



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/25/13

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding administrative reviews of applications for building permits for properties listed on the city of Las Vegas Historic Property Register

BACKGROUND

No relevant case history.

ANALYSIS

- 08/27/13 Historic Preservation Officer administratively approved an application for a Certificate of Appropriateness (HPC-50889) to replace a roof like for like at 1280 8th Place (APN 162-03-515-062), R-1 (Single Family Residential) in the John S. Park Neighborhood Historic District, Ward 3 (Coffin).
- 08/29/13 Historic Preservation Officer administratively approved an application for a Certificate of Appropriateness (HPC-50958) to install a fence at the north side yard of 1101 5th Place (APN 162-03-113-015), R-1 (Single Family Residential) in the John S. Park Neighborhood Historic District, Ward 3 (Coffin).

STAFF RECOMMENDATION

No action required.

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 1280 8th Place (HPC-50889), dated 8/27/13.
Application for Certificate of Appropriateness for 1101 5th Place (HPC-50958), dated 8/29/13.

1280 8th Place



1101 5th Place



Location of fence.

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

Page 1 of 3

Application/Petition For: New roofProject Address (Location) 1280 8th Place

Project Name _____

Assessor's Parcel(s)# 162-03-515-062 Ward# 3General Plan Designation: _____ Existing Zoning Designation: R-1Gross Acres .18Additional Information John S. Park Neighborhood Historic District**PROPERTY OWNER** Sage, Ron TRUSTAddress 10017 Hunter Springs DriveCity Las Vegas State NV Zip 89134E-mail Address ronsage1@cox.net Phone 702-733-1705 Fax _____**APPLICANT/REPRESENTATIVE** Ron Sage (owner)

Address _____

City _____ State _____ Zip _____

E-mail Address _____ Phone _____ Fax _____

Property Owner Signature* Ronald J. Sage

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

Print Name

RONALD J. SAGE

Subscribed and sworn before me

This _____ day of _____, 20____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLYCase # HPL 50889Approved for administrative review? Yes X No _____

Project meets P&D requirements? Yes _____ No _____

Meeting Date: N/ADate Accepted:* 8/27/13Accepted 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.

Replace roof like for like with asphalt shingles.

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".

The Secretary of the Interior's Standards for Rehabilitation

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CLARK COUNTY PROPERTY

Parcel # **162-03-515-062** Address **1280 8TH PL** Zip Cd **89104-1555**
 PropCity **LAS VEGAS**
 TN-RG-SE **21- 61.0- 3** Tax Dist **LAS VEGAS CITY** ReAssd **2005**
 Tot Value **\$25,935** Land Use **1100010001/SFR** Update **06/07/06**
 GEO Id **PT NW4 NE4 21-61.0-3** Status

ASSESSOR DESCRIPTION

File-Page **PB 0002-0059** Subdivision **4875/ VEGA VERDE TRACT 2 AMD**
 Assr Lot **26** Block **5** Phase Bldg Unit
 Assr Apt Parcel Area Tract Outlot
 Assr Desc **VEGA VERDE TRACT 2 AMD PLAT BOOK 2 PAGE 59**
LOT 26 BLOCK 5

OWNER & DOC INFORMATION

ETAL DOC DATE DOC NUMBER DV MUL
N 05/17/06 2006051702420 0
08/24/01 2001082401046 N 0
 Owner Name **SAGE RON TRUST**
 2nd Owner **SAGE RONALD J TRS**
 Address (D) **10017/ HUNTER SPRINGS/ DR**
 City **LAS VEGAS** State **NV** Zip Code **89134- 7561**
 Prev Owner **SAGE RONALD J**
 Own Phone Tenant Phone

LAND & BUILDING INFORMATION

Land Value **\$17500** Nuisance **N**
 FrontxDpth **60x129**
 Acres **0.18** Irregular Adq Parking **Y** Str Lights **Y**
 Lot SqFt **7740** Undrg Util **N** Rec Area **N** Curb Guttr **Y**
 Topography **LEVEL** Str Paved **Y** Sidewalks **Y** Traffic **AVERG**
 Schools **RESNBL DIS** View Landscapng **MODRT**
 Shopping **RESNBL DIS** Metro Map **55- B1** Area **301**
 Impr Value **\$8,435** Act Yr Blt **1946** Carpet **80 %** Tot Rooms **4**
 Type Style **1 STORY** Eff Yr Blt **1946** Ceramic Tl Bedrooms **2**
 Architectr Cost Class **FAIR** Vinyl Tile **20 %** Bathrooms **1.00**
 Ext Wall **FRM STUCCO** Units **1** Hardwood Family Rms
 Roof Matrl **COMP SHNGL** Home Auto **N** Centrl Vac **N** Formal Din **N**
 Flooring **WOOD** Security **N** BI Refrig **N** Fireplaces **1**
 Heat Systm **FORCE AIR** Intercom **N** BI Micro **N** Garbg Disp
 Air Cond **CENT COOL** Range Fan **N** Trash Cmpt **N** Dishwasher **N**
 Centrl Air **100 %** Range Oven

PROPERTY SUB-AREAS SQ-FT

LivingArea **1015** First Flr **1015** Porch 1 **100** Garage **250**
 Building 1 **1265** Second Flr **168** Porch 2
 Total Bldg **1265** Abv Second Porch 3
 Pool (Y) **450** Basement F Paving 1 **1/200** Storage
 Fence Basement U Paving 2 Deck

EXTRA FEATURE INFORMATION

Pool Heatr **N** Tennis Cts Prch/Patio **1/1** SprinklRf **AVE**
 Jacuz/SepJ **N** Tns Lights **N** Prch Cover **2/4** SprinklR
 Deck **NONE** Tns Fence **N** Prch Deck **1/1** Other
 Fence Oth

SALES & LOAN INFORMATION

PRICE DATE TYPE PCT OWN DT
 MLS Sale
 County 1 **\$64,910** **01/01/00** **A/ASSESSOR'S VALUE**
 County 2 **\$24,450** **05/01/71** **N/1ST TM SALE ABV/BLW**
 County 3
 LOAN AMOUNT LENDER TYPE INT TITLE
 TOTAL TAX TOTAL ASSD IMPRV LAND PERS PROP YEAR EXEMPTION
 Curr **\$773.83** **\$25,935** **\$8,435** **\$17,500** **2006**
 Prev **\$13,590**
 T Rate **3.2812** Tot SA Bal
 Delinq Transfer/R PP Codes Deeded/R

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED

06/07/06

10:34 AM



INNOVATIONS FOR LIVING™

OAKRIDGE PRO 30® SHINGLES

The view from the street just got a little better. Oakridge PRO 30® shingles also offer low-maintenance durability.

- Muted color blends and a soft shadow
- Durable weathering-grade asphalt shingles bonded together with tough Fiberglas® mat core for lasting performance and protection
- 30-Year Limited Warranty*
- 70-MPH Wind Resistance Limited Warranty*
- Class A UL Fire Rating—the industry's highest rating



*See actual warranty for complete details, limitations and requirements.

Product Specifications

Nominal Size:	13 1/4" x 38 1/4"
Exposure:	5 5/8"
Shingles per Square:	66
Bundles per Square:	3
Coverage per Square:	99.9 sq. ft.

Applicable Standards & Codes

ICC ESR 1372	ASTM D 3018, Type I
ASTM D 3462	ASTM D 228
ASTM E 108, Class A	UL 790, Class A
ASTM D 3161	UL 997

Tested for Excellence

All Owens Corning shingles are tested to meet or exceed applicable standards measuring fire coverage and wind resistance.

COLOR AVAILABILITY†



Amber†



Desert Tan†



Harbor Blue†



Shasta White†



Terra Cotta†



Brownwood†



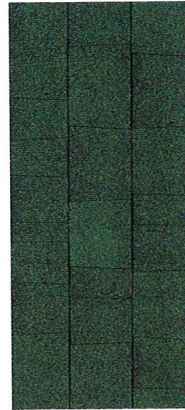
Driftwood†



Onyx Black†



Sierra Gray†



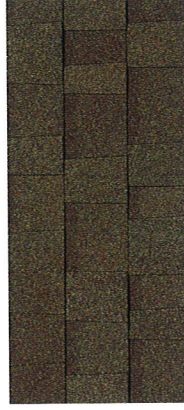
Chateau Green†



Estate Gray†



Quarry Gray†



Teak†

NORTH Elevation

City of Las Vegas

1101 5TH place

Las Vegas, NV

89104

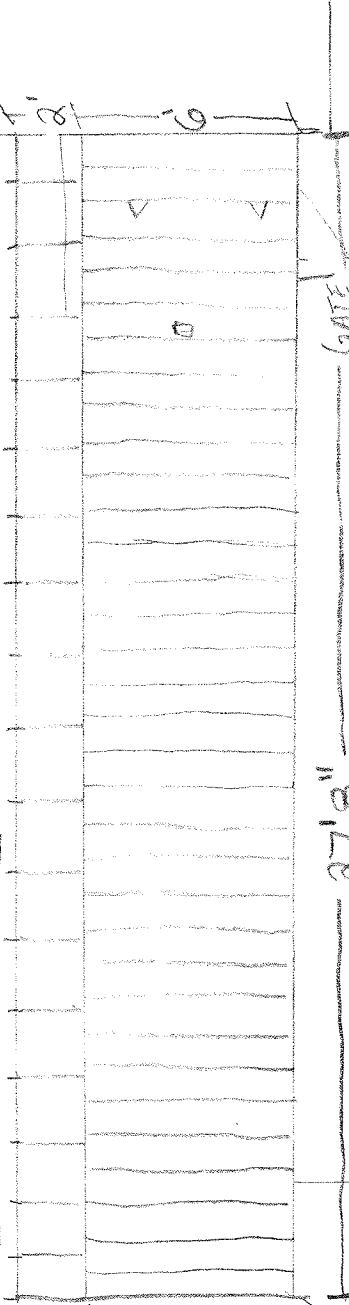
"North Property
Wall Modification

August 24, 2013

2' WROUGHT IRON SECURITY SCREEN

HOME

EAST
PROPERTY
LINE



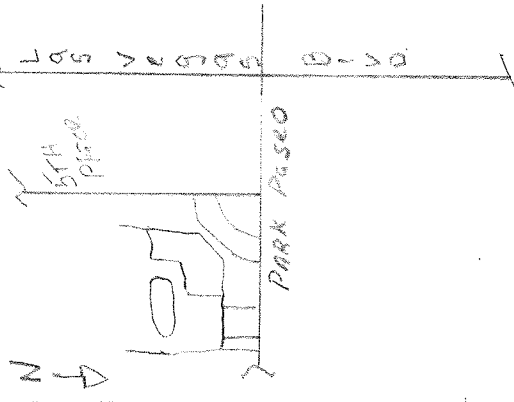
GATE
(35")

27'8"

NORTH Elevation

NOT TO SCALE

- NOTE 1 : 4" x 4" Posts (5) anchored 2' below grade in concrete
 2 : Distance from Park Paseo (street) 36' 10"
 3 : Distance from Pool: 27'



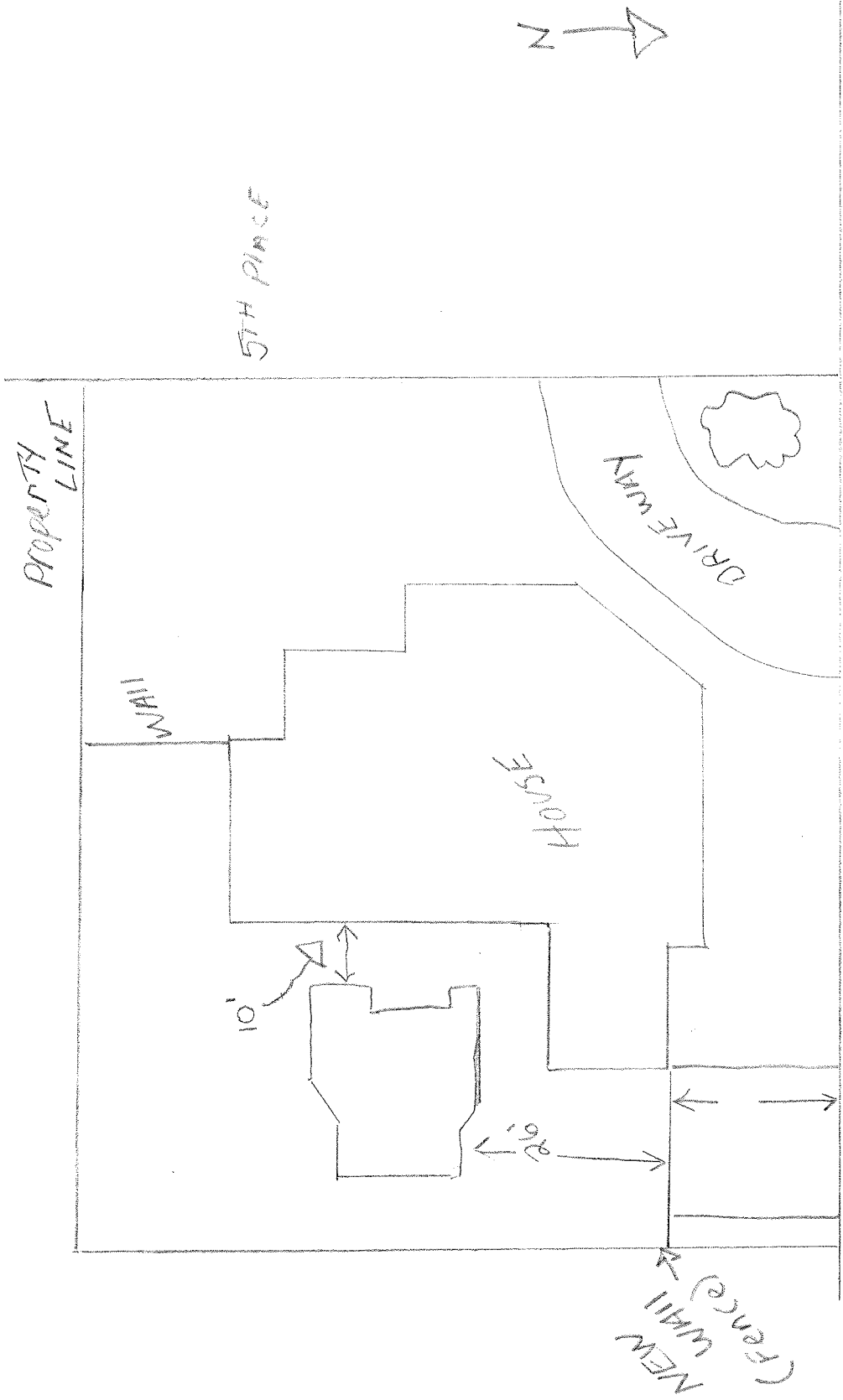
N

5TH
place

PARK PASEO

0-100

CITY OF
LAS VEGAS
1101 5TH
PLACE
LAS VEGAS,
NEVADA
89104



PARCEL #

162-03-113-015

AUGUST 27, 2013

SITE PLAN

NOT TO SCALE