

HISTORIC GUIDELINES

CHART 7

ACCESSORY BUILDING GUIDELINES

for accessory buildings in the residential portion of the Historic District

To all future applicants for building permits for accessory buildings: Congratulations on owning a home in the City's historic district! To encourage structures that are compatible with the historic nature of your area, the Historic Preservation Committee and the City Council have adopted **guidelines** for accessory buildings (those that are detached from your home, such as free-standing garages, shed, carports, etc.). The attached matrix (Exhibit A) outlines these guidelines. A summary of how the guidelines work:

- Compliance with the guidelines is voluntary.
- Guidelines will apply to *new* accessory (detached) buildings/structures as well as *additions* to existing accessory buildings/structures.
- There would be no delay of a building permit for new buildings/structures or additions to existing buildings/structures which conform to the guidelines.
- Non-conformance with the guidelines *could* result in the delay of a building permit. The delay would be for the purpose of submitting the proposed renovation to the Historic Preservation Committee for input. After the Committee's input, compliance with the guidelines would still be voluntary.
- Not all items listed in the guidelines require a building permit. Items which do not require a building permit (such as paint color) would not result in any delays, as no permit is required for that item. However, owners are encouraged to conform to the guidelines even when no permit is required.
- The following items are also **EXEMPT** from any permit delays:
 - Structures 120 square feet or less in area (because no permit is required);
 - Detached buildings in a rear yard that are not closer to the side property lines than the house;
 - Detached carports in a rear yard on an interior lot;
 - Detached carports in a rear yard on a corner lot if the carport is not closer to the side street property line than the house;
 - Gazebos.

The Historic Preservation Committee is working hard to provide guidance and assistance with regard to historic preservation resources, and we welcome your input and suggestions. Additional historic informational materials are available in the Community Development Department in a Historic Resources binder for your use (such as magazine and catalog samples, website information about products, and information about salvaged historic building materials which may be available), and we encourage citizens to submit more reference materials to this binder for everyone's use.

The Committee meets regularly on the fourth Wednesday of the month (except December) at 7:00 p.m. at City Hall – please join us when you can. Again, congratulations on any efforts to improve your property!

Respectfully,
The Historic Preservation Committee of Boulder City

CHART 7

EXHIBIT A TO CITY COUNCIL RESOLUTION NO. 5778

BOULDER CITY HISTORIC NEIGHBORHOOD AREAS: GUIDELINES FOR RESIDENTIAL ACCESSORY BUILDINGS

These guidelines should be considered when adding, building, expanding or replacing accessory buildings (structures that are detached from the house)

Placement on Property	1. Within rear yard 2. No driveway access from street (alley access is acceptable)
Exterior Walls and Trim	Stucco, brick, siding – same as or resembling the home
Color of Exterior Walls And Trim	Same as home
No. of Stories	One
Roof Type	Pitched, hipped, flat – same as or resembling the home
Roof Material and Color	Same as or resembling the home
Eaves/Rafters, Fascia	Same as or resembling the home
Windows and Doors	Material appearance, style, size, color – same as or resembling the home
Other	1. Where visible from street, landscaping or fencing should be used to improve the visual continuity of the buildings on the property. 2. Light fixtures: same as or resembling the home, or in a historically correct style. 3. All zoning and adopted code requirements apply.

Building permits will be delayed when proposed accessory buildings/structures do not conform to the above guidelines. Exceptions:

1. Enclosed structures: Permits will not be delayed for noncompliance with these guidelines if the proposed structure is in a rear yard and has a side setback equal to or greater than the house.
2. Open structures (detached carports, patio covers, etc.): Permits will not be delayed for noncompliance with these guidelines if the proposed structure is in a rear yard. On corner lots, the permit will not be delayed if the proposed structure is in a rear yard and has a street side setback equal to or greater than the house.
3. Gazebos: The above guidelines do not apply to gazebos.

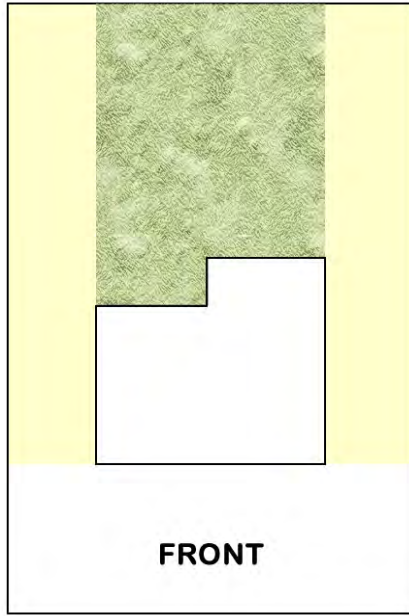
Note: Where feasible, the above guidelines should also be used for structures attached to the house such as patio covers and carports, and for accessory buildings that do not require a building permit (120 square feet in size or less).

Matrix Draft 5B (adopted by the Historic Preservation Committee on June 22, 2011 and the City Council on August 9, 2011)

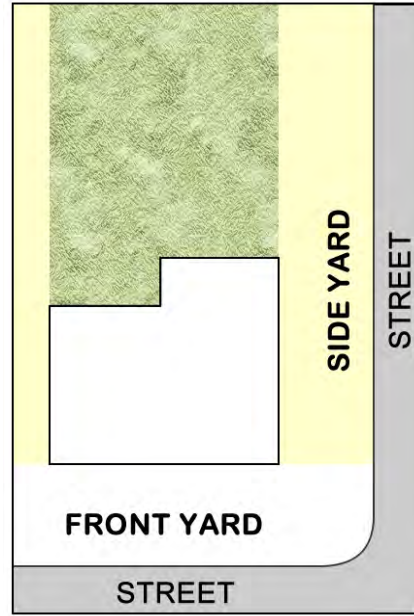
ACCESSORY BUILDINGS GUIDELINES – LOCATION CHARTS

There will be NO permit delays for buildings in the GREEN areas.
There would be permit delays for buildings in the YELLOW areas IF they do not meet the adopted guidelines for accessory buildings.

GARAGES AND SHEDS (and other enclosed buildings):

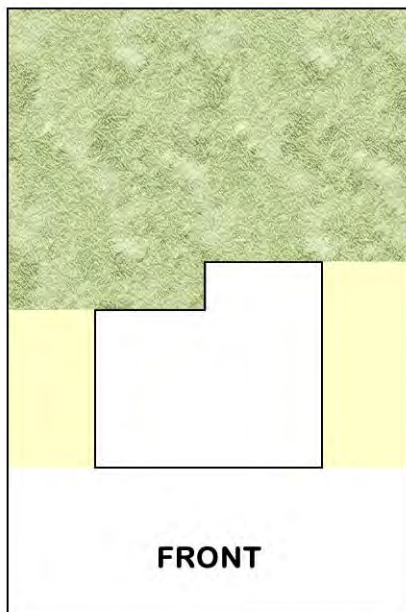


Interior Lot

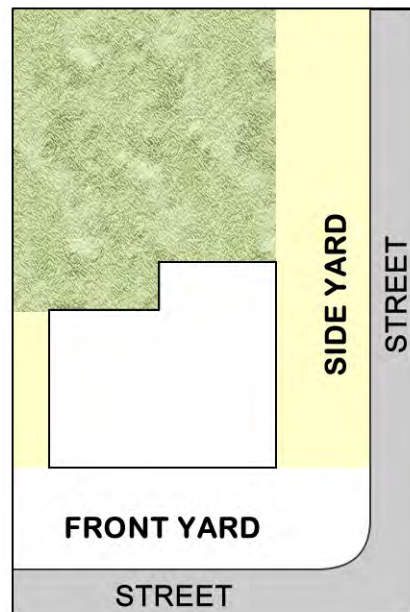


Corner Lot

DETACHED CARPORTS (and other open structures, except gazebos):



Interior Lot



Corner Lot

(Gazebos may be allowed anywhere in side and rear yards.)



City of Boulder City
 Community Development Department
 Building & Safety Division
 401 California Avenue
 Boulder City, NV 89005
 (702) 293-9282

Submit this form with your building permit for an accessory building in the Historic District

Historic District Accessory Building Info Sheet

Project Information	
Job Address: _____	Date: _____
Owner Name: _____	Phone #: () _____
Person filling out this form: _____	Phone #: () _____

Adopted Historic Guidelines for Accessory Buildings			
GUIDELINES STANDARD		PROPOSED ACCESSORY BUILDING (Answer yes or no, and provide description where needed)	
Placement: Within rear yard		Within rear yard? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Placement: No driveway access to street (alley access ok)		If the new structure is a garage or carport, is vehicle access only to the alley? Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>	
Number of stories: One		One story? Yes <input type="checkbox"/> No <input type="checkbox"/>	
		Proposed on Accessory Bldg	Existing on house
Material of Exterior Walls, Trim:	Stucco, brick, siding - same as or resembling the home	Proposed wall/trim material: If siding, horizontal or vertical?	House wall/trim material: If siding, horizontal or vertical?
Color of Exterior Walls, Trim:	Same as home	Proposed wall/trim color:	House wall/trim color:
Roof Type:	Pitched, hipped, flat – same as or resembling the home	Proposed roof type:	House roof type:
Roof Material and Color:	Same as or resembling the home	Proposed roof material: Proposed roof color:	House roof material: House roof color:
For the following items, will they also be the same as or resembling the home?			
Eaves/Rafters, Fascia		Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>	
Windows and Doors: Material appearance, style, size, color		Yes <input type="checkbox"/> No <input type="checkbox"/> NA, carport <input type="checkbox"/>	
Light fixtures (exterior): Same as or resembling the home, or in a historically correct style		Yes <input type="checkbox"/> No <input type="checkbox"/> NA <input type="checkbox"/>	
Other: Where visible from street, landscaping or fencing should be used to improve the visual continuity of the building on the property. (Guidelines adopted by the Boulder City Council on August 9, 2011)			

RESOLUTION NO. 5778

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,
APPROVING EXTERIOR DESIGN GUIDELINES FOR ACCESSORY
BUILDINGS IN THE RESIDENTIAL PORTION OF THE HISTORIC
DISTRICT

WHEREAS, Section 11-27-5.A of the City Code states that the Boulder City Historic Preservation Committee may develop guidelines for exterior design criteria “to aid applicants in formulating plans for development or redevelopment relating to designated Historic Resources,” and

WHEREAS, The Historic Preservation Committee has prepared exterior design guidelines for accessory buildings within the residential portion of the Boulder City Historic District; and

WHEREAS, The Historic Preservation Committee conducted an “open house” and recommended approval of said guidelines at its meeting on June 22, 2011; and

WHEREAS, The Boulder City Planning Commission reviewed and recommended approval of these guidelines at its meeting on July 20, 2011; and

WHEREAS, Notice of all meetings had been mailed to the property owners of the residential addresses within the district;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for accessory buildings within the residential portion of the Historic District as per the attached **Exhibit A** based on the finding:

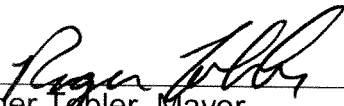
1. The Boulder City Historic District is listed on the National Register of Historic Places. Maintaining the historic character of these properties, including the accessory buildings that may be added to the residential properties within the district, is of benefit to the community as a whole as well as beneficial to the maintenance of property values for the owners of these residential properties.

BE IT FURTHER RESOLVED that the Boulder City Council does hereby approve the exterior design guidelines for accessory buildings within the residential portion of the Historic District subject to the following conditions:

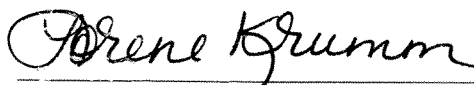
1. As per Section 11-27-5.C of the City Code, compliance with these guidelines shall be voluntary.

2. As per Section 11-27-7 of the City Code, the Community Development Department shall not delay issuance of a building permit where the proposed construction is deemed to be in compliance with the attached guidelines. The Community Development Department shall use reasonable discretion in determining which building materials and architectural design features (where shown on submitted plans) for an accessory building would resemble that of the home.
3. As per Section 11-27-7 of the City Code, the Community Development Department shall delay issuance of a building permit for construction based on noncompliance with the guidelines and forward the building permit application to the Historic Preservation Committee for recommendation. It is acknowledged that not all of the features listed within the guidelines would necessarily require a building permit, and therefore noncompliance with those features would not require submission to the Community Development Department or the Historic Preservation Committee.
4. There shall be no delay of building permits relative to the exceptions as noted in the attached Exhibit A.

DATED and APPROVED this 9th day of August, 2011.



Roger Tabler, Mayor



ATTEST: Lorene Krumm, City Clerk