



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 (excused until 12:13 p.m.), BECK, HOTCHKISS (via teleconference), SERFAS, COSGROVE, MOODY, PURDUE, ROBERTS, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS LeVINE and PALACIOS

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; JOHN RIDILLA, Assistant City Attorney; 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 September 27, 2023

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Sondra Cosgrove to Approve

NOTE: Commissioner Beck abstained from voting because she was not present at the meeting of September 27, 2023.

Passed For: 7; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 3

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

6. **23-0542-HPC1** - Final report by Dayvid Figler regarding the completion of the replacement of an original weeping mortar brick wall, located at 1302 South Sixth Street - Ward 3 (Diaz)

Minutes:

RAE LATHROP, representing DAYVID FIGLER, reviewed a PowerPoint presentation, a copy of which was submitted for the record, to show the historic wall that was completely replaced because it broke in half. She said they took on this project just in time because the wall completely collapsed after the tree that was in front of it was removed. The wall was replaced with bricks of the original size, which had to be custom cut, as the needed size is no longer available. The wall looks identical to the original, and they are very pleased with the project, which could not have been done without the matching funds received from the Historic Preservation Commission (HPC). Referring to the budget sheet, MS. LATHROP said they had to spend a little more than intended, but it came out nicely and they intend to install some landscaping. She offered to place a sign on their property to credit the HPC for the grant, which she greatly appreciated, as well as to make the documentation available to serve as a guide for interested applicants.

COMMISSIONER ROBERTS verified that the wall is in public view and that it is a requirement for a brick-and-mortar grant. MS. LATHROP said it is in the front, but somewhat obscured due to the Mexican petunias in front of the wall.

CHAIR STOLDAL asked if there was any difficulty in finding an artist to reproduce the mortar type, and MS. LATHROP said they obtained three quotes, and the difficult part was finding a company that would cut the bricks to the same size. The Chair said that this project set the example for people to refer to. He discussed with MS. LATHROP that the wall collapsed because of the removal of the nearby palm tree.

7. **23-0543-HPC1** - Final report by Fawn Douglas, Nuwu Art LLC, regarding the completion of the 100-year Anniversary event for the Historic Westside School, located at 330 West Washington Avenue - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT reported that this body approved funding to FAWN DOUGLAS, Nuwu Art, LLC, for the event on September 30, 2023, celebrating the 100-year anniversary of the Historic Westside School.

MS. DOUGLAS thanked the Commission for providing the funding for the celebration, adding that it was a great experience for her and the locals. She spent several administrative hours organizing the various dancing groups that performed in honor of different cultures. Retrospectively, she wished the event could have been more multi-cultural.

The highlight was the ceremonial protocols training, Cultural Fluency Workshop, which was held in the Council Chambers at City Hall. MS. DOUGLAS believes more educational opportunities are necessary for people to obtain a better understanding. The Centennial parade for the celebration also took place and the Land Acknowledgment, which Chairwoman DEBRA FARIA and Councilmember MARLA PETE, Las Vegas Paiute Tribe Council, read in part. During the dance performances, MS. DOUGLAS spoke about the meaning of the dances.

MS. DOUGLAS was proud to be an ambassador for this event because she believes it is important to share cultures and noted they are a part of the past and the present. Amazingly, many people were interested in the dances and their meaning and asked about future performances. Although it was not in the plan, the people's interest inspired her to perform as well. A few of the Nuwu dancers have family members who attended the

Historic Westside School, and Tribal Councilwoman ALFREDA MITRE shared records from the Bureau of Indian Affairs listing the names of relatives who attended the school. She was proud to also share that information with the historic preservation team during the parade meetings.

MS. DOUGLAS sincerely thanked the Commission for allowing her and the Las Vegas Paiute Tribes to share their culture. She asked the Commission to support upcoming Pow Wows so people can see the dances and learn more about their culture.

CHAIR STOLDAL thanked MS. DOUGLAS for her work, time and passion. Regarding the record of the relatives' names who attended the school, he asked if it could be shared with the City's Historic Preservation Officer given the importance of that information. MS. DOUGLAS said she would follow up.

COMMISSIONER ROBERTS asked if a video of the event was available since he could not attend the event. MS. DOUGLAS said that COMMISSIONER SIEBRANDT probably had videotape and photos. COMMISSIONER SIEBRANDT interjected that the parade and event was funded by the Commission for the Las Vegas Centennial, which will receive a report at its meeting in November, and the Communications Office should be able to provide links. This Commission funded the Land Acknowledgment.

8. **23-0544-HPC1** - Discussion for possible action regarding approval of the first draft of the Historic Context and 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 - Ward 5 (Crear)

Minutes:

CHAIR STOLDAL hoped the Commissioners reviewed the draft and were ready to submit comments before the final report in January 2024. COMMISSIONER SIEBRANDT said she needs the comments earlier in order to submit them to the consultant, who has to make the revisions. She requested any comments be submitted to her within one week. The Chair said that was not enough time to review over 600 pages of the report. As such, he asked the Commissioners to submit their comments for the reports the Historic Preservation Commission (HPC) has to act on.

COURTNEY MOONEY, North Wind Resource Consulting, reviewed a PowerPoint presentation, a copy of which was submitted for the record, and said the HPC contracted with North Wind to conduct a reconnaissance level survey of the project area consisting of 1,564 historic properties. The purpose being to identify any eligible properties for listing on the National Register of Historic Places (NRHP) or the City Historic Property Register (CHPR), as well as to determine if the study area could constitute a historic district.

The study survey was completed in July 2023 and details of properties were recorded, including address, construction dates, exterior building materials, building heights, architectural styles and current uses. Archival research took place at the UNLV (University of Nevada, Las Vegas) Special Collections Library on the initial development of the Twin Lakes area and the influence that federal housing policy and construction trends had on suburban growth in Las Vegas during that period. Records available online through the Clark County Assessor were used for additional research, and they provided information on architects and developers that were responsible for the initial design and construction of residential properties, as well as construction dates. However, some of the Assessor's records are missing information for some properties. Historic building permits on file with the City of Las Vegas were also consulted for some individual properties, such as information on original construction applications and modifications. This was done for properties thought to be individually eligible, but not for all 1,564 properties because of the survey level. They also consulted ancestry.com, newspapers.com and historicaerials.com.

She provided the boundaries for the Twin Lakes survey area and said the properties documented in the study area are located within nine neighborhoods. Several unplatted areas along the periphery and most of the neighborhoods consist of a planned development containing multiple individual plats. The developments with multiple plats, such as Twin Lakes Village, share a developmental history.

The neighborhoods include Twin Lakes Village, Twin Lakes Estates, Rancho Square, Twin Lakes Village II, Twin Lakes Country Club Estates, Charleston Estates, Woodland Hills, The Priory and K-Las Vegas. The number of properties in each neighborhood varies from more than 500 in the Twin Lakes Village to one in K-Las Vegas, and they were all built between 1946 and 1982, with the majority constructed in the 1950s. One percent of the properties were constructed as commercial, office, educational and religious.

All historic-age properties were evaluated for individual listing on the NRHP under Criterion A for potential association with the theme Community Planning and Development in Northwest Las Vegas during the post-war period. Properties under Criterion B were evaluated for their association with the lives of significant persons. Under Criterion C, properties were evaluated for design and construction as a representative example of mid-twentieth-century domestic architecture. Properties under Criterion D were evaluated for information potential. Based upon the results of the evaluations, North Wind did not recommend any properties as individually eligible under any criterion.

Twin Lakes Village and Charleston Estates were found to have historic significance under NRHP Criterion A under the theme of Community Planning and Development. Twin Lakes Village was eligible for its role as the first residential housing tract in the Twin Lakes area, and Charleston Estates was an unusually large example of a residential subdivision constructed during the period of significance. Unfortunately, the majority of the residences experienced significant alterations since originally constructed and can no longer be considered characteristic of the related developers' contribution to suburban development in Las Vegas during the period of significance. Additionally, the Nevada Department of Transportation (NDOT) conducted a survey for the Twin Lakes Village area and the area east of Rancho Drive before this survey, so it was difficult to make a complete finding due to a lack of information. Hence, there may be a potential for additional work on that subdivision.

The residences have some interesting developmental history. The 1950s was the era of mass-produced residential construction due to the post-war housing crisis. This started the manufacturing of fabricated and pre-cut parts to facilitate the construction of large developments in cities across the country. Along with this mass production came new materials such as aluminum and plastic, and Twin Lakes Village was quick to use these materials and even offered packaged cooling and heating systems, aluminum windows and complete kitchens, like the GE (General Electric) Wonder Kitchen.

The layout of the residential developments within the study area adhere to the neighborhood-unit approach with West Washington Avenue serving as the primary transportation corridor. Curving streets were integral to the early tract design. They limited sight distance to slow down traffic and other traffic control devices were instituted as well, such as culs-de-sac and loop streets.

This era gave rise to a new type of developer called the merchant builder, which was responsible for all aspects of tract development. Thus, the team concept involved dedicated specialists who worked in only one area and led by the principal builder. Other merchant builders planned for the inclusion of shopping centers, schools and civic buildings, and they were considered community builders. This is apparent in the Twin Lakes area because they have large areas dedicated to such uses. Other key components of industrialized home construction were the emphasis on marketing and the use of trained salesmen to demonstrate the value of each development, making the term "curb appeal" very popular, as well as model homes. This was apparent in the Twin Lakes area, where large corporate builders used state-of-the-art marketing techniques.

The typical residential architectural styles for the area include Ranch, Spanish Ranch, Tutor Ranch, Colonial Revival, New Traditional, Contemporary Ranch, Storybook Ranch and Tri-Level Ranch. MS. MOONEY reviewed the features for those individual styles, roofing details and common materials, noting that the Spanish Ranch style included arched openings at either the porch, windows or garages. Subdivisions influenced by the Federal Housing Administration (FHA) often required the use of different floor plans and architectural elements for variety. The main developer for this area also developed subdivisions in other areas of Las Vegas; therefore, some of the same architectural styles were also found in Downtown Las Vegas and in the Huntridge neighborhoods.

Thirteen commercial properties were found within the study area that were originally built for such purpose. These properties included uses for a bank, office, retail, restaurant, car dealership and government offices.

These properties are mostly found along North Rancho Drive and North Decatur Boulevard, with a small cluster of them on Belrose Street in the southeastern portion of the study area. The commercial properties in this study area were primarily built in a plain, utilitarian style with little architectural decoration, but most of them have been altered to the point that the original style is no longer discernable, with the notable exception of the property at 1549 N. Rancho Drive. The building embodies characteristics of the Modern architectural style.

There were three schools within the study area, Ruth Fyfe Elementary School, Western High School and Robert O. Gibson Leadership Academy. They were constructed between 1961 and 1966 and embody characteristics of the Modern and Late Modern architectural styles. She reviewed elements of these architectural styles depicted in the photos on slide 7.

COMMISSIONER ROBERTS applauded the detailed report and questioned the name of the subdivision, K-Las Vegas, which MS. MOONEY explained was named for the nearby K-Mart. The Commissioner then discussed with MS. MOONEY that some of the same styles of homes are visible all over Las Vegas because the major developer worked all over the Valley. This is the reason for common elements.

CHAIR STOLDAL and COMMISSIONER ROBERTS asked why the east side of Rancho Drive, the neighborhood on the west side of Charleston Estates and on the south side of Lorenzi Park were not included. MS. MOONEY explained that the homes in the area just west of Charleston Estates might have been constructed after 1982. COMMISSIONER SIEBRANDT interjected that the survey areas were by a range of years, which was expanded to 1982 to gather information for potential eligibility. The Chair said it seemed the Twin Lakes subdivision survey area was cut in half, leaving the triangle area east of Rancho Drive out. COMMISSIONER SIEBRANDT could not answer.

COMMISSIONER ROBERTS asked if Charleston Estates and Twin Lakes Village were found eligible. MS. MOONEY indicated that those neighborhoods met the significance requirements, which are vague in the NRHP. She noted that portions of Charleston Estates, Twin Lakes Village II and Rancho Square were impacted by the freeway construction, so those subdivisions lost the entire southern portions.

After COMMISSIONER ROBERTS confirmed with MS. MOONEY that none of the properties were found individually eligible for listing, he asked for suggestions on how to identify properties or reach out to homeowners for individual listing. MS. MOONEY said that one of the challenges is that the standards for individual eligibility are higher. In order to determine if a home is individually eligible, research has to be conducted on the background, permit, and prior ownership. As part of the survey, some research was done on properties they thought might be eligible; however, they found no connection. The Commissioner asked if it would be more efficient to contact the individual property owners first, and MS. MOONEY replied that going by attendance at the neighborhood meeting, there was not a huge interest.

COMMISSIONER PURDUE discussed with MS. MOONEY that Twin Lakes Estates was excluded from historical designation because most of the properties in the survey area of that subdivision were significantly altered. Additionally, the NDOT report she reviewed revealed that the entire area was not eligible as a historic district, but there were some comments from the State Historic Preservation Office (SHPO) that they would be requesting additional information. Hence, there might be some potential for a deeper look. The Commissioner asked who was the builder of the original Twin Lakes Village, and MS. MOONEY thought it was the HEERS family. She advised the Commissioner that Gibson Academy was included in the survey area, but it had several alterations.

COMMISSIONER BECK suggested the eligibility year be included in the report for areas recommended for evaluation as a district when the majority of the properties reach the 50-year-age mark.

Understanding that no districts were found eligible for the national or state registers, COMMISSIONER LARIME asked why they were deemed non-eligible for the local register when its standards are less restrictive. MS. MOONEY said there were too many alterations and to her understanding, the local register requires a district to be intact. The Commissioner thought some neighborhoods had a few contributing properties that could be eligible. MS. MOONEY offered to review those further for other factors and perhaps provide an in-depth explanation.

COMMISSIONER LARIME questioned the potential for a non-contiguous district of all the Ranch architectural styles. MS. MOONEY said that unfortunately, most are not intact. The Storybook Style is scattered throughout neighborhoods along East Oakey Boulevard. She offered to conduct another quick review for potential qualifications. The Commissioner said that perhaps a recommendation in the report on what is necessary to explore the eligibility of those other properties could suffice. She also recommended the report include the impact of the construction of the freeway, as well as to consider conducting language-appropriate cultural outreach in the neighborhoods, given the demographic changes.

COMMISSIONER BECK said that the non-eligibility recommendation statement for the Priory neighborhood should place an emphasis on the fact that the homes are missing integrity.

CHAIR STOLDAL said he sent his notes, including one countering that Las Vegas was not a whistle-stop and actually had a very large depot. Regarding COMMISSIONER LARIME'S comment about eligibility for the national and state registers versus the local register, the Chair mentioned that under the Las Vegas Municipal Code 19.10.150, Section B, a property determined to be of exceptional local significance qualifies for listing, noting that, to him, there may be other qualifiers. Nevertheless, the Chair suggested the report address if the consultant uncovered any restrictions on the sale of homes to minorities starting in 1946. MS. MOONEY thought there were two properties from 1946 and they were holdovers, which were not researched in-depth because this was just a reconnaissance-level survey.

CHAIR STOLDAL emphasized that the report was very informative.

After the vote, MS. MOONEY thanked the Commissioners for their helpful input.

Motion made by Michelle Larime to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, 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-Jack LeVine, Craig Palacios;

9. **23-0545-HPC1** - Discussion for possible action regarding the approval of an application to designate the property known as Tract 3 Huntridge Home, located at 1425 Francis Avenue, on the City of Las Vegas Historic Property Register - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT was present with the homeowner, KELLY WALLACE. The Commissioner showed original, before and after photos, copies of which were submitted for the record as a PowerPoint presentation, and reported that Tract No. 3 of the Huntridge subdivision was surveyed in 2014. At that time, most properties were found ineligible due to major alterations, but three properties were found eligible for listing on the National Register of Historic Places (NRHP) as individual properties, one of which is the subject property. She summarized from the Purpose/Background section of the Agenda Memo in the backup documentation that the house was built in 1944 as part of the Federal Housing Administration (FHA) Title VI program. The key characteristics include the Minimal Traditional style, small size, one-story, cross-gabled or cross-hipped roof forms, shallow eaves, lack of dormers, wood-framed, double-hung windows and minimal added architectural detail. In keeping with FHA principles, the exterior materials were minimized in color and texture. Additionally, the attached single-bay carport was retained. The report found that this house maintains its integrity in location, setting, feeling and association.

The home was built for the war-time workers and the newspaper clippings of the advertisement were included as backup. The original owners were KENNETH and MADELINE EASTMAN. MR. EASTMAN was a security guard at the Basic Magnesium Plant in Henderson, which further supports the historical significance of the house constructed for war-time workers. They raised their family in the home, and their son, DAVID, attended John S. Park Elementary School and Las Vegas High School.

This house is eligible for listing on the local register because it embodies the distinctive characteristics of the building by its architecture and construction, including great artistic value. It also meets the 50-year-age criteria, having been built in 1944 during Las Vegas' 1940s period of building and growth in response to the urgent demand to provide accommodations critical to the defense industry. Lastly, it qualifies because of the family who lived there and its association with Las Vegas' social past.

MS. WALLACE said she has only changed the landscaping and fence. She tried to retain as much of the original interior character as possible, given her desire to live in a vintage home. She is the second owner of the house and has been in contact with the original owners' son, who gave her a copy of the original deed.

COMMISSIONER ROBERTS was deeply thankful for all the work and effort and MS. WALLACE'S willingness to preserve the historical character of the property. He appreciated the report and hoped that the other two properties in the subdivision could also be listed. MS. WALLACE said perhaps other properties in the subdivision could be reviewed for listing.

CHAIR STOLDAL agreed that there may be other opportunities in the subdivision, given the historical significance of the Huntridge neighborhood. He asked MS. WALLACE for her thoughts on what should be done with Huntridge Circle Park, and she replied that it should be open with security and planned programming, but not left unattended.

COMMISSIONER LARIME emphasized her repeated request for a conservation district.

CHAIR STOLDAL appreciated all the work.

COMMISSIONER SIEBRANDT added that the application will be considered at the Planning Commission Meeting on January 9, 2024, and then at the City Council meeting on February 21, 2024.

Motion made by Daniel Roberts to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, 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-Jack LeVine, Craig Palacios;

10. **23-0546-HPC1** - Discussion for possible action regarding approval of the final 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 subject guidelines have undergone several reviews and edits. This item is for the final document, and CHAIR STOLDAL submitted additional last-minute changes. The Chair said that this is a very important document that the Historic Preservation Commission funded, and one of his goals has always been to have a user-friendly document for owners to turn to.

Motion made by Richard Serfas to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, 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-Jack LeVine, Craig Palacios;

11. **23-0547-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$29,800 in order to hire Kautz Environmental Consultants, Inc. to complete an updated National Register of Historic Places nomination for the Las Vegas Old Mormon Fort, located at 500 West Washington Avenue - Ward 5 (Crear)

Minutes:

CHAIR STOLDAL emphasized that this was the first historic property in the City that received a nomination.

COMMISSIONER SIEBRANDT reported that CHAIR STOLDAL requested the update, as the first nomination was conducted in the late 1970's and it was not very thorough, which was fine for the time. Kautz Environmental Consultants was contacted and they submitted a proposal. They will use as much of the initial documentation and perform an in-depth archeological survey of the property as part of the contract. Because the Commission is funding it, the consultant can start immediately after approval.

CHAIR STOLDAL said an archeological study was completed on the property that consisted of approximately three volumes. He hopes the consultant will speak to the author writing the history.

COMMISSIONER BECK was glad this project was moving forward, especially given the improvement projects near Cashman.

COMMISSIONER ROBERTS asked if the archeological study would include an actual dig, and COMMISSIONER SIEBRANDT said there would not be an excavation.

See Item 12 for related discussion.

Motion made by Cheryl Purdue to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, 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-Jack LeVine, Craig Palacios;

12. **23-0548-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$8,920 in order to hire Chattel, Inc., Historic Preservation Consultants, to amend and update the Historic Westside School designation to the National Register of Historic Places - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said OLIVIA WHITE with Chattel, Inc., was in the audience to answer any questions. The Commissioner reported that this update will not require as much work as for the property under Item 11 as there was an update completed in 2015. However, since then, there have been changes to the school. Chattel, Inc. submitted a proposal for the project.

Motion made by Michelle Larime to Approve

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

For-Robert Stoldal, 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-Jack LeVine, Craig Palacios;

13. **23-0549-HPC1** - Report by the Community Development Department regarding a Section 106 Review for a proposed street improvement project of Rancho Drive between Rainbow Boulevard and Mesquite Avenue - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT said this matter pertains to a Section 106 Review for a report by the Nevada Department of Transportation (NDOT) on the subject property. It is not an action item and the Commissioners should submit any comments to her on the report for submittal to NDOT, who will submit it to the State Historic Preservation Office (SHPO) for final review.

CHAIR STOLDAL asked why it was brought to the Commission when such projects typically do not come to them, to which COMMISSIONER SIEBRANDT replied that this is a very large project and it involves the removal of houses along Rancho Drive. The deadline to submit comments is November 6, 2023, if possible. The Chair pointed out that the company that prepared the survey is WSP USA Inc., a company that focuses on transportation and development, not on historic preservation.

As a matter of procedure, COMMISSIONER BECK asked if Section 106 Reviews typically come to the Historic Preservation Officer (HPO) or the Community Development Department and if they are not necessarily received for large projects such as this one. COMMISSIONER SIEBRANDT commented that she receives the reviews if the federal agency submits them to her. For this project, the State has been working with the Public Works Department. She added that almost every Section 106 Review she receives has involved the installation of a cellular tower, and she does not actively seek them out; they are submitted to her.

CHAIR STOLDAL questioned the process for Section 106 Reviews and thought that they would come to the HPO for any project involving federal funding. COMMISSIONER SIEBRANDT indicated that most of the Section 106 Reviews she receives involving federal funding are for Department of Housing and Urban Development money to install an air conditioning unit on a house located in a non-historic area.

COMMISSIONER SIEBRANDT advised COMMISSIONER PURDUE that the boundaries are marked in the map attached as backup documentation for this item.

CHAIR STOLDAL asked if an official action letter is typically sent from the City, to which COMMISSIONER SIEBRANDT replied that the City provides comments to the consultant, who submits them to SHPO (State Historic Preservation Office) for consideration. She noted that the City Council is not involved.

COMMISSIONER ROBERTS asked if the Section 106 Review started for this project and if a Review can be abandoned once it is started. COMMISSIONER SIEBRANDT said that if a project does not move forward, the Review could be halted.

14. **23-0553-HPC1** - Report by the Community Development Department regarding a request from the Nevada Department of Transportation to review a National Register of Historic Places Multiple Property Documentation Form and associated National Register of Historic Places nomination for the Culinary Union 226 Headquarters Building, located at 1630 South Commerce Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER BECK did not understand why NDOT (Nevada Department of Transportation) took the lead on this project. COMMISSIONER SIEBRANDT explained that NDOT reached out to the community as part of its completion of a Multiple Property Documentation Form for Latinos, and this started about the same time as the Rafael Rivera Survey. NDOT was searching for historical context for the Latin community, and this can be for properties anywhere in the community that meet the historical context. Through this documentation process, the Culinary Union 226 Headquarters Building is being nominated to the National Register of Historic Places due to its relation to the Latino community.

CHAIR STOLDAL said the company for this project does not know the difference between the City of Las Vegas and Las Vegas DMA (Designated Market Area), which makes him wonder about other possible discrepancies in the document. He conceded the Hispanic community's contributions and history are significant, but he did not believe the age requirement was met because the Culinary Building was built in 1996, which does not meet the standard for the City of Las Vegas. He asked if this would be reviewed by the Planning Commission or the City Council. COMMISSIONER SIEBRANDT stated that their review would not be required because the nomination is not for the local register, which is governed by Las Vegas Municipal Code Title 19.10.150. She advised the Chair that she was not privy as to why the subject building was selected and asked that any comments be submitted to her by November 15, 2023.

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

Minutes:

SETH FLOYD, Department of Community Development Director, had no updates to report.

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

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT provided project updates. All survey projects are in progress. The Westside School Alumni Book was completed and a report will be made in December 2023, given there is no Historic Preservation Commission meeting in November. The Bricks and Mortar Grant for the 1100 South 6th Street project has been completed and a report will be made in December. The Christenson House nomination to the National Register of Historic Places as part of the National Park Service Grant requirement will be before the Board of Museums and History SHPO (State Historic Preservation Office) meeting in December. The 2023 Helldorado Parade won the 2023 International Festivals and Events Association Award, and the Parks, Recreation and Cultural Affairs Department received the Gold Award for Best Parade with a budget between \$100,000 and \$750,000.

COMMISSIONER SIEBRANDT attended a conference in Riverside, California, by the Old Spanish Trail Association. The conference held a Land Acknowledgement. The conference speakers were mainly descendants of pioneers who traveled the trail or established residences near or on the trail. She had the opportunity of meeting former City Manager ASHLEY HALL at the conference. The Commissioner appreciated the funding to attend the meeting and hoped to speak about the Old Mormon Fort update at the next conference.

A Review of Conditions will be considered at the City Council meeting on November 1, 2023, for the property at 700 Park Paseo, which was previously denied a Certificate of Appropriateness (COA) by this body. Toward the end of this item, COMMISSIONER LARIME asked if an appeal was approved for this property. MR. FLOYD said that the Commission denied the COA, which was appealed to the Council. The Council approved the appeal with conditions. The owner is now asking for a review and relief from one of those conditions. CHAIR STOLDAL discussed with COMMISSIONER SIEBRANDT that the condition on the time limit to obtain permits is being requested for review. She informed COMMISSIONER ROBERTS that the case is not coming back to the Commission as the Council has the final say.

CHAIR STOLDAL said he would appreciate accurate plotting of the Old Spanish Trail through the City of Las Vegas because it opened up to what would become Southern Nevada. He felt it is an important history that this body should provide funding to document it. COMMISSIONER BECK offered to put COMMISSIONER SIEBRANDT in contact with people at the Bureau of Land Management who worked on documenting the trail. COMMISSIONER SIEBRANDT said she would appreciate any information and assistance.

COMMISSIONER GILLESPIE said that the Nevada State Museum would have an exhibit on the Old Spanish Trail next year and it would be nice if CHAIR STOLDAL could do a preview of it. The exhibit should include interesting programming, even on how to pack a mule.

COMMISSIONER PURDUE added that the Benedict Arnold Trail in Massachusetts includes markings, which she thought would be a good idea for the Old Spanish Trail locally.

Regarding the building at 801 East Charleston Boulevard, which COMMISSIONER ROBERTS inquired about, COMMISSIONER SIEBRANDT provided some history. Since the building was constructed in 1962, the interior has been renovated. The mid-century, modern design building was designed by architects ROBERT HAGMAN and KURT MEYER, and it formerly housed the Frontier Fidelity Savings and Loan, Bank of America and U.S. Bank. The building was recently purchased by the Legal Aid Center of Southern Nevada (Legal Aid), which intends to demolish the building to construct its Victims Rights Center.

Understanding that the City has no control over the building being demolished, CHAIR STOLDAL hoped that the owners would allow staff to document its history with photos, noting the uniqueness of the building.

COMMISSIONER ROBERTS was very upset about this property being demolished, emphasizing that he fought to add it to the endangered properties list, which has become a demolition list. The building is very unique, and

he recently found out that a historical significance report was prepared, which he would like made available. He strongly believes the City should do more to prevent the demolition of unique properties such as this one.

The Chair asked who prepared the report. SETH FLOYD, Community Development Director, explained that a draft report, which he later clarified is really a history summary, was prepared as part of a Section 106 Review for a potential application for federal funding by Legal Aid. The report was not released because it was in draft, but after conferring with the City Attorney's Office, it will be released. MR. FLOYD thanked Legal Aid for the tour of the building and their openness with all the information they had on the building. They hope to preserve what they can, such as the unique wall and some of the brickwork, as well as an old safe. CHAIR STOLDAL said it would be nice to take photos and take record of anything that is uncovered during the demolition. MR. FLOYD said he could contact the property owners about it.

COMMISSIONER LARIME wondered if other options could be explored, such as relocation of the structure, given that bank buildings are very popular for adaptive reuse. This body could possibly fund a feasibility study. MR. FLOYD offered to ask the owners.

In response to the Chair's query, MR. FLOYD said that the owner had not applied for a demolition permit and was in the process of securing funding to move forward with their project early next year. The owner has done a lot of research on the history of the property and explored possible reuse and redesign.

COMMISSIONER ROBERTS liked COMMISSIONER LARIME'S suggestion for reuse, although he felt the owner would not be amenable to it given the cost. He opined that the Section 106 Review was probably abandoned because it would not allow demolition because of the findings of the historical significance of the property. He sincerely doubted anything could be salvaged during demolition due to modern demolition methods. This case should serve as a learning experience for this body and the City, and he strongly objected to the destruction of the building. He insisted the City and the Commission need to take a proactive approach instead of trying to save artifacts after the fact. The Historic Preservation Commission needs to take a more active part in historic preservation instead of just discussing it, and it should learn from other jurisdictions throughout the Southwest that are more active, as historic preservation brings financial gain.

COMMISSIONER BECK said that a Section 106 Review does not protect historic properties from demolition even if they are found eligible for national listing. She was disappointed that the Review was not finished because had the building been found eligible for nomination, the record of the building would have been at a high level before demolition. COMMISSIONER SIEBRANDT appreciated the clarification.

CHAIR STOLDAL thanked COMMISSIONER ROBERTS for his passion, noting that it is important for the Commissioners to understand the process in all cases involving historic properties. He conceded that the owners of this property have been very open and collaborative. He asked for a copy of the Section 106 Review draft.

For COMMISSIONER ROBERTS, COMMISSIONER SIEBRANDT explained that a Section 106 Review makes a property eligible for federal funding if it is listed by the owner on a historic register and covenants can be placed on a listed historic property through grants issued by agencies such as SHPO or the National Park Service. She advised COMMISSIONER ROBERTS that she is not aware of Legal Aid seeking any federal grants.

17. **23-0550-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL said there were references to the Westside School and the Huntridge Theatre.

See Item 18 for related discussion.

18. **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 any topics for future discussion.

COMMISSIONER BECK asked if the nomination for Floyd Lamb Park at Tule Springs was updated to include the adobe building, and COMMISSIONER SIEBRANDT and CHAIR STOLDAL thought it was included, and the Chair asked for a report, given the review of all the properties by the Parks, Recreation and Cultural Affairs Department. COMMISSIONER SIEBRANDT said a report would be provided in January 2024.

Regarding Item 17, COMMISSIONER ROBERTS observed that the New Town Tavern was not on the list, but a survey was conducted for the West Side. COMMISSIONER SIEBRANDT explained that the reports for resources in local media are prepared a month in advance of a meeting agenda. The New Town Tavern will not be on the report until the meeting in December. CHAIR STOLDAL said it helps to alert the Commissioners even if the topic is not on the report yet.

19. **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.

20. **Adjournment**

Minutes:

The meeting was adjourned at 2:27 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