



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:00 p.m.

PRESENT: CHAIR STOLDAL and COMMISSIONERS LARIME, BECK, HOTCHKISS (via teleconference), SERFAS, COSGROVE, MOODY, ROBERTS, SIEBRANDT (ex-officio member) and GILLESPIE (ex-officio member and Nevada State Museum Designee)

EXCUSED: COMMISSIONER LeVINE, PALACIOS and PURDUE

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; REBECCA WOLFSON, Deputy City Attorney; and GABRIELA PORTILLO-BRENNER, Deputy City Clerk

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 said he had nothing to announce but hoped all the Commissioners received the document COMMISSIONER SIEBRANDT sent for Item 6.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of February 28, 2024

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, Richard Serfas, Michelle Larime, Sondra Cosgrove, Daniel Roberts, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Jack LeVine, Craig Palacios, Cheryl Purdue;

6. **24-0156-HPC1** - Discussion for possible action regarding approval of the first draft of the updated Historic Westside School designation to the National Register of Historic Places - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT restated the subject item and commented that the Chair submitted his notes, a copy of which was provided to the Commissioners and the City Clerk's Office for the record.

CHAIR STOLDAL said there are two fundamental elements to this version: the update to the Westside School's history and all that has transpired since 2016. The subject draft includes significant details as well as some amazing photographs.

OLIVIA WHITE, Sub-consultant to Chattel, Inc., indicated that she worked on this update. She used a PowerPoint presentation, a copy of which was submitted for the record, and detailed Slide 2 to provide a summary of the work that was done for the nomination updates, including clarification of nomenclature and boundaries, physical description, revision of details regarding operation and education, correction of minor errors and inclusion of updated photographs. She added that she was eager to receive feedback.

CHAIR STOLDAL stated that all the nominations on the National Register of Historic Places (NRHP) are important, but the two that stand out to him are the Westside School and the Old Mormon Fort because they represent the early history of the community. For this reason, he placed a higher standard on the subject nomination, but he stressed that the same standard should be applied to all nominations, especially since the earlier nominations were moved quickly. He added that getting nominations listed on the NRHP take approximately 17 steps. Once listed, that data is considered conclusive; therefore, all nominations should be reviewed and updated if necessary, and the Commission should find the funding to ensure necessary updates are made. Moreover, he apologized if his notes seemed abrupt, noting that he wrote them late in the evening and in a rush.

COMMISSIONERS ROBERTS, BECK, MOODY and SERFAS appreciated the Chair's expertise, attention to detail and the time he took to draft a document noting necessary changes. COMMISSIONER SERFAS commented that the Chair's expertise helps the Historic Preservation Commission (HPC) raise the bar going forward and can serve as a template.

COMMISSIONER ROBERTS said that thinking about the Chair's note regarding the spelling for the name of the school and its usage made him wonder about usage of names for other areas, such as Naked City.

COMMISSIONER BECK recalled the Commission having to revise nominations due to initial lack of attention to detail. She added that after the Historic Preservation Act was passed, people doing the work thought they only needed the minimum necessary information for an eligibility recommendation. It was not until recently that people started looking at the NRHP forms as archival documents, and now everyone looks at those documents to find that many of them are incomplete. For example, the Floyd Lamb Park at Tule Springs nomination should have included the adobe structure, but it was not eligible yet. Nevertheless, the problem continues, as was the case for a nomination project she worked on in 2005 that qualified for four aspects and SHPO (State Historic Preservation Office) concurred, yet they reduced the nomination to push it through as quickly as possible. The Commissioner believed this would be an ongoing issue, although SHPO seems to be more aware of such issues.

CHAIR STOLDAL said he was in disbelief when he first saw the incomplete nominations from 1966, but he quickly realized the goal was to get them listed on the NRHP. Fortunately, the HPC has the funding and opportunity to update nominations that need it, in particular for the subject school, which he regards as a model for updates.

COMMISSIONER MOODY indicated that photos 56 and 57 made him wonder if there is a description key for them to include, and MS. WHITE offered to do further research and include it.

CHAIR STOLDAL requested MS. WHITE'S thoughts on moving forward and stated the motion on this item, noting that there will be a second draft forthcoming. MS. WHITE said she has not had the opportunity to review all the comments submitted, but she appreciated them, as they will improve the second draft. COMMISSIONER BECK confirmed with the Chair that the Commission would have the opportunity to review the second draft with the recommended changes. CHAIR STOLDAL described the process once the second draft is completed. COMMISSIONER SIEBRANDT added that by approving the first draft, the Chair's notes would be included.

Without having read the Chair's notes document, COMMISSIONER LARIME asked if it includes recommendations for how and when the various names are appropriate to use, as she learned from her research projects that it is a difficult undertaking, and she wondered if the consultant should make recommendations. CHAIR STOLDAL provided a brief background on how some of the names came to be; for example, the Old Town, which was originally McWilliams Place, designation came in 1905 because the Las Vegas Times newspaper referred to it as such when it started taking advertising only from the newer town. The Old Town name stuck because the people liked it until the name started to fade and was renamed the Westside when some prominent people wanted to promote the sale of property in the area. He said that a paragraph explaining the transition and use of the designation for the nomination would help, and COMMISSIONER LARIME agreed. MS. WHITE appreciated the comments.

See Item 4 for related discussion.

Motion made by Robert Stoldal to Approve with the necessary recommended changes

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

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

7. **24-0157-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$1,056 for the production of a bronze plaque for the historically listed Tract 3 Huntridge Home, located at 1425 Francis Avenue - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT indicated this matter is consistent with the Commission's incentive to place properties on the local register, and the subject property was recently added. After receipt of the plaque, a ceremony will be scheduled for presentation on May 6, 2024, to the homeowner. She requested approval of the funding to order the plaque. CHAIR STOLDAL asked if properties placed on the National Register of Historic Places (NRHP) get plaques, and COMMISSIONER SIEBRANDT replied that such properties do not get a plaque from the NRHP; the property owners have to purchase it. She added that the City of Las Vegas is unique in providing plaques for properties listed on the local register. The Chair wondered if the Commission could fund the manufacture of plaques for local properties on the NRHP, and COMMISSIONER SIEBRANDT did not see a problem with doing that.

COMMISSIONER ROBERTS asked if any other homeowners in the Huntridge area have come forward to have their property listed, to which COMMISSIONER SIEBRANDT replied that the interested homeowners who have come forward do not own eligible properties.

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, Richard Serfas, Michelle Larime, Sondra Cosgrove, Daniel Roberts, Todd Moody; Did Not Vote-Diane Siebrandt, Nevada State Museum Designee; Excused-Jack LeVine, Craig Palacios, Cheryl Purdue;

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

Minutes:

MICHAEL HOWE, Planning Project Manager, said there was nothing to report.

9. 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, and reported that all projects were in progress or delayed, including the surveys for the Cliff May Homes, Twin Lakes and Rafael Rivera. The Cliff May Homes survey is somewhat delayed and will be submitted in July instead of June because she needs to contact the owners within the survey area. The Rafael Rivera survey was delayed due to staffing shortages at SHPO (State Historic Preservation Office), so it will not be finished until August, pending SHPO's comments. The Twin Lakes Survey was moved up and would be presented in June. The Christensen House was approved by the Planning Commission and would be reviewed at the City Council meeting of April 17, 2024, and there will be a plaque ceremony. There will be a plaque presentation ceremony for the property at 1425 Francis Avenue on May 6, 2024, and reminders will be sent. The Old Mormon Fort nomination update was delayed to August, but the final report date of December has not changed. The Historic Westside School nomination update is in progress. A meeting was scheduled for April 17, 2024, with the Beverly Green and John S. Park neighborhoods to review the Design Guidelines.

There are still spots available for the free, hands-on, window restoration and weatherization workshop in Boulder City for licensed contractors. The contact information was provided on Slide 2.

The Helldorado Days Parade was scheduled for May 11, 2024, at 10:00 a.m., and she confirmed the Commissioners who would be participating and added that two people will have to walk. There will be a car for some to ride in.

MICHAEL HOWE, Planning Project Manager, took over the presentation and reported that at the Mayor's Urban Design Awards ceremony, four categories were recognized, and the one that stood out was the Historic Preservation and Adaptive Reuse category. There were three winners. For Historic Preservation, Carpenter Seller Del Gatto Architects won for its design of the Golden Steer renovation. For Adaptive Reuse, SPARC Design was awarded for its Adaptive Reuse design of The Bent Inn & Pub, 1100 East Ogden Avenue. For Historic Preservation and Adaptive Reuse, the Plaza Hotel and Casino Design Team won for the design of the Carousel Bar. The Carousel Bar project is a nice reuse of the porte cochere, while maintaining the frontage of the hotel. MR. HOWE added that ALAN HESS, architect and historian, was the featured speaker on The Act of Preservation. COMMISSIONER BECK asked if there was a swimming pool where the Carousel Bar is, and MR. HOWE replied affirmatively.

COMMISSIONER SIEBRANDT resumed the presentation and announced that The Road to Helldorado film would broadcast on KCLV Channel 2 on March 26 and 28-30, 2024, at various times, which were included on Slide 5. She thanked everyone who submitted their nominations for Historic Preservation Month awards, which would be voted on in April, and added that the Commission for the Las Vegas Centennial approved the grant funding augmentation request. Lastly, she reminded the Commissioners that the regularly scheduled meeting on May 22, 2024, was rescheduled to May 29, 2024, to accommodate the Historic Preservation Month Awards luncheon.

CHAIR STOLDAL wondered if the Westside School local register nomination should be updated as well, and COMMISSIONER SIEBRANDT said it could be done if the Commissioners desired and offered to forward the details on the local nomination.

COMMISSIONER LARIME asked if exterior renovations were done at the Golden Steer, to which COMMISSIONER SIEBRANDT replied that they did exterior and interior renovations as part of the expansion. She offered to send photos.

10. **24-0158-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL said the articles were included in the report packet.

11. **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 ROBERTS believed it would be beneficial for the Historic Preservation Commission (HPC) to coordinate with Clark County (County) to identify transitional areas, such as East Fremont Street, south of the Five Points area, and Commercial Center, as adaptive reuse properties, and he would like a future discussion item about this. CHAIR STOLDAL said the Charleston Heights neighborhood study revealed a number of developments, and he wondered if there are guidelines to help determine boundaries and address what COMMISSIONER ROBERTS mentioned. COMMISSIONER SIEBRANDT explained that the process usually includes determining the years of construction to identify the oldest property and reviewing the Survey Catalog to identify areas not surveyed and outdated surveys from ten years back or more. The Survey Catalog is available on the City's website.

COMMISSIONER BECK said she has contemplated historic preservation of County properties over the years, noting that there has been some ongoing work in the overarching County area. Nevertheless, she believed it would become an issue as expansion continues and people would push for historic preservation. CHAIR STOLDAL stated that one of the challenges is the misconception that the Strip is located within the City of Las Vegas, but it is in the County. He wondered if it would be appropriate to invite a County representative to speak about the plans for Commercial Center. COMMISSIONER BECK commented that RICHARD SEGERBLOM, County Commissioner, expressed a strong interest in historic preservation. COMMISSIONER SIEBRANDT thought it would be appropriate for the Chair to reach out to COMMISSIONER SEGERBLOM.

COMMISSIONER ROBERTS indicated he was still waiting to view the renderings for the exterior security windows at the Lorenzi Park tennis complex, as part of a Certificate of Appropriateness application, and a report on dealing with landmark signs for non-historic neighborhoods using the term "historic," which should be reviewed by this body first to avoid a costly mistake. He proposed a removal process. The Chair commented that SETH FLOYD, Community Development Director, said that issue would be addressed for future signs.

COMMISSIONER SIEBRANDT indicated to COMMISSIONER ROBERTS that she takes note of all outstanding matters and added that the renderings for Lorenzi Park are still with the architect, but she assured him they would be on a future agenda as soon as they are ready. COMMISSIONER ROBERTS recalled the presenter indicating that he did not have them with him and would provide them. COMMISSIONER SIEBRANDT explained that they were sent back to the architect. With respect to the landmarks, she would relay the concern to MR. FLOYD and place an item on a future agenda.

COMMISSIONER SIEBRANDT clarified that saying an item would be on a future agenda does not mean an immediate future agenda because the agenda process is complicated, and she explained the process. CHAIR STOLDAL said that perhaps the report should include pending matters. He also thought MR. FLOYD had said at one meeting that no more historic landmark signs would be allowed without review by the Commission, but he would welcome an update by MR. FLOYD.

12. **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.

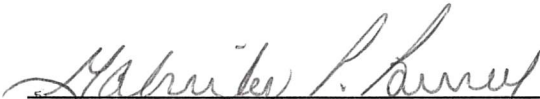
The amount of discussion on any single subject, as well as the amount of time any single speaker is allowed, may be limited.

Minutes:
None.

13. **Adjournment**

Minutes:
The meeting was adjourned at 12:56 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