

# HISTORIC GUIDELINES

## CHART 4

### **DOWNTOWN COMMERCIAL BUILDING GUIDELINES**

for buildings within the Boulder City Historic District

## **EFFECT OF EXTERIOR DESIGN GUIDELINES**

### **DOWNTOWN COMMERCIAL BUILDINGS WITHIN THE BOULDER CITY HISTORIC DISTRICT**

- Compliance with the guidelines is voluntary.
- There is no requirement to provide “contributing elements.” Therefore, there would be no delay of a building permit based on the provision (or not) of contributing elements.
- If “non-contributing elements” are proposed, however, this would 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.
- Any plans for a new building within the downtown commercial Historic District will be submitted to the Historic Preservation Committee for input.
- Any plans for an addition to an existing commercial building within the downtown commercial Historic District, if visible from a public right-of-way, will be submitted to the Historic Preservation Committee for input.

RESOLUTION NO. 5567

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA,  
APPROVING EXTERIOR DESIGN GUIDELINES FOR COMMERCIAL  
BUILDINGS IN 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 the downtown commercial properties within the Boulder City Historic District; and

WHEREAS, Members of the Committee did a presentation regarding the proposed design guidelines at a Chamber of Commerce Mixer event on March 10, 2010; and

WHEREAS, The Historic Preservation Committee conducted an "open house" and recommended approval of said guidelines at its meeting on March 24, 2010; and

WHEREAS, The Boulder City Planning Commission reviewed and recommended approval of said guidelines at its meeting on April 21, 2010; and

WHEREAS, Notice of all meetings had been mailed to the downtown commercial property owners;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for the downtown commercial properties within the Boulder City Historic District as follows:

1. **Exhibit A:** Historic Preservation Design Guidelines for Commercial Buildings within the Boulder City Historic District
2. **Exhibit B:** Photographic montages of Contributing Design Elements (3) and Non-contributing Design Elements (1)
3. **Exhibit C:** Summary of Contributing & Non-contributing Elements

BE IT FURTHER RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for the downtown commercial properties within the Boulder City Historic District based on the finding:

1. The commercial buildings are an essential element of the Boulder City Historic District as listed on the National Register of Historic Places. Maintaining the historic character of the downtown commercial area is of benefit to the community as a whole, as well as beneficial to the maintenance of property values for the owners of property downtown.

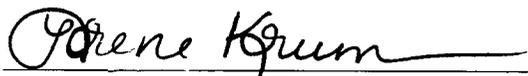
BE IT FURTHER RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for the downtown commercial properties within the Boulder City Historic District subject to the following conditions:

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 renovation is deemed to be in compliance with the attached guidelines. While encouraged, the provision of "Contributing Design Elements" is not mandatory. The addition of these features in the remodel of a commercial building will not result in a delay of approval of a building permit unless it is determined by staff of the Community Development Department that the style of the design elements may be considered incompatible with the character of the existing building, in which case the matter may be delayed for transmittal to the Historic Preservation Committee for review and comment. 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 may 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. The provision of "Non-contributing Design Elements" would require submission to the Historic Preservation Committee for review and comment.
4. Any new commercial building, or addition to an existing commercial building, within the Historic District that would be visible from a public right-of-way will result in the delay of a building permit for transmittal to the Historic Preservation Committee for review and comment.

DATED and APPROVED this 27th day of April, 2010.



Roger Tobler, Mayor



ATTEST: Lorene Krumm, City Clerk

**EXHIBIT A: HISTORIC PRESERVATION DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS WITHIN THE BOULDER CITY HISTORIC DISTRICT  
(Attachment to Boulder City Council Resolution No. 5567)**

I. HISTORICAL BASIS: from the nomination to the National Register of Historic Places inventory nomination form (prepared by Janus & Associates, Inc. 1983, hereinafter referred to as “The Report”)

“Pre-1941 Commercial Buildings

Part of the original concept of the City Plan for the commercial zone was the enforcement of architectural guidelines to ensure visual continuity and create a shopping district with a unique character. **The architectural controls were envisioned to be flexible, but within a certain chosen stylistic treatment, appropriate to the southwest. The restrictions allowed for variety in height, detailing, signs and colors for individual shops, while keeping the general feeling of the architecture the same. The style suggested by City Planner DeBoer was Modernistic Pueblo Revival, a combination of the Period Revival style, popular at the beginning of the 20<sup>th</sup> century, and the national trends toward Moderne and Art Deco designs.**

The Bureau of Reclamation, through the permit-lease system administered by Sims Ely from 1931-1941, upheld, to a certain extent, those architectural guidelines. No large multiple-use, single buildings were built as part of the superblock concept, but individual proprietors constructed commercial structures with at least two elements from the style suggested by DeBoer: arcaded facades and stuccoed exteriors.”

“The largest and best examples of this stylistic treatment are the Boulder Theatre (1225 Arizona St.) and the Uptown Hardware and Apartment Building (1229 Arizona St.). Both are two-story structures with well-proportioned, matching arcades, and, as a group, came the closest to the superblock concept of large single buildings of a common style supporting multiple-business enterprises.”

“Post-1941 Commercial Buildings

After 1941, architectural controls stipulating a southwestern style were no longer an important consideration in granting permits and leases. As a result, those construction efforts emulated current national stylistic trends, or were generally functional in nature with little attention to superficial architectural details. The primary design motif for those buildings was drawn from the International style.”

II. EVALUATION OF CONDITIONS: (POST HISTORIC SIGNIFICANCE PERIOD)

Several of the buildings noted in The Report as being original/contributing remain today as intact examples of the architectural concept envisioned by the original planners.

Some of the buildings referred to in The Report as being irretrievable/non-contributing have subsequently received façade remodels which have incorporated historic details, stuccoed arcades, sidewalk shading canopies and awnings. These have tended to enhance the consistency of the architectural fabric of the district.

Three new buildings were added in the 1970's and 80's that are very inconsistent and incompatible with the district. Two utilize parking between the sidewalk and building and the third is a two story structure, at the sidewalk, without an arcade, where all of the adjacent buildings are one story, many with arcades.

In subsequent years an additional three new buildings were added which embraced the design intent of the original architectural guidelines.

### III. OBJECTIVES OF THESE ARCHITECTURAL GUIDELINES:

1. Realization of the concept envisioned by the original planners, “visual continuity – with unique character.”

2. Determination of design elements that enhance visual continuity, rhythm, harmony and reinforce the feeling of “place”.

3. Identification of design elements that are incongruous and detrimental to the architectural fabric of the district.

### IV. CONTRIBUTING DESIGN ELEMENTS:

These elements exist within the Historic District and Hoover Dam. Inclusion of these elements will bolster the cohesiveness of the district. Not all of the design elements shown were originally constructed in Boulder City from the 1931-1950 period; however, they are indicative of architectural elements of the period and believed to be supportive of the architectural controls envisioned by the original planners.

Within the Historic District, applicants for building permits for new commercial structures or remodels of commercial buildings are encouraged to include design elements deemed by the Historic Preservation Committee (HPC) to be contributing to the district. Photos of examples of contributing design elements are attached as part of Exhibit B. Generally, these elements are:

- Sidewalk shading canopies, arcades, porticos and awnings
- Divided and detailed windows
- Unique signs
- Indirect lighting of the building and signs with 1930's period lighting fixtures
- Details, applied or integrated, to provide scale and interest
- Sculpted and detailed parapet caps

While encouraged, these features are not mandatory. The addition of these features in the remodel of a commercial building will not result in a delay of approval of the building permit, unless it is determined by staff of the Community Development Department that the style of the design elements may be considered incompatible with the character of the existing building, in which case the matter may be delayed for transmittal to the HPC for review and comment. These standards are summarized in the attached Exhibit C.

## V. NON-CONTRIBUTING ELEMENTS:

These elements exist within the Historic District and diminish the architectural integrity of the district and should be avoided. All applications for building permits for new commercial structures or remodels of commercial buildings shall be reviewed by the Community Development Department to ascertain if design elements defined by the Historic Preservation Committee (HPC) as non-contributing are proposed for the project, as viewed from public rights-of-way. Photos of examples of non-contributing design elements are attached as part of Exhibit B. These include:

- Mansard roofs
- Parking between the proposed structure and a primary right-of-way (this would not include parking at the rear of a commercial property)
- New, or perpetuation of existing, exposed roof-mounted equipment and exposed conduits, ducts and pipes on roofs or walls
- Perpetuation of abandoned signs

If, in the opinion of the Community Development Department staff, any of these non-contributing features are proposed, the application shall be forwarded to the HPC for review and comment. Also, any new commercial building, or addition to an existing commercial building, that would be visible from a public right-of-way would result in the delay of a building permit for transmittal to the HPC for input. These standards are summarized in the attached Exhibit C.

## VI. RESOURCES:

1. The Report details the history of the buildings within the Historic District, together with historic photographs and photos taken in the early 1980's. It is available for review in the Community Development Department and may also be viewed and downloaded from the Community Development page of the City's website (bcnv.org).

2. The Boulder City Museum & Historical Association may be able to assist with researching the original photos of buildings that have been altered to a non-contributing status. They also have available several books that feature historic photographs of the commercial district.

# Contributing Design Elements

Boulder City Commercial District

## Canopies, Awnings & Arcades



Awning



Suspended "Art Deco" canopy



Arcade



Cantilevered canopy



Awning



Flat canopy with rectangular columns



Awning



Awning



Arcade



Arcade

Exhibit B1, CC  
Reso. No. 5567

# Contributing Design Elements

Boulder City Commercial District

## Windows, Signs & Lighting

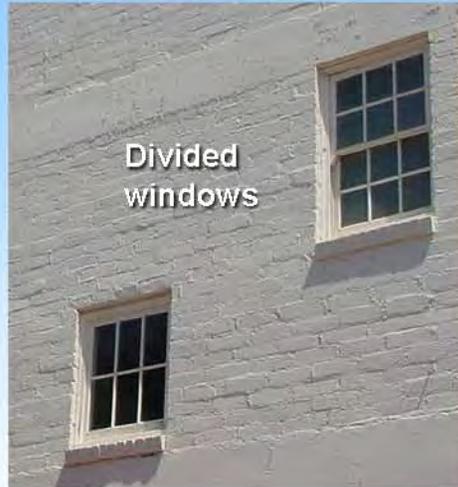


Exhibit B2, CC  
Reso. No. 5567

# Contributing Design Elements

Boulder City Commercial District

## Parapet Caps & Details



Parapet caps



Parapet caps



Details



Details



Parapet caps



Parapet caps



Details



Parapet caps



Parapet caps



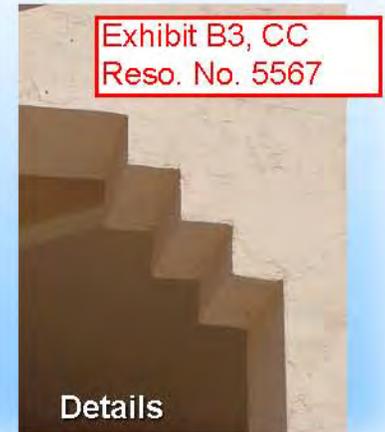
Parapet caps



Parapet caps



Details



Details

Exhibit B3, CC  
Reso. No. 5567

# Non-Contributing Design Elements

## Boulder City Commercial District Roofs, Signs & Equipment



**EXHIBIT C: SUMMARY OF CONTRIBUTING & NON-CONTRIBUTING ELEMENTS,  
HISTORIC PRESERVATION DESIGN GUIDELINES FOR COMMERCIAL BUILDINGS  
WITHIN THE BOULDER CITY HISTORIC DISTRICT  
(Attachment to Boulder City Council Resolution No. 5567)**

**CONTRIBUTING DESIGN ELEMENTS:** Within the Historic District, applicants for building permits for new commercial structures or remodels of commercial buildings are encouraged to include design elements deemed by the Historic Preservation Committee (HPC) to be contributing to the district. Photos of examples of contributing design elements are available from staff. Generally, these elements are:

- Sidewalk shading canopies, arcades, porticos and awnings
- Divided and detailed windows
- Unique signs
- Indirect lighting of the building and signs with 1930's period lighting fixtures
- Details, applied or integrated, to provide scale and interest
- Sculpted and detailed parapet caps

While encouraged, these features are not mandatory. The addition of these features in the remodel of a commercial building will not result in a delay of approval of the building permit, unless it is determined by staff of the Community Development Department that the style of the design elements may be considered incompatible with the character of the existing building, in which case the matter may be delayed for transmittal to the HPC for review and comment.

**NON-CONTRIBUTING DESIGN ELEMENTS:** These elements exist within the Historic District and diminish the architectural integrity of the district and should be avoided. All applications for building permits for new commercial structures or remodels of commercial buildings shall be reviewed by the Community Development Department to ascertain if design elements defined by the Historic Preservation Committee (HPC) as non-contributing are proposed for the project, as viewed from public rights-of-way. Photos of examples of non-contributing design elements are available from staff. These include:

- Mansard roofs
- Parking between the proposed structure and a primary right-of-way (this would not include parking at the rear of a commercial property)
- New, or perpetuation of existing, exposed roof-mounted equipment and exposed conduits, ducts and pipes on roofs or walls
- Perpetuation of abandoned signs

If, in the opinion of the Community Development Department staff, any of these non-contributing features are proposed, the application shall be forwarded to the HPC for review and comment.

**NEW BUILDINGS:** Any new commercial building, or addition to an existing commercial building, within the Historic District that would be visible from a public right-of-way will result in the delay of a building permit for transmittal to the HPC for input.

Map of Boulder City, Nevada  
HISTORIC DISTRICT  
as listed on the National Register of Historic Places

