



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:04 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE (excused at 1:43 p.m.), BECK, HOTCHKISS (via teleconference and excused at 1:25 p.m.), SERFAS, COSGROVE, LONG, MOODY (via teleconference), GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS PALENCAR and PALACIOS

NOTE: CHAIR STOLDAL advised that COMMISSIONER PALENCAR was excused.

ALSO PRESENT: SETH FLOYD, Community Development Director, 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 announced that in celebration of Nevada Day, during the weekend, KCLV Channel 2 would air the three parts of the City of Las Vegas Documentary Series free of commercials. They were funded by the Commission for the Las Vegas Centennial. The Chair reminded the Commissioners to inform COMMISSIONER SIEBRANDT if they see anything historic.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of September 22, 2021

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Colleen M. Beck to Approve

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

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

6. **21-0417-HPC1 - ABEYANCE ITEM** - Discussion for possible action regarding accepting the final revised version of "The City of Las Vegas Historic Resource Survey Catalog" from Nevada Preservation Foundation

Minutes:

COMMISSIONER SIEBRANDT said that the director and staff from the Nevada Preservation Foundation (NPF) resigned last week, and The City of Las Vegas Historic Resource Survey Catalog was turned in. She informed the Commission that AMY RAYMER, an NPF Board of Directors member, was present to answer any questions. COMMISSIONER SIEBRANDT clarified that the Board of Directors did not put the catalog together, but MS. RAYMER could get answers to any specific questions. She added that the grammatical and spelling errors in the draft of the backup documentation were fixed.

CHAIR STOLDAL appreciated the past work of the NPF. MS. RAYMER said the NPF is in the process of continuing to move forward with the project load, and they are working with a subcontractor to finish those projects. The Chair commented that the Historic Preservation Commission (HPC) has two projects pending completion by the NPF, one is the Survey Catalog.

COMMISSIONER SIEBRANDT added that the Survey Catalog will require edits, as well as updating the surveys taken on the 208 parcels from 1939 back, as part of the second part. She noted that a parcel could include zero structures or multiple structures. She verified for the Chair that the final deadline is for the meeting of February 14, 2022, so all of the Catalog updates must be completed and submitted to the HPC in the interim. CHAIR STOLDAL said the Survey Catalog is a very important project, and it could serve as a template for similar funded projects through the Nevada State Historic Preservation Office (SHPO).

COMMISSIONER BECK wondered if there is a need to reference the drafts in the Survey Catalog, and COMMISSIONER SIEBRANDT explained that the purpose of it is to indicate if a report exists and is cataloged, but she said the reference to the drafts could be eliminated. COMMISSIONER BECK said she questioned it because she wanted to gain an understanding of the purpose. Additionally, COMMISSIONER BECK did not understand the middle column indicating "yes" on everything. COMMISSIONER SIEBRANDT explained that the table was provided to the NPF for the project for them to know which reports exist. She said a question mark could be added in the column to the statement "report available" for people to know it is a question, or they could get rid of it to avoid any confusion. COMMISSIONER BECK did not think that would be necessary.

CHAIR STOLDAL expressed his preference to hold this matter in abeyance to the meeting in January, because he felt there are too many loose ends remaining in the document that should be updated, despite the changes made thus far. There are still references to Frazier Hall that need to be updated. He referred to the first paragraph of the Executive Summary regarding the sources used for compilation of the catalog, and he found it hard to believe that there was no reference to reports from the BLM (Bureau of Land Management) regarding the City's annexation of land to the north of Tule Springs, and that the first report listed in the document is from 1971, which suggests there are no reports available before that year. He was also surprised to see there were no reports for the U.S. Department of Energy/ERDA (Energy Research and Development Administration)/AEC (Atomic Energy Commission), which had local offices for many years, including at the Las Vegas High School Auditorium. He asked for a search on this, noting that the files at the Atomic Testing Museum building could be searched for the information. He emphasized there is a real opportunity to improve upon the document. He said the sentence, "Parts of document and correspondence" in the document has no meaning to him.

The Chair indicated he would type his comments and forward them to COMMISSIONER SIEBRANDT for submittal to the NPF, and he asked the Commissioners to do the same.

COMMISSIONER LARIME requested clarification on the scope, because while she agrees there is a lot of information she would like included, she thought the scope only included looking at reports that potentially had to do with structures. She wondered if it was appropriate to request the expanded information mentioned. COMMISSIONER SIEBRANDT said the scope of work was to collect all historic surveys completed for the City of Las Vegas, and she thought archaeological sites were included, but she did not believe a concentration on

structures was included; however, she would have to confirm this. CHAIR STOLDAL referenced the Executive Summary, which he said outlines the range of reports, which is what he used to make his decision.

COMMISSIONER LARIME thought they should be cautious and allow COMMISSIONER SIEBRANDT to work with NPF to determine that they are within the scope. The Chair interjected that he looked at it because he found another category to see if it should be required. He believes the contract matches the information included in the first paragraph of the Executive Summary. COMMISSIONER SIEBRANDT said she would confirm the requirements in the contract.

SETH FLOYD, Community Development Director, added that the agenda item for the initial grant request listed the following: 1) to identify and compile a list of in-progress surveys of historical properties located within the City limits of Las Vegas and obtain electronic copies of each survey; 2) to review the surveys and identify any required updates for structures and/or properties dating from the City's prehistoric period up to 1939, and if found to be outdated or inadequate, complete a survey update, and 3) to produce a comprehensive catalog of completed and in-progress historic property surveys.

COMMISSIONER LeVINE gave a vote of confidence to the NPF because many of its staff members are coming back to fill in, and they are in the process of a search for a new executive director. He expressed his faith in the NPF's capabilities. CHAIR STOLDAL agreed, adding that it is the reason he opted for an abeyance.

COMMISSIONER SIEBRANDT said she received some comments from the Commissioners on the most recent catalog, and she asked that any other comments be submitted to her by the end of the following week.

Motion made by Robert Stoldal to Hold in Abeyance to 1/27/2022

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

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

7. **21-0609-HPC1** - Report regarding updates on the current and future status of the Huntridge Theater, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said this matter pertains to a required quarterly report.

JOHN CURRAN, 185 White Drive, reported their most notable accomplishment is that they signed a letter of intent with a theater operator to enter into negotiations for a lease contract. Thereafter, they can engage an architect. He is eager to report a construction start date; however, he asked for patience. The operator is the SoHo Playhouse out of New York, New York. The company has ties to Las Vegas, and they would like to have a base in Las Vegas. People in theater will recognize the name, so MR. CURRAN is thrilled about SoHo coming to Las Vegas.

MR. CURRAN said they are putting together a financing team, and he is learning a lot about possible funding opportunities to pursue. Many discussions have been held to make sure they are ready to move forward as soon as a lease contract is signed. He added that a group that has a channel in Northern Nevada is interested in researching paranormal activity at the theater. He submitted a document entitled History, a copy of which was submitted for the record, and said he will continue to update the Commission, noting that the best way to for people to stay updated is through thehuntridge.com. He hoped there will be more to share at the next quarterly update.

CHAIR STOLDAL read a statement he received from COMMISSIONER PALENCAR, who could not attend the meeting due to an emergency, regarding the poor condition of the property. MR. CURRAN indicated that it would be premature and costly to make some improvements, such as paying more than \$10,000 for painting the building. He understood the eagerness to get the property restored, but reiterated that it does not make sense from a dollars and cents point at this time. The Chair said COMMISSIONER PALENCAR resides in the area, and she would like it to look see it cleaner until there is a concrete project. MR. CURRAN said the paint and slurry seal will have to wait.

CHAIR STOLDAL said he is looking forward to the start of construction.

8. **21-0610-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$514 for the production of a cast bronze plaque for the historically listed Huntridge Theater, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

CHAIR STOLDAL read a statement from COMMISSIONER PALENCAR regarding her opposition to the plaque while the property is in its current state of blight. A copy of the statement was not submitted for the record.

COMMISSIONER SIEBRANDT explained that the Historic Preservation Commission (HPC) started the process of having a plaque, of which she showed a PowerPoint slide that was submitted for the record, made for installation at historic properties. The design was created by the same company that creates plaques for the National Park Service. A local company, who sources out the work, is charging \$514. Since the property is on the local register already, a plaque ceremony would be held, with the understanding that it will be installed after the property is cleaned up and improvements have been made.

COMMISSIONER LARIME asked if it was the City that started this program for historic properties, and COMMISSIONER SIEBRANDT explained that the HPC wanted to do it to identify historic properties, and that is why the plaque is funded by the HPC. The property owner did not request it. COMMISSIONER LARIME said it is a great idea, and she just wanted to gain a better understanding.

COMMISSIONER LEVINE asked if they could allocate the funding and postpone the ceremony until there is a new building for the plaque installation. CHAIR STOLDAL said that the challenge is placement amid construction. He suggested ordering the plaque, pending future installation.

CHAIR STOLDAL questioned the spelling of theater and the date of 1944 on the plaque. He recalled seeing theater spelled with r-e- at the end, and he wondered if "opened" should be added in front of the year 1944. COMMISSIONER SIEBRANDT said there was still time to make changes. COMMISSIONER LeVINE thought theater was always spelled e-r- at the end. JOHN CURRAN said he would search for the grand opening announcement to find out how it should be spelled. After COMMISSIONER SIEBRANDT sought clarification for the opening, COMMISSIONER LeVINE said the year would suffice, as depicted on the slide. The Chair added that the correct spelling of theater could be handled administratively.

Motion made by Jack LeVine to Approve

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

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

9. **21-0611-HPC1** - Discussion for possible action regarding approval of the 2022 Historic Preservation Commission meeting schedule

Minutes:

COMMISSIONER SIEBRANDT presented the 2022 meeting schedule and noted that the meeting in January would be held January 27, 2021 at 3:00 p.m., for which she would send a reminder to the membership. The meeting on December 8, 2021 is earlier in the month due to the holiday.

Motion made by Michelle Larime to Approve

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

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

10. **21-0612-HPC1** - Report by the Department of Planning regarding the steps necessary to update or create design guidelines for historic neighborhoods

Minutes:

COMMISSIONER SIEBRANDT said it was unfortunate COMMISSIONER PALENCAR was not present because she requested a report on the subject matter, noting that it takes time to go through the process of getting properties in neighborhoods and districts designated as historical in order to subsequently create design guidelines.

Using a PowerPoint presentation, a copy of which was submitted for the record, she explained the purpose of design guidelines is to establish the architectural character context of a historic district by identifying and categorizing historic properties and resources. They provide guidance for addressing alterations, development, demolitions and maintenance practices. The established guidelines are enforced by historic preservation commissions and by local ordinance, which in the case of the City is the City of Las Vegas Unified Development Code Title 19.10.150 - Historic Overlay.

To establish the guidelines, a neighborhood must be listed on the City of Las Vegas Historic Property Register (City Register), with 51 percent of the neighborhood property owners consenting to the guidelines, which must be approved sequentially by the Historic Preservation Commission (HPC), the Planning Commission and the City Council. It is a lengthy process that could take one to two years due to the number of meetings required.

The City of Las Vegas currently has three neighborhoods on the City Register: Berkley Square, Beverly Green and John S. Park, for which guidelines were established in 2009. She commented that they should concentrate on establishing guidelines for the Berkley Square and Beverly Green neighborhoods and on updating the guidelines for the John S. Park neighborhood.

If a district is not listed on the City Register and wishes to be added, the property owners would have to go through the nomination process by conducting outreach within the respective neighborhood in order to obtain a 51 percent consensus of the property owners. After this process, a resource management consulting firm would have to be contracted to conduct a survey and inventory of the neighborhood, and the firm would have to go through the request for proposal (RFP) process after funding is secured. The approval process for listings on the City Register includes approval by the HPC, the Planning Commission and the City Council.

For neighborhoods that are listed on the City Register, the process would start with setting up community meetings with the stakeholders to explain the benefits and requirements and obtain support from 51 percent of the neighborhood property owners to move forward with putting together a plan. She noted that before the design guidelines are prepared, the historic character of the associated historic district must be documented so that detailed knowledge of resources is available for incorporation into the guidelines, which requires hiring a resources management consultant to conduct the survey and inventory of the neighborhood.

COMMISSIONER SIEBRANDT advised that surveys and inventories were completed in 2012 and 2013 for sections of the Beverly Green neighborhood, and in 2005 a survey and inventory was conducted for Berkley Square. The surveys and inventories contain images of the character of the homes, but she advised that they would have to revisit the area to see the current inventory given the age. However, they do have a base to start from. Once they decide they can start the process and get a consensus of the property owners, they can move forward. COMMISSIONER SIEBRANDT said that unfortunately the COVID-19 pandemic put a hold on getting started with this endeavor, but she was looking forward to getting started.

COMMISSIONER BECK asked for a copy of the PowerPoint presentation, and COMMISSIONER SIEBRANDT advised that it will be available on the website soon after the meeting.

COMMISSIONER LARIME expressed confusion because one of the slides regarding putting together the design guidelines said that a 51 percent property-owner consensus is needed to go forward with the district listing. Therefore, she wondered if the process of getting a district listing would have to be repeated in order to get the guidelines established. DEPUTY CITY ATTORNEY PHIL BYRNES believed this to be true. CHAIR STOLDAL interpreted it as the first part being honorary, with the second part setting the guidelines. COMMISSIONER SIEBRANDT advised that properties listed on the City Register are bound by Title 19, requiring that any part of the exterior of a property has to go through the Certificate of Appropriateness process for making any changes. The design guidelines, however, are more specific because the character of the properties is defined.

MIKE HOWE, Planning Section Manager, interjected and read the definition of the intent of design guidelines. Title 19.10.150 says they are intended to address exterior features and characteristics as can be seen from the public right-of-way only, but they do not regulate maximum building height, maximum lot coverage, minimum setbacks, landscaping, parking, allowable signs or other development aspects addressed elsewhere in the code. He mentioned that some of the discussion about updating the design guidelines for the John S. Park was due to the desire to accommodate solar panels.

For getting the Beverly Green neighborhood on the City Register, COMMISSIONER LARIME recalled being informed that they would be able to establish guidelines after listing it on the Register. Had they realized they would have to go through the consensus process again, they would have probably opted to do it at the same time they were going through the nomination process of getting on the City Register. Therefore, she requested that some research be conducted on this to make sure the consensus process also has to be done for establishing guidelines. Her understanding of the design guidelines is to serve as a tool to help the HPC understand what is more important to the residents to preserve in addition to the permitting process requirements, such as for windows. She did not think they were to serve as extra regulations on top of the review process regulations. COMMISSIONER SIEBRANDT assured her she would do some research.

COMMISSIONER LeVINE believed the guidelines for the John S. Park neighborhood were created after it was listed on the City Register. They were guidelines for the HPC to determine appropriateness. He did not believe the neighborhood had to sign off on them. COMMISSIONER LARIME said she was aware that the guidelines would be put together with the residents' input, but not that a consensus would have to be obtained again. COMMISSIONER SIEBRANDT reiterated that she will look into it and get clarification.

CHAIR STOLDAL asked why a property on the national register, such as the Las Vegas High School, does not have to go before the HPC for approval of changes. COMMISSIONER SIEBRANDT explained that it is not listed as a historic property on the City Register, so it would not apply. The Las Vegas Municipal Code only applies to properties on the City Register. She added for the Chair that unless the Las Vegas High School District were to accept federal funding to make upgrades or changes, they would not have any obligation to the SHPO (State Historic Preservation Office). The Mob Museum, which is on the City Register, does have to go through the HPC for approval of any upgrades or changes. COMMISSIONER LeVINE confirmed that the El Cortez Hotel and Casino is on the national register so it can make any changes. COMMISSIONER SIEBRANDT added that anyone can comment on any property on the national register if it involves a 106 review.

CHAIR STOLDAL questioned Category 7 under the membership authority of the HPC, which says that members under this category serve as members at large until they represent a historic district designation. COMMISSIONER LARIME advised the Chair that her appointment to the HPC is as a historic district designee for the Beverly Green neighborhood and COMMISSIONER PALENCAR for the John S. Park neighborhood. COMMISSIONER SIEBRANDT asked the Chair if he was seeking clarification on the designation, and CHAIR STOLDAL replied that he would like to know how a designee is determined. COMMISSIONER SIEBRANDT said that to her understanding, the City Council makes the appointments to fill the categories. DEPUTY CITY ATTORNEY BYRNES suggested reviewing the minutes of when the appointments were made for more information.

MR. HOWE added that the date of nomination and category are included as well, and the Chair pointed out that Category 7 has two categories, at-large and a specific district. He felt it is important to clarify if specific designations are necessary by the City Council. He suggested adding an item on a future agenda for discussion.

CHAIR STOLDAL read a statement from COMMISSIONER PALENCAR indicating her desire to be involved in the drafting of steps for design and enforcement of historic design guidelines.

COMMISSIONER BECK recalled a discussion regarding getting properties on the national register on the City Register as well.

Following up with the comments of COMMISSIONERS LARIME and LeVINE about getting a consensus, COMMISSIONER SERFAS wondered if failure to accomplish that would mean the HPC would not have the ability to enforce the guidelines. DEPUTY CITY ATTORNEY BYRNES said the requirements of Title 19 must be adhered to or possibly be subject to litigation. COMMISSIONER LeVINE asked if failure to get a 51 percent consensus, would void the guidelines. CHAIR STOLDAL thought the national register guidelines would apply.

COMMISSIONER LeVINE said he wants compliance with established characteristics for a neighborhood.

CHAIR STOLDAL thought clarification of the 51 percent consensus should be a topic of discussion on a future agenda. COMMISSIONER LeVINE said that a set of rules should be established to supersede the John S. Park Neighborhood Design Guidelines and apply to all neighborhoods on the City Register.

COMMISSIONER SERFAS felt enforceable guidelines are necessary in order to go forward, and he appreciated the efforts of COMMISSIONER SIEBRANDT.

11. **21-0634-HPC1** - Report by Katelyn Couturier with Retail Enterprises regarding the current and future status of the El Portal Theater, located at 310 East Fremont Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT reported that the City was approached by the new potential lessees of the El Portal Theater. She indicated that in 2017, the previous owners proposed a conversion to a food emporium at the site, but that did not come to fruition due to opposition. The new owners requested this presentation, and she noted that the property is not on any historical register.

KATELYN COUTURIER, Director of Operations for Retail Enterprises, confirmed for CHAIR STOLDAL that there is a plaque on the property. She emphasized that she is passionate about this project and the history of Las Vegas because her great grandfather was GUS RAPONE, owner of Sierra Construction Corporation, who was very involved in this community, and she prefers to preserve properties rather than to demolish them. The previous tenants had a lot of issues, and they want to work with the Historic Preservation Commission (HPC) on rehabilitation of the property and on listing it on the local register.

Using a PowerPoint presentation, a copy of which was submitted for the record, MS. COUTURIER gave a brief history of the property. The El Portal served as a social and entertainment center and accommodated cinemas and offered late night entertainment. After it closed in 1978, it was converted into a gift shop, and after that closed, it sat abandoned for four years.

MS. COUTURIER read a quote from KITTY RODMAN (slide 4), and then presented the principle goals for the property. They would like to create a space for people to gather and socialize. The building will include an exhibit of the El Portal and the importance of the old 300 block of Fremont Street. All materials and structures will be protected. The interior additions, including the bar, kitchen and stage, will be constructed so as to not damage any materials and for easy removal in the future. The elements in consideration for preservation are the interior ceiling beams, the original air conditioning unit, exterior balconies and stairway banisters. She added that they will be discussing donation of the air conditioning unit to the Natural History Museum, and they will work as much as possible to keep the banisters and beams to recreate the Spanish theme.

The original Neon sign will be kept, but they will add LED (light-emitting diode) screens to the existing frames, and they will remove the Indian pedestals added when it operated as a gift shop. MS. COUTURIER emphasized that they want to reuse the space respectfully without damaging any structures or any key elements.

MS. COUTURIER said the intent of the Present to Future slide is to demonstrate the present poor condition of the property, and how they hope to improve it in the future, which is only conceptual. She emphasized that the previous tenants did not want to rehabilitate the building and assured the Commission that their goal is to retain the historical aspect of the building and its features to keep it from deteriorating any further.

MS. COUTURIER indicated that the business concept is an arcade similar to a Dave and Buster's, with an arcade, a bar, a stage and a sports viewing area. Referencing slide 10, she said the intent is to raise the bar for visitors to historical sites, and that a survey showed the first destination choice when travel was allowed, is Las Vegas. Therefore, she felt it is a prime time to showcase Las Vegas history.

MS. COUTURIER went through the estimated timeline (slide 11) and noted she is awaiting exact turnaround times on specific repairs. The first phase will include major structural repairs to the ceiling, floors and walls. Phase Two will include construction of the kitchen, bar and stage. Phase Three will consist of more interior final work. Phase Four will be to handle the final aesthetics. For the exhibit installation, they want to commission an artist to display an artful exhibit, and she hopes to be able to purchase the El Portal sign from the Neon Museum for display on the site.

MS. COUTURIER underscored their desire to convert the site to a respectful reuse and showcase the history of the site while operating a successful business. They want to make this a social space for everyone to gather, like in 1928.

COMMISSIONER LARIME was excited to see how much passion MS. COUTURIER has for the site, and that she understands its history and the need to retain as much of it as possible. She suggested that if the goal is to have the property listed on a historical register, Retail Enterprises should start the conversations early with the City's or the State's Historic Preservation Officer to find out if any assistance regarding restoration steps could be taken, if needed, to restore the property to the type of integrity needed in order to be added to a historic register. She also suggested working with an engineer or architect to put together a plan for working with historic properties and materials, noting that the State Historic Preservation Office (SHPO) has one.

CHAIR STOLDAL verified that Retail Enterprises will be leasing the property, and MS. COUTURIER added that they work closely with the owners because they have a good relationship. The Chair pointed out that the owners would have to submit the application for listing the property on a historical register. He appreciated the lessees recognizing the historical significance of the air conditioning unit. He asked if the windows will be preserved, and MS. COUTURIER said they are not there anymore. COMMISSIONER SIEBRANDT had a PowerPoint presentation, a copy of which was submitted for the record, shown with images of the interior and exterior. The Chair asked if the balcony will be retained and opened, and MS. COUTURIER said they will probably repair any broken glass.

MS. COUTURIER went through the images (slides 15-20) of the ceiling beams, the pedestal and a view from the south toward the building entrance. CHAIR STOLDAL thanked MS. COUTURIER for the direction Retail Enterprises wants to take with this site.

Given the experiences with the previous owner, COMMISSIONER SERFAS welcomed the new owners and said he looks forward to working with them.

SETH FLOYD, Community Development Director, pointed out that the original spelling of theater was with r-e at the end.

12. **21-0613-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

SETH FLOYD, Community Development Director, reported that the City Council adopted a policy to formalize the process the City has for moving forward with potential demolition of properties that are identified as chronically blighted. He felt it was important to mention it because one of the criteria that qualifies a property is the age, which may include 50-year-old properties. As part of that process, just like the policy for an application for a demolition permit, the information is shared with the Historic Preservation Officer (HPO) to catalog the property for preservation if it is not on a register, and this will be the process for any City initiated demolition.

CHAIR STOLDAL asked if the definition of preserving in this case means photographing and not notification to the public, and MR. FLOYD replied that a big part of it is, as well as documenting. However, as part of the new policy, the HPO will be notified earlier to allow more time to take further action should the HPO determine preservation is necessary.

The Chair said that he has learned from seminars the Commissioners have attended that cities understand the challenge of having to demolish some buildings. However, there is a how-to process, and that includes trying to save materials for re-use, for display or for comparison to new materials used in reconstruction, but not just allowing time to take photographs. MR. FLOYD commented that the new policy has a 62-day window, and the process starts through the Code Enforcement Division taking action. Fortunately, Code Enforcement and the HPO are both under the Planning Department and they communicate often regarding properties. Understanding that the HPO has a substantial workload, CHAIR STOLDAL urged MR. FLOYD to use the Commissioners as a resource because they have a lot of expertise.

CHAIR STOLDAL said it is a step forward.

13. **21-0614-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT provided updates on projects/grants under the Historic Preservation Commission (HPC) and the Commission for the Las Vegas Centennial.

HPC Projects:

Survey Catalog - The third draft was submitted for review at the Historic Preservation Commission (HPC) meeting of October 27, 2021; however, that was held in abeyance to January 27, 2022.

Las Vegas High School National Register of Historic Places - District Listing - The HPC edits were completed and the State Historic Preservation Office (SHPO) Board will be hearing it at its meeting of December 9, 2021. If no changes are required, it will be forwarded to Washington, D.C.

National Park Service URC (Underrepresented Communities) Grant Award - The request for proposal (RFP) went out for bid and closes November 22, 2021.

SHPO and HPF (Historic Preservation Fund) Charleston Heights Grant Proposal - The HPC requested a \$50,000 grant, but was only awarded \$30,000. The Centennial Commission also awarded \$50,000, for a combined total of \$80,000 for the 1950s and 1960s. She added that she is already working on the RFP with the contract specialist.

Centennial Commission Grants:

Junior League - This involves an educational grant, and the project was delayed due to staffing issues.

Discovery Children's Museum - The HPC awarded the Museum a grant for a project that was completed and a presentation to the Centennial Commission will be made on November 15, 2021.

Neon Museum/Reed Whipple - This was delayed to the Centennial Commission meeting of January 24, 2022

National Atomic Testing Museum - The grant for educational and display space was extended to June of 2022.

Las Vegas Rodeo - It will be held November 12-13, 2021 at the Core Arena, and she mentioned she had promotion flyers (a copy of which was submitted for the record).

Centennial Commission Grants Continued:

ARC Digitization Project - This pertains to a grant to digitize photographs and so far 300 photographs have been digitally converted.

UNLV (University of Nevada, Las Vegas) Oral History Project - The Asian American Pacific Islander project has been delayed, and a request for an extension will be requested at the next Centennial Commission meeting.

Scenic Byway Signs - The Centennial Commission approved restoration and installation of the Rummel and Par-A-Dice signs as part of the Scenic Byway project. The grant should be on the November 3, 2021 City Council meeting for ratification.

Harrison House - The upgrades were extended to December of 2021.

NPF (Nevada Preservation Foundation) Revolving Fund and the Biltmore Bungalows - These have been delayed as the NPF is going through some challenges, but they will be presenting to the Centennial Commission at the meeting of November 15, 2021.

Miscellaneous Updates:

Moulin Rouge Columns - The columns are still being stored at Cashman Center and they are still owned by the Moulin Rouge, who is open to a conservation project.

The Past Forward Conference will be held November 2-5, 2021, and an e-mail was sent to the Commissioners with registration information. If anyone needs assistance, they can contact TERESA SMITH, Administrative Support Assistant.

Neon Museum Sign of the Times Frontier Strike (slide 5) - The event had a good turnout on September 30, 2021. The event featured a panel of speakers about the strike.

Woodlawn Cemetery Foremaster Gate (slide 6) - JERRY WALKER, Director of Maintenance and Operations, reported previously on the updates at the Cemetery, and the photos shown depicted changes from May 17, 2021 to September 29, 2021. The upgrades are still in progress.

FLP (Floyd Lamb Park) Hay Barn (slides 7 and 8) - The project was funded through a grant from the Centennial Commission. The door cuts were made for the Hay Barn, and they saved several hundred bricks. The door openings were secured until the doors can be installed.

Documentary Part 4 (slide 9) - The pre-production is underway of the City of Las Vegas Documentary Series. CHAIR STOLDAL completed an interview with Boyd Productions, and archival research is underway. She noted that the Centennial Commission has a working group that approves the scripts.

Tule Springs Fossil Beds National Monument (slide 10) - COMMISSIONER SIEBRANDT and LAKEISHA DICKENS, Senior Recreation Leader, manned a table at Tule Springs to direct people and give some history about the paleo environment and the park. It was a successful day.

Free Day at the Museum (slide 11) - The Mob Museum will have free admission for Nevada residents. It is a great opportunity to see it.

Nevada Day Friday October 29 (slide 12) - In honor of Nevada Day, Channel 2 will be showing Parts 1-3 of the City of Las Vegas Documentary Film Series on Friday, Saturday and Sunday.

14. **21-0616-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL referenced the articles about the Mount Charleston Lodge, which sadly burned down. He asked that any interesting articles be shared with COMMISSIONER SIEBRANDT, who will share them with the other Commissioners.

15. **21-0617-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 for an item to clarify Category 7 appointments to the Historic Preservation Commission. COMMISSIONER LARIME added that she would like an item to continue discussion on the design guidelines clarification, as well as an item to discuss possibly funding preservation plans for some properties in the downtown district.

16. **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.

17. **Adjournment**

Minutes:

The meeting was adjourned at 2:02 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