John S. Park Beverly Green

Design Guidelines - First Draft

CITY OF LAS VEGAS NEVADA

kme ARCHITECTS

CHATTEL

2023

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Section 1: Introduction

1.1 Introduction

The City of Las Vegas has 33 designed historic resources, which includes five designated historic districts: Berkeley Square, Beverly Green, John S. Park, Las Vegas High School Neighborhood, and Lorenzi Park. John S. Park was the city's second historic district; listed on both the National Register of Historic Places and City of Las Vegas Historic Property Register in 2003. The Beverly Green Historic District was listed in the City of Las Vegas Historic Property Register in 2016. These districts are each distinct and unique in character but are united in representing twentieth-century historic residential architecture and the development of the City of Las Vegas. The design guidelines contained herein apply to properties located within the boundaries of the Beverly Green and John S. Park historic districts. See maps (Section 1.3) for more information.

1.2 Overall Goals of Historic Preservation

1.2.1 Purpose

Historic preservation has multiple tangible and intangible purposes. One of the purposes of historic preservation is to retain the physical aspects of the built environment that tell the story of our collective history and culture. By studying and transmitting information about the historic built environment, society gains a better understanding of what the past was like, including what a culture(s) value, how people lived, and a greater sense of what was considered beautiful. Historic preservation also fosters economic development through the preservation of properties that contribute to the historic character of the community. It is also an important component of city planning policies and procedures as it acts as a neighborhood planning and redevelopment tool to protect and enhances local heritage.

1.2.2 History

Historic preservation had been going on for centuries in the United States before it was codified in law with the National Historic Preservation Act (NHPA) of 1969. The NHPA was passed to preserve historic and archaeological resources in the U.S. It created the National Register of Historic Preservation, National Historic Landmarks, and enabled states to establish state historic preservation offices. The Las Vegas Old Mormon Fort was the first property in Las Vegas to be listed in the National Register in 1972.

The Nevada State Historic Preservation Office (Nevada SHPO) and Nevada State Register of Historic Places (NVSRHP) were established in 1979 to protect properties worthy of historic preservation in the state (NRS 383.085).

In 1991, historic preservation became a formalized practice in the City of Las Vegas when it became a certified local government (CLG). The CLG program is a joint program between NPS, Nevada SHPO, and participating local governments. To become a CLG in Nevada, a local government must:

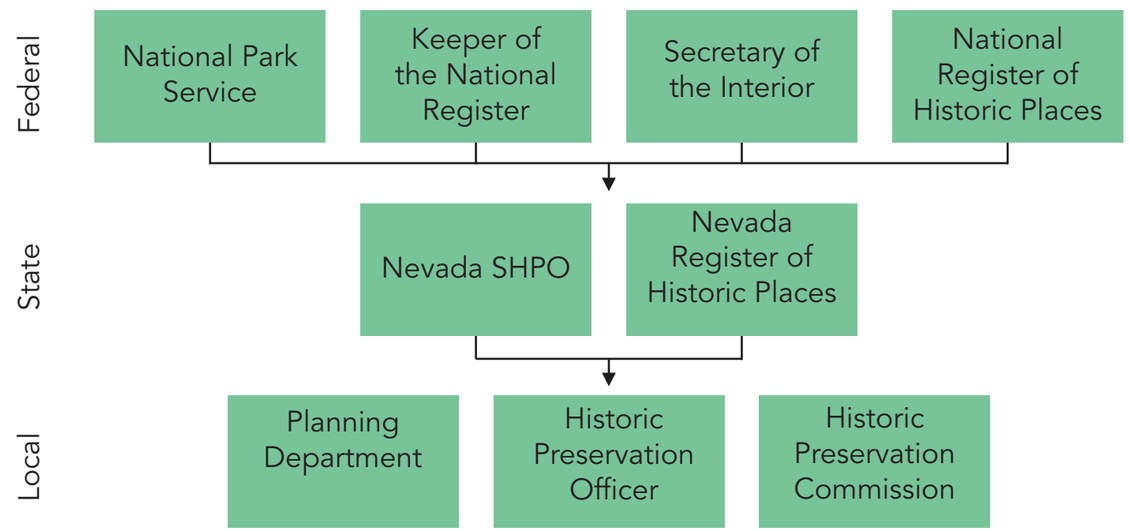
1) Establish an ordinance included in their Planning & Zoning code that supports historic preservation;
2) Create a historic preservation commission to oversee the local government's preservation program;
3) Include provisions complying with Nevada's Open Meeting Law and including the public in the development and maintenance of the preservation program.

The City of Las Vegas Historic Preservation Officer and the Historic Preservation Commission were both established in 1991.

CLGs are eligible to receive subgrants from Nevada SHPO to support historic preservation in the communities.

1.2.3 Administration

Historic preservation in the United States is administered at the federal, state, and local levels. At the federal level, the National Park Service overseas historic preservation, with the Keeper of the National Register responsible for officially listing nominated properties in the National Register of Historic Places. At the state level, administration is comprised of the Nevada State Historic Preservation Office, led by the State Historic Preservation Officer. Together they maintain the Nevada Register of Historic Places. At the local level, the Historic Preservation Officer leads the Historic Preservation Commission. They maintain the Las Vegas Historic Property Register.



1.2.4 What Can Be Preserved

Historic preservation is concerned with the preservation of five things:

1. **Buildings:** A property whose primary purpose is to house human activity.
2. **Structures:** A property constructed for a purpose other than human activity (bridge, lighthouse, gazebo)
3. **Objects:** Primarily artistic in nature and small in scale (monuments, fountains, sculptures)
4. **Sites:** Location of a significant event, historic or prehistoric activity (designed landscape, trail, battlefield)
5. **Districts:** Collection of buildings, structures, objects, sites that are historically, architecturally and/or culturally united by plan or physical development

1.2.4a Historic Districts, Neighborhood Conservation Areas, and National Scenic Byways

Historic Districts, and National Scenic Byways
Historic districts can be a collection of buildings, sites, objects, and sites. According to NPS, a district "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development." Historic districts are united by sharing a collective historic, architectural, and/or cultural significance. Historic districts span a variety of sizes, in small cities and towns, a historic district may encompass the majority of the square mileage, or districts can be a much smaller collection of properties confined to a city block. Not all the properties contained within the boundaries of a historic district need to be significant on their own, the significance of a district is gained through the collective significance of the whole.

Neighborhood Conservation Districts
Neighborhood conservation districts are another way to protect the character of a community. While similar to historic districts in intent, they differ from them in a few key ways. While historic districts are often designated to preserve the physical fabric of an area, neighborhood conservation districts are often established to preserve the character of a neighborhood. While not mutually exclusive concepts, one reason for establishing a neighborhood conservation district instead of a historic district is that a neighborhood is not eligible for historic designation. Another reason for establishing one over a historic district is that there are less restrictions on the built environment.

National Scenic Byways
Roads important to the history and culture of America may be recognized as National Scenic Byways by the United States Secretary of Transportation. Las Vegas Boulevard is one of 184 National Scenic Byways in the country, recognized in 2000 after going through a nomination process. According to the U.S. Department of Transportation Federal Highway Administration, to be eligible, "a byway must meet the criteria for at least one of six "intrinsic qualities": archeological, cultural, historic, natural, recreational, and scenic. The features contributing to the distinctive characteristics of the corridor's intrinsic quality are recognized throughout the region and are considered regionally significant." 3.41 miles of Las Vegas Blvd is recognized between Russell Road and Sahara Avenue. Recognized byways must include a corridor management plan that focuses on maintenance and protecting the features that make the corridor unique.

1.2.4b Residential and Commercial Preservation

In considering the eligibility of an historic property for designation, both residential and commercial buildings are eligible for preservation. Nominating a residential or commercial property requires following the same criteria and integrity considerations outlined in National Register Bulletin 15.

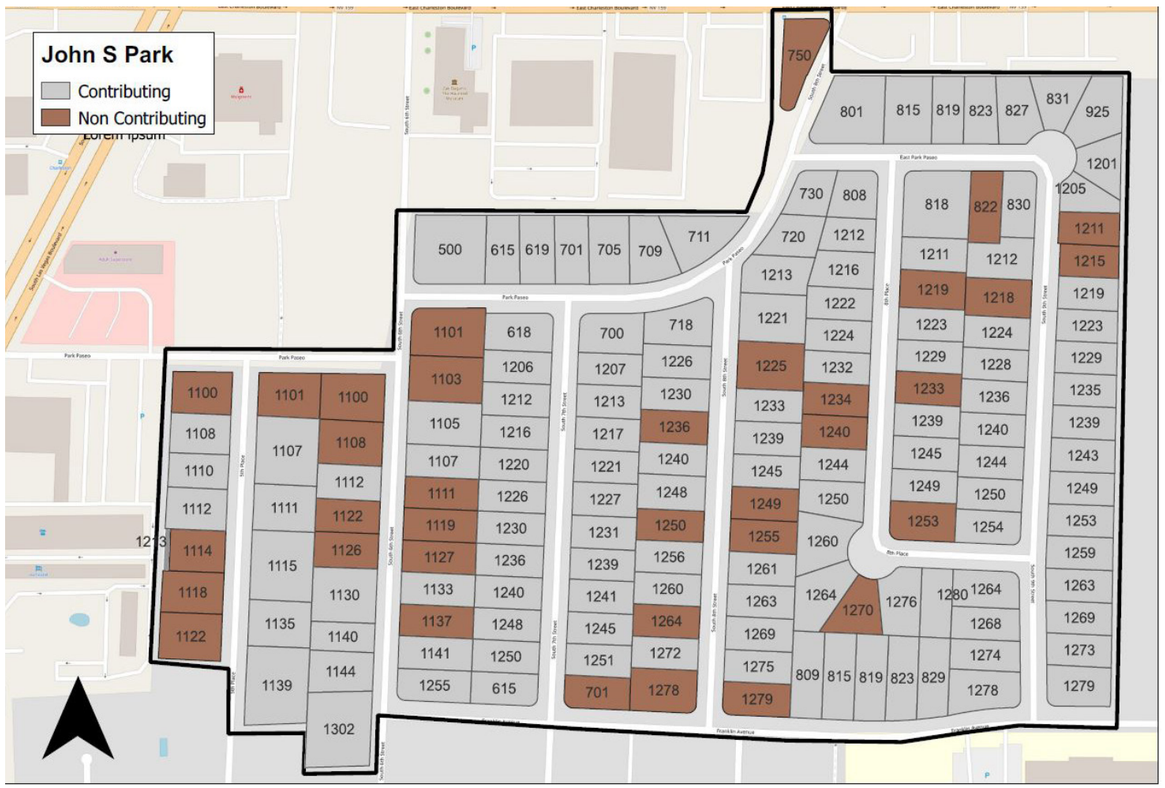
1.2.4c Single-Family and Multi-Family Properties

When addressing residential historic preservation, there are two different property types: single-family residences, and multi-family properties. Single-family residences are defined as buildings designed to be occupied by one family unit. Single-family residences are always detached buildings. Multi-family dwellings are properties where multiple families live in separate units. Examples of multi-family dwellings include apartment buildings, condominiums, townhouses, and rowhouses.

1.2.4d Sites

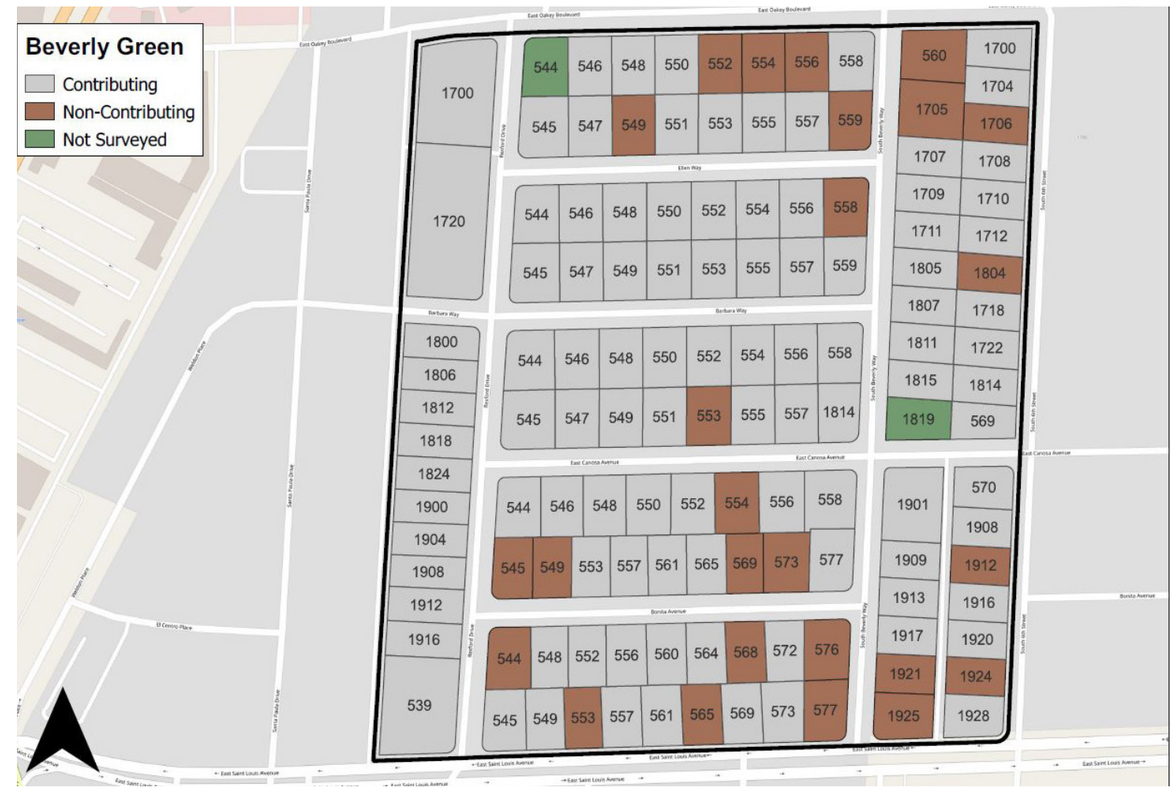
According to NPS, sites are "the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure." Common examples of sites include designed landscapes, battlefields, significant cemeteries, and the ruins of historic buildings or structures.

John S. Park



- Listed in the National Register of Historic Places and the City Historic Property Register in 2002
- Significant for exemplifying local events and trends in community development and for architecture, presented by a variety of styles from Period Revival to Minimal Traditional and Ranch
- Period of significance of 1931-1952
- Contains 161 resources, 126 of which are currently contributing and 35 of which are non-contributing

Beverly Green



- Listed in the City Historic Property Register in 2016
- Significant for being reflective of the City's cultural, political, and economic past and representing an established visual feature of the area
- Period of significance of 1951-1964
- Contains 124 resources, with 96 contributing (45 individually eligible for listing the National Register), 26 found non-contributing, and two not surveyed

1.4 Purpose of Design Guidelines

The purpose of the Las Vegas Design Guidelines (LVDG) is to protect the historic integrity and character of John S. Park and Beverly Green Historic Districts and help homeowners, designers, architects, landscape architects, contractors, and City staff of the Department of Community Development, which includes the City's Historic Preservation Officer, understand, and preserve the unique features of homes and neighborhoods of each respective district. The LVDG support preservation of the designated historic districts by providing guidance on how best to protect and retain the character-defining features that make the districts unique, while allowing for appropriate change to keep the districts livable into the future. The goal of these guidelines is to help ensure that historic properties are protected and that new construction, including infill and additions, honors the character of the respective districts.

In response to climate change and the affects it has had and will continue to have on the Las Vegas Valley, woven throughout the LVDG are recommendations regarding how to best improve the energy efficiency and thermal resistance of a historic property without the significant alteration of character-defining features. See Section 4 for recommendations for the treatment of exterior features.

1.5 Development of Design Guidelines

The LVDG have been developed as part of a collaborative process between the City of Las Vegas, Chattel, Inc. Historic Preservation Consultants (Chattel), KME Architects (KME), with input from homeowners, residents, and community members throughout the process.

Homeowners and residents were invited to a community meeting held on March 8, 2023, to introduce them to the process and seek input on items that should be prioritized in the LVDG. Chattel and KME then prepared a first draft of the LVDG for review by City staff, residents, and community members.

1.6 Existing Guidance, Local Regulations

There is existing guidance on historic preservation published at the national level that is designed to help protect historic properties. Guidance included in this section include the Secretary of the Interior's Standards (36 CFR Part 68) and Preservation Briefs published by the National Park Service.

Designated historic properties in the City of Las Vegas are protected under local code Title 19.10.150 HD-O (see Section 1.6.3a for more information). Properties in the John S. Park Historic District are governed by the existing John S. Park Design Guidelines (2009, not included herein). Additional local codes included in this section for reference in utilizing these design guidelines include:

- Regional Plant List
- Title 19.06 Fences and Gates

This section also includes information on the incentives available for historic preservation.

1.6.1 Secretary of the Interior's Standards

Generally, design guidelines for historic properties follow the Secretary of the Interiors Standards for the Treatment of Historic Properties (Secretary of the Interior's Standards). There are four treatments to historic properties set out in Secretary of the Interior's Standards (36 CFR Part 68, 1995), Preservation, Rehabilitation, Restoration, and Reconstruction. Rehabilitation is the most common treatment and will be followed in the LVDG. The Rehabilitation Standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.6.2 Preservation Briefs

Another important resource used in historic preservation are Preservation Briefs, published by National Park Service. Preservation briefs provide technical information to preserve, restore, and rehabilitate historic properties.

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings
Preservation Brief 4: Roofing for Historic Buildings
Preservation Brief 8: Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
Preservation Brief 9: The Repair of Historic Wooden Windows
Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
Preservation Brief 14: Exterior Additions to Historic Buildings: Preservation Concerns
Preservation Brief 22: The Preservation and Repair of Historic Stucco
Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
Preservation Brief 30: The Preservation of Historic Clay Tile Roofs
Preservation Brief 44: The Use of Awnings on Historic Buildings: Repair, Replacement, and New Design

1.6.3 Local Codes and Ordinances

1.6.3a City of Las Vegas Title 19.10.150 HD-O Historic Designation Overlay District

The City of Las Vegas' Historic Designation Overlay District establishes the means and methods, and review of historic preservation in the City. It establishes the Historic Preservation Commission, including qualifications or members, its organization, duties, and powers. It also establishes the role of Historic Preservation Officer including responsibilities.

It also describes the process to designate a historic property, including districts, as well as the criteria that makes a potential historic resource eligible for listing in the City's Historic Property Register.

1.6.3b City Code – Regional Plant List

These design guidelines will rely upon the Southern Nevada Water Authority & Southern Nevada Regional Planning Coalition Regional Plant List December 2021 (Regional Plant List) to provide recommendations for landscaping alterations.

1.6.4a Nevada State Register of Historic Places

The Nevada State Register of Historic Places (NRS 383.085) was established in 1979 by Nevada state law, enabled by the National Historic Preservation Act of 1969. It is maintained by the Nevada State Historic Preservation Office (SHPO, NRS 383.021).

The Nevada Register of Historic Places is the official list of properties and resources worthy of preservation. According to SHPO, "These resources reflect history, architecture, archaeology, and culture that are important to Nevadans. The Nevada State Register recognizes those places in the state that have significance to the past in a local, state, or national context, and possess good physical integrity to the period during which they were important. To be eligible, a resource can be a building, structure, site, or object. They can also be a larger landscape, or a collection of resources known as an historic district."

1.6.4b Nevada Revised Statutes (NRS) 107 – Energy Policy

NRS 701 is the state statute regarding energy policy. It establishes the Renewable Energy Bill of Rights, that states that all residents of the state have the right to both generate and consume renewable energy. It further establishes the energy efficiency standards for all appliances sold in the state. This statute is implemented by the Governor's Office of Energy who is responsible for managing energy-related programs; facilitating cooperation between key stakeholders; advising the Governor on energy policy; and collaborating with local, regional, and federal partners to ensure a reliable and sustainable clean energy system.

1.7 Incentives

There are a couple of local incentives available for historic preservation.

Historic Preservation Commission Centennial Legacy Bricks and Mortar Grant

The Historic Preservation Commission provides grants to private and owners of designated properties with funding from the Centennial Commission. Eligible properties must be listed on the National or State Register of Historic Places, or on the City's Historic Property Register.

To be eligible, applicants must be able to demonstrate the following:

- The property is free of liens except for mortgages
- The property has no open code enforcement cases
- The proposed project complies with the Design Guidelines contained herein
- Provide a timetable and budget that shows the project will be completed within 12 months

See the City's Historic Preservation webpage for more information on the application process.

Historic Preservation Commission Centennial Legacy Grant for Historic Preservation Programs

Centennial Commission grants are also available for non-bricks and mortar projects that commemorate the history of the City of Las Vegas.

Eligible projects include the following:

- Historic Preservation Events
- Oral Histories
- Surveys and/or Inventories of Historic Properties
- Publications Related to the History of Las Vegas
- Educational Initiatives Related to Historic Preservation
- Visual Arts Related to Historic Preservation
- Performing Arts Related to Historic Preservation
- Preservation and Conservation of Historical Collections

See the City's Historic Preservation webpage for more information on the application process.

Section 2: How to Use the Design Guidelines

2.1 What is in the Design Guidelines

The design guidelines contain recommendations for the treatment of exterior feature of properties in the districts.

Section 1: Introduction

Contains an introduction to the design guidelines including, how and what we preserve, the purpose of the design guidelines, an introduction to historic preservation guidance, information on national, state, and local historic preservation ordinances, an information on historic preservation incentives.

Section 2: How to Use the Design Guidelines

Provides information regarding how and when the design guidelines apply and how to utilize them to design a successful project. This section provides a glossary of common terminology found throughout the guidelines.

Section 3: John S. Park and Beverly Green

Provides information on both districts, including history, architectural styles, character-defining features, district boundaries, contributors, and non-contributors.

Section 4: Guidelines for the Treatment of Properties in the Districts

This section contains guidance for the following items:

- Exterior Materials
- Doors
- Windows
- Awnings
- Sunshades
- Enclosures
- Roofs
- Solar
- Mechanical, Electrical, and Plumbing (MEP)
- Carports
- Garage Casita Conversions
- Additions and Infill Construction
- Hazardous Materials

Section 5: Guidelines for Site and Setting

This section contains guidelines for site and setting features of the districts, including fences and gates, landscaping and hardscaping, and neighborhood identity.

2.2 How to Use the Design Guidelines

The design guidelines should be consulted anytime a property owner is undertaking work that affects the exterior of a building located in the districts. The design guidelines are organized by elements of buildings visible from the public right-of-way.

Woven throughout the design guidelines are recommendations for how to improve the energy efficiency of an historic property when completing projects.

2.3 Design Review Process

The review process to get a project approved is as follows:

Step 1: Apply for a Building Permit

Property owners can apply online at www.lasvegasnevada.gov/Business/PermitsLicenses/Building-Permits or at the Planning Department, 495 S. Main St. Depending on the nature of the work, you may be asked to submit an application for a "Certificate of Appropriateness." There is no additional fee for the certificate.

Step 2: Level of Review Determination

If the work is considered to be "minor in nature," the application may be reviewed in-house by the Historic Preservation Officer and your permit may be approved that same day.

Minor work can include:

- Replacing roof shingles with the same type of roof shingles
- Window replacement
- Replacing air conditioning units

If the work is considered to be "major in nature," then the proposed work must be heard by the commission.

Major work can include but is not limited to:

- Additions
- Carport alerations
- New fencing

Step 3: Prepare Application

The Certificate of Appropriateness application must include drawings of the proposed work, photographs of the existing house and any manufacturer's brochures, if applicable.

Step 4: Review

Proposed project contained in the Certificate of Appropriateness application will reviewed by the Historic Preservation Commission. The Commission will make a recommendation for approval or denial based on whether the proposed work is determined to be compatible with the historic context of the building or district.

Step 5: Appeal (if applicable)

If the application is denied, you have the right to appeal to the city council.

2.3a What Requires a Building Permit?

The following graphic outlines which kinds of projects require a property owner to obtain a permit:

Proposed Alteration	Permit Required?
Exterior Building Materials	✓
Window Replacement	✓
Solar	✓
Carport	✓
Garage Casita Conversion	✓
Addition	✓
Roof	✓
Landscaping and Hardscaping	✓
Painting	✗

Any proposed project that requires a building permit is subject to review by the Historic Preservation Officer. While painting the exterior of a property does not require a building permit, property owners should consult the guidelines for information on how to treat exterior features that were historically unpainted.

2.3b How to Design a Successful Project

The following should be considered to help design a successful project:

1. **Become familiar with the Design Guidelines.** Designing a project that is in compliance with the Design Guidelines will make for a simpler, smoother design review process, preventing delays to your project.
2. **Review the property's exterior features and context.** Gaining a better understanding of the property's character-defining features will help the applicant understand how their project may affect those features, if at all.
3. **Consult the Historic Preservation Officer.** Applicant should contact the Historic Preservation Officer in advance of or in the early stages of designing a project to discuss the proposed work before submitting a building permit to the Department of Community Development.
4. **Engage a professional.** Depending on the size, scale, and complexity of your project, it may be something an applicant can complete independently, or it may be something that requires the property owner to consult with or hire an architect, contractor, engineer, landscape designer, or other professional.
5. **Submit a thorough and complete application.** The more information you are able to provide regarding your project, the easier it will be to review for adherence to the Design Guidelines.

Certificate of Appropriateness Application

The Certificate of Appropriateness Application is the form property owners submit to complete a project on a designated historic property. The certificate of appropriateness application should accompany a building permit application. The certificate of appropriateness application can be accessed here or on the City's Historic Preservation webpage.

2.4 Glossary

Single-Family Residence
- Free-standing residential buildings designed to be used as a single-dwelling unit, with no shared walls, and its own land.

Multi-Family Residence
- Any residential property containing more than one housing unit including a duplex, townhome, or apartment complex.

Commercial Property
- Buildings that house business and/or land that is intended for profit.

Primary and Secondary Elevations
- Primary elevation or the front of the house, are often portions of the building which face the road and are the most publicly visible. It will usually be designed to be the principal or most important elevation.
- Secondary elevation are the portion of the building which is not designed with principal features or elevation, often obscured from roads or public view.

Character-Defining Features
- As outlined in the U.S. Department of the Interior's National Register Bulletin 15 and Preservation Brief 17: "How to Identify Character Defining Features", the architectural character and general composition of a resource, including, but not limited to, type and texture of building material; type, design, and character of all windows, doors, stairs, porches, railings, molding, and other appurtenant elements; and fenestration, ornamental detailing, elements of craftsmanship, finishes, etc.

Setting
- Setting: Setting is the physical environment of a historic property. It refers to the historic character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its historical relationship to surrounding features and open space. The physical features that constitute the historic setting of a historic property can be either natural or manmade and include such elements as topographic features, vegetation, simple manmade paths or fences, and the relationships between buildings and other features or open spaces.
- Setbacks vs. Open Space: Setbacks are the smallest distance from the property line maintained when building structures while open space are areas preserved for parks or green spaces and other kinds of natural environments.

In-Kind
- Matching the existing or extent material in type, style, texture, and detailing.

Integrity
- The ability of a property, structure, site, building, improvement, or natural feature to convey its identity and authenticity, including but not limited to its original location, period(s) of construction, setting, scale, design, materials, detailing, workmanship, human values, uses and association

Contributors and Non-Contributors
- Contributors: A contributing property is a building, structure, object, or site within the boundaries of the district that adds to the historic associations, or historic architectural qualities for which the district is significant. A contributing property must also retain its integrity. In other words, the property must retain enough of its historic physical features to convey its significance as part of the district. Alterations can damage a property's historic appearance and integrity.
- Non-contributors: Historic properties that do not contribute to the significance. These property may be less than fifty years old, they may be older properties that have been significantly altered, or they may be properties not associated with the historic theme or time period of the district.

Public Right-of-Way
- Any street, avenue, boulevard, road, highway, sidewalk, alley or easement that is owned, leased, or controlled by a government entity.

Recommended Versus Not Recommended
- Recommendations include maintaining the historic character and integrity of the district, while actions not recommended are perceived as alterations with the potential to negatively impact the historic character of the district.

Historic Documentation
- Original documents that contain important historical information and serve as primary sources. Which provides important information related to the significance for use by historians, researchers, preservationists, and architects.

Section 3: Introduction to John S. Park and Beverly Green

3.1 John S. Park Historic District

The John S. Park Historic District (John S. Park) was listed in National Register of Historic Places (National Register) and listed in the City Historic Property Register (Historic Property Register) in 2003. It was listed under Criterion A for exemplifying local events and trends in community development and under Criterion C for architecture, represented by a variety of Period Revival styles, prominently Tudor and Colonial Revival, Ranch, and Minimal Traditional style. The period of significance is 1931-1952. The period of significance begins when the earliest property was constructed and ends 50 years preceding its designation. It contains 131 resources, 126 of which are currently contributing, 35 of which are non-contributing.

Survey

As described in the National Register nomination, the district was surveyed from January-June 2002. Each property was photographed, and data was collected through research. Every contributing property in the district was documented in a Historic Resource Inventory Form.

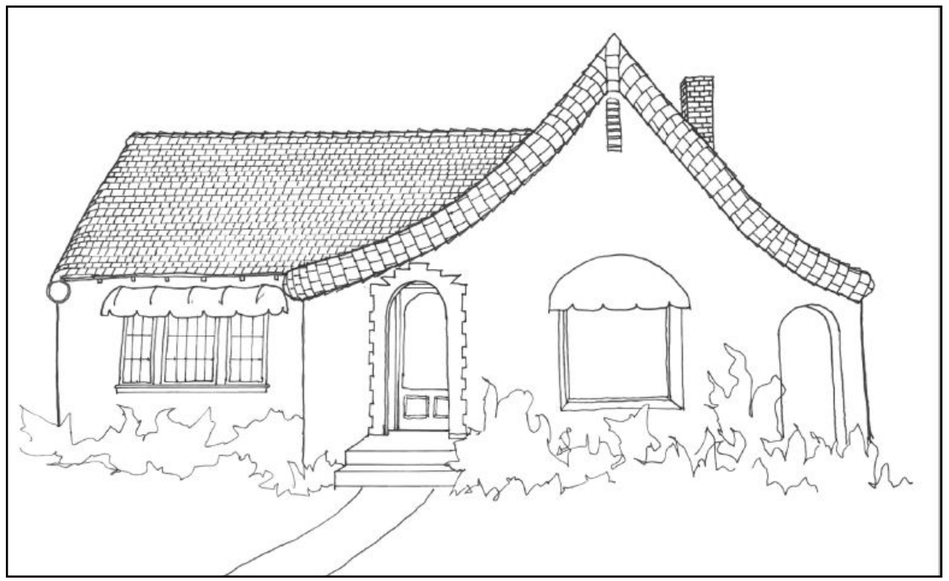
History

John S. Park is comprised of two subdivisions, the Park Place Addition begun in 1931 and the Vega Verde Addition begun in 1941. The boundaries of the district are Charleston Blvd. to the north, S. 9th St. to the east, Franklin Ave. to the south, and Las Vegas Blvd. to the west. It was named for civic leader John S. Park who purchased the land that makes up the district in the 1920s. The district incorporates planning principles of the Garden City movement with its curvilinear streets that did not conform to the existing street grid to seclude it from surround commercial streets. It is also significant for architecture as it features a collection of pre-war Period Revival style properties, wartime and post-war Minimal Traditional style properties, and post-war Ranch style properties.

Architectural Styles and Character-Defining Features

As described in the National Register nomination, the architectural style of the district include a variety of Period Revival styles which prominently include Tudor and American Colonial Revival. Other prevalent styles found in the district include Minimal Traditional and Ranch.

For more information on the Ranch style, see Section 3.2.



Tudor Revival

The Tudor Revival architectural style took inspiration from a range of Medieval and 16th century building traditions in England. Towards the end of the 19th century, the first Tudor Revival-style house made its debut in the United States and gained immense popularity during the 1920s. The style expanded throughout the 1920s and 1930s with advancements in masonry veneering techniques which allowed for simple design to closely resemble the brick and stone exteriors of their English counterparts. The style faded in the late 1930s.

Character-defining features:

- Irregular massing and asymmetrical facades
- Steeply pitched gable roofs with prominent front-facing gables
- Wood shingle or composition shingle roofing
- Rolled, pointed, or flared eaves, sometimes with exposed rafter tails
- Prominent chimneys
- Brick and/or stucco wall cladding
- Decorative half-timbering
- Entrances with arched openings
- Multi-light casement windows that are tall, narrow, and typically arranged in groups

American Colonial Revival

The American Colonial Revival style, which emerged in the late 1800s, was a response to a renewed interest in the architecture of 18th-century colonial America. This interest was influenced by the architecture of mid-18th-century England, as well as that of ancient Greece and Rome. The style gained popularity throughout the country due to the Philadelphia Centennial in 1876 and the World's Columbian Exposition in Chicago in 1893. Early examples of American Colonial Revival architecture were not historically accurate reproductions of colonial buildings, but rather loose interpretations of their colonial predecessors. However, more authentic reproductions began to develop in the early 1900s, thanks to new printing methods and the mass dissemination of photographs in periodicals and books. The Great Depression of the 1930s and changing aesthetic preferences following World War II led to a simplification of the style in the 1940s and 1950s.

Character-defining features:

- One or two stories in height
- Simple massing and symmetrical facades
- Medium-pitched side fable or hipped roofs, typically with boxed eaves
- Wood shingles or composition shingle roofing
- Roof dormers
- Brick chimney
- Wood clapboard or brick, sometimes wood single, or stucco wall cladding
- Central entrances
- Multi-light, double-hung wood windows sometimes with shutters
- Classical detailing, including columns, pilasters, pediments, and dentils

Minimal Traditional

The Minimal Traditional style emerged during the mid-1930s as a response to the need for inexpensive, efficient houses that could be mass produced. Construction of Minimal Traditional houses skyrocketed during World War II to meet the immediate pressing demand for housing. The style remained popular into the late 1940s

Character-defining features:

- Simple, compact massing
- Low-pitched cross-gable, hipped, gable-on-hip, or side-gable roofs with shallow eaves
- Stucco or wood wall cladding, often used in combination
- Brick or stone accent cladding
- Small entrance porch or stoop
- Wood front doors often paneled
- Wood windows, typically double hung or fixed, and steel casement windows, usually multi-light
- Overall lack of ornamentation

3.2 Beverly Green Historic District

The Beverly Green Historic District (Beverly Green) was listed in the City Historic Property Register in 2016. It was listed because "(1) all of the included buildings are at least 40 years old; (2) It is reflective of the City's cultural, political and economic past; and (3) it represents an established visual feature of the area." The period of significance is 1951-1964, beginning with the platting of the tract, and ending when the construction of the majority of homes was completed. It contains 124 resources, 96 were found to be contributing (45 individually eligible for listing in the National Register), 26 were found to be non-contributing, and two were not surveyed because "at the time of the survey they did not meet the age threshold for possible listing."

Survey

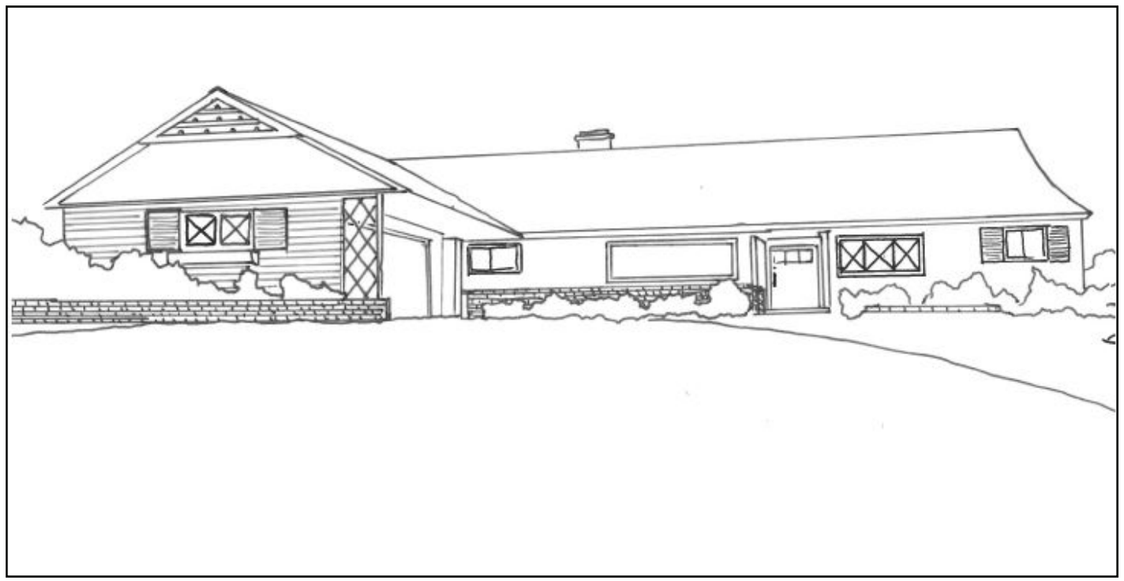
The Beverly Green neighborhood was surveyed in 2011 which was documented in a three-phase survey report. The survey covered the South Fifth Street, El Centro, and Beverly Green Tracts. The district is contained to properties from Phase 1 of the survey area, and is bounded by E. Oakey Blvd. to the north, S. 6th St. to the east, E. St. Louis Ave. to the south, and Santa Paula Dr. to the west.

History

Beverly Green was platted as a tract by David Zenoff and Jerome Mack of Federal Homes in 1951. It contains all custom-designed homes designed by well-known architects, many of whom were local. The district exemplifies midcentury residential architecture in Las Vegas and was home to many influential Las Vegans including business leaders and local politicians.

Architectural Styles and Character-Defining Features

The Beverly Green neighborhood consists primarily of contemporary ranch style properties. A few of the properties represent the Storybook or Cinderella Ranch style. In addition, the multi-family contributors in the district represent both Late Moderne and International Style.

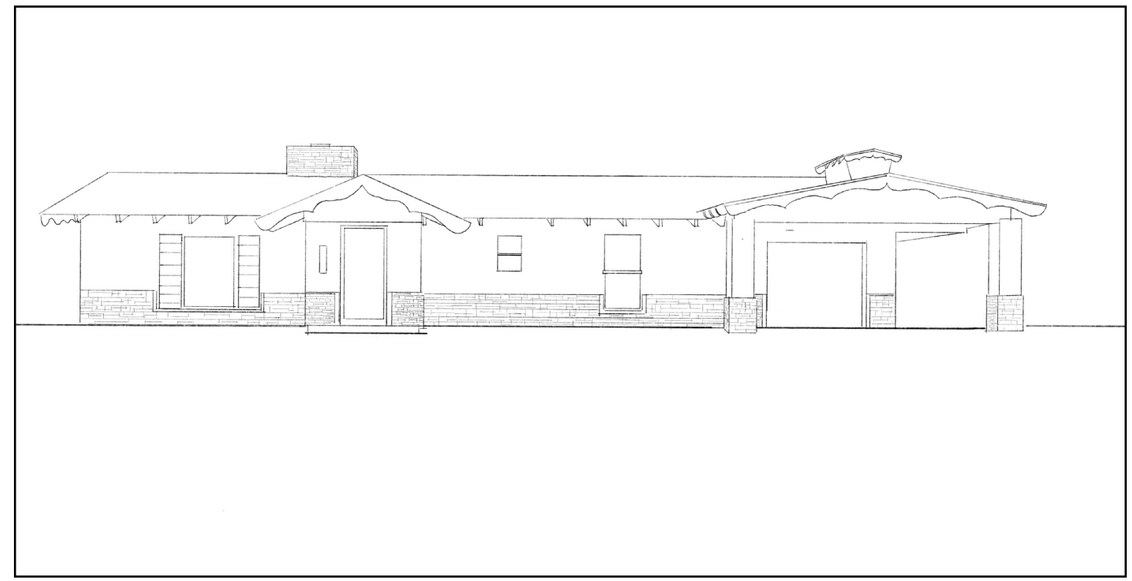


Contemporary Ranch

Ranch style emerged during the late 1920s and spread rapidly after World War II, it became the preferred choice for residential architecture in many cities and suburbs across the country. Southern California builder Cliff May helped to popularize the style through a series of articles included in the Sunset Magazine in the mid-1940s.

Character-defining features:

- Low-slung, horizontal massing with one or more wings
- Low-pitched to medium-pitched gable or hipped roof variations, often used in combination
- Stucco or wood wall cladding, usually used in combination
- Brick, stone, wood, or scored concrete accent cladding
- Asymmetrical entrances
- Variety of window types including wood, steel, and aluminum windows.
- Attached garages or carports, often forming one wing

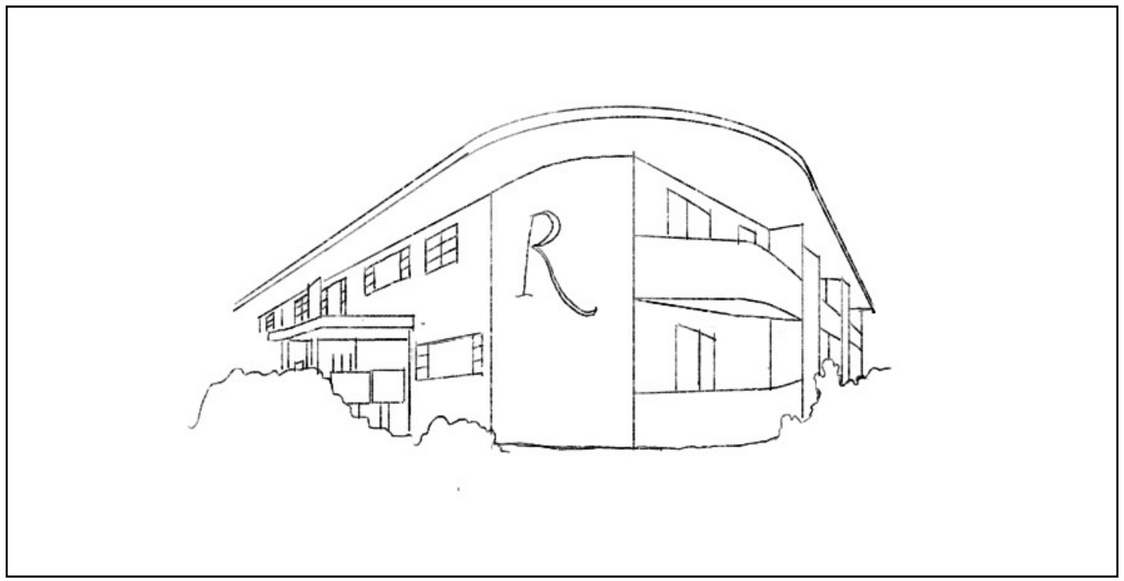


Cinderella "Storybook" Ranch

A subtype of Ranch properties, Cinderella Ranch homes incorporate whimsical qualities that made them appear as though they came from a fairytale. Popularized by builder Jean Vandruff in the 1950s, this midcentury style is popular in southern California neighborhoods from the period. They are distinguished from more contemporary Ranch homes by their ornamental flourishes but borrowed the open floor plan to remain comfortable for modern living. Cinderella Ranch homes typically feature many of the character-defining features of a Contemporary Ranch homes, as well as the additional features outlined below.

Character-defining features:

- Shake roofs
- Swooping roof gables
- Brick chimneys
- Diamond-paned windows
- Whimsically decorated shutters and garage doors

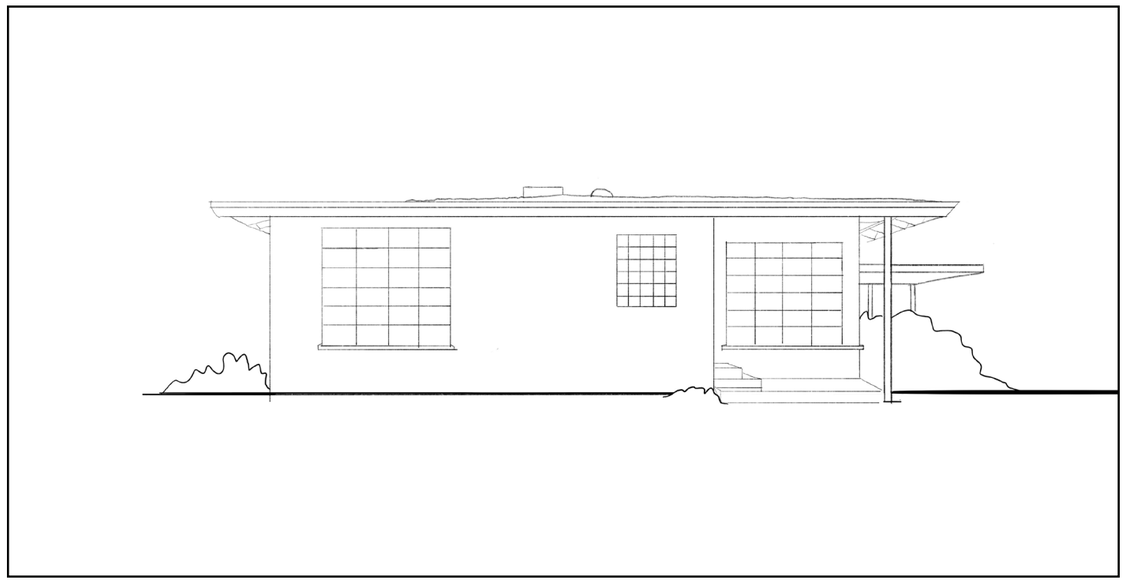


Late Moderne

Late Moderne, also known as Art Moderne, emerged in the mid-1920s as the first widely popular American foray into modern architecture. The earlier example of the style was Art Deco, while common in commercial style, was less common in residential. In the 1930s Art Moderne became popular in residential buildings, especially in apartment buildings. The style conveyed a sense of a monumentality, technology, and movement. Influenced by industrial designers, the style perfected the streamlined designs for objects like trains, and airplanes to minimize wind resistance, the style characterized by sweeping lines, curved corners, and smooth surfaces, and a strong horizontal emphasis. The style was an efficient and affordable option for the economic hardships of the 1930s.

Character-defining features:

- Flat roof, usually with ledge (coping) at roof line
- Horizontal emphasis in plan
- Curved corners
- Smooth stucco cladding
- Asymmetrical façade
- Steel casement windows, often in continuous bands
- Horizontal grooves or lines in wall
- Flat canopies
- Round pipe railings



International Style

Initiated by European architects in the mid-1920s, this style introduced the concept of exposed functional building elements. The style was molded from modern materials like concrete, glass, and steel and is characterized by the absence of decoration. A steel frame typically supports these homes. Following World War II, elements of the style became adapted to vernacular called the Contemporary style.

Character-defining features:

- Flat roof, usually with ledge (coping) at roof line
- Cantilevered projections of roof, balcony, or second stories
- Smooth unornamented wall surfaces
- Asymmetrical façade
- Metal casement windows, set flush with outer wall
- No decorative detailing at doors or windows

Section 4: Guidelines for the Treatment of Properties in th Districts

4.1 Exterior Materials

Buildings in the districts are clad in a variety of historic materials, including but not limited to horizontal wood siding, vertical wood siding, stucco, brick, and stone. Many are clad in a combination of materials. For example, a Tudor style house may be clad in a combination of stucco, wood, and brick. Ranch and Minimal Traditional style houses may be clad primarily in stucco with horizontal wood siding with brick or stone accents. Historic exterior materials are critical to expressing architectural style and imparting character in both districts. Most of the buildings in both districts retain their original exterior materials. Common modifications include contemporary stucco and vinyl siding.

Recommended Treatment of Exterior Materials

- Original exterior materials should be retained
- Original exterior materials should be repaired with in-kind material that matches the original in material, texture, color, design
- Should exterior materials be too deteriorated to repair or are too extensive to replace with in-kind materials, they should be replaced with materials that closely match the original in texture, color and design
- Cleaning and repair of exterior wall materials should use gentlest means possible.
- Removal of non-historic material is encouraged if it is replaced with new material that more closely matches the original exterior material
- Evidence of the original exterior material should serve as the basis of replacement

Not Recommended Treatment of Exterior Materials

- Repairs to original exterior materials should not be completed with incompatible materials that draw attention away from original exterior materials and features
- To avoid a false sense of history, do not add features that never existed historically
- Materials that were not originally painted or stained (such as brick or stone), should remain unpainted and unstained
- Complete replacement of original exterior wall materials should be avoided

4.2 Doors

Buildings in the districts have entry doors that generally face the street and appear to be mostly replacement and contemporary.

Common Features

Common features include multi-panel doors with half-moon window and midcentury modern styles. Entrances predominantly consist of single-entry doors, with some examples of double entry doors. Metal security doors placed in front of entry door is another common contemporary feature found in the districts.

Recommended Treatment of Doors

- Original or early doors should be retained
- Original exterior materials should be repaired with in-kind material that matches the original in material, texture, color, design
- Contemporary doors should be compatible with architectural style of building.
- Incompatible contemporary doors should be replaced with appropriate doors to the corresponding architectural style of the building

Not Recommended Treatment of Doors

- To avoid a false sense of history, avoid installing doors which would not typically be used for the architectural style of the building (such as installing a six panel vinyl entrance door on Tudor Revival style building).

4.3 Windows

Many of the buildings in the districts retain original or early window material, style, and type. Original windows are important features that convey the early character of a building. While changes in window configuration, style, and glazing often occur throughout the life of any historic building, retaining the original window fabric guarantees preserving an important characteristic of the districts.

Common Features
Buildings in the districts feature a variety of window types, sizes, and styles consistent with the architectural style of the building. Historic windows are typically single-pane with true divided multiple lights or panes.

Common original window types include:

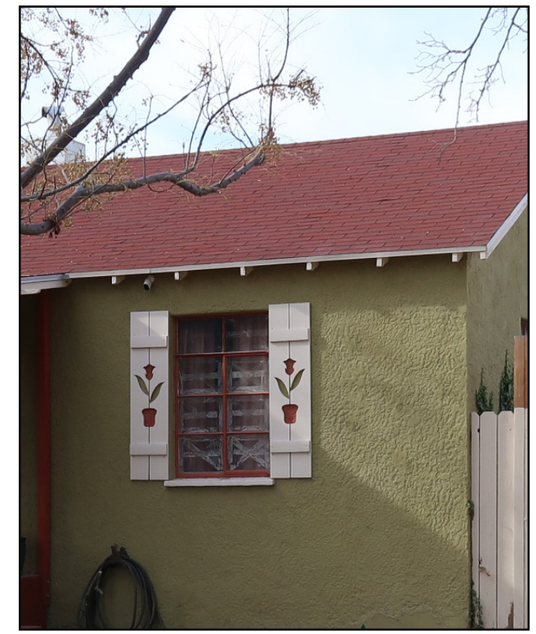
- Hung
- Casement
- Slider
- Fixed pane
- Glass block

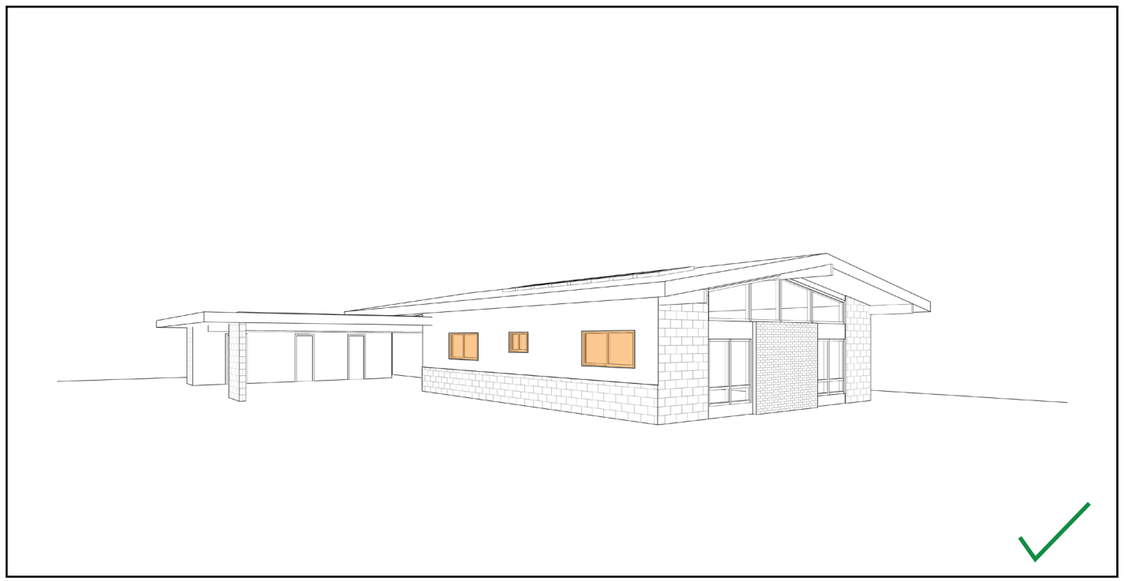
Common original window materials include

- Wood
- Steel
- Aluminum

Recommended Treatment of Windows and Window Openings

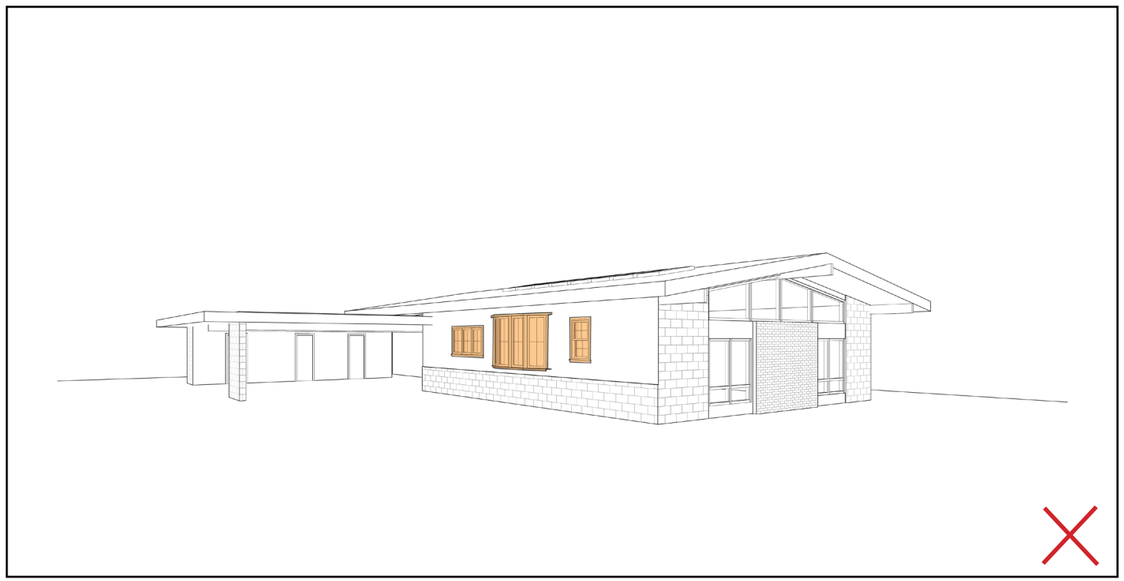
- Original or early windows should be retained in place
  - o Original windows should be maintained and repaired with in-kind materials
  - o Any window glass replacement or film should be as clear as possible with high visible light transmittance (bookshelf)
- To improve energy efficiency the following are recommended
  - o Repair the window by eliminating gaps that cause heat loss and gain
  - o Reglaze/replace glass in the window
  - o Install clear, low-emissivity (low-e) film (bookshelf)
  - o Install shades, blinds, or shutters on the interior of the windowInstall interior storm window/window cover to improve heat loss and gain (see sunshade section)





Recommended Treatment of Windows and Window Openings

- If an original window needs to be replaced, it should be replaced with a in-kind replacement window that is of the same pattern, style, size, material, and operability (such as a hung window should be replaced with a hung window, a casement window should be replaced with a casement window) based on historic documentation
    - o To improve energy efficiency, a replacement window may be of a different material so long as that material is compatible with the character of the building
- If a new window is considered to replace a deteriorated, non-original window, it should have the same pattern, style, size, material, and operability of original windows
- Single-pane glass windows may be replaced with double-pane/dual glazing so long as it does not substantially change the appearance of the window based on historic documentation.
- Windows with true divide lights should be retained
    - o If window replacement is necessary, true divided lights are encouraged, but not generally available in dual glazing.
    - o Dual glazed windows with interior spacers and plant-on muntin at both interior and exterior would be appropriate
- Nail-fin verses block frame replacement windows
    - o Nail-fin replacement windows typically require removal and reinstallation of adjacent original wall cladding
    - o Block frame replacement windows typically do not require removal and reinstallation of adjacent original wall cladding
- New windows openings on secondary elevations may be possible if the new openings generally follow historic fenestration patterns
    - o Greater flexibility is provided for new window openings that are not visible from the street



Not Recommended Treatment of Windows and Window Openings

- Original window openings should not be infilled, and a new window opening should not be installed
- Altering the location, size, spacing, pattern, and proportion of the original windows
- Altering the solid to void ratio on the primary façade
- Replacing existing clear glass with non-clear or reflective glass
- Painting the exterior of windows that were originally unpainted
- Vinyl windows should be avoided
- Windows with plant-on muntins only at the exterior or interior without interior spacers in a dual glazed window should be avoided
- Nail-fin replacement windows, which typically require removal and reinstallation of adjacent original wall cladding, should be avoided

4.4 Awnings

Awnings in the districts are typically well maintained and appear to feature original or early materials and styles. In most cases, existing awnings follow traditional pattern in that they are placed one per window attached at the head of the window so as to properly provide shade.

Common Features
Awnings in the districts commonly feature fabric and aluminum. Fabric awnings traditionally were either retractable or fixed but always with a soft valance. They would often have a softer appearance with round steel pipe frames consisting of awning supported in sleeves. Today, fabric awnings are often tightly stretched on a square steel tube frame. Other less common awning types include doorway or porch awnings.

Recommended Treatment of Awnings

- Original and early awnings should be retained in place
  - o Original and early awnings should be repaired with in-kind replacements that matches original in material, style, and design.
  - o Fabric awnings with traditional round steel pipe frame and softer appearance are preferred.
- If new awning is considered, it should be compatible with the original material, style, and placement of awning on individual window or door.
- If the historic awning is deteriorated beyond repair, replace in-kind, matching the design and the dimension of the original stationary awning with valances.
- Replace original awning with contemporary materials that mimic existing materials, style, and placement
- If fabric awnings develop tears or holes, patch repairing is appropriate and can often be achieved while the awning remains in place.

Not Recommended Treatment of Awnings

- New awnings which do not match the original in material, style, or design.
  - o Fabric awnings should have soft valances
  - o Avoid modern contemporary styles such as balloon, dome, and backlit awnings with tight valances
  - o Removal of original or early awnings without replacement

4.5 Window Covers

Thermal Efficiency
Features such as interior curtains blinds, overhanging eaves, awnings, and plantings which provide shade, were traditionally used to reduce heat gain and loss in buildings. Sunshades have been used to increase thermal efficiency while also maintaining the historic character of the building. Historic windows often allow heat gain in warmer climates, leading to an increase in energy use. Installation of window coverings like solar screens, clear films, interior roller shades, or exterior roll blinds, can greatly reduce heat transmission and lessen the need for air conditioning.

Common Features
There are a variety of contemporary window cover types found in both districts that vary in material, style, and application. Common types include solar screens, exterior roll blinds, and films in a variety of tint colors. Most of the window covers in the district are not historic but provide opportunity to increase thermal efficiency. While these thermal resistance techniques are contemporary, use of appropriate style, material, and applications can still maintain historic integrity and character of the districts.

Recommended Treatment of Window Covers

Window covers are an appropriate treatment to improve the energy efficiency while also maintaining the historic character of the building. While this is in many ways a balancing act, there are a variety of product types on the market that offer such an opportunity.

- Magnetite Windows
  - o Magnetite Windows low-profile edge fits onto the existing window stop or casing so that it is minimally visible. The lightweight acrylic glazing makes them easily removable for cleaning, maintenance, or egress when installed on historic windows. This energy efficient option provides an easily reversable window cover.
  - o Window covers should match existing fenestration pattern
  - o Use appropriate tint or visible light transmittance
- Interior Storm Windows
  - o Frames should match the existing material, style, and design of existing windows.
  - o The glazing should use appropriate visible light transmittance
- Roll Blinds
  - o New exterior roll blinds should be fully reversible without damaging or altering the existing building fabric or material

- Films
  - o Install clear, low-emissivity (Low-e) film without noticeable color on historically clear windows to reduce solar heat gain.
  - o Choose films which reject the non-visible light transmittance (such as ultraviolet and near infrared) and prioritize maintaining visible light transmittance.
- Solar Screens
  - o Solar screens are dark panels, often fabric, that fit in the window opening, and are fully reversable
  - o Install solar screens to match existing fenestration pattern
  - o Recommend attaching solar screen to existing window with use of suction cups, dual lock or other reversable attachment option

Not Recommended Treatment of Windows and Window Openings

- Magnetite Windows
  - Use inappropriate tint or visible light transmittance
- Exterior Storm Windows
  - Have unfinished aluminum frames
- Roll Blinds
  - Roll blinds that damage the existing building fabric and are not reversable
  - Roll blinds that do not follow existing building fenestration patterns and create a false sense of history
- Films
  - Dark or colored films which detract from the historic integrity of the windows, should be avoided.
- Solar Screens
  - Solar screens that do not follow existing building fenestration patterns and create a false sense of history
  - Avoid installing casement clips to attach solar screen to existing window system

4.6 Enclosures

Several buildings in both districts feature a front porch enclosure. Enclosures range from semi-enclosed with short walls of various types to full height security bars. Some enclosures are open, while others disguise significant portions of the primary elevation.

Common Features

Most of the enclosures that have been added to the properties in the districts occur along busy streets and appear to be primarily for security and privacy purposes. Before installing an enclosure, the following less invasive treatments are recommended to achieve similar goals:

- Installing a security screen door at the front entrance
- Installing a video doorbell
- Installing reversible window treatments for privacy, such as film, sunshades, blinds, interior shutters, or curtains

Should an enclosure be the desired treatment, consider the following recommended treatments:

Recommended Treatment of Enclosures

- New enclosures should be fully reversible without removing or altering any character-defining features of the property
- New enclosures that provide visibility of the primary elevation are preferred
- New enclosures should be compatible in design and material of the property
- Deteriorated enclosures may be repaired with in-kind materials, replaced, or removed
- Removal of non-original enclosures is recommended to bring the property closer to its original appearance

Not Recommended Treatment of Enclosures

- New enclosures should not be solid and should not disguise character-defining features of the property
- New enclosures should not be taller than the eaves of the roof

4.7 Roofs

Buildings in the district feature a variety of roof types, styles, and materials. The roof and its components, such as the slope, fascia, and eaves, reinforce the architectural style of the districts. While different forms offer visual variety, it nonetheless represents the common architectural styles found in the districts.

Roof types found in the district include

- Flat
- Front-gable, side-gable, and multi-gable
- Hipped
- Mansard

Common roof materials found in the districts include

- Composite shingles
- Rock
- Tropi-cool®
- Wood shake
- Wood shingle
- Barrel clay tile

The useful life of a roof is typically between 20-30 years. When considering replacement of roof, the following should be considered

Recommended Treatment of Roofs

- Retain the original lines, slopes, and form
- Repair roofs with in-kind materials
    - o Any patching or minor repairs should be completed with in-kind materials
- Retain distinctive features of the roofline including rafters, size, and slope of overhanging eaves

Not Recommended Treatment of Roofs

- Replacement of original roof with an incompatible material
    - o For example, a roof that was originally wood shingles should not be replaced with clay tiles
- Avoid concrete tile roofs
- Altering the form of the roof is not appropriate as it detracts from the character of the property
- Altering the pitch of a roof
- Adding dormers or other non-original features

4.8 Solar

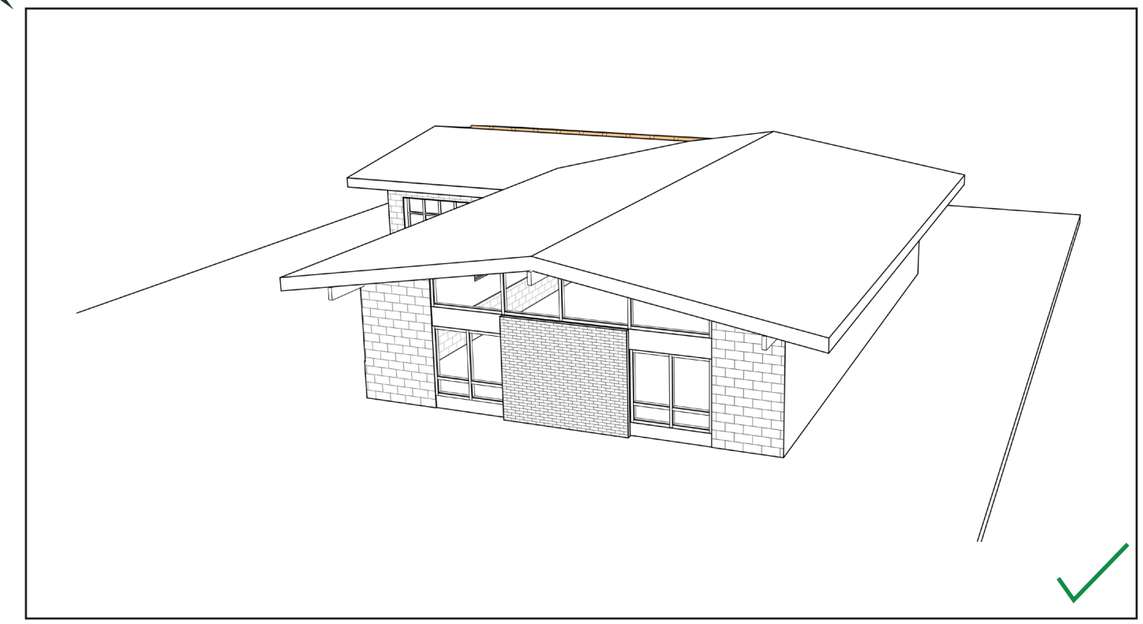
Solar panels are increasingly popular and affordable options for improving the energy efficiency of homes. Placement of solar panels on roofs will vary depending on the building's sun orientation and shade or shadows from trees or other buildings. For the most part, solar panels do not detract from the character of the neighborhood so long as they are not highly visible.

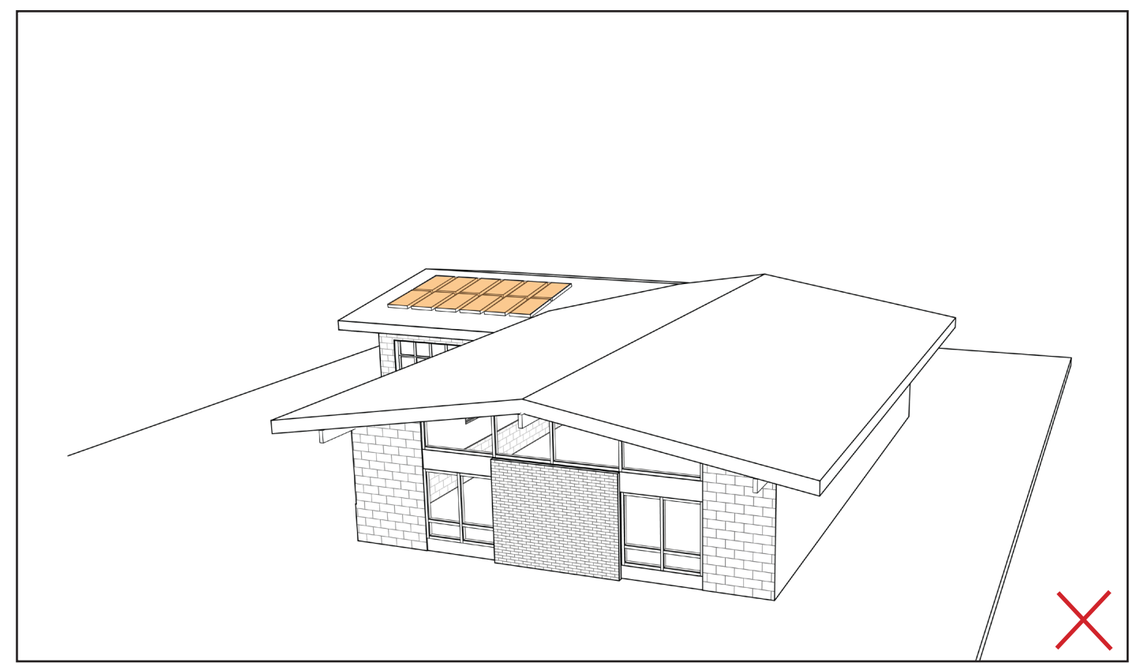
The Nevada Solar Access Policy, state law, overrides local governments ordinances that unreasonably restrict property owners from installing solar panels.

Common Features
Buildings in the district currently have solar panels with variation of height and placement present.

Recommended Treatment of Solar

- Solar panels are installed where they are minimally visible form the street
- Solar panels are parallel to the roof plane, have low profiles, and do not overhanging or alter the existing roof line. Solar panels should be set back from the front
    - o Solar panels should be low and tight to the roof
- Solar panels installed facing the street are parallel to the roof plan, have low profiles, and do not overhang or alter the existing roof line
    - o Solar panels should be arranged in a uniform and/or rectangular format





Not Recommended Treatment of Windows and Window Opening

- Solar panels should not be highly visible from the public right of way
- Solar panels should not negatively impact the historic character of a property
- An effort should be made to contain all solar panels to one plane of the roof, and not be place on separate roof sections.

4.9 Mechanical, Electrical, and Plumbing

Energy Efficiency Assessment
To improve the thermal performance of a historic building, an energy audit (energy assessment) is recommended to evaluate the current energy use of the building and identify deficiencies in the building envelope or mechanical systems. A professional energy auditor can perform an in-depth assessment of the building to establish reference points for creating effective energy future for the historic building.

The State of Nevada under NRS 645D.300 requires that licensed energy auditors adhere to the Energy Efficiency Resource Standards and prepare sufficient reports and documentations for homeowners. Nevada State Historic Preservation Office recommends conducting an energy audit to identify and prioritize what areas need improvement.

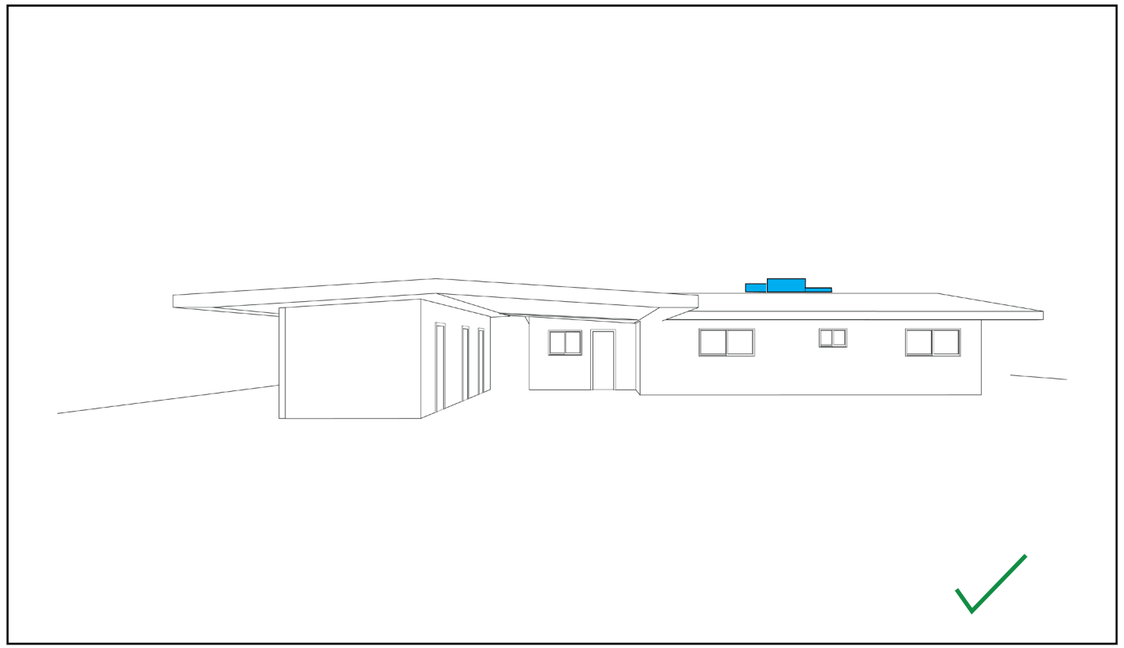
Heating & Cooling
New heating and cooling systems, such as ductless systems, no longer require installation of large ductwork. The systems are more energy efficient than older central air systems, and typically result in less impact to the buildings appearance (See Online Bookshelf for more information).

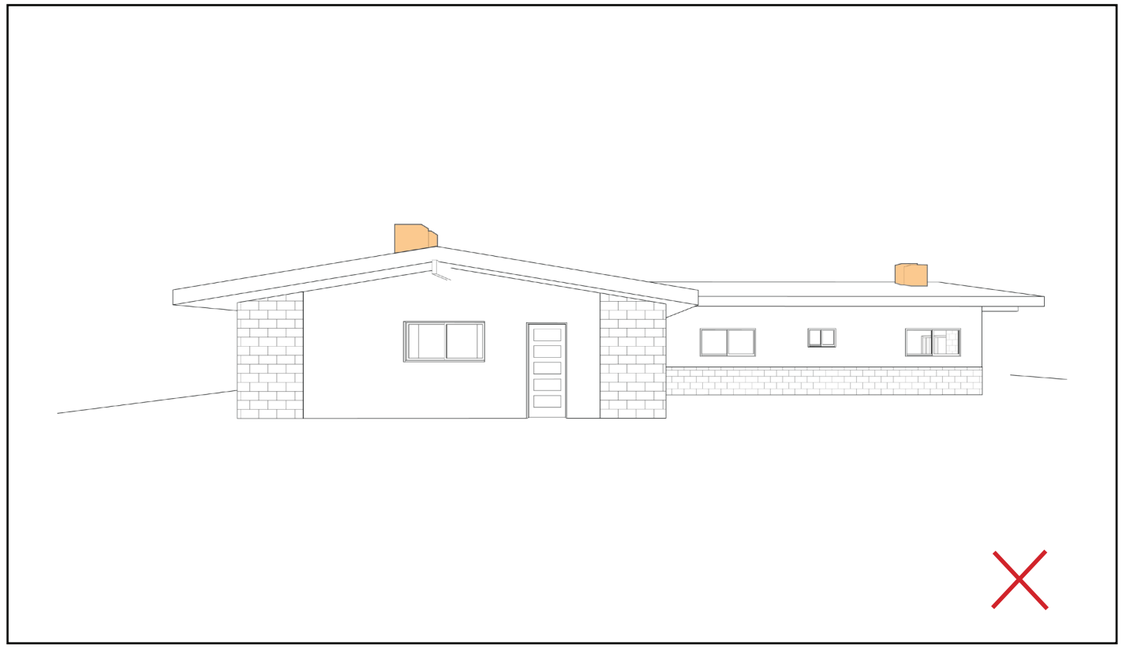
Recommended Treatment for MEP

- Mechanical equipment should be located in areas minimally visible from the street
- Choosing systems that do not require visible, exterior equipment is encouraged
- Consider systems other than conventional forced-air HVAC systems, such as:
    - o Mini-split systems
    - o Small duct central heating systems
    - o Contemporary radiant heating
- If new mechanical system is needed, install so that it causes the least number of alterations to the building's exterior elevations, historic building fabric, and site features
- Locate new mechanical equipment and utilities, including HVAC system, meters, exposed pipes, and fuel tanks, in less visible areas, typically along the buildings rear elevation

Not Recommended Treatment for MEP

- Mechanical units that are highly visible from street
- New air conditioning units with ductwork that can impact the fabric of the building





4.10 Carports

Carports are a feature of many properties in both districts. While some of the carports are original, many have been subsequently added over time. Carports provide protection from the elements and convenience for users entering and exiting their houses through a secondary entrance.

Common Features
Some carports in the districts are attached to the house in a lean-to manner, some extend from the front eave of the house, and others are freestanding. Many of the carports have flat roofs, while others have shed or gabled roofs. Carports are constructed of a variety of materials, including wood and metal.

Recommended Treatment of Carports

- Original carports shall be retained in place
- Changes should not be made to the shape, size, or roofline of the carport
- Carports should be repaired with in-kind materials
- Carports constructed outside of the period of significance may be removed

Not Recommended Treatment of Carports

- Full scale demolition of original carports is not recommended
- Alterations to the massing, footprint, or roofline of carports
- Construction of new carports within the front yard setback

Construction of New Carports

- New carports should be compatible in design and materials by drawing inspiration from the architectural style of the property
- New carports should not be taller than the eaves of the property, and to the extent possible, should be "tucked" under the eaves.
- New carports should be detached from the original building to protect the integrity of the property
    - Lean-to carports are acceptable but should only be attached to the building with the number of connections necessary for structural purposes.

4.11 Garage Casita Conversions

Several property owners in the districts have chosen to convert their original detached and attached garages into secondary dwelling units or casitas. These conversions, sometimes called accessory dwelling units (ADUs) or mother-in-law suites, provide many benefits to homeowners, including

- Allowing for multigenerational households
- Providing room for the elderly to age in place
- Providing diverse, smaller, affordable housing
- Creating a supplemental income source for property owners

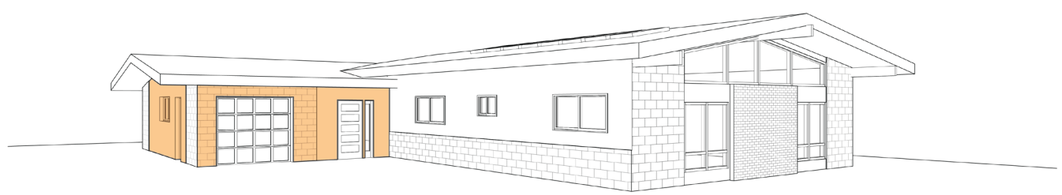
These units are permitted under the Unified Development Code (19.06.070) and must adhere to all the requirements as specified in 19.06 Residential Districts Purpose and Development and Design Standards. In addition to adhering to Code, the following are recommended and not recommended for conversions.

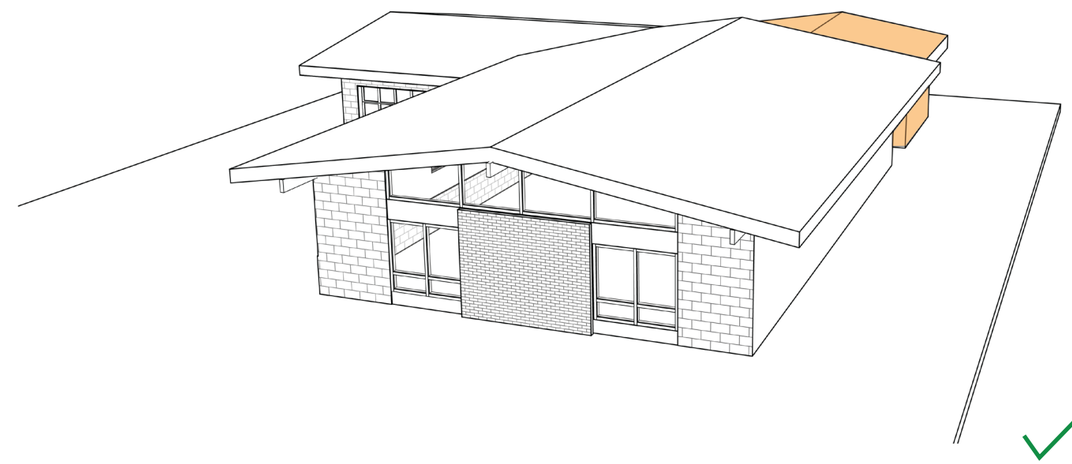
Recommended Garage Casita Conversions

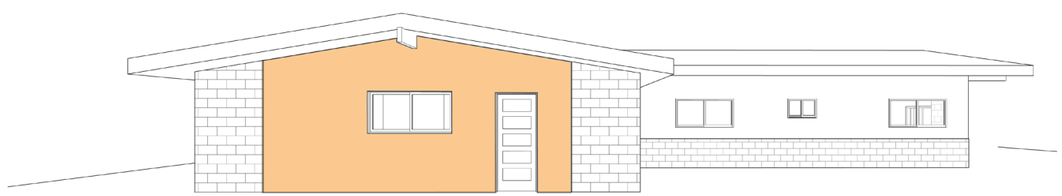
- Garage casita conversions should retain the garage door
  - o If the garage door is not able to be retain, a reveal should be retained along the where the door previously existed
- New entrances for converted garage casitas should occur on secondary elevations
  - o Entrances should consist of a single door to minimize their appearance
- If windows are added to garage casita conversions, they should occur on secondary elevations to minimize their appearance
- Garage casita conversions should retain exterior materials.
  - o Exterior materials should be repaired in-kind only as necessary
  - o New materials that did not originally exist on the garage should not be added

Not Recommended Garage Casita Conversions

- Garage casita conversions should not receive additions visible from the public right-of-way
- For free standing garages, casita conversions should not receive a second story addition
- Garage casita conversions should not alter the roofline of the existing structure







4.12 Additions and Infill Construction

Beverly Green consists of detached single-family residences and two-story apartment buildings. John S. Park consists of all detached single-family residences. Depending on the lot size and available open space, additions and detached accessory dwelling units may be able to be constructed in accordance with City code.

Additions to properties in the districts and detached accessory dwelling units may be appropriate if they are carefully planned and executed.

Recommended Additions

- New additions should occur at secondary elevations at the rear or side yard
  - The rear elevation is the most acceptable as it minimizes visibility from the public right-of-way
  - Additions should be reversible
- Detached secondary dwelling units are preferred over additions
  - Detached units are less invasive to historic properties and are extremely reversible
- Additions should be compatible in design and materials with the original building
  - Additions should be the same height or shorter than the original building
  - Additions should be distinguished from the original building by being inset from the original buildings' wall planes
  - Additions should appear visually subordinate to the original building in size and massing
  - Materials should draw inspiration from the original building but should not replicate it exactly to avoid providing a false sense of history

Not Recommended Additions

- Constructing additions in front of the original building
- Removing or substantially altering original materials and character-defining features of the original building to construct an addition

Infill Construction

In John S. Park, there are vacant lots where properties previously existing. For infill construction in either district, care should be taken to design and construct new buildings that do not detract from the character of the districts.

Recommended Infill Construction

- Constructing new single-story buildings that maintain the existing setbacks, setting, spacing between buildings
- Constructing new buildings that derive design inspiration from the architectural styles found in the district while not replicating them

Not Recommended Infill Construction

- Constructing new buildings that are incompatible in height, scale, and massing to the historic district.
- Constructing new buildings that are near copies of an existing property in the district

4.13 Hazardous Materials

It is recommended to conduct a comprehensive hazardous building materials survey (HBMS) if building materials are suspected to contain harmful substances. Common hazards include asbestos, lead, and mold.

Asbestos
Asbestos was mainly used prior to 1990 for insulating buildings and homes against cold weather and noise, and as a fireproofing method.

Lead Paint
Commonly used on pre-1970 buildings

Mold Remediation
Mold remediation is commonly needed in historic buildings

Recommended Treatment of Hazardous Materials

- Engage professionals to assess the extent of abatement work necessary.
- Remove building materials only after testing has been conducted to identify any hazardous materials and using only the least damaging abatement methods.

Not Recommended Treatment of Hazardous Materials

- Removing building materials without testing first to identify any hazardous materials or using potentially damaging methods of abatement

Section 5: Guidelines for Site and Setting

5.1 Fences and Gates

The character of a historic district is shaped by the neighborhood's setting. This encompasses various factors such as the streetscape, street pattern, relationship between buildings and open spaces, front yards, and the public sphere of streets, sidewalks, and parkways. All of these elements play a significant role in shaping the neighborhood's character.

Character of the Districts
While the districts continue to retain a high degree of integrity of setting, the districts vary in certain areas. John S. Park exhibits elements of Garden City planning, including curvilinear streets, fairly uniform lot sizes, and uniform setbacks. Lots are somewhat long and narrow, except for those along the curve of a turn in the streets. Most of the streets of Beverly Green are oriented east-west, with roads on all four sides forming a rectangle around them. Lot sizes are larger than in John S. Park and are more uniform. For example, on the east-west streets there are exactly eight properties on either side of the street, oriented directly across from one another. Mature landscaping is found throughout both districts.

City Code – Landscaping Plant Title 19.02.120
Requires that landscaping plans for features and designs including wall or fence design; landforms or berms; trees and plant materials; sculpture, art, paving materials; common area landscaping; and other open space areas, should be submitted to review.

City Code – Fences, Walls, and Architectural Character Title 19.06.040
Fences, walls, and gates found in the districts should comply with existing City code and be in accordance with height, location, proximity to existing buildings, and style guidance.

Many properties in both districts have contemporary fences, constructed with a range of materials and at varying heights. Some are compatible in design, material, and height, while others detract from the character of the district. Some of the material types include wrought iron, steel, wood, sheet metal, and a combination of steel and concrete masonry units (CMU).

Recommended Treatment of Fences and Gates
- The design and scale of fences and walls should be compatible with existing City codes and be compatible with the setting of the neighborhood
- Fences should be compatible with the style and development period of the historic building
- Replacement of incompatible fences with fences more compatible to the property's style and setting is recommended to bring the property closer to its original appearance

Not Recommended Treatment of Fences and Gates
- New fences and gates should not be solid and should not disguise character-defining features of the property
- Fences and gates which are designed in an incompatible style to historic building should be avoided

5.2 Landscaping and Hardscaping

The properties in both districts originally had lawns and were landscaped with a variety of native and non-native plants, palms and trees. Many property owners have since removed water-loving lawns and plantings in favor of xeriscaping. While some of this desert-friendly landscaping is successful, some are incredibly sparse, featuring only gravel and rocks in the yard, creating a harsh effect. Some properties do not have front landscaping because they have been paved over with expanses of asphalt or concrete.

Southern Nevada Water Authority
Through the Water Smart Landscape Rebate program Southern Nevada Water Authority will rebate residents and property owners $3 per square foot of grass removed and replaced with desert landscaping.

Recommended Treatment of Landscaping and Hardscaping

- Maintain established, mature trees
- Retain landscape features that contribute to the overall historic character of the district, including trees, gardens, yards, pathways and patios
- Retain and preserve the historic relationship between buildings and historic landscape features
- Replace landscape materials with drought appropriate vegetation that is compatible within the historic landscape design

Not Recommended Treatment of Landscaping and Hardscaping

- Alterations to the landscape should not detract from the setting and character of the property
- New landscaping should avoid returning water loving vegetation to the districts

5.3 Neighborhood Identity

The design guidelines ensure that the districts will maintain their own individual community identity. While the individual buildings, landscaping, and setting contribute to the historic integrity of the districts, other features such as entrance signs, street signs, and public artwork distinguish these districts as distinct places.

Recommended Treatment of Neighborhood Identity

- Signs which are placed at the entrances to the districts from major streets
  - o John S. Park: Charleston
  - o Beverly Green: St. Louis
- District specific street signage
- Public interpretation programs at the entrance to both districts

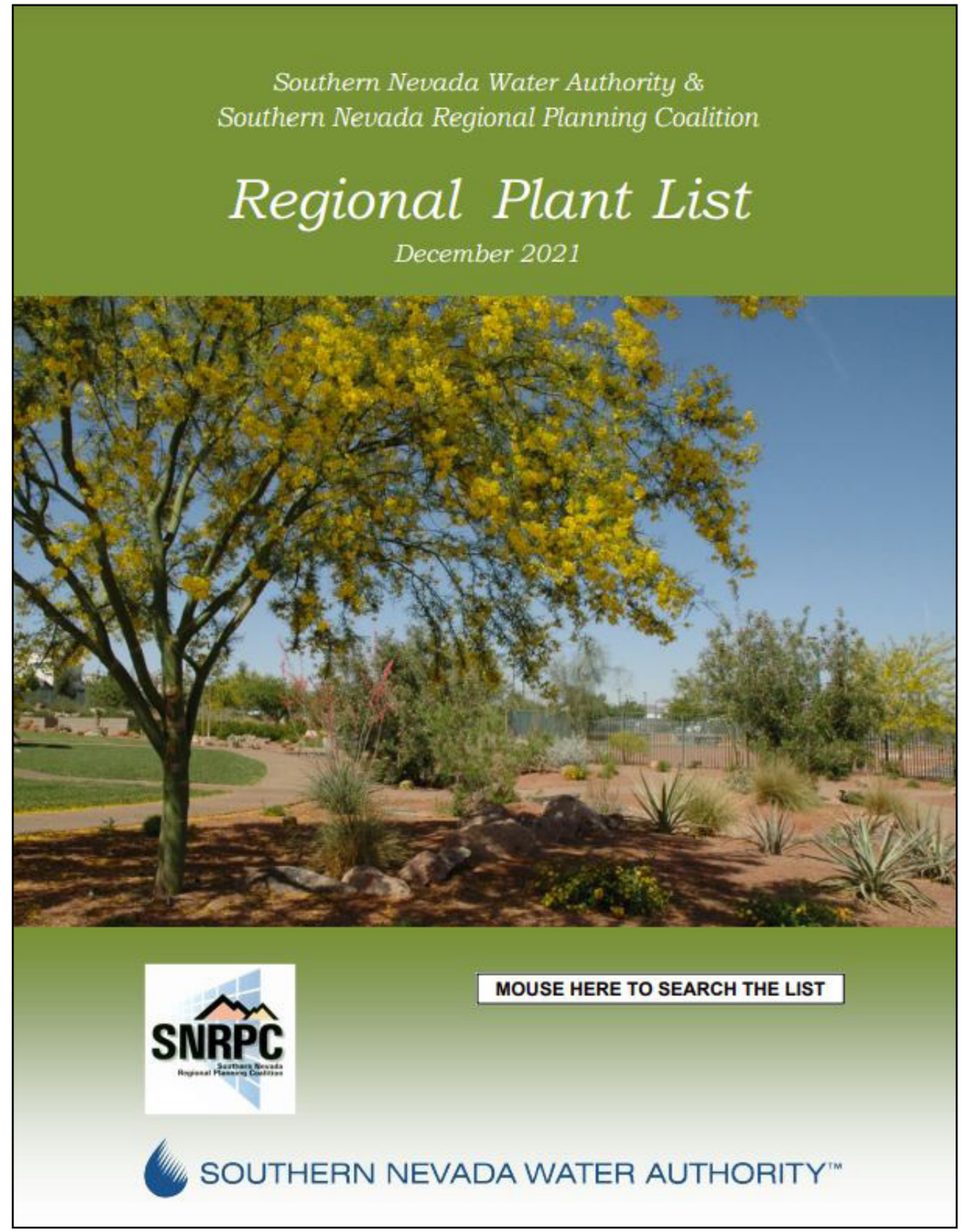
Not Recommended Treatment of Neighborhood Identity

- Removal of existing district specific signage without replacement with new signage and identity features

Appendices

Appendix A: Regional Plant List

A. Regional Plant List



Appendix B: Online Bookshelf

Energy Efficiency

National Trust for Historic Preservation: Energy Advice for Owners Historic and Older Homes
- Guide informs how to increase home's energy performance to maximize energy savings while preserving historic character of the building.

National Park Service: Technical Preservation Service, Sustainability
- Guidance and technical information about how historic properties can incorporate sustainable practices to reduce energy consumption, while maintaining those characteristics that make historic properties significant. Topics: Weatherization, Solar Panels, and Green Roofs

National Park Service: Preservation Brief 3, Improving Energy Efficiency
- Discusses the inherent energy efficient features of historic buildings. Recommends actions to increase energy efficiency. Describes alternate energy sources that have been used for historic buildings.

Nevada Governor's Office of Energy: Energy Codes in Nevada
- The International Energy Conservation Code (IECC), originally developed in 2000, is a model code adopted throughout the country to establish minimum standards for the energy efficient construction and renovation of residential and commercial buildings.

- NRS 701B.925: Describes window alterations preferred to window replacements. Recently passed, window replacement should be reviewed by SHPO.

Additions

National Park Service: Preservation Brief 14, New Exterior Additions to Historic Buildings
- Uses a series of examples to suggest ways that attached additions can successfully serve contemporary uses as part of a rehabilitation project while preserving significant historic materials and features and the building's historic character.

Awnings

National Park Service: Preservation Brief 44, Use of Awnings on Historic Buildings
- Informs on appropriate repair and replacement methods for historic awnings.

Roofs

National Park Service: Preservation Brief 4, Roofing for Historic Buildings
- Discusses most commonly used roofing materials, and presents approaches to roof repair, replacement, and use of alternative roofing materials.

Solar

National Park Service: Solar Panels on Historic Properties
- Informs on solar panels installed on historic properties and appropriate locations.

National Park Service: Interpreting the Standards Bulletin 52, Incorporating Solar Panels in a Rehabilitation Project
- Guidelines on appropriate installation of solar panels on rooftops.

Windows

Historic Environment Scotland: Technical Report 23, Thermal Assessment of Internal Shutts and Window Film Applied to Traditional Single Glazed Sash and Case Windows
- Report examines two inexpensive methods for improving the thermal performance of single glazed sash and case windows.

Magnetite: Magnetite Windows Fit Seamlessly and Invisible into Historic Structure
- Discusses benefits to installing Magnetite on historic windows and informs on glass insulation, air filtration, cost efficiency, and other alternatives.

National Trust for Historic Preservation: Ten Things To Know About Retrofitting Historic Windows
- Identifies issues and goals that consumers should consider when determining how to repiar their windows

Spruce: How Low-E Film for Windows Can Save You Energy and Money
- Discusses window film, energy savings, and thermal efficiency

Southern Nevada Water Authority: Water Smart Landscape Rebate
- SNWA will rebate residential properties, businesses, HOAs and multifamily properties per square foot of grass removed and replaced with desert landscaping.