

# City of Las Vegas

## AGENDA MEMO

**HISTORIC PRESERVATION COMMISSION MEETING OF: JUNE 22, 2022**

---

**DEPARTMENT: PLANNING**

**DIRECTOR: SETH T. FLOYD, ESQ.**

**HISTORIC PRESERVATION OFFICER: DR. DIANE SIEBRANDT**

☒ Action  
☐ Report

### **SUBJECT:**

**22-0327-HPC1** - Discussion for possible action regarding approval of a Certificate of Appropriateness application for the installation of a sunken hot tub and an outdoor shower with surrounding privacy screen, as well as a conversion of the garage into a casita, and approval of the design of an existing wooden fence on property located at 700 Park Paseo - Ward 3 (Diaz)

### **PURPOSE/BACKGROUND**

The owner of the property located 700 Park Paseo, which is located within the historic John S. Park Neighborhood, appeared at the April 25, 2022 Historic Preservation Commission Meeting with a Certificate of Appropriateness (CoA) Application seeking approval for the installation of a sunken hot tub and outdoor shower with surrounding privacy screen, as well as a conversion of the garage into a casita. In addition, the owner was seeking approval of the design of a wooden fence that has already been installed. The applicant agreed to all recommended changes with the exception of redesigning and reducing the height of the fence. The Commission denied the application as the applicant would not agree to change the design of the fence.

The applicant has re-submitted a CoA that shows the fence has been redesigned, however the height has not been reduced.

The primary structure was originally constructed in 1947 and is listed as a contributing resource to the historic district.

### **ANALYSIS**

Per Title 19.10.150 – Section K (4) b, the Historic Preservation Commission may deny this application upon determining “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.”

Further, the John S. Park Neighborhood Historic District Design Guidelines (Introduction) 5: Exterior materials shall be maintained as originally constructed, or shall be replaced with a material compatible with the period of significance as defined in the nomination report.

### **RECOMMENDATION:**

Staff recommends approval subject to the following conditions:

# *City of Las Vegas*

- The hot tub shall be adequately screened from public view, such as presented by the sub-grade installation.
- The outdoor shower and surrounding privacy fence shall be designed and constructed with materials that are consistent and compatible with the exterior of the house.
- The design of the garage conversion must conform to John S. Park Design Guidelines. This includes (1) all material must be compatible with the exterior of the house, (2) the shape and form of the roof may not be altered, and (3) any new windows must match all other windows currently on the house.
- The wooden fence shall be reduced to 5-feet in height to allow for an unobstructed view of the house so that it contributes to the historic character of the neighborhood. In addition, the entirety of the fence should be of consistent matching materials rather than an abrupt change from iron and masonry piers to wood.

## **BACKUP DOCUMENTATION**

1. Certificate of Appropriateness Application

