

# HISTORIC GUIDELINES

## CHART 5-C

Historic Guidelines for **certain** homes on  
**Avenues B, C, D, F and California Avenue**

**To all future applicants for building permits for the remodel of certain historic homes on these streets:** Congratulations on owning a home in the City's historic district! Your home is described within the Nomination to the National Register of Historic Places as having been built with certain distinctive features. To that end, the Historic Preservation Committee and the City Council have adopted **Historic Guidelines** for the remodeling of these homes.

The attached matrix summarizes these guidelines, which represent the original historic features of some of the homes on these streets, although not every feature still exists on each home. Preserving the character of the homes in this neighborhood not only benefits the community as a whole, but also maintains the property values of the homes there. It is the Historic Preservation Committee's hope that citizens will make every effort to maintain these historic features, wherever possible.

Although compliance with these features is voluntary, as per the provisions of the City Code (section 11-27-7.A), the Community Development Department **may** delay the issuance of a building permit relative to these guidelines. **Permits will NOT be delayed when the proposed remodel work complies with the approved guidelines. Also, permits will NOT be delayed for noncompliance with most of the features on the attached guidelines.** The *only* circumstances under which a permit would be delayed are 1) adding a second story and 2) changing the roof type (pitch) for the existing house or an enclosed addition visible to the street. The rest of the guidelines are for your information as to the original historic features of these homes. For adding a second story or roof type change, the Community Development Department would delay the permit until the request can be submitted to the Historic Preservation Committee for review and recommendation. Again, compliance with the guidelines is still voluntary, but in the interest of preserving the best features of this historic area, the Committee would like the opportunity to make recommendations and suggestions for how the remodel can best adhere to the characteristics of the area.

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 home!

Respectfully,  
The Historic Preservation Committee of Boulder City

## CHART 5-C

### Exhibit C to City Council Resolution No. 5658

**BOULDER CITY HISTORIC NEIGHBORHOOD AREAS: GENERAL CHARACTERISTICS / DESIGN GUIDELINES FOR  
Six Companies Employees' Residential Area – Single family homes between Wyoming Street and New Mexico Street:  
Avenue B (East side), Avenue C, Avenue D, California Avenue, Avenue F <sup>1</sup>**

The following list represents typical features of the historic single-family homes on these streets.  
These defining features should be preserved or restored, where possible.

STREET	ADDRESSES
Avenue B	East side: 603 through 655, 663
Avenue C	West side: 604 through 664 East side: 603 through 663
Avenue D	West side: 604 through 612; 624, 628, 636 through 664 East side: 603 through 663
California Avenue	West side: 604 through 640, 648 through 664 East side: 603 through 663
Avenue F	West side: 604 through 624, 632 through 668 East side: 603 through 623, 631, 639 through 647, 655 through 667

#### FEATURES:

- Front Yards
1. Continuous parkways (City land between sidewalk and street is not interrupted by sidewalks or driveways)
  2. Continuous lawn with walkways to front doors
  3. No driveways

- Exterior Wall Finish
1. Stucco

- No. of Stories
1. One (homes and garages)

- Roof Type
1. Double pitched

- Roof Material
1. Composition shingle

- Eaves/  
Cornices
1. Rafters hidden by fascias on roof of house
  2. Open rafters on roof of porch area

- Windows
1. Wood, full pane, double hung

- Doors
1. Access to living room through screened porch to centrally located door

- Screen Doors
1. Wood framed

- Porches
1. Covered screened porch extending length of one side and across half of front, with centrally located entry

#### Other Notable Features

1. Attic vent at top of front gable-- five sided opening with wood lattice cover
2. Garages were built off the alley at some addresses after homes were transferred to individuals in 1935
3. Additions to the home are traditionally built onto the rear of the home, and carports and accessory structures are within the rear yard

<sup>1</sup> Other addresses on these blocks were not built by Six Companies

*Matrix draft 2, 09/22/2010 (adopted by the Historic Preservation Committee on September 22, 2010 and the City Council on November 9, 2010)*

# Six Companies Housing

## Employee Residential Area Design Guidelines



RESOLUTION NO. 5658

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA, APPROVING EXTERIOR DESIGN GUIDELINES FOR CERTAIN HISTORIC HOMES IN THE VICINITY OF AVENUES B, C, D, F, I, CALIFORNIA AVENUE, ARIZONA STREET, DATE STREET, FIFTH STREET, NEW MEXICO STREET, PARK PLACE, PARK STREET AND UTAH STREET

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 certain historic homes within 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 September 22, 2010; and

WHEREAS, The Boulder City Planning Commission reviewed and recommended approval of these guidelines at its meeting on October 20, 2010; and

WHEREAS, Notice of all meetings had been mailed to the property owners of the affected addresses on these streets;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for the homes referenced in the attached exhibits (**Exhibits A, B, C and D**) based on the finding:

1. The historic homes listed on the attached exhibits are within the Boulder City Historic District as listed on the National Register of Historic Places. Maintaining the historic character of the homes on these streets is of benefit to the community as a whole, as well as beneficial to the maintenance of property values for the owners of homes on these streets.


BE IT FURTHER RESOLVED that the Boulder City Council does hereby approve the exterior design guidelines for the homes referenced in the attached exhibits 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 renovation 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 would best replicate or substitute for historic materials and design features.
3. As per Section 11-27-7 of the City Code, the Community Development Department shall delay issuance of a building permit for renovations 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. The attached guidelines shall not apply to building faces which are not readily visible to a public street.
5. For matrix Exhibit C [Six Companies housing – Avenues B, C, D, F and California Avenue], only the following features shall result in the delay of a building permit for noncompliance with the guidelines: 1) number of stories (adding a second story) and 2) roof type (changing the roof type for the house or enclosed additions to the house). After review by the Historic Preservation Committee, compliance with the guidelines shall still be voluntary. Noncompliance with the remaining features listed on Exhibit C shall not result in the delay of a building permit.
6. Where the guidelines refer to a double pitched roof, this shall mean a roof with one or more pitches.

DATED and APPROVED this 9th day of November, 2010.

  
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Roger Tobler, Mayor

  
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ATTEST: Lorene Krumm, City Clerk