



## Historic Preservation Commission Minutes

### 1. Call to Order and Roll Call

Minutes:

VICE CHAIR LARIME called the meeting to order at 12:01 p.m. and called for the Roll after Item 2.

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

EXCUSED: COMMISSIONERS LeVINE, HOTCHKISS and GRIMMER

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](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:

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 August 27, 2025

Minutes:

VICE CHAIR LARIME called for a motion.

Motion made by Sondra Cosgrove to Approve

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

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

6. **25-0427-HPC1** - Discussion for possible action regarding approval of the second 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:

COMMISSIONER SIEBRANDT asked that this item be trailed, pending the arrival of the consultant's representative, and she requested that any comments be sent to her to share with the consultant to make changes for the final draft. The item was heard after Item 7.

ZOANNE CAMPANA, Kautz Environmental Consultants, Inc. (Kautz), indicated the Commissioners reviewed the first draft a year ago, and a review was pending by SHPO (State Historic Preservation Office), which did not have any substantive comments and concurred with the findings of Kautz.

VICE CHAIR LARIME asked for a summary of some of the substantive comments addressed. MS. CAMPANA said comments were received from VICE CHAIR LARIME and COMMISSIONER STOLDAL regarding additional information about Cliff May that were further researched and addressed. COMMISSIONER PURDUE submitted comments about fireplaces in the homes, and those comments were included in the second draft as well. COMMISSIONER STOLDAL added that he would submit some comments on his thoughts rather than corrections, noting that the subject report stood out as a model for future reports because of the context of time and the details about the proprietors, all of which provided a real sense of historic value.

Regarding references on Pages 59 and 60, COMMISSIONER PURDUE thought there was no crawl space underneath concrete slabs. MS. CAMPANA said she would review that and make a correction if necessary. The Commissioner suggested adding a reference to how ERNEST BECKER met CLIFF MAY, to which MS. CAMPANA replied that they could not find that information, but perhaps a comment could be added indicating that nothing could be found.

MS. CAMPANA offered to send the comments received to the Commissioners.

Motion made by Robert Stoldal to Approve

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

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

7. **25-0428-HPC1** - Report by the Community Development Department regarding the walk-through on August 25, 2025, of the Huntridge Theatre, located at 1208 East Charleston Boulevard - Ward 3 (Diaz)

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reported that she and SETH FLOYD, Community Development Director, did a walk-through of the Huntridge Theatre, and the Commissioners were invited via e-mail, but none responded. The purpose of the walk-through was to comply with the requirements of the Huntridge Theatre Settlement Agreement (Agreement) regarding the conditions that are voted on at the end of the year. The rehabilitation efforts refer specifically to the original exterior walls from 1944, the marquee, as it appears after 1980 and 1993 renovations, and the interior configuration of the lobby and theater. She described the images on Slides 2-4, respectively displaying the marquee and wall, which looked the same as they have for several years, the lobby and the theater. She concluded that the property looked the same as it did three years ago. MR. FLOYD said the theater was clean and in good condition.

COMMISSIONER PALACIOS confirmed that the property looked the same as it did on the night of the sign-lighting party. He questioned the purpose of the walk-through. COMMISSIONER SIEBRANDT explained that the walk-throughs are to ensure the Agreement requirements are being met.

COMMISSIONER STOLDAL credited J DAPPER for stabilizing the structure and cleaning and maintaining the property. He noted that the Agreement calls for restoration for the Historic Preservation Commission (HPC) to be able to reduce the judgment, which was accepted as part of the Agreement, at the end of the year.

VICE CHAIR LARIME concurred that the HPC expects at this point that the building would not fall into disrepair, pending tenant agreements and building permits. However, she wondered if any Code Enforcement Officers or

inspectors could join the walk-throughs to ensure the improvements are made properly and rule out any issues. MR. FLOYD said that since the purpose of the walk-throughs was as COMMISSIONERS STOLDAL and SIEBRANDT explained regarding the Agreement's requirements and judgment reduction, no inspectors joined the walk-throughs. He offered to provide photos to the inspectors for their review and to identify anything that might warrant further investigation. VICE CHAIR LARIME indicated she was just curious as to how the structure's long-term stability was being confirmed.

8. **25-0429-HPC1** - Report by the Community Development Department regarding the National Alliance of Preservation Commissions Virtual Summer Short Course held online August 20 and 21, 2025

Minutes:

COMMISSIONER SIEBRANDT urged her fellow Commissioners to submit their summaries to request reimbursement from SHPO (State Historic Preservation Office). Using a PowerPoint Slide, a copy of which was submitted for the record, the Commissioner reviewed the areas covered at the National Alliance of Preservation Commissions (NAPC) Virtual Summer Short Course that she felt were useful, including the examples of good and bad preservation initiatives, ability to use information as a checklist to ensure guidelines and ordinances meet standards, balance priorities and understand staff resources, contribution of meeting space to productive meetings, staying unbiased instead of allowing emotions and memories of a property to influence a vote and look to requirements in considering, for example, certificates of appropriateness.

COMMISSIONER GILLESPIE found the course very useful. She considers herself entry-level and was still learning the vocabulary and how cities address historic preservation. The areas particularly useful to her were on zoning ordinances, easements and case studies, which she would like to learn more about. The session on The Secretary of the Interior's Standards (for the Treatment of Historic Properties) on rehabilitation was very interesting because they talked about case studies relating to when materials could be replaced with new materials. She looked forward to the sessions offering case studies for the arid West Coast as opposed to the East Coast.

COMMISSIONER MOODY enjoyed the course and felt it would be helpful for the new Commissioners to watch.

COMMISSIONER PURDUE said the course was insightful, and she liked the idea of sidewalk markers and pedestals with photos, which she suggested for Fremont Street, given its volume of pedestrian traffic. She also enjoyed the session on the restoration of buildings and the train depot. She agreed that any new Commissioner would benefit from the course.

COMMISSIONER HARPER agreed with the comments made by COMMISSIONERS GILLESPIE and MOODY, noting the sessions were available online for 90 days. He liked the zoning sessions and how active they were.

COMMISSIONER STOLDAL stated that the course tapped into various experience levels of the Commissioners and provided fundamental goals. He liked the idea of placing markers throughout the community and felt that yearly course participation should be a requirement. COMMISSIONER SIEBRANDT commented that the course is offered yearly and could be watched live online or from the recordings.

VICE CHAIR LARIME asked to see examples of good or bad initiatives. COMMISSIONER SIEBRANDT said she would have to forward those from the database. The Vice Chair agreed it was a good idea to be objective and keep in mind the standards to guide decisions and arguments when reviewing buildings.

COMMISSIONER GILLESPIE said she benefited throughout the year by watching free sessions.

9. **25-0430-HPC1** - Report by the Community Development Department regarding the National Trust for Historic Preservation PastForward 2025 conference held in Milwaukee, Wisconsin, September 16-18, 2025

Minutes:

Using a PowerPoint presentation, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reported on the subject conference, which included several field studies and tours of various locations to listen to experts provide input on topics. She thought the adaptive reuse buildings were interesting, such as the 1906 Madison Sugar Beet Factory (Slide 2) in Madison, Wisconsin, which was purchased in 2016 and redeveloped into retail space with many different types of vendors. Slide 3 showed images of the 1889 Pabst Brewery Bottling House, which was used as the bottling company for the opening of the Laverne & Shirley TV show. As part of the reuse, the original steel was kept, and the interior was renovated with studios for college students.

COMMISSIONER GILLESPIE appreciated that the last two conferences she attended focused on landscape conservation, which she believed will be helpful to communities that may not have contributing resources. As a fan of the architect FRANK LLOYD WRIGHT, she enjoyed viewing examples of his architecture and designs that are still relevant. She benefited from attending an adaptive reuse session and how it was used for the Horlick campus, which had nine factories, that will include market-rate and affordable housing, entrepreneurial workshops and presentation spaces. Another session she attended on sacred spaces included the Conrad Shmitt Studios, which included restoration materials used in techniques that were passed down through the family in some cases, as well as the SC Johnson Administrative Building, which had a car garage with innovative pillars (Slide 5).

VICE CHAIR LARIME stated that after the conference she kept thinking about the quote, "Preservation is a Blend of Humanity, Science and Economics," which she believed is a good way to think about preservation and the professions involved, because it is important to preserve culture and humanity and take science into account in preserving and restoring buildings, while doing it economically, which includes the return on investment to the community. Having the opportunity to visit sites with iconic architecture, however, she felt that having buildings preserved as time capsules gave her inspiration. Therefore, she thought about the Commission identifying local time-capsule buildings and tying preservation efforts to education to help the next generation of designers and trade workers understand the importance of preservation. Hence, with the City of Las Vegas' (City) focus on sustainability, there may be duplicate goals in this regard, so she felt the Commissioners should make it a point to better understand and consider how preservation can progress sustainability goals. COMMISSIONER SIEBRANDT indicated that she was planning on inviting the City's sustainability expert to make a presentation to the Commissioners about how they could work together.

COMMISSIONER SERFAS appreciated the reports and highlights regarding the importance of sustainability and adaptive reuse, noting his belief that the City was ahead of other municipalities. He looked forward to the sustainability expert's presentation.

COMMISSIONER STOLDAL stated that the information and knowledge gained at the conferences were invaluable.

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

Minutes:

SETH FLOYD, Community Development Director, said he had nothing to report.

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

Minutes:

COMMISSIONER SIEBRANDT used a PowerPoint presentation, a copy of which was submitted for the record, to report on the status of various projects. The Old (Las Vegas) Mormon Fort update to the NRHP (National Register of Historic Places) was delayed due to the cyberattack at the State of Nevada (State), but it should be considered at the meeting of December 5, 2025, at the Lost City Museum in Overton, Nevada, as shared by COMMISSIONER GILLESPIE. COMMISSIONER SIEBRANDT resumed updating and said the final report for the Cliff May Homes would be made at the Historic Preservation Commission (HPC) meeting in October, and she urged the Commissioners to submit any comments on the second draft to forward in time for the final draft. The Floyd Lamb Park (at Tule Springs) historical report and the Las Vegas High School (LVAPA [Las Vegas Academy for the Performing Arts]) report would also be presented in October.

COMMISSIONER SIEBRANDT reminded the Commissioners to submit their summaries for the National Alliance of Preservation Commissions Virtual Summer Short Course.

12. **25-0431-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER SIEBRANDT said there was no report; the links to articles were provided in the backup documentation for the meeting.

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:

VICE CHAIR LARIME said it had been a long time since the Historic Preservation Commission (HPC) held a strategic planning session to identify resources, goals and what the community expects regarding preservation to put together a plan of priorities to achieve. Consequently, she asked for an agenda item for discussion.

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:

COMMISSIONER HARPER mentioned the passing of GUY ROCHA and said it was important to recognize MR. ROCHA's contributions to Nevada history.

15. **Adjournment**

Minutes:

The meeting was adjourned at 12:52 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](http://www.lasvegasnevada.gov)

The Nevada Public Notice website – [notice.nv.gov](http://notice.nv.gov)

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

City Hall, 495 South Main Street, 1st Floor