



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:00 p.m. and asked for the Roll Call.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, LeVINE, BECK, HOTCHKISS (via teleconference), SERFAS (excused until 12:12 p.m.), COSGROVE, PALACIOS (via teleconference and excused until 12:03 p.m. and at 1:08 p.m.), MOODY (excused from 12:59 p.m. to 1:13 p.m.), PURDUE, ROBERTS, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

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 announced that a luncheon to celebrate the awards ceremony would be held after the meeting.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of March 22, 2023, and the Special Meeting of April 12, 2023

Minutes:

CHAIR STOLDAL discussed with DEPUTY CITY ATTORNEY REBECCA WOLFSON that each set of minutes should be acted on separately.

Motion made by Jack LeVine to Approve the minutes of March 22, 2023

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

Motion made by Todd Moody to Approve the minutes of April 12, 2023

Passed For: 10; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 1

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

6. **22-0688-HPC1 - ABEYANCE ITEM** - Discussion for possible action regarding an application to designate the Mission Linen Building, located at 1001 South First Street, C-2 (General Commercial) Zone, on the City of Las Vegas Historic Property Register as a historic site - Ward 3 (Diaz)

Minutes:

This item was heard after Item 10, which was pulled forward for discussion. CHAIR STOLDAL indicated that the applicant requested this matter to be withdrawn without prejudice.

Motion made by Richard Serfas to Withdraw without Prejudice

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

7. **23-0241-HPC1** - Discussion for possible action regarding approval of the first draft of the Design Guidelines for the designated historic districts located in the city of Las Vegas

Minutes:

On behalf of the Commission, CHAIR STOLDAL announced that this is a great start with respect to the design guidelines.

COMMISSIONER SIEBRANDT said that during neighborhood meetings, the residents expressed interest in information about making their properties energy efficient and about grant funding and incentives. The consultants took those questions and comments into consideration for the guidelines.

MELVIN GREEN, KME Architects; OLIVIA WHITE, Architectural Historian and Preservation Consultant; and ROBERT CHATTEL, Chattel, Inc, were present to give an overview using a PowerPoint presentation, a copy of which was submitted for the record, of the contents of the Design Guidelines draft for the John S. Park and Beverly Green Historic Districts.

MS. WHITE said the project included producing maps of the districts and noting contributing, non-contributing and non-surveyed properties. She went through the topics of each section of the draft. Section 1 covers the purpose and process for developing the guidelines and discusses the existing guidance for historic preservation and local regulations. Section 2 covers how to use the guidelines by property owners, provides an overview of the design review process, discusses how property owners can successfully design a project and a glossary of terms used in the guidelines. Section 3 gives an overview and history of the John S. Park and Beverly Green districts and discusses architectural styles and character-defining features in both districts. Section 4 provides guidelines for the treatment of exterior features. Section 5 covers guidelines for site and setting. The Appendices include two resources for homeowners to use.

Key aspects of the guidelines included reliance on existing guidance for historic preservation, preservation briefs and the Secretary of the Interior Standards for Rehabilitation, as well as the Regional Plan List for information on ways to reduce water use and increase energy efficiency in buildings.

MR. CHATTEL resumed the presentation and explained that within the guidelines, they identified character-defining features of a number of buildings, such as exterior wall materials and window details. With respect to energy conservation, the use of canvas and aluminum awnings is encouraged, and for window covers, the use of interior magnetite or storm windows is encouraged. The long-term retention of character-defining roof materials, such as rock, is encouraged.

Regarding energy conservation, mechanical, electrical and plumbing, and roof-mounted air conditioning units were found to be common, and the use of ductless systems is recommended, as well as equipment to be located in areas not visible from the street. Solar panels should be installed as clean and as tight as possible to the roof.

With regard to carports, the recommendation is to install them attached to the home and under the existing eave. CHAIR STOLDAL interjected and asked if the images on slide 10 are examples of recommended carport installations. MR. CHATTEL said the goal was to address potential carport additions in the future, noting that the existing carports depicted fit the recommendations.

The City has requirements for fences and gates, and those depicted on slide 13 fit the recommendations. With respect to landscaping, the recommendation is to retain mature trees, even if in conjunction with desert landscaping.

MR. CHATTEL reviewed the process timeline under slide 14. They expect to submit the final draft for the meeting in July for approval and adoption at a hearing in October 2023.

COMMISSIONER PURDUE requested the font size be increased to make the street names on the maps legible.

CHAIR STOLDAL verified with COMMISSIONER SIEBRANDT that the comments he submitted had not been provided to the consultant yet. The Chair said the guidelines are important for the neighborhoods. He would like to know in which neighborhood the images provided are located and for the consultant to specify on the images if they are recommended or not. He would like the guidelines to be made available digitally and in one location on the website to avoid going through multiple links.

COMMISSIONER LARIME appreciated the work that went into this project because the guidelines are necessary, and she likes the idea of creating universal guidelines that can apply to the entire city. She intends to submit her comments to COMMISSIONER SIEBRANDT. Given the lack of conservation districts, which were mentioned in the beginning, she would prefer to reserve those for future discussion because not having that type of district currently could be confusing for the public. Additionally, having a certain treatment under recommended and not recommended would be confusing to people not in the industry, so she would like clarification where it pertains to dual purpose. CHAIR STOLDAL said that a glossary would be helpful, and he was excited to be moving forward with the guidelines.

COMMISSIONER BECK was very impressed, but she asked that the year for the date of September 28, 2023, under the Purpose/Background section of the Agenda Memo be corrected to 2022.

Motion made by Jack LeVine to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

8. **23-0243-HPC1** - Discussion for possible action regarding approval of Contract Number 230157-DG in the amount of \$45,000 for North Wind Resource Consulting to create a Historic Context and conduct a

Reconnaissance Level Survey of historic resources dating from 1946 to 1982 in the Twin Lakes area, generally bounded by Vegas Drive, North Rancho Drive, North Decatur Boulevard and West Bonanza Road, including Western High School - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT requested approval.

Motion made by Michelle Larime to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

9. **23-0244-HPC1** - Report by the Community Development Department regarding the presentation of the 2023 Historic Preservation Awards

Minutes:

COMMISSIONER SIEBRANDT explained the process for presenting and receiving the awards. She asked the recipients to remain in the audience until after all the awards were presented for a group photo with the Commissioners. The luncheon would be held at the conclusion of the meeting.

Bricks and Mortar Category:

COMMISSIONER LARIME said the City of Las Vegas and BUNNYFISH Studio were selected in recognition of the exceptional renovation of the historic hay barn located at Floyd Lamb Park at Tule Springs. The innovative adaptive reuse of the 1946 building embodies the spirit of preservation and retention of historic integrity. ROSA CORTEZ, City Engineer and Deputy Public Works Director, accepted the award on behalf of the City of Las Vegas and COMMISSIONER SIEBRANDT accepted on behalf of BUNNYFISH Studio.

Additionally, COMMISSIONER LARIME stated that The Neon Museum was selected in recognition of continued dedication to restoring iconic neon signs that represent the culture, artistry and history of Las Vegas. The Neon Museum Boneyard truly embodies the spirit of preservation and commemoration of the past. AARON BERGER, Executive Director of The Neon Museum, accepted the award.

Career Achievement Category:

CHAIR STOLDAL announced that MARK HALL-PATTON was selected in recognition of decades of work to preserve historic resources in Southern Nevada, including 14 years as administrator of the Clark County Museum and his leadership in promoting the history of Las Vegas in several media outlets.

The Chair commented that LYNN ZOOK was also selected in this category for exceptional work to preserve the history of Las Vegas through publication, oral history, a website and on videotape. She is commended for being at the forefront of preserving the history of Las Vegas.

Advocacy Category:

CHAIR STOLDAL indicated that LISA MESSENGER was selected for her years of dedication to researching the history of the Old Las Vegas Mormon Fort and her publications on the subject. He thanked her for all her work.

Additionally, COMMISSIONER LARIME said JASON ANDERSON, Management Analyst II, was selected in recognition of outstanding work overseeing the maintenance and protection of the Woodlawn Cemetery and ensuring adherence to historic preservation guidelines that serve to preserve the city's oldest cemetery. CHAIR STOLDAL expressed his sincere appreciation for the work done to preserve the cemetery.

10. **23-0246-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the addition of a vestibule and metal gates on the south side of the residence on property located at 1819 Beverly Way - Ward 3 (Diaz)

Minutes:

CHAIR STOLDAL called this item forward to be heard after Item 5, and he read the Purpose/Background and Analysis sections of the Agenda Memo included as backup documentation for this meeting.

COMMISSIONER SIEBRANDT advised the Chair that the applicant's attorney, STEVEN MACK, was representing the applicant.

MR. MACK explained that the home falls within the boundaries of a historic district, but it is a newer home built in the 1970s and not as old as the surrounding homes in the neighborhood. The character of the house has changed over the years, and a chimney was removed for the installation of a new one elsewhere on the property. Photos, copies of which were not submitted, were shown of the former and present state of the property with the front door gates. The current owner was the first to make improvements because the property was so run down at the time of purchase, and there were many break-ins and crimes in the home behind hers. MR. MACK showed a video, a copy of which was not submitted, from his iPhone of the structure and stressed that it is not visible from the side street and it does not violate height restrictions because the area is zoned for two stories. He said the applicant was willing to install six cypress trees to shield the addition.

CHAIR STOLDAL confirmed with COMMISSIONER SIEBRANDT that staff recommended denial. The Commissioner acknowledged the home was constructed in 1973, but clarified that it was included in the historic district when it was created for the area. The recommendation for denial was based on the drastic out-of-character changes to the home for the neighborhood.

COMMISSIONER PURDUE asked for the consequences of not approving the Certificate of Appropriateness (COA). CHAIR STOLDAL explained that the Historic Preservation Commission (HPC) was tasked with determining if the changes fall within the historic guidelines. The applicant could appeal a denial by the HPC to the City Council. DEPUTY CITY ATTORNEY REBECCA WOLFSON advised that not having the COA or the proper permits essentially constitute a code violation; therefore, the Code Enforcement Division could impose daily fines for not having appropriate permits.

For the Chair, MR. MACK explained that the applicant applied eight times for building permits, but she did not understand that she had to submit an application for a COA from this body. COMMISSIONER SIEBRANDT confirmed for CHAIR STOLDAL that the applicant did not file for a COA before starting construction. MICHAEL HOWE, Planning Project Manager, clarified that the addition preceded the required building permit, which was applied for as a result of Code Enforcement action.

COMMISSIONER MOODY said he would like to hear from the neighbors, but opined that the changes do not conform to the character of the neighborhood as required. Although the gates are nice, they are not appropriate for the home; therefore, he supported staff's recommendation for denial. MR. MACK did not believe there was any opposition from residents; in fact, residents were in support. He asked what would be permissible for the area. CHAIR STOLDAL advised that had the owner filed for a permit, the requirements would have been explained throughout the process.

COMMISSIONER LARIME agreed with the comments of fellow Commissioners and as a member of the Beverly Green Historic District, she did not believe there was a big enough effort to survey the neighbors about how they feel about the subject property changes. She does not believe the large addition fits the character of the neighborhood. Although the home was built in the 1970s, it was constructed to emulate the modern, ranch-style characteristics of the neighborhood. Security grills could have been installed to address the security issue instead of adding such a large addition that she felt is more in line with the post-modern style. She could not support the addition.

MR. MACK said that part of the problem is the ambiguity. COMMISSIONER LARIME advised that there are guidelines the HPC follows, and the HPC could make recommendations on how to meet compliance, should the applicant be interested; however, substantial modifications would have to be made. MR. MACK stated the neighborhood has homes with similar additions. CHAIR STOLDAL interjected that at this point, the task for the HPC was to determine if the addition fits the character of the neighborhood.

COMMISSIONER LeVINE informed COMMISSIONER COSGROVE that there is no other house in the neighborhood with a similar addition.

MR. MACK insisted that the owner was not aware that the house is within a historic preservation district.

COMMISSIONER LeVINE said the neighborhood is experiencing a massive comeback, and there are many residents working diligently to make improvements. He emphasized that this addition is totally out of character for the mid-century style home and strongly opposed it.

COMMISSIONER ROBERTS stressed that if the owner is a general contractor, that is even more reason why the process should have been followed instead of apologizing after the fact. He expressed opposition. COMMISSIONER PALACIOS could not support the application for the same reason.

Motion made by Jack LeVine to Deny

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

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

11. Report by the Community Development Department regarding Director's updates

Minutes:

SETH FLOYD, Department of Community Development Director, said the City's website is being refreshed in June, and the history section will be more prominent on the website given its popularity. CHAIR STOLDAL said that is great news, but he would have preferred the Commissioners be given the opportunity to review in advance of making any changes. MR. FLOYD explained that the changes are only visual to make it easier for the public to access. There are no content changes planned.

12. Report by the Community Development Department regarding Project Update List

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, to provide an update on various projects in progress, including the Westside Survey, Charleston Heights Survey, Rafael Rivera Survey (for which a neighborhood meeting is scheduled on May 23, 2023), Twin Lakes Survey (pending contract approval) and Design Review Guidelines.

The Helldorado Days Parade was held on May 13, 2023, and several staff members participated by holding a banner. On the same evening, the film premiere of The City of Las Vegas: The Fifties was held at The Beverly Theater, and there was a great turnout.

The Awards Luncheon would be held following the meeting at 1:30 p.m. in the NOW Café.

13. **23-0247-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

There was no discussion.

14. **Discussion regarding topics for future agenda items.** Comments made during this portion of the agenda by individual members shall refer solely to proposals for future agenda items and any discussion shall be limited to whether or not such proposed item are within the purview of the Commission and/or whether such proposed items shall be placed on a future agenda. No discussion regarding the substance of any such proposed topic shall occur and no action shall be taken.

Minutes:

CHAIR STOLDAL observed that there are 25 sites on the National Register of Historic Places (NRHP), with the most recent addition being the Las Vegas High School Historic District in January 2022 and the oldest sites

being the Las Vegas Mormon Fort in 1972 and followed by the Westside School within a couple of years. In reviewing both documents, however, he realized there are tremendous opportunities to update the primary documents. As such, he would like a future agenda item to fund the process to amend these primary documents in order to correct factual errors and to update details involving events and people.

15. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Committee. No subject may be acted upon by the Committee 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:

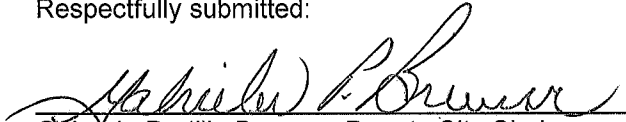
JEFF ALPERT, North Las Vegas resident, commented that during his research for his local history books, he found out that most of his subjects are buried in Woodlawn Cemetery, but nobody knows anything about them, not even the tour guides of historical tours offered through the Nevada Preservation Foundation. He thought it would be a good project to consider getting input on what some of these people contributed to Las Vegas. CHAIR STOLDAL regarded this as a great idea.

16. **Adjournment**

Minutes:

The meeting was adjourned at 1:15 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