



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 LeVINE, HOTCHKISS (via teleconference), COSGROVE, PALACIOS, MOODY, PURDUE, SIEBRANDT (ex-officio member) and GILLESPIE (ex-officio member and Nevada State Museum Designee)

EXCUSED: COMMISSIONERS LARIME, SERFAS and GRIMMER

NOTE: The seat for Category 7 (Archeological Profession) is vacant until filled.

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; 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 distributed and submitted for the record a copy of his comments, which he read, regarding National Alliance of Preservation Commissions webinars and noted that the Commissioners had a membership so they could access the webinars.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of December 11, 2024

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Sondra Cosgrove to Approve

NOTE: Commissioner Moody abstained from voting because he was not present at the subject meeting.

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 3

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

6. **25-0004-HPC1** - Discussion for possible action regarding approval of the Historic Preservation Commission Annual Excellence in Historic Preservation Awards voting process

Minutes:

CHAIR STOLDAL said that President RICHARD NIXON signed a resolution in 1973 to create National Preservation Week, which subsequently led to a full-month celebration. In 2003, the Historic Preservation Commission (HPC) created the Historic Preservation Awards, which has become a part of the annual celebration of the May 15, 1905, Land Auction that was conducted by the San Pedro, Los Angeles and Salt Lake Railroad. The birth of Las Vegas is recognized on the same date. On June 1, 1911, the citizens voted to become an incorporated city and elected PETER BUOL, as the first Mayor, and a City Commission for simultaneous, two-year terms. In 1982 (NOTE: The correct date is 1992.), the City created the HPC and ten years later, the HPC created the Excellence in Historic Preservation Awards to honor individuals and organizations that contributed to preserving historic architecture and cultural resources of Las Vegas. In conjunction with COMMISSIONER SIEBRANDT and TERESA SMITH, Administrative Support Assistant, the HPC recently made updates to the nomination process and expanded the award categories to include a category in honor of former Commissioner COLLEEN BECK. This matter includes the last step in implementing the updated voting process.

COMMISSIONER SIEBRANDT referred to the Voting Process document submitted as backup documentation for this meeting and shown on a PowerPoint slide and said she had nothing to add to the Chair's comments.

CHAIR STOLDAL pronounced that the biggest change is that the votes would be private. Staff will put together the nominations list for the Commissioners, who must submit their votes to COMMISSIONER SIEBRANDT and MS. SMITH for tallying. He encouraged the Commissioners to start thinking of nominations to submit for the various categories, noting that staff will reject incomplete nomination forms.

Motion made by Todd Moody to Approve

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

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

7. **25-0005-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$736 for the production of a bronze plaque for the historically listed Huntridge House II, located at 1433 Cottonwood Place - Ward 3 (Diaz)

Minutes:

COMMISSIONER SIEBRANDT referred to the proposed language and sample plaque image submitted as backup documentation for this meeting and shown on a PowerPoint slide. She explained that the Historic Preservation Commission, the Planning Commission and the City Council approved the subject house for historical listing. The funding is necessary to purchase the plaque, which will be ready in approximately six weeks and erected on the property in an area visible from the right-of-way, as confirmed by CHAIR STOLDAL.

Motion made by Jack LeVine to Approve

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

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

8. **25-0006-HPC1** - Discussion regarding Conservation Districts as they relate to historic preservation initiatives within the city of Las Vegas

Minutes:

CHAIR STOLDAL announced that one of the responsibilities of the Historic Preservation Commission (HPC) is to recommend changes in the zoning and building codes, ordinances and other regulations to enhance the process of the Unified Development Code of the City of Las Vegas (City). As such, the HPC started looking into the opportunities provided through the establishment of conservation districts in City code, which currently does not include neighborhood conservation districts, which do not fulfill the qualifications of a historic district, yet their distinctive character and importance could be considered as viable, contributing areas to the community at large. The Chair added that COMMISSIONER LARIME was not able to attend due to a last-minute conflict and asked for this matter to be held in abeyance to the next HPC meeting, but was in support of staff making a presentation on the subject at this meeting. The Chair pointed out that one of the ways the City is addressing conservation districts is through the creation of guidebooks for development, such is the case for the Historic Westside.

COMMISSIONER SIEBRANDT said conservation districts have been a topic of discussion for several years. The Commission for the Las Vegas Centennial (Centennial Commission) funded the creation of a guidebook for the Historic Westside to address some of the concerns of districts that do not qualify as historic districts. She introduced MICHAEL HOWE, Planning Project Manager, to expand on that concept.

MR. HOWE commented that he would not go into too much detail on the guidebook because it was still in the draft stage. He explained that in a typical historic neighborhood district process, staff starts with conducting a survey and speaking to the neighbors about areas that could qualify for historic district status. However, after further review, staff finds that the areas under review do not qualify as historic districts but some individual structures may qualify as historic. Due to Form-Based Code (FBC) rezoning and other efforts to preserve the identity of the Historic Westside, staff was able to use the North Wind Resource Consulting's survey of African-American resources in West Las Vegas to identify a handful of properties that would qualify as historic, but they also found many undeveloped properties. This presented staff with the challenge of figuring out how to guide future development in West Las Vegas while retaining its identity.

Consequently, once the survey was completed, work started with staff from the Planning Division and the Neighborhood Services and the Economic and Urban Development Departments to review the zoning code to help create guidelines that would prevent new development in the Historic Westside from resembling the Summerlin area and not unique to the Westside. The grant from the Centennial Commission helped enter into a contract with KME Architects and subcontracts with other local agencies to put together an informative guidebook to include the unique, architectural and cultural character of the Westside to guide future development. Of course, developers could choose not to follow the guidebook, but staff could make the case, based on in-depth research of the area's history, for the types of elements that would complement the Westside.

The same guidebook concept could be created for the Arts District and parts of East Las Vegas, as long as they work off a resource survey that provides the crucial information to use as a base for the guidelines and prove what is documented. Surveys may have been conducted for some areas and did not reveal any qualifying districts, and staff would have to inform residents who want development guidelines for their neighborhoods that there is a cost because of the work that goes into developing them.

CHAIR STOLDAL appreciated the detailed overview and felt that the main goal seemed to be a desire to maintain the culture of the neighborhoods. He asked if the 18b Arts District has the same boundaries, to which MR. HOWE replied affirmatively, although it is under review for a substantial expansion from 84 acres to a total of 240 acres, so it is currently smaller than people think. To the Chair, MR. HOWE said the intent is to get the expansion finalized by summer 2025.

CHAIR STOLDAL asked if the lot sizes in the McWilliams Townsite would be retained and if there was a map available of the Historic Westside boundaries in the guidebook. MR. HOWE responded that the map follows the boundaries of the Historic Westside District that were set by the Downtown Vision 2045 Map, given the larger West Las Vegas Master Plan area, which is considerably larger than the Historic Westside area and reaches Jackson Avenue and Owens Avenue. The lots were platted by (J.T.) McWILLIAMS and include the typical 140-

foot-deep by 25-foot-wide lots, which make up a walkable, American pattern not seen in modern-day. He advised that the map was pulled from the Clark County Recorder's Office. The map in the guidebook and online follows the boundaries of the Historic Westside.

COMMISSIONER LeVINE recalled conversations with COMMISSIONER LARIME about an idea to utilize the name Conservation District Light for conservation districts and promote them as such but without having to perform a survey first. This designation could just be given, such as for the Huntridge neighborhood. He asked if that would be possible. MR. HOWE recommended starting with performing a survey to avoid confusion and to identify historic properties that may qualify for grant programs. For a conservation alternative, MR. HOWE said there are tools and pathways, but he was concerned about subjecting established neighborhoods to guidelines that staff could not enforce or that the residents may not agree to.

CHAIR STOLDAL asked for the completion date of the guidebook, to which MR. HOWE replied that he anticipated completion in April and a final project report to the Centennial Commission. The Chair asked where in the development process the guidebook would be made available to developers. MR. HOWE indicated the book is considered a Planning Division document that will be included in the FBC, available online and a part of the review process for development projects. He noted that creating guidelines for the Huntridge neighborhood would necessitate a process to inform the residents of them before pulling any permits.

CHAIR STOLDAL wondered if residents in historic districts, such as Beverly Green, would have to sign off on their awareness of guidelines, and MR. HOWE indicated that they would be made aware by staff at some point in the review process; although he would rather this occur during the permitting process.

After the vote, CHAIR STOLDAL said he was looking forward to seeing the final document.

Motion made by Jack LeVine to Hold in Abeyance to 2/26/2025

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

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

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

Minutes:

SETH FLOYD, Community Development Director, thanked the Commissioners for responding to staff's recent survey to assess their needs for 2025, noting that the same survey was being done for the Commission for the Las Vegas Centennial. He summarized that the feedback indicated the following: 1) The need for a reminder about the Historic Preservation Commission's (HPC) specific responsibilities, to which he indicated that a refresher of those duties and the governing regulations would be provided to the HPC at an upcoming meeting. 2) The need for more time to review backup material, especially for lengthy reports, which staff will explore if the materials could be provided sooner than when the meeting agenda is posted. 3) A desire to tour historic areas biannually, which staff could coordinate or at least report on them periodically. 4) There was no desire to hold workshops, but staff could provide in-depth reports on topics.

COMMISSIONER LeVINE asked if there was a possibility to resume holding the meetings in the City Clerk's Conference Room. MR. FLOYD said that room is not set up for the needed technology nor is capacious enough to seat all the Commissioners and staff members comfortably. However, the new building across from City Hall will have a smaller chamber they possibly could use for meetings when available. He noted the Council Chambers was being upgraded with the latest technology. The Chair said he likes meeting in the Council Chambers.

Given the HPC's responsibilities under NRS (Nevada Revised Statutes), CHAIR STOLDAL did not think there would be any problem with touring sites, as long as the Commissioners do not hold discussions or make decisions on matters that could be on an agenda. He asked that staff look into that for clarity, as it would be nice to tour the Huntridge Theatre. He would also like staff to review the HPC bylaws for possible updates, which he discussed with COMMISSIONER SIEBRANDT. Moreover, he would like the Commissioners to receive backup documentation sooner than when the agenda is posted because they need more time to review

it, especially when there are large reports, noting that one Commissioner suggested holding items in abeyance to have more time. MR. FLOYD said he would have to review that to ensure compliance with the Open Meeting Law, as he would have to make sure that backup documentation sent to the Commissioners matches what is submitted to the City Clerk's Office for the agenda posting. The Chair did not think staff would make changes to any documents; the Commissioners make changes upon consideration at the meeting. COMMISSIONER SIEBRANDT explained that upon receipt of drafts from any consultant, she performs a review and notes required edits to share with the consultant for incorporation with any edits the Commissioners may have after their review. MR. FLOYD assured the Chair that staff would actively look into providing the larger documents before the agenda-posting deadline.

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

Minutes:

COMMISSIONER SIEBRANDT reviewed the process for accessing the webinars offered by the National Alliance of Preservation Commissions.

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT provided updates on the status of various projects. SHPO (State Historic Preservation Office) was still reviewing the Cliff May Homes Survey, and it should be done by the end of January. The Old Mormon Fort update to the National Register of Historic Places (NRHP) nomination was reviewed by SHPO. The nomination was returned to the consultant with minor changes; however, there is no consensus on the use of the term for identifying members of The Church of Jesus Christ of Latter-day Saints, and SHPO made comments on names to use, according to the National Park Service. The updated nomination will be on the February 26, 2025, meeting agenda, which will not meet the deadline for SHPO's next meeting in March; therefore, SHPO will not consider it until June. She assured the Chair that after the revisions are made, the draft would be scheduled before the Commission for final review in February. COMMISSIONER MOODY clarified that after they discussed the name of the church, someone said he was advocating for a change to the name of the Old Mormon Fort, but he just wanted to make clear that Church members no longer want to be referred to as Mormons.

COMMISSIONER SIEBRANDT continued and reported that the Historic Westside School nomination update to the NRHP will be considered by the Nevada Board of Museums and History on March 25, 2025. The Floyd Lamb Park Historical Report is in progress. The plaque for 1433 Cottonwood Place was approved for ordering and a ceremony will be scheduled upon receipt within six to eight weeks. The Huntridge neighborhood signs were pending receipt of installation hardware. The LULAC (League of United Latin American Citizens) Multi-purpose Senior Center was added to the NRHP due to the Rafael Rivera survey.

COMMISSIONER SIEBRANDT introduced CHRISTOPHER FOBES, Nevada Preservation Foundation (NPF) Board Member and Las Vegas Realtors Multiple Listing Service (MLS) Board Member, to speak about how new buyers of homes in historic districts throughout the State of Nevada can be informed of the regulations pertaining to those homes.

MR. FOBES explained that when he brought the issue before the MLS Board in January, the members unanimously supported addressing the issue through a multi-step process. Consequently, when agents log in as agents, they can see links to maps, including designated maps of historic neighborhoods, along with notifications about links to the new maps. They are also working with CoreLogic, Inc., to obtain technical specifications for the John S. Park and Beverly Green neighborhoods to include a historic designation field for qualifying properties. Moreover, COMMISSIONER SIEBRANDT offered to give a class at Las Vegas Realtors on qualifying historic properties in January/February and during the 2025 Home + History event in May. He hoped that eventually they can include a question about historic designation on the seller's real property disclosure.

CHAIR STOLDAL was very grateful for this accomplishment and regarded it as a big step. MR. FOBES said the MLS Board believes the information is very helpful. The Chair asked if one of the links would be to the guidelines, to which MR. FOBES replied that the link is to the realtor guide. COMMISSIONER SIEBRANDT interjected to say that staff could provide the specific guidelines.

COMMISSIONER LeVINE said that he pushed the idea to notify the buyers years ago and was happy to see it coming to fruition. It would be nice for the listing agent to receive automatic notification of historic properties for sale.

Regarding the Helldorado Days Parade, COMMISSIONER SIEBRANDT said the Chair was the only person who expressed interest and time was running short.

CHAIR STOLDAL announced that in March the Nevada Board of Museums and History would discuss the survey about Latinos in Nevada because they felt it had major errors and missing pieces of Hispanic history. He was not certain if they would make changes and asked if a link to March's meeting could be provided to the Commissioners so they could view the meeting on Zoom. COMMISSIONER SIEBRANDT said she would provide the link.

11. **25-0007-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL mentioned some of the links to articles, including Project Enchilada and the Huntridge House, for which this Commission funded a plaque. He asked the Commissioners to submit any stories found to COMMISSIONER SIEBRANDT so she could share them with the Commissioners.

12. **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 items 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 and there were none.

13. **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.

14. **Adjournment**

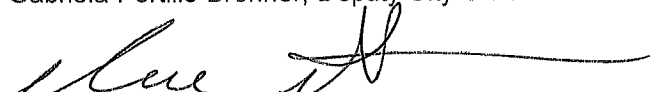
Minutes:

The meeting was adjourned at 1:06 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