



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, LeVINE, BECK, HOTCHKISS (via teleconference), SERFAS (excused until 12:05 p.m.), COSGROVE, MOODY, PURDUE, ROBERTS, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONER PALACIOS

ALSO PRESENT: 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 but touted the upcoming opportunities for educational conferences.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of June 28, 2023

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Colleen M. Beck to Approve

NOTE: Commissioner Moody abstained from voting because he was not present at the June 28, 2023 meeting.

Passed For: 8; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 2

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

6. **23-0377-HPC1** - Discussion for possible action regarding approval of the second draft of the Design Guidelines for the designated historic districts located in the city of Las Vegas - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT reported that the changes were submitted for inclusion in the subject draft, which everyone should have reviewed. She asked that any comments be submitted to her for the final revision.

MELVIN GREEN, KME Architects, and OLIVIA WHITE, Architectural Historian and Preservation Consultant, were present and alternated in reviewing a PowerPoint presentation, a copy of which was submitted for the record.

MR. GREEN said additional illustrations and placeholders for prior illustrations were added. Captions were added for clarity. The Certificate of Appropriateness Historic Review Chart was revised. More terms and illustrations to the Glossary were added. The Online Bookshelf was updated to include all links on the City's Historic Preservation Webpage. All edits were made.

MS. WHITE indicated that the maps were revised for better visibility and legibility, and she explained to CHAIR STOLDAL that the black boundary line for the Beverly Green neighborhood map would be extended to East Oakey Boulevard.

MR. GREEN resumed the PowerPoint presentation and said revised illustrations were included to depict the following architectural styles: Cinderella "Storybook" Ranch, Tudor Revival and American Colonial Revival, as well as illustrations indicating appropriate and inappropriate placement of solar panels and recommended garage/casita conversions. The Glossary was expanded for better understanding.

MS. WHITE commented that additional terminology and illustrations were added, including for primary and secondary elevations. Energy efficiency recommendations were highlighted within the guidelines, noting that including these types of recommendations is unique. The Online Bookshelf was reorganized, and they are working with the Historic Preservation Officer to ensure all the hyperlinks are made available to facilitate utilization.

MR. GREEN said they were on track to submit the Final Design Guidelines in August 2023 for adoption in October 2023.

Referencing Page 43, COMMISSIONER LeVINE said the shed awning in the photo extends to the property line, which he did not think would meet setback requirements. He asked that a better sample photo be included to avoid misleading the homeowners. The Commissioner asked about adding future districts to the Guidelines, and COMMISSIONER SIEBRANDT replied that it could be done as historical districts are added to a register.

COMMISSIONER LARIME urged the consultants to contact COMMISSIONER SIEBRANDT if any of the recommended changes hinder their desired completion deadline. Additionally, she asked if the maps could include a clearly defined map of the historic districts to avoid confusion, given that some residents of the Beverly Green and John S. Park neighborhoods believe they reside within the historic districts. She also had some formatting changes and other edits for submission.

COMMISSIONER LeVINE suggested adding a chart showing contributing and non-contributing homes, with a paragraph explaining that non-contributing homes have to comply as well.

CHAIR STOLDAL agreed with the idea of ensuring the links work and keeping them updated as well. He added that the challenge he observed while driving through the John S. Park neighborhood, in particular, is cars parked on the narrow streets. He wondered if that could be taken into consideration and the suggestion made to the homeowners to assess their home within the context of the entire neighborhood. Regarding the various

sections on Page 13, the Chair suggested that the title for 1.6.3 be revised to "Nevada Revised Statutes (NRS), City of Las Vegas Ordinances and Regional Guidelines." Additionally, he asked that the other policy documents named within the sections on Page 13 be checked for accuracy, pointing out that he was not certain the City Code includes a Regional Plant List and that Section 1.6.4 should refer to State Statutes because the State does not have ordinances. He said that ensuring accuracy would make it easier for the public to find laws in the Guidelines. With respect to solar, he wondered if there could be other helpful guidelines within NRS for inclusion.

For the Bricks and Mortar Grant information on Page 14, CHAIR STOLDAL said the language should be clarified to indicate that the Historic Preservation Commission (HPC) focuses on bricks and mortar grants of up to \$10,000, with a 50 percent match from the applicant, and the Commission for the Las Vegas Centennial can issue grants exceeding \$100,000. Additionally, the wording of the projects under the eligibility criteria within Title 1.7 does not make sense, so he asked for a rewording of those.

With regard to Section 2.3b, the Chair suggested adding a comment encouraging the property owners to review the exterior features in the context of other homes within the respective historic district.

For Section 5.3 on Neighborhood Identity, the Chair said the reader is given the idea that signs should be erected to help identify the neighborhood. However, he clarified that the City's Zoning Code has a chapter on signs, including historic neighborhood signs, and he suggested reading that code to see if some of it may apply to the Guidelines, noting it would be a good idea to address the issue of signage more.

Regarding the Roofs section, COMMISSIONER ROBERTS expressed concern about some roof materials, such as shake tiles, which can be a fire hazard. He wondered if composite materials should be encouraged. MS. WHITE did not believe any homes with shake roof materials were found in the districts. With respect to rock material, the Commissioner was not sure what type of material could replace it. CHAIR STOLDAL commented that perhaps a review would be necessary. MR. GREEN said they would look at it and confer with the City's division of Building and Safety about allowable roof materials for historic districts.

CHAIR STOLDAL discussed with COMMISSIONER SIEBRANDT that the Commission had the ability to approve the subject document with the edits discussed. The final draft should be on the meeting agenda in August for consideration and approval.

Motion made by Jack LeVine to Approve with corrections

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

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

7. **23-0367-HPC1** - Report by the Community Development Department regarding the final language for a cast bronze land acknowledgment plaque that will be affixed to the exterior of the Historic Westside School, 330 West Washington Avenue, as part of the school's Centennial Celebration - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT referred to the PowerPoint Slide, a copy of which was submitted for the record, and explained that a plaque for the Historic Westside School was approved for its Centennial Celebration, and it was ratified by the City Council.

CHAIR STOLDAL asked if the plaque displayed includes the entire language, and COMMISSIONER SIEBRANDT said the plaque will be from the City of Las Vegas and the date of September 30, 2023 will be added.

COMMISSIONER LeVINE asked for a definition of Nuwu, to which COMMISSIONER SIEBRANDT replied that it is the indigenous language of the Southern Paiute and what they call their peoples.

COMMISSIONER PURDUE said the language, "the Southern Paiute people have experienced displacement and dispossession of these lands," was concerning because it implies that eminent domain was used.

COMMISSIONER SIEBRANDT said it is the consultant's recommended language, and it is generally accepted for land acknowledgments. The consultant has vast experience in these types of occasions throughout the state. COMMISSIONER COSGROVE interjected that it is a fact that lands were taken away from Native Americans without any compensation, and that is what a land acknowledgment is for. COMMISSIONER PURDUE said the language sounds negative and it should be positive. COMMISSIONER COSGROVE stated the language is just supposed to state historical facts for all to know.

CHAIR STOLDAL verified with COMMISSIONER SIEBRANDT that the document has no legal bearing. COMMISSIONER SIEBRANDT commented that she lived in Australia, where land acknowledgments are a well-accepted and common practice as they are a positive way to move forward. The Chair confirmed that the City Council is in support.

COMMISSIONER ROBERTS discussed with COMMISSIONER SIEBRANDT that the plaque size is 12"x12" and it will be affixed to the outside of the school by the City of Las Vegas, who owns the school.

The Chair said this item is just a report.

8. **23-0368-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$150 to renew the Commission's membership with the National Alliance of Preservation Commissions

Minutes:

COMMISSIONER SIEBRANDT reviewed the PowerPoint Slide, a copy of which was submitted for the record, outlining the various benefits, including quarterly publications, access to discussion groups, online training opportunities, early access to information about conferences and access to the resource library.

Motion made by Daniel Roberts to Approve

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

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

9. **23-0369-HPC1** - Discussion for possible action regarding the approval of funding in the amount of \$250 to renew the Commission's membership with the National Trust for Historic Preservation, Preservation Leadership Forum

Minutes:

COMMISSIONER SIEBRANDT reviewed the PowerPoint Slide, a copy of which was submitted for the record, outlining the benefits, including access to publications and training courses, grant funding opportunities and discounts on annual conferences and participating hotels.

After CHAIR STOLDAL asked about how to receive the quarterly publication, COMMISSIONER SIEBRANDT explained that a notification e-mail of its availability should be sent to each member. She asked to be notified if e-mails are not being received.

Motion made by Jack LeVine to Approve

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

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

10. **23-0370-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$700 for members of the Commission to attend the National Alliance of Preservation Commissions Virtual Summer Short Course on August 23 and 24, 2023

Minutes:

COMMISSIONER SIEBRANDT explained that the funding is to pay for those wanting to attend the subject virtual course. She named the available sessions from a PowerPoint presentation, a copy of which was submitted for the record, noting the courses could be watched online for up to six months, and she informed CHAIR STOLDAL that the \$700 will suffice to cover all eligible attendees.

CHAIR STOLDAL said the sessions are practical and on target regarding issues affecting historic preservation communities.

COMMISSIONERS ROBERTS and PURDUE verified respectively that the sessions are online only and approximately 20-30 minutes.

For COMMISSIONER LeVINE, COMMISSIONER SIEBRANDT said the \$700 covers everyone at \$50 per person.

Motion made by Jack LeVine to Approve

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

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

11. **23-0372-HPC1** - Discussion for possible action regarding approval of funding up to the amount of \$42,000 for members of the Commission to attend the November 8-10, 2023 National Trust Preservation Leadership Forum PastForward 2023 conference located in Washington, D.C.

Minutes:

COMMISSIONER SIEBRANDT reported that the cost to attend the subject conference is \$3,000 per person, and that includes registration, flights, hotels and per diem. The flights and registrations will be arranged and paid for in advance, but the hotel and per diem costs will be reimbursed from receipts submitted. Those wishing to attend should inform her office by August 7, 2023. There will be tours offered at extra costs.

COMMISSIONER ROBERTS asked if the information learned is shared with the public. CHAIR STOLDAL said past courses have covered the effects of climate change, and COMMISSIONER SIEBRANDT added they have covered how to use renewable energy and how to connect with historic preservation commissioners throughout the country to share ideas. The Chair emphasized that the courses offer valuable information, which is discussed at the next available meeting upon returning from the conference. COMMISSIONER ROBERTS felt that he definitely has a lot to learn.

COMMISSIONER LeVINE asked about rules for going early or staying after the conference, and COMMISSIONER SIEBRANDT said she would have to look into it, and she would report on the total number of attendees at the meeting in August.

Motion made by Cheryl Purdue to Approve

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

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

12. **23-0373-HPC1** - Report by the Community Development Department regarding the Historic Preservation Commission's budget

Minutes:

COMMISSIONER SIEBRANDT referred to the budget summary on the PowerPoint Slide, a copy of which was submitted for the record, and reported that all projects were in progress, some have been paid and others were still pending submittal of reimbursement invoices. The ending balance after all payments are made will be under \$31,000.

CHAIR STOLDAL confirmed the start of the Cliff May neighborhood project.

See Item 13 for related discussion.

13. **23-0374-HPC1** - Discussion for possible action regarding approval of the submission of a grant request in the amount of \$75,000 to the Commission for the Las Vegas Centennial in order to support a variety of historic preservation initiatives lead by the Historic Preservation Commission

Minutes:

COMMISSIONER SIEBRANDT explained that this item pertains to a request for grant funding from the Commission for the Las Vegas Centennial and requested approval.

COMMISSIONER PURDUE asked if the funding is from the City of Las Vegas and if the amount would be added to the budget balance, to which COMMISSIONER SIEBRANDT replied that it would be added to the budget. However, the funding source is the Commission for the Las Vegas Centennial (Centennial Commission) from revenue generated through the sale and renewal of the commemorative Centennial license plate. The license plate is very popular and generates significant revenue. The Centennial Commission has non-profit status and helps this body preserve the City's history. CHAIR STOLDAL added that the Mayor is the Chair of that Commission and the other members serve on a voluntary basis.

Motion made by Sondra Cosgrove to Approve

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

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

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

Minutes:

MICHAEL HOWE, Planning Project Manager, said there were no updates for this meeting but there will be an update on the demolition ordinance at the meeting in August.

15. 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 the various projects either in progress or in pre-production. She noted that the appeal for the denial of the Certificate of Appropriateness for 1819 Beverly Way was also denied by the City Council on July 19, 2023 and gave 90 days to remove the structure. DEPUTY CITY ATTORNEY REBECCA WOLFSON explained that the owner has 25 days from the date of service, which is the date of the City Council hearing, to file a petition for judicial review in District Court.

COMMISSIONER LeVINE said he heard the owner decided to list the property for sale. The Chair asked if the new owners would be informed of the issue. MS. WOLFSON said the Notice and Order should run with the title so the buyer will become aware through a title search, but as with any major purchase, the owner should do their due diligence.

COMMISSIONER ROBERTS asked if this Commission could assist the current or new owner in the correct pathway toward compliance, and COMMISSIONER SIEBRANDT replied that approximately three times a year her office runs a new home sales report to notify new owners if their property is within a historic district and of the regulations. MS. WOLFSON said that ignorance of the law does not alleviate compliance with the law; therefore, any potential buyer will have to comply with the code, including having to remove the added structure. COMMISSIONER ROBERTS said the ongoing problem is buyers doing work without pulling proper permits and then flipping the houses. In his belief, the City should be proactive and identify the issue ahead of time to notify the new owners.

CHAIR STOLDAL asked if the Realtors Association should be invited to a meeting to see if they have ideas and wondered if running a list of homes with liens would be helpful. COMMISSIONER LeVINE stated that State law requires certain disclosures and failure to disclose can lead to penalties, noting that the current owner is still within the law because the Council gave 90 days to comply.

16. **23-0375-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL mentioned there was an article about the Pioneer Saloon.

17. **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 asked if there were suggestions on topics for future discussion and said there should be some upcoming items for possible funding of amendments to the National Register of Historic Places for the Historic Westside School and for the Old Mormon Fort, as well as an item on the demolition ordinance.

18. **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:

None.

19. **Adjournment**


Minutes:

The meeting was adjourned at 1:17 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