



Historic Preservation Commission Minutes

1. Call to Order and Roll Call

Minutes:

VICE CHAIR LeVINE called the meeting to order at 12:01 p.m.

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

EXCUSED: COMMISSIONERS HOTCHKISS, PALACIOS, MOODY and PURDUE

ALSO PRESENT: SETH FLOYD, Community Development Executive Director; 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 Special Meeting of April 29, 2026

Minutes:

CHAIR LARIME called for a motion.

Motion made by Sondra Cosgrove to Approve

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

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

5. 26-0185-HPC1 - Discussion for possible action regarding approval of a Certificate of Appropriateness application for a building expansion project at the historically listed U.S. Post Office and Courthouse, located at 300 Stewart Avenue - Ward 5 (Summers-Armstrong)

Minutes:

COMMISSIONER SIEBRANDT commented that an item regarding the expansion of The Mob Museum (Museum) was previously presented to the Historic Preservation Commission (HPC), who recommended changes that were taken into consideration and subsequently presented at April's meeting as part of a redesign. This matter involved consideration of the Certificate of Appropriateness (CoA) application. Should the HPC wish to grant approval, she recommended that the applicant be required to acquire any necessary approvals from other jurisdictions before starting the work as a condition of approval, which was read.

JONATHAN ULLMAN, President and CEO (Chief Executive Officer) of the Museum, ROBERT CHATTEL, Historic Preservation Architect, Chattel, Inc., and ALEXIA CHEN, President of LGA Architecture, were present. MR. ULLMAN said that in December, an informational presentation was made, and the recommended changes from that meeting were incorporated into the redesign. He requested approval, subject to the condition of approval read by COMMISSIONER SIEBRANDT.

CHAIR LARIME said that the last time the application was shared, it was announced that they were working with SHPO (State Historic Preservation Office) on comments SHPO made. Based on that knowledge, she was expecting the changes to come back to the HPC for a review before consideration of the CoA application. She shared some of SHPO's concerns regarding the east façade remaining as prominent as the main building and materials. MR. ULLMAN offered to provide a presentation to describe the changes made. The Chair deferred to the Commissioners, noting they had two opportunities to fully review the design.

COMMISSIONER STOLDAL said one of his main concerns was for the stairs to remain prominent; however, he was concerned about how the rear of the building would be handled because that is where the post office was located, and its architecture is as unique as the front of the building. MR. ULLMAN indicated that they took great care in coming up with a mindful design to not obscure the view of the historic courtroom, which protrudes on the north facade. Additionally, the height will not obscure the view of the courtroom or of the marquee near the former loading bay for the post office. They believe that based on Secretary of the Interior Standards, those features should not be obscured.

COMMISSIONER STOLDAL asked if an approval motion would have to include the condition language read specifically. COMMISSIONER SIEBRANDT indicated that the HPC is independent of SHPO, although it is necessary for the HPC to ensure that the CoA conforms to the Secretary of the Interior Standards. She explained that typically when applications are received, they are simultaneously submitted to the HPC and SHPO for review; however, SHPO's review process takes longer, and the City of Las Vegas holds off on issuing any building permits until every entity approves. DEPUTY CITY ATTORNEY JAMES LEWIS confirmed that the HPC is independent of SHPO and could take action for approval on the condition that every law and regulation is complied with in order for the CoA to take effect. He advised the Commissioner that an approval motion should be subject to the recommended condition of approval as read to guarantee that the HPC can go through and confirm that every condition has been met.

COMMISSIONER STOLDAL asked if any changes by SHPO or any other entity with oversight would have to come back to the HPC, and MR. LEWIS replied affirmatively.

MR. ULLMAN stated that three agencies have interest in the process, National Park Service regarding the deed covenants, SHPO regarding the financial grant covenants and the HPC, noting the schematic designs were completed, and they would like to start the lengthy entitlement process with the City and be ready to start construction once all the involved entities approve.

COMMISSIONER HARPER asked about treatment for the doors. MS. CHEN referred to Slide 2 and explained that the idea is to repurpose them to design the doors to function as such but look like windows.

COMMISSIONER GRIMMER felt the redesign was a significant improvement from what was initially presented in December and had minimal impact on the historic building.

CHAIR LARIME agreed that the redesign included the HPC's recommendations, the Museum made some good compromises, and the proposal met Secretary of the Interior Standards.

MR. LEWIS read the condition to be included with the motion.

Motion made by Robert Stoldal to Approve this CoA (Certificate of Appropriateness) on the condition that the applicant must acquire any other necessary approvals from any other state or federal agency as required by law, regulation, covenant or restriction that runs with the land affecting the subject property prior to commencing construction. The CoA is not effective until the Historic Preservation Officer determines that there are no further governmental approvals necessary to comply with any law, regulation, covenant or restriction that runs with the land affecting the subject property

NOTE: Commissioner Stoldal disclosed that he is an unpaid member of The Mob Museum Board, but he would be voting on the subject matter.

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

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

6. **26-0239-HPC1** - Report by the Community Development Department regarding the presentation of the 2026 Historic Preservation Awards

Minutes:

COMMISSIONER SIEBRANDT explained the process and asked the awardees to remain for a group photo after all the presentations were made. The Commission recognized the following as Historic Preservation month awardees:

Dorothy Wright Bricks and Mortar: Junior League of Las Vegas (Junior League) - CHAIR LARIME announced that the Junior League was selected for their efforts to move the Morelli House to save it, as it is the last mid-century modern home in the old Desert Inn Estates Development. This is a shining example of historic preservation in Las Vegas.

City of Las Vegas Business Legacy: Eddie Escobedo Jr. (El Mundo Newspaper) - COMMISSIONER LEVINE said MR. ESCOBEDO won the award in recognition of the family's founding of the El Mundo Newspaper and decades of service as an important voice for the Hispanic community, as well as for promoting cultural ties between Spanish and non-Spanish-speaking communities in the city. On behalf of the Historic Preservation Commission (HPC), he commended the family's dedication to contributing to the history, culture and authentic identity of the City of Las Vegas.

Historical Media Project: Jeffrey Carlson - CHAIR LARIME stated that MR. CARLSON was selected for his continued dedication to accurately presenting the history of Las Vegas through the production of his website, Vintage Las Vegas, and other posts on social media platforms. His work and research have proven him to be a true champion and historian of Las Vegas, providing detailed and accurate information. The Chair added that she frequently uses his website as a starting source in her research, and she greatly appreciated the attention to detail and accuracy.

Preservation Education: Claire White - COMMISSIONER LEVINE indicated that MS. WHITE was selected for her exceptional endeavors to preserving the history of Las Vegas through her work on educational programming for teachers, students, senior citizens and the public related to Southern Nevada history, forensic science, the criminal justice system and constitutional law.

Career Achievement: Guy Rocha - Before recognizing this year's winner, CHAIR LARIME acknowledged Senator RICHARD BRYAN, who previously received the award in this category and was in the audience to assist in presenting the award to VICTORIA, who was accepting posthumously for her father, GUY ROCHA. The Chair announced that MR. ROCHA was selected for his decades of service, commitment to historical accuracy and

lasting impact on the understanding of Nevada's heritage through his media appearances, writings and stewardship of the state's archives. MR. ROCHA offered an invaluable insider's perspective on Nevada's past and worked tirelessly to protect the state's historical record and bring overlooked narratives to light.

COMMISSIONER STOLDAL added that MR. ROCHA led the way to correcting many of the mistakes in the history of Las Vegas and the state with his dedicated, detailed research. The Commissioner regarded him as a great mentor and wished he could be present to receive the award.

See Item 11 for related discussion.

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

Minutes:

COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR SETH FLOYD said there was nothing to report.

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

Minutes:

COMMISSIONER SIEBRANDT reported that all projects were in progress and the grant from SHPO (State Historic Preservation Office) was received for the nomination for Johnny Tocco's Ringside Gym, so as soon as the information comes in, she will provide a report. Regarding National Alliance Preservation Commissions CAMP (Commission Assistance and Mentoring Program) training, she was trying to finalize the details, as some of the Commissioners wanted to go to Carson City, Nevada, for training and have local training as well. A report would be provided as soon as she had more details, noting that different dates after SHPO's training would have to be selected to make sure local training is concentrated on local issues.

COMMISSIONER STOLDAL asked when the updated nomination for the (Old Las Vegas) Mormon Fort changes would be presented, and COMMISSIONER SIEBRANDT indicated that Kautz Environmental Consultants, Inc., was working on that project and probably would be scheduled for consideration in July.

COMMISSIONER GRIMMER said she visited Floyd Lamb Park at Tule Springs after the last meeting to look at the signs, and she realized that the sign materials need to withstand water from the sprinklers.

9. **26-0240-HPC1** - Report by the Community Development Department regarding historic and archaeological resources in local media

Minutes:

CHAIR LARIME asked if there were any questions on the article links, noting they were always very interesting.

10. **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 the Commissioners had any topics for future discussion.

COMMISSIONER LeVINE stated that after being blindsided by J DAPPER, Principal of Dapper Companies, regarding his presentation of a deal for the Huntridge Theatre, he wanted a report by legal counsel and any other department involved on the supposed deal and whether it was final and how long it had been in discussions. COMMISSIONER STOLDAL added that MR. DAPPER sent e-mails stating that the City of Las Vegas approved funding for a feasibility study, and the Commissioner wanted information about that.

11. **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:

JEFF ALPERT, former award recipient for education, said he wrote a book during the COVID shutdown about the early history of Las Vegas, and he had extra copies, which he left, and asked for suggestions on donating some of his books to be used for a good purpose. COMMISSIONER STOLDAL indicated that MR. ALPERT follows in the category of GUY ROCHA for his detailed and accurate information. His book is an important document for the history of Las Vegas, and his work was well appreciated.

VICTORIA ROCHA appreciated the award to her father, GUY ROCHA, because it speaks to his legacy so that people can see his contributions to Las Vegas and Nevada. He was a two-time wrestling champion, a casino worker and a local union member. He wrote of the history of Las Vegas, but he was also a part of that history.

12. **Adjournment**

Minutes:

The meeting was adjourned at 12:49 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