



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 asked for the roll call.

PRESENT: CHAIR LARIME and COMMISSIONERS LeVINE, STOLDAL, SERFAS (excused until 12:02 p.m.), PURDUE, GRIMMER (via teleconference), HARPER, GILLESPIE (ex-officio member and Nevada State Museum Designee) and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS HOTCHKISS, COSGROVE, PALACIOS and MOODY

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. For possible action to approve the Final Minutes by reference of the Regular Meeting of January 28, 2026

Minutes:

CHAIR LARIME called for a motion.

Motion made by Robert Stoldal to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

5. 26-0066-HPC1 - Discussion for possible action regarding approval of the final historical report for Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road - Ward 6 (Brune)

Minutes:

COMMISSIONER SIEBRANDT said that ZOANN CAMPANA, Kautz Environmental Consultants, could not be present. However, all changes submitted were made, and this entailed the final report.

From the recommendations provided on Page 94, to amend the nomination and to restore and update the existing signs at Floyd Lamb Park at Tule Springs (Park), COMMISSIONER STOLDAL wondered how the Commission should handle those recommendations. COMMISSIONER SIEBRANDT indicated that this matter pertained to the final report, but there would be items on future agendas for the Commission's consideration. She advised COMMISSIONER STOLDAL that all signs would be reviewed to ensure accurate information from the report, and an action item for new signs would be presented to the Commission for discussion and action.

Motion made by Robert Stoldal to Approve

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 2; Excused: 4

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

6. **26-0067-HPC1** - Report by staff from the Community Development Department regarding building codes as they relate to historic buildings and preservation efforts

Minutes:

MICHAEL CUNNINGHAM, Deputy Community Development Director and Building Official, reported using a PowerPoint presentation, a copy of which was submitted for the record, on the existing Building Code, specifically regarding building requirements relative to historic buildings. He pointed out that the beginning of each chapter of the Building Code includes an about statement to give the users a scope of that chapter to provide guidance and ensure correct usage. Chapter 12 focuses on historic buildings and requires that the buildings be listed on one of the approved registries, whether it be federal, state or local. He reported on various sections.

Section 1202 - Repairs: The standard with building repairs is that if a structure is touched, it must be brought up to code. However, there is leniency for historic buildings, allowing the use of like for like materials originally used to help keep the historic character, as well as the same method of construction. The idea being to limit the impact on historic buildings while achieving a level of compliance to ensure safety.

Section 1203 - Means of Egress: In installing exits for regular buildings, the means of egress must be cleared and anything along the path must be cleared; however, this section does not require that if an egress does not meet modern code, thus limiting the amount of impact on historic buildings. Staff would be required to meet with the developers and architects to ensure safety, allowing the buildings to stay intact while being remodeled or repurposed.

Section 1204 - One-Hour Fire Resistant Assemblies: This was typically required for commercial buildings being modified to protect them from a fire. This section does not require assemblies if wood lath and plaster walls were utilized in construction.

Section 1204 - Natural Light: This section does not require installation of additional windows or openings to comply with code requirements for natural light.

Section 1205 - General: This code allows the use of existing floor and live loads from when a structure was originally constructed, as older buildings typically cannot comply with modern codes. Thus, staff could work with the operator to define loading limitations to prevent overloading. This section also allows for a building to be brought back to its pre-damaged condition without additional work.

Section 1206 - Relocated Buildings: This requires the foundation of a relocated building to be designed up to code, while the historic building can remain intact, such as in the case of the historic La Concha building.

Section 306 - Historic Structures and Entrances: These pertain to accessibility and mainly apply to commercial buildings or residences converted into commercial, such as a museum. For older structures, accessibility is very difficult to meet. Referring to The Mob Museum (Museum) on Slide 5, he pointed out how the front stairs would have to be removed to install a ramp, thus changing the historic character; therefore, the Museum posted signage, which is a requirement, directing those who need it to a lift on the side of the stairs.

MR. CUNNINGHAM emphasized that the chapters he covered were the ones most applicable to historic buildings.

COMMISSIONER LeVINE confirmed with MR. CUNNINGHAM that the referenced regulations applied to every historic building listed on a register, including homes. The Commissioner suggested adding them to the neighborhood guidelines. COMMISSIONER SIEBRANDT indicated that the list of links would be added to the website.

COMMISSIONER STOLDAL mentioned that the links to the International Code are great; however, they could not be downloaded without paying the \$78 fee, so he wondered if people would have to pay for the links added to the website. He referred to Section 1205 regarding restoration of buildings to pre-damaged conditions and wondered if that meant restoration in conformance to the original code, which MR. CUNNINGHAM confirmed. With respect to paying a fee, MR. CUNNINGHAM said people could access the code and take notes to avoid paying fees, noting that they are copyright protected.

CHAIR LARIME asked how the handout in the backup would be distributed, to which COMMISSIONER SIEBRANDT replied that the sheet was created for this presentation and would be added to the website for people to access. The Chair said it would be helpful for people needing more information. She wondered if the code had chapters covering adaptive reuse. MR. CUNNINGHAM responded that the existing code addresses various levels for existing buildings, depending on the work, adding that a change in occupancy is what triggers more restrictions. He advised the Chair that there is a separate code for new builds, but people are referred to the existing building code.

COMMISSIONER STOLDAL wondered if a conservative district would fall under a category in the building code. MR. CUNNINGHAM stated that he would have to work with COMMISSIONER SIEBRANDT, but he opined that if the conservation districts were deemed to have historical significance, they could apply the section and include areas outside of the traditional registries.

CHAIR LARIME appreciated MR. CUNNINGHAM'S input and expertise.

7. **26-0068-HPC1** - Discussion regarding the National Alliance of Preservation Commissions' (NAPC) Commission Assistance and Mentoring Program (CAMP) topics

Minutes:

COMMISSIONER SIEBRANDT used some of the information in the backup documentation included for the meeting to discuss CAMP (Commission Assistance and Mentoring Program) topics of interest to the Commission. She indicated that the Commission could select topics, noting that some came highly recommended by the National Alliance of Preservation Commissions' (NAPC), including Legal Basics and Meeting Procedures, which she regarded as important to ensure they were meeting the legal requirements for operating, as well as Standards and Guidelines for Design Review. She mentioned that in 2022, the design guidelines were created for the John S. Park and Beverly Green neighborhoods. Some topics could be explored more in-depth by bringing in staff with expertise in the desired topics. She acknowledged that community engagement had always been a struggle because residents did not want to attend meetings. The architectural drawings topic would be helpful for reviewing additions or expansions to buildings, such as for The Mob Museum. With respect to fees, COMMISSIONER SIEBRANDT said that some sessions included multiple topics, so the Commissioners may want to consider including staff members in the field or outside agencies to take advantage of them as well. As soon as she knew the topics the Commissioners were interested in, she could put together pricing and schedule an action item on a future agenda.

COMMISSIONER GILLESPIE said she learned a lot from attending the program, so she was very excited about this matter. The problem is that all the Commissioners could benefit from all the topics, and they would have to determine what would be involved and the budget for the topics agreed upon. She was particularly interested in the specialty topics of conservation districts. Additionally, she was interested in the topics of building materials, sustainability and historic preservation, especially for a hot environment.

COMMISSIONER STOLDAL commented that someone could be brought in to go over the topics selected from the list, noting he was not able to find anything on the topic of Resources of the Recent Past. COMMISSIONER SIEBRANDT said that virtual training would allow everyone to access the links and watch the sessions when

they had time. Regarding the topic of Resources of the Recent Past, she was not familiar with that, unless it was about addressing buildings or structures that were no longer in existence.

COMMISSIONER STOLDAL said all topics were interesting. COMMISSIONER SIEBRANDT requested input on preferred topics, adding that TERESA SMITH, Administrative Support Assistant, would send out a questionnaire to identify the desired topics by majority, with the Commissioners' feedback. However, she recommended virtual sessions, because they were easier to attend and not as costly. COMMISSIONER STOLDAL remarked that in-person training would be more beneficial and staff members could be included. COMMISSIONER SIEBRANDT indicated that the pricing for in-person training for six topics would cost \$9,000 compared to \$5,500 for virtual training, but the questionnaire would identify the Commission's preference, noting there was funding in the budget to cover the cost.

DEPUTY CITY ATTORNEY JAMES LEWIS advised that if the training sessions were not going to be posted to the public, the Commissioners could ask questions, but they could not deliberate the topics and only have general discussion. COMMISSIONER STOLDAL said the meetings were not well attended so there should not be a problem. MR. LEWIS pointed out that if the meeting were posted, there would be no control over the number of people showing up, which COMMISSIONER SIEBRANDT emphasized could drive the price up.

COMMISSIONER LeVINE favored in-person training. COMMISSIONER HARPER pointed out that the list of topics said the pricing included travel and honorarium costs.

COMMISSIONER LARIME suggested adding the option for in-person training to the questionnaire. She liked the idea of opening the training to partner organizations so they could understand the topics as well. The Commissioners should think about organizations to reach out to, and she supported posting the training. COMMISSIONER SIEBRANDT said the final decision would be made in April or May, hopefully, as she would have to find out when the trainers would be available. MR. LEWIS advised sharing the questionnaire with staff and not passing it around to fellow Commissioners to avoid any quorum issues.

COMMISSIONER STOLDAL asked for a presentation on the Open Meeting Law, as the Commissioners have been told repeatedly that they could not talk to each other, which seemed excessive. MR. LEWIS clarified that as the Commission's legal counsel, he was advising the Commissioners to be cautious and not create a walking-quorum situation.

CHAIR LARIME believed the topic of Meeting Procedures would benefit the Commission, given all the new members.

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

Minutes:

MICHAEL CUNNINGHAM, Deputy Community Development Director and Building Official, thanked COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR SETH FLOYD for allowing him to be more involved with this Commission, as he was becoming more interested in history as a native of Las Vegas.

CHAIR LARIME said that MR. CUNNINGHAM, as the Building Official, brings a new perspective and information that will help them understand issues that have come up.

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

Minutes:

COMMISSIONER SIEBRANDT reviewed the information provided on the PowerPoint slides, copies of which were submitted for the record, regarding The Old (Las Vegas) Mormon Fort nomination update, which was pending approval by the Keeper of the Register in Washington, D.C., and a status report on the Huntridge Theatre, which would be made at the meeting in March. Slide 2 displayed the nomination form for the Historic Preservation Awards, and COMMISSIONER SIEBRANDT appreciated the nominations received thus far and mentioned there was still time to submit nominations until the end of the day.

COMMISSIONER STOLDAL said it would be nice to receive the report on the Huntridge Theatre in advance with the agenda rather than receiving a PowerPoint presentation. COMMISSIONER SIEBRANDT said she would ask.

10. **26-0069-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR LARIME said the Commissioners received a list from staff every month. COMMISSIONER STOLDAL appreciated the helpful links.

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:

CHAIR LARIME asked for comments.

COMMISSIONER STOLDAL requested agenda items on the recommendations in the Floyd Lamb Park at Tule Springs report, which were to update the nomination, and ideas to upgrade the existing signs, including possible relocation and addition of new signs. He also requested a presentation regarding the Open Meeting Law.

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:

PETER MORUZZI, resident of Palm Springs, California, and member of the Palm Springs Historic Site Preservation Board, said he had been enchanted with Las Vegas since 1983, and he wrote the nomination in 2012 for the El Cortez to be listed on the register. As an architectural historian, he would be happy to donate his time to writing the nominations at no cost for the Vegas Vic sign to the local and national registers. He was aware that it would be challenging to get the owner to agree, so he would prefer if staff could contact the owner to make the case and point out that the national register was not as restrictive as the local register. He added that getting it listed would bring tremendous publicity. CHAIR LARIME verified with DEPUTY CITY ATTORNEY JAMES LEWIS that a future agenda item could be requested.

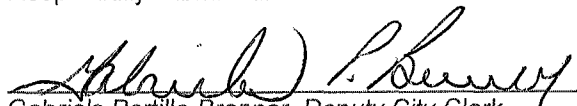
COMMISSIONER STOLDAL wanted to discuss the sign; however, MR. LEWIS advised him it would not be appropriate to respond under this matter, which was for citizens to make comments.

13. **Adjournment**


Minutes:

The meeting was adjourned at 12:59 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