

700 Park Paseo

Case Number 22-0327-HPC1

John S Park Historic District Designated March 19, 2003



700 Park Paseo August 19, 2002



February 2020



Certificate of Appropriateness Application Requirements

- The City of Las Vegas Unified Development Ordinance Title 19.10.150: HD-O Historic Designation Overlay District:
 - Section K (1): A pre-application conference with the HPO is required prior to submitting a building permit or other required development or zoning permit whenever it is proposed to alter, remodel, build, or otherwise develop an Historic Landmark, District, Site, Building, Structure or Object, or an Historic Landmark, Site, Building, Structure or Object located within a designated Historic District, and a building permit or other development or zoning permit is required for such work, the applicant must first obtain the approval of the HPC in accordance with this Section.
 - Section K (2): In order to obtain review pursuant to this Subsection, the applicant must submit to the HPO the following: An application for a Certificate of Appropriateness on such form(s) as may be established for the purpose, which shall be signed, notarized and acknowledged by the owner of record or the owner's authorized agent of the property where review of alteration or new construction is sought.
 - 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."

Contacts

- The owners and construction contractor of this property were advised to complete and submit a Certificate of Appropriateness application for the exterior work on this residence.
 - Via email on
 - June 3, 2020
 - September 16, 2020
 - July 27, 2021
 - November 29, 2021
 - February 9, 2022
 - Via several phone conversations
- Work on the property was started in November 2021 prior to the submission of a Certificate of Appropriateness application or approval from the Historic Preservation Commission.
- On November 22, 2021 Code Enforcement responded to the residence and issued Case Number CE21-05294 to advise the owners that building permits were required, prior to which a Certificate of Appropriateness application approved by the HPC must be submitted

November 2021



December 2021



February 2022



The owners submitted a Certificate of Appropriateness application and appeared at the April 25, 2022 Special Historic Preservation Commission Meeting.



Denial at April 25, 2022

Historic Preservation Commission Meeting

- The Commission required:
 - The hot tub shall be adequately screened from public view
 - 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.

Denial at June 22, 2022 Historic Preservation Commission Meeting



Comparison

