



June 12, 2020

Diane C. Siebrandt, PhD  
Historic Preservation Officer  
City of Las Vegas Dept. of Planning  
333 N. Rancho Drive, 3<sup>rd</sup> Floor  
Las Vegas, NV 89106

RE: Hay Barn Rehabilitation, Floyd Lamb Park at Tule Springs, 9200 Tule Springs Road, Las Vegas,  
Clark County, Nevada

Dear Ms. Siebrandt:

The Nevada State Historic Preservation Office (SHPO; defined as “State” in the Commission for Cultural Affairs Covenants) received the response letter and attachments for the Hay Barn rehabilitation project at Tule Springs Ranch (in Floyd Lamb Park) on May 13, 2020 and has reviewed it in accordance with the CCA Covenant that remains in effect until December 31, 2034. The SHPO’s review has been conducted in accordance with *The Secretary of the Interior’s Standards for the Treatment of Historic Properties, Standards for Rehabilitation* (Standards).

The City of Las Vegas (City) submitted the materials in response to a SHPO letter dated April 14, 2020. Thank you for the response and supplementary material. The SHPO has reviewed the current submission and has the following comments.

#### **Acceptable Items**

Thank you for providing clarification on the following scope of work items, all of which are acceptable:

- New Exits – The City has clarified that the new exits on the south elevation of the Hay Barn will be located within the third bays from each end.
- Security Nylon Mesh Attachment – The SHPO acknowledges that the City intends to utilize the existing mechanical fasteners and clips to attach the new mesh. This is an acceptable method.
- Site Fence Design – The City has updated the renderings and confirmed that compatible split-rail fencing will be installed at the site.
- Fire Riser Room – The City has moved the location of the small riser room to the west elevation of the Hay Barn in accordance with SHPO recommendations.
- Adaptive Reuse of Existing Building for New Restroom – The SHPO acknowledges that the City did explore options for a new restroom but that utilizing an existing building was not feasible.

#### **Items Requiring Additional Clarification or Revision**

The SHPO notes that the current submission contains additional renderings that were not present in the previous submission, as well as renderings that show minor changes to the design from what was previously depicted. In addition, our office was contacted by a member of the public that is concerned about the proposed lighting, site work, and new structures at Floyd Lamb Park. Because of this, our

office reviewed this submission carefully. For this project to meet the Standards, our office has the following recommendations:

- A. Site Lighting Type – The revised presentation drawings depict a new type of light that has not yet been reviewed (see Sheet 21). This light fixture is not appropriate for use at the park. Our letter dated April 14, 2020 referred to the light fixture with an industrial-style shade depicted on the “Parking Lights” schematic dated January 9, 2020. Please refer to that sheet. The light fixture on the right-hand side of that sheet is appropriate.
- B. Site Lighting Placement – Currently, there are too many light poles proposed for the site. The substantial number of lights will reduce the site’s integrity of setting and feeling and will detract from the historic Hay Barn. To ensure site lighting is compatible, the following should occur:
  - 1. The number of poles should be reduced.
  - 2. All poles should be pulled away from the barn to the greatest extent possible.
  - 3. Any poles proposed to be directly adjacent to the barn (i.e., walkways along north and south barn elevations) should be converted to less obtrusive lighting types such as pathway lighting at grade, or small lights hidden in the building’s eaves.
  - 4. The lights and light poles at the site should be black or dark grey to blend with the landscape, not white as currently depicted.
- C. Pump House and Silo – The new renderings do a better job at depicting the scale of the pump house and silo. The silo is of an incompatible scale in relation to its proximity to the historic Hay Barn. The silo should be considerably reduced in size, especially height. It would be helpful if the City would explain the purpose of the proposed silo as the floor plan does not indicate what the silo will be used for. If it is possible to simply eliminate the silo from the design, the SHPO would prefer that approach.
- D. Trash Enclosure – The new renderings present a better view of the trash enclosure in relation to the nearby buildings. The location currently proposed is not acceptable as it will partially block views to the Hay Barn from the historic ranch complex. Our office recommends placing the trash enclosure further “back” to the west. This will necessitate extending the parking lot paving a short distance in that corner. Placement further west will help hide the trash enclosure behind the historic barn to its south and will partially screen it with the existing trees.
- E. Item on Site Plan (Sheet 1) – The site plan depicts a small “box” or structure just southwest of the barn. Please clarify what that item is. See attached Sheet 1 with this item identified with a yellow circle.
- F. Metal Roofs – Currently, metal roofs are proposed for the restroom, trash enclosure, and pump house. Metal roofs are not compatible with the historic ranch. Our office recommends that asphalt shingle roofs be installed instead.
- G. Restroom Building – The SHPO acknowledges that the restroom design is intentionally differentiated than the historic ranch buildings. However, for the restroom to also be compatible with the ranch, the SHPO recommends the following minor design changes:
  - 1. Asphalt shingle roof instead of metal as discussed above.

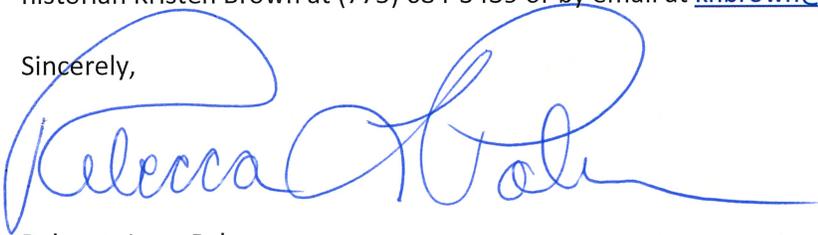
2. Change the footprint shape to be rectangular like the existing, smaller barns at the site.
3. Change the masonry bond to a running bond to match the existing barns.
4. Create a traditional gable end with wood siding or cladding.

H. Hay Barn Roof - As our office stated during previous conversations and in previous emails and letters, the proposed CeDUR composite shake product is not acceptable for use on the Hay Barn. For reference, please see the SHPO letter dated April 14, 2020 and the SHPO email dated April 22, 2020. Please note that the items requested in the SHPO email dated April 22 were not included with the current submission. The email is attached for reference.

It is our understanding that the CeDUR shingles were ordered and received by the City prior to receiving SHPO approval. As noted in our April 22 email, our office will forward information to the Commission for Cultural Centers and Historic Preservation (Commission) for their review and decision since installing the shingles will not meet the Standards or the intent of the covenant. The Commission will be meeting on Thursday, June 18, 2020 at 11:00 am to discuss several issues including this project. As this is a public meeting, we request that the City of Las Vegas participate to answer the Commission's questions. A copy of the agenda with Zoom login information is enclosed. Please note that this issue is identified as item 5 on the agenda.

If there are questions concerning this correspondence, please feel free to contact SHPO architectural historian Kristen Brown at (775) 684-3439 or by email at [knbrown@shpo.nv.gov](mailto:knbrown@shpo.nv.gov).

Sincerely,



Rebecca Lynn Palmer  
State Historic Preservation Officer

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