



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:00 p.m. and asked for the Roll Call.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE, SERFAS (excused until 12:04 p.m.), COSGROVE, PALENCAR, PALACIOS, MOODY, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS BECK, HOTCHKISS and LONG

ALSO PRESENT: SETH FLOYD, Community Development Director; MICHAEL HOWE, Planning Project Manager; PHILIP BYRNES, 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 noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; 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. Chair's announcement relative to the Historic Preservation Commission

Minutes:

CHAIR STOLDAL had no announcements to make.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of June 22, 2022

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Michelle Larime to Approve

NOTE: Commissioner Moody abstained from voting because he was not present for the meeting of June 22, 2022.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 4

For-Robert Stoldal, Jack LeVine, Sondra Cosgrove, Michelle Larime, Mia Palencar, Craig Palacios; Abstain-Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Rhonda Long;

6. **22-0326-HPC1 - ABEYANCE ITEM** - Report regarding the status of the Huntridge Theatre, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said this item was held in abeyance, but there was confusion as to scheduling the report for the previous Historic Preservation Commission (HPC) meeting. J DAPPER, Dapper Companies, apologized for the confusion, and explained that he was out of town at the time. CHAIR STOLDAL announced that MR. DAPPER was very courteous in accommodating him, COMMISSIONER SIEBRANDT and some staff members on a thorough tour of the exterior and interior of the Huntridge Theatre and other adjacent buildings. MR. DAPPER said he would be happy to accommodate a tour for any of the other Commissioners.

Using a PowerPoint Presentation, a copy of which was submitted for the record, MR. DAPPER provided a status report on plans for the Huntridge Theatre. He is currently in discussions with a local architectural firm, as well as an architectural firm experienced in renovating theaters in San Francisco, California. He would like to retain as much of the original character of the Huntridge as possible. He referred to the conceptual architectural renderings and said they were drafted without realizing that some of the historical elements cannot be changed.

He had been working for eight months on a deal to bring the New York City's SoHo Playhouse as an anchor tenant to operate the theater and executed a lease with them on July 22, 2022 that will enable earnest negotiations to start, and he is very excited about this. To assist with the funding and plans, he put a team together that includes former City Manager SCOTT ADAMS and former City Attorney BRAD JERBIC, who were in the audience.

MR. DAPPER said property preservation measures were taken to keep the Huntridge in good condition. There was a lot of debris cleared, holes patched and a safety protocol implemented. A security company monitors the property, as well as his other properties in the vicinity. He reached out to the Las Vegas Metropolitan Police Department (Metro) and Las Vegas Fire and Rescue (Fire) to inspect the property, and the Fire department actually uses the property for training.

Regarding community outreach, the residents have expressed a great deal of interest in the progress of the Huntridge, so he has the renderings available on the website. Once construction starts, he intends to open it up and make it available via cameras so that the public can see the progress inside and outside. He noted that the Huntridge has a rich history, and his former vice president of development, JOHN CURRAN, put together a list of all the concerts held at the site and made the list and photos available on the website.

With respect to the timeline, the priority has been to clean, preserve and make the site safe. Fortunately, there have not been any break-ins and any debris or graffiti found is cleaned up as soon as possible. The leases for SoHo Playhouse and food and beverage tenants should be signed by the end of this year. Start of construction is contingent upon obtaining entitlements, tenant leases and approvals needed to move the project forward. The plan is to start construction September of 2023 and finish within a year.

Plans drafted by the University of Nevada, Las Vegas (UNLV) years ago are being used as a base, and these show a square footage of 23,630 for the theater; however, that is not the current size and SoHo Playhouse has asked for additional theater spaces for different types of performances. The goal is to have a 199-seat theater and a cabaret building, two food and beverage areas – one occupying the former retail space (6,650 square feet) area and the other the former post office (3,750 square feet) area. MR. DAPPER noted that the plans do not depict any of the outdoor space that will be included in the project.

Regarding the SoHo Playhouse, they are a company out of New York City with substantial experience in events and theater, and they plan to bring those types of venues to the Huntridge Theatre, as well as to some of the

planned buildings to the rear of the site. Some of the interested food and beverage tenants they are in lease discussions with include Emeril's Restaurants, Revision Brewing Company, Las Vegas Brew Company, Mojave Brewing and Cupps Beer Root. As soon as a deal is finalized, he will inform the HPC.

Security and preservation protocol includes enhanced security, an alarm system, coordination with Metro and Fire, repaired fire suppression, removal of graffiti and added enhanced lighting, including to the outdoor area for safety.

When the property was acquired, MR. DAPPER found several problems, and his main goal was to identify what needed to be preserved before getting rid of the remaining items and debris. He opened the property to the community to pick and take items, donated what he could to local charities and then discarded everything remaining. He referenced the images of the condition of the inside when he accessed the property and after the cleanup.

MR. DAPPER mentioned some of the projects he has completed on various properties he owns. The Huntridge Shopping Center across from the Huntridge Theatre site, which includes the Swoop Building, will soon have a vintage roller skating rink, The Garrison Barber Shop, Yukon Pizza and Winnie & Ethel's Downtown Diner, the winner of The Great Las Vegas Coffee Shop Giveaway. The Post Office is under construction at 201 Las Vegas Boulevard. The Herricksen Butler Showroom was completed a few years ago. The Herbert, at 801 South Main Street, is an adaptive reuse building that houses a Mediterranean restaurant and creative office space. Recently, renovations of the Mahoney's building were completed and now has two tenants, and they are under negotiations with two future tenants. The building was named after Mo Mahoney's Drum Shop, which is historical in Las Vegas.

MR. DAPPER said it has been very humbling to have such tremendous community support for the Huntridge Theatre project, and he has never experienced such positivity. The biggest hurdle was the acquisition of the site, and he now feels positive about being an integral part of the surrounding community.

CHAIR STOLDAL thanked MR. DAPPER for his detailed presentation and his efforts to stabilize the site to prevent further disrepair. It was nice to see a proposed timeline for the project, and to have a team together to help get the details completed to be able to move forward with the project. He questioned the phrase, "public incentives process." MR. DAPPER explained that this project might qualify for incentives, which are something he has never dealt with. Due to the historical designation of the property, its renovation for tenant readiness will necessitate public funding, which is one of the reasons he has MR. ADAMS and MR. JERBIC on his team for this project. All the money for acquiring the property was private, and he has secured a banker to lend the money for the project construction. However, he put together his current team because he realized this is a different type of project.

CHAIR STOLDAL asked if there is a plan B for the project in case public monies or investments are not available, and MR. DAPPER said he would not have purchased the property if the project depended on the public funding. However, this is something new, and he would like to explore the type of public funding available.

COMMISSIONER COSGROVE said she has seen similar projects in Seattle, San Diego and Portland, and she is certain the same can be done with this property. She offered her full support. MR. DAPPER thanked the Commissioner and said he feels very positive about the success of this project.

COMMISSIONER PALENCAR observed that it seems to be a two-year timeline for completion, and MR. DAPPER said that with the lease signed with SoHo, he can start earnest negotiations on the design, entitlements, etc., to move forward, and he was given a commitment by City staff to move everything through the process as quickly as possible. He hopes the next update will include an update on entitlements, and added that construction completion should be within three years at the most. The Commissioner asked if lights will be installed in the parking area soon, and MR. DAPPER indicated that it would not make sense to install lights that will have to be removed later. He only had some lighting installed in the rear for safety because it was very dark.

COMMISSIONER LeVINE appreciated the presentation. He added that the community and the surrounding residents are very excited about this project and will be happy to see its progress. MR. DAPPER mentioned that the owner of the SoHo Playhouse plans to attend the next update to speak about his plans.

COMMISSIONER LARIME agreed with all the comments and appreciated MR. DAPPER going through the status and process. She feels the team will do a great job of working within the Secretary of Interior Standards and on the project. She is looking forward to seeing the final product.

COMMISSIONER SERFAS was pleased to see the project moving forward and that MR. DAPPER has partnerships with some long-term companies and individuals familiar with the financial process. One of his pet issues is making adaptive reuse friendly to development.

CHAIR STOLDAL said he was looking forward to the next update, and he hopes the architectural firm has been selected by then. He asked MR. DAPPER what he is looking for in an architectural firm and the possible rendering concept for this project. MR. DAPPER said that the renderings he shows for projects typically stay true, but this project may have some variations because of the historical elements. He really would like to involve a local architect to keep the local flavor to this important project, and he hopes to find someone knowledgeable with adaptive reuse. The Chair said that the Huntridge Theatre also represents the El Portal, the Palace Theater and other places that brought movies and newsreels to the community in the 1940s and 1950s.

7. **22-0397-HPC1** - Report by the Department of Public Works regarding the status of the Scenic Byway project on Las Vegas Boulevard between Stewart Avenue and E. Washington Avenue - Ward 3 (Diaz)

Minutes:

Using a PowerPoint Presentation, a copy of which was submitted for the record, GINA VENGLASS, Assistant City Engineer, gave an update on the subject project, which was funded primarily by the Regional Transportation Commission (RTC), with ancillary funding sources by the Commission for the Las Vegas Centennial. The project was broken into two phases and phase one comprises the area from Sahara Avenue to Stewart Avenue, and phase two the area from Stewart Avenue to Washington Avenue.

The project consists of new pavement, increased traffic capacity, ADA (Americans with Disabilities Act) access and wider sidewalks with street trees improvements, utility, traffic signal and streetlight upgrades and installation of illuminated neon signs in medians.

Phase one is valued at approximately \$125 million and is Pubic Works' largest roadway project. Las Vegas Paving is the contractor and YESCO is the neon sign subcontractor. The area was overdue for major reconstruction and upgrades as the infrastructure was 80 years old. This phase includes installation of 22 traffic signals, 155 streetlights, 33 miles of conduit and 557 trees, both new and replacements.

The project includes several iconic elements, including the 70-foot gateway arches near the Strat Hotel and Casino. The arches weigh over 100,000 pounds and have over 13,000 LED (light-emitting diode) lights.

Phase two has an estimated value of \$45 million, including right-of-way acquisitions, demolition and construction. The design is 90 percent complete and start of construction is anticipated for late 2023. The project includes adding northbound and southbound travel lanes, bike lanes, widened sidewalks with street trees and a wide landscape median. The existing neon signs will be removed temporarily during construction and replaced. The cultural corridor trail banners and markings will be reinstalled. Through a coordinated effort with the City's urban forester, the Office of Cultural Affairs and Economic and the Urban Development Department, the design depicted on slide seven was selected for its hardiness and adaptability of harsh Mojave Desert landscaping. Construction for this phase will probably start in quarter four of 2023.

MS. VENGLASS said that the corridor will be very nice once both phases are completed.

COMMISSIONER PALENCAR asked if the trees that were removed will be replaced. MS. VENGLASS replied that the trees were removed for the construction, and they will be reinstalled. She added that phase one should

be completed the second quarter of 2023. The last part includes installation of the signs in the medians. The Commissioner asked if the arches are safe, considering the high winds in the valley, and MS. VENGLASS said they are structurally sound.

COMMISSIONER SERFAS was pleased about the restoration of the trees.

COMMISSIONER LARIME asked if the sign placements are final, because it would be nice if some could be near their original location. MS. VENGLASS said the City was limited on the signs they could acquire for installation and some are in the original vicinity. The Commissioner asked if there will be any informational plaques installed near the signs. MS. VENGLASS indicated that granite medallions were ordered for installation in the sidewalk near the respective sign.

COMMISSIONER PALENCAR verified that the signs will be the same size as the originals and will meet traffic clearance. The Commissioner said it might be confusing to have a sign that does not correspond to a nearby business, and MS. VENGLASS explained that several signs have been in place for several years and there have not been any issues.

Regarding slide seven, depicting a cross section on Las Vegas Boulevard north of Bonanza Road, CHAIR STOLDAL asked how the right-of-way will be acquired for that. MS. VENGLASS explained that the road alignment will be relocated and some buildings have been demolished. It will only be wider in a certain area and will not affect the Mormon Fort.

The Chair asked if any historical items, including water pipes and engineering elements, are being preserved or at least photographed and recorded. MS. VENGLASS said they previously found a wooden pipe, which was turned over to the Water District.

CHAIR STOLDAL questioned the content of the plaques, and COMMISSIONER SIEBRANDT said the Historic Preservation Commission approved and vetted those plaques.

COMMISSIONER MOODY said the project is outstanding and beautiful; however, he was concerned about traffic control and asked if consideration has been given to using a double decker bus for tourists interested in viewing the areas. MS. VENGLASS said she would be happy to relay the suggestion for consideration, as discussions were still underway.

COMMISSIONER PALENCAR said it is all beautiful, but expressed concern about preventing jaywalking. MS. VENGLASS commented that there will be pedestrian crossings installed and better striping. CHAIR STOLDAL asked if any thought was given to installing fencing, similar to what was done on the Strip, to prevent jaywalking. MS. VENGLASS said fencing will be reinstalled south of US-95 because it is an area of concern.

COMMISSIONER LeVINE asked if the wider medians are for pedestrians, and MS. VENGLASS replied that they are not. There will be different size rocks installed to prevent walkers in the medians. The sidewalks will be nicer to help discourage jaywalking.

CHAIR STOLDAL thanked MS. VENGLASS for her presentation and all her work.

8. **22-0398-HPC1** - Final report by staff from The Neon Museum regarding the completion of the Historic Preservation Commission grant-funded "Times of the Signs" project held on September 30, 2021 at The Neon Museum, located at 770 N. Las Vegas Boulevard - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said one of the grants of the Historic Preservation Commission (HPC) was awarded to The Neon Museum, and AARON BERGER, Executive Director of The Neon Museum, was present to provide a report on the completed part of the two-part project.

Using a PowerPoint Presentation, a copy of which was submitted for the record, MR. BERGER said the event Remembering the Frontier Strike was held September 30, 2021 regarding the longest successful strike in the history of the United States, lasting almost 6.5 years. Over 550 workers maintained a 24/7 picket line, none of

the strikers crossed the line and almost all of the original workers returned to their jobs with back pay and benefits. During the strike, 17 strikers passed away and over 100 children were born.

The panelists included GEOCONDA ARGUELLO-KLINE, Secretary-Treasurer, Culinary Workers Local 226; MARY BURNS, striker; GLORIA HERNANDEZ-CHAPLAIN, Culinary Workers Local 226; MARIBEL ESTRADA-CALDERON, historian; and CLAYTEE WHITE, Director, Oral History Research Center at UNLV (University of Nevada, Las Vegas) Libraries, who was the moderator.

This was the first program held in person and outdoors after the COVID-19 pandemic lockdown and restrictions were imposed, and 95 of 100 chairs were filled. The program was also offered live stream and people from New Zealand, Australia and Europe participated, which is one of the benefits of the shutdown. Consequently, the program times were shifted to accommodate the different time zones around the world.

Attendees constituted 95 in-person and 59 via live stream, with 60 percent being first-time visitors, 55 percent identifying as persons of color and 27 percent identifying as Hispanic/Latino. Overall, 95 percent rated the program as excellent or very good.

MR. BERGER explained that when they start a program, they like to contemplate what the spectators will learn and gain as a result. Therefore, they wanted people to understand what led to the strike, how it affected the Frontier Hotel and Las Vegas, how the Culinary union supported the strikers and how pivotal the strike was for the labor union. ASL (American Sign Language) interpretation was a strong component of the program and made available through funding from the HPC.

In conjunction with this event, an exhibition called VICTORY - A Portrait of the Frontier Strike, 1991-1998, was put together and curated by MS. ESTRADA-CALDERON. It was on display for four months in the La Concha to help people understand the strike. There was also a large Frontier sign on display.

MR. BERGER went through the itemized project budget, totaling \$5,264.67. He said they are excited about the start of the "Times of the Signs" series with "Beyond the Neon Boneyard" the following day, and it will be strictly online.

COMMISSIONER LARIME commented that she attended the event, and it was fabulous, emotional and informative. She thanked MR. BERGER for putting on the event and allowing people to experience the history. MR. BERGER was grateful for that comment and said the panel members and the audience were very touched and the event was an educational opportunity that brought together people of various ages and backgrounds.

COMMISSIONER SERFAS echoed the comments of COMMISSIONER LARIME. He said it was nice to see efforts to preserve what the community was like in the past and what it can be in the future.

CHAIR STOLDAL liked the Frontier sign, and added that it was the only thing that survived the strike. MR. BERGER said his goal is to put it in collections planning and get it relit. The Chair discussed with MR. BERGER the best times for virtual showings around the world.

See Item 9 for related discussion.

9. **22-0399-HPC1** - Discussion for possible action regarding the termination of the remaining funding for Historic Preservation Commission (HPC) Grant Number 21-0479-HPC1 awarded to The Neon Museum, located at 770 N. Las Vegas Boulevard - Ward 5 (Crear), for public education events, and authorize the City of Las Vegas, acting by and through the HPC, to execute the Grant Termination Agreement in the form presented and as approved by the City Attorney

Minutes:

COMMISSIONER SIEBRANDT explained that funding was approved for a two-part project, and part one was the Frontier Strike Panel. Part two was supposed to be Women Who Shaped Las Vegas, which was delayed. Rather than hold the funds, The Neon Museum asked to return the funds and terminate the grant. The funds will be put back into the budget.

To CHAIR STOLDAL, AARON BERGER, Executive Director of The Neon Museum, explained that with him being new in his position when the second part was being put together, he did not feel it was up to par with the Frontier Strike Panel. He wanted to bring in DENISE SCOTT BROWN, the author of the book Learning from Las Vegas, but she was not able to travel. Since then, an interview was conducted with her reflecting on her work in Las Vegas that will be included in the upcoming program Duck Duck Shed and will be accompanied by two professors who will speak about why the book is still being taught in classrooms.

After the vote, CHAIR STOLDAL said he is looking forward to seeing the interview. MR. BERGER thanked the Commissioners for all their support.

See Item 8 for related discussion.

Motion made by Jack LeVine to Approve

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

For-Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Craig Palacios, Todd Moody; Did Not Vote-Mia Palencar, Diane Siebrandt, Nevada State Museum Designee; Excused-Colleen M. Beck, Donald Hotchkiss, Rhonda Long;

10. **22-0400-HPC1** - Discussion for possible action regarding approval of the submission of a grant proposal in the amount of \$45,000 to the State Historic Preservation Office's annual Historic Preservation Fund Subgrant program in order to hire a cultural resource management consulting firm to create an historic context and conduct a reconnaissance level survey of the Twin Lakes area, generally bounded by Vegas Drive, N. Rancho Drive, N. Decatur Boulevard and W. Bonanza Road, including Western High School - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT clarified that the name of the survey area can be changed if the Historic Preservation Commission (HPC) wants to, but it was chosen for now for survey recognition. Using a PowerPoint Presentation, a copy of which was submitted for the record, she explained there is an opportunity to apply for grants to continue surveys of properties that may be eligible within the city boundaries. The \$45,000 grant, although not guaranteed in that amount, will help hire a cultural resource management firm through the RFP (Request for Proposal) process to conduct a survey. Referring to the map on slide three, the Commissioner explained the area bounded in red is the area of interest; however, it will be extended to US-95 along Bonanza Road. She mentioned some of the areas that were previously surveyed: Lorenzi Park and some in Ed Fountain Park. The golf course will probably not be eligible because of drastic remodeling. Most of the properties were constructed post World War II, and she would like to include Western High School and Fyfe Elementary School. Slide four depicted a color-coded map to represent the years the parcels were constructed: green - 1948-1959, yellow - 1960-1972, orange - 1973-1993 and pink - 1994-2021. She noted that the survey would not go beyond 1973 due to the recent age; however, construction from 1972 could be included. Slides five through seven contain images of properties in the area.

CHAIR STOLDAL asked for a deliverable date. COMMISSIONER SIEBRANDT said it would depend on how long it takes to go through the process, and pointed out that grants from the State Historic Preservation Office (SHPO) are only good for a year from the date of award. If the grant is in October, it could be completed in September of 2023. The Chair said that if it is going to take that long, perhaps the year 1973 should be included. COMMISSIONER SIEBRANDT said it is a reimbursement grant from SHPO, so HPC funding will be used to pay for the initial work and invoices will be submitted to SHPO for reimbursement.

COMMISSIONER LARIME said she would prefer not to use the 50-year mark as a hard cut off, because they would lose the opportunity to learn about the other decades that will come into age significance. Therefore, she recommended going into the 1980s, especially since the local register has a 40-year mark. She would like the survey to denote any properties worth looking at. COMMISSIONER SIEBRANDT said it could be factored into the grant proposal, but she asked for a range of years to include. The Chair said it would be good to have a foundation of information to move forward.

COMMISSIONER LARIME made a motion to include information on all properties with potential significance with a larger focus within the 40-to-50-year mark. COMMISSIONER SIEBRANDT asked for a cut-off date. COMMISSIONER LARIME recommended 1981, and COMMISSIONER LeVINE suggested extending it to 1982 to allow a ten-year period.

CHAIR STOLDAL said this survey will be very informative, and COMMISSIONER SIEBRANDT gave credit to MIKE HOWE, Planning Project Manager, for the idea, and she added that it will help fill in the gaps.

COMMISSIONER LeVINE suggested expanding the timeframe to have a reference point for the future. COMMISSIONER SIEBRANDT said they could use 1982 as a benchmark.

Motion made by Michelle Larime to Approve with the grant to provide information on all potential neighborhoods and properties within the period of 1946-1982

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Craig Palacios, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Colleen M. Beck, Donald Hotchkiss, Rhonda Long;

11. **22-0401-HPC1** - Report by the Department of Planning regarding the National Alliance of Preservation Commissions 2022 FORUM that took place in Cincinnati, Ohio, on July 13-17, 2022

Minutes:

Using a PowerPoint Presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT gave an overview of what they learned from the subject forum, which took place in Cincinnati, Ohio. There were so many lectures to choose from they could not attend all of them, but they are available online for those who attended. She really liked the session on Section 106, and there were sessions on the role of historic preservation commissions and hazard mitigation planning, such as for flooding. Several educational tours were offered of adaptive reuse projects and affordable housing infill in historic and conservation districts. They talked about ideas to preserve older buildings. The Deconstruction vs. Demolition session was relevant for the Historic Preservation Commission (HPC) because they discussed how elements of a building can be saved and preserved through a deconstruction process or ordinance to be able to keep elements of the building for reuse in a new building, which is better for the environment and preserves pieces of the history. There was a large focus on community outreach, which the HPC has started to explain the function of the HPC and to engage the community. She hopes to conduct walking tours and scavenger hunts to try to attract people in a pro-active manner and to develop trust.

There were several sessions on historic preservation goals and some of them included creating a budget, forming subcommittees to accomplish goals and developing preservation plans by talking to members of other historic preservation commissions to get ideas. She said it would be great to create subcommittees to attend neighborhood meetings to engage with the community. It would be helpful to put emphasis on educational training and making sure the members understand the bylaws and look at what other cities are doing in the way of deconstruction.

Lastly, COMMISSIONER SIEBRANDT said tours were provided of the beautiful buildings of the Cincinnati Museum Center at Union Terminal and the Memorial Hall OTR (Over the Rhine), which were depicted on slide seven.

COMMISSIONER LARIME said the sessions were interesting, especially one on the opportunity to designate districts under Criterion A for neighborhoods that do not have physical buildings left. This has not been standard practice, but there is also no strict rule that neighborhoods have to qualify for two criteria; therefore, it might be interesting to consider for surveys and context for some communities moving forward. She liked the ideas for engaging with the community. From her professional experience and working on some planning projects, sometimes they build in non-traditional engagement tasks as part of the scope for consultants, so perhaps the HPC can encourage community engagement to help with some of the efforts.

COMMISSIONER GILLESPIE was grateful for the opportunity to attend. As a newer member of the HPC, she focused on foundational sessions that provided a good overview of different parts of historic preservation. It was a great introduction, and she appreciated seeing how other communities are involved at the neighborhood, government and private levels. On a personal level, she enjoyed a session on building materials used in preservation.

CHAIR STOLDAL verified with COMMISSIONER SIEBRANDT that only those who attended the conference have access to the sessions online and that several people from local jurisdictions attended as well.

COMMISSIONER LARIME added that she visited the American Sign Museum, and it was fabulous. They have a very interesting program whereby they work with local property owners to help create signage, which the Commissioner felt could be an interesting concept to consider for businesses located along the Las Vegas Boulevard Scenic Byway.

12. **22-0402-HPC1** - Discussion for possible action regarding the approval of Historic Preservation Commission funding in the amount of \$250 to renew the Commission's membership with the National Trust Preservation, Preservation Leadership Forum

Minutes:

COMMISSIONER SIEBRANDT explained that this request is for funding to renew the subject membership, which gives access to training, journals, grant-funding opportunities and a discount on the annual PastForward conference.

Motion made by Jack LeVine to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

For-Robert Stoldal, Jack LeVine, Richard Serfas, Sondra Cosgrove, Michelle Larime, Mia Palencar, Craig Palacios, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Colleen M. Beck, Donald Hotchkiss, Rhonda Long;

13. **22-0403-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

MIKE HOWE, Planning Project Manager, said on behalf of SETH FLOYD, Community Development Director, that there was nothing to report.

14. **22-0404-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT provided an update on various projects using a PowerPoint Presentation, a copy of which was submitted for the record. Among the projects in progress are the Westside and Charleston Heights Surveys. The Request for Proposal (RFP) for the Rafael Rivera Historic Context & Survey was issued. The deadline to submit proposals is August 25, 2022, and the selection by the panel will be submitted to the Historic Preservation Commission (HPC) for approval. Price quotes are pending for the creation of the Design Guidelines, and she added that at one of the sessions she attended in Cincinnati, it was recommended that since the local historic neighborhoods are similar, one set of guidelines could be used. The Harrison House, which is on the local register, changed ownership; therefore, the grant from the Commission for the Las Vegas Centennial (Centennial Commission) will be terminated, and the new owner will have to apply for a new grant. Training for real estate agencies is being coordinated with COMMISSIONER LeVINE, and there is a draft postcard, which she will present as part of a report at a meeting when she has more information. The Nevada Preservation Foundation Projects Biltmore Bungalows and Revolving Fund, which were funded through a Centennial Commission grant, have been delayed, and a report will be provided as soon as possible. As part of Strategic Neighborhood Outreach, a meeting has been scheduled with the Beverly Green Neighborhood for Wednesday, August 10, 2022, at 6:00 p.m. at the Mesquite Club, and residents within the vicinity will receive postcard notifications and the association was asked to notify residents. The meeting will be offered via WebEx as well, and she encouraged the Commissioners to attend to engage with the residents.

The Certificate of Appropriateness application for 700 Park Paseo was denied by the HPC, and the appeal will be heard at the City Council meeting of August 3, 2022, which COMMISSIONER SIEBRANDT will attend to represent the HPC, but any of the Commissioners are welcomed to attend.

The Floyd Lamb Park Hay Barn project was completed, and the doors look nice. The next part is construction of a restroom and a dressing room area. The final design will come to the HPC for a Certificate of Appropriateness, and to the State Historic Preservation Office (SHPO), who has covenants on the property, for approval.

COMMISSIONER SIEBRANDT added that the design of the medallions for the Las Vegas Boulevard Scenic Byway project were presented and approved by the HPC in April.

COMMISSIONER SERFAS thanked COMMISSIONER SIEBRANDT for her use of technology to provide exhibits for the projects to help the HPC obtain a better understanding.

CHAIR STOLDAL discussed with COMMISSIONER SIEBRANDT that the Centennial Commission and the HPC can fund for-profit organization projects as long as they fill out and submit a W-9 Form to the City of Las Vegas for payment. The Chair asked if preservation projects for large grants require covenants, like what the State of Nevada does. COMMISSIONER SIEBRANDT explained that Centennial Commission grants for buildings require that the property is listed on the historic register. For the HPC, the property has to be on the local, state or national register. If the property is on the local register, the applicant has to adhere to Title 19, which states that the property cannot be altered without the HPC's permission. The Huntridge Theatre is on the register and the Harrison House is on all three registers. MIKE HOWE, Planning Project Manager, interjected and explained that in the case of the Harrison House, the agreement had to be terminated because a new entity took ownership.

COMMISSIONER MOODY said he rides his bike daily by the Floyd Lamb Park Hay Barn, and the doors look fantastic.

15. **22-0405-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER SIEBRANDT said there were a few articles on the demolition of Mansion 54 (Hartland Mansion). Unfortunately, it was not listed on any historic register, so nothing could be done. There were a few links to other articles.

16. **22-0406-HPC1 - 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 STOLDAL asked the Commissioners if they had any suggestions for future items.

COMMISSIONER PALENCAR asked about reviving previous discussions regarding a demolition ordinance. COMMISSIONER SIEBRANDT said it is on her list. CHAIR STOLDAL added that the challenge is that the Commissioners need to come up with a specific recommendation and obtain support from the Councilmembers. They have to keep working on it, or perhaps consider something on deconstruction. He suggested obtaining educational materials on deconstruction.

COMMISSIONER LeVINE recalled creating a subcommittee to define a process for a demolition ordinance, and he wondered where those notes are. COMMISSIONER SIEBRANDT said she has all the notes; however, there

was no support by the Councilmembers to sponsor a bill draft, so it did not go forward. She explained that she would have to involve other departments in the City, such as Building and Safety, but working on it is challenging due to the limited resources available to her.

COMMISSIONER LeVINE asked for an item to explore the effort again. CHAIR STOLDAL said they could hire a consultant to draft model legislation, and then allow the departments to provide input. He mentioned he would like to see the bill draft that was previously prepared. COMMISSIONER LeVINE commented that he did not want to give up on the issue. Having 43 years of experience in planning, COMMISSIONER SERFAS said it would be helpful to educate elected officials on the barriers to historic preservation, so that maybe they can help make changes in operations to move forward. The Historic Preservation Commission definitely has a great and knowledgeable support staff to assist in the effort. Perhaps using this strategy would be helpful. CHAIR STOLDAL asked for an item on a future agenda.

17. **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.

18. **Adjournment**

Minutes:
The meeting was adjourned at 2:11 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 NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

The City of Las Vegas website – www.lasvegasnevada.gov
The Nevada Public Notice website – notice.nv.gov
City Hall, 495 South Main Street, 1st Floor