



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 06/24/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: HPC-59344 – Report by Department of Planning regarding an administrative approval for an application for a Certificate of Appropriateness to construct a utility building in the rear of the property located at 1249 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-090), R-1 (Single-Family Residential) Zone, Ward 3 (Coffin)

BACKGROUND

- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).
- 05/16/03 The John S. Park Neighborhood Historic District was listed on the National Register of Historic Places.
- 03/19/03 The City Council approved a request (DIR-1208) to designate parcels of land as a Historic District in the City of Las Vegas generally bound by Park Paseo in the north, Ninth Street in the east, Franklin Avenue in the south, and Fifth Place in the west, (APN: Multiple), containing approximately 31 acres, Ward 3 (Reese).

ANALYSIS

The Historic Preservation Officer completed an administrative approval of an application for a Certificate of Appropriateness (HPC-58260) to construct a 20' x 20' utility shed in the rear yard of the home located at 1249 8th Place. This home was constructed in 1946 and is a contributing resource in the John S. Park Neighborhood Historic District.

Chapter 19.10.150 of the city of Las Vegas Unified Development Code requires that all work requiring a zoning or building permit on the exterior of a building designated on the city's Historic Property Register is subject to review by the Historic Preservation Commission.

FINDINGS

The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature due to the proposed location and reduced visibility from the right of way. Additionally, paint colors for the shed will match the primary structure. Therefore, the work is considered compatible with the recognized distinctive character of the historic building.

STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

- Application for Certificate of Appropriateness for 1249 8th Place.



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

Page 1 of 3

Application/Petition For: Tuff Shed/Detached GarageProject Address (Location) 1249 8th Place

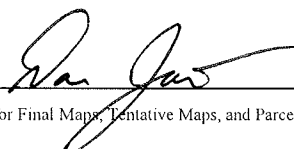
Project Name _____

Assessor's Parcel(s)# 162-03-515-090 Ward# 3General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres _____

Additional Information Contributing property to the John S. Park Neighborhood Historic District**PROPERTY OWNER** James CoombsAddress 1249 8th PlaceCity Las Vegas State NV Zip 89104

E-mail Address _____ Phone _____ Fax _____

APPLICANT/REPRESENTATIVE Tuff Shed, Inc.Address 1777 South Harrison Street, Suite 600City Denver State CO Zip 80210E-mail Address rwills@tuffshed.com Phone 303-753-8833 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 Daniel Jarrett~~Subscribed and sworn before me
This _____ day of _____, 20____~~~~Notary Public in and for said County and State~~**FOR DEPARTMENT USE ONLY**Case # HPC-59344Approved for administrative
review? Yes X No _____Project meets P&D
requirements? Yes X No _____Meeting Date: 6/24/15Date Accepted: * 5/19/15Accepted 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

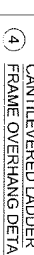
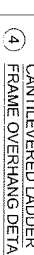
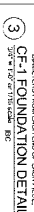
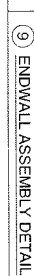
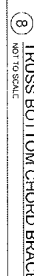
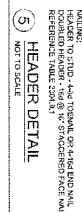
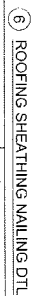
Describe the proposed project in detail, including all changes to the building, site, lot or zoning. Include all features to be removed, altered and/or added. Indicate all materials to be used and the manufacturer. Attach additional sheets as needed.

Please refer to the Secretary of the Interior's Standards for Rehabilitation (below) for additional information.

New construction of 20' x 20' detached garage. See attached.

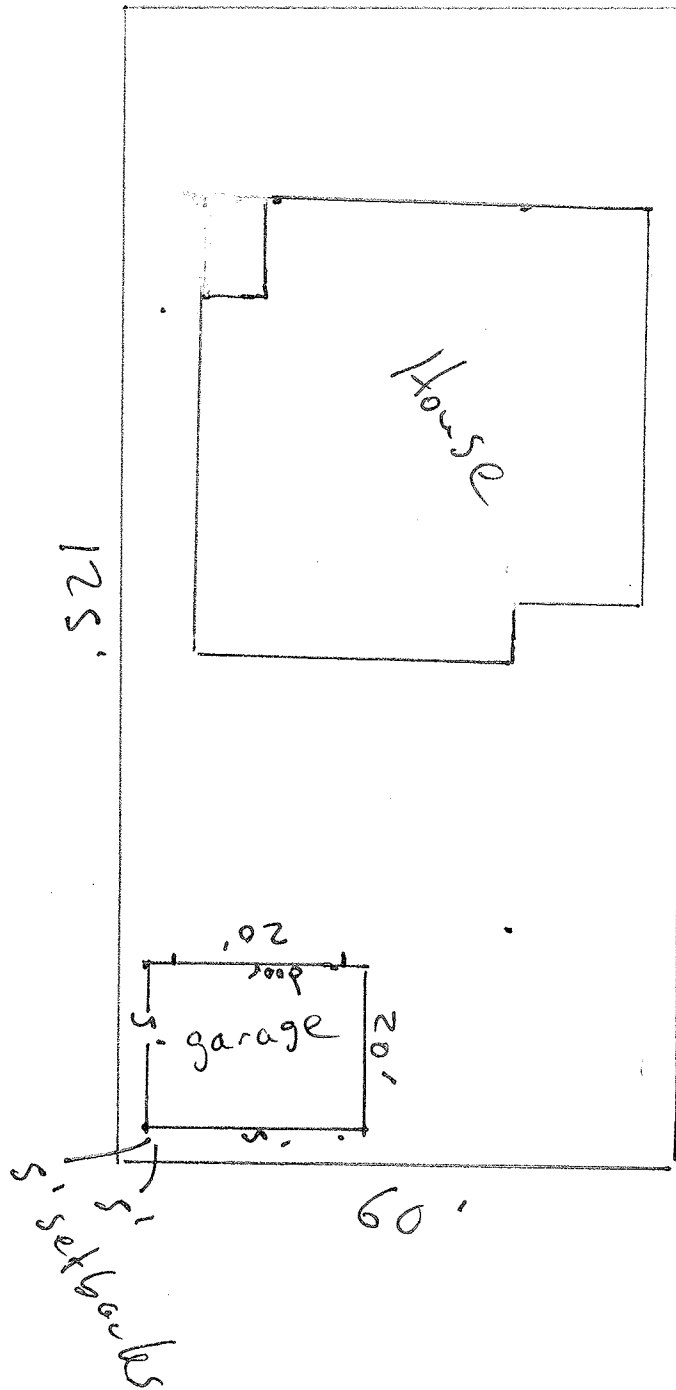
Materials to submit with the application (as needed):

- ☐ **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".

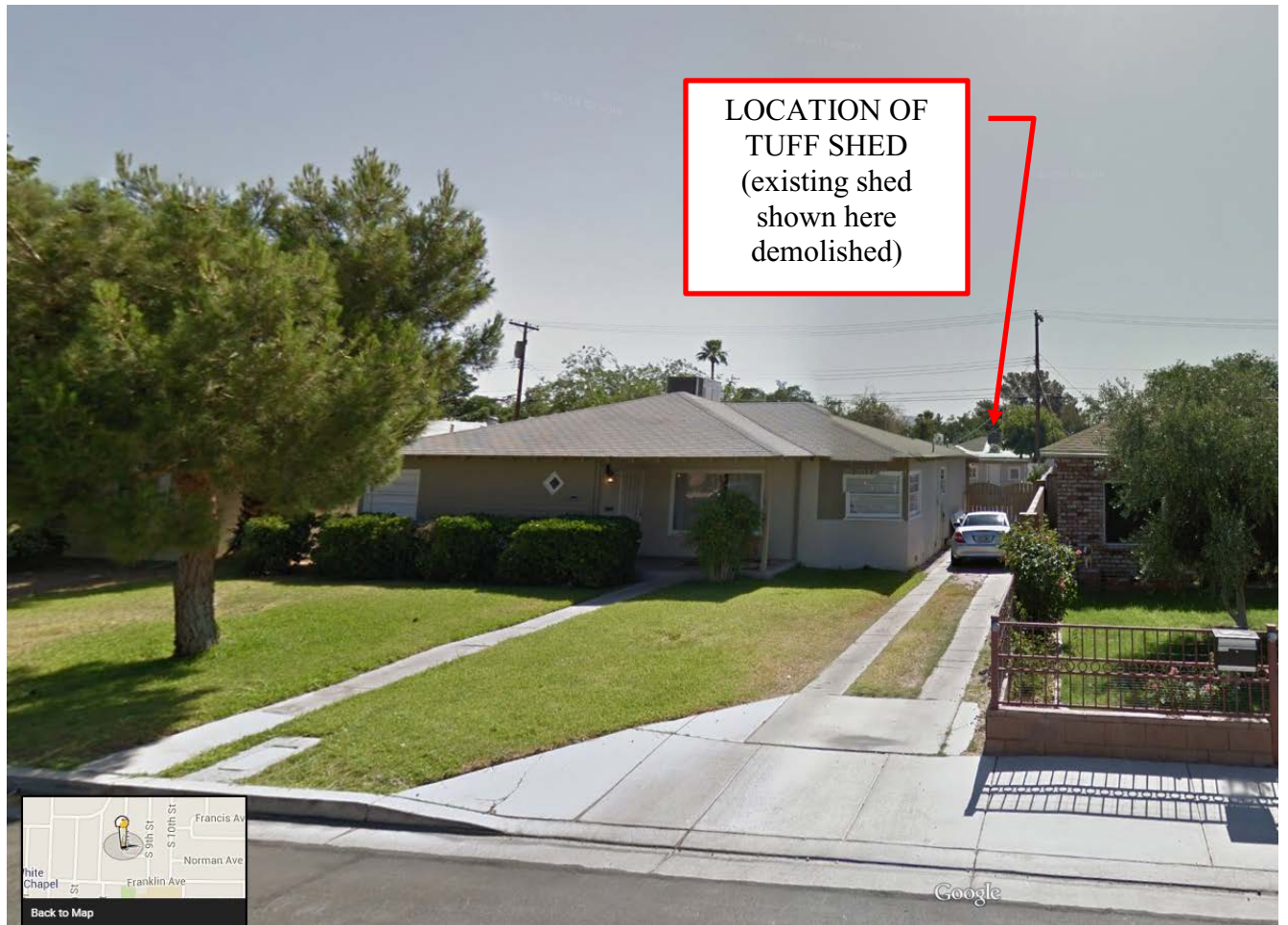


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Date: 4/8/15	SECTION 3 DETAILS Scale: NONE Sheet:
Checked By:	
Date:	
Revised:	
Revised:	
Title:	



REPORTS BY STAFF: ITEM 14



JG