



Special Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:01 p.m. and asked for the Roll Call.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME (via teleconference and excused at 1:42 p.m.), LeVINE (excused until 12:05 p.m. and at 2:04 p.m.), HOTCHKISS (via teleconference and excused at 1:12 p.m.), SERFAS (excused until 12:06 p.m.), COSGROVE, MOODY, PURDUE, ROBERTS and SIEBRANDT (ex-officio member)

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

ALSO PRESENT: SETH FLOYD, Community Development Department Director; MICHAEL HOWE, Planning Project Manager; REBECCA WOLFSON, Deputy City Attorney II; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

NOTE: Ex-officio representatives are non-voting Members.

2. Announcement Regarding: Compliance with Open Meeting Law

Minutes:

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

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

Minutes:

None.

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

Minutes:

CHAIR STOLDAL had no announcements to make.

5. 23-0161-HPC1 - Discussion for possible action regarding approval of the draft Intensive Level Survey of Historic African American Resources in the West Las Vegas Neighborhood, an area roughly bounded by Carey Avenue, Bonanza Road, Rancho Drive and Interstate 15 - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said this pertains to a presentation on the first draft for review and comments, which are due to her by Monday, April 17, 2023.

COURTNEY MOONEY, North Wind Resource Consulting (North Wind), commented that North Wind completed a survey of 46 historic-age properties in West Las Vegas. Each property was evaluated for individual eligibility for listing on the National Register of Historic Places (NRHP) and the City's Historic Property Register, as well as the completion of a National Register nomination form for the Christensen House, located at 500 West Van Buren Avenue.

Using a PowerPoint presentation, a copy of which was submitted for the record, MS. MOONEY provided a report by reviewing the slides.

Project Location – The list of properties was taken from a list in the report The African-American Civil Rights Experience in Nevada, 1900-1979, which was a historic context report prepared in 2020 by SWCA Environmental Consultants for the Nevada SHPO (State Historic Preservation Office). The report identified 43 resources that were located in the Las Vegas area that were potentially eligible for listing on the NRHP for their association with the civil rights movement in Las Vegas.

North Wind reviewed the list of properties and eliminated those located outside of the study area, those that contained multiple properties, those documented within the last five years, those already listed, those demolished, those less than 50 years old or those with no information found. The contract required a certain number of properties, so in order to make those up, North Wind went to neighborhood meetings to obtain community input regarding potential properties. Additionally, North Wind looked at the oldest properties within the survey area to identify properties with significance due to their age. The majority of the properties found are within what is referred to as the historic core of the Westside Neighborhood, bounded by West Owens Avenue to the north, I-15 (Interstate 15) on the north and south, H Street on the west and remaining properties in small clusters to the southwest and north ends of the survey boundaries.

Most of the properties included are the Valley View Addition - platted in 1926, the H. F. M & M. Addition - platted in 1924, the Vegas Heights Tract - platted in 1929 and the Kasper Park Unit No. 1 - platted in 1961, as well as some outliers that were not platted. All were built between 1924 and 1976, with the majority constructed in the 1940s. These include 22 residential properties, 13 commercial properties, 5 churches, 4 casino entertainment venues, 2 fraternal organizations and 1 school. Of the 46 properties, 31 were previously recorded in the 1980s or early 2000s; therefore, they needed to be resurveyed.

None of the properties within the original McWilliams' townsite were included in the survey, as it was determined, through consultation with City staff, that the area would benefit from a separate intensive-level historic research survey.

Research Methodology – Background research was conducted on the evolution of federal minority housing policy in the United States of America, the historic development of the Westside neighborhood and the effects of post-war civil rights reforms on the community's growth and eventual decline. Historic maps, newspapers and city directories at the UNLV (University of Nevada, Las Vegas) Special Collections Library, the Cahlan Research Library at the Nevada State Museum and other repositories provided information on historic patterns of land usage and helped create a chronological narrative of the area's development. The Clark County Assessor's Office records provided information about the architects, builders and developers responsible for the initial design and construction of some properties in the survey area. Historic building permits at the City of Las Vegas provided documentation about original construction and any modifications, as well as owner, contractor and architect names on some of the forms. Research of primary documents and events on the properties was conducted using online resources, such as Ancestry.com.

Survey Methodology – The architectural inventory and survey of the project area was conducted by North Wind architectural historians in July 2022, and they took notes on the address, construction date, exterior building materials, building height, architectural style and type and current use. Photographs of the front façades were taken.

Architectural Context: 1920s-1930s – According to records, the oldest home in the area is located at 200 Jefferson Avenue (slide 5) in the Craftsman Style construction, which was popular at the time. However, the building was moved in 1971 from South First Street in Downtown Las Vegas. Around the 1920s, African-American families began migrating to the Westside, seeking better job opportunities and freedom from racial discrimination in other parts of the country. Buildings in the Westside consisted of rudimentary construction, utilizing building materials on hand, such as wood, canvas, cardboard or beaverboard. Due to the poor construction materials, very few homes remain. Hence, the need for an intensive level survey to find out if any of those types of buildings remain.

Continued population growth led to an increase in new construction in the 1930s, and it accounts for 24 percent of all the buildings in this survey. In the 1930s, the FHA (Federal Housing Administration) established small home guidelines to help characterize home construction and to control building materials. Although the restrictive lending policies largely prevented minority groups from obtaining FHA loans for home construction, many home builders in the Westside tried to conform to the same standards. The most popular style of surveyed buildings is the Minimal Traditional, which emerged in the early 1930s after the release of the FHA guidelines, and it is the style exemplified by the structure at 605 West Adams Avenue (slide 5). A notable exception to this style on the Westside is the Leroy and Carrie Christensen House built circa 1938 at 500 West Van Buren (slide 5) in the French Eclectic style. This style was popular for domestic architecture from 1915 to 1945.

Architectural Context: 1940s – During WWII, newcomers flooded into the Westside in search of jobs in the defense industry, and racial segregation on the east side of the railroad tracks forced African-American business owners to relocate to the neighborhood. The population growth generated by these events sparked the largest wave of new construction in the Westside's history, and most of the surveyed buildings were constructed during this period. The increase in new business owners caused commercial construction, including casinos and other entertainment venues to rise rapidly during the 1940s. During this period, most buildings were constructed haphazardly and mostly were practical structures with no distinctive architectural features, as exemplified by the property at 504 Jackson Avenue (slide 6). However, there was also a little more diversity in architectural style, such as exemplified by the Mission-style property at 603 West Adams Avenue (slide 6) and the Spanish Eclectic-style property at 820 H Street (slide 6).

Architectural Context: 1950s – The economic prosperity that followed ensured that development remained stable on the Westside in the immediate post-war period. The reversal of discriminatory lending practices allowed access to FHA-insured mortgages for the first time and financial security encouraged new construction, as evidenced by the construction of 30 percent of the surveyed buildings between 1951 and 1960. Residential construction accounted for 21 percent of the buildings surveyed and commercial buildings made up 56 percent, almost half of which were casino and entertainment venues. While Minimal Traditional remained the style for 100 percent of the residential buildings, the commercial developers started to embrace more modern and contemporary styles during the 1950s, as exemplified at 512 Jackson Avenue (slide 7).

Architectural Context: 1960s-1970s – Construction in the Westside decreased sharply between 1961 and 1970, accounting for 9 percent of the properties surveyed, an approximately 70 percent decrease over the previous decade, with new residential construction making up only 40 percent and commercial construction 60 percent.

By the 1960s, a build-your-own subdivision, such as Kasper Park Unit No. 1, popularized the Ranch style for single-family residential construction, and this became the dominant residential style citywide and across the country and was an approved FHA style. The roof of the Ranch style property at 1948 D Street was replaced with a Mansard-style roof (slide 8), which was also popular at the time. A more Contemporary Modern style became the chosen style for commercial and religious properties as exemplified at 400 West Owens Avenue and 400 West Adams Avenue (slide 8).

The construction movement largely ended in the Westside in the 1970s, as highway construction and access to better housing options in other parts of the city inspired residents to move away. Overall disinvestment led to demolition campaigns beginning in the 1970s and through the 1980s, devastating parts of the community. The remaining buildings in the Westside illustrate the community's development and the impact that federal housing policies have had on the growth of the nation's minority communities.

Property Types and Eligibility – The property types that were included in the African-American statewide context, which defined property tax as well as the requirement for eligibility, was used to make determinations on properties in the report. Each property was categorized based on property types and their historic use: 22 Residential, 12 Business/Commercial, 6 Hotel/Casino Entertainment, 4 Churches/Houses of Worship, 2 Sorority/Fraternal Organizations and 1 School. Almost all properties have undergone renovations of some type. All properties were first evaluated for individual eligibility for listing on the NRHP using Hovanes document criteria that weighed heavily on association with civil rights leaders or events for historic significance. If no or insufficient association with civil rights was found, the properties were evaluated using the How to Apply the National Register Criteria for Evaluation for their association with Community Planning and Development, Ethnic Heritage, Social History, Politics and Government, Commerce and the City's Historic Designation Ordinance.

If a property was found to have significance in one or more of the above areas, a review of the National Register Aspects of Integrity, including location, design, materials, workmanship, setting and association was conducted. Retention of the setting from the period of significance was considered less important because of all the changes that have occurred in the neighborhood. Thus, although in almost all of the context it was said that a property should retain all seven aspects of integrity for eligibility, North Wind disagreed somewhat and decided that setting was less important.

Property Types and Eligibility–Residential Property Types and Eligibility – The 22 residential properties in the survey area were evaluated for individual listing under Criterion A of the NRHP for their association with residential development of the historic Westside neighborhood prior to 1974. To be recommended eligible under this criterion, it was determined that the residents must retain the majority of a building's essential physical features that made up its character or appearance at the time of construction. Changes in use would not necessarily exclude a residence from listing under the criterion, unless the building had been altered to the point of exhibiting little of the original design. Homes in the French Eclectic style, such as the Christensen House, were recommended as eligible under this criterion.

Residences were also evaluated for significance under Criterion B for their association with community members and leaders who made important contributions to the development of the African-American community in the historic Westside. Therefore, a home must be associated with the significant individual's most productive period and no other property must exist that better represents their contribution.

Properties were also evaluated for individual eligibility under Criterion C for distinct characteristics, type, period or method of construction, representation of the work of a master or possession of high artistic value. Eligible properties must remain virtually unchanged from the time of initial construction, should possess all character-defining features of its architectural style and/or is recognized on a list or is one of a few remaining examples of a particular style or type. If a property was rehabilitated, the historical details and significant features must have been preserved. Recreations or homes with in-kind materials or features were considered ineligible under this criterion.

Property Types and Eligibility–Residential – All the homes shown in this slide (number 11) were found to have significance for their association with an important individual in the historic Westside, but alterations, with the exception of 705 West Van Buren Avenue, have excluded them from listing on the NRHP. However, this did not exclude them from listing in the City register, as they are all of exceptional local significance, being that they are at least 40 years old, reflective of the City's cultural, social, political or economic past and are associated with a person or an event significant to local history.

The property at 321 West Van Buren Avenue is associated with HERMAN MOODY, the City's first Black police officer. The property at 219 West Monroe Avenue is associated with the SENTER family, a prominent family who has owned the property since 1949. The property at 1948 D Street is associated with Q. B. BUSH, a prominent casino owner, operator and mentor to his community through job training in the industry. The property at 705 West Van Buren Avenue is eligible for listing under NRHP Criterion C for architecture, as there are no obvious alterations, making it eligible for the City's register by default.

Property Types and Eligibility–Business/Commercial – There were 12 properties that were originally constructed for this use within the survey area, and nearly all of them are located in the Westside's commercial district, which is along Jackson Avenue and D Street. Based on the registration requirements outlined by Hovanes,

businesses and commercial enterprises may qualify for listing on the NRHP if found significant in the areas of Commerce and Ethnic Heritage, if they are associated with African-American history and the civil rights movement or with law and/or health medicine, in recognition of their specific professional practices. These properties were evaluated for listing on the NRHP under Criterion A. Property eligibility required retention of significance in both areas of Commerce and Ethnic Heritage. Due to their function as commercial enterprises, ownership and operation by African Americans was key.

The properties were also evaluated under Criterion B for their association with local business owners or entrepreneurs who served significant leadership roles in the historic Westside, including those that provided support to civil rights efforts by providing space for meetings or offering materials and financial support.

Eligibility under Criterion C is basically the same for all properties. Hovaness states that the property must maintain all character-defining features relating to its original use in order to be nominated as eligible for listing on the NRHP. Due to the number of commercial properties within the historic Westside, the integrity of design and workmanship should be given more weight.

Property Types and Eligibility—Business/Commercial – Of the properties shown in this slide (number 13), 400 West Owens Avenue and 620 Jackson Avenue are recommended as individually eligible for listing on the NRHP under Criterion C for their architecture, as they retain their original form and massing and have not experienced significant alterations. As such, they are also recommended for listing in the City's register. The properties at 413 Jackson Avenue and 1300 C Street are unevaluated due to the windows being boarded up, thus making it difficult to determine if they have been changed or removed. No other significance was found to be associated with the properties; therefore, they could not be reviewed for the City's register. They are recommended for review at a later date.

Property Types and Eligibility—Casinos/Entertainment – Six properties were documented that were originally constructed for this use; however, none are operating as such. Based on the registration requirements outlined by Hovaness, casinos and/or entertainment venues may qualify for listing on the NRHP for association with African-American history in the historic Westside under the areas of Entertainment/Recreation, Commerce, Ethnic Heritage, Performing Arts, and/or Community Planning and Development.

These properties were evaluated for listing on the NRHP under Criterion A in the areas of significance listed above for their association with civil rights activism by African Americans in the historic Westside. Casinos and other entertainment venues were considered eligible under Criterion B if owners or operators were found to have played significant leadership roles in the historic Westside. Eligibility under Criterion C is the same for all properties.

Regarding integrity, Hovaness states that for casinos or entertainment venues to be eligible under any of the above criteria, they should possess key features related to their use for entertainment and recreation during their period of significance and should retain all aspects of integrity.

The buildings at 1905 and 1911 H Street share the same lot, and they originally housed the El Rio Club. The building at 1905 H Street was determined to be eligible under Criterion A, as it retains its integrity of location, feeling and association, as well as the majority of its integrity of design materials and workmanship. It is still able to convey its function as a former nightclub; therefore, the building is eligible for listing on the City register. Both properties possess significance in the areas of Entertainment, Recreation, Social History, Commerce and Ethnic Heritage for the role the El Rio Club played in the development of gaming and entertainment opportunities for African Americans in the historic Westside. However, due to alterations, including two large parapet walls constructed in 1911, the building is no longer able to convey significance, but it is eligible for the City's register. The same argument applies to 500 and 600 Jackson Avenue, 1212 F Street and 1308 D Street, as they do not meet the NRHP criteria, but are eligible for the City's register.

Property Types and Eligibility—Churches/Houses of Worship – Four buildings were originally constructed as such within the survey area. Based on the registration requirements in Hovaness, churches and houses of worship associated with African-American history and the civil rights movement in Nevada may qualify for listing on the NRHP in the areas of Religion, Ethnic Heritage and Social History. For consideration under Criterion A, these places must have significant association with the development of the historic Westside and the civil rights movement. If a property was found significant for its association with religion, it was also evaluated under

Criterion A, which states the property must have been built originally for religious purposes, presently owned by a religious institution, is currently used for religious purposes and/or was owned by a religious institution or used for religious purposes during its period of significance.

Religious properties could possess significance under Criterion B if church leaders were found to have played a significant leadership role in the civil rights movement. Eligibility under Criterion C is the same. With regard to integrity, Hovanes states that for religious properties to be eligible under any criteria, they must possess key features related to their use, conducting religious services and/or civil rights organizing.

The church property at 1515 D Street is independently eligible for listing on the NRHP under Criterion A in the areas of Religion, Ethnic Heritage and Social History as it is one of the oldest continuously operating churches in the historic Westside neighborhood. Although the building has several additions, they were all built prior to 1963 within the established period of significance; however, since some of the windows were covered, the building could not be evaluated for Criterion C.

The property at 618 Jefferson Avenue possesses significance for Criterion B for its association with CLYDE CARSON COX, the church's founder and first pastor, who was also a significant leader in the civil rights movement in Las Vegas. Given the essential features that characterized the building's appearance during MR. COX'S tenure as bishop were altered by extensive modifications, they resulted in the loss of integrity of design, materials, workmanship, feeling and association. These alterations also preclude a recommendation under Criterion C for architecture, but since significance under Criterion B was found, the building qualifies for listing on the City's register.

Property Types and Eligibility--Fraternal Organizations – Both buildings surveyed were constructed for use by the Elks Club. Hovanes states that the properties may be considered significant in the areas of Social History and Ethnic Heritage if they played an important role in society by providing fellowship, mutual assistance and a starting point for political organizing. These properties were evaluated for local or national listing under Criterion A for social history and ethnic heritage for their association with social patterns in Las Vegas. They were not evaluated for Criterion B as per the National Register Guidelines, this criterion is reserved for properties associated with individuals whose specific contributions can be identified. The same applies to Criterion C.

Hovanes states that for properties to be listed on the NRHP, they must possess key features relating to their use as places of community building and social welfare during their period of significance and that all seven aspects of integrity should be retained. Due to the significant alterations and/or changes in use, neither property is recommended for listing on the NRHP. Given that archival research did not reveal significance, the buildings are not eligible for listing in the City register.

Property Types and Eligibility--Educational – Matt Kelly Elementary School at 1005 Doolittle Avenue is the only educational property documented by North Wind within the current study area. Per Hovanes, schools associated with African-American history in Nevada may qualify for listing on the NRHP at the local or state levels if found to be significant in the areas of Education, Ethnic Heritage, and/or Community Planning and Development.

Based on the registration requirements in Hovanes, the school was evaluated for individual eligibility under Criterion A in the areas of Education and Ethnic Heritage for its association with the African-American civil rights movement and under the theme of community planning and development for its role in the establishment of schools and other educational facilities in Las Vegas.

It was also evaluated under Criterion B for its association with either teachers or students who played a leadership role in the African-American community, as well as under Criterion C for architecture. The school must have retained the majority of its key character-defining features that made up its historic appearance in order to qualify for eligibility under Criterion A. The building must also be able to convey its historic association as an educational facility. Criterion C eligibility requires that it remain virtually unchanged.

Hovanes states schools should retain all seven aspects of integrity in order to be eligible individually, with a stronger emphasis on design, materials and workmanship. Unfortunately, a large addition to the front façade, numerous smaller additions visible from the street, and substantial new construction and alterations to the open

spaces were found. The building is not eligible for the NRHP under any criteria as no significance was found and, therefore, is not eligible for the City register.

Christensen House (c. 1938) 500 West Van Buren Avenue – North Wind completed an NRHP registration form for this property. The house was constructed by LEROY CHRISTENSEN and his wife, CARRIE, who were two of the city's pioneering African-American residents. The house is eligible for listing on the NRHP under Criterion A for its Black ethnic heritage for its role as a social gathering place for the emerging middle-class, African-American community in the Westside during the post-WWII period. MR. CHRISTENSEN was a mechanic and a carpenter, and he and his wife were symbolic of the Black middle class that drove the Westside's economic development. They welcomed civil rights meetings at their home, which generated a sense of pride in the community for its stylishness, served as a location for neighborhood events and as a social hub for African Americans on the Westside.

The house also has significance under Criterion A for the area of Community Planning and Development for its association with residential growth in the Westside during the mid-twentieth century. Construction occurred during a transitional period in the Westside's history that was enhanced by the economic prosperity of the post-WWII period. The home was among the first permanent homes constructed in the neighborhood and is representative of the way the newly emerging African-American middle class developed their own version of suburban homeownership during a period of widespread discrimination and segregation in other parts of the city.

The home is not eligible under Criterion C due to numerous alterations, removal or replacement of doors and windows and the addition of a French door on the front façade. The structure is probably the only one with rock face block, which was an inexpensive material that had the appearance of more expensive stone. The tower is purported to be clad in stones taken from the Union Pacific Railroad yard. The house is currently managed by a non-profit organization and used as transitional housing, and it was featured in the Spring 2021 issue of Preservation Magazine, which is published by the National Trust for Historic Preservation as part of an overall focus on the Westside.

CHAIR STOLDAL thanked MS. MOONEY for a spectacular survey and report. COMMISSIONER SERFAS also thanked MS. MOONEY, noting that the architectural transformations over the years were interesting.

COMMISSIONER PURDUE discussed with MS. MOONEY that according to the current owners, the stone for the Christensen House supposedly came from the Union Pacific Railroad yard, but there is no information to back it up.

COMMISSIONER ROBERTS asked if any information was found during research on who the builders were for any of the properties, to which MS. MOONEY replied that the owners were listed as builders in many cases because they were the owners at the time of construction, or the information was left blank. MS. MOONEY offered to search the records again. She added that in her research for this project, she found out the same company that moved the house at 200 West Jefferson Avenue also moved the cottages to the Las Vegas Springs Preserve. The Commissioner observed in the report that some commercial properties were owned and/or operated by Asian individuals, which was very interesting and new information to him. MS. MOONEY said that she was surprised to learn during research for this survey about the prominent presence of Chinese Americans in the Westside community, which she has researched many times before. She offered to review this further.

COMMISSIONER MOODY appreciated the valuable information, asked for a summary, and wondered how it will be shared with the community. COMMISSIONER SIEBRANDT said the report is accessible via the City's website portal and will be shared at neighborhood meetings. She added that she drafted a quick summary of the results.

CHAIR STOLDAL asked if there is agreement among historians, residents and the City of the historic Westside boundaries. MS. MOONEY said she has not seen any formal documentation, but in her personal work on the Westside, she has heard it referred to as the historic core, and most of the attention was focused on that area. Perhaps it is something that should be researched and better defined. The Chair said it is something to

consider, especially when the area consisted of, among others, Hispanic and Asian residents for about three decades before the historic Westside came to be known as a Black community. He felt there is an opportunity to refine the history.

Moreover, the Chair was confused as to why a property would not qualify for listing on the NRHP due to architectural alterations, despite a connection to a historic figure involved in the civil rights movement. MS. MOONEY said that was puzzling to her too, but that is a restriction in the National Register.

CHAIR STOLDAL asked for one recommendation of focus for the next step in research. MS. MOONEY recommended looking at a potential commercial district on Jackson Avenue and D Street, as well as the McWilliam's townsite. Additionally, the role of Chinese Americans in the development of the Westside because they were significant members of the community and the Vegas Heights development.

COMMISSIONER SERFAS asked for suggestions on how to tell the story of the historic Westside to people who have not heard it. MS. MOONEY said there is a great deal of information but there have also been many changes to properties, making it difficult to make a case for preservation of them. She commented there is too much information to summarize.

See Item 6 for related discussion.

Motion made by Richard Serfas to Approve

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

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

6. **23-0162-HPC1** - Discussion for possible action regarding approval of the first draft of Where the Living Is Easy: An Architectural Survey of the Charleston Heights Neighborhood in Las Vegas, Nevada, an area roughly bounded by South Rainbow Boulevard, West Charleston Boulevard, Vegas Drive and South Valley View Boulevard - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said this survey involved a reconnaissance level survey to help understand what they are looking at in the area. The Historic Context was submitted previously and edited.

ZoANN CAMPANA, Kautz Environmental Consultants, showed a map, a copy of which was submitted for the record, of the areas recommended for the intensive survey as they contain potential historic districts, noting the report includes a table of potential historic districts, including counts of contributing and non-contributing resources. One-third of the 4,200 properties were recommended as contributing and warrant a closer look because they still reflect the sense of a mid-century neighborhood.

CHAIR STOLDAL asked for the difference between a reconnaissance survey and the survey conducted under Item 5. MS. CAMPANA explained that a reconnaissance survey consists of initially gathering basic information and not conducting a deep dive into individual properties. For this survey, the process included driving through the area to obtain a sense of general integrity and property types. Secondly, they took a pedestrian survey and noted basic information, such as whether a property would contribute to a historic district, its level of integrity and architectural style. After that, the information is applied to a map for analysis. An intensive survey reviews the details and historic information of individual properties.

CHAIR STOLDAL asked if anything stood out about the properties. MS. CAMPANA said the story of the Cliff May Rancho Homes, Tracts 3 and 5, was very interesting. She advised the Chair that she should have prioritized the recommended survey areas, but she said the main priorities would be Tracts 3, 4, 6-A and 6-B of the Charleston West development, which primarily contain Contemporary style homes with gabled roofs.

COMMISSIONER ROBERTS said the report contained maps with a color-coded legend classifying the integrity of the properties. With many of those properties classified as fair or good, he wondered if they were still eligible for a historic nomination. MS. CAMPANA replied that those properties would require a more intensive level

survey. The Commissioner also asked if some modified properties could be restored to their historic state without adversely affecting the design integrity. MS. CAMPANA said that some homes with modifications still partially convey the historic sense of a tract ranch-style home.

COMMISSIONER SIEBRANDT commented that at a neighborhood meeting in 2022, the residents of the Cliff May neighborhood expressed interest in a historical district, so she will be looking into that. CHAIR STOLDAL asked how many homes are in the Cliff May neighborhood, and MS. CAMPANA replied that there are 216 resources in that neighborhood.

COMMISSIONER LeVINE interjected that a Cliff May home on Upland Boulevard was listed recently on the market. The home belonged to the AHERN family, and it was listed for \$299,000.

Motion made by Richard Serfas to Approve

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

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

7. **23-0163-HPC1** - Discussion for possible action regarding voting on the nominations for the City of Las Vegas Most Endangered Historic Places List

Minutes:

COMMISSIONER SIEBRANDT thanked the Commissioners for their nominations and votes. Referring to the Most Endangered Places Voting List, a copy of which was submitted for the record, she named the eight properties with the highest rating, noting that a vote would be required to retain the current list of 11 properties given that some of them received three nominations. Those properties include the Moulin Rouge site, Vegas Vic Sign, Huntridge Circle Park and Old Mormon Fort.

CHAIR STOLDAL said there were eight properties with four or more nominations and six properties with three nominations. He explained the reason behind the list of eleven properties, noting the Commission did not have to stay with that number and could create a new list with more properties.

COMMISSIONER ROBERTS did not believe the Moulin Rouge site is endangered anymore and said the Huntridge Theatre and Fremont Street Motor Courts Motels should remain on the list because even though they are under ownership, they need to be monitored. The Chair explained that the list is just that and has no legal bearing. He added that the Huntridge Theatre is the only property on the City's register with City oversight, which COMMISSIONER SIEBRANDT confirmed, adding that all permits for the Huntridge Theatre will be submitted to the Commission for review.

CHAIR STOLDAL did not feel Las Vegas High School was in danger.

COMMISSIONER PURDUE felt an explanation was needed of why some of the properties made it on the list because some are vague to her. For the sake of brevity, CHAIR STOLDAL said they would focus on properties with three nominations.

COMMISSIONER LARIME advocated for the Moulin Rouge site to remain on the list because any potential development should be a tribute to the community's history, which could get lost if not monitored.

The Commissioner asked about the reasoning behind nominating the Mormon Fort for addition. CHAIR STOLDAL said he nominated the Mormon Fort because of development in the area, which is under transition due to the potential movement with The Neon Museum, Cashman, the Biltmore Addition(s) and the area around the former Reed Whipple Cultural Arts Center. He added that years ago, the City asked the Clark County Museum to take the old adobe structure, but it could not be moved. COMMISSIONERS MOODY and LARIME agreed that the Mormon Fort should remain on the list.

COMMISSIONER LARIME advised that she nominated the Bridger Building because it is a vacant, mid-century office building and has no known future.

CHAIR STOLDAL explained that the Vegas Vic Sign is falling apart and in need of repair, which the current owners cannot handle. COMMISSIONER ROBERTS asked if the owners are not willing to fix the sign, and COMMISSIONER SIEBRANDT said the owners have been advised of the need to relight the sign, in accordance with the code, and that is under the purview of the Code Enforcement Division. The Chair said the Vegas Vic Sign is more endangered than Huntridge Circle Park, and COMMISSIONERS PURDUE, MOODY, SERFAS and LARIME agreed with that assessment.

COMMISSIONER PURDUE nominated the Las Vegas High School Neighborhood District because of its charming homes and architecture.

CHAIR STOLDAL announced that the general hand vote was 7:1 to remove the Moulin Rouge from the list. At the request of COMMISSIONER LARIME, he read the properties on the list with one and two nominations. The Chair added that he nominated the Morelli House because the Junior League of Las Vegas does not want to have meetings there anymore.

COMMISSIONER ROBERTS nominated the Binion House because it is slowly dilapidating so he wanted to see if there was any interest in preserving it. CHAIR STOLDAL said he drove by and saw a building permit on the site.

CHAIR STOLDAL said the Siegfried and Roy House is not endangered; it just changed ownership. COMMISSIONER ROBERTS explained that he nominated it because of the ownership change. He does not know the plans, but it is an important property. The Chair did not think it is within the City limits. COMMISSIONER ROBERTS said the west side of the road where it is located is in the City limits. MIKE HOWE, Planning Project Manager, clarified that Siegfried and Roy had two properties, and the property off of Rancho Road is within the City limits and undergoing substantial demolition. The one on the list is in a County island on Valley Drive. The Chair added that according to the new owners, they intend to restore and maintain it.

COMMISSIONER PURDUE nominated Super Cleaners because it used to be Modern Cleaners and has been at the location since the 1950s. She added that she also nominated the former LDS Chapel because it is an important building that was constructed in the 1930s. COMMISSIONER MOODY said the Chapel is well maintained and also on his list.

The Commissioners discussed the removal and retention of various properties from the nomination list. COMMISSIONER SIEBRANDT interjected and asked for a full explanation for the nomination of some properties because being old does not make them endangered, noting that it is ultimately up to the property owner to consent to any action. COMMISSIONERS MOODY and PURDUE agreed that the LDS Chapel could be removed from the list because of its excellent condition.

Motion made by Jack LeVine to Approve a list of the following: Fremont Street Motor Courts Motels, Wedding Chapels along Las Vegas Boulevard, Jackson Avenue (aka: Jackson Street Commercial District), El Portal Theater, Bridger Building, Google Commercial Buildings [Steadfast Tattoo Parlor - 1500 East Charleston Boulevard, Tacos Mexico - 1205 East Charleston Boulevard, Solid Motor Cars - 3024 East Fremont Street, Vegas Renewable Diesel - 2300 Western Ave (new addition)], Vegas Vic Sign, Huntridge Circle Park, Old Mormon Fort, Frontier Fidelity Savings Building and Las Vegas High School Neighborhood District

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 5

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

8. **23-0164-HPC1** - Discussion for possible action regarding voting on the nominations for Historic Preservation Month that will be awarded at the May 24, 2023 Historic Preservation Commission Meeting

Minutes:

CHAIR STOLDAL said there was a list of award categories and nominations, and COMMISSIONER SIEBRANDT read those from the Agenda Memo attached as backup documentation, as well as provided an abbreviated reason for each nomination from the Nomination Form in the backup documentation.

Motion made by Richard Serfas to Approve the following nominations for the following categories: Bricks and Mortar Category - City of Las Vegas/Bunnyfish Studio and The Neon Museum; Advocacy Category - Lisa Messenger and Jason Anderson; Career Achievement Category - Mark Hall-Patton and Lynn Zook

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 5

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

9. **23-0165-HPC1** - Report by the Community Development Department regarding updated language on the Las Vegas Historic Preservation Commission Centennial Legacy Grant Program for the Bricks and Mortar Projects grant application

Minutes:

COMMISSIONER SIEBRANDT reported that although some property owners have expressed interest in this grant after speaking about it at neighborhood meetings, no one has ever applied because of the volume of information requested in the lengthy application. Consequently, she worked with legal staff to revise the application and it is only for properties on the national, state or city historic registers. She removed the requirement for grant management experience, internal administrative steps and repetitive questions. She noted that in order to apply, the property has to be on a historic register, which provides a great deal of information. She wanted to make the application process user-friendly to encourage more people to apply. CHAIR STOLDAL appreciated COMMISSIONER SIEBRANDT trying to make the grant application process easier.

COMMISSIONER ROBERTS asked if the Vegas Vic Sign would qualify, but COMMISSIONER SIEBRANDT said the property must be listed on one of the historic registers to qualify.

10. **23-0166-HPC1** - Report by the Community Development Department regarding the designated historic district markers

Minutes:

COMMISSIONER SIEBRANDT said COMMISSIONER LeVINE brought up the issue of non-historic neighborhoods having markers; therefore, she came up with sample language as shown on the monitor from the draft rendering in the backup documentation. The word "designated" was added to differentiate a historic from a non-historic neighborhood.

COMMISSIONER SIEBRANDT explained for COMMISSIONER LeVINE that the dates represent the period of significance for the neighborhood and for the Commissioners, that the name of the register was added to affirm a neighborhood being on the City's register.

The Commissioners discussed revisions to the sample markers, and CHAIR STOLDAL suggested changing the font size as well.

COMMISSIONER ROBERTS verified that the markers are being designed to differentiate from the signs that were placed in non-historic neighborhoods. He wondered if the solution would be to include the name of the historic neighborhood and add the date it was established, and replace all the signs in non-historic neighborhoods. COMMISSIONER SIEBRANDT said the signs could not be replaced, and she reiterated that the years are for the period of significance. The intent is to make the distinction while keeping the language as simple as possible.

COMMISSIONER ROBERTS asked if the signs in non-historic neighborhoods would be replaced if damaged. MIKE HOWE, Planning Project Manager, said it would not make sense to replace the inaccurate signs, although he believes there has to be a way to correct them. He agreed the markers should be simple and clear. CHAIR STOLDAL said he is very excited about the markers and regards it as an important project.

COMMISSIONER ROBERTS emphasized that he wants the existing signs corrected and all markers simplified to avoid confusion. Given the materials, the existing signs could be modified, and MR. HOWE confirmed this.

COMMISSIONERS MOODY and PURDUE agreed that simpler language is better. COMMISSIONER SIEBRANDT said the distinction between historic and non-historic has to be made.

11. **23-0167-HPC1** - Report by the Community Development Department regarding Director's updates

Minutes:

COMMISSIONER SIEBRANDT said SETH FLOYD, Department of Community Development Director, who had to leave, had nothing to report.

12. **23-0168-HPC1** - Report by the Community Development Department regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT reported on the Historic Preservation Commission projects using a PowerPoint presentation, a copy of which was submitted for the record. The following projects were in progress: Westside Survey, Charleston Heights Survey, Rafael Rivera Survey, Design Review Guidelines and Endangered List Updates.

The proposals submitted for the Twin Lakes Survey were in the process of being reviewed. The Huntridge Theatre lighting event was very successful, exciting and popular. The interior was open for tours. John Mull's Meats plaque ceremony was scheduled for April 20, 2023, at 11:00 a.m. The Helldorado Days Parade was scheduled for May 13, 2023, from 10:00 a.m. to 12:00 p.m., and it would be nice to have an entry for next year's parade. Any Commissioners wishing to ride on Big Red Fire Truck should let her know. The film premiere of the City of Las Vegas: The Fifties would be held May 13, 2023, with a reception starting at 6:00 p.m. and the film at 7:15 p.m. at The Beverly Theater. The Historic Preservation Awards luncheon was scheduled for May 24, 2023, at 1:30 p.m. in the Now Café on the second floor of City Hall. A light lunch will be provided by Rachel's Kitchen, and past award recipients will be invited as well.

CHAIR STOLDAL said there were several exciting events scheduled for May. COMMISSIONER SIEBRANDT advised that the Office of Communications would put out information on all media outlets about properties on historical registers and put out a press release about the Historic Preservation Awards.

13. **23-0169-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL asked about the Moulin Rouge columns being relocated to the East Yard in the future, and COMMISSIONER SIEBRANDT confirmed this, adding that they were still being stored at Cashman Center.

14. **23-0170-HPC1** - Discussion regarding topics for future agenda items by the Historic Preservation Commission. Comments made during this portion of the agenda by individual Commission Members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not any such proposed item(s) is/are within the purview of the Commission and/or whether such proposed item(s) shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken regarding the proposal.

Minutes:

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

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

Minutes:

None.

16. **Adjournment**

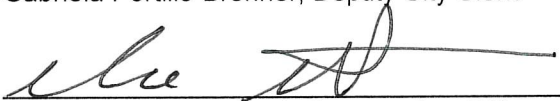
Minutes:

The meeting was adjourned at 2:14 p.m.

Respectfully submitted:



Gabriela Portillo-Brenner, Deputy City Clerk



Diane Siebrandt, Historic Preservation Officer

THIS MEETING WAS PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS
IN ACCORDANCE WITH THE NOTICING STANDARDS AS OUTLINED IN NRS 241.020:

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

The Nevada Public Notice website – notice.nv.gov

City Hall, 495 South Main Street, 1st Floor