

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 01/22/14

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: For possible action regarding application for Certificate of Appropriateness for construction of a community equestrian center at Floyd Lamb Park at Tule Springs, located at located at 9200 Tule Springs Road, (APN 125-04-301-005), C-V (Civic), 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 a Historic District on the Las Vegas Historic Property Register.
- 03/27/13 The historic preservation officer administratively approved an application for interior alterations to the historic maintenance garage at Floyd Lamb Park at Tule Springs.
- 04/22/13 The Las Vegas Commission for the Centennial recommended a treatment plan and directed staff to pursue additional funding sources for the rehabilitation of the adobe.

ANALYSIS

Scope of Work

Horses4Heroes, Inc. has submitted an application for a Certificate of Appropriateness for the following new construction:

- A 20-stall covered mare motel, 36' x 144' in size. Stalls would be constructed from 16 gauge galvanized steel and would be pipe and rail design. The metal building will be constructed parallel to the existing buildings and will be white and green in color.
- Construction of a 96' x 175' perimeter fence attached to existing corral. The fence will be constructed of either wood or metal and will be white in color. A "no climb" wire fence will be attached to the interior of the fence. Note: fence as designated by the number 2 on the Enlarged Site Plan has changed to a wooden or metal fence as described above.
- Signage to include donor acknowledgements. Signage will be compatible to existing historic markers and will be in front of leased buildings.
- Addition of "no climb" wire fencing inside the existing corral (see area noted as "petting zoo" on site plan) to keep goats from climbing out of the corral.

Additional Work

The following work is to be reviewed administratively by the historic preservation officer and the Departments of Operations and Maintenance and Parks, Recreation and Neighborhood Services:

- Site grading as necessary to allow for equestrian services and divert run off from the corrals and arena area.
- Interior upgrades to existing office and dairy barn building.
- Interior renovations to the guest house including upgrades to the electrical and plumbing systems.

The historic preservation officer has reviewed the application and recommends approval with conditions:

- No interior work will be completed without a separate application for a Certificate of Appropriateness to the historic preservation officer for administrative review.
- Final sign designs will be submitted to the historic preservation officer for review prior to fabrication and installation.
- Perimeter fence material will be submitted for approval by the historic preservation officer prior to construction.
- Requests to remove live, existing trees will be administered through the Department of Parks, Recreation and Neighborhood Services.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness
- Enlarged and Overall site plans
- Images of the Mare Motel
- Image of an existing historical marker at Floyd Lamb Park at Tule Springs



Print Form

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DEPARTMENT OF PLANNING**HISTORIC PRESERVATION COMMISSION
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

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Application/Petition For: Horses4Heroes, Inc.Project Address (Location) Floyd Lamb Park at Tule SpringsProject Name Horses4Heroes Community Equestrian Center

Assessor's Parcel(s)# _____ Ward# _____

General Plan Designation: _____ Existing Zoning Designation: _____

Gross Acres _____

Additional Information _____

PROPERTY OWNER City of Las Vegas

Address _____

City _____ State _____ Zip _____

E-mail Address _____ Phone _____ Fax _____

APPLICANT/REPRESENTATIVE Sydney KnottAddress 4837 No Monte Cristo WayCity Las Vegas State NV Zip 89149E-mail Address vegasprgroup@gmail.com Phone 7026458446 Fax _____

Property Owner Signature* _____

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

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLYCase # HPC- 52543Approved for administrative
review? Yes _____ No XProject meets P&D
requirements? Yes X No _____Meeting Date: 01/22/14Date Accepted*: 1/6/14Accepted By: C. Mooney

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

Horses4Heroes, a non-profit corporation, registered in the State of Nevada, seeks to create a Community Equestrian Center in the area once used for equestrian activities, as a working ranch, a resort, and a state park. Our organization provides recreational, instructional and morale-boosting health & wellness programs for all ages and all riding levels, including military families who need a safe haven from the rigors and realities of military life. To house our horses, we would like to erect a 20-stall, covered "mare motel," 36' wide x 144' long. Stalls would be constructed from 16-gauge, galvanized steel, 5' high, pipe and rail design. In addition, a perimeter fence, 96' x 175' would be constructed to create a safe environment for our horses, volunteers and visitors. (Continued).

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:** One complete set, color where 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 their relationship to adjacent structures. One complete set, color where applicable, must be submitted, no larger than 11" x 17".
- ☒ **Elevations:** Elevations must be included for new construction, additions, site graphics, demolitions and fencing. Elevations must show all existing structures on the parcel. One complete set, color where applicable, must be submitted no larger than 11" x 17".

Work Description

Horses4Heroes, a non-profit corporation, registered in the State of Nevada, seeks to create a Community Equestrian Center in the area once used for equestrian activities, when the park was a working ranch, a resort and a state park. Our organization provides affordable, sometimes free, recreational, instructional and morale-boosting health & wellness programs for all ages and all riding levels, including military families who need a safe haven from the rigors and realities of military life. To house our horses, we would like to erect a 20-stall, covered, mare motel, 36' wide by 144' long. Stalls would be constructed from 16 gauge galvanized steel and would be pipe and rail design. The entire area will be covered. In addition, for the safety of our horses, volunteers and visitors, we propose a perimeter fence, 96' x 175' long, to enclose the horses. The entire fenced area would be attached to the existing corral and would give the appearance of extending it. All of our activities are consistent with the original plans and use for The Ranch at Tule Springs. In partnership with the Associated General Contractors of Southern Nevada, grading work will be completed as necessary to allow for the equestrian activities. In addition, we will add "no climb" wire fencing inside the white wooden fence, just north of the corral (area noted as Petting Zoo on site plan). This will keep our goats safe and prevent them from escaping. Finally, we will be making interior renovations to the guest house, with plans to modernize electrical and plumbing systems, while re-creating the ambience of the 1940s. The guest house will be home to the center's caretaker and also will be used to support the center, host board meetings, and receptions and so forth. Horses4Heroes is proud of our track record in the community and we look forward to this opportunity to bring horses back into Floyd Lamb Park at Tule Springs to benefit those in our community who need a little "horse power" in their lives.

Submitted January 6, 2014

Sydney Knott
President/Executive Director
Horses4Heroes, Inc.
A non-profit corporation
4837 No Monte Cristo Way
Las Vegas, NV 89149
Federal Tax ID #20-4872971



OVERALL SITE PLAN



0' 50' 100' 200'

SCALE 1:100

EQUESTRIAN AREAS - REFER
TO ENLARGED SITE PLAN

EXISTING GUEST HOUSE -
INTERIOR REMODEL ONLY



HORSES 4 HEROES COMMUNITY EQUESTRIAN CENTER

FLOYD LAMB PARK AT TULE SPRINGS

ASSOCIATED GENERAL CONTRACTORS OF LAS VEGAS





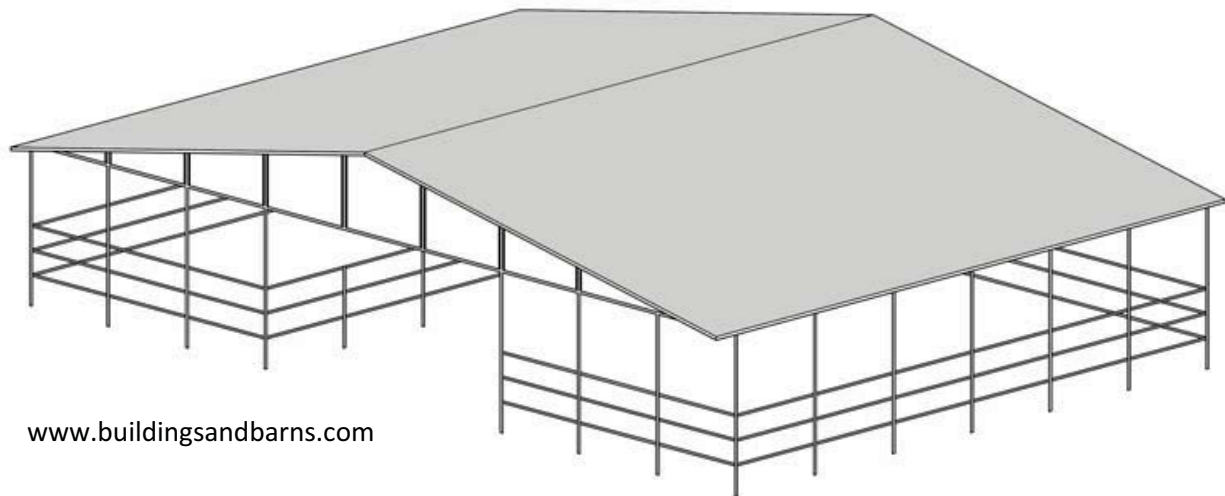
HORSES 4 HEROES COMMUNITY EQUESTRIAN CENTER FLOYD LAMB PARK AT TULE SPRINGS

ASSOCIATED GENERAL CONTRACTORS OF LAS VEGAS





This is a good view of a mare motel with a 12' breezeway. We hope that at least one end will be enclosed.



www.buildingsandbarns.com



