



Special Historic Preservation Commission Minutes

1. **Call to Order and Roll Call**

Minutes:

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

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE (excused until 12:04 p.m.), BECK (via teleconference), SERFAS (excused until 12:13 p.m.), COSGROVE, PALENCAR, LONG, MOODY and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS HOTCHKISS, PALACIOS and GILLESPIE (ex-officio member and Nevada State Museum Designee)

ALSO PRESENT: SETH FLOYD, Community Development Director, MICHAEL HOWE, Planning Section Manager; PHILIP BYRNES, Deputy City Attorney; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

2. **Announcement Regarding: Compliance with Open Meeting Law**

Minutes:

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

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 said a couple of announcements would be made relative to educational opportunities, and COMMISSIONER SIEBRANDT would report on those.

5. **For possible action to approve the Final Minutes by reference of the Regular Meeting of March 23, 2022**

Minutes:

CHAIR STOLDAL called for a motion and after the vote, he asked that the record show COMMISSIONER LeVINE present, as he had just arrived.

Motion made by Michelle Larime to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 4

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

6. **22-0200-HPC1** – Report by the Director of the City of Las Vegas Operations and Maintenance Department regarding a status update on the former Reed Whipple Cultural Center building, located at 821 Las Vegas Boulevard North – Ward 5 (Crear)

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, JERRY WALKER, Director of Operations and Maintenance, provided a courtesy update on the Reed Whipple Cultural Center building, as the lease on the Center by The Neon Museum was terminated. Unfortunately, the COVID-19 pandemic hindered The Neon Museum's site improvements and fundraising efforts, and they determined they no longer need the site. This means the City will have to review some options for the facility. The City will be providing The Neon Museum with storage space for some signs, including the Hard Rock sign.

MR. WALKER said that as part of the agreement, The Neon Museum had some demolition done that left stockpiles (slide 2) throughout the building of materials with asbestos. Consequently, the City will have to move rapidly to perform environmental mitigation, and he hopes to have it done before the fall of 2022. The exterior (slide 4) of the building appears to be in better condition, although there was some vandalism; therefore, the building needs to stay secured to prevent complications. A waiver was obtained to remove the Stardust mural, and he is working on an environmental abatement.

The future of the Reed Whipple site is unknown, as it carries several liability issues to contend with, and it is located in a high-vandalism area. Although the building is secure, they need to remove the problems and consider the long-term goal for the site, noting that it may be more pragmatic to consider demolition of the building.

COMMISSIONER PALENCAR asked if Las Vegas Fire and Rescue inspected the building for contamination, and MR. WALKER said testing revealed that the asbestos is widespread. He walked the site with the Building Official and the Fire Marshal to assess potential liability concerns, which were shared with the Risk Management Division, and they will review all options and weigh the pros and cons.

CHAIR STOLDAL stated that after viewing the site several years ago, he would agree there are several issues to consider, but he did not think that demolition would be an option. MR. WALKER said that if they remove the facility, it would be the proper time to demolish the building and remove the problematic aspects. The building has been stripped of all metal and HVAC (heating, ventilation and air conditions), so all of that equipment will have to be completely replaced.

CHAIR STOLDAL said people have tried to occupy the building since the City closed it, and he asked if there are any plans to repair or restore the building, as well as a timeframe for making a decision on its future. MR. WALKER indicated his plan is to prepare a memorandum within 30 days requesting direction on how to proceed and prepare bid specifications if necessary, so he guesstimated having a decision in June of 2022.

CHAIR STOLDAL mentioned sequentially the worst-case scenarios with a historic building, to lose it, relocate it, such as was done with the railroad cottages, or to preserve certain historic elements, similar to what was done for La Concha. The Chair asked if there will be a public process to help the City Manager and City Council decide in moving forward with the future of the Reed Whipple Center. MR. WALKER said he would have to confer with COMMISSIONER SIEBRANDT, as the Historic Preservation Officer, about that and about how to proceed should there be a desire to preserve any iconic elements of the building.

CHAIR STOLDAL said that on prior demolitions, the Historic Preservation Officer has taken photographs of the historic aspects, and that can include a variety of things, including plumbing or electrical outlets. Therefore, should there be a desire to demolish the building, he would urge an examination of the property to search for historical items that could be preserved. MR. WALKER said the interior was almost destroyed, but he would be willing to go through it upon completion of the mitigation process to see if there is anything left to preserve. He noted it would certainly be the time to do that given the working funds available.

COMMISSIONER LeVINE asked if he was accurate in his understanding that all the asbestos was collected and in piles ready for removal. MR. WALKER said that they still had to do some collection and remove the piles before proceeding with additional collection of asbestos related components. The Commissioner asked if there is any effort to repurpose the building, and MR. WALKER replied that he was still awaiting a response from the City Manager on the plans for the facility and on how to proceed. He added there is certainly no rush to demolish, but they need to take advantage while they are working on the site. COMMISSIONER LeVINE felt the Commission has the mindset to preserve the building rather than to demolish it.

7. **22-0201-HPC1** – Report by the City of Las Vegas Office of Cultural Affairs and the Department of Public Works regarding the proposed design of plaques for the neon motel signs, located on the Las Vegas Boulevard Scenic Byway, between approximately the 900 to 2000 blocks of Las Vegas Boulevard – Wards 3 and 5 (Diaz and Crear)

Minutes:

COMMISSIONER SIEBRANDT introduced LAURA MACHADO, Visual Arts Specialist, City of Las Vegas Office of Cultural Affairs, who was present to report and receive feedback on the design for the plaques to commemorate the neon signs. CHAIR STOLDAL added that this item was for report only.

Using a PowerPoint presentation submitted for the record, MS. MACHADO reported that as part of the Las Vegas Boulevard Scenic Byway project, the Public Works Department, in coordination with the Office of Cultural Affairs and The Neon Museum, is installing neon signs. Depicted in slide 2, was the design, an example of which is located in front of The Neon Museum. Each new sign will have a commemorative granite plaque installed within the nearby sidewalk, and each will have information drafted by The Neon Museum and Office of Cultural Affairs. Before moving forward with fabrication, they would like the Historic Preservation Commission (HPC) to review the content. The packet of plaque narratives provided includes information such as site names, sign builder and in which collection the sign resides. The majority of the signs are still in the collection of The Neon Museum, and the City of Las Vegas has an agreement to display the signs. The plaques will also include information about the funding mechanism for each sign's restoration.

MS. MACHADO distributed copies of the narrative packets for review and asked for feedback by the middle of May, but CHAIR STOLDAL advised her that the packet was provided as part of the backup for the meeting, and he reminded the Commissioners that this item was not scheduled for action but suggestions could be made.

COMMISSIONER LeVINE asked if there will be a sign for each side of the street and if something other than concrete pylons could be used to mount the plaques. MS. MACHADO believed the plaques will be placed on either side of the street, and she explained that the concrete pylon was chosen to continue what was done previously. There are some existing raised plaques, but because Las Vegas Boulevard has so many amenities, it is easier to place the plaques on the sidewalks. She added that the neon signs will be placed in the median.

Given the Las Vegas heat, COMMISSIONER PALENCAR asked if another material could be used; the black granite will attract a lot of heat. MS. MACHADO said she would bring the suggestion to the attention of the project manager.

COMMISSIONER MOODY loved the brand; however, he asked if the plaque could include an image of the respective sign, and MS. MACHADO offered to submit that suggestion as well.

CHAIR STOLDAL made some suggestions and pointed out some concerns. He thought the language for restoration funding by the Commission for the Las Vegas Centennial was redundant because it says, "City of Las Vegas Commission for the Las Vegas Centennial" when the actual name is Commission for the Las Vegas

Centennial. He suggested the proper use. He asked that the opening date of the Apache Motel be found and included rather than saying "circa 1965." His research showed that "Federal Scenic Byway" should be Federal Scenic Byways, which is the legal term. When he visited the Federal website, a link for the Las Vegas Scenic Byway connected him directly to the Las Vegas Convention and Visitors Authority, which had no information. Moreover, he visited the City of Las Vegas website, and he found a document from 2004 with no updates. He asked that his suggestions and concerns be addressed. He noted that this project, and providing the information, is a great opportunity to promote the historic aspects of this project.

COMMISSIONER LARIME added that it would be nice to provide additional information on the website to let people know that they can come to the area and view the signs.

CHAIR STOLDAL asked the Commissioners to submit their additional comments to COMMISSIONER SIEBRANDT.

8. **22-0202-HPC1** – Discussion for possible action regarding approval of a Certificate of Appropriateness Application for the installation of a sunken hot tub and an outdoor shower with surrounding privacy screen, as well as a conversion of the garage into a casita, and approval of the design of an existing wooden fence on property located at 700 Park Paseo – Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT recommended denial unless the requirements, which she read from the Recommendation section of the Agenda Memo, are met. She showed some images of the property on a PowerPoint presentation, a copy of which was submitted for the record. She also showed on the monitor an image of the property prior to the alterations and contributing to the historic district, as well as an image after the alterations and blocking the street view of the house, which does not contribute. She explained to the Chair that to contribute to the historic district, the house has to be visible from the right-of-way.

CHAIR STOLDAL asked if the existing fence was approved by the City of Las Vegas through the respective process, and COMMISSIONER SIEBRANDT replied that it was not.

COMMISSIONER PALENCAR discussed with COMMISSIONER SIEBRANDT that the house was constructed in 1947, and it is listed as a contributing resource to the John S. Park Historic District.

VANESSA TURLEY, owner, was present alongside LARRY SANCHEZ, Project Engineer. MS. TURLEY alleged that the fence around the perimeter of the property is the original fence. They only replaced some of the rotting wrought iron in some areas and the gates, which they could not get to slide properly. The sections in between were kept. She advised CHAIR STOLDAL that most of the fence is the original fence from 1947, noting that they did raise the height in some areas with wood for privacy and security. The Chair verified with MS. TURLEY that the fence was erected without permission and that it is higher than the original fencing.

CHAIR STOLDAL noted the recommendation from staff for denial, unless the applicant is willing to meet the four requirements included in the Agenda Memo as part of the recommendation. MS. TURLEY said she could comply with all the requirements except the fourth one, which states: The wooden fence shall be reduced to five feet in height and match the nature and manner of the other corner properties in the historic district. As it is now, the fence blocks the view of the house, which does not allow the house to contribute to the historic character of the neighborhood. MR. SANCHEZ said he was guiding the owner on bringing the property into compliance.

CHAIR STOLDAL asked what would be the next step should the application be denied, and COMMISSIONER SIEBRANDT explained that if the Historic Preservation Commission (HPC) denies the application, the applicant can appeal to the City Council. If the application is approved, the applicant would have to comply with the conditions, and she would have to conduct a historic review and sign off before the applicant could move forward with seeking a permit. Failure to meet the requirements would be considered a code violation. The Chair asked if the applicant would be required to come back to the HPC if they do not follow through with the requirements. MICHAEL HOWE, Planning Section Manager, explained that if the conditions are not met, the property would remain in a violation status; therefore, the unpermitted work would have to be removed.

MS. TURLEY said that she would like to maintain the current height and not reduce the fence to five feet because that height is not enough to provide privacy and security. She showed a document, a copy of which she did not submit for the record, with a drawn map from the City pointing to the front of the home on 7th Street, noting it does not exceed five feet. COMMISSIONER PALENCAR asked if the actual address is on 7th Street and not Park Paseo. MS. TURLEY believed there was an administrative error and the property was assigned the Park Paseo address. MR. HOWE said that according to code definition, the front yard is determined by the narrowest portion of a lot and setbacks are set from that. Therefore, there could not have been an administrative error making Park Paseo the front yard. He underscored that this matter pertains to an aesthetic review, so the HPC is not bound by Code requirements, other than what is the most characteristic and context nature of the walls and fences in the neighborhood, and determine if the fence in place is characteristic with the historic district.

COMMISSIONER MOODY had no issues with the spa, as long as it is screened, but the wooden panels are not compatible with the historic neighborhood. He would have to get assurance the applicant is willing to comply in order for him to grant his approval. He added that it cannot be a matter of security because the fence is lower in some areas. MS. TURLEY said she kept the wrought iron as much as possible in an attempt to stay in character with the area, and she alleged there are other homes in the neighborhood not in compliance with wooden fences. She emphasized the need to balance their privacy and safety concerns. She could not agree to compromise on the requirements without knowing what those would entail. The Commissioner said the onerous is on the applicant to present acceptable improvements to the HPC. CHAIR STOLDAL noted that he drove the area a few times and did not see wooden fences in the neighborhood as tall as the one on this property. This fence looks like a barrier.

COMMISSIONER LARIME agreed with the Commissioners' comments and was not ready to approve the application without seeing a revised design. She understood the desire to add some amenities in the front area, which she could support with proper screening, given that the property does not have much of a backyard. The Commissioner added that she could support a higher fence in front of the garage area, as long as the main historical structure remains visible from the right-of-way. However, she was concerned about having an outdoor shower in the front yard instead of in the backyard. Perhaps the shower could be installed on the side, but a rendering of a redesign would definitely be necessary.

COMMISSIONER LeVINE countered MS. TURLEY'S claim that the front of the home is actually on 7th Street, because there are no driveway cutouts, doors or anything aesthetic to support that. He insisted that Park Paseo is the street address and the fence needs to resemble what was there originally to show the contributing characteristics of the house, and match the historic neighborhood. MS. TURLEY commented that the house was built in 1947, and the driveway and garage were added 20 years later.

COMMISSIONER PALENCAR was perplexed because she felt that contradictory recommendations were being made because the tub, shower and fence are in place, but they are being told they can do some things as long as there is proper screening. CHAIR STOLDAL pointed out that those things were done without a permit.

MS. TURLEY said that one of the panels is motorized to secure the vehicles and the other is to provide privacy for the shower and hot tub.

JOSEPH TURLEY insisted that the records they have indicate that the front of the house is on 7th Street, and he made the changes according to the setbacks allowed in the Code to have some privacy and security. CHAIR STOLDAL verified with MR. TURLEY that a permit was not pulled. MR. TURLEY said that another home located at 8th Street and Franklin Avenue, which is historic, has some roofing shingles as part of the fence, which is less aesthetically pleasing and less conforming to the historic characteristics; therefore, he did not understand why the wood they installed would not be acceptable. He assured the Commissioners that they want to be in conformance, but they want their privacy and security because of the issues in the neighborhood.

BOB BELLIS, Vice President, John S. Park Neighborhood Association, showed various photos, copies of which were not submitted for the record, of the former and current condition of the property. He said the property

owners were repeatedly told they had to pull permits and go before the HPC for approval, but they went ahead with making changes illegally. He urged the HPC to write a strong letter to the City Council citing the reasons why this matter should be denied and the property restored to its original state.

COMMISSIONER PALENCAR asked if Code Enforcement was contacted, and MR. BELLIS said Code Enforcement has been notified about this property and another property they have issues with to no avail. He insisted that MR. and MRS. TURLEY knew what they were doing.

JAMES SHATWELL said he has lived in the community on 7th Street since 1974, and insisted the front of the house in question is on Park Paseo. He felt the historic home was ruined and looks like a warehouse.

JEANNE ASMUSSEN said she shares a common sidewalk with the subject property. She showed a copy of the real estate listing of the property from 2020, a copy of which was not submitted, saying the house had a two-car garage, a breezeway and a driveway. She showed a few photos, copies of which were not submitted for the record, to help explain some of the changes made to the property. A lattice topper was added to their existing common wall. The driveway was removed for the installation of the fence, because they said the rolling gate was not working. She said the original iron fence had pickets on the top, which should not have been removed if security is the concern.

She said MR. TURLEY has come to her to borrow tools for the various projects, and he would always say that he had applied for the permit and was waiting. However, when she asked about the fence, MR. TURLEY said he had applied for a permit and was going to appear before the HPC in September, yet the next day the fence was erected because according to MR. TURLEY, his wife wanted their privacy. Therefore, she advised MR. TURLEY that she was confused and would be calling the City. When she spoke with ARLENE ALVAREZ, Special Assistant to the City Council, she was advised that there was no record of any pending permit for the property.

MS. ASMUSSEN continued and outlined additional work that has been done to the property without permits. CHAIR STOLDAL advised her that the HPC could only consider certain requirements, and MS. ASMUSSEN said that her house is a contributing property to the historic district as well, and her property address is on Park Paseo, even if the dimensions of her property are larger on the 7th Street side. She argued that it is not a matter of privacy in this case, because the tub and outdoor shower are exposed. She wants MR. and MRS. TURLEY to come into compliance and for a professional to fix the fence because it is visible from her lot.

PAT ROBINSON stated that she lives across the street from the subject property and her house is a contributing property to the historic district. She emphasized it is an embarrassment that the owners have reached this point, when she and the residents have made numerous complaints to Code Enforcement and nobody responds. She claimed the issues with this property have been ongoing for two years, and work has even started at 2:00 a.m., about which she called the police. When a City employee came to the neighborhood, MS. ROBINSON questioned the function of the HPC, and she was told the HPC does things for the neighborhoods. However, MS. ROBINSON felt that the HPC, Code Enforcement nor the City is doing anything for the neighborhood, and that being in a historic district is useless. She recalled being told that historic property owners would receive Federal funding to help when their homes started to sink. She reiterated that no one has helped and the non-compliant homeowners in the neighborhood do not receive any infractions; therefore, she did not understand the push for adding the properties to the historic district when the owners do not get any help, and their neighborhood is just going downhill.

MELISSA CLEARY agreed with the comments of the residents. She emphasized the need for education through outreach on what it means to live in a historic district, especially in the John S. Park Neighborhood, given the volume of ongoing unpermitted work. She said the Code Enforcement process is lacking because they do not address the issues up front before they escalate.

CHAIR STOLDAL mentioned that the Historic Preservation Officer is working on a process and issuing pamphlets and mailers to educate residents in historic districts. Nevertheless, he agreed there needs to be a

focus on educating the John S. Park Neighborhood, because it does seem there are too many changes being made without pulling proper permits. Unfortunately, Code Enforcement is overworked, and the HPC has no authority over them.

COMMISSIONER LARIME asked MS. TURLEY if she would prefer that the HPC take action on the application as submitted, including the recommendations discussed, or if she would prefer to work on the design and present it to the HPC. MS. TURLEY said that she would not want to waste the HPC's time. She would like to keep the panel in front of the spa, the garage conversion and the fence height. However, if they could not reach a compromise, they could come back with another design.

COMMISSIONER LeVINE opted for denial, with a recommendation that the applicants start over with the design review and permitting process. He could not support the wooden fence. MS. TURLEY said that she and her husband are working diligently to come into compliance. If they work on a different design, the work completed would continue; therefore, she asked for a compromise.

After the vote, MS. ROBINSON expressed her disappointment, noting that she cannot even replace her house windows because she has to follow the regulations for the historic district. CHAIR STOLDAL explained that the Commission denied the request, which is the only thing they could consider. MS. ROBINSON felt that the City is not held accountable.

COMMISSIONER PALENCAR asked for a short comment from the City Attorney or the Planning Department regarding the HPC's authority. CHAIR STOLDAL verified with DEPUTY CITY ATTORNEY PHIL BYRNES that the work was done without proper permits, and he asked if a formal complaint could be made by the HPC. MR. BYRNES said that the enforcement power is with Code Enforcement, and he did not see why the HPC could not make a complaint to Code Enforcement, who probably already has a complaint, which takes time to process. COMMISSIONER SIEBRANDT said that Code Enforcement has an open case, and has spoken to the property owner several times. She added that with COVID-19 restrictions easing up, she scheduled a neighborhood meeting for the John S. Park Neighborhood on May 18, 2022, at which she will be distributing brochures and answering any questions for historic district property owners. She advised that there are Bricks and Mortar grants available to owners of a historic property through an application process. She advised COMMISSIONER PALENCAR that the information about the neighborhood meeting would be going out that day.

CHAIR STOLDAL said that there have been some challenges, and the HPC is trying to move forward with the help of staff.

See Item 15 for related discussion.

Motion made by Jack LeVine to Deny

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, Michelle Larime, Mia Palencar, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt; Excused-Donald Hotchkiss, Craig Palacios, Nevada State Museum Designee;

9. **22-0203-HPC1** – Discussion for possible action regarding voting on the nominations for Historic Preservation Month that will be awarded at the May 25, 2022 Historic Preservation Commission Meeting

Minutes:

COMMISSIONER SIEBRANDT advised that only three lines fit on the certificate, and she asked that any changes to the nominations be submitted to her as soon as possible to proceed with printing. Referring to the PowerPoint slide submitted for the record, MS. SIEBRANDT said it included the nomination categories, along with a description. She added that two nominations were made for the Advocacy Category and one for the Career Achievement Category. CHAIR STOLDAL asked that the Commissioners submit any changes as soon

as possible. He added that these are important awards to let the awardees know that their efforts are important, and to let the public know that the Historic Preservation Commission recognizes important historic preservation efforts.

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, Michelle Larime, Mia Palencar, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt; Excused-Donald Hotchkiss, Craig Palacios, Nevada State Museum Designee;

10. **22-0204-HPC1** – Report by the Department of Planning regarding the Design Review Commission Assistance and Mentoring Program (CAMP) training class members of the Historic Preservation Commission attended on March 9, 2022

Minutes:

COMMISSIONER SIEBRANDT said the Design Review Commission Assistance and Mentoring Program (CAMP) training session was very good, The classes are available for viewing until May 9, 2022. She said there were some interesting ideas on simplifying the language within the design guidelines. A cultural resource manager firm will have to be contracted to draft the guidelines for Beverly Green and Berkley Square Historic Districts and to update the guidelines for the John S. Park Historic District. She urged the Commissioners to view the classes if they had not done so.

CHAIR STOLDAL said it was impressive that the presentations were designed specifically for the City of Las Vegas after reviewing the rules and regulations. He encouraged the Commissioners to view the classes.

COMMISSIONER PALENCAR said they have been discussing the design guidelines for at least six months, so she was perplexed why it would take another six months to get them created. COMMISSIONER SIEBRANDT explained that the process can be lengthy because the funding would have to be approved to issue a Request for Proposal (RFP), and that process has to be followed. They also have to follow the public hearing process. COMMISSIONER PALENCAR asked if the Commission could assist in expediting the process, but COMMISSIONER SIEBRANDT said there is nothing that the Commission could do to assist that. She added that after a firm is selected, a neighborhood survey has to be completed for the updates.

COMMISSIONER PALENCAR asked if only the old guidelines will be available for the John S. Park Neighborhood meeting on May 18, 2022. CHAIR STOLDAL asked for the purpose of the meeting. COMMISSIONER SIEBRANDT explained that the purpose is to re-emphasize the rules and the need to pull a Certificate of Appropriateness for any alterations to historic properties. She added that there are design guidelines available for John S. Park, and she hopes this will be the first of many informational meetings for historic districts. With all the complaints and issues, the Chair wondered if there is anything that can be done in the next six months to strengthen Code Enforcement. He asked for the number of complaints; however, COMMISSIONER SIEBRANDT said she could not answer that, but she would have a Code Enforcement representative attend the neighborhood meeting to answer that. The Chair added that it would be helpful to assign a Code Enforcement Officer to the John S. Park Neighborhood while the Historic Preservation Commission is looking to update the guidelines.

Regarding the design guidelines, COMMISSIONER LARIME found it interesting that CAMP instructors recommended drafting standard guidelines and amend as needed, which can help streamline the process. She previously did not support this recommendation, but it seems it would be a good idea to consider and discuss.

COMMISSIONER LeVINE asked COMMISSIONER SIEBRANDT to send him the link for the classes and verified that the John S. Park meeting is at 6:00 p.m. on May 18, 2022 at the Mesquite Club, which can accommodate about 100 people.

11. **22-0222-HPC1** – Discussion for possible action regarding approving Historic Preservation Commission funding up to \$31,000 for members of the Historic Preservation Commission to attend the National Alliance of Preservation Commissions (NAPC) 2022 Forum in Cincinnati, Ohio, July 13-17, 2022

Minutes:

COMMISSIONER SIEBRANDT showed a PowerPoint slide of the Tentative Itinerary, a copy of which was submitted for the record, and explained she does not believe all the Commissioners will attend, but asked for the funding to be prepared in case everyone decides to attend, although the Design Review Commission Assistance and Mentoring Program (CAMP) training emphasized attendance. She asked for a response by May 9, 2022 and the information from those wishing to attend so that travel arrangements can be made. She noted this is a matching grant and she will submit to SHPO (State Historic Preservation Office) for reimbursement.

CHAIR STOLDAL verified that COMMISSIONER SIEBRANDT and TERESA SMITH, Administrative Support Assistant, will attend. COMMISSIONER LARIME said she will forward her information for the dates she will be attending, as she does not intend to attend the pre-conference.

Motion made by Sondra Cosgrove 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, Michelle Larime, Mia Palencar, Rhonda Long, Todd Moody; Did Not Vote-Diane Siebrandt; Excused-Donald Hotchkiss, Craig Palacios, Nevada State Museum Designee;

12. **22-0205-HPC1** – Report by the Department of Planning regarding Director's updates

Minutes:

On behalf of SETH FLOYD, Director of Community Planning, who had to step out, MICHAEL HOWE, Planning Section Manager, said May is a very busy month with events, and among them is the Las Vegas Days Parade, the 1940's Documentary Film Premiere and the Mayor's Urban Design Awards on May 10, 2022 in Council Chambers at 9:30 a.m. One of the categories is Adaptive Reuse in Historic Preservation. CHAIR STOLDAL wondered if there will be a float for the Historic Preservation Commission.

After his return, MR. FLOYD indicated he had nothing to add.

13. **22-0206-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 reviewed the HPC (Historic Preservation Commission) Projects.

Las Vegas High School National Register of Historic Places - District Listing – The National Park Service has approved this, and COMMISSIONER SIEBRANDT is waiting for the draft of the press release so that she can issue a press release as well.

Neon Museum Time of the Signs – The first part of this project was completed, and the second part is pending.

Westside Survey – This is for the Underrepresented Community National Park Service Grant; the survey started March 8, 2022.

Charleston Heights Survey – This survey started on April 11, 2022.

Rafael Rivera Historic Context & Survey – This survey is being partially funded through another Underrepresented Community National Park Service Grant. Although \$50,000 was requested, only \$38,336 was awarded. As soon as the final contract is received, the RFP (Request for Proposal) will be issued.

The Floyd Lamb Park Hay Barn Doors were installed, and the Mesquitewood Historic Listing was approved at the April 12, 2022 Planning Commission and will be considered at the City Council meeting of May 18, 2022.

Junior Ranger Day was held April 16, 2022, and COMMISSIONER SIEBRANDT made a poster of historic Las Vegas buildings. People were interested in it and she was able to hand out brochures, coins and pens.

Upcoming Events:

Home & History will be held April 29-May 1, 2022. This project is partially funded by the Commission for the Las Vegas Centennial. The information is available on the Nevada Preservation Foundation's website for available tours.

The Mob Museum will be holding Las Vegas History Day on May 15, 2022, and will be showing an outdoor mural honoring the City's early years.

Las Vegas Days Parade is scheduled for May 14, 2022, starting at 10:00 a.m. The parade will go down 4th Street, and it will be a normal parade. A float for next year's parade could be discussed, as it was too late for this year.

1940s Film Premiere will be held on May 14, 2022 at 6:00 p.m. at the Springs Preserve. COMMISSIONER SIEBRANDT urged the Commissioners to RSVP by April 28, 2022. KCLV Channel 2 is showing the first three installments starting at 1:00 p.m., and the premiere will be shown at about 7:15, when it will premiere at the Springs Preserve. Before the premiere, food and cocktails will be served, and the Mayor will make opening remarks.

Two Upcoming Neighborhood Meetings – The first meeting will be on the Historic Westside Survey project on May 11, 2022, from 6:00 p.m. to 7:00 p.m. at the Historic Westside School, located at 330 West Washington Avenue. Northwind Consulting has the contract and a representative will be in attendance, as well as MICHAEL HOWE, Planning Section Manager. The second meeting will be the Strategic Outreach Neighborhood for John S. Park on May 18, 2022, from 6:00 p.m. to 7:00 p.m. at the Mesquite Club, located at 702 East Saint Louis Avenue. They will discuss ongoing issues over the past two years and the benefits of being in a historic district.

COMMISSIONER LARIME asked if it would be a good idea to open the John S. Park Neighborhood meeting to Beverly Green residents because they are experiencing some of the same issues, and much of the conversation will apply to Beverly Green residents as well. COMMISSIONER SIEBRANDT expressed concern about capacity at the Mesquite Club. She said that WebEx will be offered simultaneously for the Historic Westside meeting. If that goes well, perhaps the same could be done for the John S. Park Neighborhood meeting. COMMISSIONER LARIME said that if there is a 45 percent turnout, it would be amazing, and COMMISSIONER SIEBRANDT commented that if she expects a low turnout, then the Beverly Green neighborhood could be included. CHAIR STOLDAL felt that the focus should be on the John S. Park Neighborhood, and COMMISSIONER PALENCAR agreed, adding that Beverly Green residents meet regularly. She noted that she would like a new president for the John S. Park Neighborhood Association, but COMMISSIONER SIEBRANDT said that would be up to the Association.

The Commissioners further discussed whether they should include the Beverly Green residents, even if just letting them know about the meeting. COMMISSIONER SIEBRANDT advised that the plan is to have a meeting for each neighborhood, but she chose to start with John S. Park because of the issues they are experiencing. She reminded the Commissioners that any of the Commissioners can attend to answer questions, but they cannot have discussion.

CHAIR STOLDAL said there should be a recording of the meeting to be able to go back and review the discussion. COMMISSIONER SIEBRANDT said there will only be a recording if WebEx works, adding that the purpose of the meeting is to inform the community. COMMISSIONER LEVINE said more people can be reached if they can provide a link to the recorded meeting for people who cannot attend. The Chair said that part of the

purpose of the meeting is to get the input of the residents. COMMISSIONER SIEBRANDT said that it is a matter of logistics at the Mesquite Club for having WebEx. She advised COMMISSIONER LeVINE that if the meeting can be recorded on WebEx, the meeting can be provided online.

See Item 14 for related discussion.

14. **22-0208-HPC1 – Report by the Department of Planning regarding historic and archaeological resources in local media**

Minutes:

CHAIR STOLDAL asked the Commissioners if they feel this report should be continued or if it should no longer be provided to allow staff more time to focus on other projects. COMMISSIONER LARIME said that perhaps it could be provided quarterly, as she enjoys the suggestions. COMMISSIONER COSGROVE commented that even if the Commissioners do not review the information, it is available for people to use the useful resources. COMMISSIONERS LeVINE and SERFAS said they love the articles. The Chair said the report will continue for now.

For Item 13, COMMISSIONER SIEBRANDT said the Survey Catalog was completed and the hardcopy was submitted and sent to SHPO, (State Historic Preservation Office), and it will be provided on the website for public accessibility.

15. **22-0209-HPC1 – Discussion regarding topics for future agenda items by the Historic Preservation Commission.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not 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.

Minutes:

CHAIR STOLDAL asked the Commissioners if they had any topics to propose for future discussion.

COMMISSIONER PALENCAR stressed the need to hold realtors responsible for letting buyers know if the property is within a historic district and if designated. She asked if the real estate industry could be invited to the meetings. CHAIR STOLDAL asked if the Board of Realtors could be invited so that they can relay the information to the other members. COMMISSIONER LeVINE said that during any given year, there are probably 20 homes sold in John S. Park, as most of the approximately 18,000 agents encourage home purchases in Summerlin. He said maybe they could get an announcement in the weekly newsletter. He offered to call the Board of Realtors to find out about a press release. He added that a couple of the agents, including some who are with the Nevada Preservation Foundation, have discussed putting on a class.

CHAIR STOLDAL asked for an item to discuss opportunities to provide knowledge of where historic neighborhoods and residences are located and the respective rules. COMMISSIONER SIEBRANDT said that goes back to the brochures and door hangers that will be provided throughout the historic neighborhoods. She asked COMMISSIONER LeVINE for contact people to see if they can post something on their website.

COMMISSIONER SERFAS asked that information about the winner of the Adaptive Reuse in Historic Preservation award be provided at the next meeting.

Given the issues brought up on the property under Item 8, COMMISSIONER MOODY asked that an item be placed on the agenda to discuss a recommendation to investigate the property in order to send a message to the community that the Historic Preservation Commission (HPC) is listening and following up. COMMISSIONER LARIME added that should there be an appeal to the City Council of the HPC's denial, the HPC should craft a statement for the City Council. COMMISSIONER PALENCAR added that the property at 1212 7th Street should also be investigated because issues with it have been brought up previously.

CHAIR STOLDAL requested an agenda item on the list of outstanding code violations reported to Code Enforcement for the John S. Park Neighborhood. He agreed that the City's Historic Preservation Officer and the HPC should file a complaint. He also wants a report on the Huntridge Theatre, as required by the legal agreement with the City of Las Vegas.

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 2:21 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