



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:26 p.m. and asked for the Roll Call. He thanked the City Clerk and City Attorney's offices for assisting in allowing some of the Commissioners to participate via cellular telephones (due to technical difficulties with the bridgeline).

PRESENT: CHAIR STOLDAL and COMMISSIONERS LeVINE (via Commissioner Palacios' cellular telephone), BECK (via Chair Stoldal's cellular telephone), SERFAS, COSGROVE, PALENCAR, PALACIOS, MOODY (via Commissioner Cosgrove's cellular telephone), PURDUE and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS LARIME, HOTCHKISS and GILLESPIE (Nevada State Museum Designee)

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; REBECCA WOLFSON, Deputy City Attorney II; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

ANNOUNCEMENT MADE: This meeting has been properly noticed and posted at the following locations in accordance with the noticing standards as outlined in NRS 241.020: City Hall, 495 South Main Street, 1st Floor; The City of Las Vegas website – www.lasvegasnevada.gov; and The Nevada Public Notice website – notice.nv.gov.

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

Minutes:

None.

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

Minutes:

CHAIR STOLDAL had nothing to announce.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of October 26, 2022

Motion made by Richard Serfas to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

6. **22-0689-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for a perimeter metal fence replacement at Woodlawn Cemetery, located at 1500 Las Vegas Boulevard North - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said the Woodlawn Cemetery is on all three historical registers. It is in need of fence replacement and staff is ready to move forward.

JASON ANDERSON, Management Analyst II with the Public Works Department, said he attended a Historic Preservation Commission (HPC) meeting approximately 1.5 years ago with JERRY WALKER, former Public Works Department Director, to discuss the fencing. Staff has received \$2.5 million to replace the fencing, and he was presenting the design to receive feedback from the Commission. Using a PowerPoint presentation, a copy of which was submitted for the record, MR. ANDERSON showed the current fencing and said one of the primary problems is that the concrete pillars are expensive to replace because they have to be custom made. In doing some research, he found that the fence is about 50 years old and is significantly damaged. For simplicity, the fence design will basically remain the same with minor updates. Custom tips will be added to the top of the pillars and four-inch square posts will be installed to help reinforce the structure of the fence. They will only replace approximately 100 of the 117 pillars due to the expense.

COMMISSIONER PURDUE asked if the concrete pillars will be painted, and MR. ANDERSON said the plan does not include paint. Perhaps they can stain them, but they are only focused on the wrought iron at present. MS. PURDUE asked if extra pickets will be on hand because they tend to disappear. MR. ANDERSON said the plan is to order a continuous piece with the pickets attached to make it harder to remove them.

CHAIR STOLDAL asked if the pickets are for design or security, and MR. ANDERSON answered that they are for aesthetics in this case. The Chair emphasized the importance of the cemetery to families and the community's history as a couple of Civil War Veterans are buried there. It seems the City was at one point going in one direction with respect to improvements, but that has changed. He thanked the team for the improvements; they seem to have stabilized the area. MR. ANDERSON said the area has stabilized, and the homeless population has reduced over the past 12 months partly due to the closure of the entrance to the Foremaster Lane resource area.

COMMISSIONER PALENCAR asked about adding pointy top pickets to deter vandalism. MR. ANDERSON said he does not want people being injured, noting that people who want in will find a way.

Motion made by Richard Serfas to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 3

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

7. **22-0690-HPC1** - Report by Jason Anderson, Management Analyst II with the Public Works Department, regarding updates on Woodlawn Cemetery, located at 1500 Las Vegas Boulevard North - Ward 5 (Crear)

Minutes:

JASON ANDERSON, Management Analyst II with the Public Works Department, provided an update using a PowerPoint presentation, a copy of which was submitted for the record. In May and July of 2022, the maintenance contract for Woodlawn Cemetery was updated to shift more maintenance responsibilities to the City. During this summer, decorative landscape rock, cacti and improved irrigation were installed from Bruce Street to Foremaster Lane. The interior office was renovated to bring it up-to-date for a City employee to work there full time and oversee the cemetery. The damaged windows were replaced and a poly security cover was included. The landscaping and concrete patio to the exterior of the office were replaced. The wall to the east entrance was renovated. The main center entrance on Foremaster Lane is in design. Every sprinkler on the grounds was replaced, water lines were installed and significant irrigation improvements were made. As of October 1, 2022, the City contracted with Par 3 Landscape Management to maintain the gardens. They are onsite weekly so they can fix any problems faster. Over the summer, they fertilized the property and hydroseeded about 10 acres.

COMMISSIONER PALACIOS was impressed with the improvements made, especially given the abuse the area takes. It would be easy for the City to give up instead of resolving the problems. He thanked staff for their efforts.

COMMISSIONER PURDUE asked if the building on 1500 Foremaster Lane was painted, and MR. ANDERSON said the interior was painted and they could work on the exterior as well.

CHAIR STOLDAL asked if there are any plans to replace the grass with a water conscious product. MR. ANDERSON said that is a sensitive issue that has not been discussed, but he believes the City could push for that given the water situation locally. There has been discussion to xeriscape the oldest section along Las Vegas Boulevard, which is the area least visited by families. The Chair said when the City was fixing the area at Bruce Street and Owens Boulevard, they found that all the watering on the gardens was pushing the caskets northeast. He emphasized that the cemetery industry in Southern Nevada is going to have to modernize and not use so much water.

COMMISSIONER PALENCAR asked if security cameras can be installed, and MR. ANDERSON replied that they are needed but the issue is the lack of modern infrastructure. They are trying to install Wi-Fi. Changing the hours of operation from 5:30 a.m. to 8:00 p.m. has helped with security, as well as having a City presence. He did not think security was necessary for the time being, given all the improvements made. Bollards and speed humps were also installed to prevent issues with vehicles.

CHAIR STOLDAL said he looks forward to more updates.

8. **22-0691-HPC1** - Report by Craig Palacios, Architect at BUNNYFiSH Studio, regarding the future plans for the former El Portal Theatre, located at 310 East Fremont Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said the last report on this property was made in October 2021. The property is not listed on any historic register despite its historic age. This report is on the use of the property.

CHAIR STOLDAL verified with DEPUTY CITY ATTORNEY REBECCA WOLFSON that there was no problem with COMMISSIONER PALACIOS representing this matter in his professional capacity and that announcement was sufficient.

CRAIG PALACIOS, Architect at BUNNYFiSH Studio, representing his clients who purchased the property and are making renovations, said he was approached several months ago about this property, which will house an arcade like a Dave and Buster's. They are spending a considerable amount on adult games and serving wine/beer, hot dogs and chicken wings. They have made a commitment to preserving the historic importance of the building. Using a PowerPoint presentation, a copy of which was submitted for the record, MR. PALACIOS referred to an image with original signage and new windows that resemble the old windows that can be partially removed from the lower part to allow people to walk in from the street.

Subsequent to discussing the aforementioned design, MR. PALACIOS' client brought in a new operating company, which has unique branding that includes bright colored paint and LED (light emitting diode) lighting. He noted that the lighting and paint could easily be replaced to accommodate future tenants. Referring to the image of the proposed design on Slide 5, he explained that it includes preservation of the structure, roof and the original window design, as well as LEDs on the side and a detached arch in the doorway. He added that although the building is not historical and they do not need permission from SHPO (State Historic Preservation Office), his client wanted to present the design to this body with hopes of gaining its consent.

COMMISSIONER PALENCAR was pleased to see the structure will be maintained, but was confused about the arch. MR. PALACIOS explained that it is considered art that has LED lights to attract visitors.

CHAIR STOLDAL appreciated the courtesy of bringing the design concept to the Commissioners. Despite the property not being listed on any of the historic registers, it is the most historical structure on Fremont Street, and it had state-of-the-art amenities. The Chair inquired about the interior plans. MR. PALACIOS said the interior is in bad shape because it was empty for a long time. The ceiling is intact, and they will have to install sprinklers to ensure fire code compliance. He commented that they have not been able to locate the original air conditioning units. However, there is an area with a lot of garbage where they may find the units once they start preparing

for remodeling. MR. PALACIOS asked what they should do with the units should they be found. The Chair indicated he would contact some people and see what can be done, given that the City has no place to store them. MR. PALACIOS assured the Chair that the historic site plaque will remain on the building.

CHAIR STOLDAL appreciated the presentation.

9. **22-0692-HPC1** - Report by the Community Development Department regarding the Historic Preservation Commission's budget

Minutes:

COMMISSIONER SIEBRANDT noted that she met with the Finance Department to ensure budget accuracy. Through a PowerPoint presentation, a copy of which was submitted for the record, she reviewed the Commission's budget from January to June of 2022, given the City operates on a fiscal year (FY), from July 1 to June 30. Expenditures for this six-month period is over \$5,000 in small grants, over \$2,000 in operational expenses, including memberships, training, plaques, etc., and over \$800 in strategic outreach. For FY 2023, expenditures anticipated are \$10,000 in small grants, over \$1,000 in operational expenses and over \$700 for strategic outreach. From January 1, 2022 to date, the Commission has spent a total of over \$20,000, including over \$15,000 in small grants, over \$3,000 in operational costs and over \$1,000 for strategic outreach. The remaining balance for FY 2023 is \$118,979 from funding received by the Commission for the Las Vegas Centennial, most of which covers administrative costs. The Commissioner clarified that the Historic Preservation Commission (HPC) is funded by grants received from the Commission for the Las Vegas Centennial and from federal grants by the State Historic Preservation Office (SHPO) and the National Park Service. Federal grant expenditures, which are subject to reimbursement, include \$30,000 for the survey catalog, over \$9,000 for travel for the NAPC (National Alliance of Preservation Commissions) Forum in July, as well as over \$118,000 for costs associated with the survey projects for the Westside, Eastside and Charleston Heights.

COMMISSIONER SIEBRANDT explained that projects paid through federal grants are paid up front by the City, and the cost is reimbursed upon project completion. Therefore, the focus should be on expenditures outside of federal grant funding.

CHAIR STOLDAL acknowledged the four ongoing survey projects and asked if the Community Development Department staff had any recommendations for additional neighborhoods to survey. COMMISSIONER SIEBRANDT replied that they could review the Survey Catalog to identify gaps and to determine which surveys should be updated, which the remaining funds would cover. The Chair asked how the priorities are determined, and COMMISSIONER SIEBRANDT said she is trying to work on prioritizing the surveys that need updating. Moreover, she advised the Chair that the Survey Catalog is available as backup for the HPC meeting at which it was submitted for final approval, and she would get that date for the Commissioners so they could review it. Finally, she advised that it would not be necessary to request additional funding from the Commission for the Las Vegas Centennial given available funding.

CHAIR STOLDAL asked for completion dates for the pending four survey projects, and COMMISSIONER SIEBRANDT provided the due dates for the final reports: Biltmore Bungalows – March 27, 2023, Charleston Heights – June 1, 2023, Westside – August 31, 2023 and Eastside – February 28, 2024. The pending survey for Twin Lakes is anticipated for completion on March 27, 2024. She added for the Chair that staff is looking at the northwest area for more surveys.

COMMISSIONER SERFAS thanked staff for working hard to bring this together.

10. **22-0693-HPC1** - Discussion regarding planning strategies for the May 2023 Historic Preservation Month

Minutes:

COMMISSIONER SIEBRANDT said that every year during Historic Preservation Month, which was established in 1973 by the National Trust for Historic Preservation, the Historic Preservation Commission (HPC) awards plaques in recognition of individuals for their contributions to historic preservation. After brainstorming with TERESA SMITH, Administrative Support Assistant, they came up with ideas to expand this to make the HPC's program more robust.

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reported the goals of the HPC: 1) To create community awareness and interaction with historic preservation within Las Vegas; and 2) To create a positive relationship between the HPC and residents. Hence, they came up with a month full of activities: homeowners fair, neighborhood clean-ups, photo exhibition, 1950s documentary film premiere, awards ceremony and luncheon and social media campaigns.

For the homeowners fair, they could collaborate with other departments to provide information on pulling permits within historic districts and on Certificate of Appropriateness and bricks and mortar applications, the City's SHIFT (Safe Home, Improvements Funding and Training) and Neighborhood Assistance programs and have other licensed professionals booths. Boulder City and other jurisdictions are interested in partnering with the City during Historic Preservation Month.

They could collaborate with Neighborhood Services to sponsor neighborhood clean-ups in local and national historic districts, hold an art and photo exhibition in the City Hall Gallery and hold the 1950s documentary film premiere.

In addition to the historic preservation recognition awards, the HPC could host a luncheon in the Now Café after the awards ceremony. They could invite awardees and Commissioners from past ceremonies as well. The cost to the HPC would be approximately \$1,800 if they catered through Rachel's Kitchen, which puts on a good spread.

Through the Office of Communications, a social media campaign could run weekly regarding historic facts about Las Vegas to engage the online community. Additionally, the office could help run a "This Place Matters" campaign, which the National Trust of Historic Places created to encourage citizens and preservationists to participate by sharing which historic places matter to them.

COMMISSIONER SERFAS liked the ideas presented. Since he works closely with the Urban Land Institute, he wondered if awards for placemaking could be included. Perhaps they could even sell tickets to the luncheon and have the awardees speak about history. COMMISSIONER SIEBRANDT was not sure they could sell tickets for it, but offered to look into it.

COMMISSIONER PURDUE suggested taking clips from movies filmed in Las Vegas to show how the city was a backdrop, and they could include those in a collage for the luncheon or on the internet. She also wondered about establishing a historical scenic route. COMMISSIONER SIEBRANDT said that the movie clips could pose intellectual property issues, but they could certainly use the documentary films they own, and she added that the City already has the Las Vegas Boulevard Scenic Byway, which is currently undergoing improvements.

CHAIR STOLDAL said there is some real opportunity for the City's Office of Communications to promote the scenic drive and feature other historical aspects, noting that nobody has something like the Commission for the Las Vegas Centennial, which spends millions on the history of Las Vegas, and they should be included. Community outreach should be at the top of the list to reaffirm what the City is doing in historic preservation. He wondered if J DAPPER could hold off on lighting the top of the Huntridge Theatre until May to include in the festivities. He asked the Commissioners to send their ideas to COMMISSIONER SIEBRANDT, who indicated she would include projects funded by the Commission for the Las Vegas Centennial. She will put everything together to bring to the HPC for consideration and approval.

CHAIR STOLDAL said he would like to add new elements to the City's timeline on the internet and suggested using some of the available budget funds to contract a third party. COMMISSIONER SIEBRANDT said the City has an issue with outside entities accessing the City's website.

Lastly, the Chair said he would like the Commissioners to start thinking early about nominations for the awards. He asked for a presentation in February of past winners. COMMISSIONER SIEBRANDT indicated that nominations are due April 19, 2022, so she would prefer nominations in to her by February, but CHAIR STOLDAL said it would be helpful to have them in by January.

11. **22-0694-HPC1** - Report by the Community Development Department regarding Director's updates

Minutes:

COMMISSIONER SIEBRANDT said SETH FLOYD, Director of the Community Development Department, was not present and had nothing to report.

12. **22-0695-HPC1** - Report by the Community Development Department regarding Project Update List

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT said updates on the various surveys in progress were provided during the course of the meeting. The Neon Museum Panels project was completed and a final report is anticipated for the January meeting.

The most important update was that CHAIR STOLDAL was the City of Las Vegas Citizen of the Month for December, and he received a Key to the City. CHAIR STOLDAL said he was very surprised and very grateful.

COMMISSIONER SERFAS thanked CHAIR STOLDAL and staff for putting the Historic Preservation Commission (HPC) in the limelight. COMMISSIONER SIEBRANDT said it is nice for the Council to recognize the HPC for its efforts in historic preservation.

COMMISSIONER SIEBRANDT advised that attendees of the PastForward conference should be able to access the recordings until February. She asked the Commissioners to watch for e-mails regarding free webinars because some of them are excellent, such as the recent one on mid-century housing and conservation districts.

SeeClickFix is now available for reporting Code Enforcement issues. CHAIR STOLDAL felt the HPC helped move this forward. COMMISSIONER SIEBRANDT said it was mostly due to other departments.

Recently, a press release went out regarding the master plan for the African-American Museum and Cultural Center in the Historic Westside. The planning stages include analysis of the environment for arts and cultural needs, community and stakeholder engagement, content strategy for the museum, establishment of a vision for the cultural center and how it will integrate into the museum, an operational and financial plan, a fundraising strategy and an implementation approach. The final master plan will be completed next year. Information can be found on the HUNDRED (Historic Urban Neighborhood Design Redevelopment) Plan website. COMMISSIONER SIEBRANDT commented that the HPC is not involved in this; it is being handled by the Parks, Recreation and Cultural Affairs Department.

CHAIR STOLDAL asked if the website for the HUNDRED Plan was updated recently because it has been around for a long time, but COMMISSIONER SIEBRANDT did not know. The Chair asked who would approve the draft. MICHAEL HOWE, Planning Project Manager, explained that it is in its infancy stage, but the Parks, Recreation and Cultural Affairs Department is in charge and is working with the consultant on a program. This is one step of many in the HUNDRED Plan. COMMISSIONER SIEBRANDT added that she will invite a staff member of the Parks, Recreation and Cultural Affairs Department to provide an update report.

Lastly, COMMISSIONER SIEBRANDT wished everyone Happy Holidays.

13. **22-0696-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

None.

14. **22-0697-HPC1 - Discussion regarding topics for future agenda items by the Historic Preservation Commission.** Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal.

Minutes:

CHAIR STOLDAL asked the Commissioners if they had any suggestions for future items.

15. **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.

16. **Adjournment**

Minutes:

The meeting was adjourned at 1:48 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