



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 (excused until 12:11 p.m.), SERFAS (excused until 12:02 p.m.), COSGROVE, PALACIOS (via teleconference), PURDUE, GRIMMER (via teleconference), HARPER, SIEBRANDT (ex-officio member) and GILLESPIE (ex-officio member and Nevada State Museum Designee)

EXCUSED: COMMISSIONERS HOTCHKISS and MOODY

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; PAUL MATA and GILLIAN BLOCK SEGERBLOM, Deputy City Attorneys 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 welcomed COMMISSIONER HARPER, who was appointed to the Historic Preservation Commission (HPC) by MAYOR SHELLEY BERKLEY to fill the Category 7 seat, which required someone with an archeological background. The Chair touched on COMMISSIONER HARPER'S extensive professional background and expertise, noting he worked in Greece, Mexico, Israel, Jordan and Turkey. The Commissioner has a broad-based knowledge of the history of Las Vegas, and his work could be seen through the historic Railroad Cottages at the Springs Preserve.

COMMISSIONER HARPER was excited to join the HPC and believed knowing the history of a place is important to understanding the future. CHAIR STOLDAL said the HPC takes its responsibilities very seriously.

CHAIR STOLDAL announced that since January 22, 2025, the National Alliance of Preservation Commissions produced two outstanding, helpful and detailed webinars, which were still available, on how to produce and use historical resource surveys, including those focused on historic districts, as well as how to use a guide and rebuild communities. Additionally, the webinar pointed to an example of the most comprehensive survey finished in 2017, documenting historic resources of Los Angeles, encompassing 880 land parcels and 500 square miles and the many uses within. This detailed resource has become essential to rebuilding communities destroyed by the recent wildfires. The document could be accessed online and at the Getty Museum, along with a detailed study and a workbook.

The second webinar, The Evolution and Legacy of Roadside Architecture and Neon Signage, which was released on February 20, 2025, captured the evolution of roadside architecture and neon signage to attract roadside tourists, and it provided insight into where there are reflective opportunities in the community. The webinar was very informative and entertaining.

TERESA SMITH, Administrative Support Assistant, would notify the Commissioners of any upcoming webinars, which are free with the access code.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 22, 2025

Minutes:

CHAIR STOLDAL said that for Item 6, Page 2, the correct year the City of Las Vegas created the Historic Preservation Commission was 1992. He then called for a motion with that correction.

Motion made by Sondra Cosgrove to Approve as corrected

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

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

6. **25-0075-HPC1** - Discussion for possible action regarding approval of the final report of the updated National Register of Historic Places nomination for the Las Vegas Old Mormon Fort, located at 500 East Washington Avenue - Ward 5 (Summers-Armstrong)

Minutes:

CHAIR STOLDAL summarized the Purpose/Background section of the Agenda Memo backup documentation for this item and added that changes to the draft were approved at the August 28, 2024, Historic Preservation Commission (HPC) meeting and included in the second draft that was presented to the HPC on December 11, 2024, at which time additional changes were recommended. The next step was for the HPC to review the subject draft before forwarding it to the Nevada Board of Museums and then to the National Park Service.

COMMISSIONER SIEBRANDT indicated that the consultant completed the specifications of the contract; therefore, adding CHAIR STOLDAL'S list of suggested changes, a copy of which he submitted prior to this meeting for the record, would require additional funding. As such, an item would be presented at the next meeting for the additional funding. The Chair verified with the Commissioner that the subject item could be approved with the proposed changes.

Motion made by Cheryl Purdue to Approve with the proposed changes

Passed For: 9; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 2

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

7. **25-0006-HPC1 - ABEYANCE ITEM** - Discussion regarding Conservation Districts as they relate to historic preservation initiatives within the city of Las Vegas

Minutes:

CHAIR STOLDAL explained that the current City of Las Vegas Unified Development Code (Unified Development Code) does not include neighborhood conservation districts, which are defined as neighborhoods that do not completely fulfill the requirements of a historic neighborhood. However, their distinctive character and importance make them viable, contributing areas to the city. The Unified Development Code, 19.10.150 covers the purpose and intent of the City Council for the Historic Preservation Commission (HPC) to recommend appropriate changes to the General Plan and local development regulations to promote the public's welfare by protecting the City's heritage and its historical and cultural foundation.

COMMISSIONER SIEBRANDT said MICHAEL HOWE, Planning Project Manager, briefed the HPC about the Historic Westside Design Guidebook (Design Guidebook) and was present to answer any questions.

CHAIR STOLDAL stated that while the work being done in the Historic Westside does not constitute a conservation district, it does have opportunities to preserve neighborhoods and questioned the status of the guidebook.

MR. HOWE summarized that in considering conservation districts, staff wondered if using the conservation district designation would in effect form a homeowners association (HOA), which would require support from more than 51 percent of neighborhood residents. One of the preferred strategies then became the creation of an advisory and detailed design guidebook for Historic Westside development standards, which were shaped from a photographic, historical catalog, including important landmarks in the community. Since the goal to establish a historic district through a survey of the Westside failed due to loss of property, its recorded history in photos and the minds of the community residents helped develop the architectural characteristics and standards for the Design Guidebook. Using this as a launching point tool will result in better discussions for future development in the Historic Westside. Hence, developing design guidelines with grant funding for non-qualifying historic district areas would provide information about standards endorsed by the community. Of course, staff would have to promote their significance toward gaining the community's support for developers to use the recommendations.

CHAIR STOLDAL asked if the Design Guidebook divided the community by zoning districts, to which MR. HOWE replied that it includes materials and architecture representative of each category, such as residential, houses of worship and commercial building types. The Chair asked if there would be an actual book produced. MR. HOWE explained that the strategy was to embed the Design Guidebook into the Form-Based Code (FBC) and make it available online, as well as to offer a published version to offer a systematic process of how to build in the Historic Westside without any review authority.

Regarding the zoning code aspect, COMMISSIONER LARIME wondered if the FBC would strictly govern the Historic Westside without any additional regulations under the Design Guidebook. MR. HOWE replied affirmatively and added that the FBC would be the underlying governing code, whereas the Design Guidebook would focus on the style, which was Mid-century Modern of the 1950s to the 1970s. The Commissioner asked if the FBC adopted for the area was designed to preserve or enhance that mid-century character. MR. HOWE explained that it was not created with that intent but rather to allow a freestyle shaped by the Design Guidebook. Based on her research, COMMISSIONER LARIME felt it was similar to how conservation districts were used in Denver, Colorado, and Reno, Nevada, although she felt Denver had more established districts to model after. The difference is that conservation districts work to preserve the character of neighborhoods, and she cited as an example a mid-century neighborhood in Denver where there were specific requirements, such as low-pitched rooflines and single-story buildings to match the existing character of the neighborhood, as well as compatible additions. Whereas, historic districts strip out additional standards of building materials, which can make it expensive and difficult for homeowners to invest in restoration. She believed the aforementioned system could achieve the intent, but maybe there is a need for overlay districts to focus on the preservation of a neighborhood's character instead of applying the FBC, which may allow variety in the aesthetic. This might be appropriate for areas with more density, such as the Huntridge and Charleston Heights neighborhoods, where there is more building remodeling.

CHAIR STOLDAL asked when the Design Guidebook would be finished, to which MR. HOWE replied that the draft was in the finalization stage. Upon completion, it would be presented to the Ward 5 representative and

then to the Commission for the Las Vegas Centennial (Centennial Commission), which provided the grant funding. The anticipated adoption date was May 2025, barring any issues. He added that it was well received at informational meetings and pointed out that formalizing a zoning overlay district typically requires the creation of a review board, such as in the city of Denver, to enforce regulations, which would necessitate support from at least 51 percent of the community.

CHAIR STOLDAL wondered if there were any historic preservation elements in the 18b Las Vegas Arts District or the Tourist Incentive District. MR. HOWE believed there could be such elements and not necessarily with a focus on historic architectural materials but rather significant language regarding art. He added that the Huntridge neighborhood would be a prime candidate for creating a design guidebook to have more information. To the Chair, MR. HOWE said neighborhood surveys reveal the uniqueness of neighborhoods and make it easier to create design guidelines or guidebooks to provide information on how to make acceptable renovations.

COMMISSIONER LARIME underscored her support for the creation of guidebooks with or without a conservation overlay district, noting that in Denver they use pattern books for conservation districts. She hoped that by working with realtors and investors in historic neighborhoods, staff could encourage the use of guidebooks for restoration that is more cohesive and discourage unpermitted work.

COMMISSIONER LeVINE asked about the process for creating conservation districts and added that the John S. Park neighborhood was mapped out haphazardly and divided into sections, with two-thirds of them not designated as historic districts when they should have been. MR. HOWE said it would help to start with a survey to research the origin of a neighborhood and map the areas.

CHAIR STOLDAL asked what the next step would be. He felt a pattern book is similar to a guidebook. He said that declaring historic neighborhoods or historic districts has its challenges and can be cumbersome because people need to be aware of what they can and cannot do in such areas. Implementing conservation districts has its complications as well and takes time. He suggested thoroughly reviewing the pattern books used in Denver to get a better idea of what they entail and how restrictive they are. Regarding the Huntridge neighborhood, the Chair said a significant investment was made in producing detailed reports, and he wondered if they were available online. COMMISSIONER SIEBRANDT said they could be uploaded. She clarified that conservation districts could not be enforced unless established by ordinance, and staff would have to inform the respective ward representative of the intent. CHAIR STOLDAL said going with a guidebook with detailed opportunities for rehabilitation and development would be a step forward.

COMMISSIONER LARIME felt more research and information was necessary on Denver's process, but they also needed to decide if they wanted to pursue regulated conservation districts or a guidebook. COMMISSIONER SIEBRANDT commented that should the Commission decide on the Municipal Code route, it would be better to identify historic districts, else a guidebook for non-qualifying historic district areas would be more useful to address ongoing issues. COMMISSIONER LARIME said the conservation district models she researched require a review of the governing ordinance through planning staff and ultimately necessitate approval by a planning commission or city council. She believed having the HPC establish the process would bring quality without having a review process, similar to the one for historic districts.

CHAIR STOLDAL hoped an example of a pattern guidebook from Denver would be available around the target report date to the Centennial Commission in May. He agreed with COMMISSIONER LARIME'S comment that the HPC did not need to become the oversight body. He looked forward to a review and update on the Denver conservation ordinances and a presentation in June on the Design Guidebook.

COMMISSIONER LeVINE verified that the information on Denver's conservation pattern guidebooks and ordinances could be easily found online and asked for the link. COMMISSIONER SIEBRANDT requested the link from COMMISSIONER LARIME to share with the Commissioners.

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

Minutes:

COMMISSIONER SIEBRANDT said the Community Development Department Director did not have anything 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, to report on this matter. SHPO (State Historic Preservation Office) was still reviewing the Cliff May Homes Survey. The Historic Preservation Commission (HPC) approved the Old Mormon Fort update to the National Register of Historic Places (NRHP) nomination with proposed changes. The Westside School NRHP nomination update review by the Museums and History Board Meeting would be March 25, 2025, as well as the items reviewed from NDOT (Nevada Department of Transportation), including the Multiple Property Documentation Form and the Culinary Workers Union Local 226 Headquarters Building. The Floyd Lamb Park Historical Report was still in progress. The presentation of the plaque for 1433 Cottonwood Place was scheduled for March 12, 2025. The Huntridge Neighborhood Signs installation was still pending hardware delivery.

The Love on Jackson Street event was well attended, and COMMISSIONER SIEBRANDT was able to speak about the City's preservation efforts. Images from the Historic Westside Design Guidebook were presented on poster boards, and there was a lot of interest from the attendees. MIKE HOWE, Planning Project Manager, said people shared many emotional moments about the buildings.

COMMISSIONER SIEBRANDT indicated that she had not received much interest from the Commissioners about participating in the Helldorado Days Parade. She asked the Commissioners to mark their calendars for the next PastForward Conference scheduled for September 16-18, 2025, in Milwaukee.

CHAIR STOLDAL asked if there was any information available regarding changes at the national level that would directly impact historic preservation in the City of Las Vegas, given that the HPC is a creation of the CLG (Certified Local Government) Grant Program. COMMISSIONER SIEBRANDT said there was no definitive answer, and she would confer with SETH FLOYD, Community Development Director, about it upon his return from Carson City, Nevada. The Chair added that Nevada's governor had considered reducing the number of museum boards but decided against it. He wondered if the City would consider eliminating the HPC if there were funding cuts. COMMISSIONER SIEBRANDT said there was a lot of uncertainty.

10. **25-0077-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR STOLDAL said there were several articles and encouraged the Commissioners to share any information they find of interest with COMMISSIONER SIEBRANDT.

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 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.

COMMISSIONER LARIME requested an item about putting together a preservation-focused community survey to learn about the types of tools the community would find helpful.

Regarding the Helldorado Parade, CHAIR STOLDAL said he was surprised about the number of people who attended and encouraged participation.

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.

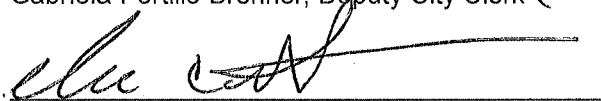
13. **Adjournment**

Minutes:
The meeting was adjourned at 1:02 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