

HISTORIC GUIDELINES

CHART 2

Historic Guidelines for
DUPLEX HOUSING on Ash Street
and
COTTAGES on Arizona Street, and Birch St./Railroad Avenue

To all future applicants for building permits for the remodel of the duplex apartments and cottages noted herein: Congratulations on owning property in the City's historic district! To that end, the Historic Preservation Committee and the City Council have adopted **Historic Guidelines** for the remodeling of these structures.

The attached matrix summarizes these guidelines, which represent the significant historic features of the homes on these streets, although not every feature 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.** However, if an application for a building permit is estimated to be not in compliance with the approved guidelines, 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 significant 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 potential delay by the Community Development Department only applies to items that require a building permit. For items that do not require a permit, the Committee strongly encourages that these historic features be retained as well. Lastly, the guidelines do not apply to building faces which are not readily visible to a public street.)

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 and to consider donating salvaged historic building materials for re-use by others.

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 2

EXHIBIT A TO CITY COUNCIL RESOLUTION NO. 5382

BOULDER CITY HISTORIC NEIGHBORHOOD AREAS: GENERAL CHARACTERISTICS / DESIGN GUIDELINES FOR

DUPLEX HOUSING ON ASH STREET

COTTAGES ON ARIZONA, BIRCH AND RAILROAD

The following list represents typical features of the historic homes on these streets, although not every home will exhibit every feature. These defining features should be preserved or restored, where possible.

Street	Front Yards	Exterior Wall Finish	No. of Stories	Roof Type	Roof Material	Eaves/Rafters	Windows	Doors	Screen Doors	Porches	Garages	Other Notable Features
Duplexes	1, 2	1	1	1	1	1, 2	1, 2, 3	1	1	1, 2		
Cottages	3	2	1	2	2	3, 4	4	1	1	3, 4, 5	1	1

- Front Yards**
1. Continuous parkways (City land between sidewalk and street is not interrupted by sidewalks or driveways)
 2. Open courtyard
 3. Concrete walkways to porch steps

- Exterior Wall Finish**
1. Brick
 2. Horizontal wood siding

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

- Roof Type**
1. Low pitched hip roof
 2. Moderately sloped, double-pitched roof

- Roof Material**
1. Flat red composition tiles
 2. Gray asphalt shingles

- Eaves/Rafters**
1. Early ranch style broad open eaves
 2. Open rafters
 3. Ventilator slats at the broad roof eaves
 4. Rafters hidden by fascias

- Windows**
1. Small bay windows
 2. Four pane double-hung windows
 3. Round window with rotating panel for opening window
 4. Eight and 3-pane vertical wood casement style windows

- Doors**
1. Solid wood, six raised rectangular panels

- Screen Doors**
1. Wood framed

- Porches**
1. Verandas supported by paired wood posts
 2. Flagstone porches
 3. Inset corner porches
 4. Porch railing supported by vertical posts
 5. Concrete block steps up to porch

- Garages**
1. Detached common garage (individual garages under one low sloping roof)

Other Notable Features

1. Four cottages built around a common courtyard

Addresses:

Duplexes: 508/510, 512/514, 516/518, 520/522, 524/526 Ash Street

Cottages: Two groups of four buildings each:
 1608, 1612, 1616, 1620 Arizona Street
 405, 411 Birch Street and 1501, 1505 Railroad Avenue

Matrix draft 3 (adopted by the Historic Preservation Committee on March 25, 2009 and the City Council on April 28, 2009)

Historic Duplex Housing

Design Guidelines

Roofs of flat red composition tiles

Four pane double-hung windows

Exterior walls of brick

One story construction

Verandas supported by vertical posts

Solid wood six raised rectangular panel door



Historic Cottages

Design Guidelines

Roofs of
grey asphalt
shingles

One story
construction

Exterior walls
horizontal wood
siding

Vertical
wood casement
style windows

Inset
corner
entry

Continuous grassy
front lawns and parkways

Solid wood
six raised
rectangular
panel door



RESOLUTION NO. 5382

RESOLUTION OF THE CITY COUNCIL OF BOULDER CITY, NEVADA, APPROVING EXTERIOR DESIGN GUIDELINES FOR THE DUPLEX APARTMENTS ON ASH STREET AND THE COTTAGES ON ARIZONA AND BIRCH STREETS AND RAILROAD AVENUE

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 recently prepared exterior design guidelines for the following properties within the Historic District and recommended approval of said guidelines at its meeting on March 25, 2009:

Duplexes: 508/510, 512/514, 516/518, 520/522, 524/526 Ash Street

Cottages: 1608, 1612, 1616 and 1620 Arizona Street
405, 411 Birch Street and 1501, 1505 Railroad Avenue; and

WHEREAS, The Boulder City Planning Commission reviewed and recommended approval of these revisions to the guidelines at its meeting on April 15, 2009; and

WHEREAS, Section 11-27-5.C of the City Code stipulates that compliance with any adopted guidelines shall be voluntary;

NOW, THEREFORE, BE IT RESOLVED that the Boulder City Council does hereby approve the submitted exterior design guidelines for the duplex apartments and cottages within the Historic District (**Exhibit A**) based on the finding:

1. These historic structures are generally well preserved and are within the Boulder City Historic District as listed on the National Register of Historic Places. Maintaining the historic character of these structures 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 submitted exterior design guidelines for the duplex apartments and cottages within 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 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. 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.
3. 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.
4. The attached guidelines shall not apply to building faces which are not readily visible to a public street.

DATED and APPROVED this 28th day of April, 2009.



Roger Tobler, Mayor



ATTEST: Pamela A. Malmstrom, City Clerk