



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 09/23/15

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding an administrative approval (HPC-60762) for an application for a Certificate of Appropriateness to construct a fence at the rear and side yard of the property located at 1229 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-03-515-094), 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).
- 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.
- 04/22/15 The Historic Preservation Commission recommended DENIAL on an application for a Certificate of Appropriateness (HPC-58734) for a window installed at 1229 8th Place, a contributing resource within the John S. Park Neighborhood Historic District, (APN 162-05-515-094), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

ANALYSIS

The applicant is requesting approval of an application for a Certificate of Appropriateness to install a fence at the rear and side yard of the home located at 1229 8th Place. This home was constructed in 1949 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

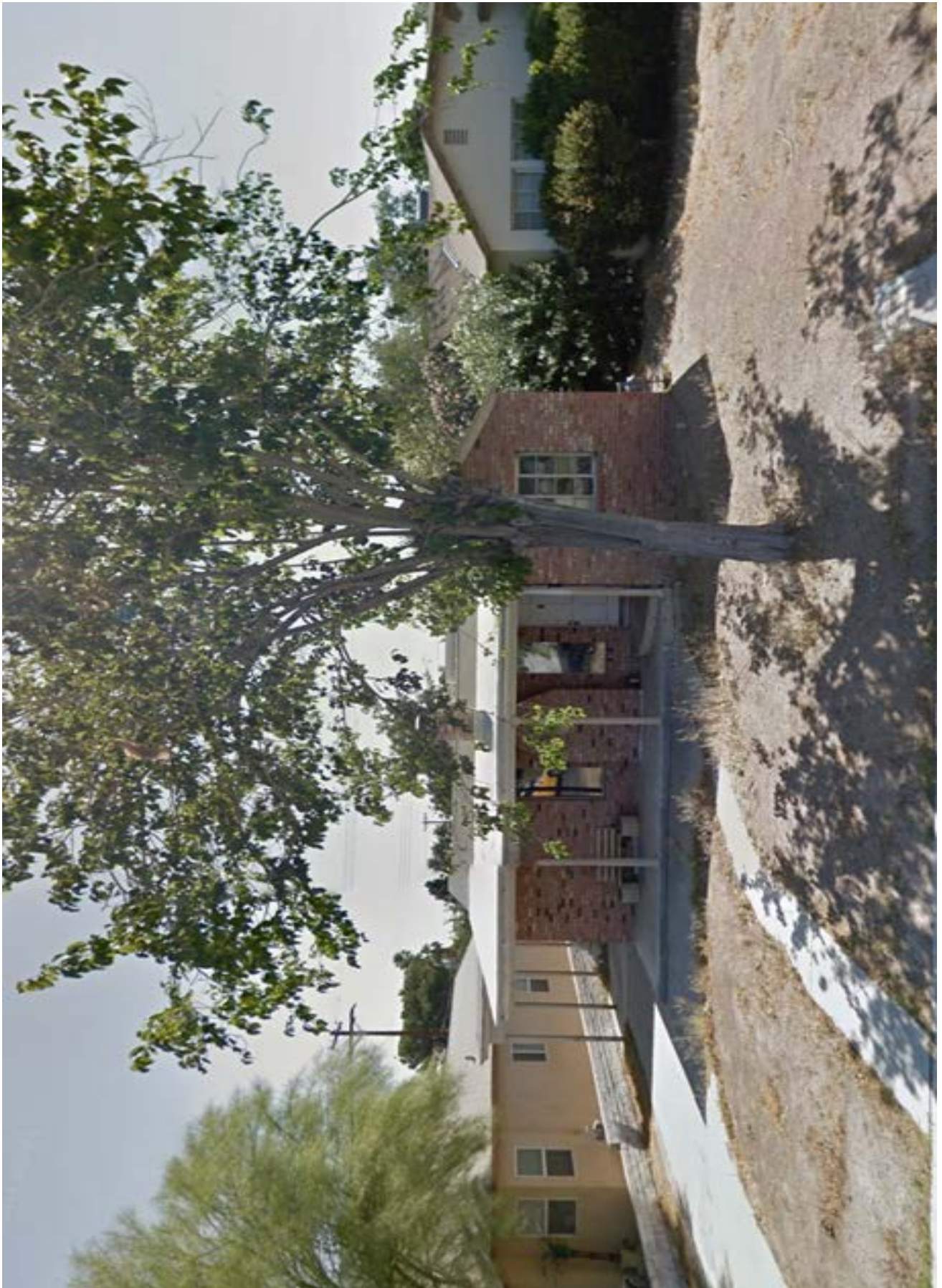
The Historic Preservation Officer reviewed the application for compliance with the city of Las Vegas Unified Development Code, Chapter 19.10.150 and has found the work to be minor in nature because of its location at the side and rear of the property and all materials are complimentary to the primary structure. Therefore, the work is considered compatible with the recognized distinctive character of the historic building and district.

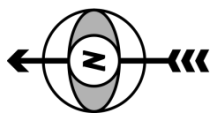
STAFF RECOMMENDATION

NO ACTION REQUIRED

BACKUP DOCUMENTS

Application for Certificate of Appropriateness for 1229 8th Place, with images.







DEPARTMENT OF PLANNING

HISTORIC PRESERVATION COMMISSION APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Page 1 of 3

Application/Petition For: Fence at rear and side of property

Project Address (Location) 1229 8th Place

Project Name _____

Assessor's Parcel(s)# 162-03-515-094 Ward# 3

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

Gross Acres .17 acre

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

PROPERTY OWNER D-Cash Properties, LLC

Address 2654 West Horizon Ridge Parkway #B5-320

City Henderson State NV Zip 89052

E-mail Address silziller@aol.com Phone 636-346-7060 Fax _____

APPLICANT/REPRESENTATIVE Fidel Solano

Address ~~1200 S 4th Street #100~~ 6180 Brent Thurman Way #100

City Las Vegas State NV Zip ~~89141~~ 89148

E-mail Address fidel@nevadafs.com Phone 702-340-4109 Fax _____

Property Owner Signature* Fidel A. Solano

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

Print Name Fidel Solano

~~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-60762</u>
Approved for administrative review? Yes <u>X</u> No _____
Project meets P&D #297286 requirements? Yes <u>X</u> No _____
Meeting Date: <u>9/23/15</u>
Date Accepted: * <u>8/24/15</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.

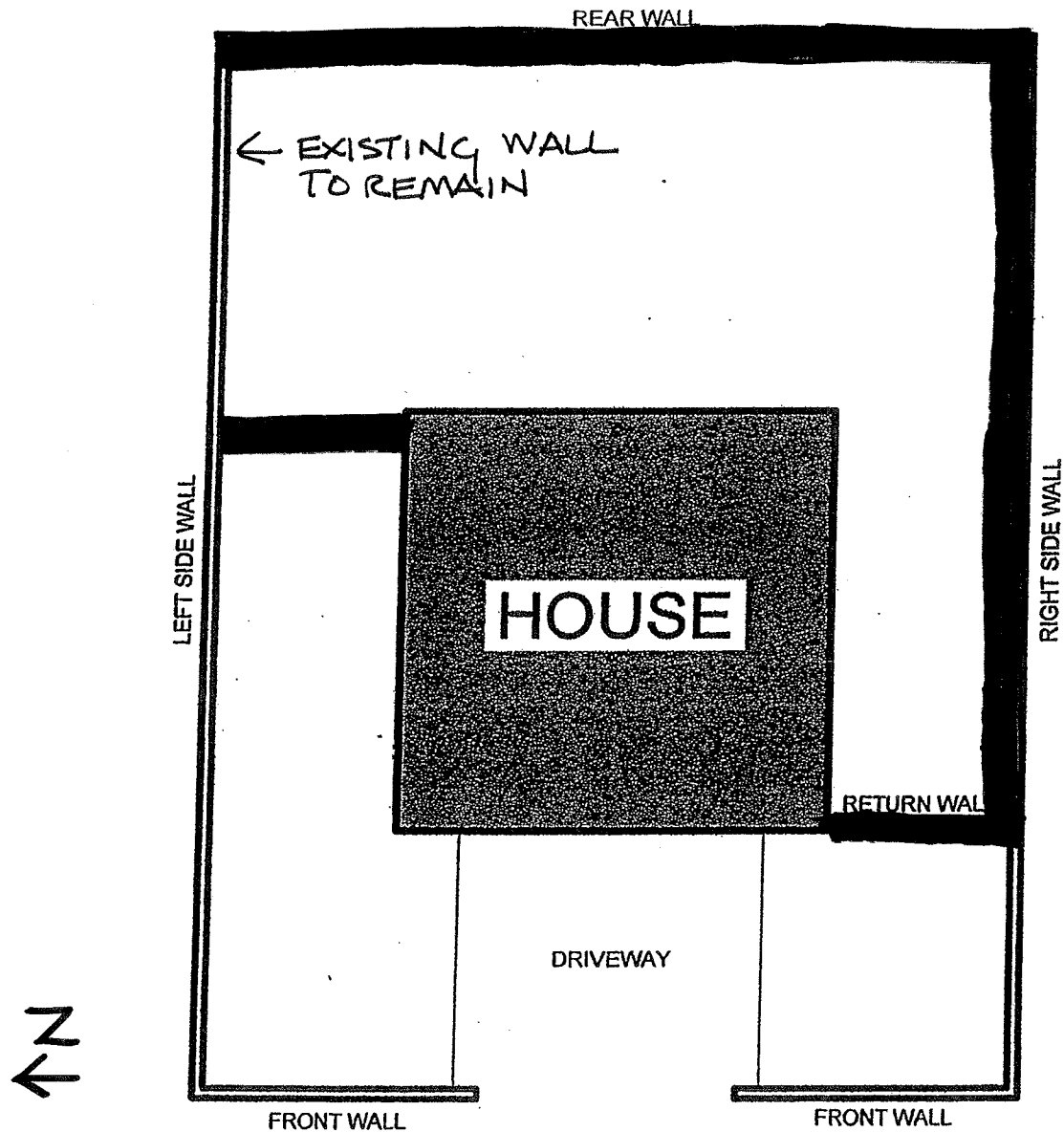
Construct a fence at the rear and side of the property.

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".

CLV WORKSHEET

LOCATION OF NEW WALL



HPC-60762
EXAMPLE -
NOT ACTUAL
PHOTO

