



Historic Preservation Commission Minutes

1. Call to Order

Minutes:

CHAIR WHITE called the meeting to order at 12:05 p.m.

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, LeVINE (excused until 12:10 p.m.), BECK, SERFAS, COSGROVE, LARIME, PALENCAR and SUMMERFIELD (ex-officio member)

EXCUSED: COMMISSIONERS KLENK and HOTCHKISS

NOTE: ROBERT SUMMERFIELD, Planning Director, was present as ex-officio member in the absence of MIKE HOWE, Planning Section Manager.

ALSO PRESENT: SIDNEY NOYCE, Planner II, 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 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 June 26, 2019

Minutes:

COMMISSIONER BECK clarified for Item 7, Page 4 that her reference was to the Landmark Hotel and Casino, which was located on Paradise Road, not to a landmark. GABRIELA PORTILLO-BRENNER, Deputy City Clerk, indicated the correction would be made to the minutes.

NOTE: The video does not reflect accurately, in that Commissioner Summerfield (who was present for Commissioner Howe) did not vote on this item.

Motion made by Sondra Cosgrove to Approve as corrected

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

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

5. HPC-77003 - Report by the Office of Community Services regarding the Lead Hazard Control and Healthy Homes Grant

Minutes:

COMMISSIONER SUMMERFIELD indicated that ANGELA WASHINGTON and EARLIE KING, Grant Program Coordinators with the Office of Community Services, were present to report on this matter.

As manager for the program, MS. KING stated that in January of 2018 the City, in partnership with UNLV Department of Health Sciences, received the \$1.6 million Lead Hazard Control and Healthy Homes Grant. Because it is a federal grant, the recipients must income-qualify, and UNLV will be responsible for the qualification process, in accordance with regulations from the Department of Housing and Urban Development. MS. KING went over some of the qualifications: The home must have been constructed before 1978 because that is when lead-based paint was being used. Because of the negative effects of lead-based paint on small children, there must be a child under the age of six either residing in or frequently visiting the home.

MS. KING continued and commented that approximately 40 applications had been received; however, UNLV would have to first conduct a lead inspection and risk assessment to ensure there is a lead paint hazard before an application can be processed to move forward with abatement. Should the assessment reveal that the lead paint is inactive, the homeowners will be notified of the locations in the house where lead paint was found so that they could take precautions in case they would want to rehab their home in the future.

For units 50 years or older that need lead paint abatement, staff will consult with the State Historic Preservation Office (SHPO) regarding the type of necessary rehab work to ensure the historic significance is retained, in accordance with the requirements. She mentioned an application for a home built in 1962 that has always been pink; therefore, the homeowner will be able to pick a pink color.

COMMISSIONER SUMMERFIELD commented that if a home is within the historic district, a Certificate of Appropriateness will have to be obtained through an administrative review, given that any abatement for historic properties has to be done in conjunction with SHPO. However, this Commission will be provided a report on those properties. Should the requirements not be met for those properties, they will have to be brought before this Commission for review and consideration.

COMMISSIONER STOLDAL asked if the 50-year requirement is by federal rule or just a precaution by the City. MS. WASHINGTON indicated that the timeframe was established through an agreement with SHPO; therefore, any property 50 years or older will have to go through SHPO for consultation, which is not required for properties under 50 years. COMMISSIONER BECK explained that a 50-year-old or older property may be eligible for the National Register, but it is unevaluated; therefore, it is more cost-effective to treat it as it is potentially eligible in order to streamline the project.

COMMISSIONER STOLDAL asked if in cases where lead paint is not abated, a record is made with the property so that future buyers are made aware of the issue, and MS. KING advised him that it would be incumbent upon the realtor to provide a disclosure form.

MS. KING answered for CHAIR WHITE that they are working with SHAWN GERSTENBERGER of the UNLV Department of Environmental and Occupational Health.

COMMISSIONER LARIME asked if the process is similar to the one used for Baltimore Gardens, where the windows are being evaluated, along with the types of materials, or is SHPO just being informed but not necessarily regulating the materials. MS. WASHINGTON replied that SHPO is very involved as far as modifications are concerned and nothing will move forward until SHPO agrees, so it goes beyond being informative.

6. HPC-77001 - Discussion for possible action regarding Historic Preservation Month award nominations

Minutes:

CHAIR WHITE asked for nominations.

COMMISSIONER STOLDAL submitted an informational document on LARRY GRAGG and nominated him for the category of Career Achievement because of his detailed research methods and all his work on Nevada, despite him not living in Las Vegas, Nevada, and being professor and department head at the Missouri University of Science and Technology. He also nominated him for Preservation/Education. CHAIR WHITE commented that MR. GRAGG comes to Nevada at least twice a year. COMMISSIONER COSGROVE said she has met him and agreed with the nomination of MR. GRAGG for Career Achievement.

For the Advocacy Award, COMMISSIONER STOLDAL nominated the Las Vegas Alumni Association for their positive fight to preserve Las Vegas High School, their fundraising efforts for scholarships and being active in preserving the history of the buildings, as well as of the people who attended the school. He noted that former SENATOR RICHARD BRYAN is very involved with the Association.

COMMISSIONER SUMMERFIELD suggested the combined nomination of the Commission for the Las Vegas Centennial and Boyd Productions for Preservation/Education for their first installment of the documentary for the City of Las Vegas. He noted that COMMISSIONER STOLDAL said he served in an advisory capacity for the documentary. COMMISSIONER STOLDAL said Boyd Productions, which was very professional, will be doing the second installment, and they will allow more say in it to those involved. He did like the work of Boyd Productions, but he did not feel the Commission for the Las Vegas Centennial should be recognized for doing what it was charged to do. COMMISSIONER SUMMERFIELD recommended only recognizing Boyd Productions, given that they put together material that can be used in classrooms to provide education. The documentary is available on the City's website to see the quality work that was completed in a very short timeframe. COMMISSIONER STOLDAL felt it may be better to wait until 2020 to recognize Boyd Productions.

CHAIR WHITE wondered if Vegas PBS should be recognized for Preservation/Education, and COMMISSIONER LARIME agreed that if recognition did not have to be for work done within the previous year, Vegas PBS and the UNLV Library should be recognized for the Life on the Westside Projects, along with the CLINTON WRIGHT photographs and the documentary made for the project. COMMISSIONER SUMMERFIELD did not believe there was a one-year project completion requirement and felt it would suffice for a project to have been completed within the previous three years. This has been his experience from sitting on two boards. CHAIR WHITE interjected that the project was completed in 2017 and the person who partnered with MR. WRIGHT was AARON MAYES. COMMISSIONER STOLDAL said UNLV Special Collections is charged with these types of projects; however, they have really worked on some special projects within the past couple of years, such as projects relative to the Hispanic and Latino communities. CHAIR WHITE expressed her preference in nominating Vegas PBS instead of Boyd Productions in the category of Preservation/Education for their African American project, coupled with MR. WRIGHT'S photograph exhibit. COMMISSIONER SERFAS supported the nomination of COMMISSIONER LARIME.

COMMISSIONER LeVINE discussed with COMMISSIONER SUMMERFIELD that the Apache Hotel restoration project at Binion's could be nominated for the category of Bricks and Mortar. COMMISSIONER STOLDAL commented that he would like to see it first. COMMISSIONER SUMMERFIELD explained that staff would do some due diligence on the projects nominated in order to obtain more information and reach out to the nominees to make sure they would like to participate. COMMISSIONER LeVINE said he liked what he saw during the Martini Tour as part of the Nevada Preservation Home and History Weekend.

After receiving clarification from COMMISSIONER SUMMERFIELD on the qualifications for the Student Scholarship(s) Award, CHAIR WHITE wondered if she could nominate the group of six college students who worked on collecting information for the Latinx project. COMMISSIONER COSGROVE suggested nominating the program, and CHAIR WHITE indicated that she would like to nominate the Latinx Oral History Project. COMMISSIONER STOLDAL interjected that there was no reason why she could not nominate all six students. COMMISSIONER SUMMERFIELD explained that the project could be nominated for the categories of Preservation Education or Advocacy because The Student Scholarship(s) Award involves a monetary gift, so it could not be given to a group. COMMISSIONER STOLDAL interpreted it as being plural and being able to nominate "students," according to the requirements. COMMISSIONER SUMMERFIELD explained that each student would have to be nominated for their project that helped advance understanding of Las Vegas history.

COMMISSIONER LARIME wondered if the student portion of the project could be nominated so that all six students could receive a total of \$1,000 to share. COMMISSIONER STOLDAL remarked that each student could be nominated to receive \$500 or \$1,000, and COMMISSIONER SUMMERFIELD advised that funding is available in the Commission's budget to make such a recommendation. COMMISSIONER BECK supported awarding \$1,000 to each student, and COMMISSIONER STOLDAL commented that doing so would make a very positive impact. COMMISSIONER SERFAS felt that it would be great to recognize the students.

CHAIR WHITE mentioned the nomination of the Enchilada project under the Bricks and Mortar category; however, COMMISSIONER SUMMERFIELD advised that it was too early to nominate the project; however, there may be an opportunity for its nomination for the signs component.

COMMISSIONER SERFAS asked if the Main Street Couplet would qualify, because the project did not involve just demolition; it also attracted businesses to come to the area and build the community. COMMISSIONER SUMMERFIELD clarified that it would be the nomination of the Main Commerce Couplet, which CHAIR WHITE and COMMISSIONER STOLDAL supported.

After COMMISSIONER SUMMERFIELD summarized the nominations in each category, according to the discussion held, COMMISSIONER STOLDAL made the motion for approval as summarized.

However, COMMISSIONER PALENCAR nominated TONY HSIEH for all his development downtown, which she regarded as the catalyst for other development projects in the downtown area. COMMISSIONER SUMMERFIELD agreed that his group has accomplished a lot through the Downtown Project; however, they did not fit the description of having sponsored historic rehabilitation or compatible additions, noting that the scope is more specific than just downtown development. He thought perhaps some of the signs may qualify as Project Enchilada is completed. COMMISSIONER PALENCAR interjected that MR. HSIEH did not change the old City Hall when he took it over. The renovations were only made to the interior. CHAIR WHITE asked if it would be better to nominate him in 2020.

Regarding the nomination of a motel, COMMISSIONER SUMMERFIELD commented that the Ferguson has undergone renovations and has been given a second light as part of the goals of the Downtown Project. They have done some innovative renovations to the building, so it would qualify as motel under Bricks and Mortar, and COMMISSIONER LeVINE also recommended the nomination of the Downtowner.

COMMISSIONER STOLDAL confirmed with COMMISSIONER SUMMERFIELD that the Commission was voting to approve the nomination list. After staff does its due diligence and gathers information and photos to justify their nomination by the Commission, an action item will be placed on an agenda to approve the awards.

COMMISSIONER LeVINE reaffirmed his nomination of the Downtowner and suggested visiting the sites, which COMMISSIONER SUMMERFIELD regarded as a good idea, particularly the projects nominated for Bricks and Mortar.

COMMISSIONER BECK recalled that in 2012 the Commission awarded the Commission for the Las Vegas Centennial an Advocacy Award and in two instances the City of Las Vegas was recognized for specific projects. CHAIR WHITE noted that the Neon Museum received the award for Bricks and Mortar in 2015, and COMMISSIONER STOLDAL pointed out that they have done other fine work in the area of education. COMMISSIONER SUMMERFIELD suggested waiting for the next round of nominations in a few months.

NOTE: CHAIR WHITE disclosed that she is the director of the UNLV Oral History Research Center in Special Collections and Activities, but she did not believe there would be an issue in her support of the nomination for Vegas PBS for their African American project. COMMISSIONER SUMMERFIELD pointed out that it was COMMISSIONER LARIME who recommended and made that nomination.

NOTE: COMMISSIONER STOLDAL subsequently withdrew his motion so that COMMISSIONER LARIME could make the final motion on the final summary of nominations read by COMMISSIONER SUMMERFIELD.

NOTE: The video does not reflect accurately, in that Commissioner Summerfield (who was present for Commissioner Howe) did not vote on this item.

Motion made by Michelle Larime to Approve the nominations list as read, pending information to be presented on each nomination:

Category 1 - Dorothy Wright Bricks and Mortar Award: Apache Hotel at Binion's Casino, Main Street Couplet Project, Downtown Project Renovation of the Ferguson Hotel and The Downtowner Motel

Category 2 - Preservation and Education Award: PBS and UNLV for Documenting the African American Experience Clinton Wright and Aaron Mayes and the Woodlawn Cemetery Team for their Marker project

Category 3 - Advocacy Award: Las Vegas High School Alumni Association

Category 4 - Career Achievement Award: Larry Gragg

Category 5 - Student Scholarship(s) Award: Chair White's nomination of six (6) UNLV students for their participation in the Latinx project with a recommended award of \$1,000

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 2

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

7. HPC-77002 - Discussion for possible action regarding prioritization of potential projects and future agenda items

Minutes:

Items 7 and 9 were heard together at the request of COMMISSIONER SUMMERFIELD.

After CHAIR WHITE also read Item 9, COMMISSIONER SUMMERFIELD commented that given some of the discussions at previous meetings on project prioritization and the Commission's desire to play more of an advocacy roll, he would recommend scheduling a strategic planning session workshop. The session could be held as part of a regular upcoming meeting or by way of calling a special meeting. He added that there has been an interest in branching out from the procedural items and build more of a connection between historic preservation and other ongoing programs in the City.

He referred the Commissioners to the project list and emphasized that they need to be prioritized, noting that the Commission's budget was very healthy.

COMMISSIONER SUMMERFIELD recommended holding a meeting in October or in November and allowing ample time to be able to use an outside facilitator through the State Historic Preservation Office (SHPO) for the strategic planning session. He hopes the new Historic Preservation Officer (HPO) will be hired by then so that they can fully participate and help prioritize the projects, as well as how the Commission can more strategically look at how to partner with other boards, commissions and departments, with the historic preservation mission in mind. CHAIR WHITE liked the idea and asked when the new HPO might be hired, and COMMISSIONER SUMMERFIELD commented that he hopes that person will be hired by early fall.

COMMISSIONER BECK said they should schedule a special meeting in November since they do not hold a regular meeting in November.

COMMISSIONER STOLDAL recalled that the State Museum Board's strategic planning process did not go very well. Therefore, he wondered if the Commission's strategic plan would have to include elements that fit with the City Council's and the Planning Department's strategic plans, or if the Commission could create their own. COMMISSIONER SUMMERFIELD replied that staff would provide the strategic visions of both entities; however, as an independent board, this Commission can work from the information provided. Given the context of some of the conversations about creating more strategic partnerships, it would be appropriate to look for intersections. He noted that one of the City's themes in its strategic plan is Iconic Las Vegas and one of those elements is preserving the City's history. CHAIR WHITE likened the strategic planning process to that of UNLV's, which has its own plan and her department sees how it fits into that plan, while being able to broaden some areas, and it can do the same as a Commission. DEPUTY CITY ATTORNEY SETH FLOYD advised that although the Commission's jurisdiction is limited under Title 19, it includes broad language about education, advocacy and budget prioritization for projects. COMMISSIONER STOLDAL said he would just like the presentations made first so that the Commission understands the parameters.

COMMISSIONER SUMMERFIELD suggested that the Commission make a request under Item 11 (HPC-77009) that a presentation be made in October to the Commission on the Citywide Strategic Plan.

COMMISSIONER STOLDAL asked if the project list includes the projects to be prioritized. COMMISSIONER SUMMERFIELD explained that the list includes projects that have been identified and may end up on a priority list. This is why he wants to discuss them as part of the workshop in order to have more in-depth discussion. CHAIR WHITE verified with COMMISSIONER SUMMERFIELD that an attorney would be present at the workshop, and COMMISSIONER SUMMERFIELD added that the workshop proceedings would have to adhere to the Open Meeting Law.

COMMISSIONER COSGROVE said the attorney is needed in order to determine in what areas they can align up to. COMMISSIONER SUMMERFIELD suggested having an agenda item in October for an introduction to the City's Strategic Plan in order to be prepared for the special meeting in November, should the Commission decide to schedule it then.

COMMISSIONER STOLDAL verified with COMMISSIONER SUMMERFIELD that the Motor Court Survey and the Las Vegas High School Nomination projects were underway and did not need prioritization. COMMISSIONER SUMMERFIELD added that COMMISSIONER HOWE is the point of contact and he would ask him to update the Commissioners on the projects via email since he could not be in attendance.

COMMISSIONER LARIME recalled that at their meeting in June they discussed some public policy overlap and possible direction to address that, and she wanted to make sure that this would be included as part of the strategic planning process. COMMISSIONER SUMMERFIELD agreed, noting that several action items could result from the strategic plan exercises and perhaps even working on some draft ordinances.

COMMISSIONER LARIME asked if it would be appropriate to invite some City Council staff to participate. CHAIR WHITE interjected that all they need is a moderator, and COMMISSIONER SUMMERFIELD rejoined that they will definitely bring in a facilitator from SHPO or from within the City; however, the Chair has the discretion to allow public participation during the exercise.

COMMISSIONER SUMMERFIELD suggested making a motion for a strategic planning session; however, MR. FLOYD advised that it was not necessary; the discussion was sufficient.

8. HPC-77005 - Report by the Department of Planning regarding Director's updates

Minutes:

This item was heard after Item 10.

COMMISSIONER SUMMERFIELD reported that staff is still working on the recruitment of a historic preservation officer (HPO). He thanked COMMISSIONER STOLDAL for his participation in the process. He explained that one of the six candidates accepted another position. The position will remain open until filled so that they do not have to start the hiring process over should they not find a candidate that meets the desired credentials. He believes there are two very good candidates, but they are not locals, which will require more time for relocation. He hopes to have someone hired by mid-September.

CHAIR WHITE discussed with COMMISSIONER SUMMERFIELD that one person will come in on Monday for interviews but all others will be interviewed via Skype.

COMMISSIONER SUMMERFIELD indicated he would be on paternity leave during the month of August; however, he had full faith that his staff could handle everything in his absence. He added that the Commission for the Las Vegas Centennial moved forward with its second installment for the City of Las Vegas documentary series and will cover the period 1920-1930.

9. HPC-77006 - Report by the Department of Planning regarding Project Update list

Minutes:

See Item 7 for related discussion.

10. HPC-77008 - Report by the Department of Planning regarding historic and archeological resources in local media

Minutes:

This matter was heard after Items 7 and 9, which were heard together.

COMMISSIONER SUMMERFIELD reported that all items address historic and archeological concerns in the local media.

11. HPC-77009 - Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal.

Minutes:

CHAIR WHITE asked that a member of City staff make a presentation at the October meeting on strategic planning for the City. COMMISSIONER STOLDAL wondered if legal staff should also be requested to go over Title 19. DEPUTY CITY ATTORNEY SETH FLOYD said the two topics could be combined, adding that he and COMMISSIONER SUMMERFIELD would confer on the best way to proceed.

COMMISSIONER LeVINE asked if there was any movement on the Beverly Green design guidelines project. CHAIR WHITE cautioned that no discussion could be held under this portion; only recommendations for future items. COMMISSIONER SUMMERFIELD asked if the request was being made to add an item for a presentation on the Beverly Green design guidelines; however, COMMISSIONER LARIME suggested waiting for the new Historic Preservation Officer (HPO) to be hired in order to handle the updates on the Johns S. Park regulations and the Beverly Green guidelines because she believes some outreach will be necessary and staff will have to oversee the discussions.

COMMISSIONER BECK asked if someone was tracking the items proposed for future agenda items, and COMMISSIONER LARIME advised her that the list was attached as part of the backup for Item 9 on the Project Update List. COMMISSIONER LeVINE confirmed with COMMISSIONER LARIME that there was a list. COMMISSIONER LARIME requested an item to have a presentation made by the Nevada Preservation Foundation on the African-American Cultural Heritage Action Fund Grant.

COMMISSIONER STOLDAL asked what would be the earliest they could get started on developing a plan for the City's website on historic preservation. COMMISSIONER SUMMERFIELD replied that the Communications Office could make a presentation to this body on updating the website. However, he was waiting for the new HPO to take the lead on that project, so not much progress had been made in that regard. He offered to schedule a presentation about what would be needed to do some rehab on the website.

COMMISSIONER STOLDAL said he would like to develop a list of things for the website, and COMMISSIONER SUMMERFIELD stated that the Commissioners could have a discussion on a list of what they would like on the website without having the new HPO on board.

12. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Commission. No subject may be acted upon by the Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

13. **Adjournment**

Minutes:

The meeting was adjourned at 1:23 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Robert Summerfield, Planning Director

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