



Historic Preservation Commission Minutes

1. Call to Order

Minutes:

VICE CHAIR STOLDAL called the meeting to order at 12:00 p.m.

PRESENT: VICE CHAIR STOLDAL and COMMISSIONERS LeVINE (excused until 12:09 p.m. and at 12:55 p.m.), BECK, SERFAS (excused until 12:09 p.m.), COSGROVE, LARIME, PALENCAR, COLLINS and HOWE (ex-officio member)

EXCUSED: CHAIR WHITE and COMMISSIONERS KLENK and HOTCHKISS

ALSO PRESENT: SIDNEY NOYCE, Planner II, SETH FLOYD, Deputy City Attorney, and DEBRA A. OUTLAND, 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: 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:

VICE CHAIR STOLDAL asked CYRUS SPURLOCK, Regional Manager for Arcadia Energy, if he wished to speak, but then asked him to wait and speak under the item he was representing, which was Item 5.

VICE CHAIR STOLDAL welcomed this body's newest member, COMMISSIONER COLLINS, and asked her to provide some biographical information along with what her interest is in historic preservation.

COMMISSIONER COLLINS stated she was born and raised in Las Vegas, Nevada and has been a political and social advocate. She has been very involved in her community, the Historic Westside, and decided to become a part of the Historic Preservation Commission because she wanted to be a part of the process and more informed as far as what is happening. She said it was an honor to be a part of the Commission and thanked them for welcoming her.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of July 24, 2019

Motion made by Sondra Cosgrove to Approve

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 5

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

5. HPC-77227 – Discussion for possible action regarding an application for a Certificate of Appropriateness for roof solar panels at 801 Park Paseo (APN 162-03-511-021), R-1 (Single Family Residential) Zone – Ward 3 (Diaz)

Minutes:

SIDNEY NOYCE, Planner II, explained the applicant was requesting to install solar panels on the roof at 801 Park Paseo, some of which would be facing the public right-of-way. As the home is located within the John S. Park neighborhood, it was determined to be a contributing resource to the district, but the John S. Park Design Guidelines are silent on solar panel installations. He referred the members to the site plan included in the backup, pointing out the solar panels would be installed on the west, south and east roof facings, and the ones on the west and south would be facing the street. Staff found that the proposed solar panels were not in conflict with the John S. Park Design Guidelines, and therefore, recommended approval.

VICE CHAIR STOLDAL asked if there was no conflict because there are no guidelines relating to solar panels. COMMISSIONER PALENCAR questioned why there were no guidelines because DAYVID FIGLER, Acting President of the John S. Park Neighborhood Association, was supposed to have drawn them up months ago. She stated there are guidelines regarding solar panels in the historic preservation qualifications, so she did not think staff's statement that there were none was accurate.

VICE CHAIR STOLDAL asked for clarification as to whether there are elements in the Commission's purview regarding solar panels in historic districts. COMMISSIONER HOWE explained there are John S. Park Design Guidelines for doorways, windows, surface treatments, etc., but none specific to solar panels. COMMISSIONER PALENCAR reiterated there are guidelines for the Commission itself. COMMISSIONER HOWE clarified staff was directly referencing the John S. Park Design Guidelines. VICE CHAIR STOLDAL summarized there is nothing specific in the John S. Park Design Guidelines but there are guidelines under this body's purview that allow the Commission a review; COMMISSIONER HOWE confirmed.

VICE CHAIR STOLDAL explained the members were not reviewing the request under the John S. Park Design Guidelines, but rather on the overall guidelines of historic preservation. Because solar panels are not addressed in the John S. Park Design Guidelines, COMMISSIONER HOWE stated staff deferred the decision to this Commission. VICE CHAIR STOLDAL asked if staff's recommendation for approval was based on not only the fact that there was nothing in the John S. Park Design Guidelines but also the Historic Preservation Commission's (HPC) guidelines. COMMISSIONER HOWE confirmed, adding staff was making a recommendation for approval but is not the final approving authority.

COMMISSIONER PALENCAR asked if the request followed the placement of alternative energy systems as outlined. COMMISSIONER HOWE stated there are nuances with the placement of solar panels due to limited functional locations, and he suggested the applicant be allowed to speak at this point. He explained the typical process when an application is received is for staff to try to identify alternate locations so that the solar panels do not face the street or have an impact on the structure. This case is unique due to the fact that the property is located on a corner, panels will be visible from the street on the south, west and east facing sides. Staff recommended approval because no alternate locations could be identified, but the determination is put on this Commission.

COMMISSIONER PALENCAR stated there is a home on Park Paseo that has panels that are obtrusive, and she expressed concern with setting a precedent. VICE CHAIR STOLDAL asked the applicant to come forward so further discussion could take place.

CYRUS SPURLOCK, Regional Manager for Arcadia Energy, stated the reason behind the panels being placed on the parkway sides of the home is because a homeowner will get the most production out of the south and west sides of the home. If the panels are moved, there will be a significant loss of production for the customer. He said unfortunately with this home, there are not really any other options, but he recognized it is located within a historical district and specific rules need to be followed. He indicated they would work within those constraints as much as possible.

VICE CHAIR STOLDAL asked if they would be setting a precedent if this request was approved. DEPUTY CITY ATTORNEY SETH FLOYD responded each application would be reviewed on its own merits. Each can have a different outcome based on the unique characteristics of the site. Referring to the guidelines for alternative energy systems, he stated there are a number of suggestions where the Commission can find that it meets or does not meet the requirements. There is an understanding that due to technology, the panels have to be located in certain places, but there are things the homeowner can do to minimize the visual impact on

surrounding properties and the historic nature of the neighborhood. It would be acceptable as long as the Commission makes a finding of why it is approving or denying an application based on that criteria.

COMMISSIONER LARIME pointed out the additional space on the roof on the east and west sides and asked what the loss of efficiency would look like if the panels on the south side were placed only on the east and west sides. MR. SPURLOCK stated the majority of the production in Nevada comes from panels located on the south and west sides of the roof and much of the production is lost if the panels are only installed on the east and north sides. He could not provide numbers off the top of his head because of the many factors that have to be considered; i.e., attic vents, trap vents, e-trap vents, etc. that they are not allowed to cover. There are quite a few vents on the east side that prevent them from installing the panels on that side. There is one area on the north where the panels could be installed, but then there would be almost no production except midday. He commented it is an interesting house surrounded by two main thoroughfares, and there is not room for the panels to be installed in other locations.

COMMISSIONER LARIME wondered if the open area on the west could support panels. MR. SPURLOCK stated that looked like a patio area, and typically, depending on the structure of the patio area, that would be a possibility, but the panels end up being more intrusive because they have to install a solar wedge which props the panels up. He believed this would look worse from 8th Street versus lying flat panels across the roof.

COMMISSIONER PALENCAR stated this request is unobtrusive compared to the home off of Park Paseo between 7th and 8th Streets, but she still had questions related to the guidelines. VICE CHAIR STOLDAL stated legal counsel indicated each case would be considered separately, but COMMISSIONER PALENCAR did not believe this was fair to the homeowner. VICE CHAIR STOLDAL commented each home has a unique roof design and location which provides the Commission the opportunity to maximize the historic preservation element and balance that out with what the homeowner is trying to achieve with solar.

MR. SPURLOCK pulled up a photo on his phone of the product itself to show COMMISSIONER LARIME and described it as standard looking with squares and silicon wafers. The Commissioner asked the approximate percentage of loss of efficiency if the panels were taken off the south facade. MR. SPURLOCK stated he would have to discuss that with his engineers.

COMMISSIONER PALENCAR thought addressing each home individually may cause problems in the future. COMMISSIONER HOWE pointed out staff follows the guidelines when reviewing each application, and in those instances where the solar installation does not meet the guidelines, it would come before the Commission for a Certificate of Appropriateness. The point of this review is that it opens up a discussion to allow for the Commission to consider the possibility of reconfiguring the design to minimize the intrusion. In this case, staff made all of the suggested improvements that it can. In other cases, it may easily be resolved by relocating the panels. The Certificate of Appropriateness is going to vary case by case or property by property. He also pointed out the applicant has the opportunity to appeal the decision made by this Commission to the City Council.

Subsequent to the motion and vote, VICE CHAIR STOLDAL stated the members are all very supportive of solar, and he appreciated the applicant's understanding of the challenges that this body faces. This is a historic district, and each application needs to be discussed as they come up. He asked staff to put together and send to the members a one-sheet synopsis containing all of the elements specifically related to solar power and this Commission along with the State legislature that covers what they can and cannot do.

Motion made by Sondra Cosgrove to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

6. **HPC-77231** – Discussion for possible action regarding the 2019 Historic Preservation Award nominees

Minutes:

VICE CHAIR STOLDAL wondered why several members of the Commission did not have the packet of information containing the backup. COMMISSIONER COSGROVE indicated she views it on the laptop that she brings; others

indicated they did not bring their copy. The Vice Chair reminded the members that staff does not provide the packet; the Commissioners must download it and print it themselves from the website.

VICE CHAIR STOLDAL stated the nominees listed in the backup are not finalists, but rather suggestions that were put forth at the last Historic Preservation Commission (HPC) meeting.

Referring to the recommendation listed on the Agenda Memo, COMMISSIONER BECK asked for clarification as to whether the Commission was to vote on this item. VICE CHAIR STOLDAL stated the item is posted as an action item on the agenda, but clarified it was not a final list and that the Commission could add to it.

COMMISSIONER LARIME stated at the last meeting they anticipated getting some background information on the nominations and asked staff if they had any they could report on. SIDNEY NOYCE, Planner II, stated they could report on some. Under the Preservation Education category, the Centennial Las Vegas Genealogy Society presented a final report on the work that they did at the Woodlawn Cemetery a couple of months ago. There was some question as to what that particular group was and what they did, and he explained the work included a statue and some pamphlets regarding the history of Woodlawn Cemetery.

VICE CHAIR STOLDAL wondered how many had seen the Binion's for Hotel Apache renovation to be able to vote on it.

COMMISSIONER LeVINE thought the members were going to visit the Downtowner or staff was going to provide pictures of it. He also thought the Commission was going to receive information on each of the nominees at this meeting. Because the timeline is not pressing, COMMISSIONER HOWE suggested taking recommendations but delay taking final action to allow the members time to either visit the locations or receive additional information.

So as not to miss the May deadline, COMMISSIONER LARIME suggested voting on those the members were quite familiar with and waiting until next year to decide on those they were not comfortable voting on without more information. VICE CHAIR STOLDAL liked this concept and wished to move forward and go through the categories to see which the Commission could support at this point.

VICE CHAIR STOLDAL read through the list of nominees under each category one by one, and the Commission discussed whether or not they were comfortable moving forward with them or if they thought more information was needed. COMMISSIONER BECK thought it would be nice if there was one from each category.

COMMISSIONER HOWE stated another way to recognize historic structures in the Bricks and Mortar category may be through the annual Mayor's Urban Design Awards because one of the categories is historic preservation. He also stated he would argue that the Binion's for Hotel Apache renovation should fall under the Bricks and Mortar category instead of the Preservation Education category; the Commission agreed.

Subsequent to the motion and vote, VICE CHAIR STOLDAL asked what the next step was. He noted last year the Mayor actually attended the HPC meeting, and the awardees were announced at that time. He thought this year the Mayor should be presented with the awardees, and she should decide where she would like the recognition to take place. COMMISSIONER SCHEFCIK echoed these comments, and added that in light of there being several new Councilmembers, they should be invited to a meeting to learn what the Commission is about and what they are trying to do. VICE CHAIR STOLDAL thought that was an excellent idea since the Commission has new members as well.

Motion made by Jack LeVine to Approve recognizing the following as Historic Preservation month awardees: Main Street couplet – City of Las Vegas in the Bricks and Mortar category, Aaron Mayes & Vegas Public Broadcasting Service for Documenting the African-American Experience in the Preservation Education category, Las Vegas High School Alumni Association in the Advocacy category, Larry Gragg, Professor at Missouri University of Science and Technology in the Career Achievement category and University of Nevada, Las Vegas students for Latinx Voices of Southern Nevada project in the Student Scholarship category

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

7. **HPC-77232** – Discussion for possible action regarding items to be located on the City's historic preservation website

Minutes:

COMMISSIONER HOWE navigated to the City's historic preservation website and the Commission for the Las Vegas Centennial's website noting there is some spillover between the two websites. He showed the Commissioners how to maneuver through the websites, pointing out a map that contains historic landmarks along with a brief synopsis. He stated it provides a quick snapshot of all of the registered properties in the city of Las Vegas.

He stated the point of this item is to identify missing items and to determine if the look/function seemed good. There is a lot of information, and staff works with the Office of Communications on balancing the content so that it is not too overwhelming. He noted the website contains such things as brochures on each of the historic neighborhoods, information on the process related to historic designations, the Certificate of Appropriateness, Design Guidelines and Standards along with a host of maps.

VICE CHAIR STOLDAL stated he reviewed the website over the past week and thought this was an opportunity to update several of the historical facts on the site, as minor as some may be. In particular, he pointed out that the City of Las Vegas was not founded on May 15th, the community was founded. The Vice Chair distributed some ideas that he thought would be valuable on the website which was submitted for the record. He thought combining the two websites made sense since the functions are similar. He also thought there was the potential for more depth, including listing all of the sites on the National Register, the State Register and the Local Register and being able to provide links to documents that provided more information. Additionally, he thought the chronology of the city's history should be included, as the current chronology strays into the County. He said a decision needed to be made whether the term "Las Vegas" was to be generic and would include information such as when the Riviera Hotel was built. He stated his preference is that it be confined to the geographical boundaries of the city of Las Vegas because there is a lot information related to the city that people do not know.

COMMISSIONER BECK thought an explanation or a map indicating what being in the City versus being in the County means needed to be included because most visitors do not understand that The Strip is in the County. COMMISSIONER LeVINE added there is also the argument about the impact the Riviera and the first hotels on The Strip had on the city itself at that point in time, and that the city may not have been developed or would have been developed differently without The Strip. VICE CHAIR STOLDAL thought the criteria of what should be included in the chronology was important.

COMMISSIONER LARIME thought the ideas that were distributed were great, but as a person who has been tasked with website work, she thought there was a lot of content and that it would take quite a while to get this done. She suggested the creation of a working group to sketch out the content to see what they are looking for because it would be a really big ask for the City to incorporate all of the material. She thought they had to think through their priorities to determine what they as a Commission can provide versus what they need City staff to do.

VICE CHAIR STOLDAL thought that was an excellent idea, and since this body is tasked under their guidelines for education, and this would fall under that, they could fund this. COMMISSIONER HOWE informed the Commission the website is handled internally and is the responsibility of the Office of Communications. That office's concern is for the website to be easily navigable and not too overloaded. Because staff likes to include more detailed information, he thought they may wish to consider COMMISSIONER LARIME'S suggestion of creating a working group to determine the more substantial text and then the HPC could review it for accuracy. Staff could then work with Communications on how best to place that text on the website so someone can easily find it.

VICE CHAIR STOLDAL suggested hiring someone to work on the website because the City does not have a lot of money to do these kinds of things, and the Public Information Officer is overworked. He did not see why they could not hire someone for \$5,000 to \$20,000 to get it done quicker. He stated the material that is on the City's website is often not accurate, and the site needs to be as factually clean as possible.

VICE CHAIR STOLDAL confirmed for COMMISSIONER BECK that he was suggesting spending money to hire someone to put together the narratives that the City could then incorporate. COMMISSIONER HOWE added,

from his understanding, this would include graphics, the chronology and any other information a web designer can incorporate that would help staff communicate to the Office of Communications, along with a working group and a consultant as a point of contact. VICE CHAIR STOLDAL noted a lot of the documents are already in electronic form and that the working group meetings would be subject to the Open Meeting Law.

COMMISSIONER PALENCAR thought it would be great to get the new Historic Preservation Officer involved to help with familiarizing herself with the history of Las Vegas. VICE CHAIR STOLDAL agreed that would be a great learning experience, and added there are also 11 experts on the history of Las Vegas on the Commission.

VICE CHAIR STOLDAL asked what the proper next step would be as far as creating a structure within the HPC to work with the City. COMMISSIONER HOWE believed the first step would be identifying the working group, who could work off of the initial outline for the website. Meetings with the Office of Communications could then be set up to gain an idea of the costs involved and the funding that is available through the working group. He suggested they start with what they want the website to look like so there is a fairly accurate ask when putting together the Request For Proposal to fund a consultant. The end product will need to be something integrated that the Office of Communications will support.

VICE CHAIR STOLDAL asked counsel if a working group could be created under the existing item. DEPUTY CITY ATTORNEY SETH FLOYD opined that it could be done under this item. Whether it is called a working group or subcommittee, it will be delegated a responsibility that the HPC would normally have and that those meetings will likely have to be noticed as public meetings, but can be done with a smaller group of two to three members instead of the full board.

VICE CHAIR STOLDAL and COMMISSIONER LARIME expressed their interest in being on the working group, and COMMISSIONER BECK thought CHAIR WHITE should be included as well.

MR. FLOYD confirmed for the Vice Chair that a motion was required, and VICE CHAIR STOLDAL clarified the intent of the working group was two-fold; to make recommendations to this group regarding the content and to work with the City to come up with a process to get it on the website.

Motion made by Michelle Larime to Approve the formation of a working group that would consist of Chair White, Vice Chair Stoldal and Commissioner Larime of the Historic Preservation Commission to look at the City's historic preservation website for recommended content and to create an action plan for how to update it

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

8. **HPC-77233** – Report by the Department of Planning regarding Director's updates

Minutes:

COMMISSIONER HOWE reported the key item he had as an update for the Historic Preservation Commission (HPC) was that DIANE SIEBRANDT accepted an offer for the Historic Preservation Officer position and would be starting on September 30th. MS. SIEBRANDT has a PhD from Australia in historic preservation and was the lead for UNESCO (United Nations Educational, Scientific and Cultural Organization) for heritage preservation in Baghdad, Iraq for the last 13 years. Her work required her to handle various personalities, including GENERAL DAVID PETRAEUS and multiple factions of Iraqi contingencies, to help preserve key sites in Iraq, so helping with preservation in Las Vegas should not pose a problem.

COMMISSIONER HOWE stated there will be one more HPC meeting prior to MS. SIEBRANDT'S introduction to the Commission, and a joint workshop with the HPC and Commission for the Las Vegas Centennial is expected to take place to work with the new HPO in navigating the future.

VICE CHAIR STOLDAL commented MS. SIEBRANDT has a very impressive background, and he thought she was going to be great. He requested her resume be shared with this body. COMMISSIONER HOWE confirmed she would be living in the city and not required to go out of the country.

With the new HPO coming onboard, COMMISSIONER LARIME asked if the Commission was still looking at working on their strategic plan in November; COMMISSIONER HOWE confirmed.

9. **HPC-77234** – Report by the Department of Planning regarding Project Update list

Minutes:

COMMISSIONER HOWE used the Project Update list in the backup to provide updates on key items.

Motor Court Survey – COMMISSIONER HOWE reported the Request For Proposal was awarded, and there was a kickoff the week of August 19th. With the adjusted timeline, this project should be completed by February 5, 2020. Presentations will be made to the Historic Preservation Commission (HPC) possibly at the January 2020 meeting to provide updates on the survey and how to use that survey to help fortify the code to make sure it responds accordingly to those properties identified to be unique in nature that have a historic quality. He mentioned the challenge of keeping the motels through adaptive reuse or other means to try to offset the balance towards redeveloping the site by demolition. He also noted a component of the survey is identifying the signage – the dates and designers of the signs. With the recent demolition of the Monterey Hotel, staff had the opportunity to speak with the property owner to ask them not to do anything to the sign, to which they agreed.

VICE CHAIR STOLDAL asked if besides the survey if there was also an action plan with recommendations involved. COMMISSIONER HOWE explained the survey report will identify the properties, the dates, the qualities, etc. with the end goal being to keep the motor courts. Staff is looking to incorporate into the coding for the Downtown Master Plan those recommendations to keep the property intact.

Las Vegas High School – COMMISSIONER HOWE stated the updated timeline would include a presentation to the HPC on December 11, 2019 and completion of the package for submittal by December 18, 2019. However, the date of submittal does not mean it will be considered a national landmark as of that date; the State Historic Preservation Office would still need to process it.

VICE CHAIR STOLDAL asked if the Commission would see the report for the first time at the December 11, 2019 meeting and if they would be voting on it at that meeting. COMMISSIONER HOWE indicated the members would receive a draft prior to that date as some of the information would be available by November 21st. During the meeting there would be a presentation, but could also be for action if so desired. VICE CHAIR STOLDAL commented it is this body's formal duty to review everything for accuracy and wondered about the time in which they had to review. COMMISSIONER HOWE stated the timeline is set with the understanding that the dates can be adjusted if changes are made. COMMISSIONER BECK expressed concern with there being enough time to do an adequate review, and pointed out there will be an HPC meeting in September and October, but no meeting in November.

COMMISSIONER HOWE stated that is the timeline listed in the contract, but the date can be adjusted if necessary. Since this project has taken a while, he did not want to let off on the throttle. COMMISSIONER BECK understood that but wanted to make sure the Commission got it right. COMMISSIONER HOWE indicated he would work with legal counsel as far as the distribution of materials for review.

VICE CHAIR STOLDAL stressed the importance of receiving the draft as soon as possible so the Commission could read it in advance. He thought there should be a formal presentation on December 11th, with this body having the ability to make recommendations or changes if necessary and any changes voted on would be sent to the State.

COMMISSIONER BECK wondered about the possibility of presenting to the Commission in October. COMMISSIONER HOWE said staff has a pretty good working relationship with the consultant so he will see what can be presented in October but that he may be the one presenting to the Commission. He also assured the members the draft will be distributed as soon as possible. Since the same consultant group is being used for this project as the Motor Court Survey, VICE CHAIR STOLDAL wondered if a greater focus could be placed on this project in order to meet the October deadline. COMMISSIONER HOWE stated they could prioritize the projects.

Moulin Rouge – COMMISSIONER HOWE reported staff is still working with Operations and Maintenance to move the columns, but a precise time and date has not yet been set. He will be on site when the columns are moved, and the HPC members will be invited to witness the relocation. He named some of the key steps that have to be taken, noting he was concerned about using pressure washers on the columns with the mosaic glass.

VICE CHAIR STOLDAL suggested two Commission members volunteer to go to the site since the date is unknown at this time, and there is the potential that one may not be available when the date is determined. VICE CHAIR STOLDAL and COMMISSIONERS COLLINS and BECK expressed interest.

COMMISSIONER COLLINS disclosed she knows that SCOTT JOHNSON, Moulin Rouge, and her father, GENE COLLINS, were having a conversation with the City and wondered if that was a conflict of interest. DEPUTY CITY ATTORNEY SETH FLOYD opined the Commission was simply hearing a report and this was not an action item. If they were voting on something, they would explore this further.

COMMISSIONER HOWE provided COMMISSIONER COLLINS with some background information stating there are two remaining columns with red mosaic glass on the site, and the City has been given the opportunity to obtain, crate, preserve, clean and store them at the east yard. The City also has the opportunity to incorporate these items on the site with future development to provide a historic element.

Blue Angel Relocation – COMMISSIONER HOWE reported the Request For Proposal went out, and staff is moving forward with the sign restorer who put together a proposal. He did not wish to disclose the name at this point since the contract is not yet signed. He noted there are some challenges associated with this project and a couple of options with regard to restoring and relocating the Blue Angel. The sign has had various identities; i.e., with a halo, wing-free, with a wand etc., and with that comes various prices. Now that the consultant is on board that person has the skills and ability to help determine what is most historically appropriate, and that determination will be presented to the HPC. VICE CHAIR STOLDAL stated unlike the iconic Welcome to Las Vegas sign, there are a limited number of close-up photographs of this piece. COMMISSIONER HOWE confirmed this project was on track for January.

Scenic Byway – COMMISSIONER HOWE reported the survey has been completed, and one of the key concerns from the Neon Museum regarding how the signs in the medians on 6th Street were being maintained by the City has been ironed out. Staff did not realize this was an issue, but now that they know, during the survey process, they are not just looking at signage and neon along the property lines, but also the collection in the medians to ensure they are being maintained. SIDNEY NOYCE, Planner II, informed VICE CHAIR STOLDAL that this body could expect a report at the September or October meeting.

Floyd Lamb Park Hay Barn – COMMISSIONER HOWE stated this project is proceeding as planned, and the architect and engineer have been selected. He provided some background information explaining that the goal is to utilize the hay barn as an events center, which triggers occupancy concerns related to fire safety and egress. The hay barn will potentially have three to five doors cut within the sides while still maintaining a barn aesthetic. Staff is working closely with the Ward 6 office and SHPO with the understanding that the barn needs to be modified in order to create a use that protects the barn. The barn has always been identified as an events center, but the challenge is having people in the space triggers health and safety concerns. Each step triggers something else; i.e., having people requires fire sprinklers, sprinklers need water, water needs a well, the well needs power, etc. They are moving as quickly as possible, but there is more involved than just painting the barn. The key is maintaining a close dialogue with SHPO staff.

COMMISSIONER BECK asked about the doors being added for fire safety. COMMISSIONER HOWE explained there will be a total of five; three facing towards the reservoir and two in the back facing the parking area. These are in response to fire codes, but they are trying to work with what SHPO wants as well. If SHPO wants that number reduced, there will be two end doors, but some doors will still have to be cut into the walls.

COMMISSIONER BECK asked if the end doors would be functional. COMMISSIONER HOWE stated the doors will be refurbished but they will not be utilized as access doors. They may be used for shipping, but typically, they will be controlled and locked. He further explained the decision was made not to use the east/west ends because the barn is a very long, narrow structure and the distance related to the point of egress would be too great. In response to another question by COMMISSIONER BECK, COMMISSIONER HOWE stated the cupola will stay; if the building has to be modified for the door, that will be done, but staff is adamant about doing everything it can to preserve not just the trusses but the diagonal laying of the support work, etc. No one will be allowed up in the cupola, but the barn itself will be reinforced with as minimal impact as possible. Staff is also

working with MEL GREEN, Engineer, who has worked on multiple buildings on the site, and there is a fairly clear navigable path to keep the structure intact.

COMMISSIONER BECK stated she missed the meeting following the announcement that the Neon Museum was taking over Reed Whipple and asked if the valuation for Reed Whipple for the National Register was going to be completed. COMMISSIONER HOWE met with SH Architecture and the Neon Museum Board regarding their utilization of the building and stated that as much of the building will be kept intact as possible because it works in conjunction with the Neon Museum. The challenge is that they are trying to work as fast as possible and the nomination process would slow that down, but it is not off the table. The structure will not be modified to where it would compromise any future ability of asking.

COMMISSIONER BECK asked if the exterior as it is presently was going to be retained. COMMISSIONER HOWE stated the renderings that he saw showed the character and material of the building will remain intact (i.e., wings, the front façade and entry). The bulk of the changes will occur inside of the structure because of the amount of damage that occurred due to issues with the HVAC and plumbing. COMMISSIONER BECK commented she was still conflicted because the nomination did not make it through and thought it would be good for the Commission to receive updates.

Potential HPC Projects – VICE CHAIR STOLDAL stated of the approximate dozen projects on the list, two of the major projects were now moving forward. He suggested that by the next meeting the members look to see if there are any projects they would like moved up on the priority list instead of addressing them based on when they were first added to the list. Staff could then be instructed at that time to adjust the list accordingly.

COMMISSIONER BECK asked when an application had to be submitted to apply for State funds from SHPO; COMMISSIONER LARIME thought she was referring to the Certified Local Government grant. COMMISSIONER HOWE indicated he would have to check on that. COMMISSIONER BECK also stated they do not know how much funding is available that can be applied towards pending projects. VICE CHAIR STOLDAL thought the Commission for the Las Vegas Centennial was ready to fund this body again in the amount of \$75,000; however, they understand the challenge associated with not having a Historic Preservation Officer.

COMMISSIONER BECK stated it was mentioned last year that there was a plan to make some changes and upgrades in Floyd Lamb Park. COMMISSIONER HOWE was aware of an existing plan, but not a new plan. He noted the plan he was aware of was about seven years old, and identifying the hay barn as an events center was a part of that plan. Since his focus has been the hay barn, he indicated he would double check if there were plans for other things to be done. He added that the plan covers the entire park and included a bicycle course, mountain bike track and cycle tracks at the former location of the skeet/gunnery range; however, these are outside of the historic core element of the ranch itself. Those plans were moving forward, but have since been suspended.

COMMISSIONER BECK stated with the population increasing rapidly in that area, it will result in more use of the park, and as such, she is interested in seeing the two projects related to the park completed. COMMISSIONER HOWE thought it would be prudent for staff to provide an update on the Floyd Lamb Master Plan. VICE CHAIR STOLDAL asked if there was a link to the plan available so the Commissioners could read about it. COMMISSIONER HOWE stated it is available online and offered to provide the link to all of the Commissioners.

10. **HPC-77235** – Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

No comments were made.

11. **HPC-77236** – 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:

VICE CHAIR STOLDAL noted some topics were already mentioned during the course of the meeting.

COMMISSIONER LARIME stated it was her understanding that the form-based code for Fremont East was abeyed to the October City Council meeting. COMMISSIONER HOWE confirmed the date to be October 16th. COMMISSIONER LARIME asked that an item be added to next month's agenda for a presentation that allows the Historic Preservation Commission to take action and make comments on that code and to decide whether or not they want to make a formal comment to the Council. She stated she was specifically referring to how the code addresses working with the motels in that area to help preserve them and to have a discussion if it does not.

Noting that it is not always possible to print the backup material or bring a laptop to the meeting, VICE CHAIR STOLDAL wondered if what was in the backup could be displayed on the presentation screen in the conference room. COMMISSIONER HOWE responded technologically that was possible, and that another benefit of that is that the meeting is live streamed so the public would be able to see it as well.

COMMISSIONER PALENCAR requested an item be placed on the agenda relating to the solar panel guidelines for the John S. Park neighborhood. It was also suggested by VICE CHAIR STOLDAL that a certified letter be sent to DAYVID FIGLER, Acting President of the John S. Park Neighborhood Association, inviting him to a meeting to further discuss this topic.

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:

COMMISSIONER LARIME stated COMMISSIONER LeVINE asked her to put on the record that he had an emergency and apologized for leaving.

13. **Adjournment**

Minutes:

The meeting was adjourned at 1:35 p.m.

Respectfully submitted:

Debra A. Outland, Deputy City Clerk

Michael Howe, Planning Section Manager

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive