



## 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, LeVINE, BECK (via teleconference), SERFAS (excused until 12:03 p.m.), MOODY, PURDUE, ROBERTS, SIEBRANDT (ex-officio member) and GILLESPIE (ex-officio member and Nevada State Museum Designee)

EXCUSED: COMMISSIONERS HOTCHKISS, COSGROVE 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:

COMMISSIONER SIEBRANDT announced for people in the audience that this meeting was not for Safekey training, which was being held in one of the Human Resources training rooms.

### 4. Chair's announcement relative to the Historic Preservation Commission

Minutes:

CHAIR STOLDAL announced that as the minutes of the last meeting of the Historic Preservation Commission (HPC) indicated, there was ample discussion about documents governing the Huntridge Theatre. Therefore, he sent an e-mail to PAUL MATA, Deputy City Attorney III, and COMMISSIONER SIEBRANDT requesting a review of the legal documents, which the Chair mentioned, and to put together a summary of the HPC's obligations and authority. He hoped the City Attorney's Office could complete this within the next 30-60 days.

### 5. For possible action to approve the Final Minutes by reference of the Special Meeting of June 25, 2024

Minutes:

CHAIR STOLDAL called for a motion.

COMMISSIONER BECK requested a correction, as explained in the note within the motion for this item. CHAIR STOLDAL said it was an important clarification.

Motion made by Todd Moody to Approve as corrected

NOTE: Commissioner Beck asked for a correction on Item 6, Page 2, Paragraph 3 to state: In Nevada, the Old Spanish Trail crossed (instead of plus) lands belonging to the Southern Paiute. Subsequent to the meeting, it was verified the following correct language was used: In Nevada, the Old Spanish Trail crossed lands belonging to the Southern Paiute since time immemorial.

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

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

6. **24-0376-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the restoration of two windows at the historically listed Christensen House, located at 500 West Van Buren Avenue - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT stood alongside JULIA OCCHIOGROSSO, owner of the Christensen House, to answer any questions. MS. OCCHIOGROSSO had nothing to add. An image of the windows was shown on a PowerPoint presentation, a copy of which was submitted for the record.

COMMISSIONER SIEBRANDT said the SHPO (State Historic Preservation Office) grant received by the city of Boulder City, Nevada, to put on a windows restoration workshop provided a wonderful opportunity for the owner of the subject property to obtain a quote from one of the local companies that attended the workshop. CHAIR STOLDAL added that window restoration for historic properties is quite challenging.

COMMISSIONER ROBERTS said that he was unable to attend the workshop but was very pleased to see the owner found a local company for this project.

See Item 7 for related discussion.

Motion made by Daniel Roberts to Approve

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

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

7. **24-0332-HPC1** - Discussion for possible action regarding approval of a grant in the amount of \$1,261 to Las Vegas Catholic Worker for the restoration of two windows on the historically listed Christensen House, located at 500 West Van Buren Avenue, and authorizing the Chairman to execute the Grant Agreement as approved by the City Attorney - Ward 5 (Crear)

Minutes:

COMMISSIONER SIEBRANDT explained that Item 6 was for the Certificate of Appropriateness necessary to do the restoration of the windows on the subject property. This item involves the grant request, which JULIA OCCHIOGROSSO, owner of the Christensen House, agreed to match as required. The work will start upon approval and completion of the paperwork. MS. OCCHIOGROSSO said the matching funds would be very helpful for her project.

CHAIR STOLDAL thanked MS. OCCHIOGROSSO for all the preservation work she is having done to the subject property.

See Item 6 for related discussion.

Motion made by Richard Serfas to Approve

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

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

8. **24-0377-HPC1** - Discussion for possible action regarding approval of the first draft of the Intensive Level Historic Resources Survey of the Cliff May Homes, roughly bounded by Evergreen Avenue, Heron Avenue, Easy Street, Upland Boulevard and Idle Avenue - Ward 1 (Knudsen)

Minutes:

CHAIR STOLDAL gave a summary of the Purpose/Background Section of the Agenda Memo attached as backup documentation for this item. As a matter of information, he commented that legal counsel for the Historic Preservation Commission (HPC) and COMMISSIONER SIEBRANDT, as Historic Preservation Officer (HPO), were working on a legal way to get the sizeable reports to the Commissioners in advance of the seven-day-agenda-posting requirement so they can have ample time to review them before the respective meeting. He was very grateful for this effort.

COMMISSIONER SIEBRANDT said the Charleston Heights Reconnaissance Level Survey resulted in the identification of several Cliff May Homes for potential eligibility as a historic district. As such, Kautz Environmental Consultants, Inc. was contracted to perform a more intensive survey of the pocket of homes. This matter involves approval of the first draft of that survey, with any requested edits.

ZoANN CAMPANA, Architectural Historian with Kautz Environmental Consultants, Inc., said the district would be eligible for nomination to the National Register of Historic Places (NRHP) and the local register. She offered to answer questions and gather feedback on the subject draft.

COMMISSIONER LARIME said the report was very informative, but she had some questions. Regarding the period of significance, from 1954 to 1974, she wondered about the justification for the cut-off point. MS. CAMPANA explained that the period fell within the 50-year period, and it represents a period of intense suburban development in Las Vegas. The Commissioner commented that in viewing a sampling of the ARA (Architectural Resource Assessment) forms, integrity was evaluated based on the design being true to the Cliff May Homes' architectural style, which seems to be a narrower period of significance, from 1955 to 1961. She felt it was important to mention this because SHPO (State Historic Preservation Commission) may require that the resources be evaluated for changes and materials, should the period of significance extend into the 1970s. She had no preference about the cut-off year but felt the information was somewhat conflicting. The Commissioner confirmed with COMMISSIONER SIEBRANDT that it would be better to submit her other comments via e-mail.

Moreover, COMMISSIONER LARIME asked if most of the homes were prefabricated or if there was some standard construction on site, to which MS. CAMPANA replied that most of the homes were prefabricated. Of the 151 buildings, 146 were Cliff May Homes constructed in 1955 and 5 infill homes were constructed between 1959 and 1961, which the Commissioner felt should be clarified in the report.

Lastly, COMMISSIONER LARIME thought the references to the critical defense should be elaborated, about which she would submit more comments via e-mail.

CHAIR STOLDAL said the report was very educational and in-depth, especially the information about who was purchasing the homes, and he found the link about using Arizona's carport policy very helpful. He wondered if the HPC should consider adopting something similar, given the challenge with carports in the John S. Park and Huntridge neighborhoods. The Chair indicated he also had comments he would submit about the period of significance, noting that he would prefer a narrower period.

Regarding the financial investments, CHAIR STOLDAL did not understand the investments of all the parties involved; therefore, he suggested explaining the specific investments of those involved in the project. He also requested a formal recommendation for listing on the local register.

COMMISSIONER PURDUE stated that she saw no mention of some of the amenities, such as fireplaces, lot sizes and landscaping, which she felt should be mentioned because of how those aspects changed over time. She would also like more information about some of the other features, such as sliding glass doors, flooring, metal cabinetry and countertops, and about what would entice buyers. MS. CAMPANA said all the homes had fireplaces, but she would provide specific information in the next draft.

CHAIR STOLDAL said the University of California, Santa Barbara was very helpful and wondered if the HPC should send a letter of appreciation, and MS. CAMPANA said that would be a nice gesture, as they were very helpful.

COMMISSIONER LARIME thought it was a great idea to put a survey online for residents to respond to and to map the stories, noting that she would like to learn more about the information received and how it would be used. MS. CAMPANA indicated that only three responses were received. One respondent had a personal interest in Cliff May because he found a stamp on one of the beams during a remodel, so he was kind enough to give her a tour. Another respondent moved into the neighborhood in the 1970s and did not have much information. The City conducted outreach through door hangers and holding a public meeting. Unfortunately, despite their best efforts to obtain information, they were not successful in getting more responses.

CHAIR STOLDAL said there were two elements to the motion for this matter, approving the report with corrections as discussed and the recommendation for the district listing to the NRHP, noting his expectation for a future recommendation about the local listing.

COMMISSIONER ROBERTS felt the report was very interesting, and he was very surprised to learn that the homes were pre-manufactured. With respect to the eligibility under Criterion B, he wondered what the requirements would be for that category. MS. CAMPANA agreed that Criterion B is the most complex because there has to be an association between the individual and their contributions to the local, state or national history. In this case, it would have to be proved that the particular home is the best representation of the individual's contributions. She cited Elvis as an example, explaining that it would not be sufficient to say that Elvis stayed at a place, but rather that he lived there during his most productive period. The Commissioner appreciated the explanation and mentioned that the captions in the photos needed more spacing.

CHAIR STOLDAL emphasized that the homes were designed to accommodate expansion.

Motion made by Michelle Larime to Approve, with the edits discussed and to be further clarified by Commissioner Siebrandt via e-mail

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

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

9. **24-0378-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$17,915 to hire Kautz Environmental Consultants, Inc. to complete an in-depth historical report of Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Brune)

Minutes:

COMMISSIONER SIEBRANDT explained that the Historic Preservation Commission (HPC) generated the request for an in-depth report of the subject park. The property is listed on the National Register of Historic Places (NRHP); however, the nomination is outdated and the history of the park is incomplete. Kautz Environmental Consultants, Inc. submitted a proposal to prepare an in-depth report starting in the 1800s and include history on the railroad connections, bootlegging, operations of the working ranch, dude ranch and divorce ranch and its transformation into a public park under the ownership of the City of Las Vegas, State of Nevada and back under the City of Las Vegas. The report could then be used to update the NRHP nomination,

as well as to update the information on some of the signs. She requested approval and added that ZoANN CAMPANA, Architectural Historian with Kautz Environmental Consultants, Inc., was present to answer any questions.

COMMISSIONER MOODY supported having the report completed first and then possibly updating the informational signs.

CHAIR STOLDAL commented that he noticed sun damage to the signs funded by the Commission for the Las Vegas Centennial for the historic Las Vegas High School (now the Las Vegas Academy), and they were supposed to be long-lasting. This is something to keep in mind for any new informational signs for the subject property, as he would prefer signs made of enduring materials.

Motion made by Todd Moody to Approve

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

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

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

Minutes:

MICHAEL HOWE, Planning Project Manager, said there were no updates to report.

11. 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. The Cliff May Homes Survey and Old Mormon Fort and Historic Westside School updates to the National Register of Historic Places (NRHP) were still in progress, although the first draft for the Cliff May Homes was presented at this meeting, and she should have the first draft report in August 2024 on the Old Mormon Fort update. The Historic West School NRHP update was still pending with SHPO (State Historic Preservation Office). A meeting was scheduled for August 28, 2024, regarding the Design Guidelines for the John S. Park and Beverly Green neighborhoods at John S. Park Elementary School at 6:00 p.m. The Huntridge Neighborhood Signs project was still in progress, and the National Association of Preservation Commissions Conference would be held July 30-August 5, 2024.

COMMISSIONER SIEBRANDT briefly reviewed the Future Agenda Items table (Slide 2).

COMMISSIONER MOODY asked if the reports on the Old Mormon Fort and Historic West Side NRHP updates would be provided to the Commissioners earlier than in the past, to which COMMISSIONER SIEBRANDT replied that she hopes to get them to the Commissioners as soon as staff receives them; however, she was still working on a strategy to deliver them. CHAIR STOLDAL stressed that the primary concern was the legality of providing the reports to the Commissioners earlier, as well as how to deliver the sizeable reports.

12. **24-0379-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

None.

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 ROBERTS requested an item to discuss the house at 1255 South 8th Street, case 24-0310-HPC1, which was on the agenda for June 25, 2024, because the property was recently listed for sale in its dangerous condition. He recalled making a recommendation to the owner to contract a structural engineer. This was a significant safety concern for him, and he wanted to know what the City's role would be to ensure there is a record, such as a lien, of its condition. The Commissioner added that unfortunately selling compromised homes is a recurring issue with flipping properties in historic neighborhoods, and he regarded it as a fraud that the City needs to address proactively. CHAIR STOLDAL was not certain it is an issue under the Commission's purview.

COMMISSIONER SIEBRANDT advised of her awareness of the property being on the market, noting that the Code Enforcement Division issued a Notice and Order on the property and placed a lien, meaning that every time a title search is run on the property, the potential buyer would find out about the requirements for a Certificate of Appropriateness and permits. With respect to the health and safety issue, it does not fall under the purview of this body; it is under the Code Enforcement Division and the Building and Safety Division.

CHAIR STOLDAL confirmed with COMMISSIONER SIEBRANDT that anyone could send in a note of concern to the Code Enforcement Division. COMMISSIONER SIEBRANDT added that she could flag the note for importance.

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 12:52 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