



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

CHAIR STOLDAL called the meeting to order at 12:00 p.m. and called for the Roll Call.

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

ALSO PRESENT: SETH FLOYD, Executive Director of Community Development; 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:

CHAIR STOLDAL announced that he viewed a few webinars over the past two months, noting there was one coming up on October 30, 2025, from the National Alliance of Preservation Commissions (NAPC) on planning processes. He mentioned an interesting newspaper article about the Las Vegas Academy of the Arts. COMMISSIONER SIEBRANDT added that all the Commissioners should be receiving e-mails from the NAPC about seminars. The Chair said he received an announcement from the City of Las Vegas regarding the Helldorado Parade, and he hoped the Commissioners were interested in the parade.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of September 24, 2025

Minutes:

CHAIR STOLDAL called for a motion.

Motion made by Sondra Cosgrove to Approve

NOTE: The video does not reflect the vote accurately, in that Chair Stoldal abstained from voting because he was not present at the September 24, 2025, meeting.

Passed For: 10; Against: 0; Abstain: 1; Did Not Vote: 2; Excused: 0

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

6. **25-0489-HPC1** - Report by Chris Dingell, Director of Real Property Management at the Clark County School District, regarding a project update on the Las Vegas Academy of the Arts, formerly Las Vegas High School, located at 315 South 7th Street - Ward 3 (Diaz)

Minutes:

BRANDON McLAUGHLIN, Assistant Superintendent with Clark County School District (CCSD) and WADE SIMPSON, Architect with Simpson Coulter Studio, alternated in reviewing a PowerPoint presentation, a copy of which was submitted for the record, to provide an update about ongoing improvements at the subject campus. CHAIR STOLDAL interjected that the Historic Preservation Commission (HPC) had oversight of two buildings at the campus that were listed on the National Register of Historic Places (NRHP), which provides guidelines for restoration, and the City's Historic Preservation Register, which provides protection under Las Vegas Municipal Code (LVMC) Chapter 19.10.050.

MR. McLAUGHLIN noted that CCSD went through an intensive community-driven process to finalize a long-term master plan for the Las Vegas Academy of the Arts (Academy), and he reported on the several phases of that plan, noting the areas shown in red on Slide 2 would eventually be removed and those shown in blue would be renovated and modernized. Phase 1B included construction during the summer of a new athletic gymnasium and parking garage. Phase 1C involved completion of the restoration of the tennis courts and turf area. As part of Phase 2A, the integration of the mechanical systems for continued operations was completed over the summer. Included in that phase and underway was post hall, locker rooms and removal of some portables and active construction on the new student union building, comprising the cafeteria, multi-purpose room and numerous classrooms on the upper levels. Future phases for 2027 and 2028 consist of the removal of the cafeteria building and the gymnasium addition to the historic gymnasium to make way for the rehabilitation of the main, Frazier and gymnasium buildings as part of Phase 2B. Moreover, Knapp Hall was slated for demolition in 2028 as part of Phase 2C. From 2027-2030, Phases 3A and 3B, respectively, include removal of the Visual Arts building, ground level parking and additions to the Lowden and Vocational buildings to accommodate multi-story additions in the theater and performing arts genre through 2030 as part of Phase 3. Slide 6 depicted the completion of the master plan.

MR. SIMPSON took over the presentation starting with Slide 7, which depicted a six-story parking garage. Slide 8 showed an image of the new gymnasium from a 7th Street viewpoint, with Slide 9 depicting a south elevation of the gymnasium and new fields. Slides 10-13 showed northeast, southeast, southwest and northwest aerial renderings of the main classroom building with a student activity center and administrative offices at the ground level, which was under construction. The main entrance from the parking garage has a staircase and elevator core that aligns with the campus side entrance of Frazier Hall. The building will include solar and terracotta panels with a color motif from the heritage color palette, while incorporating historical elements. A bus drop-off point to the east will allow them to exit off Clark Avenue, and the plaza will have fire truck access.

MR. McLAUGHLIN said that they would continue their commitment to keep the HPC informed throughout the process.

COMMISSIONER PURDUE questioned the amount of parking, given there were more students than teachers. MR. McLAUGHLIN explained that several parking analyses revealed they had fewer than 556 spaces, but many of the students are underclassmen who take a bus from their home campus. Moreover, the national trend showed that not as many juniors and seniors were getting driver's licenses. He felt that 556 spaces would be more than adequate. Additionally, he informed the Commissioner that there was additional ground parking along 7th Street.

COMMISSIONER GRIMMER asked if any structures were LEED (Leadership in Energy and Environmental Design) certified, to which MR. SIMPSON replied that they were designed for energy efficiency but without any certifications.

CHAIR STOLDAL questioned the meaning of restoration as it relates to the two buildings under HPC'S oversight and whether funding was allocated through bonding. MR. McLAUGHLIN said restoration meant

preserving the historical legacy of the exterior of the buildings as much as possible, while bringing the interior of the buildings to CCSD standards for educational environments to improve students' outcomes. The project was fully funded.

CHAIR STOLDAL asked what the full plan was for the main building on 7th Street. MR. McLAUGHLIN indicated that it would primarily be designed for classrooms, with a few administrative functions. The scope of work includes security cameras, fire alarms, surveillance and audio/visual systems and modern HVAC (Heating, Ventilation and Air Conditioning) and plumbing to meet standards. For the gymnasium, MR. McLAUGHLIN advised the Chair that the gymnasium was funded as part of the project, and it will be converted into a large media center, probably a modern library. CHAIR STOLDAL agreed with former SENATOR RICHARD BRYAN'S concern regarding the exterior color of the building; therefore, the Chair suggested conducting some research on the appropriate color, in case the building were to be painted in the future. Additionally, MR. McLAUGHLIN indicated to the Chair that the performing arts building was funded in the project plan and would be renovated in Phase 3, as shown on Slide 5.

COMMISSIONER HARPER requested a copy of the Master Plan for the campus, and MR. McLAUGHLIN said he would follow up with him.

COMMISSIONER PURDUE verified that the current maximum student enrollment was 1,700, and they expected the maximum to go up to 2,200 upon full project completion.

CHAIR STOLDAL appreciated the presentation and looked forward to future updates, specifically regarding the historic buildings.

7. **25-0490-HPC1** - Discussion for possible action regarding approval of the first draft of the historical report for Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Brune)

Minutes:

CHAIR STOLDAL announced that at the July 24, 2025, meeting, the Historic Preservation Commission (HPC) approved funding to hire a consultant to detail the evolution of the subject property from the 1800s, to the relationship with the railroad, to operations as a working farm, to a dude/divorce ranch, to its transformation to the present-day use as a public park.

COMMISSIONER SIEBRANDT stated that the report was shared with the Commissioners to review, and she provided her comments to the consultant. She asked that the Commissioners submit any comments to her office after the meeting by October 30, 2025, to share with the consultant.

COMMISSIONER MOODY said he forwarded his comments that morning. As a neighbor and friend of the park, he looked forward to this project and enjoyed the informative report and photos. Regarding, Section 3.2, he said "the" in the name, "the Church of Jesus Christ of Latter-day Saints," should be capitalized. Further, the comment, "remained there," should have a clarifying note that the settlers remained in the valley or else the public could misinterpret and think they remained in Tule Springs. He suggested additional language regarding approved protections for the wildlife at Floyd Lamb Park at Tule Springs (Park) in 2023, and the addition of a service facility to the Hay Barn.

ZoANN CAMPANA, Architectural Historian with Kautz Environmental Consultants, Inc., thanked the Commissioners for their comments. Using a PowerPoint presentation, a copy of which was submitted for the record, MS. CAMPANA reported that although the property was heavily documented in several historical reports (Slide 2), researching and producing the report presented a challenge. Two of the reports with original research were prepared approximately 45 years ago by historians DOROTHY WRIGHT and PAULA BOGHOSIAN, who are deceased. She was able to obtain the reports, but they had no notes or transcriptions. Some citations were in line with her research, but she had to investigate significantly to determine verified sources for some facts, given that later reports repeated accounts from the original reports. She noted that the purpose of this report was to update the site history and include facts that could be verified and added that a brief survey was performed to identify character-defining features still standing.

From Slides 4-11, MS. CAMPANA provided detailed information on sources she researched in trying to determine myth from fact on whether there was a hotel at Tule Springs, stage station, bootlegging or divorce ranch, and she reported the following:

Hotel (Slides 4 and 5) - The stage routes were established in the early 1900s when gold was discovered, and many of the reports provided nostalgic, historical newspaper articles about a hotel. A newspaper article showed a photo (Slide 4) and listed many names, but she could not find the photo in any collections. However, the research found contemporary newspaper sources confirming the presence of a hotel at Tule Springs, as they mentioned Tule Springs having eating and sleeping accommodations, and B. LEWANDOWSKI leaving Tule Springs in 1905-1906 to try his luck at the Potosi Mine.

Stage Station (Slide 6 and 7) - It is said that the Old Adobe was associated with a stop for the stagecoach. The daughter of BERT NAY said in an oral history that she recalled her mother using the adobe as a waystation for travelers and her mother serving food. However, MR. NAY'S nephew, who worked on the ranch as a teenager, said the adobe was used as a blacksmith shop and storage shed. The railroad bypassed Tule Springs in 1906, and when MR. NAY, who arrived in 1914, made his water-rights application, he wrote that there were no improvements on the site, meaning the Old Adobe was built after he arrived, so it was not used during the early period when MR. LEWANDOWSKI was there.

Bootlegging (Slides 8 and 9) - The persistent story is that bootlegging took place at Tule Springs, and there was a story published in a 1988 newsletter that probably came from research by CACTUS' (Citizens Action Committee for Tule Springs). One of the stories tells the story from PAUL HUDDLESTON that they were making liquor at Tule Springs behind the front of manufacturing brooms. According to the HEFNERS' son, GILBERT HERNER JR., they rented the ranch to bootleggers because their main ranch was in town, and ELLIS LeFEVRE claimed that he worked on the Hoover Dam in the 1930s and purchased whiskey from a man named GUBLER, but she could not find any of the names provided. A 1929 newspaper article about a murder trial about T.C. (HORSEFLY) WILLIAMS reported that MR. WILLIAMS was found sleeping in a tree at Tule Springs as a bootlegger. That article was the only contemporaneous information found; thus, determining bootlegging at Tule Springs inconclusive.

Divorce Ranch (Slides 10 and 12) - Nevada had the most liberal divorce laws in the country from the 1930s to the 1950s, requiring a six-week residency only. Consequently, many lodging establishments opened to accommodate divorce seekers. Tule Springs opened to paying guests in the early 1950s, but not as a divorce ranch, and at least one divorce seeker stayed at the ranch. However, there were challenges in researching this, because ranches and lodgings could not advertise their association with the divorce industry, and only one ranch advertised a special six-week rate. An account was found of TERRY MOORE, an actress, staying at Tule Springs while seeking a divorce from GLENN DAVIS and having an affair with HOWARD HUGHES, and she rented the entire ranch for privacy. MS. MOORE mentioned this in her memoir and many details of her stay. MARGO GOUMOND stated in an interview with MS. BOGHOSIAN in the 1970s that ranch workers would testify at divorce hearings to confirm guests' residency at the ranch. Unfortunately, no hard archival data was found and MS. GOUMOND passed away and none of her records could be found. Records from the local court can only be obtained via scan with the names of the divorce seekers and the year of their divorce; however, MR. DAVIS and MS. MOORE ultimately divorced in a different state. The conclusion was that Tule Springs was a guest ranch. Although the information could not be located, many historical photos were received from CACTUS, and DON WHITE sent many scanned photos dating back to the GOUMOND period, with some photos of the NAY family. Photos were also found in the LVCVA (Las Vegas Convention and Visitors Authority) archive, and their archivist indicated they had many photos that were not processed, as well as from the City's Tule Springs collection donated to the Nevada State Museum at the Springs Preserve. However, most of the photos in the presentation were from MR. WHITE. Insurance records found from the GOUMOND period confirmed the buildings were constructed earlier than originally believed.

MS. CAMPANA said that in addition to bringing context and updating the documentation, there was an opportunity to update the original nomination that was written in 1980 and listed in 1981, which did not have a lot of information on contributing and non-contributing buildings, noting the district nomination left out many agricultural buildings dating back to the GOUMOND period. Based on some of the documentation, the State of Nevada was considering demolishing some of the buildings. MS. CAMPANA recommended updating the park interpretative panels, given that one of the photos indicates that the person depicted was MS. GOUMOND, but

it was actually "ALICE the Cook," as she was identified in one of the original photos at the Nevada State Museum. MS. CAMPANA referred to a documentation form in Slide 14 that was created for standing architectural resources at the site. The form includes updated photographs, construction information, a recommendation on contributing or non-contributing status, alterations, historic use, character-defining features, building integrity, a short description, photos and a location map. A video of life on the ranch was shown, but a copy was not submitted, and MR. CAMPANA indicated to COMMISSIONER LeVINE that it was a part of A March of Time television series and could be found on archive.org.

CHAIR STOLDAL questioned the newspaper articles regarding the hotel, and MS. CAMPANA said she would forward those to him.

To COMMISSIONER PURDUE, MS. CAMPANA indicated that she did not know the total acreage of Tule Springs, but it was smaller than under the ownership of MS. GOUMOND.

CHAIR STOLDAL said he forwarded some notes to COMMISSIONER SIEBRANDT'S office, and they included a suggestion to add a clarifying sentence to Page 5 regarding the reconnaissance survey from LIEUTENANT GEORGE WHEELER. He agreed with the GOUMOND period of significance, which was approximately 10 years; however, he felt a second period of significance should be added to recognize MR. NAY'S farm. Moreover, he felt a sentence should be added that the freighting from the gold field would start in the late afternoon to avoid the heat. He clarified that this was not documented anywhere, but it was the reality at the time. On Page 6, the footnote says MR. (CHARLES) SQUIRES broadcast on radio station KENO, but the Chair believed that MR. SQUIRES gave his speech on KGIX, which was the first local radio station in 1929. Lastly, he suggested adding the full title of Floyd Lamb Park at Tule Springs, which is the legal name, on the report cover and throughout the report.

CHAIR STOLDAL asked how they should proceed with the various suggestions, including updates to the information signs and the NRHP (National Register of Historic Places). COMMISSIONER SIEBRANDT said that two action items could be scheduled at the meeting in December or January, noting that SHPO (State Historic Preservation Office) had funding from Fiscal Year 2024 that the Commission could request to apply to those projects. She advised the Chair that a proper motion would be to approve the report with the feedback on the two action items, and adding a second period of significance for the Nay Farm.

To clarify the recommendations, COMMISSIONER LARIME suggested including a high-level overview in the report.

Motion made by Michelle Larime to Approve with comments made and submitted to the consultant and direction to move forward with an update to the National Register of Historic Places and the informative signs at Floyd Lamb Park at Tule Springs

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Robert Stoldal, Jack LeVine, Donald Hotchkiss, 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;

8. **25-0491-HPC1** - Discussion for possible action regarding approval of the 2026 Historic Preservation Commission meeting schedule

Minutes:

COMMISSIONER SIEBRANDT stated they would continue to meet on the fourth Wednesday of the month, except on the second Wednesday in December, and there would be no meeting in November.

Motion made by Michelle Larime to Approve

Passed For: 11; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 0

For-Robert Stoldal, Jack LeVine, Donald Hotchkiss, 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;

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

Minutes:

After reading the item, SETH FLOYD, Executive Director of Community Development, said he had nothing to report.

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

Minutes:

After SETH FLOYD, Executive Director of Community Development, read the item, COMMISSIONER SIEBRANDT used a PowerPoint presentation, a copy of which was submitted for the record, to update that the nomination update for the Old (Las Vegas) Mormon Fort would be heard by the State Board of Museums on December 5, 2025. The final report for the Cliff May Homes and the second draft for Floyd Lamb Park (at Tule Springs) would be on the December agenda of the Historic Preservation Commission (HPC). The election of officers for Chair and Vice Chair will also be on December's agenda; therefore, she urged the Commissioners to think about their nominations.

11. **25-0492-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

COMMISSIONER SIEBRANDT said this item had links in the backup documentation to interesting articles.

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 any of the Commissioners had any topics for future discussion.

Given some of the actions at the national level regarding historic preservation, COMMISSIONER HARPER asked for a report on how the Historic Preservation Commission (HPC) handles alteration and demolition violations. SETH FLOYD, Executive Director of Community Development, said staff would place an item on a future agenda.

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 1:12 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