



## Special Historic Preservation Commission Minutes

### 1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:01 p.m.

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

EXCUSED: COMMISSIONERS LARIME, LeVINE, SERFAS and PALACIOS

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; PAUL MATA, Deputy City Attorney III; 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](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 welcomed PAUL MATA, Deputy City Attorney, who was replacing REBECCA WOLFSON, Deputy City Attorney III, as counsel for the Commission, given her election as Municipal Court Judge. MR. MATA said he has been with the City Attorney's Office for four months.

Additionally, the Chair referenced and submitted a copy of a letter for the record that was from the State Historic Preservation Office (SHPO) in response to a letter from the Clark County School District (CCSD) regarding work that started and is proposed at the Las Vegas Academy. The plan includes elements of the Las Vegas High School (LVHS) Historic District as well as buildings on the National Register of Historic Places (NRHP). CCSD requested that SHPO fulfill its responsibilities to determine the buildings on the site with historic significance that should be preserved. SHPO's letter indicates CCSD's plan includes the complete demolition of

6 of the 11 contributing resources in the LVHS Historic District in direct conflict with State law. SHPO recommended that the CCSD consult with the Clark County District Attorney and the State of Nevada Attorney General regarding the proposed plan. The Chair believed that CCSD should also consult with the City Attorney's Office regarding the buildings. Moreover, SHPO asked in the letter if CCSD was trying to obtain comment from SHPO on a proposed work plan and questioned if the work had started on the site.

CHAIR STOLDAL indicated REBECCA PALMER, Administrator and State Historic Preservation Officer, signed the letter, and CCSD had not responded to it. The Chair added that he did provide STEVEN WOLFSON, Clark County District Attorney, with a packet of information.

See Item 14 for related discussion.

5. For possible action to approve the Final Minutes by reference of the Special Meeting of May 29, 2024

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Sondra Cosgrove to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

6. **24-0307-HPC1** - Discussion for possible action regarding approval of the final report of the Historic Context and Reconnaissance Level Survey of the Rafael Rivera study area, located in East Las Vegas and generally bounded by South Bruce Street, Wengert Avenue, North Mojave Road and Interstate 515, and the final National Register of Historic Places nomination for the LULAC (League of United Latin American Citizens) Multi-Purpose Senior Center, located at 330 North 13th Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said the consultant in this matter was scheduled to appear; however, given comments from SHPO (State Historic Preservation Office) and CHAIR STOLDAL on some changes that were submitted after this meeting's agenda was finalized, the consultant needed time to work on those changes. If the nomination were submitted to SHPO in time for their scheduled meeting in September, the nomination and final report from the consultant could be presented at the Historic Preservation Commission (HPC) meeting on September 25, 2024. She urged the Commissioners to submit further comments, which she would relay to the consultant.

With few changes to the nomination, CHAIR STOLDAL believed the HPC could approve it at this meeting with corrections, to which COMMISSIONER SIEBRANDT responded in agreement, noting that the corrections would be forwarded to SHPO. Moreover, he asked if the HPC would have the opportunity to review the nomination after acceptance of the changes by SHPO. COMMISSIONER SIEBRANDT contemplated the timeline, noting the grant's requirement to submit a nomination to the National Register of Historic Places by December 31, 2024. She believed this deadline could be met as long as SHPO had all changes in time for the meeting of its Board of Museums and History in September, and then the final draft could be presented to the HPC in September or October at the latest.

Referring to the first sentence on Page 17, Section 4.2, in the subject report, COMMISSIONER BECK expressed concern regarding the comment made about using the term ancestral Puebloans or inclusion of language regarding the Southern Nevada Paiute's celebration of ancestral Puebloans, as well as with the concept that ancestral Puebloans being based on the Virgin River without evidence supporting it. Consequently, she suggested the following language instead: In Nevada, the Old Spanish Trail plus lands belonging to the Southern Paiute since time immemorial. (NOTE: Subsequent to the meeting, it was verified the correct language cited was: In Nevada, the Old Spanish Trail **crossed** lands belonging to the Southern Paiute since

time immemorial.) The Commissioner also suggested using the term Southern Paiute, as it is an umbrella term for various Paiute tribes throughout Moapa and Las Vegas, Nevada; Cedar City, Utah; Kaibab, Arizona; etc.

CHAIR STOLDAL believed COMMISSIONER BECK'S suggested language correction for the packet of corrections provided to the Commissioners was appropriate and essential for accuracy. COMMISSIONER SIEBRANDT requested a written copy of the language for submittal to the consultant.

After verifying with COMMISSIONER SIEBRANDT that she would need all corrections no later than the following day, COMMISSIONER ROBERTS said he would be sending clarification requests by e-mail on some grammatical and spelling errors. Additionally, he was curious about Latino vernacular alterations, such as the utilization of front yards as active living spaces by replacing the landscaping with pavers, and how the justification could be made for those properties to be non-contributing resources, yet preclude the adaptation in some instances. CHAIR STOLDAL explained that the only nomination pertained to a single building, not an entire district. Nevertheless, the consultant could provide clarification. COMMISSIONER ROBERTS said he was mostly concerned about setting a precedent, to which the Chair suggested to the Commissioner to send his questions to COMMISSIONER SIEBRANDT for the consultant to have for context.

Motion made by Cheryl Purdue to Approve the survey with the changes submitted to the Historic Preservation Officer

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

Motion made by Sondra Cosgrove to Approve the nomination for the LULAC Multi-Purpose Senior Center

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

7. **24-0308-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:

CHAIR STOLDAL summarized the Purpose/Background section of the attached Agenda Memo.

J DAPPER, Principal of Dapper Companies, reviewed a PowerPoint presentation, a copy of which was submitted for the record, and reported that one of the concerns mentioned previously was regarding the delineation between a core and shell construction plan and TI's (tenant improvements). Thankfully, the core and shell construction plan, including for Bar Central, located in one of the ancillary buildings, and for the theatre were in the final design phase. The plans should be completed within four weeks for submittal to the City of Las Vegas, and those plans match what was submitted to the Historic Preservation Commission (HPC). Additionally, plans for Part 2 of the application for historic tax credits was reviewed and approved by SHPO (Nevada State Historic Preservation Office) and the NPS (U.S. National Park Service).

CHAIR STOLDAL asked if the core and shell plans pertained to the historic theater only, and MR. DAPPER clarified that the ancillary buildings were also included, as they had to make structural enhancements to the existing theater and paint and refurbish the exterior in addition to underground work. He described the core and shell part as the heavy lifting, which once completed would allow them to move onto TIs.

CHAIR STOLDAL said the NPS confines included the buildings on the National Register of Historic Places (NRHP) and excluded building additions, which would not qualify for historic tax credits. MR. DAPPER added that every project evaluation group was viewing the project differently. He conceded that Part 2 of the

application for tax credits only included the Huntridge Theatre because that was the only building under evaluation. However, the original application presented to the HPC included the Huntridge Theatre, the new theater boxes and the ancillary buildings. The Chair clarified that the HPC only had oversight of the historic Huntridge Theatre portion and may have made suggestions on minor changes to the signage, given that the HPC only has certain authority on the Huntridge Theatre but could not approve the entire project. He deferred to COMMISSIONER SIEBRANDT. MR. DAPPER commented that the entire project was submitted because it was his understanding that the City of Las Vegas felt all the surrounding buildings were under their purview, and he wanted the HPC to view the entire project to see how the additional buildings would complement the Huntridge Theatre. The Chair insisted that the HPC only looked at the entire plan to ensure the new buildings would not interfere with the historic Huntridge Theatre. COMMISSIONER SIEBRANDT interjected to say that the Certificate of Appropriateness (CoA) approved the proposed work on the historic Huntridge and that the new buildings would not interfere but deferred to MICHAEL HOWE, Planning Project Manager, for his input.

MR. HOWE stated that the entitlements for the project included a condition requiring conformance to the CoA, as certain aspects were interwoven.

CHAIR STOLDAL reiterated his belief that the HPC only had the authority to review the Huntridge Theatre for appropriateness and reviewed the plan to ensure none of the additions would compete or interfere with the historical aspect, but rather enhance the Huntridge Theatre. MR. DAPPER agreed and said that the focus was on the historic theatre, but he included the entire plan so the HPC could make sure nothing interfered with the line of sight or enhancements to the theatre. After the CoA was approved and the City approved the entire project, he went through the entire process of securing entitlements. Subsequently, he submitted an application for Part 2 to SHPO and NPS, and they both granted approval with no conditions. He asked if this was the final step with regard to submittals for the overall design of the project. SETH FLOYD, Community Development Director, said that unless there were changes that would require further review, MR. DAPPER could move to the next phase of entitlements.

CHAIR STOLDAL observed that the artist's renderings seemed different from those approved. MR. DAPPER referred to Slide 3 and replied that the only difference is that they had more color and definition because the color was not final yet for the spire in the first renderings, but he would prefer to retain the color revealed through the search. The Chair clarified that there were no tax credits or funding from the City of Las Vegas available for building additions, only for items connected to the Huntridge Theatre.

MR. DAPPER continued with his presentation and using Slides 6-8, he explained the paint analysis process. They combed through photos and hired an expert to investigate the color. Ultimately, they scraped layers of paint and sent samples for evaluation. In the end, they identified an area (Slide 7) that was not painted over throughout the years. They took a paint sample that led to the original color of the exterior (Slide 8), which he liked and felt confident was the color on the plaster of the original theatre spire.

COMMISSIONER ROBERTS asked if MR. DAPPER was required to paint the building the original color. MR. DAPPER believed it was the right thing to do as part of the efforts to restore the historical Huntridge Theatre to its original state. CHAIR STOLDAL felt it would be the right thing to do; however, he asked if the HPC had the authority to approve the color. COMMISSIONER SIEBRANDT replied that the Covenants did not specify the color or use the term, only that the building had to be restored to the original state. The Chair recalled an extensive discussion when the CoA was considered and thought a light color had been selected, but if the HPC did not have to approve the color, MR. DAPPER could move forward. COMMISSIONER SIEBRANDT said the HPC did not have to approve the color, and she recalled at the time the CoA was considered, that MR. DAPPER was going to do a paint analysis and the HPC agreed to whatever the original color turned out to be.

MR. DAPPER referred to the Exterior Project Rendering – Exterior on Slide 3 and indicated that most of the building was white with portions having pink accents, and they found matching Sherwin Williams paint they would utilize. Regarding the neon lighting for the sign, MR. DAPPER said the YESCO team was able to find the matching neon glass.

COMMISSIONER ROBERTS referenced photos from 1965 of the Huntridge Theatre tower on MR. DAPPER's website with a red glowing moniker, and he asked about the color change, given that the image in the rendering

of the tower was white. MR. DAPPER assured the Commissioner that he and YESCO combed through all the photographs they could find, and they were certain they found the correct color, which was depicted in the rendering. He offered to review any information about the color the Commissioner could provide and put him in contact with a YESCO expert. Nevertheless, MR. DAPPER felt that due to the historical nature of the building, they should retain the original color.

Given the oscillating discussion between COMMISSIONER ROBERTS and MR. DAPPER regarding the color, CHAIR STOLDAL interjected to ask COMMISSIONER ROBERTS if his concern was regarding the accuracy of the color. The Commissioner replied that that was one of his concerns, but he was more concerned with making sure that MR. DAPPER followed the rules of the agreement, which to his belief, also pertained to the color. Therefore, MR. DAPPER should have sought approval from the HPC before making any color change.

CHAIR STOLDAL then asked if MR. DAPPER should have come back before the HPC seeking approval to update the CoA regarding the color. Moreover, the Chair wondered if the HPC approved the color or had the HPC not approved any color and this matter involved an update requiring approval. COMMISSIONER SIEBRANDT commented that at the time the CoA was considered, there was discussion about MR. DAPPER researching and analyzing the paint color, but they did not discuss the color of the neon. Given that the photos available were only in black and white, MR. DAPPER was relying on YESCO's expertise to make a determination. He could have updated the CoA; however, since there was no requirement to have the color approved, he was not required to do that.

CHAIR STOLDAL wondered if any of the multiple legal documents under the settlement agreement required that the HPC approve any color change. MR. FLOYD explained that MR. DAPPER already met a few obligations, which fell under the category of pre-renovation and post-renovation. However, from his review, none of the documents, including the Covenants, spoke specifically about color, only that no visual or structural alterations to the interior or exterior could be made without the City's permission. Additionally, he recalled from the CoA review that the HPC asked MR. DAPPER to research the color and match it as best possible to the original color, as the goal was to preserve the historic character. Certainly, the HPC could question MR. DAPPER on the analysis, but MR. FLOYD felt MR. DAPPER met the obligation to conduct the research, without a specific requirement to come back for approval.

CHAIR STOLDAL said the question would be if visual alterations include the color, given his belief that the definition of visual was subject to interpretation. He emphasized that the obligations were scattered throughout multiple legal documents under the umbrella of the settlement agreement. Therefore, he would like the HPC's legal counsel to review the documents and consolidate the obligations/authority of the HPC into a one- to two-page document for clarity on the HPC's authority, which would be helpful to both parties.

MR. DAPPER said he looked at photographs on his website, and he believed the rendering on Slide 3 was correct based on the research, which included red channel letters and clear neon on the inside. COMMISSIONER ROBERTS questioned the physical evidence to back MR. DAPPER's claim and indicated to CHAIR STOLDAL that he could cite language giving the HPC authority over the color; however, the Commissioner then asked staff what would be the guiding document in this matter. MR. DAPPER felt that he, with the assistance of YESCO, did the due diligence.

CHAIR STOLDAL restated that COMMISSIONER ROBERT'S question of whether the HPC has the responsibility to determine if a significant change was made was valid. With that, the Chair requested staff to determine if the HPC has the authority over the exterior color of the historic structure and if MR. DAPPER needed to reappear before the HPC. However, should the HPC not have the authority, MR. DAPPER could move forward. MR. DAPPER assured the Chair that he would be happy to come back to the HPC for consideration, noting that nothing could change his belief that they found the correct color. The Chair explained how neon gases work to produce the color and conceded that MR. DAPPER had done a wonderful job in researching the color.

MR. DAPPER referred to the renderings for Bar Central showing the space it would occupy. He said securing financing was in progress, with permits on the core and shell to be obtained by the fourth quarter of 2024 and construction to begin at the beginning of 2025.

CHAIR STOLDAL appreciated MR. DAPPER'S presentation and time.

See Item 8 for related discussion.

8. **24-0282-HPC1** - Discussion for possible action regarding approval of a grant in the amount of \$4,113.12 to the Huntridge Neighborhood Association to design and produce streetlight signs identifying the Huntridge neighborhood, generally bounded by East Charleston Boulevard, South 15th Street, Maryland Parkway and East Oakey Boulevard - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT introduced the item, noting that the neighborhood is of historic age but not on a historic register.

KELLY WALLACE, Huntridge Neighborhood Association President, and MARK BRANDVIK, artist, were present, and MS. WALLACE explained they wanted to have a neighborhood sign, like the Beverly Green, McNeil Estates and John S. Park neighborhoods. They alternated in narrating a PowerPoint presentation, a copy of which was submitted for the record, and explained the elements incorporated in the sign and why they were chosen.

Huntridge Theatre (Slides 3-5) - This sign is for the Huntridge Neighborhood and the color of the theatre was chosen based on research and slides found, including the original drawing found in the University of California, Los Angeles archives.

WWII (World War II) Roots (Slides 6-8) - The Huntridge homes were built for WWII defense workers and workers at the magnesium plant, which is also the reason the silhouette of the B-17 Flying Fortress was included in the sign, and because of the Las Vegas Bombing and Gunnery Range, which became Nellis Air Force Base.

FHA (Federal Housing Administration) Title VI Housing (Slides 9 and 10) - The Huntridge neighborhood was built using this program to increase the development of worker housing during World War II and offered three models, depictions of which were included in the sign.

Circle Park (Slides 12-15) - The neighborhood aerial depicted an arrow pointing to a location where they would like to place a gateway entry sign. Circle Park is a part of the neighborhood, and they included it as a backdrop for the community.

MR. BRANDVIK said they wanted a clean design invoking the history of the neighborhood, with elements that would inspire interest in researching the neighborhood. MS. WALLACE added that her house was owned by an employee at Basic Magnesium. MR. BRANDVIK noted that the image of the B-17 airplane was historically correct, and they provided four options of the sign with various silhouette intensities.

COMMISSIONER PURDUE asked if they would be willing to change the vertical lines from lavender to pink, given the discussion on the Huntridge Theatre tower under the previous item (Item 7). MS. WALLACE explained that the lines in the sign were actually pink but they were showing up a different color. The Commissioner then wondered why the western boundary of the neighborhood was represented as Maryland Parkway instead of 10th Street. MS. WALLACE explained that the arrow on the aerial image in Slide 11 was pointing to Circle Park, which is on Maryland Parkway; the western boundary is 10th Street.

COMMISSIONER ROBERTS appreciated the presentation. He felt that the B-17 plane should be noticeable. He did not think drivers would be able to notice the details; however, he appreciated the attention to detail and the research in designing the sign. He expressed his support.

CHAIR STOLDAL commented that the streets were intentionally made narrow to slow down traffic. Nevertheless, he asked how they arrived at the neighborhood being established in 1941, because the homes were announced in 1941 but construction started in February 1942. MR. BRANDVIK offered to change the date but explained that they used the 1941 date because that is the year the idea originated.

With the signs being installed on City property, CHAIR STOLDAL asked how they would be maintained or replaced. MS. WALLACE said the grant they were seeking would cover the cost of producing extra signs to keep with the neighborhood association president to provide the City if necessary. COMMISSIONER SIEBRANDT indicated that the Public Works Department would be responsible for the installation and replacement of the signs should damage occur, so the president could contact her, and she would follow up with Public Works.

CHAIR STOLDAL wondered about the lifespan of the signs, to which MS. WALLACE replied that they were using the same company that made the Beverly Green signs, which are holding up fairly well. With respect to the Chair's question about sign placement, COMMISSIONER SIEBRANDT and MS. WALLACE said the location was at the discretion of Public Works, given the norms for public property. The Chair noted that he liked the second sign design.

COMMISSIONER ROBERTS asked if a sign would be placed at Circle Park, to which MS. WALLACE replied that they could certainly mention it, as encouraged by CHAIR STOLDAL, but Public Works would have the final say.

Motion made by Daniel Roberts to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

9. **24-0310-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the replacement of 11 windows, removing 4 windows, 2 window additions, roof replacement, new exterior stucco and a carport addition on the property located at 1255 South 8th Street - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT said this matter resulted from a complaint to the Code Enforcement Division, but the owner, DAVID HARDY, was not aware that the home is within a historic district because he did not receive the letter the Historic Preservation Office sends to new property owners in historic districts to make them aware of the regulations. The owner, however, did stop all work as soon as he was notified. The Commissioner added that the recommendation for denial was based on plans not being provided; however, she was inclined to approve the roof replacement, carport and water heater additions, removal of the iron gate, and possibly the stucco and window size changes, with the latter changes left to the discretion of the Historic Preservation Commission (HPC). She noted that all the images were included with the application.

CHAIR STOLDAL wondered if COMMISSIONER SIEBRANDT, as Historic Preservation Officer (HPO), was notified at the time the building permit application was submitted; however, the Commissioner indicated that building permits were not pulled for the work, although they would typically be required in this case.

MR. HARDY accepted his responsibility but explained that he purchased the property through a wholesaler, and he did not receive any disclosures or information that the property was in a historic district. He started construction, including alteration of the window sizes and removal of the roof for replacement with asphalt shingles, but all the work came to a halt as soon as he was notified he needed a Certificate of Appropriateness (CoA). He submitted for the record a letter of explanation and a copy of a PowerPoint presentation, which he reviewed. He explained that he purchased the standard windows found at Lowe's or Home Depot. CHAIR STOLDAL asked if there was a carport that was converted into a garage, and MR. HARDY explained that he added the carport to provide shade in the summer heat, but there was a garage in the back that was converted into living space.

COMMISSIONER ROBERTS expressed concern about the claim by the applicant he was not aware of the need to pull permits for the construction work. Nevertheless, he was deeply concerned with the type of replacement windows, given the historic nature of the property and that the corner window did not seem to have

a bond steel column necessary to provide structural support. He verified with MR. HARDY that he threw out the original windows and suggested he contact a structural engineer, to which MR. HARDY replied that he had already contracted one and believed the structural support remained. The Commissioner explained that he went through the process of re-glazing his windows because he also lives in a home built in the 50s.

COMMISSIONER ROBERTS said this case exemplified the ongoing issue with homes being flipped, especially in historic districts, which has adverse effects on the architectural character and the buyers who are not made aware of the regulations.

As CHAIR STOLDAL was inclined to approve the recommended elements, COMMISSIONER SIEBRANDT indicated that some elements could move forward, such as the roof replacement with asphalt shingles because the property was a non-contributing property adjacent to properties with the same roof type and a carport addition. The water heater would not be an issue because it would not be visible from the public right-of-way. She stressed that the main concern was the resizing of the windows. The Chair verified with MR. HARDY that he would be willing to comply with the recommendations of COMMISSIONER SIEBRANDT. Without knowing the specific materials and size of the windows, COMMISSIONER ROBERTS declined his support. The Chair explained that the review and approval would be designated to COMMISSIONER SIEBRANDT as the HPO.

MR. HARDY wondered if he could install vinyl windows since other properties in the vicinity had them. CHAIR STOLDAL said the HPO would have the discretion as to what would be permissible.

Motion made by Cheryl Purdue to Approve to move forward with the Historic Preservation Officer's recommended changes, subject to obtaining proper building permits

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 2; Excused: 4

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

10. **24-0311-HPC1** - Discussion for possible action regarding approval of the second draft of the updated Historic Westside School designation to the National Register of Historic Places - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT explained that the consultant was not present given the substantial number of comments and edits that were submitted. The second draft was sent to SHPO (State Historic Preservation Office), and she was willing to take any further suggestions. The consultant should be providing the final report at the Historic Preservation Commission (HPC) meeting in September.

CHAIR STOLDAL advised that COMMISSIONER SIEBRANDT was working with the City Attorney's Office on a process to get the voluminous reports to the Commissioners in advance of posting the meeting agenda to allow them more time review the documentation and meet their legal responsibility without delaying the process. The Chair said the HPC was doing very important work in updating the reports. He noted that the author of the report did a great job in responding to concerns and making updates. Any further updates would be submitted to COMMISSIONER SIEBRANDT to relay to the consultant, who would submit to SHPO.

COMMISSIONER ROBERTS verified with COMMISSIONER SIEBRANDT that the HPC received and reviewed the first draft, and he wondered if CHAIR STOLDAL reviewed the second draft to make sure his recommended changes regarding the use of the term west side, which in this case was used as one word with a capital W. The Chair gave the history of how the name caught on and how the area was named West Side in a federal application for a post office, noting that various versions are used because it depends on the author and the subject matter.

Motion made by Sondra Cosgrove to Approve with the appropriate changes

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

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

Minutes:

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

12. 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. A first draft report on the Cliff May Homes Survey would be scheduled for the Commission's meeting in July. A report on the Old Mormon Fort National Register of Historic Places (NRHP) update would be provided at the Commission's meeting in August. The Design Guidelines meeting was pending with Ward 3 due to the municipal elections. All projects on the future Agenda Items List were still pending. She noted the Floyd Lamb Park proposal would be scheduled in July.

13. **24-0312-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL urged the Commissioners to report any findings to COMMISSIONER SIEBRANDT.

14. **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 said he sent an e-mail to COMMISSIONER SIEBRANDT, the Chair and SETH FLOYD, Community Development Director, regarding properties that he felt should be added to the historic register, specifically the Tod Motor Motel given the significance of the Motor Court Motels. He said the City of Las Vegas (City) was in discussions for the development of affordable housing in the Arts District. He felt it would be a good exercise for the City to look into the properties to convert into affordable housing, and these properties should be looked into before being demolished or an opportunity for their preservation missed, such as happened with the Ted Wiens Firestone property at Oakey Boulevard and Las Vegas Boulevard. CHAIR STOLDAL asked COMMISSIONER ROBERTS to submit his full list of the properties and announced that Artspace completed its feasibility study that should be posted on the City's website. The report is very detailed about the creation of housing for artists, noting his awareness of a discussion about expanding the Arts District. The Chair said it would be nice to receive a report about the study.

CHAIR STOLDAL asked for an updated presentation on the Las Vegas Academy, given that at the last report in August of 2022, the Clark County School District (CCSD) indicated they would provide regular updates on the Las Vegas Academy. To his understanding, a pending project would affect the historic gymnasium that would require a request for a Certificate of Appropriateness, and he noted the letter he received from the SHPO (State Historic Preservation Office) regarding CCSD's violations.

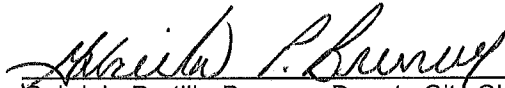
15. **Citizens Participation:** Public comment during this portion of the agenda must be limited to matters within the jurisdiction of the Commission. No subject may be acted upon by the Commission unless that subject is on the agenda and is scheduled for action. If you wish to be heard, come forward 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.

16. **Adjournment**

Minutes:  
The meeting was adjourned at 2:11 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](http://www.lasvegasnevada.gov)

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

City Hall, 495 South Main Street, 1st Floor