



Special Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR WHITE called the meeting to order at 9:01 a.m.

PRESENT: CHAIR WHITE and COMMISSIONERS STOLDAL, LeVINE, BECK, HOTCHKISS, SERFAS (excused until 9:09 a.m.), COSGROVE, LARIME, PALENCAR and SIEBRANDT (ex-officio member)

ALSO PRESENT: ROBERT SUMMERFIELD, Planning Director, JIM LEWIS, 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 State of Nevada Executive Department Declaration of Emergency Directive 006: 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:

After assessing that DANIEL ROBERTS, President of the Huntridge Foundation, wanted to speak about Item 7, CHAIR WHITE asked if he could wait until that item came up. However, MR. ROBERTS said he would rather speak under Public Comment than have to wait until Citizens Participation, unless the Chair would allow him to speak under the item. The Chair asked him to proceed.

MR. ROBERTS continued and spoke regarding the Huntridge Theater's chain of ownership history, which he alleged includes a couple of confusing documents transferring ownership to J DAPPER. Therefore, he would like an accurate ownership timeline, along with information on the role and status of the City of Las Vegas in that ownership and if there has ever been a public/private partnership. He wants to know who is legally responsible and liable for the property in case of any incidents. He explained that this concerns him because he has witnessed access to the property by individuals who are not the current owners. Given that the property is only on the state and national registers, he wondered who would be responsible for enforcement of the covenants, or if the City would take a more active role.

Should the City of Las Vegas decide to add the property to the local register, MR. ROBERTS wondered how the City or this Commission would enforce the covenants and funding, noting that the property has fallen into dilapidation while under the state's register. CHAIR WHITE appreciated his comments and hoped they could be answered at the time the item is heard.

4. For possible action to approve the Final Minutes by reference of the Regular Meeting of June 24, 2020

Minutes:

CHAIR WHITE called for a motion, and COMMISSIONER BECK pointed out a correction to the second sentence of the first paragraph for Item 14 and indicated that the words "a like" should be transposed.

Motion made by Michelle Larime to Approve as corrected

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Sondra Cosgrove, Mia Palencar, Michelle Larime; Did Not Vote-Diane Siebrandt; Excused-Richard Serfas;

5. **HPC-78529 - ABEYANCE ITEM** - Discussion for possible action regarding updating the language on the Las Vegas Historic Preservation Commission Centennial Legacy Grant Program applications

Minutes:

This matter was heard subsequent to Items 6 and 7, which were pulled to be heard after Item 4.

COMMISSIONER SIEBRANDT went through a PowerPoint presentation, a copy of which she submitted for the record, to report on this matter. She stated many of the questions received from the Commissioners pertain to the wording of the grant applications. Additionally, she received the following questions: Why is there a \$5,000 limit? Why are brick and mortar grants restricted to the exterior? Why is a 100 percent match and reimbursement required rather than issuing the grant funding up front? She explained that the simple answer to all of these questions is that the grants requirements were drafted as such in 2006, and a lot of it has to do with the Unified Code in Title 19 and the John S. Park Design Guidelines. The Guidelines specifically require that the Historic Preservation Commission (HPC) only consider and issue Certificates of Appropriateness for home exteriors that are visible from the roadway. Regarding grant funding, the HPC receives funding from the Commission for the Las Vegas Centennial (Centennial Commission) through a Memorandum of Understanding (MOU) established in 2006 between the Centennial Commission and the HPC. The MOU stipulates a cap on the grant amount the HPC can award. Some language could possibly be changed legally; however, there is specific grant language that has to remain.

There were also questions as to requirements for authorship of publications and books, which led COMMISSIONER SIEBRANDT to believe the Commission had an issue with historical inaccuracies. She wondered if language needs to be added to stipulate who can author the information and how this Commission is involved in ensuring historical accuracy. Regarding the question about allowing one grant in a five-year period, COMMISSIONER SIEBRANDT indicated that it was a rule also established in the MOU of 2006.

Lastly, COMMISSIONER SIEBRANDT commented that she was not finished going through the language and is working on it, pending separate input.

CHAIR WHITE asked for input. COMMISSIONER BECK said she would send her editorial comments rather than go through all of them at the meeting.

COMMISSIONER LARIME indicated that she too had some comments to send. Moreover, contrary to what the application stipulates, she indicated her support for also allowing grant applications for national and state designated properties rather than for only locally designated properties or districts. She also supported changing the evaluation criteria to provide grant monies to help restore properties so they can become eligible and listed, as opposed to requiring properties to be on the list in order to be eligible. The grant can have a covenant requiring addition of the property to the list upon eligibility, similar to what occurs with the Historic Tax Credit.

COMMISSIONER STOLDAL agreed with the suggestions of COMMISSIONER LARIME. However, before going any further in considering language revisions, he suggested providing a copy of the MOU to all the Commissioners, because it may need amendments before making any changes to the HPC grant application. He noted that the MOU has to be re-written regardless, because the grant amount is now \$10,000 instead of \$5,000.

CHAIR WHITE pointed out that document review is in progress and welcomed further comments, which could also be submitted to COMMISSIONER SIEBRANDT.

COMMISSIONER BECK commented that the discussion made her feel confused, because she has always been perplexed about how properties can be on the national and state registers without being on the city register. She thought they were going to address the issue. CHAIR WHITE said an item regarding that topic has never been placed on an agenda.

COMMISSIONER STOLDAL pointed out that the HPC has awarded grants to non-city registered operations or businesses in the past, but he is looking forward to updating the grant application language. CHAIR WHITE agreed.

DEPUTY CITY ATTORNEY JIM LEWIS commented that the HPC has the authority to justify grant awards under Title 19.10.150, Section G.8, in the interest of encouraging historic preservation. The MOU with the Centennial Commission pertains to funding for the grants. The MOU is available and COMMISSIONER SIEBRANDT will be

providing a copy to the Commissioners. He said the Commissioners could also direct questions about it to him or DEPUTY CITY ATTORNEY SETH FLOYD.

MR. LEWIS suggested holding this matter in abeyance to the next regular meeting since they were not ready to take action.

Motion made by Robert Stoldal to Hold in Abeyance to the next regular meeting of 8/26/2020

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Mia Palencar, Michelle Larime; Did Not Vote-Diane Siebrandt;

6. **20-0039-HPC1** - Report by Kevin McOsker, Director of Building and Safety, regarding how historic preservation issues are addressed by the Department of Building and Safety

Minutes:

This matter was pulled to be heard subsequent to Item 4.

Using a PowerPoint presentation, a copy of which was submitted for the record, KEVIN McOSKER, Director of Building and Safety, reported on this matter. He briefly touched on his professional experience in the field of building and safety locally and nationally. He came to this community in 1986 by way of serving at Nellis Air Force Base and decided to remain in Las Vegas, which ultimately brought him to his current position with the City of Las Vegas. He has also served on various building code boards.

MR. McOSKER continued and stated that his department works to adopt and enforce the building and construction codes through the permitting and inspection process to provide safety to occupants, firefighters and first responders. His department works in partnership in this process with the departments of Planning and Public Works and some of their divisions. When dealing with historic buildings, his staff works with the Historic Preservation Office to ensure compliance. Once a plan is approved, the baseline is established for inspectors to work from, and they perform inspections at various states of the construction process.

Inspections are conducted in response to the permit holder indicating their property is ready for inspection. Approximately 85 percent of their inspections involve the interior of buildings to ensure occupancy safety and fire safety. They also look for structural stability code compliance to ensure a building has the capability to withstand loads from occupancy use and from natural hazards, such as wind and seismic movement. They also ensure that utilities, such as electricity, sewer and water, function properly and that they comply with any mandates for water conservation and energy efficiency, as well as compliance with the Americans with Disabilities Act (ADA).

His department does not deal extensively with building exteriors, and they only look at the building location on the site, exterior materials used and accessibility to the building.

Moving along, MR. McOSKER stated that his staff uses the 2018 International Existing Building Code (IEBC), which regulates repairs, alterations, occupancy use changes and relocated and historic buildings. Within these categories, lie various classification levels for code application.

By definition, historic buildings are listed or certified as eligible by the State Historic Preservation Office (SHPO) or the National Register of Historic Places. They are designated as historic under applicable state or local law or certified as a contributing resource within a National Register, state designated or local designated historic district. Parcel numbers for historic sites are logged into a database so that the permitting process can be conducted in conjunction with the Historic Preservation Officer.

Chapter 12 of the IEBC is the guideline used for occupancy changes and alterations. As part of the permitting process for these categories, his staff will look for a report from a design professional that identifies the safety features in compliance with code and the safety features that will damage the historic nature of the building in question. So this chapter is used to provide a level of protection and safety, while maintaining as much of the historic nature of a structure. If a building is located within a seismic risk area, a structural evaluation will also be required. He noted that Las Vegas is uniquely located within a moderate seismic risk Category C and a higher seismic risk Category D.

The code allows repairs of historic buildings as long as safe materials are used. One of the biggest review components involves fire safety and for historic buildings, they have to consider fire sprinkler substitution where

necessary, means of egress, stairway guards and exit signs, which can be replaced with alternates to maintain the historic aspect of the building.

Regarding occupancy changes to historic buildings, his staff reviews for building location, egress, exit signs and natural light compliance; however, alternatives are allowed to maintain the historic character.

With respect to structural damage, if it is not substantial, it can be restored to pre-damaged condition. For substantial structural damage from wind or seismic loads, building officials will look for an engineering evaluation to try to get the structure back to existing condition as much as possible. For wind-load applications, the wind load code at the time of original construction is generally applied. However, if the structure is damaged by wind, it must be brought up to current code. Seismic loads can go into a reduced condition of 75 percent or an ASCE (American Society of Civil Engineers) standard for existing and historic buildings. Any structure modified from a gravity-load perspective, such as a beam or frame, must comply with current code. Moreover, any dangerous condition determined by the code official must be repaired to ensure safety for all occupants and first responders.

Although they try to help make structures accessible, certain accessibility standards may not be required if repairs are technically infeasible, which means that structural stability is more important than accessibility.

COMMISSIONER STOLDAL discussed with MR. McOSKER that his staff members work through the Historic Preservation Officer on historic preservation projects and that no one on his staff works directly with SHPO.

With the implementation of the new Form-Based Code (FBC), which will allow zoning changes to construct mixed-use development, COMMISSIONER LeVINE asked if the Building Code supersedes the FBC. MR. McOSKER replied that they work independently but together, as his department has to consider occupancy safety and the Planning Department considers zoning. The two departments work together on plan reviews.

CHAIR WHITE thanked MR. McOSKER for his presentation.

7. **20-0041-HPC1** - Update on the ownership and historic preservation status of the Huntridge Theater located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

This matter was heard subsequent to Item 6, which was pulled to be heard after Item 4.

COMMISSIONER SIEBRANDT commented that the Huntridge Theater is on the state and national registers, and the Commission asked for information on the process for adding it to the local register. The process for adding it to the local register would entail filling out a nomination application, which will eventually require owner consent. Subsequently, the process outlined in the Unified Code Title 19, Section I-5, would be adhered to, with final approval required by the City Council.

Additionally, she indicated BRAD JERIC was present to update the Commission on the Huntridge Theater because he could not attend in March due to cancellation of the meeting because of the COVID-19 pandemic. He would also provide an update on Project Enchilada.

MR. JERIC pointed out that the Huntridge Theater is located within the boundaries of Project Enchilada, for which he went through a PowerPoint presentation to provide an update, and a copy of the presentation was submitted for the record. Project Enchilada Phase I is bounded by US-95 to the north, Charleston Boulevard to the south, I-15 on the west and Eastern Avenue to the east, taking in the Huntridge Theater, Huntridge Circle Park and the Arts District. The pandemic caused a delay for Phase 1, but it is back on track.

He showed a map depicting Phase 2 of Project Enchilada in pink, and he explained that the large pink area in the middle represents the Mayfair Neighborhood. Fortunately, he was able to hold one meeting with the Mayfair residents before the pandemic hit to discuss ideas to resuscitate the neighborhood.

He went through the components of the project, including street/lighting, landscape, motels/gas stations and neon signs. He noted that the Commission for the Las Vegas Centennial awarded the City a \$750,000 grant to redo the neon signs on Fremont Street. He went through before and after sign restoration images for the Travelers Motel and the Lucky Motel, which were fully renovated and installed in 2019, as well as for the Las Vegas Motel and the Star View Motel, which will be finished, installed and illuminated the night of July 17, 2020. He added that the Star View Motel sign was made of timber, which does not meet code, and had to be completely reconstructed.

He continued and reported that all of the trees, up lighting and festoon lights have been installed along Fremont Street, from Las Vegas Boulevard to 7th Street, as part of Phase 1. The 1929 streetlights were in transport to Las Vegas, and they and the dual arm pole lights are slated for installation in August.

The Fremont Motel and the Gables Motel signs were not worth preserving and have to be reconstructed. The Gables Motel sign was made of plastic, had no historic value and was deteriorating. Fortunately, they found pictures of the original sign to design a new sign.

Moving on to the Huntridge Theater update, MR. JERBIC explained that the previous agreement with the State Historic Preservation Office (SHPO) received substantial comments at a meeting. Therefore, it was revised and it resulted in a new settlement agreement to settle the SHPO case. He shared a bit of history on the Huntridge Theater, which opened in 1944. The roof of the theater collapsed in 1995, and in 1997 there was a series of three loans issued by SHPO to the owners, Friends of the Huntridge. The third loan for \$365,000 carried covenants attached to the Huntridge Theater as part of an agreement, which required that the Huntridge Theater be opened 12 times yearly on an equitable basis, which he interpreted to mean as separate occasions and not 12 consecutive days.

Because of the roof collapse, no one reviewed the covenants in detail. In 1997, permits were requested for the Theater for the sprinkler system and fire alarm system, which were never completed. MR. JERBIC concluded that the requirement to open 12 times a year could not be satisfied because of the life safety issues. He recalled that when the Theater re-opened for a concert, he received a call from a Councilmember indicating that the Fire Department would not allow it because the fire suppression system had not been activated. For that one night, the City had the firefighters on site with some stationed with axes at the exits ready to tear the doors down if necessary.

As part of the settlement agreement, J DAPPER, the owner, will close on December 28, 2020, which is a delayed date because of the pandemic. He will take over the covenants established in 1997 with the following stipulations: 1) exception of the requirement to open 12 times yearly, pending installation of adequate safety systems; 2) forgiveness of the remaining \$389,000 debt; 3) rehabilitation of the Theater and its historic components, such as the exterior masonry walls, the Huntridge sign tower and the marquee; 4) investment of \$1.39 million in the Theater; and 5) agreement by MR. DAPPER to put the property on the local historic register.

MR. JERBIC said he is still waiting to hear from the State of Nevada regarding the document, but MR. DAPPER'S attorney has signed off on it. The State of Nevada requested a special master be assigned to the Huntridge Theater because they do not believe it is being well maintained. Last year, the Eighth Judicial District Court assigned DAVID LEE, who has been overseeing the negotiating process and progress. A mediation is scheduled for July 27, 2020, with MR. LEE, State of Nevada and City of Las Vegas representatives, the MIZRACHI family and MR. DAPPER to discuss and finalize the document for presentation to SHPO.

COMMISSIONER STOLDAL clarified that the loans were actually grants from the State of Nevada Commission for Cultural Affairs and Historic Preservation. MR. JERBIC conceded to calling them grants; however, he pointed out that they did come with five covenants. The Commissioner said that his concern is the language used regarding the \$1.39 million classifies it as debt when it is actually a judgement, because the owners were taken to court several times for violating court-signed agreements. In his opinion, what is being asked is for that judgement to be cleared, which will be quite difficult.

After confirming with MR. JERBIC that the map presented for Project Enchilada is not a legal map, COMMISSIONER STOLDAL asked how the boundaries were established to include the Huntridge Theater and the Mayfair neighborhood, because he thought initially that Project Enchilada was only supposed to include East Fremont Street. MR. JERBIC said that Project Enchilada has always been about rehabilitation of the designated 12 square miles of the downtown area in three phases rather than one street at a time. Phase 3 will involve some other areas of downtown to complete the 12-square-mile renovation project. He explained to the Commissioner that he started the project as the City Attorney for the City of Las Vegas and volunteered to keep working on it upon his retirement through a contract he entered into with the City Manager, without having any authority to give direction; he has to work with staff and the consultants on the project. When he was still the City Attorney, he drafted the document and represented the City. With respect to negotiations with SHPO, he will appear as a volunteer for the City of Las Vegas, but with an attorney from the City Attorney's office representing the City of Las Vegas.

COMMISSIONER LARIME encouraged MR. JERBIC to use the Motor Court Survey because it states that the Gables Motel sign has likely been unchanged since 1957, which may be cause for an argument to keep the

existing sign rather than using the 1920s sign as a model. She would also like more conversation with staff about the Commission having more of an advisory role in the Project Enchilada process.

Understanding the owner's desire to clear the debt associated with the Huntridge Theater, COMMISSIONER LARIME verified with MR. JERBIC that the covenants would remain in place. MR. JERBIC added that the exception is the covenant about opening 12 times a year because of the need for a fire suppression system for the safety of the public.

COMMISSIONER LARIME said she would like the restoration process to be concurrent with putting the Huntridge Theater on the local register so the Commission can have a role as the renovation process moves forward. MR. JERBIC indicated that the easiest way would be to have MR. DAPPER do it through escrow.

CHAIR WHITE asked DANIEL ROBERTS, who spoke under Item 3, if his questions were answered. MR. ROBERTS indicated that he has seen several documents that tie the documents to each grant, including one that was not mentioned for \$150,000. He verified with MR. JERBIC that he does not represent MR. DAPPER and was merely present to explain the status of the negotiations. After referencing several documents and agreements, MR. ROBERTS sought further clarification regarding ownership, because at one point the City of Las Vegas purchased the property to convey it. MR. JERBIC explained that at a City Council meeting in November, the City Council simultaneously approved a purchase and sale agreement between the City of Las Vegas and the MIZRACHI family and an assignment of that purchase and sale agreement to MR. DAPPER. It was done in this fashion because of the multitude of moving pieces and the various entities involved, with the City of Las Vegas guiding the process given its genuine interest in renovating the Huntridge Theater for the benefit of the neighborhood. CHAIR WHITE believes the agreement will be finalized at the meeting of July 27, 2020, and MR. JERBIC said he is very hopeful, although it would still need to be approved by SHPO.

COMMISSIONER STOLDAL referenced videotape showing marquee letters being removed, and MR. JERBIC explained that the individuals were in the building next to the Huntridge Theater removing plastic letters that were not part of the original marquee sign and were not designated historic, which was confirmed by the consultant, CivicVisions. Nevertheless, he found out from MR. DAPPER that he gave the letter to the owner of the ReBar because he has memorabilia on his walls, but it can be retrieved if necessary. The Commissioner said that he is more interested in moving forward quickly with adding the property to the local register, and MR. JERBIC assured him that it is a condition of the agreement. After SHPO approves it, MR. DAPPER will submit the application for approval to COMMISSIONER SIEBRANDT and then include it in the escrow documents. ROBERT SUMMERFIELD, Planning Director, clarified that there is a two-part process for designation. The application will have to be approved by this Commission for designation, which can be included with escrow documents. The other part is a rezoning request, which must be submitted by the property owner. Technically, the designation is done through the rezoning process. Therefore, after MR. DAPPER takes ownership, the request can be made for rezoning, which will take several months to complete because it will require public hearings before the Planning Commission and the City Council.

See Item 3 for related discussion.

8. **20-0042-HPC1** - Discussion for possible action regarding proposing future strategies for preserving the Las Vegas High School located at 315 South 7th Street, and identifying and inviting appropriate representatives from the Clark County School District (CCSD) to a future meeting to discuss preservation strategies - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT reported that the nomination application was submitted to the State Historic preservation Office (SHPO) for review. There has been a lot of discussion about how to put more buildings on the register and to bring in Clark County School District (CCSD) representatives to discuss it. She and MICHAEL HOWE, Planning Section Manager, have agreed that the person to bring in is IBRAHIM KAKO, CCSD Project Manager, who is working on the master plan for the high school.

Additionally, North Wind had a discussion with SHPO about the Historic Preservation Commission's (HPC) interest to add more buildings. She received an e-mail from SHPO about the possibility of seeking more information about historic district potential in the future. SHPO suggests in the e-mail that the HPC could seek a second opinion from the National Park Service reviewer in Washington, D.C. Should that be the course of action, the following would be needed: 1) a brief summary of the existing listings for the Las Vegas High School (LVHS), with its periods of significance from 1930 to 1931; 2) a brief summary of the existing listings for the LVHS Neighborhood Historic District, with its period of significance from 1928 to 1941, and information about the school's status within that district; 3) a detailed justification of the proposed new or amended period of significance for LVHS, including why the end date was chosen; and 4) a series of color-coded site plans that

visually display the data about the LVHS and its buildings, as well as photographs of the building. She indicated she would forward a copy of the e-mail to each Commissioner.

COMMISSIONER BECK questioned the timeframe they could expect should they decide to move forward with a second review and wondered if there would have to be another review by the keeper of the register. COMMISSIONER SIEBRANDT replied that the register keeper would be the final decision maker on the nomination, but she did not have an answer on the timeline and offered to look into it further. It could take 60 days to allow for the additional review. COMMISSIONER BECK explained that she asked because there are three other high schools in Nevada listed on the national register. While she was researching to find out how nominations are currently being set up, she noticed that some applications included titles such as Carson High School campus or grounds, which seem to have become more common in later years as opposed to nominations submitted in earlier years. She was hoping she would have more time to do some further research and try to identify what may help the HPC's presentation.

COMMISSIONER STOLDAL stated that time is an issue as well as delay and cost. He explained that the process started in 2017, when the Commission for the Las Vegas Centennial (Centennial Commission) funded a \$46,000 in-depth study of the LVHS historic campus to identify the buildings eligible for nomination to the national register. A national, well-respected architect firm from Washington, D.C., conducted the survey, and they prepared a detailed report identifying several important historic buildings and a recommendation that the HPC seek a nomination for those structures, including Frazier Hall, the Las Vegas auditorium, the vocational building and the public administration building. Last year, the HPC followed up with providing funding for a survey to write the nominations for the eligible buildings. That survey came back indicating that the only building eligible for nomination is Frazier Hall, and with a stamp from an unidentified representative restricting the nomination to Frazier Hall. He felt the representative had no authority to do that.

In his opinion, the buildings identified in the architect's report need to be recognized as important to the community and to the CCSD. He made a motion and urged the HPC to move forward, and noted that he is not certain he can trust handshake agreements with the LVHS administration anymore. Given the item subject matter to propose future strategies, DEPUTY CITY ATTORNEY JIM LEWIS asked COMMISSIONER STOLDAL if the intent of his motion was to propose future strategies or take that action as part of his vote. The Commissioner explained that the future strategy is whether the firm they hire to review the three buildings mentioned in his motion can justify their nomination to the national register without any roadblocks, adding that his strategy includes getting the process started. MR. LEWIS restated that the Historic Preservation Officer would subsequently come back with the necessary documents as part of an agenda item before this HPC to accomplish the task. COMMISSIONER STOLDAL stated that the process would be similar to the one undertaken with North Wind, wherein the HPC hired a consultant to research and write the nominations for consideration by the HPC. The Commissioner emphatically interjected that the CCSD does not have veto power or any authority over the HPC.

COMMISSIONER SEIBRANDT remarked that anyone can submit a nomination application to SHPO, but it will require the owner's consent. COMMISSIONER STOLDAL said he has been informed on numerous occasions that it does not apply to the CCSD. MR. LEWIS said that he and DEPUTY CITY ATTORNEY SETH FLOYD would confirm that. MR. LEWIS advised CHAIR WHITE that they could move forward with the motion because the motion set the roadmap for the nominations.

COMMISSIONER BECK asked if the roadmap would mean individual evaluations of the buildings, and COMMISSIONER STOLDAL replied that he would prefer to do what they did in 2017 and include the entire campus. The 2017 document listed all the eligible and ineligible buildings. He emphasized that based on that document, he was expecting North Wind to come back with more buildings that are eligible.

COMMISSIONER BECK did not recall receiving a copy of the report, and COMMISSIONER STOLDAL reiterated that the Centennial Commission funded it. COMMISSIONER SIEBRANDT clarified that the feasibility study was included as backup documentation for one of the HPC meetings. She offered to forward it to everyone via e-mail.

COMMISSIONER STOLDAL read what the head of the school board said at the auditorium's dedication in 1952, which was that Las Vegas has come of age and shaken off the blue jeans of a western town for a dinner jacket of educational and cultural security. He described the structure as being the largest and finest in the State of Nevada and declared that it would serve the entire population of the city. The Commissioner passionately reiterated the importance of these buildings.

COMMISSIONER LARIME agreed that the buildings should be put on the national register but wondered if the motion made calls for a repetition of the process that was already completed. Moreover, she asked if SHPO determined the ineligibility of the buildings. COMMISSIONER SIEBRANDT replied affirmatively, and said that is the reason SHPO sent her an e-mail about the process for obtaining a second opinion. COMMISSIONER STOLDAL asked if the e-mail indicates that SHPO studied the buildings and determined their ineligibility, and COMMISSIONER SIEBRANDT replied that it was a statement made at the time of the presentation by North Wind's representative.

COMMISSIONER STOLDAL insisted that the report says CCSD said not to list any of the other buildings; it does not say they are not eligible. COMMISSIONER BECK wondered if SHPO has seen something concrete arguing what is and is not eligible, such as the report of 2017. COMMISSIONER STOLDAL reiterated that SHPO has not done any research on the buildings; they relied on the documents from North Wind. COMMISSIONER BECK agreed that something should be done about the buildings.

As a long-time Las Vegas resident, graduate of LVHS and one who was at the first assembly held at the LVHS auditorium in 1953, SENATOR RICHARD BRYAN asserted that discussions have been ongoing for several years with the principal of the Las Vegas Academy and his staff. In those discussions, it was made very clear that they favor the addition of Frazier Hall, and the principal expressed interest in placing a neon sign on top of the auditorium, which was strongly opposed by some in the discussions. MR. BRYAN said he was very surprised to learn that a property representative put a stop to consideration of moving forward with a nomination for the LVHS auditorium and the vocational and administrative buildings. He does not believe they have the authority to take such action.

MR. BRYAN continued and stated that BRUCE LANGSON, President of the LVHS Alumni Association, drove by the auditorium and saw that a neon sign has been erected. This makes him wonder if the neon sign is an impediment to the LVHS auditorium being nominated to the national register. He opined that this was all very suspicious. He added that for many years he has attended meetings and expressed his views about the property but obviously without any regard because there was no communication from CCSD or LVHS about the sign. He regarded this act as disingenuous. He urged the HPC to move forward with the involvement of COUNCILMAN CREAR, and noted that LINDA YOUNG, CCSD Board Trustee, authorized him to express her strong support for the auditorium's nomination and moving forward expeditiously.

COMMISSIONER PALENCAR asked who paid for the neon sign, and MR. BRYAN replied that he was not aware about that but was certain it had to be approved by CCSD. He suggested the HPC authorize an audit to find out how the money provided by the Centennial Commission for the lattice work on the site was spent. COMMISSIONER SIEBRANDT said the project the Centennial Commission funded for the diamond breezeway is under her purview, and she would look into the sign, indicating that she was unaware of it.

CHAIR WHITE expressed her suspicion and said the HPC definitely needs some strategies; therefore, she supported COMMISSIONER STOLDAL'S motion. COMMISSIONER SIEBRANDT also requested a motion on identifying and inviting a CCSD representative.

As an alumnus of Bishop Gorman High School, which was demolished, DANIEL ROBERTS was upset about the lack of communication between CCSD and LVHS representatives and the HPC. As lead planner of his 20-year high school reunion, he had hoped to hold it at the original Bishop Gorman High School site. He added that original materials were removed, such as the historic copper doors and stained-glass windows. He felt that the CCSD should coordinate with the local jurisdictions on construction matters.

COMMISSIONER LARIME asked if CCSD gets its authority from the state when it comes to redevelopment or master planning, to which MR. LEWIS replied that CCSD is a state entity and typically obtains construction permits from the State of Nevada Public Works Department. MR. SUMMERFIELD added that any on-site work approved through the State Public Works Department does not require a building permit, which is what typically triggers a historic review. Therefore, what usually happens is the City is notified by a citizen who reports work being done. CCSD works closely with the City regarding new construction or significant reconstruction. To CHAIR WHITE, MR. SUMMERFIELD said that signs are under local permit control, so there are some requirements they would have to comply with on that; therefore, he indicated COMMISSIONER SIEBRANDT would make a visit and obtain information to find out if it is in compliance with the City's zoning requirements.

COMMISSIONER STOLDAL interjected that the LVHS campus is on the City's Historic Register List, so there may be some overriding rules that apply to come before the HPC. MR. LEWIS observed that the LVHS academic building and gymnasium are the only structures on the local register. The Commissioner said he would like to check on what the City Council actually approved, the campus or the two buildings.

COMMISSIONER STOLDAL restated his motion at the request of CHAIR WHITE.

Motion made by Robert Stoldal to Approve to propose that the next step regarding the strategy for preserving the historic Las Vegas High School Campus, located in Downtown Las Vegas is to follow the recommendations set forth in the 2017 Las Vegas High School Historic Assessment Feasibility Study to fund up to \$20,000 for the preparation of nominations to place on the National Register of Historic Places: A) the 1953 Las Vegas High School Auditorium; B) the 1950 Vocational and Industrial Arts Building and C) the 1947 Public School Administration Building, with the contract to include a firm completion date

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Mia Palencar, Michelle Larime; Did Not Vote-Diane Siebrandt;

Motion made by Robert Stoldal to Approve to invite members of the Clark County School District to an HPC meeting and explain the addition of the neon sign and the decision to not move forward with the historic nominations

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

For-Claytee White, Robert Stoldal, Jack LeVine, Colleen M. Beck, Donald Hotchkiss, Richard Serfas, Sondra Cosgrove, Mia Palencar, Michelle Larime; Did Not Vote-Diane Siebrandt;

9. **20-0043-HPC1** - Report by the Department of Planning regarding Director's updates

Minutes:

ROBERT SUMMERFIELD, Planning Director, explained that this special meeting was called due to the venue not being available to hold the regularly scheduled meeting of July 22, 2020. He then emphasized the importance of updating the verbiage in the grant application, and he commended everyone who was involved in that.

COMMISSIONER SIEBRANDT reported that North Wind Consulting submitted the final edited version of the nomination form, it was sent to the State Historic Preservation Office, which has 30 days to review it. MR. SUMMERFIELD interjected and said updates should be made under Item 10.

10. **20-0044-HPC1** - Report by the Department of Planning regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT continued with her updates from Item 9 and went through a PowerPoint presentation, a copy of which was submitted for the record.

Motor Court Survey - North Wind Consulting submitted its edits and incorporated the edits by the Historic Preservation Commission (HPC). Hard copy and electronic reports will be available. The State Historic Preservation Office (SHPO) report provides basic information about each of the motor court motels, and North Wind will put all the information on a spreadsheet for COMMISSIONER SIEBRANDT to forward to SHPO for entry into the Nevada Cultural Resource Information System in order to track inventory. She hopes the report will be made available the following week. COMMISSIONER STOLDAL asked her to request that SHPO update the list because he saw that some of the properties are listed as being located in the City, such as Lee Canyon, even though the nominations include the proper locations.

The SHPO Conference scheduled for August 3-9, 2020 will be held online due to the COVID-19 pandemic. The Commissioners who signed up should have received an e-mail, and they could contact COMMISSIONER SIEBRANDT regarding which sessions they would be attending. They could all report to the HPC at a future meeting. CHAIR WHITE wondered if more Commissioners could attend since the cost had gone down, and COMMISSIONER SIEBRANDT advised her that it was too late, and added that the sessions will be available online after the conference.

A \$50,000 grant was submitted to conduct a citywide survey from pre-history to 1939; however, SHPO rejected it and requested a literature review of all surveys that have been completed in the City of Las Vegas. Therefore, she will be requesting proposals to find a contractor. The process will be three-fold: identify and compile a list of completed and in-progress surveys of historic properties located in Las Vegas and obtain electronic copies of each survey. The consultant will be required to review the surveys and identify any required updates to any structures or properties, which will require survey updates. The surveys can be prepared by decades. Lastly, a comprehensive reference catalog will be prepared of all the surveys. The electronic surveys can be posted on the City's website for reference. COMMISSIONER SIEBRANDT indicated she would find out if the proposal request could include a table that can be updated continuously.

COMMISSIONER BECK stated there might be some restrictions on making archaeological and historical locations available to the public, and CHAIR WHITE confirmed with COMMISSIONER SIEBRANDT that a disclosure could be included about withholding the addresses on those types of sites.

COMMISSIONER STOLDAL asked about the status of the Hay Barn, and COMMISSIONER SIEBRANDT answered that she was waiting for SHPO to approve the roofing materials, but the HPC already approved the Certificate of Appropriateness so there would be no further consideration by the HPC. ROBERT SUMMERFIELD, Planning Director, indicated that the current Certificate of Appropriateness covers the rehabilitation of the Hay Barn for future use.

COMMISSIONER BECK requested that the list regarding the pending previous interest in amending the level of significance for Future Floyd Lamb Park at Tule Springs also include the adobe structure.

See Item 9 for related discussion.

11. **20-0045-HPC1** - Report by the Department of Planning regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER SIEBRANDT hoped everyone had a chance to look at the information the links provided. There was information about the City of Las Vegas documentary.

12. **20-0046-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 WHITE asked the Commissioners for their input.

COMMISSIONER BECK said she would like an item to discuss a path for concurrence among the state, national and local registers.

COMMISSIONER STOLDAL asked about updating grant language, and COMMISSIONER SIEBRANDT replied that they have to agree on the language and vote on it before any updates can be made. She thought she could have the revisions at the next regular meeting.

COMMISSIONER LARIME requested a discussion item to look into surveying all the historic schools in the City of Las Vegas and adding the survey to the Commission's future projects list.

13. **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:

TASHIKA LAWSON commented about historical sites registered. The Moulin Rouge is on the Hundred Plan for a mass expansion to accommodate public housing. She disagreed with this use because it played a big role in the negotiations for desegregation of the Las Vegas Strip. CHAIR WHITE asked if it is on the Hundred Plan, and ROBERT SUMMERFIELD, Planning Director, offered to speak with MS. LAWSON to go over the plan for the Moulin Rouge site and how it is to fit with the Marble Manor component within the Hundred Plan. He stressed that it is all at the discussion level, as the property is not owned by the City or the Housing Authority.

MS. LAWSON stated that the Greater Jerusalem Church site is set for demolition, but it is a very important church to the neighborhood and one of five churches used by African Americans. To her understanding, the church will be replaced with public-housing rentals. She urged this Commission to get involved in having it rehabilitated instead of demolished, which she regards as an affront to the community.

MR. SUMMERFIELD said he would confer with COMMISSIONER SIEBRANDT about possibly having KATHI THOMAS-GIBSON, Director of Community Services, provide a report to the HPC on the plan for the Historic

West Side. CHAIR WHITE asked COMMISSIONER SIEBRANDT to put such an item on the next meeting agenda.

MS. LAWSON asked if the Commission could get involved in the rehabilitation of New Bethel Baptist Church, which is within the 50-year period, in West Las Vegas. They have tried to obtain some funding, but it is not enough to do the work needed. CHAIR WHITE thought that MS. LAWSON was confusing the Historic Preservation Commission with the Nevada Preservation Foundation, and indicated to MS. LAWSON that she would like to discuss the church as well. COMMISSIONER STOLDAL added that not long ago the State Historic Preservation Office (SHPO) granted a church in Virginia City and a church in Reno \$100,000 for upgrades. Even though the funds are granted on a cycle basis, he urged MS. LAWSON to go on the SHPO site for information on how religious institutions can obtain funding. He added that it would help if the churches were on the register. MS. LAWSON said she would look into it.

14. Adjournment

Minutes:

The meeting was adjourned at 11:09 a.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 STATE OF NEVADA EXECUTIVE DEPARTMENT DECLARATION OF
EMERGENCY DIRECTIVE 006

The City of Las Vegas Website – www.lasvegasnevada.gov

and

The Nevada Public Notice Website – notice.nv.gov