



## Historic Preservation Commission Minutes

### 1. Call to Order and Roll Call

Minutes:

CHAIR LARIME called the meeting to order at 12:01 p.m. and asked for the roll call.

PRESENT: CHAIR LARIME and COMMISSIONERS LeVINE, STOLDAL, SERFAS, COSGROVE, PALACIOS, MOODY, PURDUE, GRIMMER, HARPER and SIEBRANDT (ex-officio member)

EXCUSED: COMMISSIONERS HOTCHKISS and GILLESPIE (ex-officio member and Nevada State Museum Designee)

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](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. For possible action to approve the Final Minutes by reference of the Regular Meeting of February 25, 2026

Minutes:

CHAIR LARIME called for a motion.

Motion made by Misty Grimmer to Approve

NOTE: Commissioner Moody abstained from voting because he was not present for the subject meeting.

Passed For: 9; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 2

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

### 5. 26-0138-HPC1 - 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:

COMMISSIONER SIEBRANDT advised that J DAPPER, Principal of Dapper Companies, had an unexpected conflict and could not attend; therefore, he requested an abeyance to the next meeting.

Motion made by Sondra Cosgrove to Hold in Abeyance to 4/29/2026

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

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

6. **26-0132-HPC1** - Discussion for possible action regarding approval of Historic Preservation Commission funds in the amount of \$5,000 to use as a match for a federal Historic Preservation Fund grant to hire a consultant to complete a National Register of Historic Places nomination for Johnny Tocco's Roadside Boxing Gym, located at 9 West Charleston Boulevard - Ward 3 (Diaz) [NOTE: The correct gym name is Johnny Tocco's Ringside Boxing Gym]

Minutes:

COMMISSIONER SIEBRANDT said this matter involved matching SHPO (State Historic Preservation Office) grant funding for projects that support CLG (Certified Local Governments) goals. Referring to PowerPoint slides, copies of which were submitted for the record, she said that although the gym had nothing special, it has been at the same location since it was constructed in the 1960s. Conflicting information about when the gym was built and when JOHNNY TOCCO came to Las Vegas could be found in articles on the internet, which was why she felt it was important to seek the actual history of the historic gym. Renowned boxers went there, including a visit by MUHAMMAD ALI. Because of MR. TOCCO'S involvement with youth and in the community, the City Council recognized him as Citizen of the Month in April 1997 and awarded him the Key to the City of Las Vegas (City). Moreover, he was inducted into the Southern Nevada Sports Hall of Fame in 2000 for being the most noted boxing trainer. Major boxing matches may have occurred on the Strip, but all other mainstream training took place at MR. TOCCO'S gym. COMMISSIONER SIEBRANDT felt this was a great opportunity to show SHPO the Historic Preservation Commission's (HPC) involvement in the history of Las Vegas and activeness in trying to add properties to the National Register of Historic Places (NRHP). The HPC would match \$5,000 of the funding amount of \$7,200 requested from SHPO.

Despite his love for boxing, COMMISSIONER PALACIOS was suspicious in this matter and asked who requested the nomination, which carried future development limitations. COMMISSIONER SIEBRANDT responded that the owner was made fully aware of the restrictions associated with the historic registers, noting that unless a (U.S. National Park Service) grant is procured, the NRHP does not prohibit alterations to or demolition of a building; only the City's register imposed such prohibitions.

COMMISSIONER STOLDAL asked if the owner initiated the nomination, to which COMMISSIONER SIEBRANDT replied that in 2005, the HPC sought to list the gym on the register, but it did not have sufficient funding due to a lack of grant funding from the Commission for the Las Vegas Centennial. A UNLV (University of Nevada Las Vegas) student was supposed to draft the nomination at no charge, but that did not transpire. For this application, COMMISSIONER SIEBRANDT approached the owner because he asked the Department of Economic and Urban Development (EUD), who contacted her about the historic property, for funding assistance with façade improvements.

COMMISSIONER STOLDAL said that the history of the gym was embellished. Although famous boxers and several others visited the gym, he felt the challenge was clearing up the facts through the nomination, noting the structure was for sale once and considered for demolition due to its value to the City because of the Charleston Boulevard Underpass, connected businesses, such as the bus establishment with transportation to Mexico, and the Arts District. Nevertheless, he supported the project in order to discover the true history and whether it qualifies for the NRHP. COMMISSIONER SIEBRANDT said the consultant would determine if the property would qualify for a nomination and perhaps draft the nomination. COMMISSIONER STOLDAL regarded it as interesting property and confirmed with COMMISSIONER SIEBRANDT that the owner would not contribute any funding.

CHAIR LARIME stated that learning the true history of the building was important enough and added that the preservation industry has a desire to expand nominations beyond architectural buildings and dive into buildings that have elements of important history to the community. She supported the item, noting that it could possibly qualify for a nomination to the state register.

COMMISSIONER STOLDAL wondered if the owner was seeking the nomination because he previously asked for funding from the City, but COMMISSIONER SIEBRANDT did not know.

COMMISSIONER GRIMMER agreed that the subject property was important to the history of Las Vegas and the HPC should move forward to identify its historic value.

Motion made by Robert Stoldal to Approve

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

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

7. **26-0133-HPC1** - Report by the Community Development Department regarding properties currently listed on the National Register of Historic Places (NRHP)

Minutes:

Using a PowerPoint slide, a copy of which was submitted for the record, COMMISSIONER SIEBRANDT reviewed the properties nominated to the National Register of Historic Places (NRHP) prior to the year 2000, noting that some of those properties were placed on the state or local register thereafter.

COMMISSIONER MOODY wondered about the expense for updating the nominations. COMMISSIONER SIEBRANDT stated that hiring a consultant would cost approximately \$12,000, and there was a balance of approximately \$200,000 in the Historic Preservation Commission's (HPC) budget.

COMMISSIONER STOLDAL emphasized that the HPC had done a good job of updating some of the nominations, such as for the Historic Westside. He recommended contacting owners of the U.S. Post Office and Courthouse, Huntridge Theatre and Eureka Locomotive before moving forward with updating the nominations for those properties, and COMMISSIONER SIEBRANDT remarked that they would not be updated without the owners' consent. Consequently, COMMISSIONER STOLDAL recommended an update to the Floyd Lamb Park at Tule Springs Ranch nomination of 1981 to ensure factual content.

COMMISSIONER LeVINE asked about the Eureka Locomotive. COMMISSIONER SIEBRANDT said it was used in the Helldorado Parade. MIKE HOWE, Planning Project Manager, indicated that DAN MARKOFF, a local attorney, owned the locomotive and it was used in the movie Back to the Future and during the City of Las Vegas Centennial Celebration, among other events. Given the interest, CHAIR LARIME supported updating the nomination for the Eureka Locomotive and expressed a desire to prioritize an update to the Las Vegas High School Neighborhood District nomination. She felt other items could be discussed under future topics (Item 14).

COMMISSIONER PURDUE asked if there was any issue with adding privately-owned businesses, to which COMMISSIONER SIEBRANDT replied that the property owners had to agree. She explained that properties on the NRHP had no restrictions, unless federal grants were awarded, and COMMISSIONER STOLDAL verified this statement.

8. **26-0134-HPC1** - Report by the Community Development Department regarding content provided to the Commission for the Las Vegas Centennial to update the City of Las Vegas website

Minutes:

COMMISSIONER SIEBRANDT reported that the Commission for the Las Vegas Centennial (Commission) hired a consultant to update grants information on the website. She used a PowerPoint presentation, a copy of which was submitted for the record, to give examples of the consultant's work, including the summaries with images he created, as well as content for the Timeline from 1905 to 2005. She felt he did a good job of focusing on key

events that took place in the city, adding that the same could be done with the Historic Preservation Commission grants if desired.

COMMISSIONER PURDUE found it interesting and liked that the consultant added the population growth per decade. COMMISSIONER SIEBRANDT credited COMMISSIONER STOLDAL for that detail.

See Item 9 for related discussion.

9. **26-0135-HPC1** - Discussion for possible action regarding approval of funding in the amount of \$31,500 to hire a website content creator to create historic blog posts for the City of Las Vegas website - All Wards

Minutes:

COMMISSIONER SIEBRANDT stated images were shown under the previous item of work done by JEFFREY CARLSON, Consultant, who submitted a proposal to do similar work for the Historic Preservation Commission (HPC), including articles he would write about and a budget based on an hourly rate.

COMMISSIONER STOLDAL liked the idea; however, he felt that the timeline, which was created by MR. CARLSON, on the City of Las Vegas (City) website was adequate, noting that part of the process came out of the Commission for the Las Vegas Centennial's project. He questioned the timeline filter for this project, which he felt should be used to select the articles that needed an in-depth narrative, such as for the land auction, because it was held over three days, May 15-17, 1905. He pointed out that there was already a \$300,000-funded documentary film in production regarding the period of 1904-1906. The Commissioner suggested the Commissioners review the timeline and select and submit to staff the stories the consultant should focus on.

COMMISSIONER SIEBRANDT asked if the Commissioners were in support of MR. CARLSON'S suggestion to work on seven articles. COMMISSIONER STOLDAL wondered if this item should be denied since he wanted the Commissioners to select the topics, and they would probably amount to more than seven.

COMMISSIONER LeVINE was curious as to how MR. CARLSON came up with an average cost for his budget. COMMISSIONER SIEBRANDT advised that MR. CARLSON estimated 50 hours for each article at a rate of \$90. COMMISSIONER LeVINE felt the cost was too high. COMMISSIONER STOLDAL thought some articles would take less time, so he suggested setting a dollar figure for each article. DEPUTY CITY ATTORNEY JAMES LEWIS said the Commission could approve the funding to start and allow COMMISSIONER SIEBRANDT to come back to the Commissioners with different agenda items with different amounts.

COMMISSIONER STOLDAL wanted to start with approving \$30,000 to begin the process to select the stories the Commission felt needed more history, allowing the Commission to set the length of the stories and pay a flat fee for images, if desired, as well as to invite other experts, such as from UNLV (University of Nevada, Las Vegas) to work on some of the articles. The Commissioners could approve three articles per month. COMMISSIONER SIEBRANDT said drafting new contracts monthly would not be possible, noting that each entity would require a different contract. She suggested denying the item if the proposal was not what the Commissioners wanted and added that the project could be done through the bidding process. MR. LEWIS clarified that every contract would have to be reviewed by the City Attorney's Office. He suggested allocating funding and delegating authority to COMMISSIONER SIEBRANDT to discuss and approve the desired articles.

COMMISSIONER COSGROVE asked if the subject contract could be approved, allowing the Commissioners oversight of the projects. MR. LEWIS indicated that with approval of this matter, the money would be spent as laid out in the contract. Should the Commissioners desire more control on spending the money, a more flexible contract would have to be drafted for consideration. COMMISSIONER SIEBRANDT interjected to say that a few years ago the Commissioners approved funding for strategic outreach to use as needed for meetings or literature, so something similar could be done.

COMMISSIONER STOLDAL wanted the Commissioners to give input and subsequently consider an item to allocate funding for articles. COMMISSIONER LeVINE was concerned about the amount of funding for one entity; he felt the subject funding could cover more topics. COMMISSIONER STOLDAL verified with COMMISSIONER SIEBRANDT that she understood the direction the Commissioners wanted to take and wondered if the item could be denied.

CHAIR LARIME said there was value in increasing online presence by offering quick ways to engage people to a blog and tying that to the HPC and the important work of the Commissioners. She was inclined to support denial to come back with an item that provides the Commissioners more control and expansion of the HPC's online presence.

COMMISSIONER GRIMMER agreed with the need to attract people, noting social media possibly being one of the topics selected for training (Item 10). She wondered if the proposed rate was the going rate for this type of service. COMMISSIONER SIEBRANDT replied that \$90 per hour is what other consultants usually charged. MR. LEWIS clarified that the proposed rate was \$90 dollars an hour, not \$600 per hour as COMMISSIONER GRIMMER thought.

CHAIR LARIME believed there would be value in getting the project done through the bidding process. MR. LEWIS warned that going through the competitive bidding process would require accepting the low bid; therefore, he suggested going through the RFQ (Request for Qualifications) process to find entities with expertise to do the best job and select multiple people to do the work if desired. The Chair said that would be a good way to get an idea of what is available.

COMMISSIONER STOLDAL remarked that the new Office of Communications Director was very qualified, and it would be nice for the HPC to receive a presentation with some recommendations on improving the HPC's social media presence.

Motion made by Robert Stoldal to Deny

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

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

10. **26-0136-HPC1** - Discussion for possible action regarding approval of Historic Preservation Commission funds in the amount of \$6,000 for in-person training to cover four topics for Historic Preservation Commissioners and to choose which topics, offered by the National Alliance of Preservation Commissions (NAPC) Commission Assistance and Mentoring Program (CAMP)

Minutes:

COMMISSIONER SIEBRANDT displayed a PowerPoint slide, a copy of which was submitted for the record, with Commission Assistance and Mentoring Program (CAMP) topics to select from for in-person training, noting there was a tie between scheduling two topics for \$3,500 or four topics for \$6,000.

DEPUTY CITY ATTORNEY JAMES LEWIS explained that the process would be to discuss which topics and come up with a motion.

COMMISSIONER LeVINE preferred the topics of Social Media Strategies, Preservation Planning and Enforcement and Violations.

CHAIR LARIME said it would be best to decide how many topics before selecting.

COMMISSIONER GRIMMER confirmed that the sessions were one hour per topic.

The Commissioners discussed their preferred topics, and the majority selected four topics, excluding the topic of Envisioning Infill Design Exercise.

CHAIR LARIME commented that any Commissioner could leave and not stay for the entire training session. She asked COMMISSIONER SIEBRANDT to look into opening the training to individuals in the preservation community.

Motion made by Robert Stoldal to Approve and select the four topics of Foundations of Historic Preservation - Legal Basics; Planning & Policy Tools - Enforcement and Violations; Engagement and Emerging Topics - Preservation Planning | Community Visioning and Engagement; and Specialty Topics - Social Media Strategies for Historic Preservation Commissions

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

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

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

Minutes:

EXECUTIVE DIRECTOR OF COMMUNITY DEVELOPMENT SETH FLOYD indicated that he would resume handling the Historic Preservation Commission, as MICHAEL CUNNINGHAM accepted the job of Acting Director of Public Works. He hoped the new Building Official would soon get up to speed and assist this body.

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

Minutes:

COMMISSIONER SIEBRANDT reported that all projects funded by the Historic Preservation Commission were completed. She received nominations for the Historic Preservation Awards, and the Commissioners had until April 19, 2026, to submit more nominations to her office.

Additionally, COMMISSIONER SIEBRANDT advised that the updated nomination to the National Register of Historic Places (NRHP) for the Old Las Vegas Mormon Fort was sent back by the Keeper of the Register with comments. She did not agree with those comments and was waiting to meet with the representatives from Washington D.C.

COMMISSIONER LeVINE wondered what types of objections. COMMISSIONER SIEBRANDT said there were concerns with Criterion E for reconstructed properties, classification and resource counts and period of significance and Criterion D for archaeology pre-history and archaeology historic integrity, and they requested fewer photographs.

COMMISSIONER STOLDAL asked if they would have to redo the entire process for any changes, to which COMMISSIONER SIEBRANDT replied affirmatively, noting that additional funding would be needed because the contract with Kautz Environmental Consultants, Inc., expired. He wondered if the contracts could include a clause making the consultant responsible for any changes upon rejection of the work. COMMISSIONER SIEBRANDT felt it would be unfair to ask consultants to perform work without receiving payment, especially since she did not agree with the comments. CHAIR LARIME said it would be fair to ask the consultant for some changes, such as removing some of the photographs. However, the requested changes seemed substantial. COMMISSIONER STOLDAL indicated that the period of significance was an important part and said that perhaps some information should be expanded.

COMMISSIONER LeVINE asked how the process would work, to which COMMISSIONER SIEBRANDT replied that she never had to deal with the National Park Service about concerning comments, but she would confer with the necessary bodies. She hoped the entire document would not have to be changed.

13. **26-0137-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR LARIME said COMMISSIONER SIEBRANDT provided a fabulous list of article links.

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:

CHAIR LARIME asked if there were any suggestions

COMMISSIONER STOLDAL requested a presentation on increasing the social media presence of the Historic Preservation Commission, as well as a report on the Huntridge Theatre.

CHAIR LARIME asked to include for the report on the Project Update List projects that may need updating and potential funding.

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 1:23 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