



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

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

PRESENT: ACTING CHAIR LeVINE and COMMISSIONERS STOLDAL (via teleconference), LARIME(via teleconference and excused until 12:08 p.m.), SERFAS, COSGROVE, MOODY, PURDUE, GRIMMER (via teleconference and excused at 12:45 p.m.); HARPER, SIEBRANDT (ex-officio member) and GILLESPIE (ex-officio member and Nevada State Museum Designee)

EXCUSED: COMMISSIONERS HOTCHKISS 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; 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:

None.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of February 26, 2025

Minutes:

ACTING CHAIR LeVINE called for a motion.

Motion made by Sondra Cosgrove to Approve

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

Passed For: 7; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 3

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

6. **25-0134-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:

J DAPPER, Principal of Dapper Companies, reported on the status of the Huntridge Theatre improvements using a PowerPoint presentation, a copy of which was submitted for the record. MR. DAPPER said that one of the main issues hindering the project was the relocation of a cellular tower at the back of the Huntridge Theatre. The original lease was signed 30 years ago with AT&T, which then assigned it to Crown Castle (Castle), a publicly traded company. He approached Castle three years ago about relocating the tower on the property to allow him to proceed with his redevelopment plans for the Huntridge Theatre. They were interested initially and started working on a plan. He pointed out that the tower company should have completed an environmental assessment before erecting the tower, but it was not done until 12 years after the tower was constructed, which was unlawful. MR. DAPPER was undergoing negotiations to get Castle to move the tower to the back corner of the property on a COW (Cell on Wheels) cart, but they have not been responsive. Eventually, MR. DAPPER had to file a lawsuit against Castle, which responded with a settlement offer to allow them to have a portion of the Huntridge property to situate the tower for 100 years. This was unacceptable, given the current lease was due to expire in 2029, and he could just wait and have them remove the tower from his property. However, until this is resolved, he could not proceed because the tower sits in the middle of the planned lobby. Moving forward without a resolution would mean a total lobby redesign and resubmittal of the plans to obtain approval from the National Park Service. He noted that Gensler, the architect firm he contracted for the project, was almost finished with the plans.

ACTING CHAIR LEVINE wondered if MR. DAPPER could get some assistance from an elected official, to which MR. DAPPER replied that CONGRESSWOMAN DINA TITUS and COUNCILWOMAN OLIVIA DIAZ were trying to help. He was hoping that after the release of several news stories on the issue, there would be a public outcry to move the tower but that had not occurred.

MR. DAPPER continued with his presentation. Referring to the floor plan, he explained that the salmon-colored box led to the Theatre, and the area in green represented the pathway to the edge of the bar. An opening was cut for an area to build the lobby connecting the theaters, and the core and shell plans were 90 percent completed. He was working with several music and theater organizations, such as the Broadway Stage Collective, led by DR. KEITH BOEMAN, that have temporary homes for performances. To accommodate all the theater companies, design changes were made, including the addition of two new boxes and the conversion of the cabaret space to a box theater. The final design should be completed within 60-90 days and should the cell tower issue get resolved, he hoped to submit plans to get through the process by the end of 2025. If all goes well, construction should start during quarter one of 2026 and complete by the end of 2026.

MR. DAPPER mentioned this was the first quarterly report for 2025, and he would continue to work with staff on the site inspections. He offered to be available to the Commissioners for any tours of the building, as seeing the work in progress is different from seeing it on a PowerPoint presentation.

COMMISSIONER PURDUE asked when the Commissioners could take a tour, to which MR. DAPPER replied that they just had to give him a date, noting several events had taken place on the property. COMMISSIONER SIEBRANDT offered to arrange a tour as long as they did not constitute a quorum. She asked the Commissioners to send the desired tour dates to TERESA SMITH, Administrative Support Assistant.

MR. DAPPER wanted to provide an update on his Mission Linen project but COMMISSIONER SIEBRANDT and DEPUTY CITY ATTORNEY PAUL MATA advised him that he could not do that because it was not scheduled on the agenda. MR. DAPPER requested it be scheduled for a future meeting.

COMMISSIONER COSGROVE asked MR. DAPPER to submit all the reports and everything done on the project so that the documentation could be kept as a historical record. MR. DAPPER said that everything was available on the Huntridge website, including an amazing photo history and a link to a video of the signing event. He believed he tries to be as open as possible, contrary to the previous owner.

7. **25-0135-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$950 to Kautz Environmental Consultants, Inc. to complete final edits of the updated National Register of Historic Places nomination for the Las Vegas Old Mormon Fort, located at 500 West Washington Avenue - Ward 5 (Summers-Armstrong)

Minutes:

This item was pulled forward and heard after Item 5.

COMMISSIONER SIEBRANDT stated that at a previous meeting, the Chair requested additional edits that required extra funding. She requested approval.

Motion made by Robert Stoldal to Approve

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

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

8. **25-0136-HPC1** - Discussion regarding Conservation Districts as they relate to historic preservation initiatives within the city of Las Vegas

Minutes:

This item was heard after Item 9, which was heard after Item 7.

COMMISSIONER SIEBRANDT commented that TERESA SMITH, Administrative Support Assistant, e-mailed links to the Commissioners for the Denver, Colorado, books, and she asked for their feedback, acknowledging that COMMISSIONER LARIME wished to continue the conversation on historic preservation initiatives.

COMMISSIONER LARIME thought that at the last meeting, they left off on deciding whether to pursue a formal type of conservation district, a designation or a formal approach and do what the City of Las Vegas did with the creation of a Historic Westside Design Guidebook (Design Guidebook). She was curious as to the Commission's preferred direction.

COMMISSIONER STOLDAL supported moving forward with the creation of a design guidebook but wondered if they should come up with a generic name and if the next step would be to identify potential areas for historic or conservation districts or a guidebook, which would be done via a survey and would necessitate funding.

Going by the presentation made at the previous Commission meeting, COMMISSIONER COSGROVE said there might be ways to incentivize the use of a guidebook if it aligns with energy efficiency. MICHAEL HOWE, Planning Project Manager, stated a guidebook would be more oriented toward aesthetic design, although nothing prohibits including energy efficiency. They could work on it, keeping in mind the need to avoid a conflict and draft the appropriate language to maintain preservation compatibility. ACTING CHAIR LeVINE felt the Denver books dealt at length with interior styles; whereas this Commission's focus was on visibility from the right-of-way, so he did not feel there was a need to identify all the different housing styles. He encouraged spreading the ideas and getting feedback on residents' preferences between a conservation district and a historic district. He wondered if the Denver, Colorado, book-type would be cost-effective locally.

COMMISSIONER STOLDAL supported ACTING CHAIR LeVINE'S suggestion.

COMMISSIONER LARIME commented that it would be interesting to work with the Planning and Code Enforcement Divisions to identify the more common requests for modifying older homes, which would help in identifying the common aspects to focus on within a guidebook.

COMMISSIONER SERFAS supported the Acting Chair's suggestion, noting his belief that the Commission would gain more support with a guidebook for neighborhoods to use, which could then spark interest in conservation and historic districts. COMMISSIONER LARIME agreed and added that once they get to the point of budgeting, they could engage in a public campaign to disseminate the book and maybe spend a little more on an educational and promotional campaign for the guidebook.

COMMISSIONER GRIMMER agreed with all the comments and supported the promotion aspect, given the effort that would go into the guidebook, which could be a living document to amend over time, and they could start with guidelines for the exterior.

COMMISSIONER HARPER said that in exploring guidebooks from various cities, he felt the local books were superior and easier to read. ACTING CHAIR LeVINE stated that many of the same home styles already exist in the historically designated neighborhoods, so they could utilize what was already available.

COMMISSIONER LARIME felt there was ample information from surveys completed to build specific recommendations for neighborhoods.

COMMISSIONER STOLDAL asked if there were any parameters relative to the size of a neighborhood. COMMISSIONER SIEBRANDT replied that the only requirement for designating a neighborhood as historic is to have the support of 51 percent of the total homeowners in the neighborhood. COMMISSIONER STOLDAL said he was referring to the requirement for performing a survey of a neighborhood, noting he thought there had to be at least 75 homes constructed by a developer. However, it would be better if there was no such restriction. ACTING CHAIR LeVINE commented that West Las Vegas has large neighborhoods; the east side has smaller subdivisions with as few as 30 homes. The Commissioners should decide how to approach identifying the areas and how to write them. COMMISSIONER STOLDAL said they could categorize by architect or developer, but they would need to make a list first and maybe identify architectural styles that maintain their integrity.

9. **25-0138-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$9,500 to Kautz Environmental Consultants, Inc. for additional project research for the historical report of Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Brune)

Minutes:

This item was pulled forward and heard after Item 7, which was heard after Item 5.

COMMISSIONER SIEBRANDT explained that this matter involved a report the Commission approved funding for; however, during the research, the consultant found documents with conflicting information. As such, the documents need to be cross-referenced to ensure accuracy, thus the need for more time and funding. The process should take about two months.

Motion made by Todd Moody to Approve

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

For-Robert Stoldal, Jack LeVine, Richard Serfas, Michelle Larime, Sondra Cosgrove, Todd Moody, Cheryl Purdue, Misty Grimmer, Nathan Harper; Did Not Vote-Nevada State Museum Designee, Diane Siebrandt; Excused-Donald Hotchkiss, 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 an update on the status of various projects. The Cliff May Homes Survey was under review by SHPO (State Historic Preservation Office) and should be completed in April. The Old Mormon Fort National Register of Historic Places (NRHP) update would be on the June 5, 2025, State Board of Museums meeting for consideration. The Westside School NRHP update was submitted to the Keeper of the Register and has 45 days to review. The Floyd Lamb Park at Tule Spring historical report was in progress. The Huntridge Neighborhood Signs project was completed and all the signs were installed.

A ceremony was held for the plaque placement at the Huntridge House, located at 1433 Cottonwood Place. CHAIR STOLDAL and COUNCILWOMAN OLIVIA DIAZ attended and joined in taking a tour of the John S. Park Neighborhood and the Huntridge Neighborhood to view the sign installations.

The 2025 PastForward conference was scheduled for September 16-18, 2025, in Milwaukee, Wisconsin, and she encouraged interested Commissioners to e-mail TERESA SMITH, Administrative Support Assistant, by May 8, 2025, to determine necessary funding.

The Historic Preservation Commission's (HPC) votes for the Historic Preservation Month Awards were needed by April 16, 2025.

COMMISSIONER SIEBRANDT reminded the Commissioners that the next meeting of the HPC was scheduled for April 30, 2025, due to a scheduling conflict for the Council Chambers.

12. **25-0137-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

ACTING CHAIR LeVINE said that links to various articles were included in the backup.

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 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:

ACTING CHAIR LeVINE asked if there were any topics for future discussion and there were none.

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 12:57 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