



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 LeVINE, BECK, SERFAS (excused until 12:02 p.m.), COSGROVE, PALENCAR, MOODY, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS LARIME, HOTCHKISS, PALACIOS 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 July 27, 2022

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Todd Moody to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

6. **22-0461-HPC1** - Report by Joshua “Josh” Hager, Assistant Principal at the Las Vegas Academy of the Arts, formerly the Las Vegas High School, located at 315 S. 7th Street - Ward 3 (Diaz), regarding the current status and future plans of the campus

Minutes:

COMMISSIONER SIEBRANDT said the Historic Preservation Commission (HPC) members had asked for this report. She pointed out that the entire school campus was recently added to the National Register of Historic Places (NRHP). The Academic Building and Gymnasium were listed on the Las Vegas Register, which requires a certificate of appropriateness for any type of work; however, this item only pertains to a report. CHAIR STOLDAL asked if Frazier Hall had been added, to which COMMISSIONER SIEBRANDT replied that it was listed only on the NRHP as part of the District, meaning they are not protected like the Academic Building and Gymnasium.

JOSHUA “JOSH” HAGER, Assistant Principal, and BRIAN DOWNEY, Development Director, Las Vegas Academy of the Arts, were present. MR. HAGER used a PowerPoint presentation, a copy of which was submitted for the record, to report on their end-of-vision for the campus, which they refer to as The Legacy Project for the modernization, rehabilitation and preservation of the Academy, so that they are preserving history while making it a 21st-century learning facility. He reviewed the slides.

Slide 3 – This depicts a view from Clark Avenue and 10th Street. The buildings in blue are proposed new structures, and the beige buildings are existing structures that will remain, including the vocational and original auditorium, although their interiors will be refurbished and refreshed.

Slide 4 – This shows the changes to 9th Street, which will become actual learning and pedestrian space in between the Lowden Theater to the left and the Performing Arts Theater to the right. Currently, 9th Street is closed to through traffic during school days. The new design will have the bus route going through the middle of the campus, with one egress and ingress point located east of Frazier Hall at Clark Street.

Slide 5 – The aerial view from the corner of 7th Street and Bridger Avenue shows the main building, which will be repainted. MR. HAGER mentioned that they did not know where the original color came from, and CHAIR STOLDAL explained that the current color was selected after seeing a linen postcard, but it is not the original color, which could probably be identified by hiring a professional to go through and assess the multiple layers of paint. MR. HAGER continued and said the gym is located behind the main building, and it was restored to its original form. The interior of Frazier Hall will be restored to bring it into code compliance and to make it a better space for educational purposes. The design includes an administrative building south of the gym, which will allow for a single point of entry for safety reasons, and continuing south, a new cafeteria, a new central utility building and a parking garage, which is a first for a high school in Las Vegas but is necessary to accommodate attendees of theater events. To the east of the campus, there will be an additional music building and a new black box building. MR. HAGER emphasized that because he cares deeply about the historical value of the site, he wants to make sure the historical buildings remain, and he wants to find the original paint color and remove the asbestos on the gym.

At the end of Phase One, the grass field area depicted on the slide will house all academic, cafeteria and gym portables so that all other improvements and new construction can occur at once. This will cause quite a bit of upheaval for a short time, but it will expedite the process. MR. DOWNEY added that construction should begin in January of 2024.

CHAIR STOLDAL asked if the first phase includes refreshing the Administration building as well as the communications, plumbing and air conditioning components, and MR. DOWNEY replied that it only includes a new parking garage, new gymnasium and prepping the portable city to accommodate everyone in the existing buildings. The second phase will include refreshing the main building, which has many challenges and will require significant remediation and retrofitting to handle current technology for the next 90 years. The first

phase is expected to begin within 18 months, assuming timely procurement of permits and completion of all required studies. The plan for the campus was established approximately five years ago, and it has not changed since then, with the design being approximately 30 percent complete.

COMMISSIONER LeVINE asked if the buildings will have blue tinted glass, and MR. DOWNEY said the blue in the slides represents new construction. The project will include a combination design of historical and modern styles.

Slide 6 – This depicts Frazier Hall at the end of a walkway area in beige and without doors, which are not being relocated; they were merely not included in the rendering. The gym is to the left of the walkway area.

MR. HAGER clarified that the design is conceptual, and full buildout will take years to complete.

COMMISSIONER SERFAS discussed with MR. HAGER that the gym will be used for P.E. (physical education) and maybe for outdoor activities, but certainly not for public access and public performances.

COMMISSIONER MOODY said he had the same question as COMMISSIONER LeVINE, and he was certain they would be back before this body to make sure the historic nature of the property is being preserved. MR. HAGER said that is their intent. Understanding implementation of the long-term strategic plan will start possibly next year, COMMISSIONER MOODY questioned the financial plan. MR. DOWNEY answered that in December, the Clark County School District (CCSD) Board approved \$300 million as part of the bond issue approved by the voters at the previous election cycle, but they are not certain how rising costs will affect the project. If necessary, they may have to extend the bond for the needed funds to complete the project. Although the decisions are not final, CCSD is working with an architect and a construction company on the bidding process. The original scope was \$300 million to complete the project; however, inflation is high.

COMMISSIONER MOODY discussed with MR. DOWNEY that CCSD is may be open to accepting private donations, but they will probably not solicit. The Commissioner said it would be beneficial to contact the alumni and the public for donations, and MR. DOWNEY said he would mention that to the CCSD Board.

MR. DOWNEY advised the Chair that the grass will probably be replaced with artificial turf, depending on what is needed for P.E., but they will adhere to water conservation standards.

CHAIR STOLDAL observed that the front of the auditorium looks different and asked if the plan includes removal of the historic markers. MR. DOWNEY said the slides represent the plan from 2018 before the markers were installed, but they intend to keep the front the same.

To the Chair, who asked what the HPC's role will be for this project, MR. HAGER explained that he intends to keep the HPC informed and to come to them to make sure the history is being preserved, while creating a campus for a modern learning environment. CHAIR STOLDAL said the historic building would not be in place if it were not for the Academy, which has provided a safety net, despite the challenges. He thanked MESSRS. HAGER and DOWNEY for their work. MR. DOWNEY appreciated the support, adding that they are dedicated to honoring the history of the campus.

MR. DOWNEY said the construction starting in January 2024 does not affect any existing buildings and includes addition of the parking garage and a new gym. Rehabilitation of the existing facilities will most likely start in 2025, depending on the time it will take to pull permits, etc. Further, MR. HAGER reiterated for the Chair that they will have one point of entrance for the security of the students.

COMMISSIONER LeVINE was impressed with the new high school at the old Bishop Gorman High School site, but he hopes the design of the buildings at the Academy campus is in keeping with what the HPC is trying to preserve. MR. HAGER said that they intend to bring in additional architects at each phase for consultation on the historical architecture and design.

CHAIR STOLDAL said he will look forward to the next update.

7. **22-0462-HPC1** - Discussion for possible action regarding the approval of up to \$600 in Historic Preservation Commission funding for members of the Commission to attend the November 1-4, 2022 National Trust Preservation Leadership Forum PastForward Online 2022 virtual conference

Minutes:

COMMISSIONER SIEBRANDT asked for approval of the requested funds to pay for registration to the subject conference for the Historic Preservation Commission (HPC) members. The conference is being offered again online. Referring to a PowerPoint presentation, a copy of which was submitted for the record, she reviewed the three themes for this year: Historic Preservation is Climate Action, Encouraging Inclusion and Diversity Through Preservation and Understanding Preservation's Role in Real Estate Development. She went through the topics of discussion under those themes, noting that some will be good for the Commissioners to gain a better understanding on how they affect buildings. In addition to the conference, there will be on-demand sessions providing foundational information for the themes, and they will be available for three months at the conclusion of the conference for people who register. A discounted rate will be given to those who register prior to September 26, 2022. The cost includes attendance for all the Commissioners and staff.

CHAIR STOLDAL verified that staff members will be able to attend. He added that these conferences offer real solutions. COMMISSIONER SIEBRANDT said anyone interested in attending can e-mail her, and the Chair confirmed that all members in attendance at this meeting were interested. COMMISSIONER SIEBRANDT said she would reach out to those members not in attendance.

Motion made by Jack LeVine to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

8. **22-0463-HPC1** - Report by Department of Planning regarding an update on the Strategic Neighborhood Outreach Program

Minutes:

COMMISSIONER SIEBRANDT explained that she and SETH FLOYD, Community Development Director, would be presenting on this matter, which pertains to the subject program to help residents understand what it means to live in a historic neighborhood. They used a PowerPoint presentation, a copy of which was submitted for the record, to provide an update.

MR. FLOYD said that this is the result of direction from the Historic Preservation Commission (HPC). The idea has been culminating for a couple of years because it has become relevant for people to know if they live in a historic neighborhood, the importance of that and some of the rules. With the assistance of MARK HOUSE, GIS Analyst II, they were able to track new home sales, and they can pull a report in desired intervals to mail a cover letter and informational materials regarding the responsibilities, rules and benefits of living in historical communities. The goal is try to avoid building without pulling necessary permits and going through the process first. The first round of letters have not gone out, so there was no feedback available to report. MR. FLOYD said he was happy to move forward with this long-time goal.

MR. FLOYD introduced TYRONE PERRYMAN, Code Enforcement Officer I, who was assigned to learn about historic districts and to handle outreach, as he will be the point of contact for these districts. He emphasized that the Code Enforcement Division is complaint-based, but they are focusing on adding staff over time to build a connection in neighborhoods and handle complaint-based issues. As a matter of background, MR. PERRYMAN commented that he has been in Las Vegas for almost eight years, and he wanted to introduce himself to the HPC. He aspires to work with the community on common goals. CHAIR STOLDAL welcomed him.

COMMISSIONER PALENCAR asked if the informational packet will include a map of the historic districts, and MR. FLOYD advised her that there is a link to a map in the letter. The Commissioner asked if the map was updated to include contributing homes. COMMISSIONER SIEBRANDT indicated that the information on

contributing and non-contributing homes is not included. The informational packet will only be sent to residents in historic districts to inform them of the benefits and the process for applying for a certificate of appropriateness. CHAIR STOLDAL said that inclusion of a map would be helpful.

CHAIR STOLDAL commented that when driving through the Huntridge neighborhood, he observed that the streets are significantly narrow. This made him wonder if there are specific rules that take street widths into consideration when making decisions on the type of improvements that can be made to a home, such as converting a garage into living space, requiring the homeowners to park their cars on the street. MR. FLOYD indicated that site improvements made by homeowners are governed by the setbacks for the property. Garage conversions are not tied to the width of the street in the zoning code. He conceded there are streetscape challenges throughout East Las Vegas, and they are looking at those. The Chair suggested lowering the speed limit in the older areas with narrow streets, and MR. FLOYD said he would share his concern with the Public Works Department for a possible speed limit adjustment.

COMMISSIONER LeVINE said the Beverly Green Neighborhood meeting was well attended. He felt that an initial letter to the residents would be helpful, including a listing of contributing homes, and then following up with homeownership transfers. He mentioned that many of the attendees asked if the historic status of a home could be recorded with the title to make it available with the title report. MR. FLOYD said he would have to confer with legal counsel to see if it is possible.

COMMISSIONER SIEBRANDT took over the PowerPoint presentation and reviewed the realtor guide, which will be distributed to realtors, noting that she would welcome suggestions. The general topics include: 1) What is a historic property/district; 2) Why owners need to be aware of purchasing historic properties; 3) What it means to purchase a historic property; 4) What a real estate agent can do; 5) What the City of Las Vegas can do to assist; 6) What is the City of Las Vegas Historic Preservation Commission; and 7) Grants for bricks and mortar projects.

COMMISSIONER SIEBRANDT asked the Commissioners to review the information and provide feedback. She asked COMMISSIONER LeVINE if there is a real estate magazine to advertise in, and COMMISSIONER LeVINE said the Board of Realtors would like to review it before deciding on whether to promote it. He added that there are real estate magazines, but he said the best way to reach everybody would be through the Las Vegas Realtors. COMMISSIONER SIEBRANDT asked for a contact person.

CHAIR STOLDAL asked that information be added to the guide about the ability to request grants from the Commission for the Las Vegas Centennial, and COMMISSIONER SIEBRANDT said she would follow through.

COMMISSIONER LeVINE asked that a sample disclosure form for realtors to have homeowners sign be drafted for review and possible inclusion in the sales contract. COMMISSIONER MOODY agreed that a disclosure form should be included and provided by the homeowners associations (HOAs). CHAIR STOLDAL commented that the John S. Park neighborhood has HOAs, and COMMISSIONER LeVINE said they are different because they do not require dues and have no obligations. CHAIR STOLDAL asked if HOAs register with the City, and MR. FLOYD replied that his department and Neighborhood Services have listings of formal HOAs. They also typically have two points of contact. He noted that the Survey Catalog that was recently completed has the ages of the various neighborhoods, which staff is tracking, and they could reach out to any neighborhood association listed.

CHAIR STOLDAL thought it would be helpful to add information about the state and national registers with an explanation that the City has no enforcement authority over properties listed in those.

COMMISSIONER SERFAS was pleased with the efforts of staff in this matter.

COMMISSIONER PALENCAR asked MR. PERRYMAN if he would be the point of direct contact for the John S. Park and Beverly Green neighborhoods regarding code enforcement issues. MR. FLOYD said he could provide a work number, but he would not be assigned exclusively to those neighborhoods.

9. **22-0464-HPC1** - Report by Department of Planning regarding an update on an Appeal of the Denial by the Historic Preservation Commission on a request for a Certificate of Appropriateness Application 22-0327-HPC1 for the installation of a sunken hot tub and an outdoor shower with surrounding privacy screening, as well as a conversion of the garage into a casita, and approval of the design of an existing wooden fence on property located at 700 Park Paseo - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said there was long discussion regarding the subject application at the City Council meeting of August 3, 2022, where it was held in abeyance to the meeting of September 7, 2022. CHAIR STOLDAL confirmed that no one questioned COMMISSIONER SIEBRANDT representing the Historic Preservation Commission (HPC).

10. **22-0466-HPC1** - Report by Department of Planning regarding Director's updates

Minutes:

SETH FLOYD, Community Development Director, said the only report he had was made under Item 8.

11. **22-0467-HPC1** - Report by Department of Planning regarding Project Update List

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reported on the projects completed or in progress for the Historic Preservation Commission (HPC). In progress are the Westside Survey and the Charleston Heights Survey, for which there will be a meeting on Wednesday, October 12, 2022, at 6:00 p.m. at the Charleston Heights Arts Center. The RFP (Request for Proposal) responses are due August 25, 2022 for the Rafael Rivera Historic Context and Survey. The update for the Design Guidelines will be on September 28, 2022, as well as on the Demolition Ordinance, noting that gathering information takes time. The Nevada Preservation Foundation (NPF) Biltmore Bungalows and Revolving Fund projects are in progress, but delayed. The NPF will be providing an update at the Commission for the Las Vegas Centennial meeting of September 29, 2022, given they involve grants from that Commission.

SETH FLOYD, Community Development Director, interjected that there was an official department name change from the Planning Department to the Community Development Department, and all of the development services, including building and safety, business licensing and code enforcement were put under Community Development, but nothing really changes except the name. COMMISSIONER SERFAS said that hopefully there will be more collaboration between departments to get the demolition ordinance finalized.

MR. FLOYD informed COMMISSIONER LeVINE that for now they will not be moving physically. Perhaps when the new civic building is completed there will be some relocation of services.

CHAIR STOLDAL asked if there is a division within the Community Development Department to deal with the issue of climate change, and MR. FLOYD said there is a sustainability team within his department. The 2050 Master Plan puts the responsibility on all departments, but the sustainability team is in his department under Planning and specifically deals with sustainability. The Chair added that historic preservation is not just about architectural and cultural events, but also about the living environment. He thinks the HPC should be kept informed about it and made a part of the movement forward with changes and how properties are developed and preserved due to climate change.

12. **22-0468-HPC1** - Report by Department of Planning regarding historic and archaeological resources in local media

Minutes:

There was no discussion.

13. **22-0469-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 and noted there were a couple of topics requested previously that will be reported on at the meeting in September.

COMMISSIONER SERFAS asked for an update about the progress on adaptive reuse. He thanked staff for all their proactive efforts made to date.

14. **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.

15. **Adjournment**

Minutes:

The meeting was adjourned at 1:16 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