



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 23, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: DIR-33777 - APPLICANT/OWNER: MESQUITE CLUB, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to designate Lorenzi Park as an Historic District within the city of Las Vegas as approved by Historic Preservation Commission (HPC-33247), on 59.37 acres at 720 Twin Lakes Drive (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Barlow).

BACKGROUND

- | | |
|----------|--|
| 02/22/91 | Las Vegas City Council adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. |
| 08/23/06 | Historic Preservation Commission approved staff to move forward with the local and National Register designation for historic Lorenzi Park buildings. |
| 09/27/06 | Historic Preservation Commission approved funding to retain a consultant to prepare the National Register nomination report for the historic Lorenzi buildings. |
| 09/26/07 | Historic Preservation Commission approved designation of Floyd Lamb Park at Tule Springs as an historic district on the city of Las Vegas Historic Property Register. |
| 05/28/08 | Historic Preservation Commission approved Lorenzi Park National Register nomination report for submittal to the State Historic Preservation Office. |
| 12/10/08 | Historic Preservation Commission requested Lorenzi Park be reviewed for nomination to the city of Las Vegas Historic Property Register at the January 28, 2009 HPC meeting. |
| 01/28/09 | Historic Preservation Commission approved nomination report for Lorenzi Park and scheduled public hearing for the designation of the clubhouse on the city of Las Vegas Historic Property Register for February 25, 2009 Historic Preservation Commission meeting. |
| 02/25/09 | Historic Preservation Commission approved the nomination for Lorenzi Park. |

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ANALYSIS

Historic Significance¹

The area known today as Lorenzi Park has been a site of importance throughout Las Vegas history. It served as a site of recreation and entertainment for visitors and residents alike. The addition of a motel to the site in 1949 linked the site to the larger histories of dude ranching and divorce in Nevada. The motel played an important role as divorce seekers obtained their needed residency at the motel. The motel also hosted visitors from around the country seeking a real Western experience offering horseback riding, rodeo events, fishing, and authentic food. Finally, scientists working at the Nevada Test Site called the motel home when housing was scarce in the city. The remaining motel buildings and the continued fishing in the two lakes create an important glimpse of the past and will allow for an interpretable site. The development of the Twin Lakes Lodge and the namesake lakes help illustrate the trajectory of history in Las Vegas. The property is significant on the local level in the areas of recreation and tourism.

FINDINGS

The Historic Preservation Officer has reviewed the attached nomination report for Lorenzi Park and supports the determination of eligibility to the City of Las Vegas Historic Property Register for its association with the divorce ranch era, Nevada test site, and tourism. Lorenzi Park meets the requirements for designation as an Historic District. Please refer to attached Lorenzi Park Nomination Report to the National Register of Historic Places, Section 7 page 5 for list of contributing vs. non-contributing resources, and Section Additional Documentation, page 1 for corresponding map.

Per Historic Preservation Commission Bylaws 5.1.1, Commission Duties and Responsibilities:

5.1.1 *Review applications for the designations of Landmarks, Historic Properties and Historic Districts and make to the Planning Commission and City Council concerning the designation of buildings, sites, monuments, structures and areas, sites and improvements in the city as historic properties, landmarks, historic sites or historic districts in accordance with Title 19A of the city of Las Vegas Zoning Code.*

Per Title 19.06.090 G. Historic Preservation Commission - Powers, Etc.:

The powers, duties and activities of the HPC include the following:

1. Reviewing applications for the designation of Landmarks, Historic Properties and Historic Districts, and making recommendations to the Planning Commission concerning those applications. The review shall be in accordance with Section (I) of this Subchapter.

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Moor, Angela. *Lorenzi Park*. Nomination report to the National Register of Historic Places, August 2007.

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Per Title 19.06.090 I. Designation of Landmarks, Historic Properties and Historic Districts:

The Historic Preservation Officer finds that Lorenzi Park meets the following requirements as stated in the city of Las Vegas Title 19 Zoning Code for designation as an Historic District. **Please refer to highlighted sections below.**

1. An individual property, building, structure or archeological site may be designated as a Landmark if it demonstrates exceptional importance by qualifying under Subparagraphs (a) or (b) below:
 - a. It meets the criteria for listing on the State or National Register of Historic Places.
 - b. It is determined to be of exceptional significance and expresses a distinctive character because:
 - (i) A significant portion of it is at least fifty (50) years old;
 - (ii) It is reflective of the City's cultural, social, political or economic past; and
 - (iii) Either:
 - A. It is associated with a person or event significant in local, state or national history; or
 - B. It represents an established and familiar visual feature of an area of the City because of its location or singular physical appearance.
3. An area may be designated as an Historic District if:
 - a. The area:
 - i) Includes a substantial concentration of properties, buildings or structures which individually meet the criteria in Subsection (1) of this Section, as well as other properties, buildings or structures which contribute generally to the overall distinctive character of the area and are united historically or visually by plan or physical development;
 - ii) Is bounded by documented historic boundaries such as early roadways, canals, subdivision plats or property lines, or by boundaries which coincide with logical physical or man-made features and reflect recognized neighborhood or area boundaries; and
 - iii) Includes non-contributing properties or vacant parcels only to the extent necessary to establish appropriate, logical or convenient boundaries; or
 - b. The area includes or is composed of one or more archeological sites.

If designated on the city of Las Vegas Historic Property Register, the Historic Preservation Commission will be responsible for reviewing any work requiring a permit for buildings and structures within the boundaries of Lorenzi Park.

Staff recommended that the Historic Preservation Commission approve the designation of Lorenzi Park to the city of Las Vegas Historic Property Register as an Historic District.

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NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

NOTICES MAILED **NEWSPAPER ONLY**

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