



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

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

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE (excused until 12:02 p.m. and for the remainder of the meeting at 12:28 p.m.), BECK, HOTCHKISS (via teleconference and excused from 12:39 p.m. to 12:50 p.m.), SERFAS (excused until 12:04), COSGROVE, PALENCAR, PALACIOS, MOODY, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONER LONG

ALSO PRESENT: MIKE HOWE, Planning Section 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.

Subsequently, CHAIR STOLDAL announced that the meeting in January of 2022 will be held on Thursday the 27th at 3:00 p.m. He then deferred to COMMISSIONER SIEBRANDT for the introduction of TERESA SMITH, Administrative Support Assistant, who will be assisting her with liaison duties with respect to this board and the Commission for the Las Vegas Centennial. CHAIR STOLDAL welcomed her, and MS. SMITH said she is happy to be on board.

3. Public Comment: Comment during this portion of the agenda must be limited to matters on the agenda for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

None.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of August 25, 2021

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Michelle Larime to Approve

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

5. **21-0545-HPC1** - Report by Development Services Administration and the Department of Economic and Urban Development regarding adaptive reuse incentives for properties within the redevelopment areas of the City of Las Vegas

Minutes:

COMMISSIONER SIEBRANDT said this report was requested by COMMISSIONERS SERFAS and LARIME to find out more about what the City is doing regarding adaptive reuse.

THOMAS "TOM" BURKART, Development Services Administrator, and BILL ARENT, Deputy Director of Economic and Urban Development (EUD), were present. MR. BURKART explained that he and MR. ARENT would alternate in making a PowerPoint presentation, a copy of which was submitted for the record. He would discuss the Downtown Business Assistance Program and additional targeted incentive programs, while MR. ARENT would go over the Commercial Visual Improvement Program (CVIP), Multi-family Residential Improvement Program and C-PACE (Commercial Property Assessed Clean Energy) Financing for the Redevelopment Area and Citywide. CHAIR STOLDAL requested the boundaries be defined for the various areas (slide 2).

MR. BURKART continued with the RDA (Redevelopment Area) Map (slide 3) and explained the two Redevelopment Areas, 1 and 2, which it align with the Downtown Master Plan areas and those the City would be most focused on for the adaptive reuse goal.

Downtown Business Assistance Program (slide 4) - This program was established in 2016 with the intent to provide new businesses project coordination and/or financial assistance within the redevelopment areas. This year the budget for this program is \$200,000, with a maximum allowed match grant of \$20,000 per project. This program was established by the City Council in response to new business owners' claims regarding barriers to overcome when considering the downtown area for opening a business. The redevelopment areas often have buildings constructed under older building codes for uses that are no longer in demand, noting that code requirements for a higher occupancy trigger more building and fire code upgrades. Additionally, many of the buildings had decades of deferred maintenance and code upgrades, and owners did not invest any money in many buildings that had been earmarked for demolition. The City prefers to provide incentives for urban infill and to maintain the character of neighborhoods over demolition.

MR. BURKART emphasized that the Downtown Business Assistance Program is not only about the financial incentive, but also about the assistance new businesses can tap into with project coordination, which is very important for mom and pop businesses considering doing business for the first time in the downtown area. He pointed to the Project Coordination diagram (slide 5) with the multitudinous steps involved in Project Coordination. Another component fairly new to Project Coordination is staff walking new businesses through the development review process.

MR. BURKART reviewed the following 2016 projects that were upgraded with Downtown Business Assistance Program funding and that were brought up to 2018 code requirements at a minimum, which the City considers to be a good investment because it means the properties have been improved to leave the site available to accommodate future incoming businesses should the initial business fail. These improvements include code compliance with ADA (American with Disabilities Act) restrooms and plumbing, mechanical and grease interceptor upgrades.

Esther's Kitchen (slides 7 and 8) at 1130 South Casino Center Boulevard necessitated code compliance upgrades that cost more than \$280,000, and this project came under a \$25,000 matching fund option before the program was changed to \$20,000 in match funding.

Vesta Coffee (slide 9) is a project that needed similar upgrades for the cost of more than \$128,000 at a site that formerly housed a retail establishment. It opened in 2016, and it was converted into a place of assembly.

Jammyland (slide 10) project cost approximately \$216,000 to make it code compliant, and a big component of the project was activating public ground and bringing uses to the street.

Able Baker Brewing (slide 11), which is where Sal's Furniture Store was located, is a project that came in at a cost of over \$242,000 to make it code compliant.

Good Pie and Main St. Provisions (slides 12 and 13) for 1212 and 1214 South Main Street buildings are projects that took place on a former furniture store structure, and fortunately a lot of the main character was preserved. Many of the older buildings need roofing improvements, and code compliance costs for both projects were over \$220,000. Funding reimbursement was almost at a 10:1 ratio, which is very beneficial to the City.

MR. BURKART added that from 2016 to 2021, the City has been reimbursed for a total of 46 projects, provided project coordination assistance for 165 projects and reimbursed almost \$1 million in funding for code compliance (slide 14).

MR. ARENT resumed the presentation and reviewed some of the programs offered through the Redevelopment Agency (RDA), which encompasses the redevelopment areas, the downtown area and the commercial corridors on West and East Charleston Boulevard, Sahara Avenue and some of the neighborhoods east and west of the downtown area. The incentive programs were designed to help businesses.

The CVIP (slide 15) was designed to incentivize business owners to improve commercial facades in the greater downtown area. It provides matching dollars to new businesses and requires a dollar-to-dollar match up to a maximum of \$25,000 to make exterior improvements. It used to be a maximum match of up to \$50,000, but that amount was changed because the funds were being exhausted quickly and to deter awarding funding to people who were speculating or might want to turn over their properties. He added that most privileged license businesses are ineligible for this program, with the exception of wedding chapels, which were included about two years ago because there was some interest to make renovations by some chapel owners.

The Westside Oasis (slide 16) is a project that received \$25,000 in matching CVIP funds, and the private investment of \$960,000 is being made.

The CVIP program (slide 17) has provided match funding for 156 projects since its creation. However, interest in the program has diminished in recent years, and staff believes it is because business owners feel a matching amount of \$25,000 is not enough toward the cost of total improvements required, so staff is considering offering other types of matches.

The Multifamily Residential Improvement Program (slide 18) is similar to the CVIP program, and the City matches up to \$75,000 with a minimum investment of \$25,000 per unit by the owner, and it is designed to help with both interior and exterior improvements. This helps create a balanced approach and to breathe life into some residential properties in the downtown area.

KLA Capital (slides 19 and 20) is an example of an investor that received match funding through the Multifamily Program for renovations to the building at 310 Maryland Parkway. The improvements included a new roof, HVAC (heating, ventilation and air conditioning), mechanical system repair, stucco repair, landscaping and new windows and doors. The interior was almost gutted and improved with new framing, insulation, drywall, paint, flooring, electrical, plumbing, cabinets, vanities, countertops and doors. The owner invested over \$615,000.

The C-PACE (Commercial Property Assessed Clean Energy) (slide 21) program is managed through the Planning Department, and the City is reviewing it to see how to take full advantage of it, perhaps even for older properties. It is eligible for commercial, industrial and multi-family buildings (of five units or more). For new construction, it provides up to 20 percent of the capital costs of a project, but for renovation projects it provides up to 100 percent. The premise is to make energy efficient improvements to code and monetize those for the City to then record a self-assessment lien (similar to a special improvement district lien) with specialized

financing for terms up to 25 years. The City partners with preferred developers and architects to review the needed improvements. He noted that the building at Las Vegas Boulevard and Garces Avenue was constructed by Sletten Construction and used the tool to make energy efficient improvements to the building. He truly believes the City could look at how to partner with the Historic Preservation team to maximize use of the C-PACE program. He provided the website for more information: vegascpace.com and noted that although the program is sponsored by the City of Las Vegas, the City contracts with private service partners.

MR. BURKART took over the presentation and reviewed the Sewer Connection Program (slide 22), which was established in 2013 with the intent to defer sewer connection fees. He explained that over the years the code changed for restrooms, sinks and drains, and that connection fees are costly. Sewer connection relates to adaptive reuses because renovated properties being converted into, for example, a restaurant or a bar, may require additional restrooms and sinks for code compliance, both of which require costly sewer connection fees. In many cases, just to start construction, the sewer connection fees amount to a substantial cost in order to receive building permits. Additionally, every year this fee increases, and it can cost over \$3,000 per fixture.

Consequently, the City Manager tasked staff with finding ways to help new businesses keep as much money as possible to reinvest into their development projects and not have to pay the City up-front just to start construction. Allowing businesses to defer expensive sewer connection fees helps them to open for business and generate revenue before they have to repay the City.

MR. BURKART used the example of the new Soulbelly restaurant (slide 22), which was converted from a car transmission repair shop. This project necessitated 16 new water fixtures, and \$37,248 of the total \$41,277 building permit fees was for sewer connection, or almost 90 percent. Fortunately, the City was able to defer two-thirds of the fee so the business owner could go forward with the project, supporting adaptive reuse.

Similarly, business license origination fees are very expensive, so the City also created the Business License Origination Fee Waiver Program (slide 23), which was approved by the City Council on May 19, 2021. This program tackles up-front fee barriers for new business owners. The license origination fees are tied to any privileged and alcohol licenses, which can be sold in the future to any private party wishing to take over.

Origination fee waivers have been allowed in the past, but the City Manager and City Council wanted to implement the program for the areas within the new Brewery Row, which encompasses Bonneville Avenue to the north, Union Pacific tracks to the west, down Wyoming Avenue and Oakey Boulevard to the south and Las Vegas Boulevard to the east. Any new qualifying business moving into the district can apply for a waiver of the license fee up to \$50,000, depending on the license type. As a matter of balance for existing businesses that paid the origination fee prior to the implementation of this program, they have some protection because businesses opening with a business origination fee waiver cannot transfer or sell that license.

MR. BURKART said these aforementioned incentive programs are ways the City is trying to help new businesses rehab older areas. CHAIR STOLDAL appreciated the detailed presentation.

COMMISSIONER SERFAS was pleased with the efforts of the City in coming up with ways to help businesses. He asked about other barriers being encountered with the entitlement process and whether any ordinance changes may need to be made to make adaptive reuse friendlier for the development community. MR. BURKART replied that on the entitlement side, for projects that would require a special use permit, the City tried to streamline the approval process by looking at ways to implement a conditional use approval process for business types that, for example, only want to serve beer and wine, which typically entail restaurants that do not serve hard liquor and meet a 400-foot distance separation from a protected use. Additionally, staff is trying to stack reviews to save time, which in turn saves money, as long as the applicant understands the risks. He noted that the biggest challenge for businesses in the downtown area along Main Street is utilities because of the issue of running private lines down the alleyways to connect to the east/west streets, but the Las Vegas Valley Water District does not want to deal with the alleys anymore.

COMMISSIONER SERFAS said the Main Street Couplet improvements made a big difference in the area. He stressed advocacy for redevelopment and repositioning of old assets. He appreciated the candor regarding barriers.

COMMISSIONER PALENCAR asked if the applicants are the property owners, and MR. BURKART replied that typically 90 percent of the time for the program he oversees, it is the tenant who makes application and bears the cost of improvements to get the property ready to obtain a Certificate of Occupancy. He added for the Commissioner that there are instances in which the property owner will redevelop the building to a shell point, or prepare the building for a respective tenant. However, 90 percent of the projects involve the tenant, although staff tries to make interested tenants aware as early as possible about needed improvements to bring the property into code compliance. Unfortunately, sometimes the property has already been leased before making inquiries by the tenant about the work and costs involved.

COMMISSIONER PALENCAR asked if the City checks into applicants' financial backgrounds, and MR. BURKART indicated that there are qualifiers attached to making application, and those are tied to mom and pop business types. MR. ARENT commented that programs for the Redevelopment Agency have been structured the same way, so most of the investors are smaller, since they offer up to a \$75,000 match. Staff really looks at leverage rather than resources and tries to attract investment for older properties in the downtown area, rather than opting for doing business in another city. He reiterated the goal is to bring in long-term investors that do not want to just turn over the property.

COMMISSIONER LARIME asked if there is a way the Historic Preservation Commission can advocate for getting more money for the programs. MR. BURKART explained that when the program started, with the fiscal year resetting in mid-year and the process timeline, the funding carried over in the beginning. However, because the program is funded through the General Fund, staff tries to analyze yearly how many projects might have to be funded, and his office has partnered with EUD to budget enough funding. Fortunately, no applicants have been turned away. He emphasized that funding is reserved until the Certificate of Occupancy and business license are obtained. The Commissioner asked about interest made through any of the programs and where that money goes. MR. BURKART replied that the Sewer Connection Fee Program is the only program that has a five percent collection fee, which is rolled back into the Sewer Division.

COMMISSIONER LARIME asked if the CVIP program covers neon sign restoration. MR. ARENT answered that it can be used for signage, but neon signage is very expensive. So owners willing to undertake that expense, are usually doing a lot of other work to their buildings. He noted that issue comes up a lot, especially along East Fremont where the motor courts are located. His team works closely with the Historic Preservation Officer when those types of issues come up to try to preserve old signs through agreements.

Regarding the C-PACE program, COMMISSIONER LARIME asked if the guidelines are strict about what constitutes an energy efficient upgrade for property owners wishing to pursue historic tax credits for restoration of historic properties who may have to keep windows, doors or other aspects that may not reach total efficiency. MR. ARENT believed that one of the requirements of the C-PACE program is that buildings be brought to the current International Energy Code if there is any modernization involved. If there are any deviations, the project may not qualify for C-PACE. However, it should be reviewed further to see if it is a potential funding source and for how much. He noted that one of the misnomers about the program is just how much energy efficiency projects can add up. The Commissioner appreciated the presentation.

CHAIR STOLDAL appreciated the taxpayer protections and wondered if the owners have to sign off on the programs, and MR. ARENT replied that owners have to sign off for the programs. For the CVIP program, there is an easement agreement required to be recorded against the title. Some applicants have actually been unwilling to do that and have been turned away. But most of the owners understand the City has to make sure the improvements are made and maintained.

CHAIR STOLDAL asked how the two agencies fit in with Project Enchilada, which involved significant funding of up to \$100,000 for sign renovation, which is certainly more than what the presented programs offer. MR. ARENT explained that Project Enchilada is an initiative of the City of Las Vegas because it recognized that the specific part of downtown involved is historic and needed a significant reinvestment. One of the biggest market challenges with the Fremont East is market pressure, because there is no longer a desire to use the motels as motels or hotels, but rather as apartments, which has raised land use and business license issues. So they had to look at ways to put the property to productive use. Hence, on an individual basis, the City has entered into some agreements to put the vacant properties into productive use. The Chair said he is concerned about the

significant investment without figuring out the future uses of those properties. MR. BURKART added that his team's involvement with Project Enchilada has been more with project coordination.

The Chair asked if the Clark County School District is involved with schools in older downtown areas, and MR. BURKART replied that staff notifies the district regarding any land use applications. The Chair said he asked because at the beginning of the presentation, there was discussion about code compliance regarding signage.

CHAIR STOLDAL asked if there is any involvement with the Huntridge Theater, and MR. ARENT said staff has been communicating with J DAPPER, and although they are excited about the project, MR. DAPPER has not made any formal funding requests. Their only involvement was with the Mahoney Drum Shop project. However, they want to make sure the project is successful given the history of such an important community asset. MR. BURKART added that his involvement with MR. DAPPER has been regarding project coordination, but he did not believe MR. DAPPER had submitted an application that would prompt project review.

CHAIR STOLDAL appreciated the informative presentation.

6. **21-0546-HPC1** - Discussion for possible action regarding the Historic Preservation Commission choosing a date in October to attend a virtual Design Review Training Session provided by the Nevada State Historic Preservation Office staff

Minutes:

CHAIR STOLDAL said the recommended time for the session is 6:00 p.m.

COMMISSIONER SIEBRANDT stated the Commission had discussed picking a date to attend a training session, which would be offered via Zoom and at 6:00 p.m., because it is the best time for the Nevada State Historic Preservation Office. After this training, the Commissioners can consider paying for and requesting specialized training through various organizations, as indicated in the backup information. She asked for selection of a training date from the list provided on the PowerPoint slide shown, a copy of which was submitted for the record.

CHAIR STOLDAL emphasized that attendance is voluntary, given that it is offered in the evening. Through the process of elimination, due to commitments of COMMISSIONERS LARIME and MOODY, the dates of either October 11, 2021 or October 12, 2021 were selected. COMMISSIONER LARIME said she learned a lot from previous camp training about the design review process that she had not considered.

After the vote, CHAIR STOLDAL suggested to the Commissioners that they review the packet in the backup documentation to see what other training might be helpful to the Historic Preservation Commission.

COMMISSIONER BECK added that she also found camp training to be very beneficial. The Chair said he hopes the training will be in person because having it virtually will be challenging.

Motion made by Michelle Larime to Approve the dates of 10/11/2021 or 10/12/2021, with either date to be confirmed by COMMISSIONER SIEBRANDT

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

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

7. **21-0547-HPC1** - Report by the Department of Planning regarding the National Alliance of Preservation Commissions Summer Short Course that took place August 24-25, 2021 via a series of six virtual webinar presentations

Minutes:

Referring to a PowerPoint slide, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT said this item was to allow comment about the National Alliance of Presentation Commissions Summer Short

Course on August 25, 2021 by webinar, through which the courses are available online up until six months from the August 25th date. She noted the course “Translating Your Skills: Time, Talent, and Treasure” was very interesting.

CHAIR STOLDAL said that hopefully the Commissioners had a chance to attend at least one of the courses, noting that they were all beneficial. The one mentioned by COMMISSIONER SIEBRANDT offered ways to consider improving participation in the historic preservation process in the community. He added that although the “Disaster Planning and Recovery for Historic Communities: An Overview” course discussed areas where there are a lot of disasters, there were portions that apply to Southern Nevada, especially with regard to climate change. He asked the Commissioners if they found other courses valuable.

COMMISSIONER LARIME found the Disaster Planning course and the course, “How to Date and Appreciate Mid-Century Buildings,” very interesting. She added that with climate change, temperatures are expected to rise as high as 125 degrees within the next 50 years in Southern Nevada, and the HVAC (heating, ventilation and air conditioning) systems will not be able to handle it. C-PACE (Commercial Property Assessed Clean Energy) and other weatherization programs are really going to be needed to help address energy efficiency in Southern Nevada, where there are so many mid-century buildings that are aging and need rehabilitation.

CHAIR STOLDAL thanked COMMISSIONER SIEBRANDT for taking care of the details for the conference and said he hopes in the future the schedule will not conflict with Historic Preservation Commission meetings.

8. **21-0548-HPC1** - Discussion for possible action regarding the approval of Historic Preservation Commission (HPC) funding in the amount of \$250 to renew the HPC’s membership with the National Trust Preservation Leadership Forum

Minutes:

COMMISSIONER SIEBRANDT requested approval. She explained that the Commissioners have never really taken advantage of the benefit of the subject membership, which also offers discounts on conferences and on hotels. She showed a PowerPoint slide detailing the benefits, and submitted a copy of it for the record.

See Item 9 for related discussion.

Motion made by Sondra Cosgrove to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

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

9. **21-0549-HPC1** - Discussion for possible action regarding the approval of up to \$600 in Historic Preservation Commission (HPC) funding for members of the HPC to attend the November 2-5, 2021 National Trust Preservation Leadership Forum Virtual Conference

Minutes:

COMMISSIONER SIEBRANDT requested approval of the funding for any interested Commissioners to participate in the subject Conference, noting that TERESA SMITH, Administrative Support Assistant, could also attend. She added that once membership is renewed (approved under Item 8), they can start taking advantage of the benefits of the membership. As indicated on the PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT said the virtual conference will cost \$250 for the first ten participants, and \$85 for each additional participant. The Conference subthemes are Promoting Equity and Justice Through Historic Preservation, Sharpening Essential Practices of Preservation and Adapting to a Changing Climate.

COMMISSIONER SIEBRANDT added that a detailed list of sessions are available in the backup documentation for this item regarding Community Engagement, Advocacy for Heritage Sites, Site Interpretation, Climate and Preservation, Diversity and Historic Preservation and Underrepresented Communities.

COMMISSIONER LARIME said she has attended past conferences through the National Trust, and she found them to have a different focus from the National Alliance conference, so she felt the Commissioners would greatly benefit from participating.

CHAIR STOLDAL clarified with COMMISSIONER SIEBRANDT that any of the Commissioners interested in participating should inform COMMISSIONER SIEBRANDT and MS. SMITH, Administrative Support Assistant.

Motion made by Michelle Larime to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

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

10. **21-0550-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

COMMISSIONER SIEBRANDT said SETH FLOYD, Community Development Director, could not be present, but he had nothing to report.

11. **21-0552-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT provided updates for the following projects using a PowerPoint presentation, a copy of which was submitted for the record:

Las Vegas High School National Register of Historic Places - District Listing - The edits by the Historic Preservation Commission were completed and sent to the State Historic Preservation Office (SHPO) for District Listing, and will be heard at the State Board Meeting in December.

Huntridge Theater Listing on the Las Vegas Historic Property Register - The listing was accepted by the City Council at its meeting of September 1, and the property is on the historic register. Therefore, any exterior work will require a review by the Historic Preservation Commission as part of the Certificate of Appropriateness process.

NPS URC (National Park Service for Underrepresented Community) Grant Award - The RFP is being drafted for issuance the first week of October.

SHPO HPF (Historic Preservation Fund) Charleston Heights Grant Proposal - SHPO awarded this Board the grant at the lower rate of \$30,000 instead of at the requested amount of \$50,000. The public meeting will be held September 30, 2021, for ratification.

Floyd Lamb Park Projects:

Hay Barn (slide 3) - Delay in receiving construction materials due to the COVID-19 pandemic postponed the project, but the notice to proceed with the door cuts was received, and the Water Well (slide 4), Sewer Line (slide 5) and Skeet Range (slide 6) projects have been completed, and she showed photo slides of the areas, copies of which were submitted for the record.

CHAIR STOLDAL questioned the age of the Hay Barn and wondered if there is any reason to save the bricks. COMMISSIONER SIEBRANDT thought it was built in 1947, and she said she requested that the bricks be saved, and she will monitor that.

Water Well - The photos were taken December of 2020 and September of 2021. The well has new piping and the project was completed.

Sewer Line - The photos depict conditions in July of 2021 and in August of 2021, and the project has been completed without causing any damage to the buildings. COMMISSIONER SIEBRANDT informed the Chair that matching the sidewalk stamps was challenging and there were some discoloration issues.

Skeet Range - The photos were taken in January of 2021, June of 2021 and in July of 2021, and the area has been cleaned up. The hazardous material was buried and covered with dirt. A black top was placed on gravel, but it is still considered a hazardous area, and it has been fenced off.

COMMISSIONER BECK asked if there is any intent to post a sign explaining what was located in the area prior to removal, and COMMISSIONER SIEBRANDT offered to work with the Office of Cultural Affairs to post an informational sign. COMMISSIONER BECK supported posting a sign with additional information.

Benefactor Cocktail Hour (slide 7) - The Neon Museum sent an invitation and an e-mail was forwarded to the Commissioners to the Times of the Signs panel discussion regarding "Remembering the Frontier Strike." The event is scheduled for September 30, 2021.

Regarding the SHPO survey grant, CHAIR STOLDAL asked if the Commission would receive an update at the meeting in October, and COMMISSIONER SIEBRANDT started to provide a timeline, when the Chair realized that he meant to ask about the Survey Catalog project. COMMISSIONER SIEBRANDT explained that the item was held in abeyance to the meeting of October 27, 2021.

CHAIR STOLDAL asked about the progress of the Harrison House restoration project, and COMMISSIONER SIEBRANDT indicated that project funding was issued through a grant by the Commission for the Las Vegas Centennial, but they are having difficulty securing the money to pay for the improvements. They have until December of 2021 to complete the project.

On Page 3 of the Project Update List regarding the Moulin Rouge columns, CHAIR STOLDAL asked if they had already been relocated from Cashman to the East Yard and if they would be protected from the elements. COMMISSIONER SIEBRANDT said she would look into the status of that, and MIKE HOWE, Planning Section Manager, added that staff will make sure they are covered if they are stored outdoors.

The Chair also asked for an update from the new Neon Museum leadership on the status of the Reed Whipple Theater property within 60-90 days, and COMMISSIONER SIEBRANDT expressed her awareness of the project being delayed as well.

12. **21-0553-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL suggested that if one of the Commissioners sees something in the local media, they should send it to COMMISSIONER SIEBRANDT to share with all the Commissioners.

13. **21-0554-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.

COMMISSIONER PALENCAR said she has brought up the following issues at least two times in previous meetings and emphasized that there was supposed to be an item on this agenda to discuss establishing guidelines, rules and regulations for existing historic districts, noting that the John S. Park Neighborhood is the only one with such guidelines. She also recalled discussion about monitoring historic properties to prevent

vandalism. CHAIR STOLDAL said if there was previous discussion at a meeting, it should be in prior meeting minutes.

COMMISSIONER LARIME asked for an item to revisit the demolition ordinance, which was discussed a few months ago, to find out if the City is still exploring such an ordinance. She would also like to discuss how other cities are addressing weatherization/energy efficiency needs. Additionally, she would like to know if this body should be looking into advocating programs that would help owners of historic properties preserve them.

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 1:44 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