

City of Las Vegas
Historic Preservation Commission
Department of Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101

Courtney Mooney, AICP
Historic Preservation Officer
702-229-5260



CERTIFICATE OF APPROPRIATENESS

RE: CASE # HPC-39230

This Certificate verifies that pursuant to City of Las Vegas Zoning Code Title 19.06.090:

City of Las Vegas, owner(s), has made application to the Historic Preservation Commission (HPC) for a Certificate of Appropriateness for work to be completed at the following location:

Address: **9200 Tule Springs Road**
APN #: **APN # 125-04-301-005**

This application has been reviewed by the HPC on **August 25, 2010** in accordance with Title 19.06.090, in accordance with Nevada Revised Statutes 384.190 to 384.200 inclusive. The following work as described in the application on file with the Department of Planning & Development, as amended at the public meeting before the HPC if applicable, has been deemed appropriate:

APPROVAL WITH CONDITIONS of improvements to corrals and associated buildings at Floyd Lamb Park at Tule Springs.

The observation of work not in keeping with this certificate shall constitute due cause for the issuance of a Stop Work Order and legal action pursuant to NRS 384.190 to 384.200 inclusive.

This certificate will be in force and effect until: **August 24, 2011** unless there is a violation thereof. Please note that a permit may not be issued by the city until the completion of the appeal period which is at least ten (10) working days from the date of HPC action and can include final action by the Las Vegas City Council.

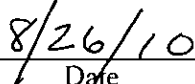
This certificate is not valid or effective until signed by the Chair of the HPC or the city of Las Vegas Historic Preservation Officer.

Chairman, City of Las Vegas Historic Preservation Commission

Date



Historic Preservation Officer



Date



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 8/25/10

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: HPC-39230 - Consideration of a Certificate of Appropriateness for improvements to corrals and associated buildings at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross).

BACKGROUND

- 09/23/81 The Tule Springs Ranch at Floyd Lamb State Park was listed on the National Register of Historic Places.
- 06/30/07 Floyd Lamb State Park was officially transferred to the city of Las Vegas and renamed Floyd Lamb Park at Tule Springs.
- 01/09/08 City Council approved a Director's Business item (DIR-24411) to designate the Floyd Lamb Park at Tule Springs as an Historic District on the Las Vegas Historic Property Register.
- 01/16/08 City Council approved a Memorandum of Understanding between the city of Las Vegas and city of Las Vegas Commission for the Centennial for \$75,000 to fund an existing conditions report for the historic buildings at Floyd Lamb Park at Tule Springs.
- 09/24/08 HPC-30085 – HPC approved selection of plaques for properties listed on the National Register of Historic Places within the city of Las Vegas, Wards 1 (Tarkanian), 3 (Reese), 5 (Barlow), 6 (Ross).
- 12/10/08 HPC-32199 – HPC approved recommendations for restoration of Floyd Lamb Visitors Center, Ward 6 (Ross).
- 01/28/09 HPC-33120 – HPC approved recommendation to request Centennial funding for historic markers for Floyd Lamb Park at Tule Springs, located on 697.78 acres at 9200 Tule Springs Road, (APN 125-04-301-005), R-E (Residence Estates) Zone, Ward 6 (ROSS).
- 10/28/09 HPC-36457 – HPC approved HPC participation in Cowboy Christmas event at Floyd Lamb Park at Tule Springs, located at 9400 Tule Springs Road (APN 125-04-301-005), R-E (Residence Estates), U (Undeveloped) Zone, Ward 6 (Ross).
- 12/9/09 HPC-36669 - HPC recommended approval of ZON-36093 - Request for a Rezoning from: R-E (Residence Estates), U (Undeveloped) [Pf (Public Facilities) General Plan Designation] And U (Undeveloped) [Pr-Os (Parks / Recreation / Open Space) General Plan Designation] To: C-V (Civic) on 697.78 acres generally located at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Ross).

CM

ANALYSIS

The city of Las Vegas is requesting approval of improvements to the following buildings located at Floyd Lamb Park at Tule Springs (see attached map for reference):

4. Stables
5. Stables
6. Stables (milk barn)
7. Shed (feed trough and corral)
8. Shed
10. Shed
46. Water trough

For buildings 4-5, 7-8, 10:

- Remove electrical conduit as needed.
- Repair and replace gable vents as needed.
- Clean out interior spaces, paint and upgrade lighting as needed.
- Power wash, scrape and paint exterior.
- Replace chicken wire as needed – install plywood behind chicken wire and paint to match building.
- Install new doors and repair existing doors.
- Repair masonry as needed.

For building 5:

- Everything above, including installation of new post and rail and doorframes where missing.

For building 6:

- Everything above, with exception of removal of electrical conduit.
- Remove petting area, east side.
- Clean, paint and upgrade lighting in interior milking area and office space.
- Remove non-historic material.

For building 7 (feed trough and corral):

- Replicate and replace end slats, both east and west sides.
- Replace trough panels with plywood as needed.
- Replace missing diagonals and posts as needed.
- Install wood posts to alleviate roof sag, as needed.
- Repair roof as necessary.
- Install dry-stack block underneath trough to provide support.
- Repair and replicate existing wood fence to surround corral and milk barn area.

For building 8:

- Everything above, including removal of iron window bars
- Replace all window/door framing.
- Remove horizontal wood railing, west side.
- Replace vertical wood posts, south side.

For building 10:

- Everything above, including cutting or removal of vegetation.

For building 46 (water trough):

- Ensure water is available at the trough.

- Remove plywood and continue existing fencing to trough.
- Power wash and paint.

Application Summary:

Per City of Las Vegas Title 19.06.090.K.1:

K. Guidelines, Standards and Process for Review of Alteration or New Construction:

- (1) Whenever it is proposed to alter, remodel, build, or otherwise develop or landscape property that is designated as a Landmark or Historic Property, or that is located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Subchapter. In the case of proposed work which, in the HPO's judgment, is minor in nature and impact, the HPO shall be the approval authority. Approval pursuant to this Section indicates conformance with the provisions and intent of this Subchapter only and does not constitute or imply approval by any City department or other approval authority having jurisdiction.
- (4) The approval authority shall consider the application with reference to the objectives of this Subchapter. The approval authority may deny an application upon determining any of the following:
 - b) That proposed work on any portion of a contributing property within an Historic District will not be compatible with the recognized distinctive character of the property itself, with the character of the entire District, or with the Design Guidelines that have been adopted for the District.

Findings:

The Historic Preservation Officer has reviewed the application and has determined that the work is compatible with the existing historic architecture of the Floyd Lamb Park at Tule Springs Historic District.

STAFF RECOMMENDATION

APPROVAL with conditions:

- All work must comply with the *Secretary of the Interior's Standards for Rehabilitation*, and the *city of Las Vegas Zoning Code Chapter 19.06.090 Historic Designation*.
- Removal of conduit will take the greatest care not to damage or destroy any historic materials or features. All holes in masonry from removal of hardware will be repaired.
- Repair salvageable gable vents by reinforcing the historic materials and replacing only as necessary. Replacements will be designed to match existing gable vents.
- Repair salvageable door parts by reinforcing historic materials and replacing only as necessary. Replacements will be designed to match existing doors located at each building.
- Cleaning of exterior surfaces will be done in the gentlest method possible, such as low pressure water, using natural bristle brushes.
- Damaged or deteriorated paint will be removed only to the next sound layer using the gentlest method possible such as handscraping (also handsanding for wood) and NOT those that are destructive to masonry and wood such as sandblasting, application of caustic solutions, or high pressure waterblasting.

CM

- Identify any early lighting fixtures to repair, rather than replace, by augmenting or upgrading system parts. If none exist, install new lights so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to historic building material.

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness.
- Images showing location and scope of work for buildings 4-8, 10 and 46.



PLANNING & DEVELOPMENT DEPARTMENT

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: New construction, repair in-kind
Project Address (Location) 9200 Tule Springs Road
Project Name Floyd Lamb Park at Tule Springs
Assessor's Parcel(s) # 125-04-301-005 Ward# 6 (Ross)
General Plan Designation: _____ Existing Zoning Designation: C-V, U(PF), R-E
Gross Acres 697.78
Additional Information Listed on the National Register of Historic Places, and the
city of Las Vegas Historic Property Register

PROPERTY OWNER city of Las Vegas
Address 400 Stewart Avenue
City Las Vegas State NV Zip 89101
E-mail Address cmooney@lasvegasnevada.gov Phone 702-229-5260 Fax 702-474-7463

APPLICANT/REPRESENTATIVE Courtney Mooney
Address Planning & Development, 731 S. Fourth Street
City Las Vegas State NV Zip 89101
E-mail Address cmooney@lasvegasnevada.gov Phone 702-229-5260 Fax 702-474-7463

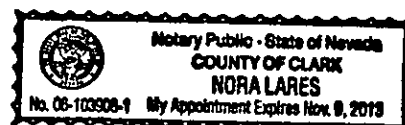
Property Owner Signature* C. Mooney

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name
COURTNEY MOONEY

Subscribed and sworn before me
This 19TH day of August, 2010
Nora Lares

Notary Public in and for said County and State



FOR DEPARTMENT USE ONLY

Case # <u>39230</u>
Approved for administrative review? Yes ☐ No ☒
Project meets P&D requirements? Yes ☒ No ☐
Meeting Date: <u>8/25/10</u>
Date Accepted*: <u>8/11/10</u>
Accepted By: <u>CM</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Planning and Development for consistency with applicable sections for the Zoning Ordinance.

Type of Application

- ☐ **Conceptual Review (recommended):** Discuss with the commission preliminary design ideas for a project. The commission will address the appropriateness of the proposal and provide helpful advice.
- ☒ **New Construction:** Construction of a new building, additions or garages, sheds, etc. See Title 19 Zoning Code for guidance.
- ☒ **Exterior Building Alteration:** Includes, but is not limited to, all exterior changes to an existing building that require a building permit, such as windows, doors, roofing, etc. See Title 19 Zoning Code for guidance.
- ☐ **Signage or Graphics:** Installation of a sign or graphic on a building, or on the site, or directly behind the window or on a window.
- ☐ **Variance or Zoning change:** Complete this application and submit a stamped copy of the variance or rezoning application filed with the city's Department of Planning and Development for the requested variances.
- ☒ **Demolition:** Removal of any building feature(s) or razing of any structure(s). For all demolitions, the applicant must include a written reason for the demolition, the proposed reuse of the site, evidence of funding and a time frame for project initiation. See Title 19 Zoning Code for guidance.
- ☐ **Lot Split**
- ☐ **Other:** _____

Work Description

Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

See attached.

Materials to submit with the application (as needed):

- ☒ **Color photos:** 35mm or digital only. Polaroids will not be accepted. Include photos of each side of the building; the site to be altered and close ups of the specific areas to be changed.
- ☐ **Drawings for conceptual review, new construction or graphics/signage:** Fifteen (15) complete sets, one color if applicable, must be submitted, no larger than 11" x 17". If presentation boards will be used, copies of the boards must be submitted in no larger than 11" x 17" format.
- ☐ **Material Samples/Manufacturer's Brochures:** material samples and brochures which show and describe the materials to be used (i.e., paint chips, brochures on doors, windows, etc).
- ☒ **Site Plan:** A site plan must be included for new construction, additions, site graphics, demolition, lot splits, and fencing. The plan must show property lines, all existing structures and/or landscaping in question, and their relationship to adjacent structures. Fifteen (15) copies, one color, must be submitted, no larger than 11" x 17".

8/25/10

Aerial map of stable/corral area



HPC - 39230

Scope of Work

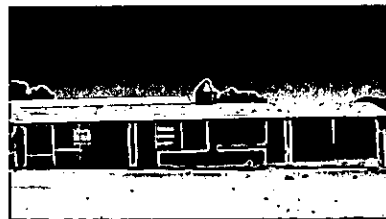
- Remove electrical conduit as needed.
- Repair and replace gable vents as needed.
- Repair and replace post and rail door frames as needed.
- Clean out interior spaces, paint and upgrade lighting as needed.
- Power wash, scrape and paint exterior.
- Replace chicken wire as needed – install plywood behind chicken wire and paint to match building.
- Install new doors and repair existing doors.
- Repair masonry as needed.
- Remove non-historic material.

HPC - 39230

Images of buildings



Bldg. 4: stables



Bldg. 5: stables

Bldg. 6: stables (milk
barn)Bldg. 7: feed trough and
corrals

HPC - 39230

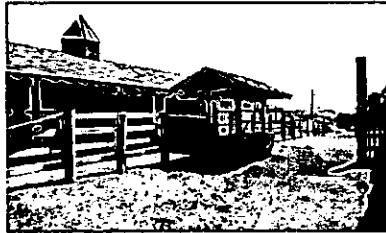
Images of buildings



Bldg. 8: stables



Bldg. 10: shed



Bldg. 46: water trough

HPC - 39230

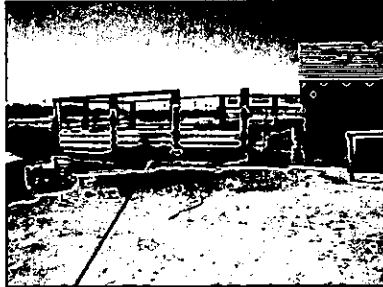
Building 5: Stables Scope



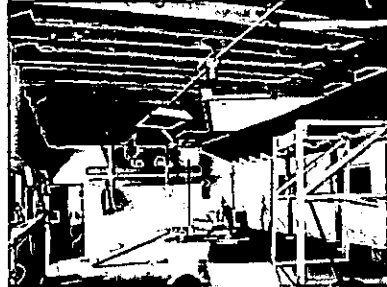
Install wood post and frame in these locations. Install plywood on the bottom and chicken wire/plywood on top.

HPC - 39230

Building 6: Stables/Milk Barn Scope



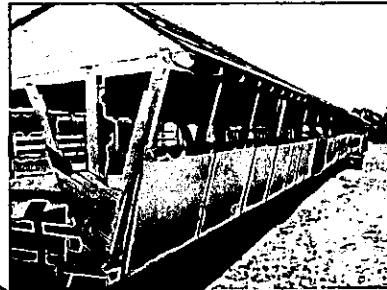
Remove Petting
area, east side



Interior, main milking
area. Non-historic
materials will be
removed.

HPC - 39230

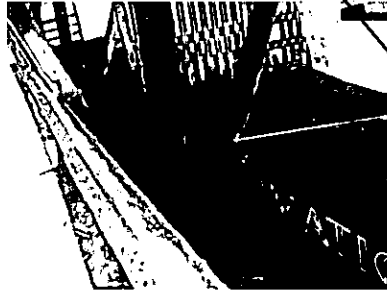
Building 7 (Feed Trough and Corral) Scope



Replicate and replace end
slats, both east and west
sides

HPC - 39230

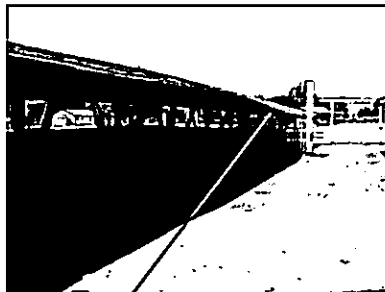
Building 7 (Feed Trough and Corral) Scope



Replace trough panels with plywood as needed. Replace missing diagonals and posts as needed

HPC - 39230

Building 7 (Feed Trough and Corral) Scope

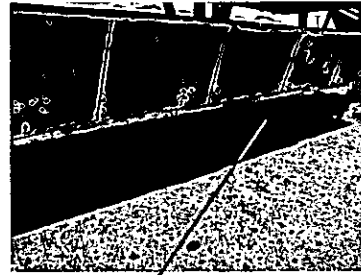
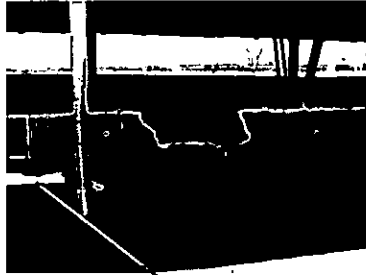


Install wood posts to alleviate roof sag, as needed.

Repair roof as necessary.

HPC - 39230

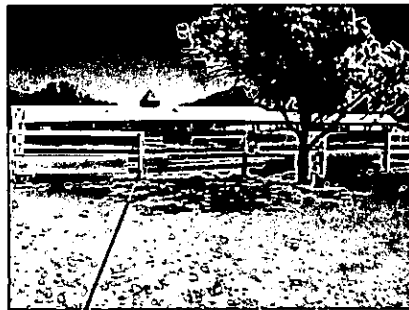
Building 7 (Feed Trough and Corral) Scope



Install dry-stack block underneath trough to provide support.

HPC - 39230

Building 7: Corral Scope



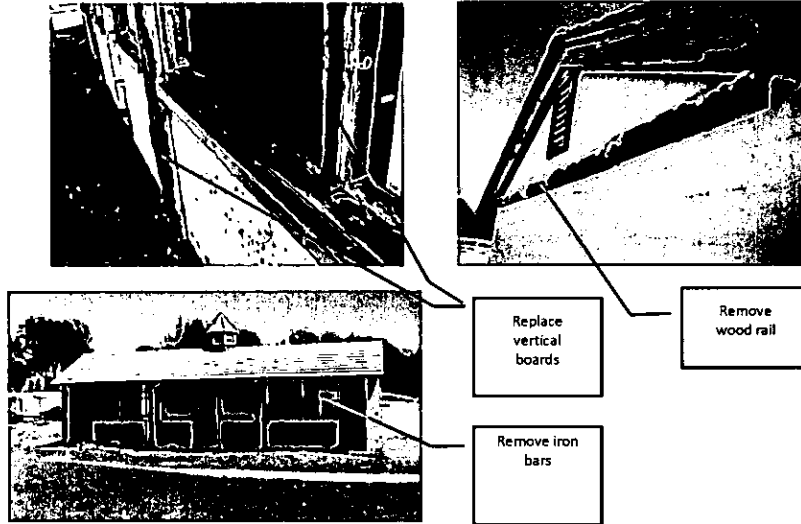
Repair existing wood fence and building matching to surround historic corral area.



Replicate existing western fence line from this point to feed trough, and continue on north side of feed trough

HPC - 39230

Building 8: Stables Scope



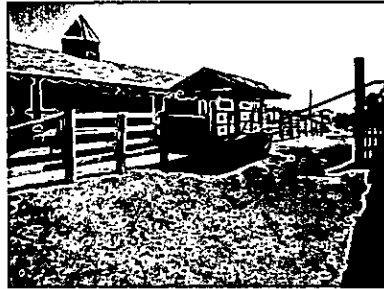
HPC - 39230

Building 10: Shed Scope



HPC - 39230

Building 46: Water Trough Scope



Ensure water is available
at the trough. Remove
plywood and continue
existing fencing to trough.
Power wash and paint.

City of Las Vegas
400 Stewart Ave
Las Vegas, NV 89101-2927

HISTORIC PRESERVATION COMMISSION

Report Date 09/03/2010 10:52 AM

Submitted By

Page 1

A/P # 39230 Type HPC Issued Date Issued By

Parcel 12504301005

Location

Owner CITY OF LAS VEGAS

Phone

Address 400 STEWART AVE
LAS VEGAS NV 89101-2913

Country ☐ Foreign

Applicant's Full Name CITY OF LAS VEGAS

Day Phone Fax

Pager

Address 400 STEWART AVE
LAS VEGAS NV
89101-2927

Fees

Total Paid 0.00

Declared Value	0.00	Type of Work Z-COFA	CERTIFICATE OF APPROPRIATENESS
Calculated Value	0.00	Square Footage	0.00
Actual Value	0.00		

Comments

HPC-39230 - Consideration of a Certificate of Appropriateness for improvements to corrals and associated buildings at Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road (APN 125-04-301-005), C-V (Civic), U (Undeveloped) [PF (Public Facilities) General Plan Designation] and R-E (Residence Estates) Zone, Ward 6 (Ross)

Signature of Owner (If Owner Builder)

Date

Signature of Contractor or Authorized Agent

Date