



Special Historic Preservation Commission Minutes

1. Call to Order

Minutes:

CHAIR WHITE called the meeting to order at 11:18 a.m.

PRESENT: CHAIR WHITE and COMMISSIONERS BECK, COSGROVE (excused until 12:02 p.m.), STOLDAL, PALENCAR, LARIME (excused at 1:31 p.m.), COLLINS, SERFAS (excused until 12:08 p.m. and at 1:22 p.m.), and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS KLENK, LeVINE and HOTCHKISS

ALSO PRESENT: SYDNEY NOYCE, Planner II, SETH FLOYD, 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 noticed and posted at the following locations: City Hall, 495 South Main Street, 1st Floor; Clark County Government Center, 500 South Grand Central Parkway; Grant Sawyer Building, 555 East Washington Avenue; City of Las Vegas Development Services Center, 333 North Rancho Drive.

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:

MICHAEL HOWE, Planning Section Manager, announced that KRISTEN BROWN, Architectural Historian at the State Historic Preservation Office (SHPO), was in attendance and because they are doing active duty applied historic preservation, they would have to leave at 11:30 a.m. for their site visit at the Floyd Lamb Park hay barn. They did have a chance to visit Las Vegas High School and MS. BROWN would be partaking in additional site visits during her time in Las Vegas.

MS. BROWN pronounced that she would be the point of contact while the National Register Coordinator and Certified Local Government Coordinator positions are vacant, and encouraged members to contact her if they need anything. She added that Certified Local Government (CLG) grants are available and noted that she was aware that the City has not applied for CLG grant funds because they have their own grant money available, but reminded the Commission that the CLG grants are still available to them. It is a 60/40 matching grant program, and their office is required to give the money to CLGs. They get a percentage of Historic Fund monies from the Park Service, and that money can be spent on planning and survey projects and not just on brick and mortar projects.

There are going to be grant cycles coming up, one of which is to fund people to attend the National Alliance of Preservation Commissions (NAPC) forum, which is held every two years and provides very valuable training. They also offer a training series called CAMP (Commission Assistance and Mentoring Program), which is where one can request the training from a menu of topics, and they will send some of their specialist trainers to host agencies, who can invite other jurisdictions or anybody else that needs to get the training. MS.

BROWN reiterated that they can design the camp to their needs, such as preservation law or rewriting ordinances, and they can apply for CLG grant funds to host camp training. She spoke with DIANE SIEBRANDT, Historic Preservation Officer, about it and will share more information about important dates to know in the upcoming grant cycle once she gets back to her office.

COMMISSIONER STOLDAL commented that they have applied for CLG grant funds in the past, but not recently because they have been in transition, and hopefully they will become active enough to apply again. He mentioned seeing a grant for the hay barn on the November 18, 2019, Commission for the Las Vegas Centennial Meeting agenda, and asked what exactly she will be reviewing. MR. HOWE replied not so much the grant, but reviewing the proposed modifications to the structure, which are all in response to public safety. They want to occupy the barn, and need to do some structural reinforcement in order to go from agricultural code occupancy to using it as an events center. COMMISSIONER STOLDAL asked how MS. BROWN'S visit impacts the presentation. MR. HOWE replied that they are still in the early stages, and there are issues with pumping in water and power. COMMISSIONER STOLDAL asked if the plan to ask for funding needs to be approved by MS. BROWN'S office. She responded that there is a covenant on the whole parcel from past grant money, so it would have to go under review by her office regardless, and as long as the money is not being misused, then it should be fine. They would just need to prepare their plans and send it in for review to obtain the letter of permission.

COMMISSIONER STOLDAL asked if they are trying to get the money in advance and MR. HOWE informed him that they are getting the approval for the money, but the charges would only be invoiced once the work gets approved. COMMISSIONER STOLDAL asked if MS. BROWN was visiting the Huntridge Theater, and she confirmed she would also be conducting their semi-annual inspection of the theater on November 14, 2019. She had already notified the owner, and would be there at 9:00 a.m. to take photos and if she could not gain access to the interior, she would still inspect the exterior.

CHAIR WHITE thanked MS. BROWN for the information, especially about the CLG grants and expressed interest. MS. BROWN thought that was great and encouraged CHAIR WHITE and COMMISSIONER SIEBRANDT to attend. CHAIR WHITE stated that she thinks more of them are interested and thanked MS. BROWN again, who expressed she was glad she could stop by.

4. HPC-77818 - Report regarding a study of Historic Preservation Commission actions over the past 20 years

Minutes:

COMMISSIONER SIEBRANDT presented a PowerPoint, a copy of which was submitted as backup documentation, and reported that the last time they met, there was discussion about funding a study that looked at the last 20 years of the Historic Preservation Commission (HPC). They were not able to pull all 20 years because it is an exhaustive study, but they were able to pull out a lot of information on what the HPC has done. This is a general list that the Commission can use to think about if they do want to pay someone to come in and do the full 20-year study. She explained that the bylaws have been amended several times, which is something else to think about if someone gets brought in to do the study.

The most recent revisions come from 2013, and the most important part pertains to Title 19.10.150, which are the reviews of any historic property that is undergoing construction or remodeling. The reviews include what the Commission needs to consider in looking at a historic property and what is approved and not approved. In looking at the yearly breakdown of the number of reviews that the Commission has done over the last five years, it started at 12, went down, and then came back up to 11. She explained that this is because of the solar panel installations, mainly in the John S. Park neighborhood. Because she is brand new to the City, she will try to answer all questions but may refer them to SIDNEY NOYCE, Planner II, who has more institutional knowledge. One thing she would like to focus on is what this Commission can do to mainstream the processes. There are no problems with the people that submit for review; the issue is that there is non-permitted work that is going on. One way that they can make this a stronger process is to be more proactive. She did attend a meeting at the John S. Park Elementary School, where there was a great turnout. This would be a great place to discuss installations that require permits and Commission review. Door hangers and flyers with information is another idea. She is happy to draft up anything and hear more ideas.

COMMISSIONER STOLDAL asked if she was speaking generically about changes or specifically about solar and wondered if they should look to update something in the guidelines that references solar, understanding they are limited. COMMISSIONER SIEBRANDT noted that she was speaking about any changes and DEPUTY SYDNEY NOYCE, Planner II, noted that in Section O of Title 19.10.150, it does talk about general guidelines for

solar, and that may be something the Commission should review for possible revisions. COMMISSIONER STOLDAL verified that this was last updated in 2011; COMMISSIONER SIEBRANDT confirmed that was correct, and she and COMMISSIONER STOLDAL agreed that updated guidelines are needed. DEPUTY CITY ATTORNEY SETH FLOYD stated that there were changes to state law regarding solar in 2013 or 2015 and they would have to make sure they are consistent in code, but they are limited because of the regulations in the Administrative Code, which states that cities cannot restrict applicants from being able to achieve 80 percent efficiency. COMMISSIONER STOLDAL inquired about the process of sending this to the City Attorney's office for their recommendations. MR. FLOYD stated that because this comes from Title 19, the Planning Department would have to recommend a text amendment, which would require a future agenda item to direct staff to draft an ordinance with certain guidelines. Staff would then need to find a Council member to sponsor the ordinance. The City Attorney's office would start their review once staff has been directed. COMMISSIONER STOLDAL asked how he can bring that up and MR. FLOYD confirmed that nothing is needed since staff has now heard that they would like that as a future agenda item.

COMMISSIONER SIEBRANDT asked if everyone had been through a review of certificates of appropriateness and there was some confusion amongst the Commissioners. COMMISSIONER SIEBRANDT clarified that when there is a permit submitted to the Planning Department that includes alteration of a historic property, then it will come through her office. If it is as simple as putting solar panels on without prohibiting or inhibiting any aesthetics of the property, they will give the approval. If it includes major alterations, it is put forth to this Commission for consideration. CHAIR WHITE confirmed that is correct, and those applications require an agenda item. COMMISSIONER SIEBRANDT then asked how those are voted on at that point. CHAIR WHITE explained that after they receive the agenda, they will do a drive-by and then discuss in the meeting, and she believes everyone has been through this process at least once before. MR. FLOYD added that they will also get a staff report, and Section K of Title 19 has the guidelines and standards of reviewing certificates of appropriateness.

COMMISSIONER STOLDAL mentioned that there is vagueness because they are not sure what they can say or not and they need to clean up the guidelines to match NRS (Nevada Revised Statutes). MR. FLOYD clarified that for solar, they would continue to follow Section O of Title 19 until it is changed. CHAIR WHITE added that it gives a history of the property. COMMISSIONER STOLDAL noted that they typically receive photos and the conversation usually focuses on the ability to maximize the solar generation and minimize the visual impact. He felt it gets too convoluted and would prefer to have clarity.

COMMISSIONER SIEBRANDT reviewed examples of past projects from 1991 to present day. They found that there always seems to be funding for Historic Preservation Month in May, the Helldorado Days Parade, preservation awards, lecture series, photo exhibitions and walking tours of historic sites. There have also been small grants that this Commission has given for plaques and markers, oral history transcriptions, brochures and funding for surveys for historic neighborhoods and venues. The list is to provide ideas on types of projects that have been sponsored, funded and supported. She reiterated that it is not an exact list of everything that happened, but it gives them an idea of what has happened.

COMMISSIONER STOLDAL commented that the HPC has slowed down over the last two years, and mentioned that there was little participation at last year's Helldorado Parade. He thought their focus was on the small grants for surveying historic places and asked for clarification on how much they can give out for small grants, which COMMISSIONER SIEBRANDT confirmed is \$5,000 or less. COMMISSIONER STOLDAL added that the survey of historic places included more grants that they have come up with \$25,000-\$30,000, either through a past CLG grant or from funding received by the Commission for the Las Vegas Centennial. They get about \$75,000 and they could get another \$75,000 if they asked for it. He asked how many surveys are currently outstanding and COMMISSIONER SIEBRANDT answered that they have the motor court survey and the historic byway, which is being ran by the Regional Transportation Commission (RTC). COMMISSIONER STOLDAL added the Las Vegas High School and possibly the hay barn. COMMISSIONER STOLDAL recalled the motor courts, Las Vegas High School, and maybe two others that the HPC had voted on in the last 24 months for surveying.

COMMISSIONER LARIME interjected that she remembered that the HPC wanted to fix the Reed Whipple registration, but that was set aside because of the new ownership. COMMISSIONER STOLDAL added that Reed Whipple had a survey that was approved by the HPC. It was sent to the state where it was also approved, sent back to the keeper and they sent it back to the HPC saying it needed to have a refocus. Since then, it has laid dormant at the Mayor's office because the Neon Museum is now leasing the building. COMMISSIONER SIEBRANDT stated that the Neon Museum representatives she met with did not mention a survey.

COMMISSIONER STOLDAL added that they may be worried about what goes on the national register and any interior changes being held up.

MR. FLOYD advised that the HPC has not asked for any money from the Commission for the Las Vegas Centennial for the past two years because they had left over money and now they want to start using it. He added that the active projects include the motor court survey and the Las Vegas High School nomination update, which are both \$35,000 outlays. There is also the Medical District markers project at a cost of \$10,000.

COMMISSIONER STOLDAL interjected and stated that the \$10,000 was to do the research on which markers were needed and clarified that no one has asked for money to create the markers. MR. FLOYD stated that project is with North Winds Consulting and there are two active grants, both for \$5,000 or just under. There is the Centennial Las Vegas Genealogical Society Woodlawn Cemetery project, which only required half of the funding. The other project is the Neon Museum Oral History project, but no money has been spent on it.

COMMISSIONER STOLDAL stated that this Commission has not come up with any new projects because these projects are still in the pipeline so everything else has come to a halt. He would like to see an action item that looks at properties that they would want to survey to find out what is in that neighborhood or has the potential of being on the national register. MR. FLOYD added that there was a home designated in Bonanza Village, and there was discussion about doing a survey but they needed to see if there was any interest in the neighborhood. They can still do their own survey and have about \$50,000 left in the budget for this year. CHAIR WHITE added that this was for HELEN TOLAND'S house, and that was a suggestion. COMMISSIONER STOLDAL encouraged the other Commissioners to identify other areas in the community where money should be designated for surveying. MR. FLOYD added that signs are included in the scope of what can be designated as historical. He recalled a conversation about signs with the motor court survey, but did not remember if that was limited to Las Vegas Boulevard or if they were going to expand it. COMMISSIONER STOLDAL recalled that there was some overlapping with the Project Enchilada boundaries, but he felt that they need to act on what they feel is historically worthy of preserving.

COMMISSIONER STOLDAL added that the Commission for the Las Vegas Centennial handles larger grants, and they could maybe ask for more money, but it could become challenging for the HPO and become a full-time job, so this is worthy of discussion moving forward. MR. FLOYD read one of the enumerated responsibilities of the HPC: conducting detailed studies and surveys of properties, structures and areas within the city to assess their potential of designation in order to formulate or update the historic properties and neighborhood preservation element of the 2020 Master Plan. He suggested that if they have the money, they should use it and see if they could find a way to do one or two surveys yearly. CHAIR WHITE asked if the surveys currently in the pipeline are already underway or if they should be designated for 2020. MR. FLOYD replied that the motor court survey is almost done, and COMMISSIONER SIEBRANDT added that Las Vegas High School should be done within a couple of weeks. CHAIR WHITE verified with COMMISSIONER SIEBRANDT that the goal then was to identify at least two projects for the 2020 agenda.

COMMISSIONER PALENCAR asked if they perform surveys in the residential districts that are already designated and look for things such as missing sidewalks. CHAIR WHITE asked if she was talking about the John S. Park neighborhood, and COMMISSIONER PALENCAR responded that many historic districts are missing a lot of community elements. COMMISSIONER LARIME added that the historic surveys are strictly looking at whether or not the building or neighborhood meets historic significance and integrity, and some neighborhoods have been built without sidewalks but that does not take away from their historic significance and some of those urban design elements fall in the neighborhood's plan rather than the historic realm. CHAIR WHITE stated that it sounds like COMMISSIONER PALENCAR is talking about the upkeep of neighborhoods, and COMMISSIONER PALENCAR clarified that it is for City properties that need to be completed, noting there is a certain designation between the curb and the property. COMMISSIONER SIEBRANDT stated that these surveys are strictly for historic properties and how they may need assistance. COMMISSIONER PALENCAR felt that funding for parades should be eliminated and redirected to be able to focus on taking care of these properties. MR. FLOYD informed COMMISSIONER PALENCAR that her concern does not fall within the jurisdiction of this Commission and noted there are six different types of historic things that can be surveyed: landmarks, objects, districts, sites, buildings and structures. He added that the City can initiate the designation of something that is historic, and the leg work could be done by this Commission up front.

COMMISSIONER STOLDAL emphasized that he hopes to get an action plan from this meeting and wondered if they should be plucking anything out. CHAIR WHITE suggested they take notes and allow COMMISSIONER SIEBRANDT to finish her report, and also inquired if the HPC ever has the right or the monies to authorize

repairs in historic areas. COMMISSIONER SIEBRANDT did not know if that is within the HPC's scope and explained that going over the past is important so they can understand where they want to go in future. CHAIR WHITE was in agreement and stated that it is a good idea to obtain a vision for the future, especially with new members.

COMMISSIONER SIEBRANDT added that there are other things that this Commission funds such as membership and registration fees, travel costs for the conference, consulting fees and condition assessments. She added that this Commission used to have a membership with the National Alliance of Preservation Commissions, and the last update was in 2015. They also just recently sent in updated paperwork for the National Trust for Historic Preservation. She emphasized that this is an important example of raising awareness. By presenting at conferences, this Commission can get their name out there. She offered to present at conferences and encouraged Commission members to do the same.

COMMISSIONER COSGROVE explained that she is a professor at a community college, and she enjoys this profession because she does not have to present papers and expressed her disinterest in COMMISSIONER SIEBRANDT'S suggestions on how to raise awareness. CHAIR WHITE explained that the trajectory with combining work that this Commission has done with the work that the City has done merits research, and other people can present. COMMISSIONER COSGROVE stated that if things are paired up that way, she will be on board.

After MR. FLOYD suggested opening Items 5-7 so the Commission could discuss them together, CHAIR WHITE read Items 5-7 into the record.

COMMISSIONER STOLDAL emphasized that he wants to raise awareness locally, not nationally. CHAIR WHITE argued that when there is national attention, newspapers will pick it up and get the word out quicker. COMMISSIONER STOLDAL stated that they already have a hard enough time trying to get the City Council to recognize their existence. He used the example of the recent deal with the Huntridge Theater, and how the HPC was not consulted or had any knowledge of what was going on. He expressed that they should be focusing on informing the City Council that they exist and they are here to help.

COMMISSIONER COLLINS expressed that as a new member, she would like to be well-versed on the HPC's scope of work and understand what their role is and to understand the potential liability before she makes any recommendations. She wants to feel comfortable in her role on this Commission and effectively benefit the community.

CHAIR WHITE hoped that today's meeting could bring them up to speed and address future agenda items. She noted that in the last few meetings, COMMISSIONERS COSGROVE and LARIME brought up their involvement in homelessness and doing more. She added that they should have gotten a presentation on the deal involving the Huntridge Theater and strongly felt that going forward, there can be a new vision for this Commission that has knowledge and ample funding behind it. With that, she added that this Commission should start taking advantage of attending conferences or bringing people in who can educate them.

COMMISSIONER LARIME remarked that she has been to the National Alliance of Preservation Commissions (NAPC) and the National Trust for Historic Preservation Conferences, and expressed that there is a lot of value to them and learning about how other communities deal with similar issues and how those issues overlap with preservation and advocacy. CHAIR WHITE added that they can have more presentations at City Hall, but they need to increase their attendance in order to gain more knowledge.

COMMISSIONER SIEBRANDT commented that these conferences can be held locally as well. Going to these conferences allows the Commission to meet people from the State Historic Preservation Office who bring a broader knowledge of the state, but can also bring it down to the micro level.

Another topic COMMISSIONER SIEBRANDT brought up is what role each member sees themselves in, and how they can contribute. With that, if people do not attend meetings regularly, they should refer to the Bylaws, which state that if someone misses three consecutive meetings, that person can be removed. She felt it is important to clarify how many meetings each member should attend before they deem that person unfit to be on the Commission.

CHAIR WHITE stated that she would like to adhere to rules they have on file now and enforce them.

COMMISSIONER STOLDAL added that they generally use the term "excused," and that includes people who do

not let the City Clerk's office know that they are attending or not. He believed that those individuals should be marked as unexcused if they do not give notice. CHAIR WHITE asked if the HPC can start enforcing their bylaws immediately, and MR. FLOYD confirmed that they can start at the next regular meeting.

COMMISSIONER STOLDAL was in agreeance with COMMISSIONER COLLINS in that they need to identify their priorities and what they are responsible for. MR. FLOYD noted that his part in this is to inform them of the eight things that they are authorized to do, which are laid out in section G of Title 19.10.150.

The first duty stated is that when an applicant comes forward with an application, the HPC reviews it and makes a recommendation.

The HPC also reviews and makes decisions on certificates of appropriateness, which are required when someone is altering or amending a designated property. In addition, they may make recommendations to the City Council concerning the issue of public or private funds to promote the preservations of properties or districts, including acquiring property of interest to the City, which depends on the budget, but they can still make recommendations. COMMISSIONER STOLDAL asked why the term "designated" is being used and if there is something that specifically states that the HPC can only deal with designated properties. MR. FLOYD stated that is because the HPC reviews and makes decisions on applications that are associated with a historic landmark, district, site building or object, so they need to be designated before they are reviewed. Once they are designated, the HPC must review anything that happens to them. If they have not done a survey, it would not trigger a review by the HPC. COMMISSIONER STOLDAL added that SHPO includes matters that are eligible to be designated. MR. FLOYD agreed and gave the example of The Courtyard project. One of the buildings was once a burger establishment, and the City had to do a review for SHPO that consisted of photos and other information, and then they were able to enter into an Interlocal Agreement that allowed them to move forward with the demolition. COMMISSIONER STOLDAL emphasized that this went around the HPC and they had no knowledge of this. MR. FLOYD responded that he did not know how that happened, and COMMISSIONER LARIME explained that it depends on the Section 106 rapport, which involves federal funding, and SHPO must review it if the building is over 50 years old.

COMMISSIONER SIEBRANDT added that with her coming on board as HPO, SHPO should contact her and she will know to bring it to the HPC. COMMISSIONER STOLDAL stated that has not happened in the past, and MR. FLOYD added that there is nothing in the City code that would trigger the application to come to the HPC if it is over 50 years old. CHAIR WHITE asked if it could come to the HPC once it gets to SHPO, and MR. FLOYD stated he was not sure.

COMMISSIONER STOLDAL emphasized that the Planning Department goes around the HPC, and there is nothing that stops it from coming in front of them. COMMISSIONER LARIME added that they have talked about doing a demo ordinance and discussed how to get more historical matters before the HPC for consideration, even if they do not vote on a formal certificate of appropriateness. CHAIR WHITE asked how they can do that, and MR. FLOYD stated that it would have to be through a code amendment. COMMISSIONER SIEBRANDT indicated she would look into the matter further. MR. FLOYD added that not all of these go to the City Council, so they need to figure out what opportunity there is for comment.

MR. FLOYD jumped ahead to number six of the HPC duties regarding the initiating of surveys or studies, and explained that once they have done a survey or study and designate the property, then it triggers the survey. Designation is the trigger that requires additional review by the HPC. COMMISSIONER STOLDAL felt that the motor court survey may result in a presentation to the City Council. He recalled COURTNEY MOONEY, (former HPC Liaison and Urban Design Coordinator with the Planning Department) conducting a windshield survey of churches in West Las Vegas, so there are different levels of surveys. CHAIR WHITE pointed out that once they have the survey, they can start using it differently than how it is being used now. MR. FLOYD added that they can designate more locally, and they are less restrictive about what they will allow to be designated. To designate something on the local register, it either has to meet the criteria for listing on the state or national register, or it is determined to be of exceptional local significance. Therefore, the survey can be used at the evidence to support whichever category that falls in, which would then trigger the HPC's review. CHAIR WHITE clarified that this means the HPC must do more work, and MR. FLOYD answered that if they want to have more significance, they would have to take the next step because the survey alone will not trigger their review.

MR. FLOYD noted that another duty of the HPC is cooperating with property owners to formulate appropriate design guidelines. He used the example of a possible ownership change at Moulin Rouge, but they actively

reached out to make sure the owners were aware of who they were and worked things out. He added that the HPC has a broad authority but limited power. CHAIR WHITE noted that they will have to put in more hours as members to do the work because it cannot all be put on the HPO. MR. FLOYD explained that most successful boards take things by sections. HPC has a lot of projects in the queue, so if they can tackle a few at a time, they can stay on track with a reasonable amount of effort.

COMMISSIONER SIEBRANDT noted that some members are good at communicating and some are not, and she asked MR. FLOYD if she can utilize texting. MR. FLOYD stated that she can communicate with less than a quorum, but just be cautious about communicating with all members at the same time to avoid breaking the Open Meeting Law. COMMISSIONER SIEBRANDT can send out information to all members, but everyone speaking at the same time would be a violation.

COMMISSIONER SIEBRANDT informed the Commission that NAMITA KOPPA, Management Analyst, Department of Planning, was present to speak about how other departments can raise awareness for historic preservation. MS. KOPPA explained that she is housed within the Long Range Planning Division team, and has been with the City for about two years, working first to support the building of a Social Equity Portfolio, and now providing support to the development of the 2050 City Master Plan. She was present to discuss how departments outside of planning consider historic preservation when they are looking at economic redevelopment and efforts in neighborhood stabilization. Sustainability is a core driver for work that takes place in Planning, and at its core, it is about problem solving for the long-term. Her office reports on an annual basis to LEED (Leadership in Energy and Environmental Design) for Cities. A part of their reporting includes historic preservation performance for the City as it relates to their sustainability outcomes. MS. KOPPA handed out a sheet that outlined what exactly is being reported on in terms of historic preservation, a copy of which was submitted as backup, and encouraged members to contact her through COMMISSIONER SIEBRANDT if there are any questions.

MS. KOPPA touched on the relationship between green building design, green retrofits and historic preservation. There are a lot of issues around climate change and how it affects City buildings. COMMISSIONER SERFAS interjected and noted that he attended a seminar and learned that Las Vegas is the number one heat isle in the United States and heat, health and sustainability are all critical issues.

MS. KOPPA also mentioned that for new construction, they work to achieve LEED Silver Accreditation. There is other methodologies such as the LEED Operations and Maintenance, which looks at how a historic structures can be retrofitted to include more clean energy technologies and responsible material sourcing.

The Economic and Urban Development Department (EUD) is divided into two sections. One side is known as the business development group and their job is to sell the city in order to bring more business in-house, and the other part is to diversify the economy. The other side of the Economic and Urban Development team is the RDA (Redevelopment Agency), and their primary job is to find homes for the businesses in the Downtown area, preferably in existing structures. This is to improve the cultural climate in these neighborhoods, reduce blight and create more commercial activity. EUD's number one priority is not historic preservation because it is not their mandate. Their mandate is to market the city to create new business and to make sure older properties are being sold and financially supported.

MS. KOPPA felt that HPC could play a role in funding grants and be an engaged stakeholder. Currently, there is no direct mandate for any department in the City to report or present to the HPC. She brought up the example of the Fifth Street School, for which she passed out images, and reported that the EUD had no record of HPC involvement in their notes, which is a concern because it is a historic structure. Her second example was the Historic Westside School, which was funded with a federal new market tax credit and RDA funding, and HPC did serve as a stakeholder in this process. COMMISSIONER STOLDAL added that there was an additional \$4 million in funding from the Commission for the Las Vegas Centennial that gets left out all the time, and MS. KOPPA informed him that the information that she was providing was given by EUD directly.

She continued her report and noted that the Mob Museum received funding from SHPO and a federal new market tax credit. COMMISSIONER STOLDAL added that that Commission for the Las Vegas Centennial also provided millions to this project. MR. FLOYD noted that in current grant agreements, acknowledgements on historic buildings are required and wondered if there was a plaque at the Mob Museum recognizing the Commission for the Las Vegas Centennial. COMMISSIONER STOLDAL replied that there is a large bronze plaque for HARRY REID at the Historic School and also a small wooden plaque. MR. REID came up with approximately \$4 million, but the Commission for the Las Vegas Centennial also came up with \$4 million. CHAIR

WHITE conceded that omissions have been made toward the HPC and the Commission for the Las Vegas Centennial.

MS. KOPPA commented that EUD firmly stated that the relationship worked out so well because historic preservation was material to the Mob Museum and they wanted to maintain an iconic Las Vegas. In addition, she mentioned that the Huntridge Theater project is in progress and in conversation with SHPO.

MS. KOPPA explained that the City is currently in a housing crisis, and the Office of Community Services looks at reusing or removing structures such as old hotels that are not serving any purpose. With that, this is something that the HPC needs to consider in relation to homelessness and understand that their job is to create housing. After speaking with these groups, she would recommend building stronger relationships with City departments or asking them to present. It is important to talk about where the goals of the HPC align with other department goals. Another recommendation is to become visible as an engaged stakeholder, such as attending the City Council meetings. Bringing buildings to LEED standards would be great visibility and help address sustainability issues. She also noted that the design guidelines were written in 1998, and it might be useful to review those. The HPC needs to identify what relationships they would like to have with other City departments and if there is a way to engage different departments over time, it would help them to overcome transitions in leadership. COMMISSIONER STOLDAL thanked her for taking time to present.

COMMISSIONER COSGROVE stated that in listening to the tone of MS. KOPPA'S voice, she thought that MS. KOPPA was implying that she is in conflict with what the HPC is doing and noted that the HPC is not opposed to affordable housing or diversifying the economy and asked if there is a way that they can blend. MS. KOPPA replied that the perception is that there is a conflict, and CHAIR WHITE added that this perception starts at the top and people think that historic preservation is not good for the City, and that belief needs to change. COMMISSIONER COLLINS added that the vacant motels should be used to house the homeless and asked why that has not been considered. MS. KOPPA replied that it is logical concept for the Office of Community Services, but from a Planning Department perspective, they are encouraged to implement mixed-use and mixed-income housing so that a negative reputation is not formed for a single area.

COMMISSIONER SERFAS agreed with the comments concerning perception, but he hoped COMMISSIONER SIEBRANDT can help change this perception for the HPC and to ignore them is very disheartening. CHAIR WHITE added that as they attend conferences and have a more public face, it will help get the word out. COMMISSIONER STOLDAL disagreed and believed that the City has already established a system to move projects through the process quickly without any consideration for the HPC.

MS. KOPPA asserted that presenting a business case with how historic preservation has increased the value in the city is pivotal. CHAIR WHITE cited the Historic Westside School as a shining example of what historic preservation can do. MS. KOPPA added that there has been a lot of conservation internally about Ward 5 now. She read a book called *The Peoples of Las Vegas* and encouraged them to read it to gain knowledge of historic preservation. CHAIR WHITE AND COMMISSIONER STOLDAL expressed their appreciation for the presentations.

COMMISSIONER SIEBRANDT asked the Commission how they think she can help, and COMMISSIONER STOLDAL replied that being more visible and having herself and another HPC member present at City Council meetings. CHAIR WHITE added that they should also attend the Planning Commission meetings and noted that they need to get more serious about representation. MR. FLOYD reminded them that they need to worry about creating a quorum, which is six.

COMMISSIONER STOLDAL stated that he wanted to attend a City Council meeting and speak about the Huntridge Theater but he was worried about representing the views of the HPC. CHAIR WHITE asked if COMMISSIONER STOLDAL could have sent an e-mail, and COMMISSIONER LARIME added that one of the obstacles is that they cannot represent views of the HPC as a whole, which takes away from their visibility. MR. FLOYD stated that some of that is just simply the function of the Open Meeting Law, but with the new HPO, he suggested that COMMISSIONER SIEBRANDT should start flagging properties, since the Planning Department will know earlier than anybody about the pending projects, which might allow time to get it on the next HPC agenda.

COMMISSIONER STOLDAL described the scenario for when the Huntridge Theater was before the City Council, and he considered attending but the HPC was not made aware of an item being discussed. COMMISSIONER SERFAS asked if they could identify as a member of the HPC and request an opportunity to

review documents. MR. FLOYD replied that it is possible, but they can also contact COMMISSIONER SIEBRANDT to relay to the City Council that the HPC would like time to review the information.

COMMISSIONER SERFAS mentioned that they had discussions about getting involved in local regulations and were told that they would have to get Council sponsorship, and wanted to know how they get more involved in that process. MR. FLOYD replied that they could provide parameters to COMMISSIONER SIEBRANDT and then establish a course of action. He also added that the Planning Department just hired a consultant to review the overall sign ordinance to make sure it is in compliance with a Supreme Court case that came out a few years ago. COMMISSIONER SERFAS expressed the importance of COMMISSIONER SIEBRANDT acting as an advocate because the HPC has no teeth.

CHAIR WHITE asked COMMISSIONER PALENCAR if her question was answered, and COMMISSIONER PALENCAR responded that the paper handed out by MS. KOPPA states that the rehabilitation of historic districts is part of the HPC's position, yet they are just advisors. MR. FLOYD brought up that this is not a city-approved document, but they can recommend the use of funds to promote the preservation of properties. When they get into the lack of sidewalks, they need to understand that this is a Public Works issue, and the only way to fix it is to get someone to pay for it. COMMISSIONER PALENCAR argued that the City still owns a portion of the sidewalk, and MR. FLOYD stated that they could recommend it as a capital improvement project. COMMISSIONER STOLDAL asked if it is the City's responsibility and COMMISSIONER PALENCAR stated that it is city property. MR. FLOYD clarified that in some cases the city has reserved right-of-way for 30 feet but the street is only 25 or 20 feet, so there is a portion that is unimproved. The City still owns that portion and could improve it if necessary to improve the streets. He mentioned that a homeowner could enter into an agreement with the City for improvements, but the homeowner would be responsible for the maintenance. COMMISSIONER STOLDAL thought that the City could fix it and charge the owner, and MR. FLOYD clarified that repairs are different, and if there is a condition in which the sidewalk is in disrepair, the City would repair it.

COMMISSIONER SIEBRANDT stated that the focus of Title 19 and the Bylaws is alterations to existing buildings. Nothing she has found touches on new construction; therefore, she will write up some language and share it with the Commission. It is important to understand what a historic area is and this is something the Commission can vote on. COMMISSIONER STOLDAL wondered if the Commission wants to take on the responsibility of these studies because some can take years to complete and tried to think of parameters. COMMISSIONER SIEBRANDT added that construction companies are used to this and this does not necessarily put back a project for years. They would do what is called a salvage excavation and that would be done in two weeks. She also noted that she is making a list of everything that needs to be voted on at the December 11, 2019, meeting.

COMMISSIONER LARIME stated that other cities have conducted general city-wide surveys and she wondered if there is broad information available that can help them prioritize. She brought up Preservation Green Lab, which assists with conducting the surveys. COMMISSIONER STOLDAL stated that this Commission should rejoin those organizations for adaptive reuse for homeless groups. COMMISSIONER COSGROVE asked the Commission if they are following along with ARNOLD STALK'S purchase of one of the old motels at the end of Fremont Street and his plans to repurpose it for transitional housing for homeless veterans. COMMISSIONER STOLDAL thought it would be nice to have MR. STALK present to the Commission, and COMMISSIONER COSGROVE responded that she would be meeting with him next week and would extend an invitation. COMMISSIONER PALENCAR expressed her confusion regarding the HPC's involvement in the homeless situation.

As a resident of Historic West Las Vegas, COMMISSIONER COLLINS stated that homelessness is abundant in the community and it is not valued. CHAIR WHITE was in agreement and pointed out that the homeless corridor surrounds the historic African-American community because the powers-at-be do not honor that community. Now, they are looking at solutions so that homelessness can be spread around and housing can be provided. COMMISSIONER PALENCAR asked if this is a part of the HPC's duties, and COMMISSIONER COSGROVE stated that it can be because they are talking about older properties and the possibility of adding them to the national registry. The HPC can also provide information to other departments on vacant properties that could be used for better purposes.

COMMISSIONER PALENCAR expressed that she is still confused because she is told one thing about the specific duties of this Commission, then she brought up the redevelopment of the historic district itself, and she is told that that is not part of the HPC's duties but now they play a part in where they place people. COMMISSIONER COSGROVE clarified that it is not their job to take over the building and put the homeless in

there, but if there can be any connections made with an older building that can be used for affordable housing, that would fit into their purview. MR. FLOYD stated that there is some latitude and sidewalks could be a part of that, but they would have to be specific on how they want to address it such as in the form of lobbying to COUNCILWOMAN DIAZ'S office to include in the capital improvement project. The reality is that there are historic properties in the concentrated area for providing services to the homeless, and historic preservation touches on a lot of issues, but being able to come up with a solution is another issue.

COMMISSIONER STOLDAL added that this is not about how to find homes for the homeless, but how to implement adaptive reuse in historic properties. If MR. STALK comes in to make a presentation, he is interested in what he had to say because there is a link between the HPC supporting the City Council in coming up with an adaptive reuse plan for historic structures. He cited an example where a gentleman asked the Commission for the Las Vegas Centennial for money to improve a swimming pool, which was a step too far. He also expressed his concern with the sidewalks because it involves giving public funds to fix them. However, if one is referring to the John S. Park neighborhood, that is a historic area and it should be discussed.

COMMISSIONER SIEBRANDT felt that they covered all the points and had formed a task list. COMMISSIONER STOLDAL asked for a list to help prioritize at the next meeting. CHAIR WHITE added that they need to see everything and then add to the list and prioritize. MR. FLOYD noted that one helpful thing may be to include a budget recap at meetings to see how much money is available for projects.

COMMISSIONER STOLDAL mentioned COMMISSIONER KLENK was very active but then had health issues, and wondered if they should seek a replacement. CHAIR WHITE added that he would like to be replaced, and COMMISSIONER SIEBRANDT stated that she would look into it.

5. **HPC-77819** - Report regarding roles of Historic Preservation Commission members and preservation priorities for the next 12 months

Minutes:

See Item 4 for related discussion and backup.

6. **HPC-77820** - Report regarding actions to increase public awareness of the Historic Preservation Commission's role in the master plan, zoning code, and preservation management

Minutes:

See Item 4 for related discussion and backup.

7. **HPC-77821** - Report regarding historic preservation methods and techniques in economic redevelopment and neighborhood stabilization

Minutes:

See Item 4 for related discussion and backup.

8. **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:

DANIEL ROBERTS, President of The Huntridge Foundation, explained that he was present to learn and stated that the Huntridge Theater should be added to local historic registry for a multitude of reasons. As the SHPO (State Historic Preservation Office) representative stated, they come out to Las Vegas only twice a year, which has led to a lack of enforcement of the existing covenants. He also felt it was important to add that the existing covenants with the state expire in nine years. At a recent City Council meeting, he asked for a minimum of 25 years, which would put them 10 years past for existing protections. Funding for enforcement and ongoing maintenance of the Huntridge Theater is important, but does not currently exist. Available grants bring a great opportunity to obtain funding for a new position to help with COMMISSIONER SIEBRANDT'S duties to designate more structures as historical and visit those properties more than twice a year. He offered to discuss his concerns at any time. CHAIR WHITE asked about the role that The Huntridge Foundation plays, and MR. ROBERTS replied that they are the site stewards and watchdogs. COMMISSIONER PALENCAR

asked if the Huntridge Theater is privately owned, to which MR. ROBERTS replied that the City of Las Vegas owns the Theater. MR. FLOYD added that the City has entered into a sale agreement and was not sure if it is still in escrow. The transaction was structured in a way that the City would purchase it and then assign interest to J. DAPPER, and he would ultimately be the owner and pay the sale price of \$4 million.

COMMISSIONER STOLDAL stated that MR. DAPPER also needed to make sure that the City would follow through on things that would reduce his costs and then he would assume ownership. COMMISSIONER PALENCAR stated that her understanding was that a Commission in the City was given \$1 million but did nothing with it. COMMISSIONER STOLDAL replied that the Commission for the Las Vegas Centennial gave \$1 million through the City Council, which was ready to be used if a deal was put together but nothing happened and the money was given back. MR. ROBERTS asked for clarification on who is the owner today and MR. FLOYD responded that he was not sure of the answer, but there was an exhibit to the assignment indicating one of the key components was that certain architectural elements had to be maintained by MR. DAPPER if and when the transaction goes through. In addition, MR. DAPPER wants to remove the furniture store and other shops which COMMISSIONER STOLDAL gave some history on and added that it is his understanding that the City and MR. DAPPER want to be removed from the existing covenants of the state that are currently protecting the building. MR. FLOYD added that if it gets on the local register, any development plans would come before the HPC. CHAIR WHITE asked how this can be put on the local register, and COMMISSIONER SIEBRANDT responded that MR. DAPPER would have to apply for it. MR. FLOYD added that the City could do it as well.

MR. FLOYD explained for COMMISSIONER PALENCAR, who asked if the City would have to invest more money into the building, that the City is essentially a conduit to get ownership over to MR. DAPPER.

COMMISSIONER COLLINS asked if this would stay as the Huntridge Theater, and MR. ROBERTS answered that he did not have knowledge on the future use, but mentioned that MR. DAPPER was recently interviewed and stated that he intends to demolish the other two structures and it will most likely be used as a performing arts theater. In addition, MR. DAPPER mentioned the possibility of adding mixed-use residential to surround the theater. MR. FLOYD added that MR. DAPPER stated on the record that he was not interested in acquiring this property if he could not use it as a theater of some sort. COMMISSIONER STOLDAL noted that MR. DAPPER also owns the shopping center across the street and is in the midst of a deal with the City for Huntridge Circle Park, which he has recently asked for a one-year extension on.

MR. ROBERTS mentioned that anybody who comes to visit him knows Las Vegas as "Vintage Vegas," and this is something that should be exemplified in order to promote historic preservation in Las Vegas. His opinion was that Las Vegas's value lies in its history despite being a young city. He also recommended that the HPC get involved with the coordination of demolishing historic buildings, such as the Bishop Gorman High School.

MR. ROBERTS added that 50 years has always been the benchmark for considering a building as historic, but wished there were some timing mechanism to alert the Commission. Therefore, he recommended that the Commission modify the 50-year timeline to something earlier because by the time someone starts the work, it could fall into that 50-year age. Lastly, he thought there are other departments that could benefit from the HPC and maybe individual Commissioners could be assigned oversight or involvement with those entities or groups.

COMMISSIONER PALENCAR asked what MR. ROBERTS is doing now, and he replied that he is a contractor.

9. Adjournment

Minutes:

The meeting was adjourned at 2:04 p.m.

Respectfully submitted:

Gabriela Portillo-Brenner, Deputy City Clerk

Diane Siebrandt, Historic Preservation Officer

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
Clark County Government Center, 500 South Grand Central Parkway
Grant Sawyer Building, 555 East Washington Avenue
City of Las Vegas Development Services Center, 333 North Rancho Drive