



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

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

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

EXCUSED: COMMISSIONERS HOTCHKISS, PALACIOS and GRIMMER

ALSO PRESENT: MICHAEL HOWE, Planning Project Manager; JAMES B. LEWIS, Deputy City Attorney IV; 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 LARIME said there were no announcements.

5. For possible action to approve the Final Minutes by reference of the Regular Meeting of December 10, 2025

Minutes:

CHAIR LARIME called for a motion.

COMMISSIONER HARPER requested the correction to the subject minutes included in the motion.

Motion made by Robert Stoldal to Approve as corrected to replace the term canal lever with cantilever of Commissioner Harper's comment for Item 8

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

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

6. **26-0017-HPC1** - Report by staff from the Department of Community Development regarding the City of Las Vegas 2050 Master Plan as it relates to historic preservation sustainability practices

Minutes:

MARCO VELOTTA, Planning Project Manager, utilized a PowerPoint presentation, a copy of which was submitted for the record, to report on the subject matter. He indicated that the City of Las Vegas (City) 2050 Master Plan (Master Plan) is the policy document that establishes long-term growth for the City over the next 25 years, noting that the zoning portion is contained under Title 19, which incorporates specific regulations for historic preservation and an overlay district for designated landmarks and areas. NRS (Nevada Revised Statutes) 278.160 requires a historic preservation element including an inventory of historic properties, efforts to encourage historic preservation and creation of a historic preservation commission. The goal entails the preservation and reuse of historic sites and structures and adherence to key actions, such as prioritizing and educating the public on the value of preservation, while balancing redevelopment and preservation efforts, as well as incorporating parts of the Master Plan regarding sustainability pertaining specifically to water conservation and energy efficiency. MR. VELOTTA emphasized the City's 20-year success with sustainability, such as construction of LEED (Leadership in Energy and Environmental Design) certified buildings, installation of six megawatts of solar power and EV (electric vehicle) charging stations and implementation of single stream recycling at City facilities. Sustainability was a big part of developing the Master Plan, for the benefit of the community, and the City obtained LEED for Cities certification and adopted a net-zero resolution to ensure renewable energy is used for buildings, streetlights and the wastewater treatment load. Additionally, the City was looking into other hydropower resources from Parker and Davis Dams.

Regarding historic preservation and sustainability, Title 19 includes specific procedures for renewable energy, and Title 14 includes water conservation standards for historic properties, such as within the John S. Park Neighborhood. The latter standard is governed by the Southern Nevada Water Authority (SNWA), and along with the Nevada Legislature, they require that municipalities adhere to it, including to the installation of turf. Many homeowners have taken advantage of the Water Smart Landscaping Program. Despite negotiations at the federal level regarding water allocations, it is important that the City continues to reduce its overall consumptive use to maintain its water allocation.

The Urban Forestry Management Plan includes a goal to increase tree canopy, given the high urban heat island effect in the areas of Downtown and East Las Vegas. Trees can be considered worthy of preservation, such as the tree in Reno, Nevada, that was dedicated to the soldiers who fought and died in the war. The same could be done for other objects or trees of value, noting that through the Urban Forestry Management Plan, the City seeks to find ways to preserve older trees with ample shade canopy. The tree-bate program is specific to certain areas of Wards 1, 3 and 5 to get a free tree to plant on residential properties.

Regarding the reuse of buildings, there is a need to encourage reuse throughout Southern Nevada, as the City has done with The Mob Museum, The Neon Museum, the Huntridge Theatre and many buildings within the Las Vegas Arts District (Arts District). Unfortunately, there are not many buildings that have been repurposed from commercial to residential, as has been done in many states and in Downtown Reno, which has some good examples the City could look to.

As part of development, there must be a balance between new and existing development to ensure that older buildings are not demolished to make room for new development. As such, the City drafted a Transit-Oriented Development (TOD) ordinance focusing on the urban core and along major arterial corridors, like Charleston Boulevard and Maryland Parkway, which have older buildings. Incentives through the Redevelopment Agency and state legislation have been made available to promote new construction and rehabilitation of existing properties. The TOD involves developing residential and commercial mixed uses within walking distance of transit stops. TOD is a major part of the Land Use Element, as it is particularly important to the City's growth strategy to start building up instead of out. Hence, the General Plan focuses on corridors identified by the Regional Transportation Commission, including Boulder Highway and Maryland Parkway, with Charleston Boulevard under analysis. Around each transit station, the goal is to develop more mixed-use density and better

use of vacant spaces or reuse existing buildings. A workshop in February will focus on adaptive reuse and the TOD Overlay and parking standards, as well as on robust landscaping standards.

Additionally, the City is working on an attainable housing incentive package to implement Assembly Bill 540 regarding new residential opportunities and help offset construction of new housing or rehabilitation of existing housing, as long as affordability requirements are met. A text amendment was being drafted to help bring the City's zoning code to conform with Assembly Bill 241, requiring residential uses to be permitted in commercial and mixed zoning districts. The City already made a great effort in updating zoning standards for the Form-Based Code (FBC) in the Arts District, which will be significantly affected by it. Moreover, a sustainability action plan was being developed to help residents and developers help make Las Vegas sustainable for the future.

MR. VELOTTA advised COMMISSIONER STOLDAL that updates on the plan were made yearly, typically around September, based on data collected. There are four reports available online at MasterPlan.Vegas, which includes historic preservation efforts with respect to new districts or properties added, and this is done with the collaboration of the Historic Preservation Officer. The Commissioner questioned the goal of listing at least one historic district per 100,000 in population. MR. VELOTTA clarified that there really had not been any change in that regard.

COMMISSIONER STOLDAL mentioned a movement to preserve the Vegas Vic sign, and he wondered where that would fall under within the code. MR. VELOTTA said that would have to go through the process outlined in Title 19. The Commissioner noted the report's reference to the Historic John S. Park Neighborhood not prohibiting development along Las Vegas Boulevard, especially with the goal to build upward. MR. VELOTTA responded that the FBC and the TOD Overlay District would restrict building height to no more than five to seven stories, depending on the area, in consideration of buffering single-family residential neighborhoods. COMMISSIONER STOLDAL asked if and how the Master Plan addresses Floyd Lamb Park at Tule Springs (Park), especially with what he described as the hodgepodge of development uses surrounding it. MR. VELOTTA replied that a plan was adopted for the Park around 2008, although the Master Plan includes drafting special plans for the area. Thus far, a special plan for Kyle Canyon was completed with a focus on smarter development in terms of density, so he did not anticipate pressure on the Park and single-family development.

CHAIR LARIME wondered how successful the goal for increasing the urban shade canopy has fared considering the landscape waiver process. MR. VELOTTA explained that staff works with the Urban Forester to ensure adequate tree installation in the public right-of-way. With respect to private development, they are considering allowing a fee in lieu of required tree installations and use the proceeds to plant trees where there is a greater need for shade.

Regarding corridors with potential historic properties, the Chair wondered if staff was using preservation knowledge to incorporate into their efforts or should the Historic Preservation Commission (Commission) consider prioritizing that effort. MR. VELOTTA stated that having an idea of historic resources would help, especially for specific areas that could be a part of a major transportation project.

CHAIR LARIME asked if there was any progress on the strategy of a demolition-by-neglect ordinance, especially with the imminent loss of downtown motels. MR. VELOTTA said that was a strategy that could be used to avoid the demolition of historic property.

As the Chair of Sunrise Manor Town Advisory Board, COMMISSIONER COSGROVE commented that developers often mention concerns about the unhoused population cutting the drip lines and camping under the trees, so they ask for waivers to plant desert adaptive trees that do not need as many drip lines.

COMMISSIONER HARPER asked if there had been an update to the report on heritage trees, and MR. VELOTTA indicated that was a recommendation to add to the Urban Forestry Plan.

7. **26-0018-HPC1** - Discussion for possible action regarding approval of funding up to the amount of \$8,000 for members of the Commission to attend the July 22-July 26, 2026, National Alliance of Preservation Commissions (NAPC) 2026 Forum in Minneapolis, Minnesota

Minutes:

COMMISSIONER SIEBRANDT said her office sent invitations for the subject forum to get an idea of how many Commissioners were interested in attending, but she had not received any responses. She and TERESA SMITH, Administrative Support Assistant, will be attending. The money requested will pay for attendance, and it is reimbursable by SHPO (State Historic Preservation Office). COMMISSIONER STOLDAL asked that any available brochures and materials at the forum be collected and brought back for the Commissioners' use.

COMMISSIONER MOODY thought the National Trust for Historic Preservation PastForward conference was usually considered at the same time as the subject forum. COMMISSIONER SIEBRANDT indicated that the PastForward conference was held at a different time of the year, and the Commissioners would receive the information once she received it.

COMMISSIONER STOLDAL asked about offering CAMP (Commission Assistance and Mentoring Program) training, and COMMISSIONER SIEBRANDT replied that the upcoming session in Carson City, Nevada, could be made available through Zoom or she could inquire about funding to attend in person. If there is a desire to hire trainers for a specific session, she could also take suggestions and research that as well.

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

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

Minutes:

SETH FLOYD, Executive Director of Community Development, confirmed that all Historic Preservation Commission (Commission) meetings would be held in the same room at the Civic Center. Additionally, he would be turning over some of his duties, including his involvement in the Commission, to MICHAEL CUNNINGHAM, Deputy Community Development Director, who is well versed in all aspects of building as the building official.

CHAIR LARIME said MR. FLOYD would be missed and welcomed MR. CUNNINGHAM.

9. 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 updates on the various projects listed. For the Floyd Lamb Park at Tule Springs (Park) report, she commented that it was completed earlier than anticipated and a link was provided for input from the Commissioners. The information will be used for updates to the informational signs at the Park. MICHAEL HOWE, Planning Project Manager, reviewed the sessions scheduled for the gratis Mayor's Design Symposium on February 29, 2026, with this year's theme being education design.

COMMISSIONER SIEBRANDT urged the Commissioners to get their nominations into her office by February 25th to prepare for May's Historic Preservation Month Awards. She added that the Red Rock Winter Gathering would be held February 14, 2026, at Red Rock Canyon in celebration of indigenous peoples.

CHAIR LARIME asked that the year's metrics on historic preservation be incorporated into the subject report to the Commission.

COMMISSIONER STOLDAL felt it would be helpful for the Commission to understand the work that went into the historic timeline, to which COMMISSIONER SIEBRANDT said the Commission would be updated on the timeline and grant summaries as soon as they are completed.

10. **26-0019-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR LARIME said this item entailed a list on media coverage regarding past preservation related matters.

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:

With the success of the recent nomination and survey update projects, COMMISSIONER STOLDAL wondered if they should do the same for areas affected by the forthcoming high-speed bus route to have the information ready. He felt the project research will become the model for the state.

CHAIR LARIME asked for a presentation about the building code, as well as a discussion on topics for CAMP (Commission Assistance and Mentoring Program) training.

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 1:00 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