expressed concerned that when the sign is installed, people will want to take photos with it, and COMMISSIONER HOWE indicated that that was an anticipated outcome. MR. SUMMERFIELD explained that the Operations and Maintenance Department is considering that, and the sign will be installed on a remnant piece of right-of-way. The site was chosen specifically because it has the space for people to take pictures, and there are locations in the vicinity where people can legally park and safely cross the streets to get to the sign and the historical marker.

COMMISSIONER STOLDAL referred to how the pavement on the Notre Dame campus crisscrosses and how they were put down after the students had walked the campus. He thought the public may not take the anticipated paths to get to the sign, and fencing may necessary. MR. SUMMERFIELD pointed out that the difference is that the campus was all foot traffic, and here there are physical structures in the area that will better define where people can cross. He added that staff will keep an eye on any liability associated with this situation.

Scenic Byway - COMMISSIONER HOWE reported that staff is near completion of the review. He informed the Commissioners that the Monterey Motel had been demolished, but the motel signage is still in place, and staff is trying to coordinate with the contractor to make sure there is a plan for the two signs so they are not lost.

COMMISSIONER STOLDAL asked when it was demolished, and COMMISSIONER HOWE replied that demolition had been taking place for about one week.

COMMISSIONER LeVINE thought that demolition permits were supposed to come before this Commission for a 90-day review, and MR. SUMMERFIELD said that the Monterey Motel was not a historically designated property, so it was not under the purview for an actual review. He explained that the suggestion for the Commission to have some sort of review was part of an ordinance that the Commission worked on with the previous HPO (Historic Preservation Officer). However, because a Councilperson did not sponsor the bill, it was never considered by the Council. As of July 3rd, there will be four new Councilmembers since this was last approached, and he thought the Commissioners may want to have this as a future agenda item.

MR. SUMMERFIELD stated that typically when staff receives a demolition permit for a structure that they think may otherwise qualify for preservation, they try to go to the site and document the property. COMMISSIONER HOWE stated that did not have ability to access the site as it was fenced off.

Floyd Lamb Hay Barn – COMMISSIONER HOWE reported that staff is working with SHPO (State Historic Preservation Office) regarding the need for some modifications to provide more exiting doors since there is a substantial change in occupancy.

Review City Historic Preservation Website – COMMISSIONER HOWE stated that he added including past awards to the list of additional items for the website as COMMISSIONER STOLDAL suggested. COMMISSIONER STOLDAL asked if they should start making a list of items to include, and COMMISSIONER HOWE stated that he and SIDNEY NOYCE, Planner II, would determine what could be added to the web page instead of committing to another website, and they would report back to the Commissioners.

John S. Park/Beverly Green Design Guidelines – COMMISSIONER HOWE reported that he would like to combine these items as he has been receiving calls from neighbors interested in finding out the process of delisting their properties or opting out. He would like to have a meeting with some of the neighbors in the next couple of weeks to see what the core concerns are and what is not working prior to just explaining that process.

Demo Permits/Adaptive Reuse Ordinance and Historic Preservation and Other Public Policy (Homelessness, affordable housing, etc.) – COMMISSIONER HOWE wishes to consolidate these items and call them Master Plan 2050 Stakeholder Discussion and discuss these issues when he workshops with COMMISSIONERS COSGROVE, SERFAS and LARIME.

13. HPC-76778 – Report by Department of Planning regarding historic and archaeological resources in local media Minutes:  
COMMISSIONER LeVINE mentioned that he was quoted in the Atlas Obscura.

14. HPC-76779 – 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 LeVINE stated that he would like to discuss the documentation from the Historic Preservation Commission (HPC) Subcommittee regarding the HPC seeing demolition permits prior to demolition taking place and seeing if they could find a Councilperson to sponsor this.

COMMISSIONER BECK thought it would be good to have an update from the Clark County School District regarding what they are doing with the High School. ROBERT SUMMERFIELD, Director of Planning, stated that staff could reach out to the School District to see if a representative from the project would provide an update to the Commission. COMMISSIONER LARIME asked about expanding that update to include an update on their plans for their school improvements as she has heard rumors of some schools being demolished.

COMMISSIONER BECK said that she would like to discuss having a calendar for the year and putting items on it such as the Helldorado Parade and Historic Preservation Awards. MR. SUMMERFIELD thought that could be a function included on the website as well.

MR. SUMMERFIELD stated that SHPO (State Historic Preservation Office) had a resource to facilitate a strategic planning exercise of this Commission, and he will request that the new Historic Preservation Officer pursue that once they are hired. He thought it was important to have a good guiding plan for issues such as social issues and the website.

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:

None.

16. **Adjournment**

Minutes:

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

Respectfully submitted:

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Jacquie Miller, 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