



## 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, COSGROVE, PALACIOS, MOODY, PURDUE, ROBERTS and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONER GILLESPIE (ex-officio member and Nevada State Museum Designee)

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; JEFFREY GALLIHER, Deputy 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](http://www.lasvegasnevada.gov); and the Nevada Public Notice website – [notice.nv.gov](http://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 commented that COMMISSIONER SIEBRANDT would speak about the upcoming Historic Preservation Month Awards.

### 5. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 24, 2024

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Daniel Roberts to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

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

6. **24-0080-HPC1** - Report by J Dapper, Principal of Dapper Companies, regarding the status of the Huntridge Theatre, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said this matter pertained to a quarterly update by J DAPPER, Principal of Dapper Companies, in accordance with the Settlement Agreement for the Huntridge Theatre.

MR. DAPPER reviewed a PowerPoint presentation, a copy of which was submitted for the record, to provide a status report of the Huntridge Theatre renovations. He explained that the renovation process has been arduous due to the property's historical designation. Although progress was made, they reached the point where fundraising would be necessary for the project through the New Markets Tax Credit Program and Historic Preservation Tax Credits. Fortunately, Enterprise Bank and Trust (Enterprise Bank) granted them an \$8 million New Markets Tax Credit Program allocation that will result in approximately \$2 million cash for construction costs. Enterprise Bank expressed interest in being the construction lender for the project, and they were talking to CDE (Community Development Entity) companies that have additional allocations for New Markets Tax Credits. However, the CDE companies are willing to provide allocations contingent upon him obtaining Historic Preservation Tax Credits, which were not a part of the initial plan. The reason they are considering these credits is the census tract the Huntridge Theatre is located in fell out of an approved census tract to qualify for the New Markets Tax Credit Program. This is because the tract behind the Huntridge Theatre has improved to the point it no longer qualifies for such credits. They have one year to obtain these credits or lose the opportunity to get them, so they have turned their focus on making sure they qualify for New Markets Tax Credits.

Consequently, Dapper Companies hired Ryan, a consulting firm with historic preservation expertise that is familiar with the tax credits process. Ryan is in the final stage of completing a report that will outline needed changes to qualify for Historic Preservation Tax Credits, which is important because they have reached about 75 percent of the process with CDEs with Gensler, an architectural company. However, they cannot finish until a determination is made regarding the Historic Preservation Tax Credits. Dapper Companies is on the verge of submitting the application, which will be shared with the City and the Commissioners. Upon receiving feedback from the reviewer, Dapper Companies will determine if they want to pursue Historic Preservation Tax Credits.

Moving on, MR. DAPPER referred to the conceptual renderings of the theater lobby and the cabaret and main theaters and described the uses for some of the spaces, including the SoHo Playhouse Theater, which signed a lease first, Bar Central, which is a new tenant recently signed, and a restaurant and bar. The exterior renderings included some old and some updated color schemes, based on the project. He noted that the pylon sign is pink, which was discovered to be the original color through samples taken of the stucco and extensive research. He added that they have proposals from interested tenants to choose from within the next few months.

Regarding the timeline, MR. DAPPER hoped to break ground between the second and third quarters of 2024, depending on approval of the application for the New Market Tax Credits Program. He emphasized that they received the Urban Land Institute (ULI) Nevada Placemaking Award and had a video shown of the Huntridge sign lighting event, noting that it was important to light the sign early, despite the challenges, because the residents like it. A copy of the video was not submitted.

CHAIR STOLDAL appreciated the update and requested a copy of the PowerPoint presentation, which COMMISSIONER SIEBRANDT said would be available online the following day.

CHAIR STOLDAL asked if the changes made warranted an amendment to the Certificate of Appropriateness (COA). COMMISSIONER SIEBRANDT indicated that she would have to look into that. MR. DAPPER clarified

that all the potential changes were for the interior, and he provided a list of those changes to COMMISSIONER SIEBRANDT, but he would not know until the review comes back. The Chair did not recall discussion about the pink color as part of the COA application. MR. DAPPER explained that in the process of researching the original colors, they found that pink was the original color. This made sense to the Chair, who added that he just wanted to make sure any significant changes require a review of the COA.

COMMISSIONER ROBERTS appreciated the presentation but questioned the delay in providing a status update since quarterly reports are required, noting that it had been a year since the last report was made to the Commission. MR. DAPPER answered that there were no significant changes to report, and he had to cancel the last scheduled update. Most of the changes occurred within the last couple of months, pending completion of reviews regarding New Market Tax Credits.

COMMISSIONER ROBERTS asked if the color of the neon on the sign was changed, and MR. DAPPER replied that the company only did what was necessary to repair the components and make the sign operational. The neon lights are currently white but the original color is unknown; not even the sign company that worked on it knows. He offered to have the sign company manager come to the next update to answer any questions about the neon, and he asked the Commissioners to share any historical information they might have about the sign and property with him.

COMMISSIONER ROBERTS persisted and questioned some of the color changes in the renderings. MR. DAPPER said the renderings included a daytime image, so the sign was not lit. Additionally, the renderings are conceptual images from the artist. He assured the Commissioner that he would be happy to include him in the discussions and decision-making for the project.

CHAIR STOLDAL asked if a change of color to the sign would require an amendment to the COA. COMMISSIONER SIEBRANDT said the COA approved in June 2023 showed no color, so the applicant would have to come back with renderings. The Chair did not think a review by the Commission would be necessary for every change, as MR. DAPPER could work with COMMISSIONER SIEBRANDT to see if any significant changes would require the Commission's review. MR. DAPPER said that his goal is to make changes only upon discovery of original color schemes.

COMMISSIONER ROBERTS said his intent in questioning the renderings was to ensure MR. DAPPER is clear on the Commission's role and that any changes would be back for review and approval. MR. DAPPER assured him that he would keep COMMISSIONER SIEBRANDT apprised.

CHAIR STOLDAL was excited about the project but requested regular quarterly reports, even if to say that there are no updates. He looked forward to the outcome of the reviews regarding the tax credits.

MR. DAPPER added that he received the permits for the Mission Linen property project, and the work will start within 30 days in the Arts District.

7. **24-0085-HPC1** - Final report by Brenda Williams, Westside School Alumni Foundation President, regarding the completion of the reproduction of the Our School, Our Community, Our Time (1923-1967) book

Minutes:

CHAIR STOLDAL said the Westside School opened in 1923 and is a beautiful site.

COMMISSIONER SIEBRANDT stated that the subject book was part of the celebration to honor the 100-year anniversary of the Westside School, and it was reproduced recently.

BRENDA WILLIAMS, Westside School Alumni Foundation (Foundation) President, reviewed a PowerPoint presentation, a copy of which was submitted for the record, to provide an update on the changes made to the book, noting that the first printing in 2012 consisted of 176 pages and the second printing in 2023 added 8 pages. The reproduction of the book was necessary to make corrections and to add valuable information.

MICHAEL L. J. APUZZO, Distinguished Professor at Yale Medical School and Cornell Medical College, wrote the review, as well as DR. KEVIN L. WRIGHT, Senior Racial Equity Facilitator/Consultant at the Center for Equity and Inclusion. COURTNEY MOONEY, AICP, Urban Design Coordinator and former Historic Preservation Officer for the City of Las Vegas, and BISHOP LEON SMITH, First Ecclesiastical Jurisdiction of Nevada Church of God in Christ, wrote reviews but were not included in the first book production due to lack of space, so they were added for the reproduction. MS. WILLIAMS pointed out that she and the Foundation received the Historic Preservation Award in 2013 from the Historic Preservation Commission, and they included a copy of the certificate at the end of the review. Additionally, the copyright document acknowledges that the second printing was funded in part by the Historic Preservation Commission, and it included IDA J. LADMIRAULT, who sent copies to several people, including DR. APUZZO, and ARLETTE FENNELL WILLIAMS, who was of great assistance to her, as contributors.

MS. WILLIAMS mentioned other additions to this book reproduction, including images of restored rooms on Slides 5 and 6; a brief history of the Historic Westside Legacy Park and its members - MS. WILLIAMS, MONROE WILLIAMS, MABEL HOGGARD, H. P. FITZGERALD, JOHN EDMOND, WILLIAM McCURDY, Sr., STELLA MASON PARSON and DAVID WASHINGTON, most of whom were Westside School alumni - and the monument, Living Black Pillars by CHASE R. McCURDY on Slide 7. Slide 8 provided information about where to buy the book and the cost, how the proceeds are used, and gives credit to the City of Las Vegas for collaborating with the Foundation on the Centennial Celebration of the school.

She added that the new book is very popular because it is lighter, brighter and contains more information for a lower price. She was surprised to discover during research that Blacks had to pay \$3 to vote. She is very happy the book has gained a lot of interest, which helps generate funds for scholarships. She was excited and proud to have the opportunity to meet PRESIDENT JOE BIDEN on January 24, 2024, and was happy to learn that he was familiar with the Historic Westside and aware of it. She also gave him a copy of the book. Lastly, MS. WILLIAMS expressed her gratitude to all who helped on the project.

CHAIR STOLDAL verified with MS. WILLIAMS that she has several copies of the book left.

COMMISSIONER ROBERTS congratulated MS. WILLIAMS on her work and asked where people could purchase the book, and she gave her telephone number, 702-300-5803, to arrange a meeting to buy a copy. She explained that she has to sell the books directly because she would lose too much profit through a store, and she wants every extra dollar going to their cause.

8. **24-0082-HPC1** - Report by the Community Development Department regarding the 2024 Historic Preservation Month Awards

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, to report that May is Historic Preservation Month, and she would like to receive nominations for the various award categories (Slide 2), noting that a revised nomination form was disseminated and submitted for the record to include contact information for the nominees. The nominations would be voted on at the special meeting of April 22, 2024, and the awards would be presented in May.

After verifying with COMMISSIONER SIEBRANDT that posthumous nominations are allowed, CHAIR STOLDAL said it would be worth recognizing people who have contributed in the past. COMMISSIONER SIEBRANDT reminded him that she would need the contact information.

9. **24-0083-HPC1** - Discussion for possible action regarding approval of up to \$1,600 in Historic Preservation Commission funding to host the 2024 Historic Preservation Month Awards Luncheon

Minutes:

COMMISSIONER SIEBRANDT reviewed a PowerPoint presentation, a copy of which was submitted for the record, to provide details on the proposed subject luncheon. Last year's luncheon was well received, fun and people liked being able to meet and chat with the Commissioners and award recipients. She was hoping to have this year's luncheon in the Now Café again. However, it is not available for the regularly scheduled

Historic Preservation Commission meeting on May 22, 2024, which she suggested cancelling and holding a special meeting on May 29, 2024, when the café is available.

CHAIR STOLDAL asked if changing the meeting date would require placing an action item on an agenda for the Commissioners to vote on it, and DEPUTY CITY ATTORNEY JEFFREY GALLIHER replied in the affirmative. (NOTE: Subsequent to this meeting, it was determined that an agenda item would not be necessary.)

COMMISSIONER BECK felt last year's luncheon was a big success, and she liked conversing with the people who received awards. She supported having the luncheon on the same day as the award ceremony.

After the vote, COMMISSIONER SIEBRANDT reminded everyone that the Helldorado Days Parade was scheduled for May 11, 2024, and The City of Las Vegas: 1960s film premiere would be at the Historic Fifth Street School on May 18, 2024.

Motion made by Michelle Larime to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

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

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

Minutes:

On behalf of SETH FLOYD, Department of Community Development Director, MICHAEL HOWE, Planning Project Manager, reported that letters were mailed to new homebuyers in the two historic neighborhoods, one in Beverly Green and three in John S. Park. The Mayor's Urban Design Awards would take place on March 5, 2024, at the Historic Fifth Street School, featuring the speaker ALAN HESS, Architect and Historian. CHAIR STOLDAL verified that the letters to new buyers in historic neighborhoods are sent via certified mail.

11. 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 status of various ongoing and completed projects, noting that all surveys are in progress. The Christensen House was approved for listing on the National Register of Historic Places (NRHP), and it was in the process of being listed on the local register. The property at 1425 Francis Avenue was approved for listing to the local register and a plaque ceremony was being arranged with Ward 3 and would be noticed once a date is set. The NRHP updates to the nominations for the Old Mormon Fort and the Historic Westside School were in progress. The Design Guidelines booklet was completed and a neighborhood meeting would be scheduled for April 17, 2024, with residents from the John S. Park and Beverly Green neighborhoods, of which the Commissioners will be notified via postcard.

A free, hands-on workshop is being offered in Boulder City, Nevada, by BOB YAPP, who is an expert on restoring and preserving old houses. She read the contact information from Slide 2.

COMMISSIONER SIEBRANDT said two Commissioners expressed interest in participating in the Helldorado Days Parade, and she indicated she could no longer get a red car but a float could be created for the Commission.

She emphasized that March 15, 2024, is the cut-off date to submit interest in attending the upcoming conferences depicted on Slide 4, and she asked the Commissioners to notify TERESA SMITH, Administrative Support Assistant. CHAIR STOLDAL added that funding assistance to attend is available.

COMMISSIONER BECK worried about making the deadline for the conference in New Orleans, Louisiana. COMMISSIONER SIEBRANDT advised that she needed to know by March 15, 2024, because setting up the travel is a complicated process.

12. **24-0084-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL said there were several links to articles for searching.

13. **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 LeVINE said he spoke with PETER MORUZZI, a Palm Springs, California, architect who wrote the nomination for the El Cortez Hotel and Casino to be on the National Register of Historic Places (NRHP), and he asked why the historic Vegas Vic sign has not been added to the NRHP. CHAIR STOLDAL agreed with the Commissioner that it should be looked into.

COMMISSIONER ROBERTS wondered if the sign on The Green Shack property is protected, adding that the entire site should be on the local register. CHAIR STOLDAL thought there was discussion at a meeting several years ago that the sign would remain but the building would be demolished.

COMMISSIONER ROBERTS stated that despite the Pete Findlay Oldsmobile property being in a Clark County (County) Island, the City should collaborate with the County to preserve it and other historic properties. CHAIR STOLDAL said COMMISSIONER SIEBRANDT would have to schedule a report item on a future agenda to discuss such a relationship with the County.

COMMISSIONER LeVINE said residents of the Paradise Pines neighborhood in the County discussed having the Historic Preservation Commission (HPC) serve the entire Las Vegas Valley. CHAIR STOLDAL said they needed to start with a conversation on finding out the equivalent body of the HPC in the County.

COMMISSIONER PURDUE believed Commercial Center is to be demolished; she suggested scheduling a discussion on that. The Chair said the site is certainly historic.

14. **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:

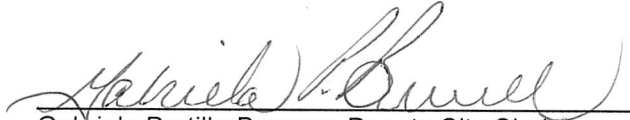
None.

15. **Adjournment**

Minutes:

The meeting was adjourned at 1:20 p.m.

Respectfully submitted:

  
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Gabriela Portillo-Brenner, Deputy City Clerk

  
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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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

City Hall, 495 South Main Street, 1st Floor