



LEGEND:

———— NATIONAL HISTORIC DISTRICT

■■■■ LOCAL HISTORIC DISTRICT

Routine Alterations & Maintenance Checklist

This checklist will tell you work

- requires city or state building permit
- does not require a certificate of approval from the City
- requires Design Review Board (DRB) approval
- may receive staff approval rather than DRB approval

PLEASE REMEMBER:

Most projects require a permit whether the structure is historic or not. Depending on the scale of the project, a development permit will be issued by the city or a building permit will be issued by Construction Industries Division of New Mexico. Permit information is available at the City of Las Vegas Community Development office.

No Design Review Board approval is required for the repair and maintenance of any historic exterior when the work exactly reproduces the existing design and is performed using materials which duplicate the existing material.

<u>Type of Work</u>	<u>Building/development permit required</u>	<u>Certificate of approval required</u>	<u>Staff approval may be given</u>	<u>DRB approval required</u>
Adobe or masonry walls (see also stucco & paint)	yes	yes	repair using the same materials as existing and duplicating design	all new construction
Awnings	yes	yes	replacing with same materials	new canvas, metal and other materials
Cleaning, including graffiti removal	no	depends on form used	gentlest form of water cleaning is used	all other forms of cleaning, including high pressure water; chemical & sandblasting
Construction of new buildings or additions	yes	yes	not applicable	all new buildings or additions including garages, porch enclosures
Cornices	yes	no, when repaired using the same materials as existing and duplicating design	repair using the same materials as existing and duplicating design to approximate original	any work that does not approximate original appearance
Decks & porches	yes	yes	rear, ground level decks that do not require alterations or are not attached to any structure	decks or porches above the first floor level and/or on elevation facing a street
Demolition	yes	yes	not applicable	removal of exterior additions or alterations that are or are not original to structure; complete structure demolition
Doors	yes	yes, (see storm doors and windows)	stained glass, security grills of simple design, new doors not visible from the street, removal of doors not visible from the street	all other changes visible from street and not covered by staff approvals
Fencing (see also retaining walls)	yes	yes	rear yard fencing not visible from any street within the district	fences of iron, chain link or any type of fence visible from the street
Fire Escapes (external stairs)	yes	no, when repaired using the same materials as existing and duplicating design	not applicable	construction of new, when not in street yards or blocking view of the building and when construction is unobtrusive and painted to harmonize with the building and background
Gutters, Canales & Downspouts	yes	yes	repair or replacement of existing gutters or applying an appropriate gutter style from the overhang; leaving all cornice details intact	all other conditions not covered by staff approval