



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 (excused until 12:08 p.m.), BECK, HOTCHKISS (via teleconference), SERFAS (excused until 12:03 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.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of July 26, 2023

Minutes:
CHAIR STOLDAL called for a motion.

Motion made by Colleen M. Beck to Approve

Passed For: 8; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 3

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

6. **23-0295-HPC1 - ABEYANCE ITEM** - Discussion for possible action regarding approval of the final 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 matter pertains to the final draft of the subject survey. The Commissioners had the opportunity to review it and submit their comments for the final revisions.

COURTNEY MOONEY, North Wind Resource Consulting, appreciated the comments submitted. She added that after reviewing the questions by SHPO (State Historic Preservation Office) regarding eligibility, North Wind identified nine properties in addition to the Christensen House for listing on the national level and on the City of Las Vegas Historic Property Register.

CHAIR STOLDAL said he enjoyed the report, which he believes will withstand the test of time.

COMMISSIONER LARIME recalled the statement about the riots after the RODNEY KING incident, which reminded her that riots also occurred in the community after the assassination of MARTIN LUTHER KING, JR., due to the potential connection to the highway. She requested a further review of this for verification and addition to the report. MS. MOONEY said she would look into it.

CHAIR STOLDAL asked about the next steps. COMMISSIONER SIEBRANDT explained that funding would be sought to potentially add the recommended properties to the national and local registers, noting that a nomination to the National Register of Historic Places for the Christensen House is included in compliance with the grant received for this Survey. SHPO performed a preliminary review. A consultant will have to be hired if any other property owners are interested in listing their property. The Chair wondered if a priority list should be established. Since owner consent is required for nominations, COMMISSIONER SIEBRANDT asked the Commissioners to review the eligible list and make recommendations, which she will compile to come up with priorities.

COMMISSIONER ROBERTS asked if there is a plan in place to encourage the owners to have their property listed, and COMMISSIONER SIEBRANDT replied that she would be holding a neighborhood meeting to inform the owners about it.

Motion made by Richard Serfas 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;

7. **23-0391-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the replacement of a residential roof on the property located at 1100 South Sixth Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said Items 7 and 8 are related but require separate motions and votes, and she added that the applicant was seeking a Certificate of Appropriateness (COA) to replace the roof on his house. A copy of a PowerPoint presentation was submitted for the record.

MICHAEL GANSON requested approval of the COA and grant, which he will match, to replace his roof. CHAIR STOLDAL stated that the idea is to keep the character of the historic neighborhood. Staff performed a review and supported the COA.

COMMISSIONER PURDUE questioned the materials of the new shingles, and MR. GANSON indicated they are made of fiberglass asphalt, adding that he has maintained the historic character of the property since he bought it 23 years ago because he takes historic preservation seriously. He informed the Chair that the house needed a new roof when he bought it, but he could only make minor repairs. There are still some missing shingles.

COMMISSIONER ROBERTS discussed with MR. GANSON that the roof leaks and as part of the repairs, the contractor will replace the underlayment, patch the valley areas and add substrate, pursuant to the code.

Given that the air conditioning units are slightly visible, COMMISSIONER ROBERTS suggested MR. GANSON should consider speaking to the consultant about possibly readjusting the units and placing them closer to the flat roof to shield them from the public view, noting that the contractor for this project has the credentials to do all the work, according to the backup documentation. MR. GANSON said that would be too expensive, emphasizing that the cost of the roof work doubled since he obtained the original estimate three years ago. He pointed out that the units have been visible on the Park Paseo side since they were installed. CHAIR STOLDAL clarified that the Commissioner was only making a recommendation, but it is not a requirement. MR. GANSON said he would obtain a cost estimate.

COMMISSIONER LeVINE verified that the roof shingles are three-tab asphalt shingles and said the proposed work is in conformance with the character of the neighborhood; therefore, he expressed his support.

MR. GANSON added that the windows are unique for the entire neighborhood, and he rebuilt the garage doors.

See Item 8 for related discussion.

Motion made by Todd Moody 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;

8. **23-0392-HPC1** - Discussion for possible action regarding approval of a grant in the amount of \$8,690 to Michael Ganson for the replacement of a residential roof located at 1100 South Sixth Street, and authorizing the Chairman to execute the Grant Agreement as approved by the City Attorney - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said the proposed roof replacement was covered under related Item 7. The applicant is requesting grant funding to help pay for the cost.

COMMISSIONER LARIME questioned the in-kind donation of over \$3,000 listed in the budget. MR. GANSON explained that the contractor was making that donation to Rebuilding Together, which is a non-profit organization that helps with similar projects. He hopes more people will take advantage of the grant program. The Commissioner interpreted it as a discount to MR. GANSON and a donation toward another organization. She then verified with COMMISSIONER SIEBRANDT that the funding is paid out after receipts are submitted for reimbursement. COMMISSIONER SIEBRANDT added that the funding match is coming from Rebuilding Together, who will submit for reimbursement, and the same applies to MR. GANSON for his expenses.

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;

9. **23-0419-HPC1** - Report by the Community Development Department regarding the Floyd Lamb Park Skeet Range, located at 9200 Tule Springs Road - Ward 6 (Brune)

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, and explained that the Floyd Lamb Park Skeet Range was not a part of the historic property, and it is contaminated from the residue and clay pigeons. A partial remediation was completed of the area the red arrow points to on the site plan, but the area within the yellow boundaries is outstanding. The remediation project includes a contemporary structure that is not historic. The State Historic Preservation Office approved the remediation.

COMMISSIONER MOODY asked what would happen with the remaining acreage, and COMMISSIONER SIEBRANDT said it could be used for emergency parking even after it is remediated, but there are no other plans for it presently.

CHAIR STOLDAL asked if this body would receive a presentation on the restoration of the buildings on the site, and COMMISSIONER SIEBRANDT replied that a building assessment from a contractor is needed before the work can be done. As soon as she has the assessment, she will schedule a report.

10. **23-0417-HPC1** - Discussion for possible action regarding approval of the submission of a grant proposal in the amount of \$45,000 to the Nevada State Historic Preservation Office subgrant program in order to hire a consultant to create a workshop to inventory historic grave markers located at Woodlawn Cemetery, 1500 Las Vegas Boulevard North - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said this is for the annual Nevada State Historic Preservation Office (SHPO) subgrant program to obtain funding for a project at the Woodlawn Cemetery. SHPO has new requirements for the types of projects they will accept; among them is community involvement and engagement with historic preservation. As such, this project is to inventory the earliest gravestones in phases and review the histories, given that the earliest burials took place in 1905. A request for proposal (RFP) will be issued to solicit proposals. She anticipated coming back in the spring of 2024 with a proposal.

COMMISSIONER ROBERTS clarified with COMMISSIONER SIEBRANDT that this is for the implementation of a workshop scenario, but she did not know how many the consultant would recommend to get the job done. She noted that there are thousands of people buried at Woodlawn Cemetery and this is only for the first phase.

COMMISSIONER LARIME said that perhaps the consultant could set up the methodology for future community involvement, emphasizing that the Nevada Preservation Foundation has had a lot of success with their Woodlawn Cemetery project and getting volunteers. Perhaps there is potential to keep the research going after the contract expires.

CHAIR STOLDAL said the earliest interred are scattered throughout the site, so he wondered what would be the guide and added that some of the areas are confined to certain backgrounds, such as for Blacks or Jewish people. COMMISSIONER SIEBRANDT confirmed that a plan will come out of the workshop. Referring to a plan on the overhead, a copy of which was not submitted, she said the burial plots are by alphabetical letters or names of gardens, and there are records of the earliest burials. They will start in that area and will definitely do a walk-through with the consultant.

CHAIR STOLDAL was impressed with all the work the City is doing to maintain Woodlawn Cemetery, and he looks forward to another great project there.

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;

11. **23-0429-HPC1** - Discussion for possible action regarding approval up to the amount of \$2,000 for the Historic Preservation Office to attend the Old Spanish Trail National Conference in Riverside, California, October 19-22, 2023

Minutes:

COMMISSIONER SIEBRANDT referred to the announcement in the backup documentation for this annual conference, which she said is dedicated to the Old Spanish Trail, and is for individuals and caretakers in the surrounding states. She wants to attend to get ideas on promoting the City's portion of the Old Spanish Trail.

COMMISSIONER GILLESPIE said it is a good idea, especially since the Nevada State Museum will open an exhibit on January 26, 2024, called Old Spanish Trail that will include artifacts from Old Santa Fe up to San Gabriel, California. She suggested COMMISSIONER SIEBRANDT confer with JOSEPH DIAZ before heading to the conference and added that the Nevada State Museum is also trying to get visitor plaques to commemorate a pathway at the Springs Preserve campus. CHAIR STOLDAL was certain the information would be factual and said the trail is an important part of Southern Nevada's history.

Motion made by Todd Moody 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. Report by the Community Development Department regarding Director's updates

Minutes:

SETH FLOYD, Department of Community Development Director, reported that the desire for a demolition ordinance to preserve historic buildings has come up for discussion several times. After COMMISSIONER SIEBRANDT, as Historic Preservation Officer (HPO), conducted extensive research on it, a bill was drafted and a sponsor was found; however, upon review by his team, several people questioned if it was the best way to achieve the desired preservation goals. Unfortunately, the answer was no. Consequently, more effective measures were implemented, including the requirement to notify the HPO whenever a developer submits for a demolition permit review for buildings 40 years or older, allowing 48 hours to determine if further review is necessary. Additionally, MR. FLOYD intends to request funding from the Commission for the Las Vegas Centennial to get the HPO assistance in order to survey and identify properties, buildings, objects or neighborhoods for listing on the local, state or national register. If this does not work, the process will be evaluated, and staff will determine if a demolition ordinance should be pursued.

COMMISSIONER ROBERTS asked if the timeline is still 48 hours or 10 days and if the HPO will be notified only upon the submittal of a demolition permit, meaning there is no process to prevent demolition without a permit. MR. FLOYD said it is 48 hours; the 10-day period was discussed only for inclusion in the demolition ordinance. There is no formal process to prevent demolition without a permit, which is the trigger to notify the HPO, but a demolition ordinance would not address that either. The Commissioner wondered if there is any interest in trying to address that directly, as architecturally defining features are being demolished, noting that it would be better to take a proactive approach. MR. FLOYD said it is difficult to handle proactively, as most issues are found in response to complaints to the Code Enforcement Division, which, fortunately, now has a dedicated Code Enforcement Officer to focus on homes that may be eligible for listing on a register. Moreover, the design guidelines for historic neighborhoods are in the process of finalization and those should help as well.

COMMISSIONER LeVINE mentioned there was a big scare with the Safari Motel signs on Fremont Street, and he wondered if a demolition permit would have to be pulled for architectural elements such as neon signs and facades. MR. FLOYD replied that signs are unique, such as the ones on Fremont Street and a part of Project Enchilada. Those that are not a part of Project Enchilada would probably require a demolition permit, but he would have to research. However, a complete renovation was done on the Safari Motel property, so permits had to be pulled for the signs. He emphasized that historical signs should be identified and designated as such, which can be done after the HPO has more resources, for protection and oversight by this body. He advised COMMISSIONER LeVINE, who questioned the restoration of the Sky Ranch Motel sign, that he would have to look into it.

CHAIR STOLDAL commented that for years the word "buildings" has been used in historic preservation, but there is a need to identify elements in historical buildings that may represent a time period. Perhaps there is a need to contact the Central Labor Council to get assistance with the necessary expertise to do so, or maybe focus on a survey of buildings constructed before 1940. He acknowledged the current list of endangered sites but suggested going back further than 50 years.

COMMISSIONER LARIME thought the HPO was already involved in the process, despite a demolition ordinance, to do research and to talk with property owners. Therefore, she questioned how the implemented measures might work better. MR. FLOYD replied that the HPO was added to the permit review process within the last year, and that the review process is equivalent to a development review. In reviewing the implementation of a demolition ordinance, staff from the Building and Safety and Planning Divisions had to consider striking a balance between not holding up projects and preserving history. Consequently, having the HPO in the process avoids delaying ready projects. The ultimate goal, however, is to survey properties in advance to avoid any issues with demolition.

COMMISSIONER LARIME added that taking a proactive approach focusing on identifying buildings that might qualify for register nominations is fine, but adaptive reuse of buildings was going to be a big component of the demolition ordinance; therefore, she hopes the focus will still be on the general landscape of Las Vegas. MR. FLOYD said he mentioned buildings 40 years and older, but the reality is that the HPO needs assistance to help her define the parameters, whether it be by a range of years or by building type. The Commissioner mentioned that Los Angeles took a community-wide approach and looked to the community for assistance through its Survey LA initiative, and perhaps the City could do the same, understanding that more work would be necessary after, but it would help identify the priorities.

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

Minutes:

COMMISSIONER SIEBRANDT referred to the PowerPoint presentation, a copy of which was submitted for the record, and said all funded projects were in progress. A neighborhood meeting was held on August 16, 2023, for the Twin Lakes survey area. There was not a big turnout, but those in attendance engaged well and were interested in sharing the information with their neighbors.

She said the Historic Westside School Centennial Celebration would be held on Saturday, September 30, 2023, and they were recruiting volunteers. Her office will be at a booth to hand out literature and answer questions, but she would like some assistance as well. In preparation for the Land Acknowledgment, cultural protocol training is being offered by FAWN DOUGLAS, the consultant, on Tuesday, September 19, 2023, in Council Chambers from 9:00 a.m. to 10:00 a.m. on the expectations and proper etiquette in dealing with the tribal elders.

14. **23-0418-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

None.

15. **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 they had plenty of projects on the list.

16. **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.

17. **Adjournment**

Minutes:

The meeting was adjourned at 1:08 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