

AGENDA SUMMARY PAGE

HISTORIC PRESERVATION COMMISSION MEETING OF: FEBRUARY 28, 2018

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD

HISTORIC PRESERVATION OFFICER: PAUL BENGTSON

☒ **Action**
☐ **Report**

SUBJECT:

HPC-72465 – CERTIFICATE OF APPROPRIATENESS – APPLICANT/OWNER: SAMANTHA L. JONES - Discussion for possible action on a request for a Certificate of Appropriateness TO ALLOW AN EXISTING CARPORT ADDITION TO AN EXISTING SINGLE FAMILY DWELLING WITHIN THE JOHN S. PARK HISTORIC DISTRICT at 1253 8th Place (APN 162-03-515-089), R-1 (Single Family Residential) Zone, Ward 3 (Coffin).

PURPOSE:

The applicant constructed a carport addition to the existing dwelling at 1253 8th Place without a building permit. Code Enforcement issued a citation and required approval of a building permit, which requires this Certificate of Appropriateness and a Variance.

The home was constructed in 1946 in the Traditional Ranch style and is not a contributing resource within the John S. Park Neighborhood Historic District.

BACKGROUND:

- 03/19/03 The City Council approved a Director's Business item (DIR-1208) that listed the John S. Park Historic District on the City of Las Vegas Historic Property Register. Planning Commission and Staff recommended approval.
- 10/25/06 HPC approved John S. Park Historic District Design Guidelines.
- 07/23/08 Historic Preservation Officer administratively approved an application for a new fence for 1253 S. Eighth Place.
- 12/10/08 The HPC approved a Certificate of Appropriateness (HPC-32092) for a 191 square foot addition to the southeast corner of the existing dwelling at 1253 8th Place. That approval expired on 12/10/09 without being exercised.
- 04/22/15 Historic Preservation Officer administratively approved a certificate of appropriateness to construct a utility building in the rear of the property at 1253 8th Place.
- 08/23/17 The HPC approved Certificate of Appropriateness (HPC-71343) for a 191 square foot room addition to the southeast corner of the existing dwelling at 1253 8th Place.

FINDINGS:

Per City of Las Vegas Title 19.10.150 (K):

4. The approval authority shall consider the application with reference to the objectives of this Section. The approval authority may deny an application upon determining any of the following:
 - a. That proposed work on any portion of an Historic Landmark, District, Site, Building, Structure or Object will not be compatible with the recognized distinctive character of the overall Historic Landmark, District, Site, Building, Structure or Object.
 - b. That proposed work on any portion of a contributing Historic Landmark, District, Site, Building, Structure or Object within an Historic District will not be compatible with the recognized distinctive character of the Historic Landmark, District, Site, Building, Structure or Object itself, with the character of the entire District, or with the Design Guidelines that have been adopted for the District.
 - c. That major new construction proposed for non-contributing Historic Landmarks, Districts, Sites, Buildings, Structures or Objects within an Historic District will not be compatible with the recognized distinctive character of the entire District or with the Design Guidelines that have been adopted for the District. For purposes of this Subparagraph, new construction is "major" if such construction equals or exceeds 25 percent of the land area of a parcel without a building or of the building ground floor area of a parcel with a building, at the time of the property's identification as non-contributing.
 - e. That, in cases where Federal funds, in the form of grants, tax incentives or other programs, are to be employed, directly or indirectly, in financing the proposed work, the work will not comply with the Standards for the Treatment of Historic Properties, as promulgated by the U.S. Secretary of the Interior.
5. The approval authority may approve, conditionally approve or deny an application, or continue consideration thereof for further study. The HPO shall provide the applicant with notice of action taken, along with an explanation of any reasons therefore and conditions attached thereto.
6. An approval pursuant to this Subsection shall be valid for a period of one year, unless otherwise specified in the approval.

1253 8th Place is located within the boundaries of the John S. Park Historic District, and is listed as a "non-contributing" resource due to "multiple exterior alterations including replacement of original multi-pane windows with diamond pane windows, and replacement of thin wood porch supports with large brick posts. Per the National Register Nomination for the District, these alterations are inconsistent with existing historic context. The diamond pane windows have since been replaced with modern double-pane windows with snap-in grid to represent the divided light window style.

The existing carport is constructed within one foot of the corner side property line. The R-1 (Single Family Residential) zoning district requires a 15-foot corner side yard setback. The applicant is in the process of applying for a Variance, which will need to be approved in order to obtain building permits for the existing carport.

While this building is non-contributing the carport constructed by the applicant does not reflect the context of the neighborhood. Staff was able to identify other properties with structures that encroach closer than 15 feet to property lines adjacent to streets, but none that encroached to within one foot of the property line. As such staff is recommending denial of this certificate of appropriateness.

RECOMMENDATION:

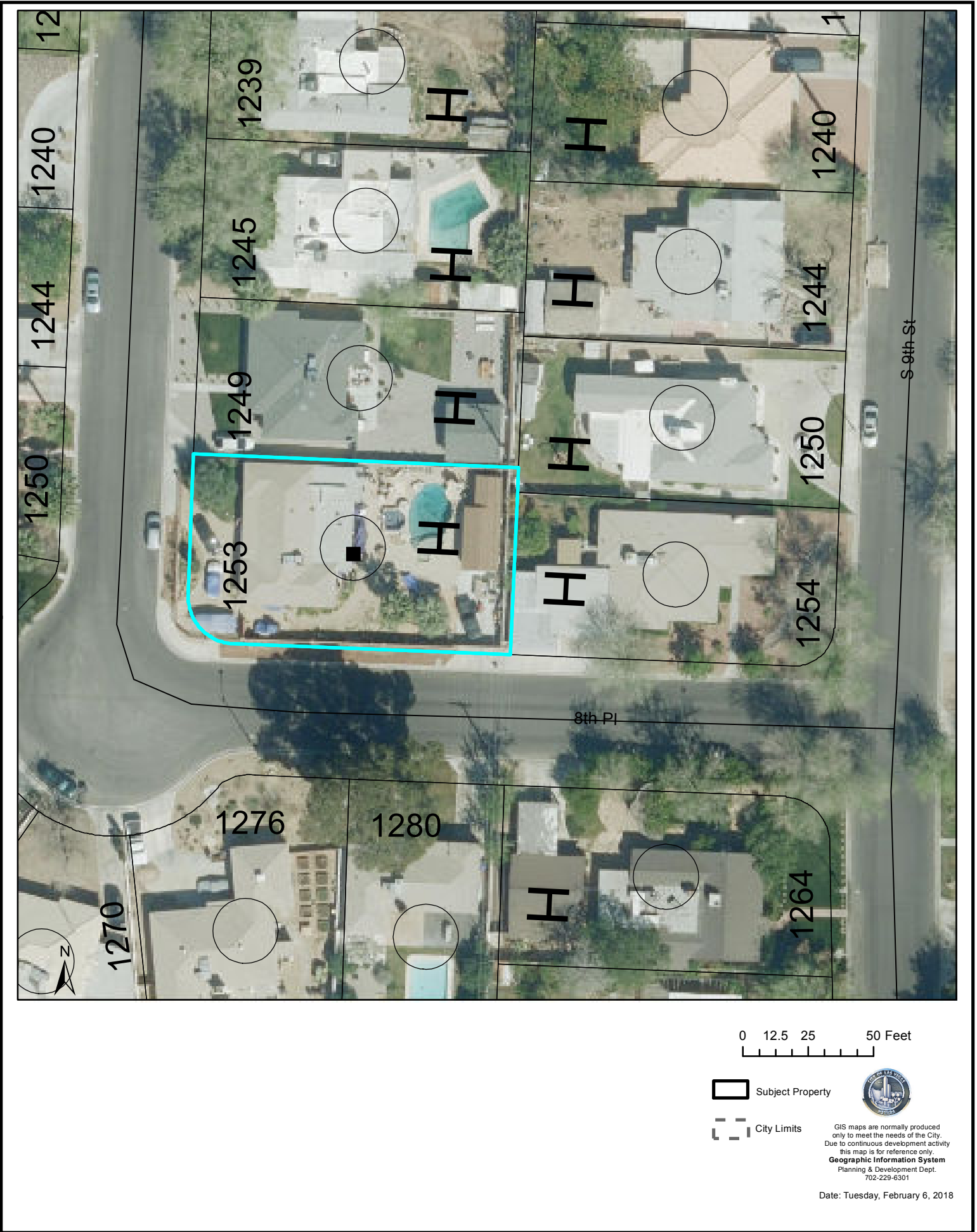
Denial. If Approved subject to the following conditions:

1. Approval of a Variance for a reduced corner side yard setback shall be required prior to the issuance of building permits.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped January 1, 2018, except as amended by conditions herein.
3. This approval shall be void one year from the date of final approval, unless exercised through issuance of a building permit.

BACKUP DOCUMENTATION:

1. Aerial Photograph
2. Certificate of Appropriateness Application
3. Plans

1253 8th Place



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

Page 1 of 3

Application/Petition For: CARPORT
Project Address (Location) 1253 8TH PLACE LV, NV 89104
Project Name CARPORT
Assessor's Parcel(s)# 162-03-515-089 Ward# _____
General Plan Designation: _____ Existing Zoning Designation: _____
Gross Acres _____
Additional Information 32' L X 12' 10" W X 8' 6" H

PROPERTY OWNER Samantha JONES
Address 1253 8TH Place
City LAS VEGAS State NV Zip 89104
E-mail Address saamcor@hotmail.com Phone (702) 528-0426 Fax _____

APPLICANT/REPRESENTATIVE SAME
Address _____
City _____ State _____ Zip _____
E-mail Address _____ Phone _____ Fax _____

Property Owner Signature* Samantha Jones

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

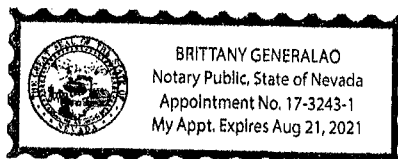
Print Name

Samantha Jones.

Subscribed and sworn before me

This 8th day of January, 2018.

Notary Public in and for said County and State

state: NEVADACounty: CLARK**FOR DEPARTMENT USE ONLY**

Case #
Approved for administrative review? Yes ___ No ___
Project meets P&D requirements? Yes ___ No ___
Meeting Date:
Date Accepted:*
Accepted By:

*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.

CARPORT along the south side of house. Nothing there prior. Finishes are the same as existing house, 2x4's and 2x6's. Roofing material is the same as existing, as-well-as color (asphalt shingle).

- ③ - Pictures included
① - Drawing included
③ - Surrounding Neighbors pictures of carports included, similar and existing

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".

LEFT SIDE WALL

RETURN WALL

DRIVEWAY

HOUSE

32'

CARPORT

12' 10"

16' 6"

15'

RIGHT SIDE WALL

32 L X 12' 10" W X 8' 6" H

8TH PLACE

FRONT WALL

