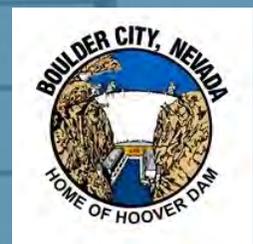


UPDATED ARCHITECTURAL SURVEY AND INVENTORY OF THE BOULDER CITY HISTORIC DISTRICT

BOULDER CITY CLARK COUNTY, NEVADA

Prepared for
Boulder City
Community Development
Department



Prepared by
North Wind Resource Consulting, LLC
February 2021

NORTHWIND
RESOURCE CONSULTING

Updated Architectural Survey and Inventory of the Boulder City Historic District, Boulder City, Clark County, Nevada

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REPORT ABSTRACT

Report Title:	Updated Architectural Survey and Inventory of the Boulder City Historic District, Boulder City, Clark County, Nevada
Report Date:	July 16, 2020
North Wind Project No.:	030459.001
Agencies Involved:	The City of Boulder City; Nevada State Historic Preservation Office (SHPO)
Project Description:	The City of Boulder City Community Development Department has recently become a Certified Local Government and hopes to expand opportunities for federal historic preservation grant funds, and potentially strengthen its historic preservation ordinance. As part of this process, the City is requesting that an updated architectural survey and inventory of the Boulder City Historic District (District) be prepared in order to determine if the District retains sufficient integrity to remain listed in the National Register of Historic Places.
Project Location:	The district is located within portions of Sections 4, 8, and 9, T23S, R64E (USGS 7.5' Boulder City, Nev. 1958; 2018). It is generally bounded by the Government Center and Watertank Hill on the north, the Railroad spur and Date Street on the west; New Mexico and Fifth Streets on the south; and Avenues B, F, and L on the east.
Land Ownership:	Public and private
Methods:	Literature review, archival research, and reconnaissance survey
No. of Buildings Inventoried:	517
No. of Individually Eligible Buildings:	64
No. of Contributing Buildings:	223
No. of Ineligible Buildings:	294

Summary:

North Wind Resource Consulting, LLC (North Wind) conducted an architectural survey and inventory of the Boulder City Historic District. The purpose of the survey was to provide the City of Boulder City with updated information in order to determine whether the District retains sufficient integrity to remain listed in the National Register of Historic Places (NRHP) as a historic district.

The survey of the Boulder City Historic District resulted in the identification of 517 buildings, of which 447 are residential, 50 are commercial, 12 are institutional, public, or semi-public, and nine are maintenance and operational buildings and structures. All but 16 of these buildings were previously recorded by Janus Associates, Inc. in 1982. Two properties were surveyed in 1991 by the Bureau of Reclamation.

Janus Associates, Inc. documented a total of 514 properties in 1982 and recommended 423 as contributing, and 91 as non-contributing. Since that time, demolition, modern infill, and inappropriate alterations have resulted in an approximate 48 percent decrease in the number of contributing properties. Of the total amount surveyed by North Wind in 2020, 223 properties are recommended as contributing resources to the District, with 294 properties recommended as non-contributing. Sixty-four properties, including the NRHP-listed Boulder Dam Hotel, are recommended as individually eligible for listing in the NRHP under Criterion A for their association with the Boulder Canyon Project and as the first fully-developed experiment in new town planning as promoted by the Community Planning Movement, under the Community Planning and Development and Engineering areas of significance; and under Criterion C under the Architecture area of significance.

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INTRODUCTION

At the request of the City of Boulder City (City), North Wind Resource Consulting, LLC (North Wind) conducted an updated architectural survey and inventory of buildings and structures within the National Register of Historic Places (NRHP)-listed Boulder City Historic District located in Boulder City, Clark County, Nevada (Figure 1 and Figure 2). Boulder City was initially developed in 1931 to house workers hired to build the Boulder Dam (now Hoover Dam) on the Colorado River as part of the federally funded Boulder Canyon Project. As the lead agency for the project, the Bureau of Reclamation (Reclamation) oversaw development of the townsite, including the planning of the community and the construction of housing and administrative facilities for its employees. Six Companies, Inc., the primary contractor for the dam, completed most of the residential construction in Boulder City between 1931 and 1935. Following completion of the dam, many of the former employee residences were either demolished or sold to private landowners. In 1937, two power companies, the Los Angeles Bureau of Power and Light and the Southern California Edison Company, purchased several acres on which to construct their own employee housing in Boulder City. Additional employee housing was later built to meet increased housing demands brought on by World War II (WWII). Reclamation controlled the development of Boulder City until it was officially incorporated in 1960.

Historic-age buildings located within the City were first documented by Janus Associates, Inc. in 1982. The following year, the Boulder City Historic District (District) was listed in the NRHP at the national level under Criteria A and C “for its place in the history of American City Planning as the first fully developed experiment in new town planning as promoted by the Community Planning Movement” (Woodward et al. 1983). A 1991 survey of the Boulder City Water Supply System, completed by Reclamation, included two properties. Both properties were determined as contributing resources to the NRHP-eligible Boulder City Water Supply System, also known as the “BC Line” (Reclamation 1991). In 2019, the City was designated a Certified Local Government (CLG). As part of their ongoing efforts as a CLG to expand opportunities for federal historic preservation grant funds, and potentially strengthen its historic preservation ordinance, the City contracted with North Wind to prepare an updated architectural survey and inventory of buildings located within the boundaries of the District in order to determine if it retains sufficient integrity to remain listed in the NRHP.

The District, as currently defined in the 1983 NR nomination, encompasses 192.44 acres and 517 resources within Sections 4, 8, and 9 of Township 23 South (T23S), Range 64 East (R64E) (USGS 7.5' Boulder City, Nev. 1958; 2018.) It is generally bounded by the Government Center and Watertank Hill on the north, the Railroad spur and Date Street on the west; New Mexico and Fifth Streets on the south; and Avenues B, F, and L on the east.

While not intended to constitute an updated NRHP nomination, this report follows guidelines set forth in *National Register Bulletin 16A: How to Complete the National Register Registration Form* (National Park Service 1977) (revised 1997) and includes a summary of archival research and survey methodologies; a historic and architectural context that draws heavily from Woodward et al. (1983) and summarizes the developmental history of the District within the broader context of “company town; a summary of survey results, organized by property type and

group; and NRHP eligibility recommendations. The report also provides recommendations for updating the existing NR nomination and identifies areas for potential future study. A detailed property table and Nevada SHPO Architectural Resource Assessment (ARA) short forms are included at the end of the report in Appendices A and B.

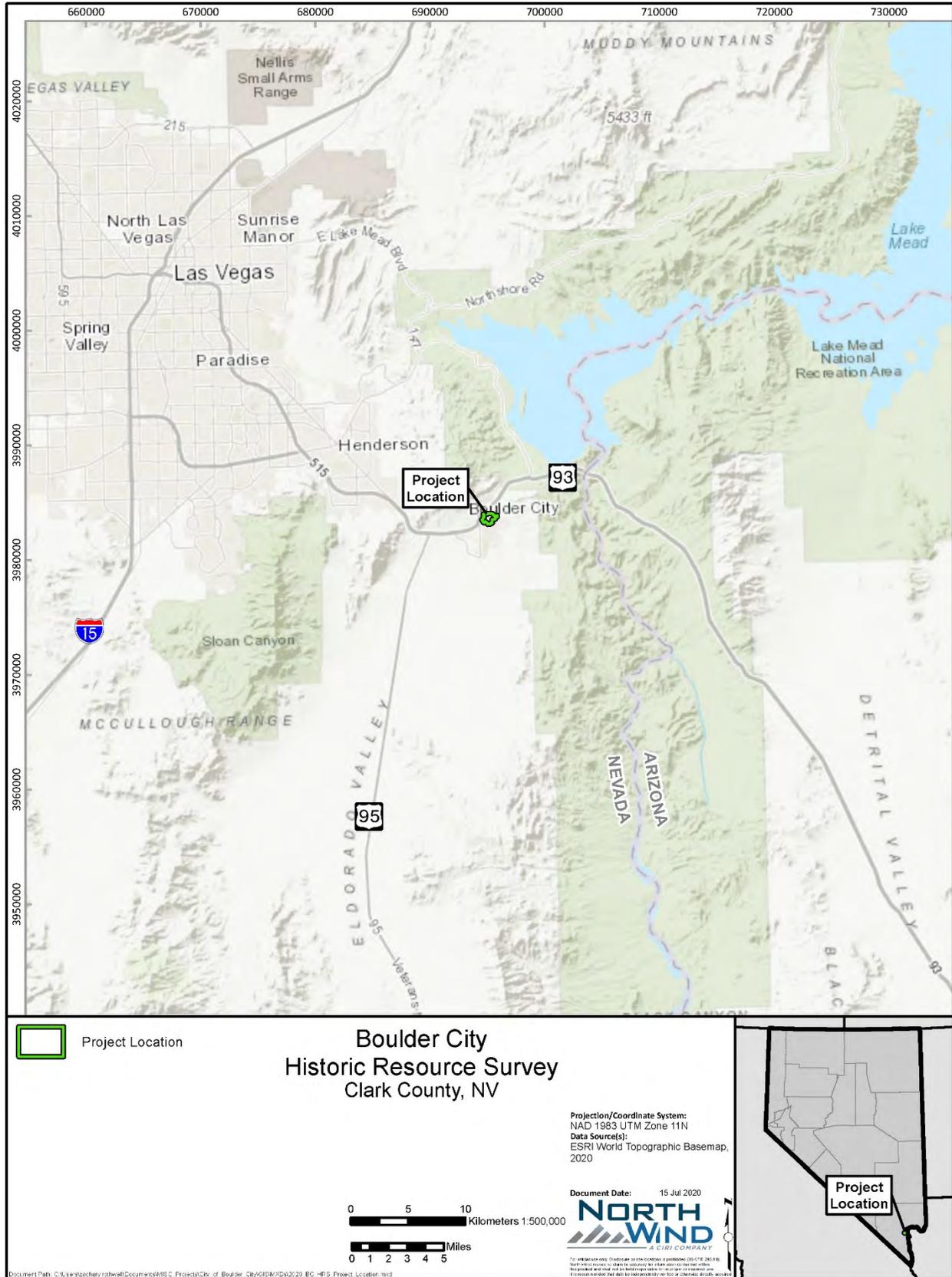


Figure 1. Project location.

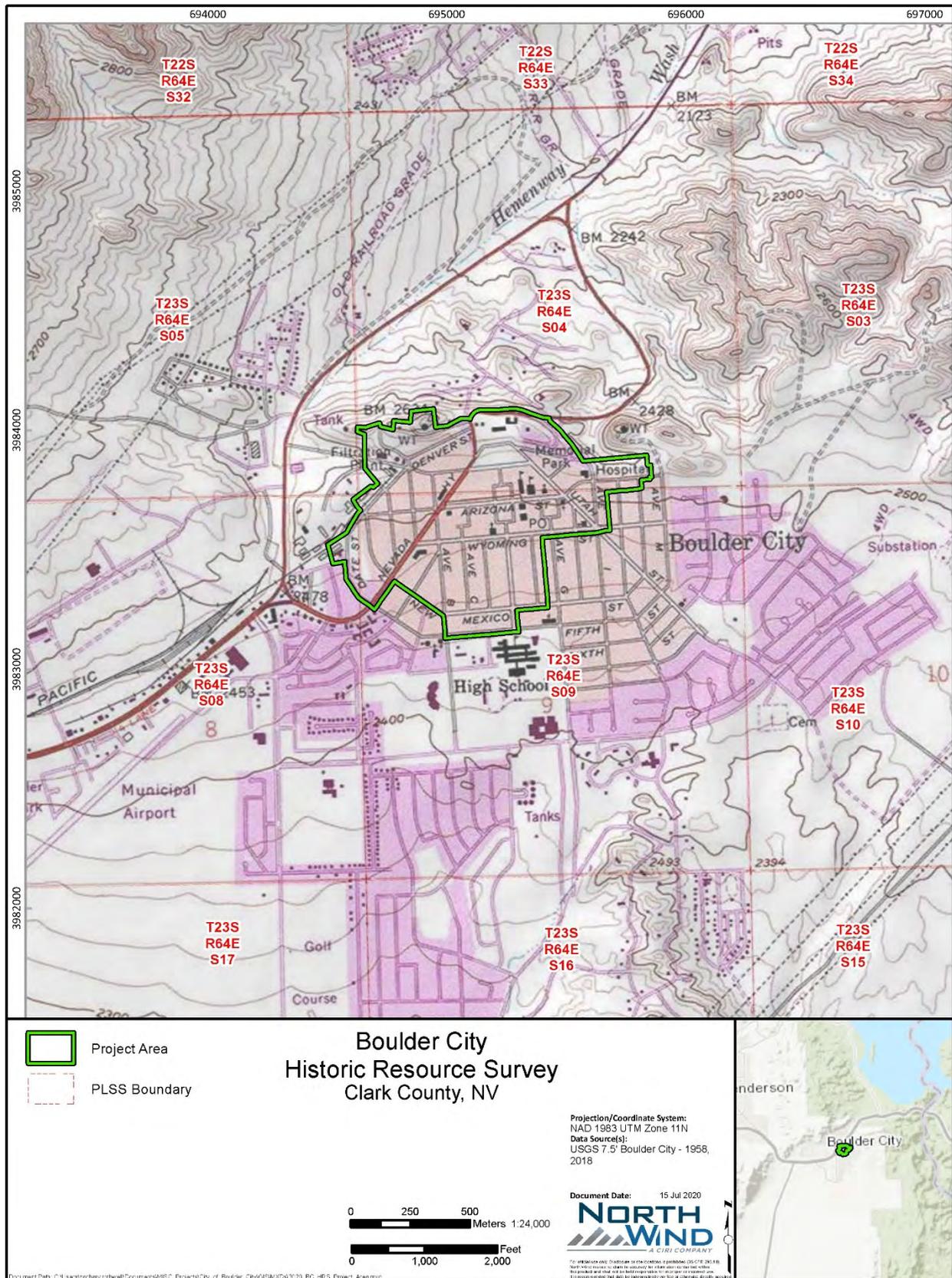


Figure 2. Project area location.

RESEARCH METHODOLOGY

North Wind conducted background research on the historic development of Boulder City, the principles that guided the planning and design of the community, and the federal programs and policies that shaped its development. Existing materials, including Janus Associates, Inc.'s 1983 NR nomination (Woodward et al. 1983), were reviewed to create a chronological narrative of the District's development. Additionally, archival research was conducted at the Special Collections Library at the Lied Library on the University of Nevada, Las Vegas (UNLV) campus, the Cahlan Research Library at the Nevada State Museum, and the Boulder City-Hoover Dam Museum. Historic maps, newspapers, and city directories provided information on historic patterns of land usage, the commercial and residential development of Boulder City, as well as the architects, builders, and developers responsible for the design and construction of the properties in the survey area. Research of historic aerials and topographic maps was conducted through Historicaerials.com, which included aerial photographs of Boulder City for the years 1980 through 2015. Topographic maps available on this website for Boulder City include the years 1959, 1961, 1965, 1978, 1976, 1983, 2012, 2015, and 2018.

Historic research was also conducted using property-specific records to establish initial construction dates, building details, and subsequent modifications. Records available online through the Clark County Assessor provided information on original building construction dates and often contained building sketches which illustrated the physical dimensions of the buildings on their parcels, as well as subsequent modifications or additions. Primary document research was also conducted using online resources such as newspapers.com.

Project Manager Courtney Mooney met with local historian Dennis McBride, author of "In the Beginning...: A History of Boulder City, Nevada" on several occasions, including a walking tour on May 15, 2020, to discuss the history of Boulder City, as well as the significant architectural features of the original homes.

HISTORIC DEVELOPMENT OF BOULDER CITY

In the early twentieth century, the expansion of the railroad system led to population increases in southern Nevada, which taxed the region's limited water supply. As early as 1902, American engineer and Reclamation director, Arthur Powell Davis, envisioned the construction of a multipurpose dam on the Colorado River, which would provide increased flood control, water for irrigation, and hydroelectric power for the region (Stevens 1988). Over the next several years, canyons and gorges along the Colorado River were investigated as potential sites for the dam. In the early 1920s, Reclamation engineers narrowed the final selection to two sites—Boulder Canyon and Black Canyon. As further investigations showed that Boulder Canyon had significant accessibility issues, rendering construction in that location difficult, Black Canyon was ultimately selected by Reclamation in 1924 for the construction of a concrete arch-gravity dam (Simonds 1995).

In December 1928, legislation authorizing construction of the dam project was signed by President Calvin Coolidge (Simonds 1995). Although Black Canyon had officially been selected as the site for the dam, a bill had already been introduced into Congress in which the name

“Boulder Canyon” was assigned to the project. Therefore, when the bill was finally enacted into law it was designated as the “Boulder Canyon Project Act,” and the proposed dam was referred to as “Boulder Dam.” The community that developed to house dam workers would likewise be given the name “Boulder City” (Papa 2017).

The job of overseeing the construction of the Boulder Dam fell to Secretary of the Interior Ray L. Wilbur. In July 1930, Wilbur informed Reclamation chairman, Dr. Elwood Mead, that construction on the project could begin. Mead set about establishing a headquarters in Denver, Colorado and enlisting 175 engineers to work on creating plans for the proposed dam (Papa 2017). By December 1930, the government was ready to begin soliciting bids for the project’s construction. The winning bid of \$48,890,955.50 was submitted by Six Companies Inc. of San Francisco, California, and accepted by Ray Wilbur in March 1931 (Papa 2017).

Before construction on the Boulder Dam could get underway, Reclamation officials had determined that the remote location of the dam site would require the construction of housing and infrastructure to accommodate dam workers and their families. Ray Wilbur was opposed to housing dam workers in Las Vegas due to its distance from the project and the “proliferation of vice” within the city limits (Papa 2017). As an alternative, Wilbur proposed the construction of a satellite community, called Boulder City, which could comfortably house dam workers and their families. The city would be regulated by the federal government to create “a wholesome American community” (McBride 1992). Commissioner Mead joined Wilbur in advocating for the construction of a new government-owned town that would be a model of community planning (McBride 1992; Papa 2017). In July 1930, President Herbert Hoover signed the Second Deficiency Appropriation bill, which allocated \$10,660,000 for the construction of the dam, and earmarked \$525,000 for the construction of buildings, streets, and a water and sewer system for the new townsite (Papa 2017).

Later that month, Reclamation commissioned Denver-based landscape architect and city planner S. R. DeBoer to conduct studies for the town’s development. DeBoer’s plans for Boulder City applied progressive city planning principles to the town’s design, including the separation of business, residential, and industrial zones and the creation of a considerable interior park area within all residential blocks (Figure 3). Initially, DeBoer’s broad-minded ideas were met with resistance by some Reclamation officials, including construction engineer Walker Young who rejected the proposal for its expansive common residential recreation areas, which he believed were too expensive for the federal government to maintain (Papa 2017). While Reclamation officials like Young were concerned about the cost of DeBoer’s recommendations, Wilbur understood the benefits of well-planned landscaping for the community, and was able to persuade Congress to release more funding so that a professional landscape architect could be hired and trees and shrubs could be purchased to plant along the city’s streets (McBride 1992). In December 1931, Wilbur W. Weed, a landscape architect from Oregon arrived to oversee the landscaping in Boulder City. Weed chose plants that were well-suited for the harsh desert climate including Chinese elms, Carolina poplars, and several varieties of evergreens. The first trees were planted along New Mexico Street in the southwest section of town, with the planting progressing north toward the civic center (McBride 1992). The carefully planned landscape in Boulder City later earned the city the nickname “The Garden City of Nevada” (McBride 1992).

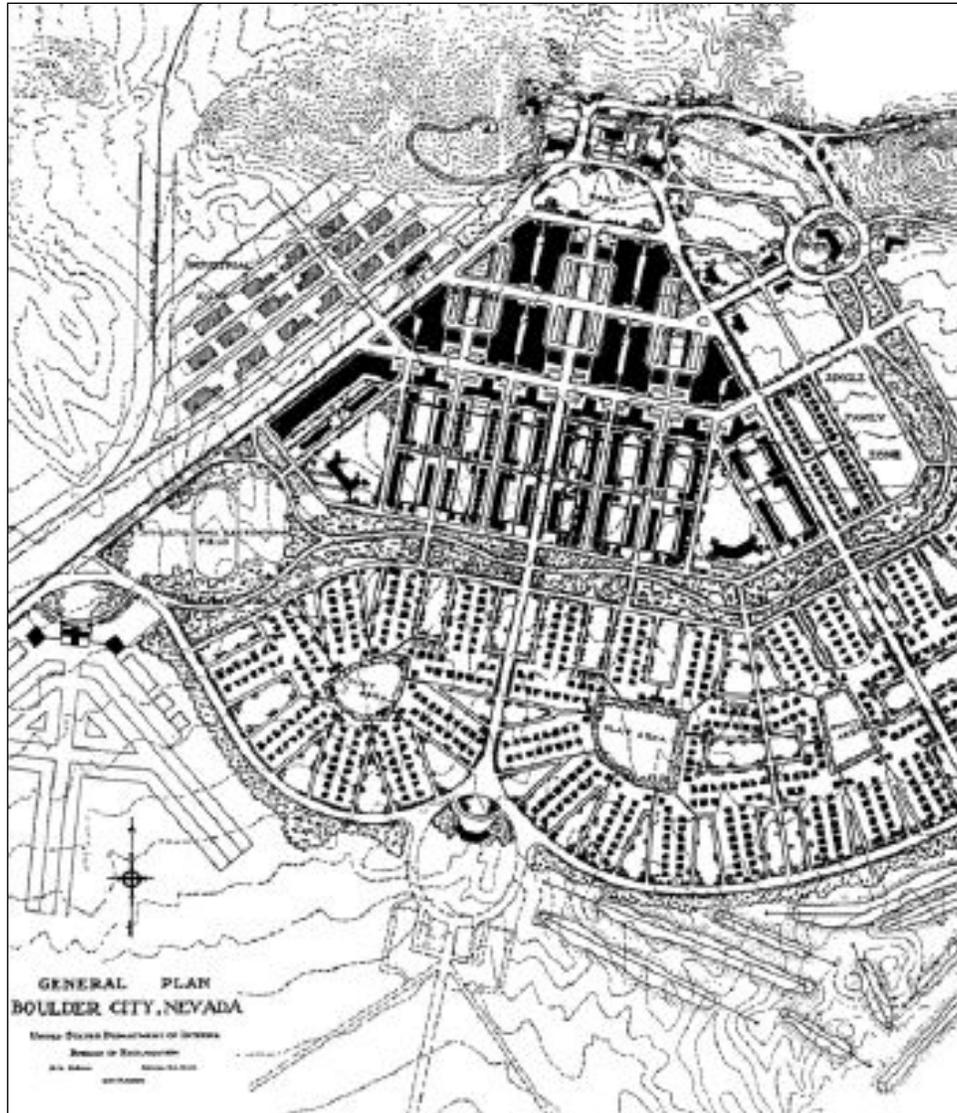


Figure 3. S. R. DeBoer's initial plan for Boulder City, ca. 1931 (Image reprinted from *American City*, February 1931).

The federal government enlisted the expertise of Los Angeles-based architect Gordon B. Kaufmann to serve as design consultant for the buildings in the Boulder City townsite (Pfaff 2007). Kaufman also worked on adding artistic elements to the design of the Boulder Dam, which included applying streamlined Art Deco motifs on the powerplant, dam crest, intake towers, and spillway. For Boulder City, Kaufman was asked to submit plans for the major government buildings (Figure 4), as well as floor plans for four-, five-, and six-room residences (Pfaff 2007). By the end of January 1931, significant progress had been made on Kaufmann's designs. Reclamation officials estimated that construction costs for all the facilities in Boulder City, including 90 houses, 50 garages, an administration building, a dormitory, a municipal building, an auditorium, and a school, as well as civic improvements, would total \$1,818,092 (Pfaff 2007). This amount included an estimated cost of between \$3,700 and \$7,700 for each of the 90 dwellings and \$400 for each garage building (Papa 2017).

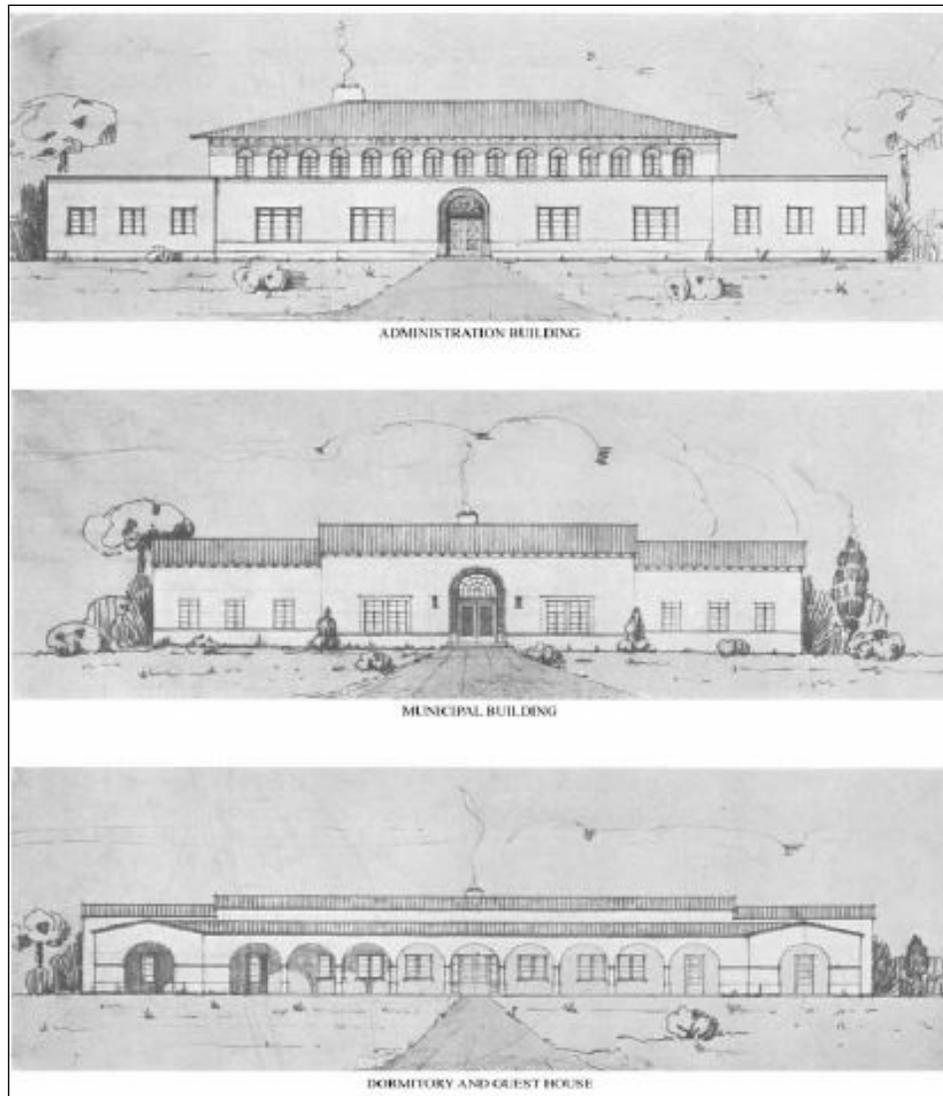


Figure 4. Gordon B. Kaufmann's preliminary sketches for the Boulder City civic buildings, ca. 1931 (Image reprinted from *Reclamation Era*, May 1931).

Reclamation construction engineer, Walker R. Young, was charged with overseeing the construction of the new townsite. As Young's top priority was to ensure that the isolated desert community had an adequate water supply, he first authorized the construction of a water storage tank on a hill at the northwest end of town (Papa 2017). The tank was filled by pumps that pushed water seven miles from a pumping station in Black Canyon. The water tank was meant to hold 2 million gallons of water and was the first permanent structure built in Boulder City (Woodward et al. 1983). Once a reliable water supply had been developed, Reclamation officials set about constructing a sewer system and erecting buildings.

The first buildings scheduled to be built by Reclamation were the main civic buildings (see Figure 4). Officials in charge of the city's construction made only small changes to the designs that Gordon Kaufmann had submitted, including minor name changes to ensure congressional approval (Pfaff 2007). Secretary Wilbur accepted Kaufmann's preliminary sketches in April

1931. In June of that year, Commissioner Mead requested permission from Wilbur to issue the advertisement and specifications for construction for the three civic buildings upon completion of the plans (Pfaff 2007). Interestingly, Kaufmann's name does not appear on the drawings that were issued with specifications by Reclamation that summer (see Figure 4). However, the final plans for the buildings were clearly based on Kaufmann's designs, and were all constructed in a "modified Spanish style" that was favored by Kaufmann (Papa 2017).

A contract for the construction of the three civic buildings was awarded to B. O. Siegfus of Salt Lake City for a cost of \$46,253 (Papa 2017). The Administration Building was in a prominent position in the community on a hill just north of town. The center portion of the Administration Building was two stories in height. The first floor held offices for engineers, as well as the office of the chief clerk, while the second floor had space for visiting engineers, consultation, and drafting rooms (Papa 2017). The cost of the Administration Building alone totaled more than \$50,000 in labor and materials. Once the Administration Building was underway, Reclamation began work on Dormitory No 1, located directly to the east (McBride 1992). The dormitory, which was intended to house unmarried employees, consisted of a two-story stucco building designed in a U-shaped plan around an interior courtyard (Papa 2017). The Administration Building and Dormitory No. 1 were both completed in January 1932. A second dormitory building, known as Dormitory No. 2, was added in 1933 (McBride 1992). The civic buildings were completed in March 1932 with the construction of the city's Municipal Building. The Municipal Building had a L-shaped plan and was located on the corner of Arizona Street and California Avenue. The building housed the offices of the city clerk, city engineer, and city manager, as well as a post office. The basement served as the city jail and public library (Papa 2017).

In the early 1930s, with the construction of Boulder City finally in progress, hopeful workers and their families began to pour into the newly formed community. A unique local government was formed to oversee the day-to-day operations of the city. While Boulder City was officially under the jurisdiction of the federal government, a local administrative body led by city manager Sims Ely was organized by Secretary Wilbur (McBride 1992). Ely would report to Boulder Canyon construction engineer Walker Young, who in turn reported to Reclamation commissioner Elwood Mead. Sims Ely was a strict administrator who supervised virtually every aspect of life in early Boulder City (McBride 1992).

In the early days, the promise of Boulder City attracted not only prospective workers, but also enterprising businessmen who hoped to capitalize on the community's newfound prosperity. Shortly after the city's water supply and sewage system had been installed, local entrepreneurs began applying for business permits. The Boulder City permit system was planned by Michigan lawyer Louis C. Cramton and overseen by Ely (Papa 2017). To prevent overcrowding and increase competition in the community's business sector a multi-tiered system was established that allowed only a certain number of the same kind of business to operate in the city. By early 1932, over 100 permits had been issued to various businesses (Papa 2017). Commercial buildings were largely built by individual owners and were centered in the city's downtown business district.

Early businesses in Boulder City included B. B. Thompson's shoe shop, Parson's Bar-B-Q, and Ida Browder's Café (Figure 5). Browder moved to Boulder City in 1930 and opened her restaurant, at 552 Nevada Highway, in December 1931 (Papa 2017). Following the death of her son in 1932, Browder convinced Elwood Mead to get the Library of Congress to donate 3,000 books to Boulder City in her son's memory. The books were used to start the city's first library, housed in the basement of the Municipal Building.



Figure 5. View of Nevada Highway in Boulder City's downtown business district, showing Ida Browder's Café on the left, ca. 1930s–1940s (Image courtesy of the Manis Collection, UNLV, Las Vegas).

Other businesses in Boulder City included the Boulder City Building Supply, owned by contractor Paul S. Webb. Webb also helped to construct the Boulder Dam Hotel in 1933 and later built several houses in the community (Papa 2017). In 1934, Earl Brothers constructed the Boulder City Theatre at 1225 Arizona Street. The Boulder City Theatre provided some of the only local entertainment and became an important gathering place for members of the community (McBride 1992). In addition to privately owned businesses, Six Companies, Inc., the primary contractor for the Boulder Dam Project, built the Boulder City Company Store to provide goods to their workers.

Religion was also an important part of life for many workers arriving in Boulder City. During 1932, work began on several churches in the community including St. Andrew's Catholic Church, St. Christopher's Episcopal Church, and the Church of Jesus Christ of Latter-Day Saints (Mormon church). Parishioners of St. Andrew's Church first held services in a former ranger station until their building could be completed in April 1932 (McBride 1992). St. Christopher's was constructed with funding from missionary groups and completed in June 1932. The Mormon church was moved from Las Vegas in July 1932 to the east side of Coronado Plaza in Boulder City. It was a simple wood-frame structure that was heated by a wood burning stove.

The Interdenominational Grace Community Church is the oldest congregation in Boulder City (McBride 1992). Congregants of the Grace Community Church first attended services led by Presbyterian minister “Parson Tom” Stevenson in the Six Companies dining hall in 1931 (McBride 1992). The groundbreaking ceremony for the church building was officially held in September 1932, and the church was formally dedicated in February 1933 (McBride 1992).

Many of the dam workers who arrived in Boulder City in the early 1930s brought young families with school-age children. As a result, education was also a major priority in the growing community. In 1932, Ray Wilbur persuaded Congress to appropriate \$70,000 for the construction of an elementary school. Construction of the new school began in May 1932 and was completed by September of that year. The Boulder City Elementary School was built on the corner of Arizona Street and California Avenue across from the Municipal Building. Unfortunately, no qualified high school teachers resided in Boulder City, so high school students had to be bussed all the way to Las Vegas High School (McBride 1992).

Most of the early residential construction in Boulder City consisted of employee housing built by either Reclamation or contractors working on the Boulder Dam. The first contracts for permanent housing for Reclamation employees were initially let in April 1931 (Woodward et al. 1983). They consisted of six two-bedroom and six one-bedroom houses built by contractors Louis Bowers and W. W. Dickerson of Utah. The houses, which were located along Park Street and on alternating lots to the north of Denver Street, were completed by October 1931. In July 1931, a second contract was awarded to Louis Bowers to construct an additional 12 houses for Reclamation engineers and government employees along the north side of Colorado Street. These houses were built in December 1931 and were almost completely occupied by January 1932. Similar to the earlier civic buildings, all of the homes were built in the Spanish Revival architectural style (Woodward et al. 1983).

In November 1931, contracts were let for the construction of four large permanent houses and nine smaller brick residences for Reclamation employees (Figure 6). All 13 of these houses were to be located on Denver, Nevada, Utah, and Park Streets (Woodward et al. 1983). The four large houses were constructed by Los Angeles contractor, Ferman W. Riddle, for Boulder Canyon Project department heads, Walker Young, Ralph Lowry, John C. Page, and J. R. Alexander and their families. All four of the homes were completed in March 1932. The nine smaller brick residences were constructed by I. M. Bay and H. D. Morrill of Junction, Utah in April 1932 for ranking Reclamation staff (Woodward et al. 1983).

Two months later, in June 1932, 29 temporary wood frame residences were built along Avenue I and Denver, Park, Utah, and Arizona Streets. The houses, which were built by C. F. Bengston and Son of Las Vegas, had one or two bedrooms, as well as an L-shaped gable roof porch on the corner of the living room (Woodward et al. 1983).

In the summer of 1932, just as construction on the wood frame dwellings was being completed, DeCant Hudson Company, Ltd. was hired by Reclamation to construct 30 temporary houses for the agency’s engineers on consecutive lots on Avenues B, K, and L, and Colorado and Arizona Street. Due to their temporary nature, the houses were modest in design and exhibited no

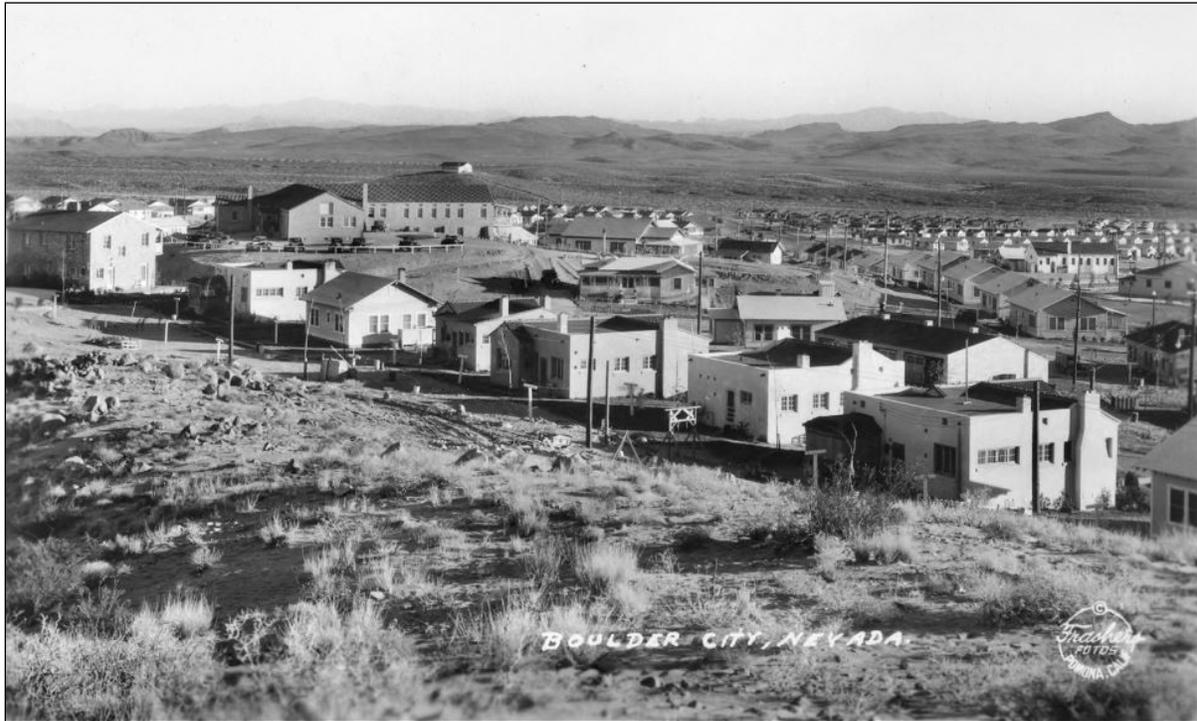


Figure 6. View of Boulder City, with Reclamation housing in the foreground, ca. 1932 (Image courtesy of the Pomona Public Library, Pomona, California).

variation in appearance. In 1939, the original timber sill and post foundations were replaced with concrete, making the cottages a permanent fixture in the community (Woodward et al. 1983).

While Reclamation constructed a substantial amount of infrastructure for Boulder City, the largest amount of construction in the new townsite was carried out by the two main contractors for the Boulder Dam Project. Six Companies Inc., the general contractor for the Boulder Dam, built a large complex of dormitories, as well 660 single-family cottages, and 11 houses for company engineers in Boulder City during the early to mid-1930s (Woodward et al. 1983). Six Companies was also responsible for constructing a hospital and a Construction Superintendent's house. Babcock and Wilcox, manufacturers of steel penstocks for the Boulder Dam, built an additional 101-man dormitory, 12 single family dwellings, 10 apartment buildings, and two large homes for company executives (Woodward et al. 1983).

Most of Six Companies residential construction occurred between 1931 and 1935. The Six Companies sector included four blocks bounded by Railroad and Arizona Streets on the north, Ash Street, Nevada Highway, and Cherry Street on the east, Date Street on the west, and New Mexico Street on the south. Ten dormitories, two office buildings, three warehouses, a dining hall (Anderson Mess Hall), a laundry building, and the Boulder City Company Store were all constructed in this sector. Single-family housing for Six Companies employees was constructed in long rectangular blocks extending from Wyoming Street south to New Mexico Street (Figure 7) (Woodward et al. 1983).



Figure 7. Six Companies Inc.'s employees' cottages, ca. 1932 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

The employees' residential area was initially constructed in March 1931 with 230 two- and three-room cottages. By 1932, an additional 430 single-family dwellings had been constructed, bringing the total to 660. The homes built by Six Companies were simple wood frame structures, known as "Dingbat Houses" by the men who built them. A carpentry crew could erect one and a half houses each day (McBride 1992). The completed Six Companies' cottages were rented for as little as \$19 per month for a two-room house and \$30 for a three-room house (McBride 1992).

Six Companies also built housing for their engineers and superintendents, which were slightly larger than the regular single-family houses and contained between five and six rooms (Woodward et al. 1983). The architect for the Six Companies engineers' housing was George DeColmesnil and C. A. Williams served as contractor (Woodward et al. 1983). Between 1931 and 1932, 11 of these houses were constructed along Ash Street. Most of the Six Companies' employees' housing was intended to be temporary. However, following the dam's completion in 1935, many houses were sold to private individuals who wished to remain in Boulder City. All other Six Companies' facilities, except single family homes, were removed between 1935 and 1943 following the completion of the Boulder Dam project (Woodward et al. 1983).

Babcock and Wilcox Co., the other major contractor on the Boulder Canyon Project, housed approximately 300 of its employees in Boulder City during the project's construction. Two executive homes were constructed for Julius Kehoe, the company's doctor, and Superintendent R. S. Campbell. (Woodward et al. 1983). The company also constructed 12 wood frame houses in Block 14 and ten four-family apartment buildings for their workers in Boulder City (Figure 8). Seven of the apartment buildings were constructed along Avenue B and the remaining three were built on Avenue A (Woodward et al. 1983).



Figure 8. View of single-family residences constructed by Babcock and Wilcox Co., ca. 1933 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

Following the completion of the Boulder Dam Project in 1935, many properties owned by Six Companies and Babcock and Wilcox Co. were either demolished or sold to private owners. As the construction companies began to leave Boulder City, new industries arrived to take their place. In 1936, an appropriation was made for the U.S. Bureau of Mines to operate an electrometallurgical pilot plant at the Boulder Dam (McBride 1992). The Bureau of Mines purchased several old Six Companies' buildings and began conducting experiments in ore refining and production techniques for minerals in the area.

In 1937, two power companies, the Los Angeles Bureau of Power and Light and the Southern California Edison Company, contracted to operate power generators at the Boulder Dam (Woodward et al. 1983). The two companies leased land in Boulder City to construct additional housing for their employees. The residential construction activity for both power companies was centered around Birch and Cherry Streets, in the area formerly used as the Six Companies' dormitory complex. The Los Angeles Bureau of Light and Power leased nearly 430,000 square feet of land in Boulder City and purchased several existing buildings from both Six Companies' Inc. and Babcock and Wilcox Co. (Woodward et al. 1983). Additionally, beginning in 1937, the company built three new executive houses near the city's civic center, an apartment building on Cherry Street, and 27 single-family homes located along Birch Street. In 1939, the Southern California Edison Company also constructed an additional 15 houses along the west side of Cherry Street to house their employees (Woodward et al. 1983).

During WWII, southern Nevada became an important center of defense manufacturing. The construction of the Basic Magnesium, Inc. (BMI) plant in Henderson attracted an influx of defense industry workers into the region. Additionally, the Boulder Dam played an important role in supplying power for wartime defense production and the Bureau of Mines' pilot plant expanded its operations to supply minerals needed to support the war effort (McBride 1992). The population growth caused by the expansion of wartime industries strained existing infrastructure in Boulder City. In 1941, the government appropriated funding to construct a high school next to the Boulder City Elementary School to alleviate some of the overcrowding in the city's school system (McBride 1992). The new high school consisted of a two-story reinforced concrete structure built by the Allen and White Construction Company of Elko, Nevada. The city's business district also expanded during this time to include several new businesses including the Bank of Nevada and Nevada Drug building constructed by Earl Brothers (Woodward et al. 1983).

While the construction of the new high school and expanded business district improved conditions in Boulder City, the community's housing stock was also struggling to accommodate the enormous wartime population increases. As a result, in 1942, Reclamation constructed 15 two-bedroom duplex cottages and ten single-family cottages along New Mexico, Fifth, and Date Streets to house defense industry workers (Woodward et al. 1983). The duplexes were built by Boulder City contractor Paul S. Webb, and the single-family cottages were built by government contractor John Bohannon (Woodward et al. 1983). Also, in 1942, the Cherry Lynn Apartments were constructed by the Womack Construction Company of Phoenix, Arizona to house workers of the BMI plant.

Other industries also expanded their residential housing in Boulder City during the 1940s. The Los Angeles Bureau of Light and Power built an additional five employee duplexes along Ash Street and 12 cottages along Arizona Street and California Avenue in 1942 and 1943, respectively. In 1945, the Southern California Edison Company also expanded its employee housing stock with the construction of seven houses along the east side of Cherry Street (Woodward et al. 1983). In 1946, Reclamation purchased several portable, prefabricated houses (also referred to as "dismountables") from the Federal Housing Authority (FHA), which were shipped to Boulder City by rail and reassembled in various locations throughout the city in the early 1940s. These temporary, prefabricated homes were referred to as "Vancouver" because they had been manufactured in Vancouver, Washington. Almost all the Vancouver had been removed from Boulder City by the early 1990s (McBride 1992). This is most likely why the Vancouver were not included in the 1982 Janus Associates, Inc. report, and are subsequently not addressed in this report.

The rapid growth of Boulder City slowed down considerably after WWII. Most of the defense housing was sold to private landowners or purchased by Reclamation and the government was reluctant to lease additional land for private development (McBride 1992). In the late-1940s, many residents of Boulder City became increasingly displeased with the federal government's management of the community and the lack of citizen participation in the local government. Most of the dissatisfaction with federal control came from business interests who felt that the government was restricting the community's economic growth during the postwar period (Papa 2017). The concerns of Boulder City residents were echoed by federal authorities who felt

that the maintenance of the community was straining Reclamation's limited resources. In 1949, Dr. Henry Reining Jr. visited Boulder City at the behest of the Department of the Interior to conduct public hearings about the future of the community. Reining's final report, submitted in May 1950, recommended that the city slowly develop its own independent local government before voting on incorporation (McBride 1992).

Despite Reining's recommendations, the federal government was eager to turn responsibility for Boulder City over to local authorities and to initiate the process of incorporation. To this end, in 1951 Secretary of the Interior Oscar Chapman issued Order No. 2650, separating the administrative responsibilities of the Boulder Canyon Project from Boulder City and creating an advisory council of citizen representatives (McBride 1992). The order also recommended the appointment of a new city manager, a position that had been vacant since Sims Ely retired in 1941. Still, citizens of Boulder City were divided on the issue of incorporation and delayed the process for several years. In 1957, Congress attempted to end the community's inaction through the passage of the Boulder City Act, which authorized the disposal of federal property in Boulder City. The act was signed by President Eisenhower in 1958 (McBride 1992). Later that year, the federal government conducted an appraisal survey of federally owned property in preparation for sale to individual landowners. Boulder City was officially incorporated in January 1960, with local pharmacist Robert Broadbent serving as the first mayor (*Las Vegas Sun* 2008). Following its incorporation, Boulder City adopted a council-manager form of government, in which the mayor and city council appoint a city manager to execute their policies (*Las Vegas Sun* 2008).

Following Boulder City's incorporation in 1960, large-scale private residential subdivisions began to be constructed. The Boulder Green subdivision, the first private commercial housing development in Boulder City, was constructed in 1962 at the east end of Wyoming Street (McBride 1992). In the 1960s and 1970s, Las Vegas's growing tourism industry began to spill over into Boulder City, and as a result, the area underwent a building boom and more than double its population the following decade (McBride 1992; Schwieterman 2004). Several new schools were added to the community during these years including Mitchell Elementary School in 1970 and Garrett Middle School in 1979. Also, in 1979, alarmed by the runaway development of the community, Boulder City passed a controlled growth ordinance which limited the number of residential and commercial building permits that can be issued annually (*Las Vegas Sun* 2008). Local leaders, hoping to protect and promote the history of Boulder City, founded the Boulder City Museum in 1980, which helped get the Boulder Dam Hotel and Boulder City Historic District added to the NRHP in 1982 and 1983, respectively (Schwieterman 2004). The efforts by local officials to control the city's growth has kept the population of Boulder City stable and helped the community maintain its small-town character into the present day.

ARCHITECTURAL CONTEXT

The development of Boulder City was influenced by different groups with a wide variety of motivations and objectives. From the beginning, federal officials hoped to capitalize on the publicity surrounding the Boulder Canyon Project to create a model community that would provide for the health, safety, and welfare of residents, while also serving as an archetype for city planning nationwide. To this end, the federal government assumed the lead role in developing

and planning the community, and Reclamation embraced new design aesthetics and employed professional planners and architects to carry out the monumental project.

The plan for Boulder City was designed by Denver-based city planner, S. R. DeBoer. DeBoer incorporated elements of the City Beautiful and Garden Cities Movements with the Radburn prototype, to create a progressive model community to house Boulder Dam workers and their families. DeBoer's plans utilized progressive city planning principles including direct access from residential areas to the business district, the construction of a monumental civic center, and the creation of greenbelts to buffer the town from the surrounding desert (Woodward et al. 1983). The civic center, as planned by DeBoer, was located at the crest of a hill and accessed by three boulevards (e.g., California Avenue, Nevada Highway, and Utah Street). The boulevards extended south to the rest of the development, which was divided into commercial, multi-family, and single-family zones (Pfaff 2007). DeBoer's plan considered that after the dam was completed the population of the community would decrease as temporary construction workers left the area. Therefore, the plan proposed two distinct areas for residential use that would be separated by a forested beltway. Permanent housing, as well as the city's business district, would be in the inner beltway, while the outer beltway would contain temporary housing that could be razed once the dam was completed (Pfaff 2007).

The city plan also addressed architectural guidelines for commercial properties to ensure visual continuity and create a unique "southwestern" character. The guidelines were overseen by Reclamation through a permit-lease system administered by Sims Ely between 1931 and 1941. The plan recommended stylistic elements based on the "Modernistic Pueblo Revival" style, a combination of the Pueblo Revival and modernistic Art Deco and Moderne styles. By and large the commercial buildings constructed prior to 1941 upheld the guidelines and typically displayed at least two of the following elements: an arcaded facade, a flat roof with a parapet, and/or a stucco exterior. Post-1941 commercial buildings were no longer held to the pre-1942 guidelines and styles began to reflect current national trends such as the International style with flat, thin canopies, asymmetrical facades, ribbon windows, and thin steel or wood canopy supports (Woodward et al. 1983).

RESIDENTIAL PROPERTIES

Bureau of Reclamation Housing: Groups A-I, & O

For the construction of residential housing in Boulder City, Reclamation began to experiment with more complex architectural styles, and to deviate from the simplified Craftsman bungalow forms that had dominated the agency's architecture in the previous decades (Pfaff 2007). The main civic buildings and many of the employee residences were based on designs submitted by architect Gordon B. Kaufmann, who served as an architectural consultant for the buildings in the Boulder City townsite (Pfaff 2007). Kaufmann was a leading proponent of the "California style" of architecture which combined elements of the Mediterranean style with characteristics of the Spanish Revival style. Revival styles gained popular during the Eclectic Movement in American architecture, which occurred from about 1880 through the 1940s and drew inspiration from the domestic architecture of various European countries. The Spanish Revival style was most popular for domestic architecture in America beginning from about 1915 to 1940 and was most prevalent in the southwestern United States (McAlester 2015).

In the spring of 1931, contracts were awarded to contractors Louis J. Bowers and W. W. Dickerson, both of Utah, for the construction of the first permanent houses in Boulder City (Woodward et al. 1983). Specifications for the homes, which were to be located on Park and Denver Streets, were issued under Specifications No. 507-D in March 1931 (Pfaff 2007). The specifications called for the construction of six one-bedroom and six two-bedroom residences, all of which were built of common brick with an applied stucco exterior and red clay tile roofs, characteristic of the Spanish Revival style (Figure 9). A hollow wall construction technique, consisting of laying common bond brick in a Flemish bond with a four-inch air space between the outer and inner faces, was utilized to curb maintenance costs (Pfaff 2007). Additionally, roofs were insulated to protect the residents from the intense desert heat (Pfaff 2007). The houses were constructed using four similar floorplans and façade treatments to create architectural variety within the neighborhood. The completed homes included modern amenities such as an electric refrigerator, built-in ironing board, broom and linen closet, and breakfast nook (*Las Vegas Review-Journal 1931*).

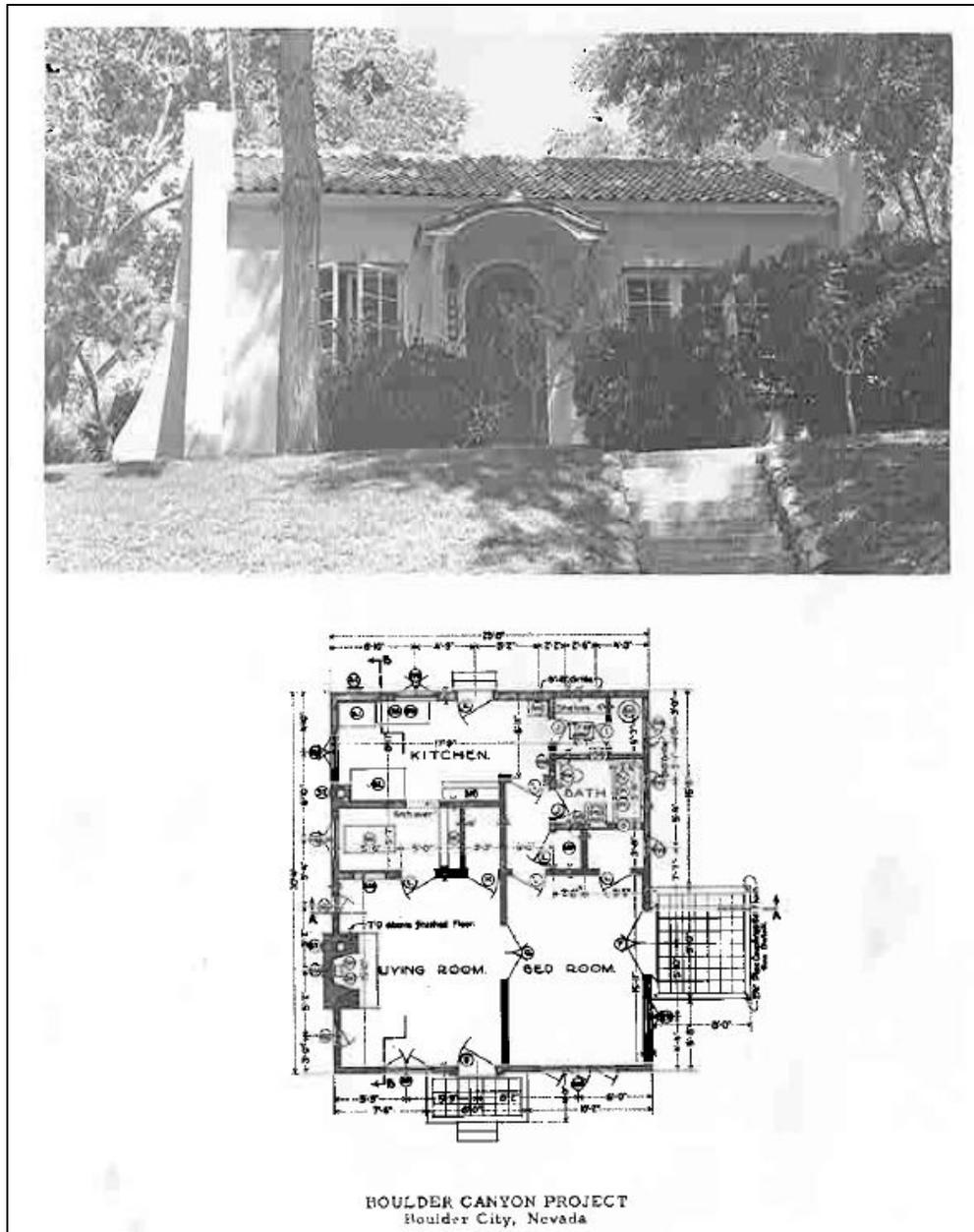


Figure 9. Photograph and floorplan for a three-room residence constructed by Louis J. Bowers at 1350 Denver Street, ca. 1960 (Image courtesy of the Boulder City Historic Preservation Commission [HPC]).

That winter, Reclamation hired Louis Bowers to construct an additional 12 houses along Colorado Street. The houses were built in accordance with plans issued under Specifications No. 527-D and consisted of three- and four-room residences (Figure 10) (Pfaff 2007). Like the first group of homes, the buildings utilized the hollow brick construction method and included four floorplans, with three of each type being constructed (Woodward et al. 1983). The four types ranged from rectangular in plan with parapet roofs or pitched gable walls, to asymmetrical with intersecting gable roofs and inset entry porches. The houses were built in a Spanish Revival

architectural style; however, they lacked the tile roofs and stucco exterior that typically characterized the style (Woodward et al. 1983).

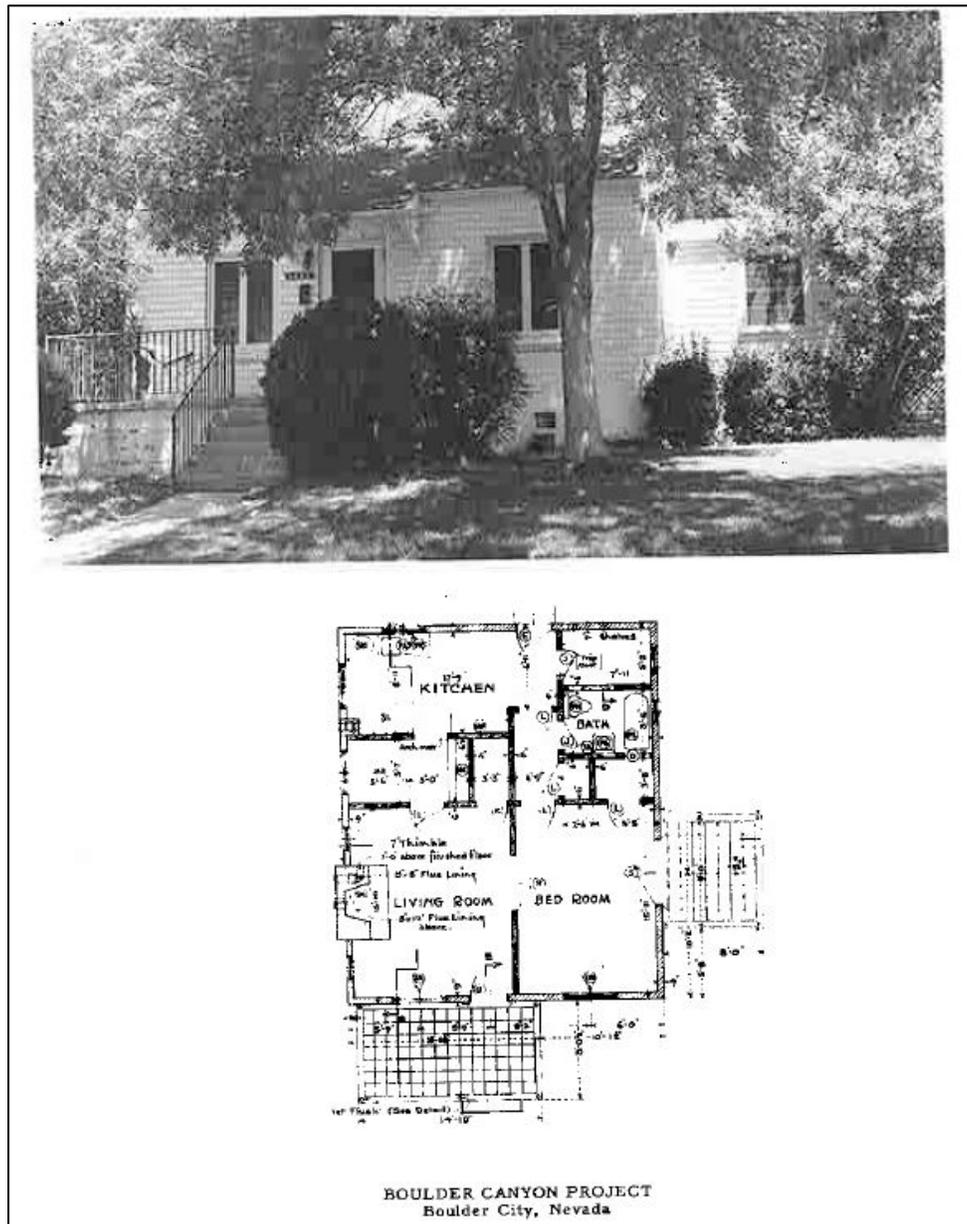


Figure 10. Photograph and floorplan for a three-room residence constructed by Louis J. Bowers at 1308 Colorado Street, ca. 1960 (Image courtesy of the Boulder City HPC).

The finest residences in Boulder City were constructed in March 1932 for Reclamation executives and their families. They consisted of four permanent residences located near the community's civic center. The plans issued under Specifications No. 540-D called for the construction of one seven-room and three six-room residences (Pfaff 2007). The three six-room houses were built in a Spanish Revival architectural style, with tile roofs, casement windows, and exterior brick walls (Figure 11). They were similar in plan with a central block flanked by



Figure 11. Six-room residence constructed for Walker Young at 1300 Denver Street, ca. 1932 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

two gable-roofed wings (Woodward et al. 1983). The central block contained the main living area, and the wings contained three bedrooms on one side and a kitchen and dining room on the other. The seven-room house was distinctly different from the other three executive homes, and consisting of two stories with a living room, dining room, and kitchen on the first floor and four upstairs bedrooms (Pfaff 2007). The seven-room house also lacked any characteristics of the Spanish Revival style and had little decorative detailing other than a cantilevered balcony on the second story and carved detailing under the porch eaves (Pfaff 2007).

In December 1931, Reclamation opened bids for 29 temporary three- and four-room houses to be located at various places along Denver, Park, Utah, and Arizona Streets. The houses were constructed by C. F. Bengston, and almost all of the building materials were furnished by the Reclamation (Pfaff 2007). Requirements for the design of these temporary houses was issued by Reclamation under Specification No. 545-D (Pfaff 2007). The temporary nature of the houses allowed agency officials to revert to a more cost-effective form for the construction of these houses—a variant of the National Folk style. This style was typically used for mass planned houses that were relatively simple and less expensive to construct, evolved after 1850 as a result of the expansion of the railroad, which made the transport of lighter wood and masonry members across the U.S. easier and less expensive (McAlester 2017). The wood frame dwellings were built with no variation in the overall design and were clad in wood drop siding. They had a gable roof with visible roof rafters, a feature closely associated with the Craftsman style (Woodward et

al. 1983). The most distinguishing feature of the houses was an L-shaped gable roof sleeping porch located on the front facade (Figure 12).



Figure 12. Temporary housing constructed by C. F. Bengston along Utah Street, ca. 1932 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

A second group of 30 temporary houses were constructed in August 1932 by the DeCant Hudson Company under Specification No. 564-D (Woodward et al. 1983). These houses were very similar to the other temporary housing constructed by Reclamation and utilized a simplified wood frame bungalow design with a L-shaped sleeping porch extending from the corner of the front façade (Woodward et al. 1983). The DeCant Hudson housing was built along Avenue B, Colorado and Arizona Streets, and on Avenues K and L.

In April 1932, Reclamation concluded its dam era housing construction in Boulder City by erecting nine brick residences along Utah, Nevada, and Denver Streets. This group of houses was constructed by I. M. Bay and H. D. Morrill under Specification No. 543-D (Pfaff 2007). Each of these houses contained two bedrooms, a kitchen, a living and dining room, and small enclosed porches (Woodward et al. 1983). There were two façade variations used in this group, with both exhibiting characteristics of the Spanish Revival architectural style (Figure 13). The houses were constructed of rowlock brick with double-pitched clay tile roofs and front entries highlighted by round-arched or canopied openings (Woodward et al. 1983).

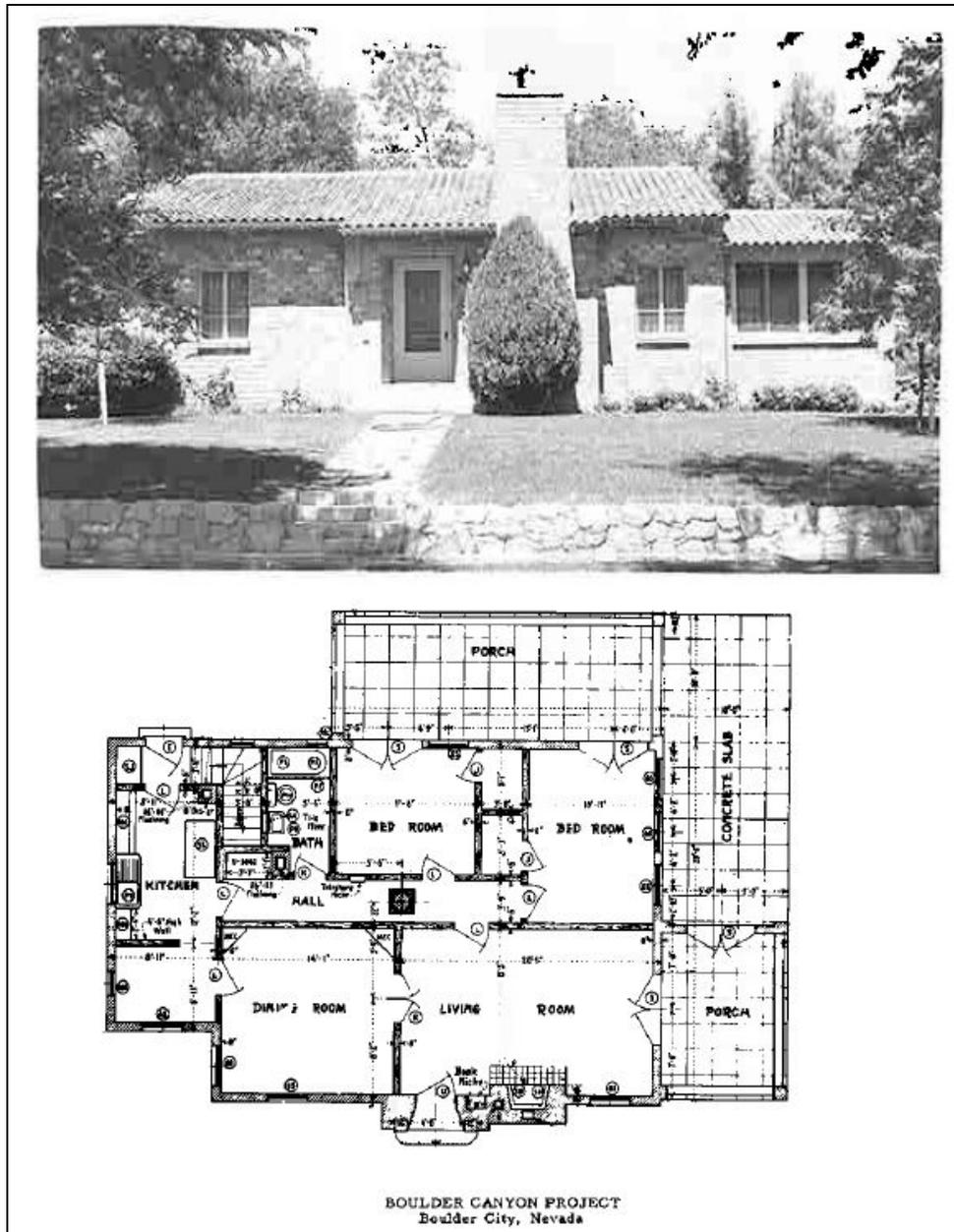


Figure 13. Photograph and floorplan for a five-room residence constructed by I. M. Bay and H. D. Morrill for Boulder City Manager Sims Ely, located at 307 Utah Street, ca. 1960 (Image courtesy of the Boulder City HPC).

Residential construction resumed during WWII due to the influx of defense industry workers in the region. The houses commissioned by Reclamation during this period began to embrace characteristics of an early Ranch style, and most notably utilized a broad one-story footprint, with a low-pitched roof and moderate-to-wide overhanging eaves (McAlester 2015). By 1942, Reclamation had constructed an additional 140 homes in Boulder City including 15 duplex-cottages, ten single-family homes, and the 26-unit Cherry Lynn Apartment complex. The duplexes were constructed by local contractor Paul S. Webb under Specifications No. 1032 (Pfaff 2007), and each contained two bedrooms, a living room, and a kitchen. The duplexes

originally had a covered car shelter, approximately 20 feet by 20 feet in size, located between the two units (Woodward et al. 1983). They were wood frame construction, with side gable, composition shingle roofs (Woodward et al. 1983). At approximately the same time, the agency contracted with John Bohannon to construct ten single-family cottages along New Mexico and Fifth Streets. These houses were interspersed with the duplexes constructed by Paul Webb (Figure 14). Bohannon constructed five one-bedroom and five two-bedroom cottages, all of which were wood frame construction with composition shingle roofs (Woodward et al. 1983). The one-bedroom cottages had side gable roofs and the two-bedroom cottages had hipped roofs.



Figure 14. Photograph showing duplex housing constructed by Paul S. Webb (left) and single-family cottages built by John Bohannon (right), ca. 1942 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

In 1942, Reclamation used financing from the Defense Housing Corporation to construct a multi-family apartment complex called the Cherry Lynn Apartments. Constructed by the Womack Construction Company, the complex consisted of 26 one-bedroom apartments located within five two-story and two one-story buildings situated around an interior courtyard (Woodward et al. 1983). All the buildings were wood frame construction with a stucco finish applied to the exterior of the first floor and horizontal wood siding on the upper level. The use of two or more building materials was a common characteristic of the Ranch style, a popular style for domestic architecture between 1935 and 1975 (McAlester 2015). A balcony on the second story spanned almost the full length of the façade (Figure 15) (Woodward et al. 1983).

Six Companies Housing: Groups N, (W), & (X)

Six Companies, Inc., the principal contractor on the Boulder Dam Project, built 660 single-family cottages for their employees in Boulder City, as well as 11 houses for company engineers, ten dormitories, a Superintendent's residence, and an Executive Lodge. Most of Six Companies residential construction focused on building small two- and three-room cottages for their married employees. The architect for the Six Companies employees' cottages was George DeColmesnil of San Francisco (Woodward et al. 1983). Like the temporary housing built by Reclamation for

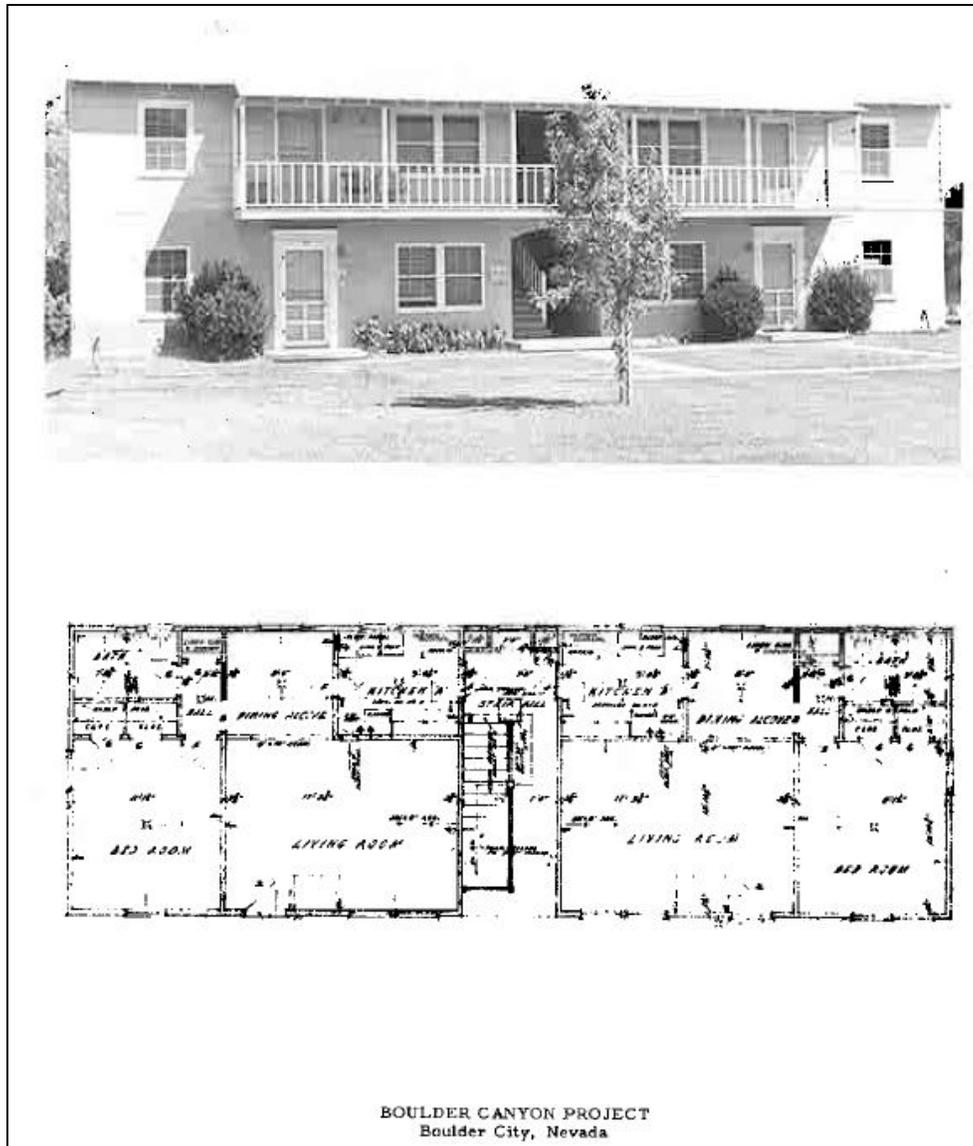


Figure 15. Photograph and floorplan for a two-story apartment building within the Cherry Lynn Apartment complex, ca. 1960 (Image courtesy of the Boulder City HPC).

their employees, most of Six Companies housing was constructed in a simplified Craftsman style with wide overhanging eaves and visible roof rafters (McAlester 2015). In March 1931, 230 of these residences were constructed in an area bounded by Wyoming Street on the north, New Mexico Street on the south, Avenue B on the west, and Utah Street on the east. By the end of the year, an additional 127 two-room cottages had been added on five rectangular blocks located south of, and parallel, with New Mexico Street. In 1932, 250 more two-room cottages were constructed south of Fifth Street between Avenue B and Utah Street. These houses were intended to be temporary and were almost completely uniform in design and plan. They were all wood frame construction with shear sheathing on the inside of the framing and finished with plaster. Exteriors were covered with drywall lath and stuccoed (Woodward et al. 1983). Each house had a double-pitched composition roof, and a covered screen porch which extended the length of one side of the structure and across half of the front façade (Figure 16).



Figure 16. Photograph of typical Six Companies' single-family residence, showing covered screen porch, ca. 1932 (Image courtesy of the Manis Collection, UNLV, Las Vegas).

George DeColmesnil was also contracted to design the Six Companies engineers and superintendent's housing, located along Ash Street (Woodward et al. 1983). For the engineer's housing two standard plans were used, allowing for the construction of either a five- or six-room residence. The houses were all wood frame construction with stucco walls and composition roofing and exhibited features of the Craftsman architectural style, including visible roof rafters and wide overhanging eaves (Woodward et al. 1983). The most recognizable features of these houses were the intersecting hipped and gable roofs, inset screened entry and rear porches, and south-facing sunrooms (Figure 17). Eight of these houses were built in 1931, with an additional three houses constructed by the fall of 1932 (Woodward et al. 1983).



Figure 17. Photograph of Six Companies engineers' housing along Ash Street, showing south-facing sunrooms and hipped and gable roofs, ca. 1931 (Image courtesy of the Manis Collection, UNLV, Las Vegas).

Babcock and Wilcox Co. Housing: Groups Q-R, & (Z)

Babcock and Wilcox Co., the other primary contractor for the Boulder Dam Project, constructed two executive houses along Hillside Drive, as well as 12 single-family employees' houses in Block 14, and ten four-family apartment buildings along Avenues A and B. All the residential properties built by Babcock and Wilcox Co. were built in 1933 and were designed by Ohio architect, E. D. Wagner (Woodward et al. 1983). The two executive houses were constructed in the Spanish Revival architectural style. The building at 2 Hillside Drive consisted of an eight-room split-level house with an L-shaped plan (Woodward et al. 1983). The ell extended from the home's eastern façade and contained space for a garage and servants' quarters. The house's main entrance was located on the south façade and was articulated by a small gable roof above an arched recessed entry. The other executive house at 3 Hillside Drive contained five rooms. It was two stories in height, with a double-pitched roof, and intersecting cross-gable wings on the north and south elevations (Woodward et al. 1983).

The 12 single-family dwellings constructed by Babcock and Wilcox Co. were all wood frame and consisted of four one-bedroom houses, seven two-bedroom houses, and one three-bedroom house. The houses were situated around the perimeter of Block 14 and had an interior courtyard space which contained pedestrian walkways and a central parking area. The houses all had steep hipped roofs, broken gable projections, and were covered in shiplap siding (Woodward et al. 1983). These single-family residences were later purchased by the Los Angeles Bureau of Light and Power in 1937 and were removed in 1991 to make way for the construction of the Boulder City Post Office.

Lastly, Babcock and Wilcox Co. constructed ten multi-family apartment houses in Boulder City. Seven of the buildings were located on Avenue B and an additional three were located along Avenue A (Woodward et al. 1983). The buildings were all two stories in height and designed in a simplified Craftsman style with roof rafters visible beneath the eaves. They were symmetrically designed, and all had a central doorway which led to interior entrances on both levels. Each building contained four one-bedroom apartments which each had a living room, kitchen, and bathroom (Woodward et al. 1983). Two-story porches were located on the rear of each building and each apartment also had an inset corner sleeping porch (Figure 18).



Figure 18. Photograph of Babcock and Wilcox Co. apartment housing along Avenue B, showing inset corner sleeping porches, ca. 1933 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

Los Angeles Bureau of Power and Light Housing: Groups L-M, P, & (Y)

In 1937, the Los Angeles Bureau of Power and Light became one of the principal companies contracted to operate electrical power generators at the Boulder Dam. The company purchased some of the existing housing stock in Boulder City, and constructed three executive residences, one apartment building, 27 single-family houses, and five duplexes to house their employees.

The single-family housing was built along Birch Street from Railroad Avenue to Nevada Highway (Woodward et al. 1983). All single-family residences on Birch Street were constructed in a Spanish Revival architectural style with characteristic red tile roofs and stucco exteriors (McAlester 2015). Three floorplans were used to give variety to the streetscape. The floorplans allowed for various combinations of hipped and gable roofs, and recessed entry porches (Woodward and Myers 1983). All the houses had a corner entry. Single-car garages were constructed on every other lot to allow for maximum vehicle storage without additional construction costs (Woodward et al. 1983).

In 1936, the Los Angeles Bureau of Power and Light acquired the old Six Companies engineers' housing on Ash Street. They subsequently covered the exteriors in drop siding and reroofed the houses with asbestos composition shingles (Figure 19). The company also constructed an additional five duplexes south of the engineers' housing in 1942. The duplexes were arranged in a U-shape around an interior courtyard (Woodward et al. 1983). All the buildings were of brick construction and had low-pitched hip roofs, and verandahs on the front façades supported by paired wood posts (Woodward et al. 1983).



Figure 19. Photograph of former Six Companies engineers' housing on Ash Street after being acquired by the Los Angeles Bureau of Power and Light, showing drop siding and composition shingle roofs, ca. 1937 (Image courtesy of the Manis Collection, UNLV, Las Vegas).

In 1943, an additional 12 single-family cottages were constructed by the Los Angeles Bureau of Power and Light to meet the increased employment needs brought on by the war effort. These wood-frame houses featured an economical design with some Craftsman features such as an inset porch and broad roof eaves (McAlester 2015). The houses were constructed in groups of four on large lots, located adjacent to existing Los Angeles Bureau of Power and Light housing.

Each lot had its own interior court, and some cottages were oriented inward, instead of facing towards the streetscape (Woodward et al. 1983).

Southern California Edison Housing: Groups J-K

In 1939, Southern California Edison, the other major electrical power operator at the Boulder Dam, began its residential construction efforts in Boulder City. The company built 15 wood frame, single-family dwellings along the west side of Cherry Street. The dwellings were constructed in an early Ranch style with red composition shingle roofs, broad open eaves, paired posts supporting the porch roof, and cross-bracing on the porch railings (Woodward et al. 1983). Four floorplans were utilized in repetitive, consecutive order along the streetscape, each of which featured a roughly square plan, with an inset corner entry porch and hipped roof (Woodward et al. 1983). The plans varied slightly with the use of projecting bays, and variations in window design. In 1945, Southern California Edison built six additional Ranch style homes on the east side of Cherry Street using the exact same floor plans.

Private Residential Housing: Group (T)

Initially, construction of private houses was not allowed in Boulder City (McBride 1992). However, families who did not qualify for government or company housing continued to move to the area and construct substandard dwellings, leading to increased sanitation issues in the burgeoning community. In the spring of 1932, Reclamation was forced to relent and allow private residential construction in Boulder City. Private housing is scattered throughout the city, and encompasses a wide range of architectural styles, including Craftsman, Spanish Revival, Pueblo Revival, and Mid-Twentieth Century American Traditional (Woodward et al. 1983). The most prevalent style of private residential architecture within Boulder City is the Minimal Traditional style, which accounts for more half of all private construction within the community (Woodward et al. 1983). Many private residences in Boulder City exhibit distinguishing characteristics of the Minimal Traditional style, including low or intermediate pitched gable roofs, minimal amounts of architectural detail, and small porches with an asymmetrical design (McAlester 2015).

COMMERCIAL PROPERTIES: GROUP (U)

The architectural design of commercial buildings was largely left up to individual owners; however, city planner S. R. DeBoer recommended that architectural guidelines be utilized to maintain visual continuity within the business district. Although the guidelines were flexible, allowing for variety in height, detailing, signs, and colors, they suggested that the design of all commercial buildings incorporate elements of a Modernistic Pueblo Revival architectural style. The Modernistic Pueblo Revival style combined elements of the Pueblo Revival style with characteristics of the Art Moderne and Art Deco styles. Many of the early commercial structures in Boulder City incorporate at least two of DeBoer's style suggestions including arcaded façades and stucco exteriors (Woodward et al. 1983). Additionally, many feature plastered wood frame or masonry arcades, white stuccoed walls, and parapet roofs. One of the best examples of the Modernistic Pueblo Revival style is the Boulder City Theatre, which consists of a two-story structure with a masonry arcade located on its north façade (Figure 20).



Figure 20. Photograph of Boulder Theatre, showing arched north façade, ca. 1932 (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).

During the 1940s, the Modernistic Pueblo Revival style for commercial architecture was largely abandoned, and new buildings began to conform to national architectural trends (Woodward et al. 1983). The design of these later buildings was largely derived from the International style, with flat roofs, irregular façade rhythm and combinations of exterior building materials (Woodward et al. 1983). A good example of a commercial building that exhibits elements of the International style is the Bank of Nevada and Nevada Drug Building, located on Arizona Street. The building has a central entry which is accentuated by a series of prefabricated vertical wall planes. Flat canopies extend around the building which are supported by either steel columns or rectangular piers (Figure 21). Glazed green tile has been applied to the bottom half of the building's exterior (Woodward et al. 1983).



Figure 21. Photograph of Bank of Nevada and Nevada Drug building, ca. 1941 (Image courtesy of the Manis Collection, UNLV, Las Vegas).

INSTITUTIONAL, PUBLIC, AND SEMI-PUBLIC PROPERTIES: GROUP (S)

The oldest building of this type constructed in Boulder City was the Six Companies Hospital, which was built at 701 Park Place in 1931 and subsequently demolished in 2016. The masonry L-shaped building had several characteristics of the Spanish Revival style, most notably its intersecting gable tile roof (Woodward et al. 1983). In 1932, Six Companies built the Boulder City Elementary School in a similar Spanish Revival architectural style. The two-story school building has a hipped clay tile roof, and an arcaded recessed front entrance (Woodward et al. 1983). The Boulder City Elementary School is still extant and currently serves as the City Hall.

Other institutional buildings that incorporated elements of the Spanish Revival style include the main civic buildings constructed in 1932 by Reclamation. The Administration Building incorporates elements of the both the Spanish Colonial and Italian Renaissance Revival architectural styles (Pfaff 2007). The building has a low-pitched clay tile roof and a symmetrical façade. Its upper story has a series of round arched windows (Figure 22). The main entrance is centrally located and accentuated by classical detailing (Pfaff 2007). The other two civic buildings, the Boulder City Municipal Building and Dormitory No. 1, also display characteristics of the Spanish Revival style including their distinctive gabled clay tile roofs (Woodward et al. 1983). The Dormitory No. 1 building also has a masonry arcade along its south (main) façade.



Figure 22. Photograph of the Administration Building, ca. 1930s (Image courtesy of the Manis Collection, UNLV, Las Vegas).

Elements of the Spanish Revival style continued to be used for municipal and administrative buildings in Boulder City into the 1940s. The first Boulder City High School, built in 1941, exhibits distinctive features of this style, including a clay tile roof and symmetrical front façade. The Boulder City High School was built by the Allen and White Construction Company of Elko, Nevada (Woodward et al. 1983). It was later used as an elementary school building after a new high school was constructed in the 1950s, and now contains the offices of the Boulder City Parks and Recreation Department and City Manager. Similarly, the Los Angeles Bureau of Power and Light Administrative and Maintenance building, also constructed in 1941 by local contractor Paul S. Webb, demonstrates the irregular massing, open roof eaves, and classical entrance surrounds most closely associated with the Spanish Revival style (Woodward et al. 1983).

Following WWII, buildings of this type within Boulder City began to incorporate elements of other nationally popular architectural styles. For example, the National Park Service Information Center building, constructed in 1964, exhibits characteristics of the International style, including low, one-story massing and white concrete masonry (Woodward et al. 1983).

RECLAMATION OPERATIONAL AND MAINTENANCE PROPERTIES: GROUP (V)

Reclamation was responsible for the construction of several buildings and structures which were used to support the overall operation and maintenance of Boulder City. These resources included a water storage tank, water receiving tank, and water filtration and purification plant, as well as three garages, a warehouse, and two laboratories. Some of the buildings in this group, including the steel water tank, were utilitarian structures that did not exhibit any characteristics of a specific architectural style. The most common architectural style in the group is the Minimal Traditional style, which classifies both laboratory buildings, as well as all three of the garages. The Bureau of Mines Metallurgical Laboratory (also known as the Six Companies Garage) is a

metal clad structure originally built in 1931 for use by Six Companies as a maintenance garage (Woodward et al. 1983). The metallurgical laboratory was subsequently completely reconstructed in 2014. The Engineering Laboratory is a masonry building with a tile roof which was constructed in 1941, and completely rehabilitated in 2014 for use as Reclamation offices and a training center. The garages were originally constructed of rowlock brick and were used by Reclamation employees who lived on Denver, Colorado, and Park Streets (Woodward et al. 1983). The water filtration plant was constructed in 1932 in a Spanish Revival style. The building is comprised of a two-story brick rectangular mass with an offset tower, and single-story masonry wings. It exhibits many characteristics of the Spanish Revival style including a low-pitched red tile roof and asymmetrical massing (Woodward et al. 1983).

SURVEY METHODS

The architectural inventory and survey of the Boulder City Historic District was conducted by North Wind cultural resources personnel Harris Abernathy, M.A., and Allison Carlton, M.A., RPA, from March 16–18, 2020. Project Manager and Architectural Historian Courtney Mooney, M.S., AICP, also conducted periodic site assessments to verify field conditions and completed additional documentation over the course of the project timeline. The survey was conducted as a reconnaissance level survey and all buildings within the current boundaries of the District were documented regardless of age. All buildings located within the District were evaluated for listing in the NRHP as contributing or non-contributing resources of the Boulder City Historic District. Buildings built within the period of significance for the District (1931–1945) were also evaluated for individual eligibility. The inventory and survey does not include landscape features and infrastructure, as these elements were not within the scope of this project. The methodology for the survey followed the requirements set forth in *National Register Bulletin 16A: How to Complete the National Register Registration Form* (National Park Service 1977) (revised 1997), as well as the *Nevada Section 106 Architectural Inventory and Survey Guidelines* (revised August 2004) produced by the Nevada SHPO.

The inventory was accomplished systematically, beginning at the intersection of Avenue L and Arizona Street and proceeding west towards the downtown business district and government center. The survey continued south from downtown along Avenue F to the intersection of Nevada Highway and Cherry Street, before proceeding west to Date Street and then north to Denver Street. During the survey, information on the address, construction date, exterior building materials, building height, architectural style and type, and current use of the property was recorded. When possible, the front façades and one other elevation of all buildings on the property were photographed to give the best representation of the building's appearance. Buildings not assigned a group identifier in the NR nomination were assigned a letter after the field inventory. Group identifiers assigned by North Wind are enclosed in parenthesis to differentiate them from those assigned by Janus Associates, Inc. during the 1982 survey.

Subsequent to the survey, records on file with the Clark County Assessor's Office were consulted to obtain construction dates and verify the age of associated additions and outbuildings, if present. Additionally, photographs taken by Janus Associates, Inc. in 1982 and included in Volume II of their report (Woodward et al. 1983) were also reviewed to determine what, if any, alterations had been made to the buildings since the District's listing. This was

particularly important as individual building descriptions are not provided in the 1983 NR nomination; rather, the architectural integrity of buildings are assigned to one of three categories: original, retrievable, and irretrievable. It was assumed that buildings identified as original had not been subject to modifications, those marked as retrievable had been subject to minor alterations, including some that may be identified today as being easily reversible, and irretrievable buildings were those that had undergone intensive alterations which affected their ability to convey their historical significance. In some cases, photographs were not taken of the buildings, or the main facades were obscured by vegetation, making comparison difficult. Due to occasional discrepancies between the property listings for each group in Volume I and the inventory forms in Volume II, field checks were sometimes necessary to verify that all properties listed in the NR nomination were accounted for by North Wind.

RESULTS AND EVALUATION

SURVEY RESULTS

A total of 517 buildings were documented during the architectural survey and inventory of the NRHP-listed Boulder City Historic District (Appendix A; Figure 23 and Figure 24). Of these buildings, 445 are residential, 52 are commercial, 12 are institutional, public, or semi-public, and nine are associated with operational and/or maintenance activities. The residential properties generally radiate south from the Government Center, and consist of multi-family, as well as single-family dwellings. Commercial properties are primarily concentrated in the city's central business district, along Nevada Way and Avenue B, between Ash and Arizona Streets. The institutional, public, and semi-public properties are scattered throughout the District, with nearly all the municipal properties centered near the Government Center, along Arizona and Park Streets. The properties built for operational and/or maintenance purposes are in northwest portion of the historic district, to the west of the Reclamation residential area. Figure 25 and Figure 26 show properties labeled by group designation.

The following sections provide summaries of survey results for residential, commercial, institutional, public, and semi-public properties, operational and maintenance properties, and newly recorded properties. Additionally, brief descriptions regarding architectural styles (if applicable) are included. It should be noted that some styles assigned to groups of buildings may be different than those assigned in the 1983 Janus Associates, Inc. report. North Wind uses "A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture," written by Virginia Savage McAlester in 2017.

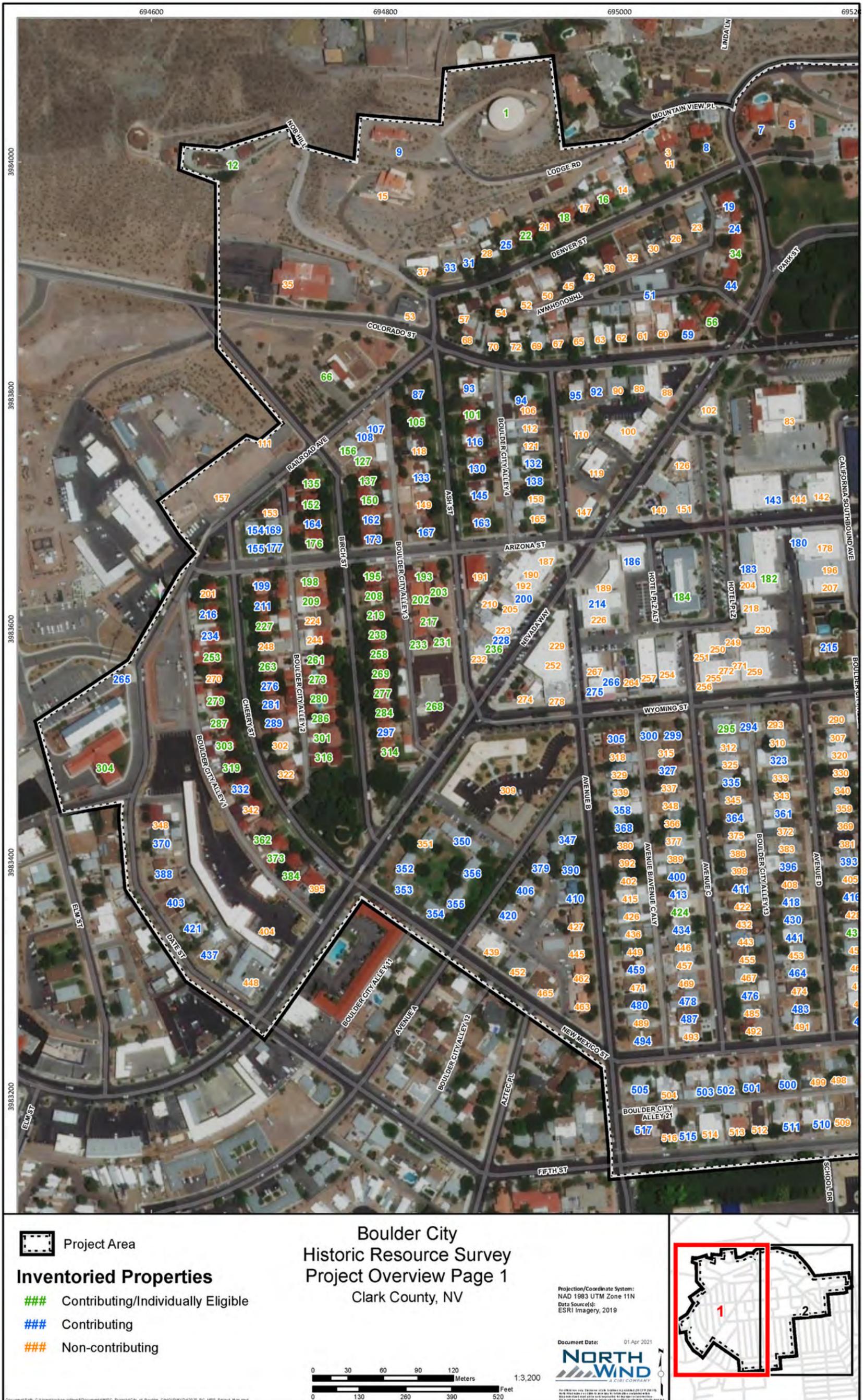


Figure 23. Documented properties within the west half of the Boulder City Historic District showing contributing status (map 1 of 2).

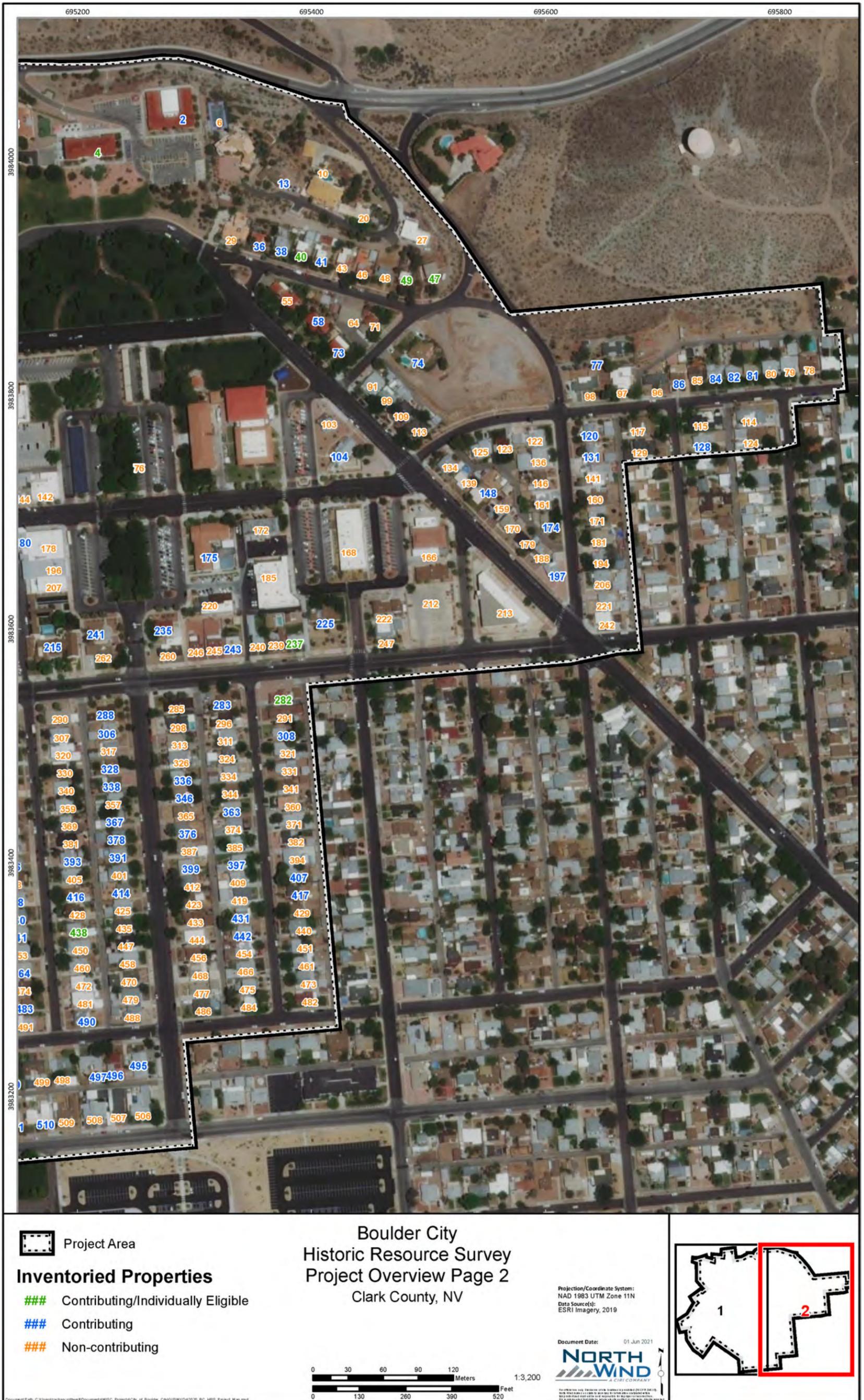


Figure 24. Documented properties within the east half of the Boulder City Historic District showing contributing status (map 2 of 2).



Figure 25. Documented properties shown by group within the west half of the Boulder City Historic District (map 1 of 2).

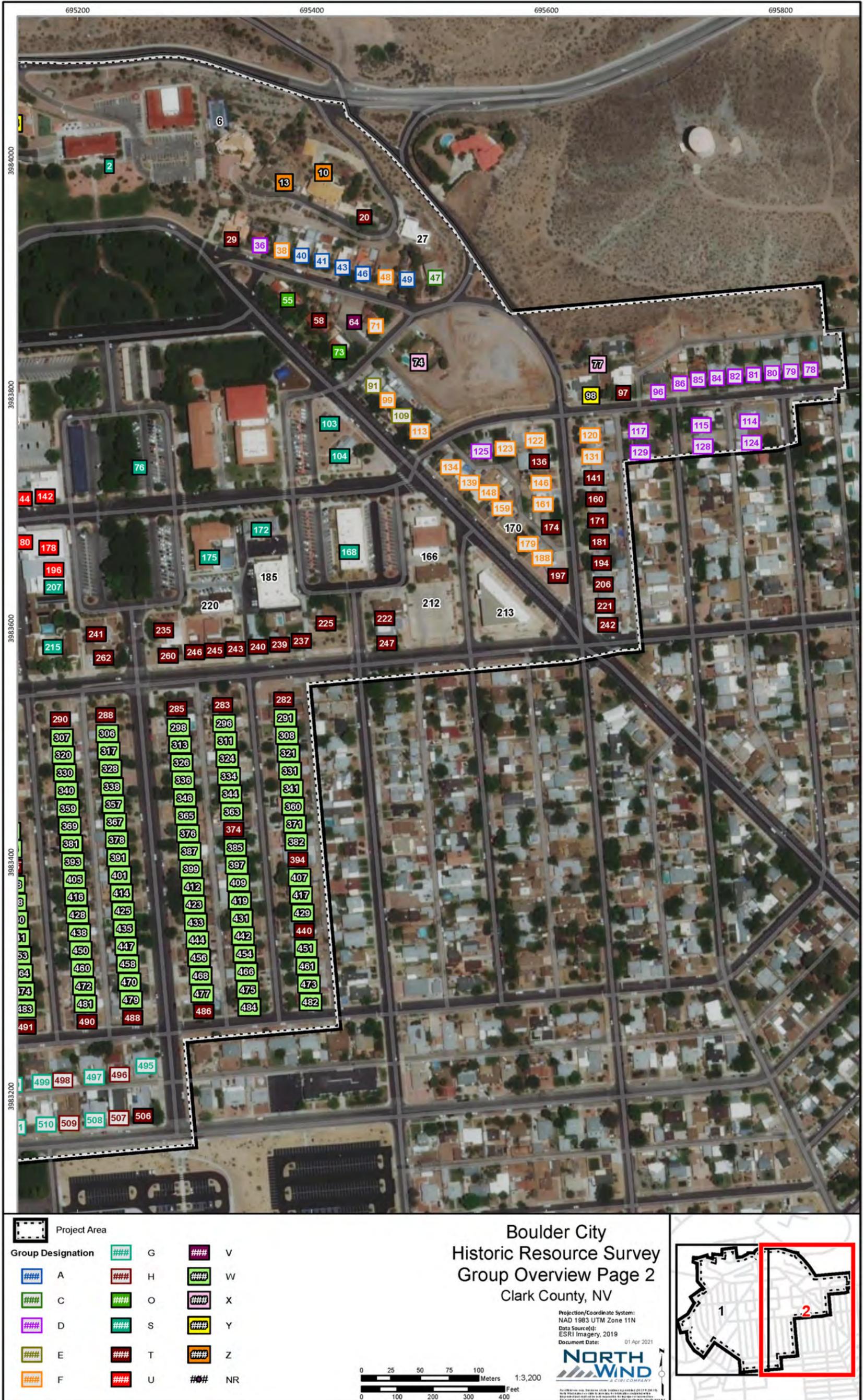


Figure 26. Documented properties shown by group within the east half of the Boulder City Historic District (map 2 of 2).

RESIDENTIAL PROPERTIES

Bureau of Reclamation Housing: Groups A-I, & O

A total of 151 residential properties located within the current boundaries of the Boulder City Historic District were constructed by Reclamation. The 1983 NR nomination for the District identifies these properties as belonging to ten groups: Groups A, B, C, D, E, F, G, H, I, and O. Ninety-three of the residences, or 74 percent, were constructed in the period between 1931 and 1932, and the remaining 32 properties, representing 26 percent of the total, were built in 1942.

The 125 residential properties comprising these groups represent a variety of popular early to mid-twentieth century architectural styles, including Spanish Revival, Minimal Traditional, International, National Folk, and Ranch. The most common style for Reclamation housing is the National Folk style. Approximately 41 houses embody characteristics of the National Folk style, accounting for 33 percent of the total number of houses in these groups (Photograph 1). The Spanish Revival style accounts for 32 properties, or 26 percent of the total number of houses constructed by the Reclamation (Photograph 2). An additional 31 houses were constructed in the Minimal Traditional style, comprising approximately 25 percent of the total remaining properties (Photograph 3).



Photograph 1. 507 Utah Street, an example of a Group F National Folk style residence built by Reclamation in 1932, facing north (H. Abernathy 2020).



Photograph 2. 1342 Denver Street, an example of a Group A Spanish Revival style residence built by Reclamation in 1931, facing north (H. Abernathy 2020).



Photograph 3. 1309 New Mexico Street, an example of a Group H Minimal Traditional style residence built by Reclamation in 1941, facing north. Note the original windows have been replaced and the exterior walls have been sheathed in stucco (H. Abernathy 2020).

Typical alterations made to buildings within these groups include the construction of incompatible additions, removal and/or replacement of original windows, modifications to original porches, and changes to the original exterior sheathing (see Photograph 3). The most common alterations are modifications to the windows, which account for nearly 45 percent of the changes, followed closely by changes to the original porches (31 percent).

Six Companies Housing: Groups N, (W), & (X)

The majority of 445 residential properties documented within the Boulder City Historic District, or 151 (34 percent) were constructed by Six Companies, Inc. For identification purposes, the buildings in this group are categorized into Group N, Group (X), and Group (W). Of the residences in this category 149, or 99 percent were constructed by Six Companies between 1931 and 1936. The remaining properties were built in the early 1940s.

Nearly all the 151 properties in this category were constructed in the National Folk architectural style. The National Folk style characterizes approximately 120 of the residences in this category, accounting for about 79 percent of the total number of properties (Photograph 4). The second most popular style in this category is the Ranch style, which accounts for only about 6 percent of the total properties. Additionally, six of the Six Companies Engineers' houses, located along Ash Street, exhibit characteristics of the Spanish Ranch style.



Photograph 4. 640 Avenue C, an example of an intact Group (W) National Folk style residence built by the Six Companies, Inc. in 1931, facing west (H. Abernathy 2020).

Typical alterations to the Six Companies residential properties include removal and/or replacement of original windows, modifications to original sleeping porches, changes to the original exterior sheathing of the buildings, roofline modifications, and the construction of additions. Approximately 77 percent of the houses in this category have had their original

windows modified, and an additional 65 percent have undergone porch renovations. Changes have been made to the original exterior sheathing on approximately 30 percent of the buildings (Photograph 7).

Babcock and Wilcox Co. Housing: Groups Q-R, & (Z)

A total of 11 single and multi-family residences originally constructed by Babcock and Wilcox Co. were documented as part of the current project. For identification purposes, these properties have been assigned to Groups Q and (Z). All the buildings were constructed by the company in 1933 to house employees. An additional 12 single-family residences, identified in the 1983 NR nomination as Group R, were demolished in 2011 to make way for the construction of the Boulder City Post Office. Extant properties include one single-family residence located at 3 Hillside Drive, and ten multi-family apartment buildings located along Avenues A and B.

The ten apartment buildings, which account for 91 percent of the extant properties, demonstrate elements of the Minimal Traditional style; while the house at 3 Hillside Drive embodies characteristics of the Spanish Revival style. Common modifications to the Babcock and Wilcox Co. housing include window removal and replacement, porch alterations, and the application of wood siding or stucco to the buildings' exterior (Photograph 5). The most common alterations are changes to the original windows and the infill of original porches. These two changes have occurred on 64 percent of the extant residences in Groups Q and (Z) (Photograph 6).



Photograph 5. 619 Avenue A, an example of a Group Q Minimal Traditional style apartment building built by Babcock and Wilcox Co. in 1933, facing east. Note the original corner sleeping porches (H. Abernathy 2020).



Photograph 6. 634 Avenue B, an example of a Group Q Minimal Traditional style apartment building built by Babcock and Wilcox Co. in 1933, facing west. Note the modifications to the original windows and entrance porch roof, and enclosure of original sleeping porches (H. Abernathy 2020).



Photograph 7. 623 Avenue B, an example of a Group (W) National Folk style residence built by the Six Companies, Inc. in 1932, facing east. Note the enclosed porch, reoriented entrance, manufactured siding, and window replacement (H. Abernathy 2020).

Los Angeles Bureau of Power and Light Housing: Groups L-M, P, & (Y)

The Los Angeles Bureau of Power and Light originally constructed 48 buildings in Boulder City, of which only 44 remain. These buildings, assigned to Groups, L, M, P, and (Y), include 41 single-family residences, as well as five duplex cottages. Except for one property, an apartment building at 535 Cherry Street, all the buildings in these groups were constructed between 1937 and 1943. The apartment building at 535 Cherry Street was demolished and replaced with a new single-family residence in 1992.

The 44 extant properties constructed by the Los Angeles Bureau of Power and Light predominantly consist of three architectural styles—Spanish Ranch, Ranch, and National Folk. Spanish Ranch is the most common style, accounting for 61 percent of the properties (Photograph 8). The National Folk style is the second most common style in this group, comprising approximately 20 percent of the remaining buildings, followed by the Ranch style, which accounts for approximately 11 percent.

The Los Angeles Bureau of Power and Light properties have experienced only minor alterations since they were initially recorded in 1982. As a result, this group retains a significant amount of its historic integrity. The most common alterations are replacement of original windows, affecting 25 percent of the buildings, and cosmetic changes, including the addition of shutters to the buildings' exterior (Photograph 9).



Photograph 8. 531 Birch Street, an example of a Group L Spanish Ranch style residence built by the Los Angeles Bureau of Power and Light in 1938, facing east. (H. Abernathy 2020).



Photograph 9. 1608 Arizona Street, an example of a Group P National Folk style residence built by the Los Angeles Bureau of Power and Light in 1943, facing east. Note the original windows have been replaced and faux shutters have been added (H. Abernathy 2020).

Southern California Edison Housing: Groups J-K

This category, assigned the group identifiers J and K, consists of 21 extant single-family residential properties that were constructed by the Southern California Edison Company. Fifteen of the properties, or 71 percent, were constructed in 1939, while the remaining six buildings, or 29 percent, were built in 1943. Twenty of the houses were constructed in the Ranch style. One house, located at 520 Cherry Street, was originally constructed in the Ranch style, but has undergone significant modifications to the roofline, giving it a more Craftsman style appearance. The most common alterations are changes to the original windows and the enclosure of original porches. These two changes have occurred on 19 percent of the residences in these groups (Photograph 10).



Photograph 10. 504 Cherry Street, an example of a Group J Ranch style residence built by the Southern California Edison in 1939, facing northwest. Note the modifications to the original windows and enclosure of original porch (H. Abernathy 2020).

Private Residential Housing: Group (T)

There are 58 residential properties in this category that were constructed throughout Boulder City by private landowners. These properties are collectively identified as Group (T) and include single-family residences, as well as duplex housing. The construction dates for houses in Group (T) vary widely. Most of the dwellings, or roughly 60 percent, were constructed during the 1940s. Twelve of the houses, or 21 percent, were built in the 1930s. Only three properties, or approximately 5 percent, were constructed after 1970.

The Group (T) residences embody many different architectural styles. The most common style in this group is the Minimal Traditional style, which accounts for approximately 35 properties, or 60 percent of the total number of buildings in Group (T). The second most popular style in this

category is the Ranch style. There are 11 Ranch-style properties in Group (T), accounting for approximately 19 percent of the total. The Spanish Revival and National Folk styles each account for about 7 percent of the total properties in the group.

Almost all the houses in Group (T) have experienced alterations. The most common modification is the removal and/or replacement of original windows, which affects approximately 53 percent of the properties. Twenty-six percent of the dwellings in this group no longer retain their original exterior sheathing, and an additional 22 percent of the properties no longer retain historical integrity due to the construction of inappropriate additions (Photograph 11).



Photograph 11. 521 Avenue I, an example of a Group (T) National Folk style private residence constructed in 1936, facing northeast. Note the modifications to the original windows, application of stucco to the building's exterior, and large rear addition (H. Abernathy 2020).

COMMERCIAL PROPERTIES: GROUP (U)

Fifty-two of the 517 properties documented within the boundaries of the Boulder City Historic District are commercial. Of these properties, which are collectively identified as Group (U), 17 were constructed before 1941 when Reclamation stopped enforcing architectural guidelines for commercial construction in the city. The remaining 35 properties, or 67 percent, were constructed in the period after 1941. One of the buildings included in this group, the Boulder Dam Hotel at 1305 Arizona Street, was listed in the NRHP in 1982 (Photograph 12).

The 52 commercial properties documented in the Boulder City Historic District predominantly consist of three architectural styles—Spanish Revival, Mission, and International. Mission is the



Photograph 12. The NRHP-listed Boulder Dam Hotel, a Group U building located at 1305 Arizona Street, facing southeast (H. Abernathy 2020).



Photograph 13. 547 Nevada Way, a Group U Mission style commercial building built in 1932, facing southeast. At the time of the survey, the building was occupied by Tommy's Pizza, Subs, and Pasta (H. Abernathy 2020).

most common style for commercial properties in the District, accounting for approximately 38 percent of the buildings (Photograph 13). Prior to 1941, the Mission style was most common style for commercial properties in Boulder City. After 1941, relaxed construction guidelines led to more architectural variety for commercial buildings, and, as a result, there are more than ten styles represented in the post-1941 buildings. While the Mission style remained popular, the International style rose in prominence during this period, accounting for approximately 12 percent of the post-1941 commercial properties.

Typical alterations to the commercial properties in Boulder City include modifications to the original awnings and canopies, construction of incompatible additions, removal and/or replacement of original windows and doors, and changes to the original exterior sheathing of the buildings (Photograph 14). The most common alterations are modifications to awnings and canopies, which account for 53 percent of the changes, and replacement of original windows, which accounts for 47 percent of the changes that have occurred to commercial properties within the District.



Photograph 14. 1212 Wyoming Avenue, a Group U commercial building with no discernable architectural style, facing northeast. Note the addition of faux quoins at the building's corners and installation of fabric awnings over the doorway and windows (H. Abernathy 2020).

INSTITUTIONAL, PUBLIC, AND SEMI-PUBLIC PROPERTIES: GROUP (S)

Twelve of the buildings within the District are considered institutional, public, or semi-public buildings. For identification purposes, these buildings have been categorized into Group (S).

The buildings in Group (S) were constructed between 1932 and 1987. Six of the buildings in this group, or 40 percent, were constructed in the early 1930s, and four were built outside the District's period of significance (1931–1945). The dominant architectural style is Spanish Revival, which comprises 33 percent of the buildings in the group. Sixty-six percent of the buildings constructed in the Spanish Revival style are administrative or school buildings. There is one international style building in the group, located at 601 Nevada Way (Photograph 15), and one Mission style building, located at 508 California Avenue.

Common modifications in Group (S) include the removal and/or replacement of original windows and the construction of additions (Photograph 16). Window replacements account for 33 percent of the changes to the properties in Group (S), while the construction of additions accounts for 20 percent of the changes.



Photograph 15. 601 Nevada Way, an International style Group S building, facing southeast. The building was constructed in 1964 and currently serves as the National Park Service headquarters for the Lake Mead National Recreation Area (H. Abernathy 2020).



Photograph 16. 900 Arizona Street, an example of a Spanish Revival style building in a Group S constructed by Reclamation in 1941, facing northeast. Note the original windows have been replaced and a large addition has been built on the building's north end (H. Abernathy 2020).

RECLAMATION OPERATIONAL AND MAINTENANCE PROPERTIES: GROUP (V)

This category, assigned the group identifier (V), includes seven operational and maintenance properties, all of which were constructed by Reclamation between 1931 and 1941. The most common architectural style in the group is the Minimal Traditional style, which accounts for 71 percent of the extant buildings. The only other building in the group that exhibits any defining architectural characteristics is the Water Filtration and Purification Plant, located at 300 Railroad Avenue, which is constructed in the Spanish Revival style. The alterations within this group include the infill of original garage bays and window and door replacements. The garage bays on two of the buildings have been infilled, making this the most prevalent alteration in Group (V) (Photograph 17).



Photograph 17. 1400 Colorado Street, an example of Minimal Traditional style building in a Group (V) constructed by the Bureau of Reclamation in 1932, facing northeast. Note the infilled garage bays (H. Abernathy 2020).

NEWLY RECORDED PROPERTIES: GROUP (NR)

There are 23 newly recorded commercial and residential properties. Seventeen of the properties, or approximately 74 percent, were constructed after 1982. The oldest property in the group is 1305 Wyoming, constructed ca. 1940, which is a converted accessory structure which shares the lot with 600 Avenue C. Two similar properties, located at 1205 and 1263 Wyoming Street, are also converted accessory structures and were not recorded in 1982. The Vancouver building located at 515 Cherry Street was purportedly moved to this location after the 1982 survey. The newest building in this category is the residence at 495 Railroad Avenue, which was constructed in 2019 (Photograph 18). Variations of the Ranch style are the most common architectural style for the newly constructed properties, accounting for approximately 23 percent of the buildings in this category.



Photograph 18. 495 Railroad Avenue, an example of the newly recorded properties, is a private residence constructed in 2019, facing southeast (H. Abernathy 2020).

ELIGIBILITY RECOMMENDATIONS

The NRHP defines historic districts as a geographical area possessing a, “significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.” The Boulder City Historic District was found eligible for listing in the NRHP in 1983 for its association with the Boulder Canyon Project and the construction of Hoover Dam; as the first fully developed experiment in new town planning as promoted by the Community Planning Movement; and for its architectural integrity. The period of significance for the project area was defined by the Boulder City Historic District Nomination to the National Register of Historic Places, prepared by Janus Associates, Inc. in 1983 (Woodward et al. 1983), as beginning in 1931 and ending in 1945, which corresponds to the initial construction and operations phase of the city's history.

A district is made up of both contributing and non-contributing properties. Contributing properties and associated features are those that add to the historic integrity or architectural qualities that define, or are directly associated with, the significance of the District. Condition is often confused with integrity. Condition evaluates the physical condition of a resource such as damage or deterioration, etc. For example, a property in “good” condition is one that exhibits no serious maintenance issues or threats; a property in “fair” condition exhibits some maintenance issues but no serious structural issues; and a property in “poor” condition exhibits major maintenance issues and potential serious structural issues. The NRHP defines integrity as the property’s ability to convey its significance. Integrity is always grounded in a property’s physical features and how these features relate to its significance. In terms of assessing the eligibility of a potential historic district, National Register Bulletin 15 states that a majority of the resources that

add to the district's historic character must maintain integrity, even if "individually undistinguished" (National Park Service 1997). This is because a district "derives its importance from being a unified entity" composed of diverse, yet interrelated resources that convey a holistic visual sense of the historic place (National Park Service 1997). As the District, itself, is the NRHP subject property, the evaluation of integrity must necessarily focus on the District. Evaluations of integrity for historic districts should examine the integrity of not only the buildings that comprise the District, but also the integrity of sites, objects, and setting, which includes landscaping and streetscape (e.g., sidewalks, curb and gutter, rhythm of setback) in terms of the National Register's seven aspects. The original 1983 NRHP District nomination did not include these resources and North Wind did not survey or evaluate these resources as it was not part of the scope of this current project.

The NRHP defines integrity as the property's ability to convey its significance. Integrity is always grounded in a property's physical features and how these features relate to its significance. The following are definitions for each aspect of integrity:

- Location: the place where the historic property was constructed or the place where the historic event occurred.
- Design: the combination of elements that create the form, plan, space, structure, and style of a property
- Setting: the physical environment of a historic property.
- Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.
- Association: the direct link between an important historic event or person and a historic property.

Because the District was listed in 1983, there was concern regarding the loss of integrity, and thus, the number of contributing buildings and structures, over time. Therefore, North Wind's approach to evaluation of contributor versus non-contributor status took into consideration all seven aspects of integrity, with a focus on the aspects of design, materials, and workmanship. North Wind also took into consideration those changes that may have occurred during the period of significance. Alterations occurring within this period of significance would not necessarily impact a property's eligibility if most other aspects of integrity were retained.

The integrity requirements for a building to be considered a contributor to a district are often less stringent than those required for a building to be considered individually eligible for listing. For example, many of the company-built residential properties have modified their original screen porches by enclosing them and installing windows. Additional modifications include extensions and general room additions, as they were originally small homes. It was felt that due to the number of these enclosures, which are so similar in design and age, this modification alone

would not render a building a non-contributor to the historic district (Photograph 19). Changes in design through room additions and façade modifications which altered the size and massing of the building, however, were determined to render a building a non-contributor.



Photograph 19. 424 Avenue B, a four room Type 15 home with an enclosed screen porch and vinyl siding, recommended to be a contributing property to the District.

In terms of materials, it was very common for residences within the District to have had their original wood casement and double hung windows replaced with aluminum or vinyl fixed pane, casement, double hung, or sliding windows. Similarly, a number of the buildings have been sheathed in stucco or vinyl siding. If a building had undergone both window replacement and changes in original sheathing, a combination of alterations that removed all sense of the historic materials from the front façade, the building was recommended a non-contributor (Photograph 20).

And finally, properties that were constructed outside of the period of significance were not considered contributing, as they are not directly associated with the established significance of the District. In line with this, properties built after 1970 were not evaluated for individual eligibility.

Definitions of eligibility categories used in the evaluation of the properties within the District is summarized in Table 1.



Photograph 20. 604 Avenue C is recommended as non-contributing for the enclosure of the screen porch and stoop, installation of large fixed pane windows, and application of vertical board and batten siding.

Table 1. Definitions of Eligibility Categories for the Evaluation of Historic Buildings

Eligibility Determination	Criteria
Individually Eligible	Built within the period of significance and retains integrity; excellent example of a style or type; must retain integrity of location, association, feeling, setting, and design to be eligible under Criterion A (townsite development/city planning); eligible under Criterion C (architecture) if alterations are minimal and original massing and footprint is retained.
Contributing	Built within the period of significance and retains integrity; good example of a style of type, but not as well-preserved as Individually Eligible buildings; minor alterations or additions; eligible for the NRHP as part of a potential historic district or primarily for historical, rather than architectural reasons (i.e., additions do not detract and alterations may be reversible).
Not eligible/Non-contributing	Built during the period of significance but has had major alterations and/or additions; no longer retains integrity; built outside of the period of significance, or no longer shares the historic associations of a historic district.

CONTRIBUTING STATUS FOR THE BOULDER CITY HISTORIC DISTRICT

North Wind's findings show 223 properties are contributing and 294 are non-contributing. Of the non-contributing properties, the status of 198 was changed from contributing to non-contributing as a result of age, demolition, or incompatible alterations, and two were changed from non-contributing to contributing. Table 2 includes a summary of NRHP eligibility recommendations by group, followed by a discussion of contributing and non-contributing status by group.

Group ¹	Total No. of Properties	Individually Eligible	Contributing	Non-Contributing	No. of Properties with Changes in NRHP Eligibility ²
A	12	2	6	6	6
B	12	0	0	12	12
C	4	1	3	1	1
D	30	0	11	19	16
E	4	0	0	4	3
F	26	0	5	21	12
G	15	0	13	2	1
H	10	0	4	6	4
I	7	0	6	1	1
J	15	8	11	4	4
K	7	2	7	0	0
L	27	23	27	0	0
M	5	5	5	0	0
N	11	2	9	2	2
O	9	5	8	1	1
P	9	2	9	0	0
Q	10	0	6	4	4
(S)	12	3	7	5	4
(T)	60	3	19	41	33
(U)	51	3	12	39	20
(V)	9	3	5	4	4

¹ Group letters in parenthesis were assigned by North Wind.

² Individually eligible properties are also counted in the contributing column. Also see Table 3. Summary of NRHP Individual Eligibility Recommendations.

Table 2. Summary of NRHP Eligibility Recommendations by Group

Group ¹	Total No. of Properties	Individually Eligible	Contributing	Non-Contributing	No. of Properties with Changes in NRHP Eligibility ²
(W)	139	1	41	98	59
(X)	4	1	4	0	0
(Y)	4	0	2	2	2
(Z)	2	0	1	1	1
(NR) ³	23	0	2	21	4
TOTAL	517	64	223	294	195

³ Properties within the NR group are newly recorded properties either not listed in the 1983 NRHP report or were constructed outside of the period of significance.

Group A: Reclamation Engineers' Housing

All 12 houses in Group A were determined eligible for listing in the NRHP as contributing resources of the Boulder City Historic District in 1982. Since that time, six of the 12 houses have undergone significant renovations, and no longer retain sufficient integrity to be considered contributing resources. The most common alterations include enclosure of the original sleeping porch, window removal and/or replacement, and the construction of additions which have altered the original form and massing of the buildings. For example, the single-family dwelling located at 1360 Denver Street was previously determined eligible as a contributing property to the historic district as it had experienced only minor and reversible alterations in 1982 (Figure 27). Since its original recording, however, rectangular additions have been constructed at its west and northeast corners, a garage addition has been built on its west façade, and several of the original wood frame windows have been replaced (Photograph 21). As these changes have compromised the house's integrity of design, materials, workmanship, feeling, and/or association, it is recommended that the previous determination of 1360 Denver Street, as well as the other five properties that have experienced similar alterations, be changed to non-contributing.

The remaining six houses in Group A have not been modified, or were modified minimally, since they were originally recorded in 1982, and two of the contributing properties are recommended as individually eligible. For this reason, North Wind concurs with the previous determination that these houses be considered eligible for NRHP listing as contributing resources in the historic district. North Wind also recommends 706 and 726 Park Street as individually eligible properties.



Figure 27. View of 1360 Denver Street as it appeared in 1960, facing north (Woodward et al. 1983a).



Photograph 21. View of 1360 Denver Street, showing the addition on the building's west facade, facing northwest (H. Abernathy 2020).

Group B: Reclamation Engineers' Housing

Since 1982, the 12 single-family residences in Group B that were previously determined to be contributing resources to the historic district have all undergone significant renovations. Typical renovations in Group B include remodeling or enclosure of original porches, window removal and/or replacement, application of ceramic tile to roofs, and the construction of additions which have altered the original form and massing of the buildings.

The single-family dwelling located at 1336 Colorado Street is representative of the types of renovations that have occurred within Group B. A rear addition was noted on the building's north façade in 1982, however, it was considered compatible with the character of the neighborhood and the property was determined eligible for NRHP listing as a contributing resource to the historic district at that time (Figure 28). Since then, a shed roof porch covered in ceramic tile has been added to the building's south (front) façade, and three additions have been constructed on the west and north façades of the building which have more than doubled the original square footage of the residence (Photograph 22). As these types of changes have compromised the house's integrity of design, materials, workmanship, feeling, and/or association, it is recommended that the previous determination of 1336 Colorado Street, as well as the other 11 properties in this group that have experienced similar renovations, be changed to non-contributing.



Figure 28. View of 1336 Colorado Avenue as it appeared in 1960, facing north (Woodward et al. 1983a).



Photograph 22. View of 1336 Colorado Avenue, showing carport addition on the building's west façade and shed roof porch on the building's south façade, facing northeast (H. Abernathy 2020).

Group C: Reclamation Project Department Head Housing

In 1982, when the houses in Group C were initially recorded, all four residences were determined to be eligible for NRHP listing as contributing properties of the Boulder City Historic District. None of the properties was determined to be individually eligible for listing in the NRHP. Since that time, several renovations have been made to the house located at 1306 Denver Street, including the enclosure of the original recessed central entry porch and the extension of the basement garage on the south (main) façade. These changes have compromised the house's integrity of design, materials, workmanship, feeling, and association. Therefore, North Wind recommends that the previous determination for this property be changed to non-contributing. The remaining three residences in Group C have experienced only minor renovations, such as the replacement of original wood casement windows with modern vinyl windows (Figure 29; Photograph 23). For this reason, North Wind concurs with the previous determination that the remaining three residences in Group C be considered eligible for NRHP listing as contributing properties of the Boulder City Historic District, and one of the contributing properties, 700 Park Street, is recommended as individually eligible.



Figure 29. View of 1300 Denver Street as it appeared in 1932, facing northwest (Image courtesy of the National Archives, Record Group 115: Records of the Bureau of Reclamation, 1889–2008).



Photograph 23. View of 1300 Denver Street, showing no obvious exterior changes, facing north (H. Abernathy 2020).

Group D: Reclamation Engineers' Temporary Housing

Twenty-five of the residences in Group D were determined eligible for listing in the National Register of Historic Places (NRHP) as contributing resources of the historic district in 1982. The remaining three residences in the group had been renovated with numerous inappropriate and irreversible modifications and were, therefore, determined to be non-contributing properties to the historic district. North Wind concurs with the previous determination that those three properties be considered non-contributing resources to the District. None of the 28 residences in Group D recorded in 1982 was previously determined to be individually eligible for NRHP listing.

Since the original recording, North Wind has determined there are a total of 30 properties associated with Group D. Of those, the residence at 408 Avenue B has been demolished and replaced with a new structure. North Wind found 19 properties to be non-contributing. Of these, 16 were previously determined to be contributing; however, these properties have undergone significant renovations which have diminished their integrity of design, workmanship, feeling and/or association. Typical changes include the enclosure of original screen porches, modifications to the original rooflines, and the construction of incompatible additions (Photograph 24). These kinds of changes substantially diminished the integrity of these 16 residences, and it is recommended that the previous determination for these properties be changed to non-contributing. The remaining 11 houses in Group D have not been modified since they were originally recorded in 1982, and North Wind concurs with the previous recommendations that these houses be considered eligible for NRHP listing as contributing resources in the historic district.



Photograph 24. View of 500 Avenue L, showing incompatible addition on the west end of the building, facing south (H. Abernathy 2020).

Group E: Reclamation Employees' Housing

Group E consists of four single-family residences that were constructed by Reclamation in March 1932. The houses were wood-frame construction and were built as infill houses along Denver and Utah Streets. The houses in Group E originally contained five-rooms and a screened front porch which spanned almost the full-length of the front façade. Three of the residences in Group E were determined eligible for listing in the NRHP as contributing resources of the historic district in 1982. The house at 1317 Denver Street had experienced irreversible renovations, including the complete enclosure of the original front porch, and was determined to be a non-contributing property to the historic district. North Wind concurs with the previous determination that the dwelling at 1317 Denver Street is a non-contributing resource to the District. None of the four residences in Group E was previously determined to be individually eligible for NRHP listing.

Since the original recording, the remaining three single-family residences within Group E have undergone significant alterations and no longer retain enough integrity to be considered contributing properties to the historic district. The most common modification in Group E is the enclosure, or other alterations, of original porches, followed by chimney removal, window removal and/or replacement, and changes to original exterior sheathing. The house at 1329 Denver Street serves as a good representative example of the types of changes that have occurred in Group E. In 1982, the house was determined eligible as a contributing property to the historic district as it had experienced only minor and reversible alterations, including the replacement of screened window openings with casement windows (Figure 30). However, between 2017 and 2019, the original screen porch was completely enclosed, the roofline was altered to include a gable peak, a shed roof porch was added to the north (main) façade, and the front entry was widened (Photograph 25). These changes have compromised the building's integrity of design, workmanship, materials, and feeling. As a result of these changes, North Wind recommends that the previous determination for the property 1329 Denver Street, as well as the other two properties which have undergone similar alterations, be changed to non-contributing.



Figure 30. View of 1329 Denver Street as it appeared in 1982, facing southeast (Woodward et al. 1983a).



Photograph 25. View of 1329 Denver Street, showing changes to north (main) facade, facing southwest (H. Abernathy 2020).

Group F: Reclamation Employees' Housing

Group F consists of 26 single-family residences constructed by Reclamation in June 1932 for use as employee housing. The buildings were simplified wood-frame bungalows with gabled roofs. All of them had a distinctive L-shaped gable roof porch located on the exterior corner of the living room. During the original recording in 1982, ten of the residences had already undergone irreversible modifications and were determined to be non-contributing resources of the Boulder City Historic District. As many of these houses have experienced subsequent renovations since their original recording, North Wind concurs with the previous determination that these resources be considered non-contributing properties. During the original recording, the remaining 17 bungalows had experienced only minor alterations that were considered reversible or compatible with the character of the neighborhood and were determined to be eligible for NRHP listing as contributing properties of the Boulder City Historic District. None of the houses was determined to be individually eligible for NRHP listing in 1982.

Since that time, 12 of the contributing properties have undergone significant renovations that have undermined their historic integrity. Common alterations include removal or enclosure of original porches, application of stone veneer or other sheathing to the building's exterior, removal and/or replacement of original windows, and construction of inappropriate additions which have changed the house's original form and massing. For instance, the home located at 1309 Denver Street was previously determined to be eligible for NRHP listing as a contributing property of the historic district in 1982 (Figure 31). However, since that time, additions have been constructed on to both the east and west ends of the building, the screen porch has been enclosed, a shed roof porch has been constructed, original windows have been replaced with vinyl sliding windows, a fascia board has been installed on the eave, and the exterior walls have been sheathed in vinyl siding (Photograph 26). These changes have compromised the house's integrity of design, materials, workmanship, feeling, and association. Therefore, North Wind recommends that the previous determination for the house at 1329 Denver Street, as well as the other eleven properties that have experienced similar alterations, be changed to non-contributing.

The remaining five houses in Group F have not been modified since they were originally recorded in 1982. As such, North Wind recommends that five houses in Group F be considered eligible for NRHP listing as contributing resources in the historic district, and a total of 21 houses recommended as non-contributing resources.



Figure 31. View of 1309 Denver Street as it appeared in 1982, facing southeast (Woodward et al. 1983a).



Photograph 26. View of 1309 Denver Street, showing infilled screen porch, fascia at the eaves, additions at the east and west ends, application of manufactured siding, and window replacement, facing southwest (H. Abernathy 2020).

Group G: Government Employees' Duplex Housing

The houses in Group G consist of 15 duplex cottages that were constructed in 1942 for Reclamation by local Boulder City contractor Paul S. Webb. The two-bedroom duplexes were originally constructed in a U-shaped plan with a central carport located between the two units. The houses are located along Date, California, New Mexico, and Fifth Streets and Avenue B. Fourteen houses in Group G were determined eligible for listing in the NRHP as contributing resources of the Boulder City Historic District in 1982. The residence at 761–763 Avenue B had undergone irreversible modifications and was determined to be a non-contributing resource of the Boulder City Historic District. North Wind concurs with the previous determination that this resource be considered a non-contributing property within the historic district. None of the houses in Group G was determined to be individually eligible for listing in 1982.

Since the original recording, many of the 14 duplexes that were previously determined eligible have experienced minor renovations which have diminished the properties' integrity of materials and design. The most common alterations include removal and/or replacement of original windows and the application of stucco or other sheathing to the building's exterior. However, 13 properties still retain their original form and massing, and most of their historic fabric remains intact (Figure 32; Photograph 27). As the remaining 13 properties in Group G still retain most of their integrity, North Wind concurs with the previous recommendations that these houses be considered eligible for NRHP listing as contributing resources in the historic district.



Figure 32. View of 700–702 California as it appeared in 1982, facing east (Woodward et al. 1983a).



Photograph 27. View of 700–703 California Avenue, showing no obvious exterior changes, facing southwest (H. Abernathy 2020).

Group H: Government Employees' Duplex Housing

Group H consists of ten duplex cottages constructed by John Bohannon in 1942. The houses are all located along Fifth and New Mexico Streets. During the original recording in 1982, two of the residences had already undergone irreversible modifications and were determined to be non-contributing resources of the Boulder City Historic District. As these two houses have experienced subsequent renovations since their original recording, North Wind concurs with the previous determination that these resources be considered non-contributing properties within the historic district. The remaining eight cottages in Group H had experienced only minor alterations that were considered reversible or compatible with the character of the neighborhood and were determined to be eligible for NRHP listing as contributing properties of the Boulder City Historic District. None of the houses was determined to be individually eligible for NRHP listing in 1982.

Since 1982, four houses that were previously considered contributing properties have undergone renovations that have undermined their historic integrity. Common alterations in Group H include removal and/or replacement of original windows, application of stucco or other material to the building's exterior, and roofline modifications (Figure 33; Photograph 28). These changes have altered the original form and massing of the buildings and, as a result, these three properties no longer retain their integrity of design, materials, workmanship, feeling, and/or association. Therefore, North Wind recommends that the previous determination for these four properties be changed to non-contributing. The remaining four properties in Group H have undergone only minor renovations and continue to retain most of their historic integrity. For these reasons, North Wind concurs with the previous recommendation that the remaining four houses in this group are eligible as contributing properties of the Boulder City Historic District.



Figure 33. View of 1312 Fifth Street as it appeared in 1982, facing northeast (Woodward et al. 1983a).



Photograph 28. View of 1312 Fifth Street, showing shed roof porch addition and brick veneer applied to south (main) facade, facing north (H. Abernathy 2020).

Group I: Defense Housing Corporation Apartments

Group I consists of the Cherry Lynn Apartments, a group of seven apartment buildings constructed by the Womack Construction Company for Reclamation in 1942. The buildings were constructed with financing from the Defense Housing Corporation. In 1982, when the Cherry Lynn Apartments were initially recorded, all seven buildings were determined eligible for NRHP listing as contributing properties to the Boulder City Historic District. None of the buildings was considered individually eligible for listing at that time. Since they were originally documented, the building at 641 Nevada Way has undergone significant renovations that have diminished its integrity of design, materials, workmanship, feeling, and association. Changes to this building include the replacement of the original double hung windows and removal of the original siding and wood canopy railing on the northwest (main) façade. For these reasons, North Wind recommends that the previous determination for 641 Nevada Way be changed to non-contributing.

The remaining six buildings in this group have experienced only minor alterations since they were originally recorded in 1982, and most of the historic fabric of the buildings remains intact (Figure 34; Photograph 29). While minor changes have diminished their integrity of materials and design, the remaining six buildings still retain their integrity of location, workmanship, setting, feeling, and association. Therefore, North Wind concurs with the previous recommendation that the remaining six buildings in Group I are eligible as contributing properties to the Boulder City Historic District.



Figure 34. View of 1608 New Mexico Street as it appeared in 1982, facing northeast (Woodward et al. 1983a).



Photograph 29. View of 1608 New Mexico Street, showing very few alterations, facing northeast (H. Abernathy 2020).

Group J: Southern California Edison Company Employees' Housing

The 15 single-family residences that comprise Group J were constructed in 1939 for use by employees of Southern California Edison. The houses are all located on the west side of Cherry Street and constructed in an early Ranch style. In 1982, all 15 houses in this group were determined to be eligible as contributing properties of the Boulder City Historic District. At that time, the houses in Group J were noted as one of the best-preserved neighborhoods in the District. Since their initial recording, four houses have undergone substantial renovations and no longer retain sufficient integrity to be considered contributing properties to the historic district. Typical changes for this group include enclosure of the original corner porches and modifications to the building's roofline. The house at 520 Cherry Street serves as a good representative example of the changes that have occurred within this group. The property was determined to be a contributing property to the Boulder City Historic District in 1982 (Figure 35). However, since it was originally recorded the building's roofline has been altered to create a front-facing gable on the east (main) façade. This change has altered the original form and massing of the house and it is no longer able to convey its significance as an early Ranch style home (Photograph 30). For this reason, North Wind recommends that the current NRHP eligibility recommendation for 520 Cherry Street, as well as the other three houses in this group that have experienced similar alterations, be changed to non-contributing.

The remaining 11 houses in Group J have experienced no obvious modifications since they were originally recorded in 1982 and still retain most of their integrity. For this reason, North Wind concurs with the previous determination that the remaining 11 houses in Group J are eligible for NRHP listing as contributing properties to the Boulder City Historic District. Eight, including

516, 524, 532, 536, 528, 548, 552, and 556 Cherry Street, are recommended as individually eligible properties.



Figure 35. View of 520 Cherry Street as it appeared in 1982, facing southwest (Woodward et al. 1983a).



Photograph 30. View of 520 Cherry Street, showing front-facing gable roof modification, facing east (H. Abernathy 2020).

Group K: Southern California Edison Company Employees' Housing

Group K consists of seven single-family residences constructed for employees of Southern California Edison in 1945. The houses are all located on the east side of Cherry Street, and are complementary to those in Group J. All seven houses in Group K were previously determined to be eligible for NRHP listing as contributing properties of the Boulder City Historic District in 1982. None of the properties was determined to be individually eligible for NRHP listing.

Since they were initially recorded, some houses in this group have undergone minor renovations, including removal and replacement of original roof materials and alterations to the exterior sheathing, which have damaged their integrity of materials and/or workmanship. However, all seven residences in Group K retain their original form and massing and the majority of their historic integrity remains intact (Figure 36; Photograph 31). Therefore, North Wind concurs with the previous determination that all seven houses in Group K are eligible for NRHP listing as contributing properties to the Boulder City Historic District. Two, located at 511 and 519 Cherry Street, are recommended as individually eligible properties.



Figure 36. View of 523 Cherry Street as it appeared in 1982, facing east (Woodward et al. 1983a).



Photograph 31. View of 523 Cherry Street, showing no obvious exterior changes, facing east (H. Abernathy 2020).

Group L: Los Angeles Bureau of Power and Light Employees' Single-Family Housing

Group L consists of 27 single-family residences that were constructed for Los Angeles Bureau of Power and Light employees in 1937. The houses are primarily located along Birch Street and were each designed with a red tile roof and stuccoed walls. When Group L was initially recorded in 1982, all 27 of the houses were determined to be eligible as contributing properties to the Boulder City Historic District. Since their original recording, the majority of the houses have experienced no discernible changes and still retain all seven aspects of their integrity (Figure 37; Photograph 32). For this reason, North Wind concurs with the previous determination that all 27 properties in Group L are eligible for listing in the NRHP as contributing resources of the Boulder City Historic District. Twenty-three properties, located at 417, 418, 421, 426, 438, 503, 504, 507, 508, 511, 515, 519, 520, 523, 524, 527, 528, 531, 532, 536, 539, and 540 Birch Street, and 504 Ash Street, are recommended as individually eligible properties.



Figure 37. View of 524 Birch Street as it appeared in 1982, facing northwest (Woodward et al. 1983a).



Photograph 32. View of 524 Birch Street, showing only minor exterior changes, facing west (H. Abernathy 2020).

Group M: Los Angeles Bureau of Power and Light Duplex Housing

Group M consists of five duplex cottages, constructed by the Los Angeles Bureau of Power and Light in 1942. All five duplexes were determined eligible as contributing properties to the Boulder City Historic District in 1982. None was determined to be individually eligible for NRHP listing. Since that time, none of the duplexes has undergone any major renovations, and all retain their original form and massing (Photograph 33). As five properties continue to retain all seven aspects of their integrity, North Wind concurs with the previous determination that all of the duplexes in Group M are eligible for NRHP listing as contributing properties to the historic district, and recommends these properties, located at 508–526 Ash Street, as individually eligible as well.



Photograph 33. View of 508-510 Ash Street, showing no exterior changes, facing northwest (H. Abernathy 2020).

Group N: Six Companies Engineers' Housing

Group N consists of 11 single-family residences constructed by Six Companies, Inc. for their engineers and superintendents between 1931 and 1932. In 1936, the houses were acquired by the Los Angeles Bureau of Power and Light. All the houses are located along Ash Street and were designed by architect George DeColmesnil. In 1982, when the houses in this group were initially recorded, all 11 were determined to be eligible for NRHP listing as contributing properties of the Boulder City Historic District. Since that time, two of the properties, located at 418 and 430 Ash Street, have undergone significant changes that have diminished their integrity of design, materials, workmanship, association, and/or feeling. Changes include enclosure of the original screen porch, replacement of the original roof, window removal and/or replacement, and the application of stone veneer to the buildings' exterior. For these reasons, North Wind recommends that the current NRHP eligibility determination for these two properties be changed to non-contributing.

The remaining nine properties in Group N have not experienced any major changes since they were first recorded and still retain most of their integrity (Figure 38; Photograph 34). Therefore, North Wind concurs with the previous recommendation that the remaining nine buildings are eligible for listing in the NRHP as contributing resources of the Boulder City Historic District. Two properties, located at 409 and 414 Ash, are recommended as individually eligible.



Figure 38. View of 414 Ash Street as it appeared in 1982, facing west (Woodward et al. 1983a).



Photograph 34. View of 414 Ash Street, showing no obvious exterior alterations, facing west (H. Abernathy 2020).

Group O: Reclamation Employees' Housing

The houses in Group O consist of nine single-family brick residences, constructed in April 1932 for ranking Reclamation staff and their families. The houses were all constructed in a Spanish Revival style. In 1982, when the houses in Group O were originally recorded, all nine were determined to be contributing properties to the Boulder City Historic District. However, one of these properties, located at 307 Utah Street, has undergone significant renovations including the removal and replacement of original windows, and a large addition on the northeast end of the building which has altered its original form and massing (Figure 39; Photograph 35). As these changes have compromised the house's integrity of design, materials, workmanship, feeling, and association, it is recommended that the previous determination for 307 Utah Street be changed to non-contributing. The remaining eight houses in Group O have not experienced significant modifications since they were first recorded in 1982. As such, North Wind concurs with the previous recommendations that the remaining eight houses in Group O be considered eligible for NRHP listing as contributing resources in the Boulder City Historic District. Five properties, including 1322, 1330, and 1338 Denver Street, 308 and 324 Nevada Way, are recommended as individually eligible.



Figure 39. View of 307 Utah Street as it appeared in 1960, facing northeast (Woodward et al. 1983a).



Photograph 35. View of 307 Utah Street, showing addition on northeast end of house, facing north (H. Abernathy 2020).

Group P: Los Angeles Bureau of Power and Light Employees' Cottages

Group P consists of nine single-family cottages constructed for employees of the Los Angeles Bureau of Power and Light in 1943. All nine of these residences, including three located on California Avenue now demolished, were determined to be contributing properties to the Boulder City Historic District in 1982. None of the properties was considered to be individually eligible for NRHP listing. The remaining nine properties have experienced only minor renovations. The replacement of original windows and the installation of faux shutters are the most common alterations in Group P. However, all nine of the buildings retain their original form and massing, and the majority of their historic fabric remains intact (Figure 40; Photograph 36). Therefore, North Wind concurs with the previous determination that the remaining nine houses in Group P are eligible for NRHP listing as contributing properties to the historic district. Two properties, located at 405 and 411 Birch Street, are recommended individually eligible.



Figure 40. View of 411 Birch Street as it appeared in 1982, facing east (Woodward et al. 1983a).



Photograph 36. View of 411 Birch Street, showing no obvious exterior changes, facing east (H. Abernathy 2020).

Group Q: Babcock and Wilcox Co. Employees' Apartment Housing

Group Q consists of ten four-family apartment buildings constructed for Babcock and Wilcox Co. employees in 1933. The buildings are all located along Avenues A and B. All ten of these buildings were determined to be eligible as contributing properties of the Boulder City Historic District when they were initially recorded in 1982. None of the buildings was determined to be individually eligible for NRHP listing. Since they were first recorded, four of the buildings in Group Q have experienced significant modifications which have compromised their integrity of design, materials, workmanship, feeling and/or association. Common alterations include the enclosure of the second story screen porch, removal and/or replacement of original windows, and modifications to the buildings' roof and entrance porches. Due to the extent of the changes on these four buildings, North Wind recommends that the current NRHP eligibility determination for these properties be changed to non-contributing.

The remaining six properties in Group Q have experienced only minor changes and still retain most aspects of their integrity. For example, the building at 619 Avenue A has undergone only minor alterations since it was initially recorded, including replacement of original windows and application of shiplap siding to the building's exterior (Figure 41). While these changes have diminished the property's integrity of design and materials, it still retains its integrity of location, setting, feeling, and association (Photograph 37). Therefore, North Wind concurs with the previous recommendations that the building at 619 Avenue A, as well as the other remaining five buildings in this group, are eligible for listing in the NRHP as contributing resources of the Boulder City Historic District.



Figure 41. View of 619 Avenue A as it appeared in 1982, facing south (Woodward et al. 1983a).



Photograph 37. View of 619 Avenue A, showing only minor exterior changes and original screen porches, facing southeast (H. Abernathy 2020).

Group R: Babcock and Wilcox Co. Employees' Single Family Housing

This group of 12 frame houses constructed in 1933 and originally located on the 400 blocks of California Street, Avenue C, and Nevada Highway, and the 1100 and 1200 blocks of Colorado Streets. These homes were single-story, wood frame construction with shiplap siding and varied plans. Roofs were steeply pitched and hipped with gabled projections (Figure 42). All houses within this group were demolished after the 1983 survey was completed.



Figure 42. View of 428 California as it appeared in 1982, now demolished (Woodward et al. 1983a).

Group (S): Institutional, Public, and Semi-Public Properties

The 14 buildings originally recorded in Group (S) were constructed by various government agencies, private groups, and local authorities to serve the Boulder City community. Several building types fall within this category including churches, schools, fraternal lodges, and civic buildings.

When these buildings and structures were initially recorded in 1982, 12 were determined to be eligible as contributing properties of the Boulder City Historic District. Only two, 549 California Ave (Boulder City Post Office) and 813 Arizona St (Boulder City Library), were originally considered non-contributing, as these were constructed outside of the period of significance (1931-1945). Since then, one of the contributing buildings at 701 Park Place (Six Companies Hospital), and one non-contributing building (Boulder City Post Office) have been demolished. Of the remaining 12 contributing buildings as determined in 1982, four have experienced irreversible modifications, or were determined to be outside of the period of significance for the historic district. North Wind recommends that the eligibility determinations for those buildings be changed to non-contributing.

The remaining seven buildings have not undergone any significant modifications and still retain most of their integrity, therefore North Wind concurs with the previous determinations that those buildings be considered contributing properties to the Boulder City Historic District (Figure 42; Photograph 38). Of those seven contributing buildings, 600 Nevada Way (Los Angeles Bureau of Power and Light), 1200 Park Street (Reclamation Administration Building), and 401 California Avenue (City Hall), are recommended as individually eligible.



Figure 43. West elevation of the Boulder City Police Station, then called the Municipal Building, located at 1005 Arizona, as it appeared in 1982 (Woodward et al. 1983a).



Photograph 38. View of the Boulder City Police Department, 1005 Arizona, facing south. This building is considered a contributing resource within Group (S) (H. Abernathy 2020).

Group (T): Private Residential Housing

This group originally consisted of 68 private residential properties constructed throughout Boulder City by individual property owners. The houses embody a range of architectural influences; however, the Ranch style is the most dominant style within this group. During the 1982 survey, 57 properties in this group were determined to be eligible for NRHP listing as contributing resources of the historic district. The remaining 11 properties had experienced irreversible modifications that detracted from their historic integrity and were determined to be non-contributing properties to the Boulder City Historic District. Since that time, eight properties have been demolished and replaced with infill or new buildings, six of which were previously determined to be contributing. Therefore, North Wind recommends that the previous determination for these eight properties be changed to non-contributing. Additionally, the 1982 survey did not record three accessory structures which have since acquired separate addresses. These are located at 1205, 1263, and 1305 Wyoming Street, and are considered newly recorded properties.

Of the remaining 60 properties, 32 have experienced modifications that have compromised their integrity of design, materials, workmanship, feeling, and/or association since they were initially recorded. For this reason, North Wind recommends that the current NRHP eligibility recommendation for these 32 properties be changed to non-contributing. Conversely, the property at 529 Utah Street (formerly 528 Avenue I) was previously determined to be a non-contributing property in 1982, however, as this property retains the majority of their historic integrity, North Wind recommends that the current NRHP eligibility determination for this property be changed to contributing. Seven other properties have been previously determined to be non-contributing and North Wind concurs with the previous determination that these eight buildings remain ineligible for NRHP listing as contributing properties to the Boulder City Historic District. The remaining 19 properties in the private residential housing group have been previously determined to be contributors to the historic district as they exhibit minor, reversible alterations, and retain the majority of their historic integrity (Figure 43; Photograph 39). North Wind concurs with the previous determination that these 19 buildings remain eligible for NRHP listing as contributing properties to the Boulder City Historic District. Of the contributing properties, North Wind recommends 904-906, 909-913 and 1267-1269 Wyoming Street as individually eligible.



Figure 44. View of 600 Avenue C, as it appeared in 1982, facing southwest (Woodward et al. 1983a).



Photograph 39. View of 600 Avenue C, showing minimal alterations at the basement level, facing northwest (H. Abernathy 2020).

Group (U) Commercial Properties

Pre-1941 Commercial Properties

The buildings in this group originally consisted of 18 commercial properties constructed in Boulder City prior to 1941 when Reclamation stopped enforcing architectural guidelines for commercial construction in the city that recommended “southwestern” stylistic elements such as arcaded facades, flat roofs with a parapets, and/or stucco exteriors (Woodward et al. 1983). When these buildings were initially recorded in 1982, 16 were determined to be eligible as contributing properties of the Boulder City Historic District. Two buildings, located at 528 and 541 Nevada Way, had undergone significant irreversible modifications and were determined to be non-contributing properties to the historic district at the time of the original survey. North Wind concurs with the previous determination that those two properties be considered non-contributing resources within the District. Additionally, the contributing property at 1400 Wyoming Street has since been demolished, and North Wind recommends that the previous determination for this property also be changed to non-contributing.

Of the remaining 15 contributing properties recorded in 1982, six have experienced modifications which have compromised their integrity of design, materials, workmanship, feeling, and/or association. Typical changes in this group include modifications to the original awnings and canopies, construction of incompatible additions, and removal and/or replacement of original windows and doors. The arcaded canopies, roof parapets, and stucco exteriors are considered key character-defining features of the pre-1941 buildings. For this reason, North Wind recommends that the current NRHP eligibility recommendation for these six properties also be changed to non-contributing. The remaining nine properties in this group have experienced only minor modifications, and continue to retain their original form and massing, and most of their historic fabric remains intact (Figure 44; Photograph 40). Therefore, North Wind concurs with the previous determination that the remaining nine buildings in this group are eligible for NRHP listing as contributing properties to the Boulder City Historic District. Included in this group are the NRHP-listed Boulder Dam Hotel, and two additional properties, located at 1225 Arizona Street and 550 Nevada Way, which are recommended as individually eligible.



Figure 45. View of 550 Nevada Way as it appeared in 1982, facing west (Woodward et al. 1983a).



Photograph 40. View of 550 Nevada Way, showing no obvious exterior changes, facing north. This building is recommended as individually eligible (H. Abernathy 2020).

Post-1941 Commercial Properties

This group originally consisted of 32 commercial properties that were constructed in Boulder City between 1941 and 1983. Seventeen of the properties in this group were previously determined to be contributing properties of the Boulder City Historic District when they were originally recorded in 1982. The other 15 properties had experienced significant, irreversible modifications or were constructed outside of the established period of significance (1931–1945) for the Boulder City Historic District, and were, therefore, determined to be non-contributing properties to the historic district. As many of these properties have experienced subsequent renovations since their original recording, North Wind concurs with the previous determination that these resources be considered non-contributing properties. Additionally, the non-contributing property located at 1238 Wyoming Street was recorded as one building in 1982, however, since multiple addresses and businesses are associated with this building it was recorded by North Wind as three separate properties. The addresses for these new properties are 1268, 1252, and 1244 Wyoming Street. North Wind concurs that these three properties also be considered non-contributing resources within the District.

Since the 1982 survey, 14 of the properties that were initially considered eligible as contributing properties to the historic district have experienced major renovations which have compromised their integrity of integrity of design, materials, workmanship, feeling, and/or association. Common alterations in this group include modifications to rooflines and awnings, the construction of incompatible additions, window removal and/or replacement, and changes to original exterior sheathing. For example, the building at 534 Nevada Way exemplifies the types of changes that are common within this group. The property was determined to be a contributing property to the Boulder City Historic District in 1982 (Figure 45). Since that time, an arcaded canopy and Mission style parapet have been constructed on the front (east) façade and a two-story addition has been constructed on the rear of the property (Photograph 41). For this reason, North Wind recommends that the current NRHP eligibility recommendation for 534 Nevada Way, as well as the other 13 buildings in this group that have experienced similar alterations, be changed to non-contributing. The remaining three commercial buildings in this group have not experienced any significant modifications since they were initially recorded, and North Wind concurs with the previous determination that those properties are eligible for NRHP listing as contributing properties to the Boulder City Historic District.



Figure 46. View of 534 Nevada Way as it appeared in 1982, facing northwest (Woodward et al. 1983a).



Photograph 41. View of 534 Nevada Way, showing arcaded canopy and Mission style parapet on east facade, facing southwest (H. Abernathy 2020).

Group (V): Reclamation Operational and Maintenance Properties

This group originally consisted of nine buildings and structures built by the federal government to support the operations and maintenance of Boulder City. The buildings and structures in this group included three residence/garages, a water storage tank, a water receiving tank, water filtration/treatment plant, Reclamation warehouse, and two Bureau of Mines laboratory buildings. When they were initially recorded in 1982, all nine of the buildings and structures in this group were determined to be eligible for listing in the NRHP as contributing properties of the Boulder City Historic District. Since the original documentation, the water receiving tank and the Reclamation warehouse have been demolished. The water receiving tank, located at 500 Railroad Avenue, was demolished between 2004 and 2006, and the warehouse, located at 400 Railroad Avenue, was razed in 2014.

Additionally, two of the garage buildings, located at 1400 Colorado Street and 708 Park Place, have both undergone significant renovations which have compromised their integrity of design, materials, workmanship, feeling, and/or association (Figure 46; Photograph 42). Typical changes to the garage buildings include infilling garage bays, replacing original garage doors, and adding plywood panels to the exterior façade. For this reason, North Wind recommends that the previous determination of these four properties be changed to non-contributing. The remaining five properties in this group have experienced only minor modifications and still retain their original form and massing, and most aspects of their integrity. Therefore, North Wind concurs with the previous recommendations that these buildings and structures be considered eligible for NRHP listing as contributing resources of the Boulder City Historic District. Of these contributing resources, the former Bureau of Mines Engineering Lab, also known as Building 100, located at 500 Date Street, the water tank at 1310 Mountain View Place, and the Water Treatment Plant at 300 Railroad Avenue, are recommended as individually eligible.



Figure 47. Reclamation garage at 708 Park Street as it appeared in 1982, facing south (Woodward et al. 1983a).



Photograph 42. View of the Reclamation garage at 708 Park Street, showing typical modifications to the garage bays, facing south (H. Abernathy 2020).

Group (W): Six Companies, Inc. Employees' Housing

The houses in the Six Companies, Inc. Employees' Residential Area currently consists of 139 single-family cottages, constructed for the company's married employees and designed by architect George DeColmesnil. Of the 139 houses in this group, 95 buildings, or approximately 70 percent, were determined eligible for listing in the National Register of Historic Places (NRHP) as contributing resources of the Boulder City Historic District in 1982. An additional 41 houses were determined to have undergone irreversible alterations and were therefore determined to be non-contributing resources to the historic district. As many of these houses have experienced subsequent renovations since their original recording, North Wind concurs with the previous determination that these 41 resources be considered non-contributing properties within the historic district. During the original recording, no determination of eligibility was given for the house located at 615 Avenue D; however, the residence has undergone multiple alterations, including the removal of the original screen porch and roof modifications, and does not retain sufficient integrity to be considered a contributing resource to the Boulder City Historic District. None of the single-family residences in this group was previously determined to be individually eligible for NRHP listing.

Since 1982, 58 of the properties that were previously determined to be contributing properties to the historic district have experienced major alterations which have compromised their integrity of design, materials, workmanship, feeling, and/or association. Typical changes include window replacement, enclosure of original screen porches, roof alterations, the construction of incompatible additions, and the application of stucco or vinyl siding to the building's exterior. The house at 604 Avenue F exemplifies the common changes within this group. In 1982, the property was determined to be a contributing property to the historic district (Figure 47). Since that time, the roofline has been modified, an arched entryway has been constructed, a two-story addition has been built on the rear of the building, and stucco has been applied to its exterior (Photograph 43). For these reasons, North Wind recommends that the eligibility determination for 604 Avenue F, as well as the other 57 properties that have experienced similar alterations, be changed to non-contributing. The property located at 639 Avenue F was originally determined to be non-contributing; however, the property appears to retain its original form and massing, and the majority of its historic fabric. North Wind recommends the non-contributing determination be changed to contributing.

The remaining 40 properties retain their original form and massing, and their historic fabric remains intact. Therefore, North Wind concurs with the previous recommendations that these 40 residences be considered eligible for NRHP listing as contributing resources to the Boulder City Historic District. Of these, 640 Avenue C, also referred to as the "Museum House" as it is owned by the Boulder City Museum Historical Society, is recommended as individually eligible.



Figure 48. View of 604 Avenue F as it appeared in 1982, facing northwest (Woodward et al. 1983a).



Photograph 43. View of 604 Avenue F showing rear addition, facing northwest (H. Abernathy 2020).

Group (X): Six Companies, Inc. Residential and Operational Properties

The buildings in this group consist of four residences constructed by Six Companies Inc. for use by their executive employees. All four houses were determined eligible for listing in the National Register of Historic Places (NRHP) as contributing resources of the Boulder City Historic District in 1982. The houses in this group have experienced only minor renovations which have diminished their integrity of materials and/or design (Figure 48; Photograph 44). However, they all retain their original form and massing, and most of their historic fabric remains intact. Therefore, North Wind concurs with the previous recommendation that these four residences are eligible for listing in the NRHP as contributing resources of the Boulder City Historic District. North Wind also recommends 1411 Denver Street as individually eligible.



Figure 49. View of 705 Park Place as it appeared in 1982, facing south (Woodward et al. 1983a).



Photograph 44. View of 705 Park Place, facing southwest (H. Abernathy 2020).

Group (Y): Power Operators' Field Operations Properties

This group includes three single-family residences and one apartment building constructed for employees of the Los Angeles Bureau of Power and Light in 1937. In 1982, when these properties were originally recorded, all four were determined to be contributing properties to the Boulder City Historic District. None of the properties was determined to be individually eligible for NRHP listing in 1982. Between 1988 and 1990, the apartment building at 535 Cherry Street was demolished and replaced with modern infill. For this reason, North Wind recommends that the current NRHP eligibility determination for that property be changed to non-contributing. Additionally, the residence at 650 Arizona Street has undergone significant alterations since it was initially recorded, including the replacement of most of the original windows on the main (south) façade and modifications to the front porch and roof (Figure 49; Photograph 45). These changes have diminished the property's integrity of design, materials, workmanship, feeling and association. As a result, North Wind recommends that the current NRHP eligibility determination for the property at 650 Arizona Street also be changed to non-contributing. The other two residences in this group have experienced only minor modifications, and still retain most of their integrity. Therefore, North Wind concurs with the previous determination that the remaining two properties are eligible for listing in the NRHP as contributing resources of the Boulder City Historic District.



Figure 50. View of 650 Arizona Street as it appeared in 1982, facing northeast (Woodward et al. 1983a).



Photograph 45. View of 650 Arizona Street, showing multiple alterations, facing north (H. Abernathy (2020)).

Group (Z): Babcock and Wilcox Co. Housing

The houses in this group consist of two single-family residences constructed for executives of the Babcock and Wilcox Co. Company. The two houses were located on Hillside Drive and were designed by architect E.D. Wagner in 1933. In 1982, both houses in this group were determined to be eligible as contributing properties to the Boulder City Historic District. Neither of the residences in this group were previously determined to be individually eligible for NRHP listing. In 1992, the house at 2 Hillside Drive was demolished and replaced with a modern residence. Therefore, North Wind recommends that the current NRHP ineligibility determination for that property be changed to non-contributing. The house at 3 Hillside Drive has not experienced any significant modifications since it was originally recorded in 1982, and still retains its integrity of location, design, feeling, association, and setting (Figure 50; Photograph 46). For this reason, North Wind concurs with the previous determination that 3 Hillside Drive is eligible for listing in the NRHP as a contributing property of the Boulder City Historic District.



Figure 51. View of 3 Hillside Drive as it appeared in 1982, facing northwest (Woodward et al. 1983a).



Photograph 46. View of 3 Hillside Drive, facing northwest (H. Abernathy 2020).

Group (NR): Newly Recorded Properties

There are 23 newly recorded commercial and residential properties, seventeen of which were constructed after 1982 and are recommended not eligible as contributing properties to the Boulder City Historic District. Only four properties were constructed within the period of significance (1931-1945), and these include the relocated Vancouver house at 515 Cherry Street (moved to its current location after the 1982 survey), and 1205, 1263, and 1305 Wyoming Street which are converted accessory structures not recorded in 1982. 1263 and 1305 Wyoming Street do not appear to have experienced any significant modifications and still retain their integrity of location, and the majority of design, feeling, association, and setting (Figure 52). For this reason, North Wind recommends that these properties are eligible for listing in the NRHP as contributing properties of the Boulder City Historic District. Four properties previously recorded in 1982, located at 700 and 1400 Wyoming Street, 553 California Avenue, and 4 Hillside Drive, have since been demolished and replaced with modern infill. North Wind recommends that the current NRHP ineligibility determination for these properties be changed to non-contributing.



Figure 52. View of View of 1263 Wyoming Street, facing south (H. Abernathy 2020).

INDIVIDUAL ELIGIBILITY RECOMMENDATIONS FOR THE BOULDER CITY HISTORIC DISTRICT

According to the National Park Service (NPS) (1997), a historic property may be considered eligible for listing in the NRHP if it is associated with events that have made a significant contribution to the broad patterns of our history (Criterion A); is associated with the lives of persons significant in our past (Criterion B); embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction (Criterion C); or has yielded, or may be likely to yield, information important to an understanding of prehistory or history (Criterion D).

Furthermore, in order to be considered eligible, it must also retain a sufficient degree of integrity in terms of the NRHP's seven aspects: location, design, setting, materials, workmanship, feeling, and association. To be eligible for listing in the NRHP, a property must possess integrity of those elements as they relate to the criterion or criteria under which it would be determined eligible. For instance, those properties recommended eligible under Criterion C may exhibit stronger integrity in terms of design, materials, and workmanship than may a property recommended eligible under Criterion A only. And finally, the property must have been constructed within the established period of significance (1931–1945) as defined by the 1983 Boulder City Historic District Nomination to the National Register of Historic Places.

North Wind evaluated religious properties for eligibility under the NRHP Criteria and under Criteria Consideration A: Religious Properties. Criteria Considerations are applied to properties not normally considered eligible for listing, such as cemeteries, birthplaces, graves of historical figures, structures that have been moved from their original locations, reconstructed historic

buildings, properties primarily commemorative in nature, properties that have achieved significance within the past fifty years, and, in this case, properties owned by religious institutions or used for religious purposes. These properties can be eligible for listing, however, if they possess integrity and meet the applicable Criteria Considerations in addition to being eligible under one or more of the four Criteria.

Per the 1995 *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, Chapter VII. How to Apply the Criteria Considerations:

“A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents. A religious property's significance under Criterion A, B, C, or D must be judged in purely secular terms. A religious group may, in some cases, be considered a cultural group whose activities are significant in areas broader than religious history.”

Of the three religious properties recorded in 1983, only two remain within the District. These are the Grace Community Church, 1150 Wyoming Street, and St. Christopher's Episcopal Church, 812 Arizona Street. One property, St. Andrew's Catholic Church at 700 Wyoming Street is no longer extant. North Wind concurs with the current determination that both remaining church buildings are contributing resources to the District. However, research did not provide information to suggest that either church was individually eligible under Criteria Consideration A.

North Wind recommends 64 properties as individually eligible for listing in the National Register of Historic Places. Of these, three are commercial properties, three are public properties, two are Reclamation operations buildings/structures, and the remaining properties are residential. North Wind found that all properties were eligible under Criterion A for their association with the Boulder Canyon Project and as the first fully-developed experiment in new town planning as promoted by the Community Planning Movement, under the Community Planning and Development and/or Engineering area of significance, and/or under Criterion C under the Architecture area of significance. Table 3 provides a list of properties organized by type, address, group, and NRHP criteria, followed by a summary of eligible properties by type.

Type	Group	Number	Addresses	Criteria
Commercial	(U)	3	1225 Arizona Street	A
			1305 Arizona Street (Listed)	A, C
			550 Nevada Way	A, C
Institutional/Public/Semi-public	(S)	3	600 Nevada Way	A, C

Table 3. Summary of NRHP Individual Eligibility Recommendations

Type	Group	Number	Addresses	Criteria
			1200 Park Street (Admin Bldg)	A, C
			401 California Avenue	A
Reclamation Operational and Maintenance	(V)	3	300 Railroad Avenue	A
			500 Date Street	A
			1310 Mountain View Place	A, C
Residential	A	2	706 Park Street	A, C
			726 Park Street	A, C
Residential	C	1	700 Park Street	A, C
Residential	J	8	516 Cherry Street	A, C
			524 Cherry Street	A, C
			528 Cherry Street	A, C
			532 Cherry Street	A, C
			536 Cherry Street	A, C
			548 Cherry Street	A, C
			552 Cherry Street	A, C
			556 Cherry Street	A, C
Residential	K	2	519 Cherry Street	A, C
			511 Cherry Street	A, C
Residential	L	23	417 Birch Street	A, C
			418 Birch Street	A, C
			421 Birch Street	A, C
			426 Birch Street	A, C
			438 Birch Street	A, C
			503 Birch Street	A, C
			504 Ash Street	A, C
			504 Birch Street	A, C
			507 Birch Street	A, C
			508 Birch Street	A, C
			511 Birch Street	A, C

Table 3. Summary of NRHP Individual Eligibility Recommendations

Type	Group	Number	Addresses	Criteria
			515 Birch Street	A, C
			519 Birch Street	A, C
			520 Birch Street	A, C
			523 Birch Street	A, C
			524 Birch Street	A, C
			527 Birch Street	A, C
			528 Birch Street	A, C
			531 Birch Street	A, C
			532 Birch Street	A, C
			536 Birch Street	A, C
			539 Birch Street	A, C
			540 Birch Street	A, C
Residential	M	5	508–510 Ash Street	A, C
			512–514 Ash Street	A, C
			516–518 Ash Street	A, C
			520–522 Ash Street	A, C
			524–526 Ash Street	A, C
Residential	N	2	409 Ash Street	A, C
			414 Ash Street	A, C
Residential	O	5	1322 Denver Street	A, C
			1330 Denver Street	A, C
			1338 Denver Street	A, C
			308 Nevada Way	A, C
			324 Nevada Way	A, C
Residential	P	2	405 Birch Street	A, C
			411 Birch Street	A, C
Residential	(T)	3	904-906 Wyoming Street	A, C
			909-913 Wyoming Street	A, C
			1267-1269 Wyoming Street	A, C
Residential	(X)	1	1411 Denver Street	A, C

Table 3. Summary of NRHP Individual Eligibility Recommendations

Type	Group	Number	Addresses	Criteria
Residential	(W)	1	640 C Avenue	A, C

Commercial: Group (U)

Three commercial properties are in Group (U) and are recommended individually eligible for listing in the NRHP. One, the Boulder Dam Hotel, at 1305 Arizona Street, is currently listed. The remaining two properties are the Boulder Theater at 1225 Arizona Street, and the former Ida Browder's Café at 550 Nevada Way (Photograph 47). The Boulder Theater is recommended eligible under Criterion A only, as the windows have been replaced, while the café is recommended eligible under Criteria A and C. Both are good representative examples of the Mission style of architecture recommended by the Reclamation for properties constructed prior to 1941.



Photograph 47. View of 550 Nevada Way, facing northwest (H. Abernathy 2020).

Institutional/Public/Semi Public: Group (S)

Three properties, including the Los Angeles Bureau of Power and Light building at 600 Nevada Way, City Hall at 401 California Avenue, and the Reclamation Administration Building at 1200 Park Street, in group (S), are recommended individually eligible for listing in the NRHP. The Administration Building and City Hall are recommended eligible under Criterion A only, as both have had original windows replaced (Photograph 48). The Los Angeles Bureau of Power and Light building is recommended eligible under Criterion A and C. All are good representative

examples of the Spanish Revival style of architecture recommended by Reclamation for this property type constructed prior to 1941.



Photograph 48. Reclamation Administration Building at 1200 Park Street, facing northwest (H. Abernathy 2020).

Reclamation Operational and Maintenance Properties: Group (V)

The Water Filtration/Treatment plant at 300 Railroad Avenue, the original water tank at 1310 Mountain View Place, and the former Bureau of Mines Engineering Lab at 500 Date Street, are recommended individually eligible for listing in the NRHP. North Wind is recommending 300 Railroad Avenue and 1310 Mountain View Place as eligible under Criterion A as part of the BC Line under the Engineering and Community Planning and Development areas of significance. 500 Date Street is recommended eligible under Criterion A under the Engineering and Community Planning and Development areas of significance. The water tank at 1310 Mountain View Place is also recommended individually eligible under Criterion C as an intact structure erected by Reclamation to support the operation and maintenance of the town (Photograph 49).



Photograph 49. View of the Water Filtration Plant at 300 Railroad Avenue, facing east (H. Abernathy 2020).

Residential Properties: Groups A, C, F, J-P, (T), (X), & (W)

Residential properties within the District were generally found to adhere to either, in order of prevalence within the District, the National Folk, Spanish Revival, Spanish Ranch, or Minimal Traditional architectural styles. All the 55 properties recommended eligible herein, are recommended eligible under Criteria A and C, as all retain most or all seven aspects of architectural integrity. For a more detailed discussion about each style's character-defining features, please see the Architectural Context section. Below are excellent examples of each residential architectural style.

The National Folk style was represented heavily by the mid- to lower-level employee housing constructed in the 1930s by Reclamation and Six Companies, typically located along the letter Avenues and intersecting streets. This style has unfortunately seen the most significant alterations overall. However, 640 Avenue C, also known as the Museum House, is considered to be the most intact of these properties, as it retains its original screen porch, windows, exterior siding, and roof vent (Photograph 50).



Photograph 50. View of 640 Avenue C, the only remaining individually eligible home constructed in the National Folk style, facing west (H. Abernathy 2020).

The Spanish Revival style is represented by the upper-level employee housing constructed in the 1930s by Reclamation. These homes were located primarily on the west, north, and east of the central commercial and civic area. An excellent example of this style of home is 1330 Denver Street. This home retains its tile roof, brick exterior, arched entryway, and multi-lite casement windows (Photograph 51).

The early Ranch and Spanish Ranch style homes were located primarily on Cherry and Birch Streets, with Birch having the majority of the individually eligible properties. These homes were constructed largely in the 1930s by Los Angeles Bureau of Power and Light and Southern California Edison, and make up the bulk of groups K and L. The home at 511 Cherry Street is a great example of the early Ranch style, with the tile roof, inset porch, and “X” bracing on the porch handrail (Photograph 52).

The Minimal Traditional style was the least prevalent style in the District and was found most commonly in duplex housing such as the building at 904–906 Wyoming Street, a privately built property constructed toward the end of the period of significance in 1942. The home retains its original windows, stucco exterior, roof, porch roofs, and massing (Photograph 53).



Photograph 51. View of 1330 Denver Street, a good example of an individually eligible Spanish Revival home constructed by Reclamation, facing northwest (H. Abernathy 2020).



Photograph 52. View of 511 Cherry Street, an intact example of an individually eligible early Ranch style home, facing east (H. Abernathy 2020).



Photograph 53. View of 904–906 Wyoming Street, an intact example of an individually eligible Minimal Traditional style duplex, facing northwest (H. Abernathy 2020).

SUMMARY AND RECOMMENDATIONS

North Wind performed a reconnaissance level survey and NRHP eligibility assessment of buildings and structures within the Boulder City Historic District located in Boulder City, Clark County, Nevada, in March 2020. The purpose of the survey was to provide the City with updated information regarding the contributing status of buildings and structures within the District, and to provide an updated evaluation of integrity of the District as a whole. All buildings and structures located within the current boundaries of the District were documented regardless of age, and all buildings and structures over 50 years of age were evaluated for listing in the NRHP as contributing, non-contributing, or individually eligible resources of the District based on their individual integrity.

The reconnaissance survey of the District resulted in the documentation of 517 properties, including nine maintenance and operational buildings and structures, 12 institutional, public, and semi-public buildings, 50 commercial buildings, and 447 residential properties. All but 78 properties were constructed within the established period of significance of 1931-1945. Of the total amount surveyed, 223 properties are recommended as contributing resources to the District, with 294 properties recommended as non-contributing. These 294 properties are made up of buildings that have suffered the loss of architectural integrity due to incompatible and irreversible alterations, and new construction, including modern infill that replaced demolished historic properties.

Sixty-four properties, including the NRHP-listed Boulder Dam Hotel, are recommended as individually eligible for listing in the NRHP under Criterion A for their association with the

Boulder Canyon Project and as the first fully-developed experiment in new town planning as promoted by the Community Planning Movement, under the Community Planning and Development and Engineering areas of significance, and/or under Criterion C under the Architecture area of significance.

It is important to note that these findings will not in and of themselves initiate changes in the NRHP listing status of the current District. However, should the City or another entity wish to pursue an amendment to the current nomination, the District, with its current boundaries, would no longer meet the eligibility criteria due to the significant loss of contributing resources and modern infill which has impacted its historic character and cohesiveness. North Wind reviewed expansion of the period of significance to include properties constructed between 1946 and 1970 and found that this would not make a considerable contribution of contributing properties. Additionally, as a group, no significant historical association could be attributed to these later properties that would warrant expanding the period of significance. For these reasons, North Wind does not recommend updating the existing district nomination.

North Wind did not officially survey landscape features as it was not part of the current scope; however, based on field observations conducted during the building and structure survey, North Wind suggests that these features would not be in sufficient number to create a majority of contributing properties. Should they desire, the City or another entity could pursue a survey to formally inventory and evaluate cultural landscape features to determine if any of these features could be recommended as contributing resources to the District.

Recommendations

1. Develop Regulatory Design Guidelines

North Wind recommends the development of tiered design guidelines for any property, regardless of contributing status, located within the District and constructed within the established period of significance of 1931-1945. The guidelines should be enforceable and housed in the City's Zoning Ordinance (Title 11) of the Boulder City Municipal Code. The guidelines should apply to any work on the exterior of the property requiring a permit from the City's Community Development Department, such as, but not limited to, rehabilitation, restoration, or reconstruction work, additions, demolitions, or removal of historic fabric, and should be appropriate to the contributing status of the building. For example, contributing and individually eligible properties should have stricter standards than non-contributing properties. Applications for such work should be reviewed by the City's Historic Preservation Commission, with support from the Community Development Department, for compatibility to the established design guidelines.

2. Explore Designation of Individual Resources and Districts on the Boulder City Historic Registry ("local designation")

In addition to the properties recommended as individually eligible, North Wind found the Los Angeles Bureau of Power & Light and Six Companies single-family and duplex housing constructed in the 1930s, and located primarily along Birch, Cherry, and Ash Streets between Railroad Avenue and Nevada Way, worthy of exploration as a locally designated historic district. The majority of these homes are recommended as individually eligible and contributing properties.

No other noteworthy clusters of contributing or individually eligible properties was found; however, North Wind recommends exploring local designation of individual contributing properties as historically, rather than architecturally, significant for their association with an important aspect of the cultural, political, or economic heritage of the community or City.

3. Develop Education and Outreach Program

In tandem with the adoption, oversight, and enforcement of design guidelines, as well as local designation of individual buildings and districts, North Wind recommends the development of an educational and outreach program for property owners and residents that would include a discussion of significant architectural features by property type; responsibilities of property owners; resources for property owners, including technical assistance from the City Historic Preservation Commission, Nevada State Historic Preservation Office, and potential funding sources such as the Federal Historic Preservation Tax Incentives program for the rehabilitation of certified historic, income-producing buildings; and the City's Historic Preservation Awards and other economic and community-based benefits of preserving Boulder City's historic buildings.

4. Develop Incentive Program for Appropriate Rehabilitation

An incentive program to assist property owners with the sensitive rehabilitation of their historic homes would promote reinvestment in the District and allow residents to contribute to the preservation of the District while being acknowledged for their efforts. Incentives such as matching grants for certified exterior rehabilitation work can be overseen by the City's Historic Preservation Commission to ensure compliance with the City's design guidelines. Work can include critical building maintenance; structural stabilization work; repair and restoration of historic features; reconstruction of missing historic details; and/or in-kind replacement of deteriorated historic elements. Applicants should be provided historical information about their building, property type, and the District; specific guidelines related to the character-defining features of their property type; and resources for additional information or assistance.

5. Update 1991 Survey of the Boulder City Water Supply System

North Wind recommends an updated survey, determination of eligibility, and potential NRHP nomination of the Boulder City Water Supply System documented in the Boulder City Water Supply System Determination of Eligibility report, prepared in 1991. The 1991 report contains two resources located within the Boulder City Historic District, including the water treatment/filtration plant, and the original water tank, both of which North Wind has determined individually eligible for listing in the NRHP under Criteria A and C.

6. Conduct Historic Survey and Prepare a Preservation Treatment Plan for Historic Landscape Features

Recognizing that the original 1983 Boulder City Historic District NRHP nomination had limitations in that it focused only on buildings and structures, and did not include sites and objects, North Wind recommends an evaluation of these potentially significant resources located within the District. Specifically, North Wind recommends a survey of Boulder City's designed landscapes such as the large, landscaped civic areas, buffer areas, greenbelts, and

street layout as included in the DeBoer plan. A comprehensive survey of any remaining urban and landscape elements and associated features, much like what might be included in a Cultural Landscape Inventory, a tool used by the National Park Service to document historic sites in the NPS system, would provide the City with a valuable management tool for preserving the features that substantiated the progressive nature of the DeBoer plan.

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APPENDIX A. Documented Buildings within the Boulder City Historic District

APPENDIX B. Nevada State Historic Preservation Office ARA Short Forms