



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

VICE CHAIR LARIME called the meeting to order at 12:04 p.m.

PRESENT: VICE CHAIR LARIME and COMMISSIONERS STOLDAL (via teleconference), SERFAS, COSGROVE, PALACIOS, MOODY, PURDUE, GRIMMER, HARPER, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS LeVINE and HOTCHKISS

ALSO PRESENT: SETH FLOYD, Community Development Director; 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: Civic Center Building A, 525 South Main Street, 1st Floor; 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 July 23, 2025

Minutes:

VICE CHAIR LARIME called for a motion.

Motion made by Sondra Cosgrove to Approve

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

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

6. **25-0265-HPC1 - ABEYANCE ITEM** - 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, said SETH FLOYD, Community Development Director, and COMMISSIONER SIEBRANDT joined him on a successful walkthrough of the Huntridge Theatre (Huntridge). Using a PowerPoint presentation, a copy of which was submitted for the record, MR. DAPPER referred to the PowerPoint Table of Contents and Renderings of the Property (Slides 2 and 3), and then provided a status report on the subject property. He explained that the Charleston Storm Drain Project was in progress, and the City of Las Vegas (City) Public Works Department contacted him to advise him that the contractor needed a portion of the lot for equipment staging, which he agreed to and signed the required monthly agreement. Video surveillance and fencing were erected on the property. The agreement was monthly and could last until the completion of the project or notice of termination of the agreement by MR. DAPPER. He reviewed the storm drain construction schedule on Slide 5.

Regarding the cell tower litigation issue previously reported on, MR. DAPPER updated that discussions were underway with a new company and the Public Works Department regarding a potential long-term agreement for the relocation of the tower to the back of the property and a new lease.

With respect to the future of the Huntridge, MR. DAPPER explained that the SoHo Playhouse tenant had new board members; DR. KEITH BOMAN, in particular, who was also Vice President of The Smith Center Board of Directors. MR. BOMAN and the other board members brought extensive knowledge and put together a theater coalition for individual groups without a permanent venue to perform at the Huntridge. In the process, certain needs were identified for performances and rehearsals. Hence, SoHo Playhouse hired FDA (Fisher Dachs Associates), a consulting firm, to work with Gensler, the architectural firm, on changes to the existing plan to accommodate the theater groups, and those changes were under review for feasibility.

Slide 10 depicted the designated theater, retail and restaurant spaces. MR. DAPPER mentioned that a restaurant tenant had not been secured for the front area, but Bar Centrál would occupy the former post office space. Slides 11-13 included renderings of the Bar Centrál concept, for which plans for review would be forthcoming soon.

Looking ahead (Slide 14), the Cell Tower relocation was advancing. The architectural collaborations were underway, and a community theater coalition was formed. Overall, MR. DAPPER felt very positive about the Huntridge project.

COMMISSIONER MOODY appreciated the presentation and asked if the storm drain project staging would slow down the project. MR. DAPPER did not believe so, as he could give notice when he felt it necessary to move forward with the Huntridge project.

COMMISSIONER SERFAS asked if the City was helping with the different partnerships with the theater groups, to which MR. DAPPER replied that some groups were of non-profit status, so the City may have a bigger role. Thus far, they were sorting the needs. The Commissioner liked the concept and requested the Commissioners be contacted if they could assist in any way, given the project not only involved the preservation of a historic building, but also the preservation of the arts. He wished MR. DAPPER success.

COMMISSIONER GRIMMER was excited about the project and asked for a projected timeline for the tenants to start operations and about on-site security. MR. DAPPER indicated the timeline depended on FDA's recommendations, noting they were trying to avoid having to revert to the public-hearing process and make revisions within the approved project scope. Once they determined the needed revisions, the updates for the architectural and electrical needs, for example, would have to be made to the plan and submitted for permits. Regarding security, a security vehicle monitors his properties, and he has security posted at the Huntridge Shopping Center across the street. Additionally, the storm drain general contractor has security on the lot.

VICE CHAIR LARIME asked if construction and tenant improvements would be made in phases. MR. DAPPER advised that he would like to move ahead with any projects and permitting, if possible, such as for Bar Centrál since it is separate from the Huntridge.

7. **25-0368-HPC1** - Report by Arthur Krupicz, the new State Historic Preservation Officer from the Nevada State Historic Preservation Office, regarding state and federal mandates and other information related to historic preservation

Minutes:

ARTHUR KRUPICZ, State Historic Preservation Officer with the Nevada State Historic Preservation Office (SHPO), was grateful for the invitation to present and looked forward to meeting with the individual Commissioners and getting more involved in Nevada. He briefly spoke about his professional background, noting he worked with SHPO in New Mexico, where he gained a lot of experience with different programs. He had been in his position with Nevada SHPO for approximately three months and emphasized the current staff shortage at SHPO.

Regarding SHPO's funding, 60 percent comes from federal funding and the Historic Preservation Fund (HPF). MR. KRUPICZ was happy to inform the Commissioners that federal funding was stabilizing. Nevada SHPO recently submitted a funding request through September 2027, which he regarded as stable, emphasizing that SHPOs around the country were trying to get reauthorization of the HPF for 10 years, as was the norm, instead of a few years at a time.

Given the staffing shortage at SHPO, he was working on hiring staff to try new perspectives, and before filling any open positions, he was working with staff to make SHPO more efficient to review reports expeditiously.

Regarding collaboration, MR. KRUPICZ said that despite his understanding that SHPOs had to uphold the standards of the Secretary of the Interior, he would like to work with his staff to figure out how to move projects along to rehabilitate valued historical elements and properties. With a background in archeology, his focus would be on customer service.

Lastly, MR. KRUPICZ commented that he wanted to have a local presence regularly, or at least quarterly, depending on the budget.

VICE CHAIR LARIME thanked MR. KRUPICZ for his presentation.

In response to COMMISSIONER HARPER'S request for an update on NVCRIS (Nevada Cultural Resource Information System), MR. KRUPICZ stated that it is similar to a mapping app showing all the archeological sites and many historic buildings recorded in Nevada. Although access to NVCRIS was restricted, it was being made more efficient with more regular updates. Additionally, he was exploring the possibility of allowing digital submittal of project reports.

VICE CHAIR LARIME asked if there were any updates or priorities for the CLG (Certified Local Government) program in terms of grant requests. She underscored that staff started developing historic statewide and local context reports, which have been immensely helpful for historians and historic survey work; therefore, she would like that work to continue to have additional trusted resources. MR. KRUPICZ agreed that access to historic context was beneficial, especially with research, so he would review that. Regarding the CLG program and the app, it seemed stable, but he will keep the Commission apprised if anything changes.

8. **25-0369-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$200 to renew the Commission's membership with the National Alliance of Preservation Commissions

Minutes:

COMMISSIONER SIEBRANDT requested approval to renew the subject membership.

Motion made by Robert Stoldal to Approve

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

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

9. **25-0370-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$250 to renew the Commission's membership with the National Trust for Historic Preservation, Preservation Leadership Forum

Minutes:

COMMISSIONER SIEBRANDT requested approval, noting some of the benefits of membership.

Motion made by Robert Stoldal to Approve

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

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

10. **25-0371-HPC1** - Report by the Community Development Department regarding the Historic Preservation Commission's budget

Minutes:

Since the City of Las Vegas (City) budget runs by fiscal year from July to June, COMMISSIONER SIEBRANDT indicated the Community Development Department would start reporting on the Historic Preservation Commission (HPC) budget by fiscal year instead of in December of every year.

Using a PowerPoint presentation, a copy of which was made a part of the record, TERESA SMITH, Administrative Support Assistant, reported that five grants were open in Fiscal Year (FY) 2024 that have since been closed out. Approximately \$3,000 was not paid out and would revert to the HPC budget. Two grants issued in 2025 remained open. Of the \$48,000 awarded in FY-2025, approximately \$19,000 was paid, with \$28,600 remaining. The Floyd Lamb Park Historical Report remained open, with a balance of \$25,775. About \$12,378 of the \$15,000 approved in funding for an upcoming conference would be spent, and the remaining balance would be reverted to the budget. Operational expenses for FY-2025 included about \$1,000 of the remaining budget balance of \$6,659 for the cost of postage, postcards, graphics for projects, such as the Strategic Outreach Program, awards luncheon, memberships, plaques and notification fees for properties listed on the local register. The Commission for the Las Vegas Centennial (Centennial Commission) granted the HPC \$150,000, leaving a beginning budget balance for FY-2026 of \$244,584.

COMMISSIONER STOLDAL appreciated the detailed report and looked forward to completing other survey reports with the additional funding from the Centennial Commission.

VICE CHAIR LARIME asked if funding for grants and projects included all funding through grants and the Request for Proposals (RFP) process for surveys and projects. MS. SMITH indicated that HPC-funded projects do not include federal grants. She offered to include a more detailed budget breakdown for the next budget report, such as for bricks and mortar grants and surveys. The Vice Chair was satisfied with the budget as presented, as the information on the slides clarified where the funds were being expended and encompassed the ongoing projects.

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

Minutes:

SETH FLOYD, Community Development Director; welcomed everyone to the new meeting room while the Council Chambers was undergoing improvements. He offered to provide a tour of the full campus upon its completion.

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

Minutes:

COMMISSIONER SIEBRANDT reported on the status of various projects using a PowerPoint presentation, a copy of which was submitted for the record. The Old (Las Vegas) Mormon Fort update to the NRHP (National Register of Historic Places) was scheduled for the September 11, 2025, State Board (of Museums) meeting. If approved, it would be sent to the National Park Service. The second draft of the Cliff May Homes Survey would be presented at September's meeting, at which time comments would be received. The first draft of the Floyd Lamb Park (at Tule Springs) Historical Report was due at the October meeting. A Las Vegas High School (LVAPA [Las Vegas Academy for the Performing Arts]) campus update would be provided in October as well.

The (National Alliance of Preservation Commissions) Virtual Summer Short Course would be available for a total of 90 days, and COMMISSIONER SIEBRANDT encouraged everyone to view them and submit summaries to forward to SHPO (State Historic Preservation Office) for grant reimbursement and discussion at the September meeting. A report will also be made in September from those attending The National Trust for Historic Preservation PastForward Milwaukee Conference (PastForward).

Regarding the property at 1819 Beverly Way (Slides 3 and 4), COMMISSIONER SIEBRANDT advised that the

unpermitted addition was finally removed, which COMMISSIONER STOLDAL regarded as a big win for the Historic Preservation Commission and the City of Las Vegas. SETH FLOYD, Community Development Director, added that it took a collaboration of various departments to get the addition removed. VICE CHAIR LARIME was happy about the removal of the addition, noting that although the process can take time, it can work. COMMISSIONER SERFAS was happy about restoring the property to its historic state.

The Vice Chair asked if the summaries needed to be turned in for the PastForward conference, to which COMMISSIONER SIEBRANDT said oral reports would suffice. The summaries are required only for the virtual courses to submit to SHPO.

13. **25-0372-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

VICE CHAIR LARIME said the backup documentation always included a great list of resources and articles.

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 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:

VICE CHAIR LARIME asked if there were any topics for future discussion.

COMMISSIONER PURDUE wanted to know how the City of Las Vegas neighborhood historical signs are paid for, who approves them, whether they tie in to the Historic Preservation Commission's signs and what their purpose is. COMMISSIONER STOLDAL said there was discussion about those signs, but he welcomed an update to clarify who has the responsibility.

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 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

Civic Center Building A, 525 South Main Street, 1st Floor

City Hall, 495 South Main Street, 1st Floor