

City of Las Vegas

STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 05/28/14

DEPARTMENT: PLANNING

ITEM DESCRIPTION: For possible action regarding a request for HPC Centennial Legacy funds for a structural analysis of the gun club building at Floyd Lamb Park at Tule Springs, located at 9200 Tule Springs Road (APN 125-04-301-005), R-E (Rural 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 a Historic District on the Las Vegas Historic Property Register.
- 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.
- 01/22/14 HPC approved with conditions application for Certificate of Appropriateness (HPC-52543) 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).
- 04/23/14 HPC approved application for Certificate of Appropriateness (HPC-53617) for construction of an arena at Floyd Lamb Park at Tule Springs located at 9200 Tule Springs Road, (APN 125-04-301-005), C-V (Civic) Zone, Ward 6 (Ross).

ANALYSIS

The Gun Club building at Floyd Lamb Park at Tule Springs was constructed in 1954 at the northwest corner of the developed area within the park. It is a brick ranch style building with a carport and partially covered patio with seating. Trap houses are located adjacent to the building (see aerial).

The original developers included William Moore Jur., J.K. Houssels Sr., contractors Joseph Wells and C. D. Stewart, businessmen Whitey Shugart and Cliff DeVaney, resort operator P.J. Goumond, restaurateur Gene McLain and Joe Burgy, who managed the club. Two unnamed Los Angeles businessmen also held shares.

CM

ACTION ITEM 7: HPC-54139

The Gun Club building has been boarded up and fenced since 2010 when the Clark County shooting range ended their lease on the property. Due to the condition of the building, the city of Las Vegas Operations and Maintenance and Park and Recreation Departments have expressed concerns for the safety of park visitors should anyone attempt to enter the building and are recommending demolition of the building and associated structures.

Staff has received a proposal from historical structural engineer Melvyn Green to provide a structural analysis of the building. Staff is requesting \$6,000 from the Historic Preservation Commission operating expenses to fund this analysis. If approved, Mr. Green will begin the analysis as soon as possible.

STAFF RECOMMENDATION

APPROVAL of draft report

BACKUP DOCUMENTS

- Proposal from Melvyn Green and Associates, Inc.
- Images of the Gun Club
- Aerial of the Gun Club

Melvyn Green
& Associates Inc

GREEN

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May 14, 2014

Courtney Mooney,
Historic Preservation Officer
City of Las Vegas, Planning Dept
333 N. Rancho Drive, Floor 3
Las Vegas, NV 89106

Re: Floyd Lamb Tule Springs Park – Park Facilities Building

Dear Ms. Mooney:

This letter will serve as my proposal to undertake a condition assessment of the storage and service building at the park.

As I understand the need, the building is a wood frame structure on grade. It has deteriorated to a point where there is concern about its future usability. The need of the city is to evaluate the building's condition in a manner that would provide guidance on restoring the building to a state of usefulness while respecting its historic nature.

We would propose to perform such an evaluation. In this study we would assess the condition of the building's materials such as wood and concrete. We would determine the load carrying capacity of the roof and compare it to building code requirements. We would review the connections between elements such as the roof and walls to resist gravity, wind and seismic forces. As part of this work we would evaluate the general physical condition of all of the materials including roof coverings, wall deterioration, etc.

The product of this work would be a report with recommendations for preservation. This would include phasing suggestions for immediate "first-aid," and longer term suggestions based on possible adaptive use for public activities and park functions.

Our charges for this work would be a fixed fee of \$6,000 including printing and travel expenses. If desired we could retain the services of a construction cost estimator to develop possible construction costs. This would be an additional charge.

The study would take about 45 days including a review period with the city.

I am familiar with the park and the buildings and look forward to possibly working on this site again.

Please feel free to contact me if you have any questions or require additional information.

Yours truly,



Melvyn Green
Structural Engineer





