



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 08/26/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60344) for an application for a Certificate of Appropriateness to replace the roof 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).
- 06/24/15 The Historic Preservation Commission received a report regarding an administrative approval (HPC-59344) 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)

ANALYSIS

The Historic Preservation Officer completed an administrative approval of an application for a Certificate of Appropriateness (HPC-60344) to replace the roof of the property 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 because it is replacing existing shingles with like shingles. 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.



DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: New Roof

Project Address (Location) 1249 8th Place

Project Name _____

Assessor's Parcel(s) # 162-03-515-090 Ward# 3

General Plan Designation: _____ Existing Zoning Designation: R-1

Gross Acres .17 acre

Additional Information Contributing property within the John S. Park Neighborhood Historic District

PROPERTY OWNER James Coombs

Address 1249 8th Place

City Las Vegas State NV Zip 89104

E-mail Address _____ Phone 702-303-1508 Fax _____

APPLICANT/REPRESENTATIVE John Scanlon - Let It Rain Roofing

Address 1221 Lucia Drive

City Las Vegas State NV Zip 89128

E-mail Address lirrjs@gmail.com Phone 702-499-3437 Fax _____

Property Owner Signature* [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 ONLY

Case # <u>HPC. 60344</u>
Approved for administrative review? Yes <u>X</u> No _____
Project meets P&D requirements? Yes _____ No _____
Meeting Date: <u>8/26/15</u>
Date Accepted*: <u>7/22/15</u>
Accepted By: <u>C. Mooney</u>

*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 existing roof with like.

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.

Historic



DEPARTMENT OF BUILDING & SAFETY
PERMIT/REVISION APPLICATION

333 North Rancho Drive, Las Vegas NV 89106-3703
Phone: (702) 229-6251 Fax: (702) 382-1240

Project # 294443-R15 (CLV ONLY) Parent (Original) Project # _____

FOR: ☐ Commercial & Public Structures ☒ Single Family Residence VALUATION: \$ _____

WORK DESCRIPTION: Remove roof, Install New 30 Year roof / Same / Same

*Please use the Web Estimator, <http://www.lasvegasnevada.gov/Apply/permitEstimator.htm>, for your fee estimates. A print out of your Permit Estimator results should be attached to this application. Do not bring a pre-printed check as your final fees may be different from the estimate.

PROJECT/TENANT NAME: James Coombs

PROJECT ADDRESS: 1249 8th PL ZIP _____

PARCEL NO.: 16203515090 ZONE: _____ Land Use/Entitlements: _____

APPLICANT INFORMATION:

Company Name: Let it Rain Roofing

Individual Name: John Scanlon

Phone: 702 4993437 Fax: _____

Email: LIRRJTS@gmail.com

CONTRACTOR INFORMATION:

☐ Owner/Builder (Residential Only on primary residence)

Company Name: Let it Rain Roofing

Individual Name: John Scanlon

Phone: 702 4993437 Fax: _____

Email: LIRRJTS@gmail.com

State Contractor License: 0058426

City of Las Vegas Business License: _____

REQUIRED FOR SUBMITTAL: (Please note that plan check fees are based on occupancy, use, construction type and square footage)

OCCUPANCY GROUP: Residential USE: _____ CONST. TYPE: _____

TOTAL SQUARE FOOTAGE: 24 Sq 1500 sq house AFFECTED SQ' (TI's): _____ ☐ Is this a Highrise? More than 55'?

IF THE BUILDING IS MIXED USE, PROVIDE CODE ANALYSIS PER FLOOR AS A SEPARATE ATTACHMENT

SQUARE FT OF FLOOR AREAS: 1st 1500 2nd _____ 3rd _____ Garage _____

Patio _____ Balcony _____ No. of Units _____ No. of Stories _____

SPECIAL CONDITIONS: Remove roof / Install New 30 Year Shingle roof

I state that the information I have supplied on this application is true and correct. By signing this application, I agree to comply with all conditions as noted on this permit.

Contractor or Agent / Owner John Scanlon Date 07/22/15

Planning Department _____ Date _____

Land Development/Flood Control Engr. _____ Date _____

Fire Department _____ Date _____

Building Department _____ Date _____

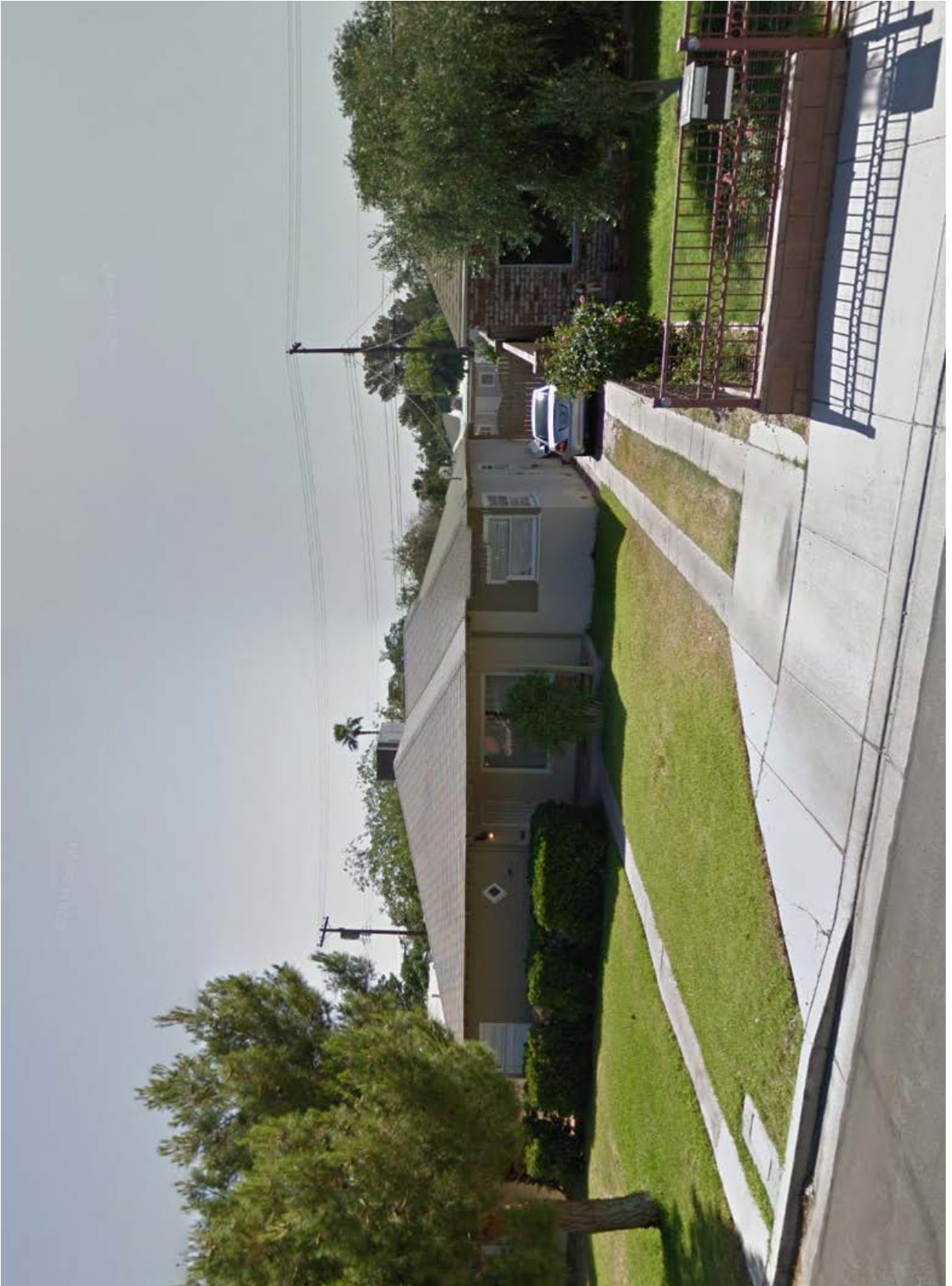
TOTAL PERMIT FEE: \$ _____

PRE-PAID: Plan Review \$ _____
PRE-PAID: Zoning \$ _____
TOTAL \$ _____

Permit Expires 180 Days After
Abandonment of Work

Permits expire when no inspection has been approved for any 180-day period after the permit has been issued.







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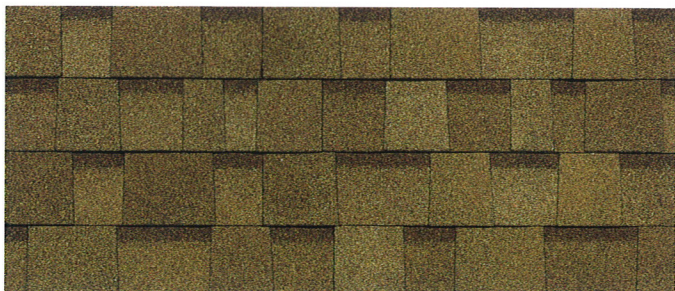


Oakridge® Artisan Color
Flagstone®

Oakridge® Color Availability



Amber[†]
Not Available in Service Area 13 (see map).



Desert Tan^{†/††}



Brownwood[†]



Teak[†]



Driftwood^{†/††}



Onyx Black[†]



Estate Gray^{†/††}



Sierra Gray^{†/††}



Shasta White[†]

†† Available in Algae Resistance in Service Area 13 (see map).