



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

EXCUSED: COMMISSIONER PALACIOS

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:

For Items 6 and 7, DAYVID FIGLER, President of the Historic John S. Park Neighborhood, commented there seems to be a general trend for new homeowners who are not familiar with the historic character of the neighborhood and start construction in ways that are not only contrary to specific code provisions, but also are implicating and destroying some of the historic preservation that so many have worked hard to maintain. They do it without permits and ask for forgiveness afterward, which is wrong. These people should be mindful of what they are doing ahead of time and find ways to accomplish what they want to do.

BOB BELLIS, John S. Park Neighborhood resident, agreed with MR. FIGLER, adding that the real estate market is going crazy and people are purchasing homes and adding casitas. He already spoke with the Historic Preservation Officer about this, as well as with the Code Enforcement Officers, who have advised him they are familiar with some of the buyers and feel they are reputable. He stressed that some of the John S. Park Neighborhood residents have worked very hard to preserve the historic character, and the City should respond to their complaints when they bring them up. He urged for some kind of enforcement. CHAIR STOLDAL stated that MR. BELLIS previously served on this Commission.

For Items 6 and 7, PATRICIA ROBERTSON, who said she is a 35-year property owner, emphasized that the guidelines for the neighborhood urgently need updating to define and notify new buyers of acceptable changes. She urged the Commission's support and consideration in trying to preserve their neighborhood in cases where dense, multi-story buildings are being considered adjacent to residential properties. She recommended the Commissioners get familiar with the residents and become a source to them. She added that she is also concerned about future development at 700 East Charleston Boulevard. She applauded the design for 801 Park Paseo (Item 7) and said the owners deserve to have a nice family place. She advised that the Commissioners could gain an awareness of the issues by pulling the police report filed on the property because of the feces found that had to be cleaned up.

4. Chair's announcement relative to the Historic Preservation Commission

Minutes:

CHAIR STOLDAL announced that the next meeting of the Commission is off the regular schedule and will be held on January 27, 2022 at 3:00 p.m. instead of on Wednesday. Advance notice will be provided.

Additionally, the Chair said that the Commissioners requested training on historic preservation guidelines and issues surrounding climate change. COMMISSIONER SIEBRANDT will be presenting information on opportunities to stay abreast of the current issues.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of October 27, 2021

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Colleen M. Beck to Approve

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

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

6. **21-0737-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness Application for the installation of a front and side yard fence on property located at 1101 South 6th Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT reported this Certificate of Appropriateness is for a fence that was already constructed and installed. CHAIR STOLDAL was perplexed and clarified that the fence was installed because the subject matter indicates it is for the installation. COMMISSIONER SIEBRANDT continued and commented that the applicant was seeking approval of the design of the fence. She added that the structure, which was constructed in 1973, is listed as a non-contributing resource in the historic district, and that is because at the time the listing was completed, the structure was non-contributing. In summary and pursuant to Title 19.10.150, Section K (4), the Historic Preservation Commission (HPC) may deny this application upon determining the proposed new construction for non-contributing historic structures or objects within an historic district will not be compatible with the recognized distinctive character of the entire district or with the design guidelines adopted for the district. New construction is considered major if it equals or exceeds 25 percent of the land area of a parcel without a building or of the building ground floor area at the time the property is identified as non-contributing.

Staff recommended approval because the fence is compatible in design and with materials and fences adjacent to and near the subject property, which maintains the historic character of the John S. Park Historic District.

COMMISSIONER SIEBRANDT confirmed for CHAIR STOLDAL, who referenced the backup documentation, that the fence was constructed. She noted that the Commission needs to consider the design of the fence, not the construction of the fence. The Chair was confused and asked if the applicant followed the design process and sought approval before going forward with construction, and COMMISSIONER SIEBRANDT replied that the applicants did not follow the process and contacted her after Code Enforcement Officers contacted them.

The Chair insisted that it did not make sense to consider approving a fence after installation. SETH FLOYD, Community Development Director, explained that this happens occasionally before the Planning Commission, where people construct before pulling permits, and then try to resolve the issue by going back to seek approval. If approval is denied, however, the Code Enforcement case remains open and the applicant has to remove or fix the problem. While it is not the preferred process, that is how the City handles construction it does not find out about until after the fact. CHAIR STOLDAL felt uncomfortable with approving a project that was not done in accordance with the process.

COMMISSIONER BECK asked if the Commission's task was to review the design to make sure it is compatible. CHAIR STOLDAL felt there were two elements to consider, whether the design process was followed and whether the design presented fits the area. However, the applicant bypassed those requirements, went ahead with construction and was now seeking approval. The Chair asked if the Commission could still recommend design changes. MR. FLOYD replied that the Commission had the discretion to recommend changes or conditions on the approval, as the Commission is tasked with determining if the fence design is appropriate, despite already being installed.

CHAIR STOLDAL asked what would happen if the Commission felt inclined to deny the application due to failure to follow the design process and as a way of strengthening compliance. MR. FLOYD answered that the applicant could appeal the denial to the City Council or do a redesign and come back to the board. The Chair asked if he would be correct in concluding that the Commission could deny the application based on not following the rules and that the applicant could appeal that decision. MR. FLOYD deferred to legal counsel, but he did not know if that was sufficient reason for denial because the Commission's task is to review the design. PHIL BYRNES, Deputy City Attorney, explained that the issue of not following the process is a matter for consideration by the Planning Commission rather than the HPC, because failure to follow the Building and Safety permit process is addressed by the Code Enforcement Division and the Planning Commission. The HPC's review is limited to compatibility of the structure with the neighborhood, not the process issue.

COMMISSIONER COSGROVE asked if a building permit was pulled for the fence, and COMMISSIONER SIEBRANDT advised her that the applicant did not initially obtain a building permit but has filed for one, and that application is scheduled to go before the Planning Commission at its meeting of December 14, 2021.

Prior to the applicants, TODD and TRACY ELWARDT, speaking, PATRICIA ROBERTSON, property owner in the neighborhood, spoke in support of the ELWARDTS. MS. ROBERTSON stated that if Zak Bagans' The Haunted Museum was able to erect a tall fence, then the applicants should be allowed to have their fence so they can enjoy their front yard and home. She emphasized the need to get neighborhood guidelines in place for the new homeowners in the neighborhood to have as a reference.

CHAIR STOLDAL asked if she was saying that the ELWARDTS should not have to pull a building permit, and MS. ROBERTSON felt that the contractor they hired should have handled that matter and should not be a burden on the homeowners.

MS. ELWARDT clarified that they live near the Historic John S. Park Neighborhood but are not a part of it. She reviewed a PowerPoint presentation, a copy of which was submitted for the record, and said that they both love the history of this city and although they hail from different parts of the country, they love Las Vegas and consider it their home. When they were searching for a home, they considered various communities, but they did not want a home where they would be regulated by a homeowners association. After they joined and started attending Flamingo Club parties, they were drawn to the homes in the John S. Park Neighborhood, and they eventually found their home. However, shortly after they moved in, they started hearing noises and finding homeless individuals sleeping on their yard who were impaired or belligerent. After they experienced a home invasion and homeless individuals plugging into their outdoor electrical outlets within two months of moving in, they went forward with installing a vintage fence, similar to those throughout the neighborhood. She reiterated that they had no idea they needed to seek approval from an overseeing committee, but emphasized that they consulted with a professional company to do the work and were advised that they did not need a permit.

CHAIR STOLDAL stressed that what was needed prior to the work was a building permit. MS. ELWARDT apologized, noting that they did not know they needed to obtain a building permit and that they were told they did not need one because the project did not involve a permanent structure. She added that they have been heavily fined for installing the fence without first seeking approval.

COMMISSIONER PALENCAR understood the need for fencing and protection against the homeless in the neighborhood. However, she is concerned about the City being reactive instead of taking proactive measures, such as informing new homebuyers about rules for the neighborhood, as was supposed to happen. She mentioned that former Commissioner BOB BELLIS put an informative book together and filed it with the City. It did not seem fair to her that some property owners get away with making unauthorized changes. She advised MS. ELWARDT that she was not opposed to the fence they discussed, until she found out there was an added encroachment to the top that she was unaware of.

CHAIR STOLDAL asserted that the reason there is a building permit process is to work out the details before building, noting that the HPC has a record of working with homeowners.

COMMISSIONER LeVINE did not have a problem with the fence, and he felt it is compatible and aesthetically pleasing. He noted that the building permit would have been approved administratively had it been sought first. MS. ELWARDT wished realtors would provide a guidebook.

CHAIR STOLDAL interjected that there seems to be opportunities for a plan, as mentioned by COMMISSIONERS LeVINE and PALENCAR, within the John S. Park Neighborhood Association; however, the HPC has been advised by legal counsel that their task is to determine compatibility of the fence.

COMMISSIONER LeVINE reiterated that he had no problem with the fence, but the building permit lies under the purview of the Planning and Building and Safety Departments.

MS. ELWARDT assured the Commissioners that they will never make a similar mistake. CHAIR STOLDAL was pleased to see that they intend to become active in their community.

See Item 3 for related discussion.

Motion made by Jack LeVine to Approve

Passed For: 9; Against: 1; Abstain: 0; Did Not Vote: 2; Excused: 1

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

7. **21-0751-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness Application for the installation of two patio covers on property located at 801 Park Paseo - Ward 3 (Diaz)

Minutes:

CHAIR STOLDAL verified with COMMISSIONER SIEBRANDT that the patio covers had not been installed.

COMMISSIONER SIEBRANDT advised that the primary structure was constructed in 1992 and clarified that regardless of whether it is a non-contributing or contributing resource, it falls within the guidelines of the Historic Preservation Commission (HPC) under Section K of Title 19.10.150. Because it is contributing, the HPC may deny the application if it determines that the proposed work or any portion of it is not compatible with the distinctive character of the neighborhood. Staff recommended approval because the proposed lattice fence is compatible in design and material with other carport covers and patios throughout the neighborhood and maintains the historic character of the John S. Park Neighborhood.

DAVID RICHARDS, owner and applicant, reviewed a PowerPoint presentation using his iPad and subsequently submitted a copy for the record. After he purchased his property in 2018, he had all the palm trees removed and wanted to make some changes to beautify the property. The covers are going to be in the back yard, and he showed the design of the pergola he is seeking approval for. CHAIR STOLDAL asked if the new pergola will be of the same design, and MR. RICHARDS replied affirmatively, noting that it is by the same company as well.

COMMISSIONER PALENCAR said the property looks nice but wondered if it is finished, and MR. RICHARDS indicated that only the new pergola is not complete; everything else is. He added that the stucco wall was removed and a new fence installed to expand the backyard to the curb, and it was previously approved. Moreover, he indicated that he has experienced some theft of bikes and his house was ransacked about a year

ago, which is why he has an electric gate. The Commissioner verified with MR. RICHARDS that he pulled a permit.

COMMISSIONER LARIME confirmed the location of the new pergola on the property and that it is the one MR. RICHARDS was seeking approval for. MR. RICHARDS added that the responsibility of knowing what is allowed should not completely fall on the residents, as they generally trust the contractor they hire to know what is necessary.

COMMISSIONER LeVINE said the property is awkward in that the backyard is actually on the side, and he was surprised to see a pool installed because of visibility from the street. He felt the applicant should have some latitude due to the unique parcel. He had no problem with the application and noted there are similar pergolas in the neighborhood.

After viewing the manufacturer's brochure included with the application packet, which shows a more modern design, COMMISSIONER LARIME asked if the column design would be Greek style or modern. MR. RICHARDS replied that he does not want anything fancy, so the design will be plain.

ROBERT BELLIS, John S. Park Neighborhood resident, said he firmly believes people need to get educated on improvements that require permits, but he felt MR. RICHARDS has done an amazing job with his property and expressed his support.

See Item 3 for related discussion.

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, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Craig Palacios;

8. **21-0742-HPC1** - Report by the Department of Planning regarding the Historic Preservation Commission's budget

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reported on the budget for FY2021. She noted that reimbursement was received from the State Historic Preservation Office (SHPO) of approximately \$18,000 for the Survey Catalog. All project grants have been paid, are in progress or pending payment. The ending balance for the New Year is \$38,544, which is dependent on the \$50,000 approved last year, as part of the Strategic Outreach program for neighborhood meetings, which should commence in January of 2022.

CHAIR STOLDAL asked if the money reimbursed of about \$18,000 will be paid out when the work is completed. COMMISSIONER SIEBRANDT indicated that the outstanding amount left on that grant is about \$11,380, which will be paid out once the work resumes. However, proof of payment will be submitted to SHPO for reimbursement. The Chair wondered if the Historic Preservation Commission (HPC) should be adding an agenda item requesting more money from the Commission for the Las Vegas Centennial, and COMMISSIONER SIEBRANDT said she could add a discussion item to the next agenda.

COMMISSIONER PALENCAR suggested adding funding for an enforcement of regulations plan for historic districts and getting information out to the realtors. COMMISSIONER SIEBRANDT advised her that the Strategic Outreach program includes going to neighborhood meetings, which has been delayed due to the COVID-19 pandemic. She anticipates starting that strategy and distributing door hangers and flyers to explain the process. COMMISSIONER PALENCAR asked if part of that includes payment for the Commissioners for their assistance in that strategy. COMMISSIONER SIEBRANDT deferred to PHILIP BYRNES, Deputy City Attorney, who answered that according to Title 19, HPC members are appointed without compensation, so he did not believe something could be structured without a change in the Las Vegas Municipal Code. COMMISSIONER PALENCAR said going out into the community is outside of the HPC's scope. CHAIR STOLDAL said that given the lack of communication and information on the rules and regulations he observed with the applications for Items 6 and 7, he felt there is a real opportunity to provide information at the City and community levels, such as

at the John S. Park Neighborhood Association meetings. He suggested maybe discussing an agenda item on a future agenda under Item 16, noting that an action plan is definitely necessary. MR. BYRNES said that would be appropriate.

PATRICIA ROBERTSON, John S. Park Neighborhood resident, said the venue for meetings and discussions are outdated, and she suggested investing in setting up the information and meetings through Zoom, because people react to technology, not mailings.

COMMISSIONER BECK asked if there is a way to seek input from the residents as to the best approach they feel would work to get the information. CHAIR STOLDAL said they could discuss a plan under Item 16, but he definitely believes making it mandatory for realtors to inform the homebuyers would help.

9. **21-0739-HPC1** - Discussion for possible action regarding approval of the final Nomination Report for a district listing on the National Register of Historic Places for the former Las Vegas High School, now the Las Vegas Academy of the Arts, located at 315 7th Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said that a representative from Kautz Environmental Consultants, Inc., who prepared the Nomination Report, could not be present. However, she noted that the Commissioners reviewed the report on two occasions. Approval is necessary to get the Chair's signature on the report form. If approved at the state level on December 9, 2021, the nomination will be forwarded to the Keeper of the Register in Washington, D.C. She added that MAYOR GOODMAN provided a letter of support.

COMMISSIONER BECK verified that the Clark County School District is stated as the owner.

After the vote, CHAIR STOLDAL said that hopefully the nomination will be approved in Washington, D.C.

Motion made by Colleen M. Beck 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, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Craig Palacios;

10. **21-0740-HPC1** - Discussion for possible action regarding approval of Historic Preservation Commission funds in the amount of \$1,500 for Historic Preservation Commissioners to attend virtual Design Review training offered by the National Alliance of Preservation Commissioners' (NAPC) Commission Assistance and Mentoring Program (CAMP)

Minutes:

COMMISSIONER SIEBRANDT said that at the last meeting of this board, COMMISSIONERS BECK and LARIME applauded the Commission Assistance and Mentoring Program (CAMP), which is offering virtual training that will cost a total of \$1,500. If approved, she will provide dates in February of 2022 to vote on for the best date to schedule training. A copy of the PowerPoint slide shown was submitted for the record.

CHAIR STOLDAL verified with PHILIP BYRNES, Deputy City Attorney, that training would not have to be posted under the Open Meeting Law, as the Commissioners would not be deliberating.

COMMISSIONER LeVINE asked if it would be all-day training, and CHAIR STOLDAL said they have mixed half-day training and full-day training. COMMISSIONER SIEBRANDT said there is flexibility. The Chair verified with COMMISSIONER SIEBRANDT that staff could participate as well.

See Item 11 for related discussion.

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, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Craig Palacios;

11. **21-0743-HPC1** - Report by the Department of Planning regarding future potential training and development classes and courses for Historic Preservation Commissioners that are related to historic preservation

Minutes:

COMMISSIONER SIEBRANDT showed a PowerPoint presentation, a copy of which was submitted for the record, of a self-assessment form that will be sent to each Commissioner for the Commission Assistance and Mentoring Program (CAMP) to get a general idea of the training preferred, and to see if training can be personalized according to community needs. She indicated there is a list of additional CAMP training that is always available and said they can discuss implementation at a future meeting.

CHAIR STOLDAL asked if training topics could be added, as he would like to work with historic neighborhoods and provide guidance. He believes in the need to hold a public hearing on the process of moving forward better with communication. He asked if the input list is private, and COMMISSIONER SIEBRANDT advised that she assumes copies are available upon request.

COMMISSIONER PALENCAR said that BOB BELLIS, former Historic Preservation Commissioner (HPC), created a great book that served as a guide to help set up historic districts. She asked how it could be obtained. MR. BELLIS advised that the book is online, and the Chair requested a copy of it be sent to each Commissioner. MR. BELLIS said that the problem is not really the residents, but rather the new buyers who are flipping the homes. He added that the book is a part of the John S. Park Neighborhood Plan, and even though it has been around for 20 years, it is still the book followed. COMMISSIONER LeVINE said it contains the guidelines they have discussed modernizing and using.

CHAIR STOLDAL said there is a great opportunity for training about how to move things forward and how to reenergize districts that have lapsed. COMMISSIONER SIEBRANDT indicated that if she receives the forms by the end of January, she could set up training for March or April. The Chair asked the Commissioners to submit their forms by the first week in January of 2022.

See Item 10 for related discussion.

12. **21-0744-HPC1** - Report by the Department of Planning regarding the November 2-5, 2021 National Trust for Historic Preservation Leadership Forum conference

Minutes:

COMMISSIONER SIEBRANDT showed a PowerPoint slide, a copy of which was submitted for the record, and said that training was offered in November, and she encouraged the Commissioners who could not attend to go online for sessions still available for viewing. She listed some of the interesting topics, such as on community involvement, how to offer incentives to community members and those who might want to live in a historic district, as well as on climate change and solar panels and how to incorporate those in historic districts. She noted that the Building and Safety Department provided a presentation to this body that can be seen online.

Additionally, there was talk at the conference about the topics of preservation policy, racism, ideologies of colonialism and how to avoid those. There were also topics on skill sets and how to use different and create useful tools, as well as how to promote virtual tours.

One of the most interesting sessions to COMMISSIONER SIEBRANDT was the Cleveland Case Study about rescuing properties in the demolition pipeline. This involves a partnership between the City of Cleveland, Ohio, the Community Development Department and the Cleveland Restoration Society to work together on fundraising to help acquire properties with a promise to rehabilitate properties served with demolition notices. They rehab many properties through adaptive reuse. They have established an administrative policy and are not governed by ordinance.

CHAIR STOLDAL underscored that there is a lot of valuable information to extract from the sessions, most of which are available online. COMMISSIONER SIEBRANDT added that some are available to the public on YouTube.

COMMISSIONER BECK added that she found the Cleveland project to be an amazing presentation. The city is happy to identify properties for restoration in order for them to be removed from the demolition list and avoid incurring expenses. The idea that Cleveland was able to put a group together to make a difference is great.

CHAIR STOLDAL encouraged all Commissioners to take advantage of the session opportunities.

13. **21-0745-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

SETH FLOYD, Community Development Director, reported that at its meeting of December 1, 2021, the City Council ratified funding for the Charleston Heights Resource Survey. CHAIR STOLDAL said it will be a major accomplishment.

14. **21-0746-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 an update on various projects funded through Historic Preservation Commission (HPC) or Commission for the Las Vegas Centennial grants.

HPC Projects:

Survey Catalog – This project was held up due to staffing issues at the Nevada Preservation Foundation (NPF), who subsequently contracted with Kautz Environmental to resume the project, and to her understanding it is on track to be finished in February. CHAIR STOLDAL asked if the John S. Park Guidebook should be added to the Survey Catalog, and COMMISSIONER SIEBRANDT replied that she would look into it.

Las Vegas High School National Register of Historic Places – District Listing – This is scheduled for approval on December 9-10, 2021, before the State Board Meeting.

National Park Service URC (Underrepresented Community) Grant Award is the award to conduct the intensive survey and nomination in the Historic Westside Neighborhood. The evaluation of the consultants' proposals is in progress. The approved contract will be presented to the HPC on January 27, 2022.

SHPO (State Historic Preservation Office) HPF (Historic Preservation Fund) Centennial Commission Charleston Heights Survey Grant – The project was approved by the City Council. The RFP (Request for Proposal) was issued and will close on January 10, 2022.

Centennial Commission Grants (which are related to historic preservation):

Completed – The Discovery Children's Museum Documentary Film Project and Las Vegas Days 2021 Rodeo grants were completed.

In Progress – The following projects are in progress: National Atomic Testing Museum, ARC (Archival Records Center) Digitization Project, Scenic Byway Signs (Rummel and Par-A-Dice), Hay Barn at Floyd Lamb Park, which is on hold and will resume after the holidays, UNLV (University of Nevada, Las Vegas) Oral History Project and HPC Projects.

Delayed – The following projects have been delayed: Junior League, Neon Museum/Reed Whipple, Project Enchilada, Nevada Preservation Foundation Projects and Harrison House Project, all of which have been delayed to different dates.

Slides 3-5 included photos of the Rummel Motel and Par-A-Dice Motel signs, which are for the Scenic Byway Project; the completed plaque for the Huntridge Theatre, which will eventually be presented; the Roulette Motel

Sign, which was donated by the owner to the City, will be removed in collaboration with the Operations and Maintenance Department for inclusion into the Scenic Byway Project within a year or two.

A press release was sent out for the 2022 Las Vegas Days Parade (slide 6), which will be held May 14, 2022, requesting submittal of parade entry applications. They hope to encourage schools to submit applications, and the schools receive funding from the Commission for the Las Vegas Centennial for participating.

COMMISSIONER SIEBRANDT reminded everyone that the meeting in January of 2022 will be held off the regular schedule on Thursday, January 27, at 3:00 p.m., for which a reminder will be sent.

Lastly, COMMISSIONER SIEBRANDT wished everyone Happy Holidays and a happy New Year.

15. **21-0747-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER BECK thanked COMMISSIONER SIEBRANDT for providing the helpful information.

16. **21-0748-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 if there were any topics for future discussion.

After listening to the audience, COMMISSIONER COSGROVE asked for an item on the next meeting agenda to discuss with legal counsel the possibility of participating in meetings via telephone or through Zoom, as many other boards throughout the state allow, which would make it easier for people to make public comment and seek clarification.

COMMISSIONER BECK requested an agenda item to discuss a sign for the Skeet Range at Floyd Lamb Park at Tule Springs. She said an article she saw about the Neon Museum reevaluating plans for an expansion at the Reed Whipple Cultural Center made her think about the possibility of finishing the nomination form for the Reed Whipple Cultural Center. She asked for a presentation regarding the Las Vegas Arts Academy Master Plan that was discussed in 2018, given that it is to be implemented soon.

COMMISSIONER LARIME requested an item on requesting more funding from the Commission for the Las Vegas Centennial and a presentation about the full scope of the Strategic Outreach Plan, which she did not believe was ever discussed in detail. COMMISSIONER SIEBRANDT indicated that she made a presentation about the plan to this Commission, but she offered to revisit it. COMMISSIONER LARIME said that would be a good idea.

CHAIR STOLDAL underscored the need to develop a Historic John S. Park Neighborhood Plan to have a background resource that will provide the Commissioners full grounding about the history of the John S. Park Neighborhood and when and why it was determined to be historic, as well as to have set rules and regulations. It would be beneficial to also hear from groups in the neighborhood about the challenges and issues they are dealing with. He felt it imperative to get a handle on this and get control if the Commission is to succeed in raising interest to have other neighborhoods designated as historic.

17. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Commission. No subject may be acted upon by the Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward and give your name for the record. The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:

PATRICIA ROBERTSON, Park Paseo resident, said the John S. Park residents need the support of the John S. Park Neighborhood Association and the Historic Preservation Commission (HPC) in blocking the construction of a three-story building near their homes that will destroy their homes with the dust and trucks in the neighborhood. She advised COMMISSIONER LeVINE that the building is for the Storage Center at 700 East Charleston, which is to be heard at the City Council meeting of December 15, 2021. The applicant is seeking a variance from 120 feet to 20 feet.

CATHERINE TIDD, new homeowner on 8th Street, said that there are some homeowners in the neighborhood that are doing some concerning work, and she wonders if they have permits for it. At 700 Park Paso, the owner built a giant, wooden gate, which does not comply with the historic guidelines for the neighborhood. She feels there is a lot of miscommunication about what is expected, and when the existing residents approach these homeowners, they get upset and lie about pulling permits. So there are a lot of issues amongst the residents who try to comply and those who do not care to. She added that as a resident behind 700 Park Paseo, she witnesses all sorts of construction. CHAIR STOLDAL advised MS. TIDD to contact COMMISSIONER SIEBRANDT, who indicated she is aware of it and reported it to the Code Enforcement Division. MS. TIDD said she just wanted to put it on the record. SETH FLOYD, Community Development Director, advised that the proper process is to report any issues to COMMISSIONER SIEBRANDT or the Code Enforcement Division.

JEANNE ASMUSSEN, Park Paseo resident, read from a report by the United States Department of the Interior of Historic Places from the year 2000, a copy of which was not submitted for the record. The report outlined some concerns in general and specific of some neighbors in the John S. Park Neighborhood and indicated that changes being considered that can be seen from the street is a clear guideline for anyone to at least contact the HPC before demolition or start of construction.

MS. ASMUSSEN said she spoke to COMMISSIONER SIEBRANDT before Thanksgiving Day about the fences being constructed in the neighborhood without building permits or a Certificates of Appropriateness, as she has a home adjacent to her property being remodeled since March of 2020. OLIVIA ALVAREZ from COUNCILWOMAN DIAZ' office contacted her in response to her query about the property, and the owner has not pulled any permits for any of the work. The owner has installed fences and turned the garage into a casita in non-compliance with the Historic Property Design Guidelines.

MS. ASMUSSEN presented photos, copies of which were not submitted for the record, of the property when it was purchased and of the current state, and she described the changes the owner made, noting that lattice fencing and a panel were added to a height of seven feet. The wrought-iron fence was removed, and the owner has not kept commitments made to her and told her he built a solid fence to have more privacy. BOB BELLIS, John S. Park Neighborhood resident, added that the owner keeps lying about pulling permits, because there are none on record. MS. ASMUSSEN noted that the owner claims to have filed for permits. COMMISSIONER SIEBRANDT said there is an open Code Enforcement case on the property, and MR. BELLIS insisted that a cease and desist order is needed in this case. COMMISSIONER PALENCAR said this case is exactly why she thinks the City needs to be more proactive in getting guidelines out. MR. BELLIS commented that Code Enforcement Division staff have indicated that they have worked with the owner before, and he is known to pull permits; however, MR. BELLIS persisted that he does not. MS. ASMUSSEN interjected that properties on Park Paseo are listed as contributing, so the value of the homes are being compromised due to non-compliance with guidelines.

CHAIR STOLDAL felt that the HPC should have responsibility beyond approving fences that have already been installed, given there are rules and regulations for this historic neighborhood. He was very concerned that the HPC could only consider the design of a fence. He stressed that the HPC needs to come up with a plan for the John S. Park Neighborhood and needs to get educated on the HPC's enforcement authority.

ROBERT ALLEN, John S. Park Neighborhood resident residing on Park Paseo since 2006, said he is passionate about preserving the historic aspect of his neighborhood and wants to see standards and policies implemented that can be respected by the new buyers coming into the neighborhood who want to remodel their homes.

COMMISSIONER BECK thanked all those who attended to voice occurring issues.

18. **Adjournment**

Minutes:

The meeting was adjourned at 2:04 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