HISTORIC PROPERTY DESIGN GUIDELINES AND STANDARDS

DESIGN GUIDELINES AND STANDARDS DOCUMENTS ARE PROVIDED BELOW IN THE FOLLOWING ORDER:

GENERAL DESIGN STANDARDS FOR HISTORIC PROPERTIES

JOHN S. PARK NEIGHBORHOOD HISTORIC DISTRICT DESIGN GUIDELINES

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

JULY 27, 1998

GENERAL DESIGN STANDARDS

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GENERAL DESIGN STANDARDS

Introduction

These standards are intended to supplement the provisions of Section 19.10.150 “H Historic Preservation” of the Las Vegas Zoning Ordinance by establishing of the basis for determining the appropriateness of new construction attached or adjacent of properties on the Las Vegas Historic Property Register.

A. Rehabilitation

Historic Preservation has a philosophical basis or ethic that guides the work of the field. In accordance with historic preservation principles, a successful rehabilitation is one that retains as much of the original historic materials as possible. It also preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction. To retain historic fabric, it is preferable to repair rather that replace significant architectural elements and historic materials. Repair should be done with the least degree of intervention possible. When the level of deterioration precludes repair, replacement should be done with matching or compatible materials. The following guidelines should be utilized when planning or undertaking the rehabilitation of an existing historic building:

- Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.

- Distinctive architectural features, finishes, materials, construction techniques and examples of skilled craftsmanship should be retained and preserved.

- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color and texture.

- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.

- Features that are to be reconstructed should be reproduced according to physical evidence, and/or archival documentation, such as historic photographs or written descriptions. Reconstruction based on detail found on similar historic structures, without other supporting documentation, should not be undertaken.

- Abrasive cleaning methods, such as sandblasting, are to be avoided as it can damage historic materials. Cleaning of buildings should be performed using the gentlest effective means possible.

B. Additions

When it is necessary to alter or to expand an existing historic building, modifications should minimize the visual impact of the new construction on the historic building. The additions or alterations also should be compatible with the historic structure through similarities in size, shape, materials, building elements and detailing. Another historic preservation principle that guides changes made to historic buildings is that alterations or additions should be reflective of the time period in which they are built. Consequently, utilizing current construction methods and styling is encouraged and imitating or exactly copying the building of an earlier period is discouraged. In other words, new construction should not mimic the design of historic buildings. To expand or alter a historic building successfully, the new construction should follow the basic design vocabulary of the historic structure but be clearly distinguishable.

- Additions should be designed and located in a manner that results in new construction which is subordinate to the primary historic building. Additions or changes to the primary facades are discouraged. The location of the addition or alteration should conform with the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.

- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridgelines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition's shape, size and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.

- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding and shingles) of the historic structure of continuing the visual and tactile texture exhibited by the historic materials.

- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.

- Projecting elements, such as dormers, porches or bays, should be similar in location, size, shape and type to those found on the historic buildings or in its vicinity in a historic district.

C. New Construction

New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials and design ideas of the present area. However, like additions to existing buildings, the design of new construction should be compatible and respectful of its historic setting. From the outset, it is recognized that new construction can occur which is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines shave been pre pared to assist in the planning of new construction relative to historic buildings and areas.

1. Similar Scale New Construction

- Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures is its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic building.

- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte cocheres or carports should resemble those related forms found on adjacent or surrounding historic structures.

- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding and shingles) of the historic structure of continuing the visual and tactile texture exhibited by the historic materials.

- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.

- Primary new structures should correspond with the setbacks, spacing, alignment and orientation of adjacent primary buildings

- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.

- Mechanical, electrical or other exterior equipment should be located in the least visible place possible. Depending upon the location of this modern equipment, screening or boxing is encouraged. If the equipment is roof-mounted, it should be on a rear roof slope, behind the roof's midpoint. Ground mounting is also acceptable if screened from view.

- Handicap access should be located along side of the primary structure rather than directly extending from the structure's front entry.

- New construction should be located and designed to accommodate distinctive natural or manmade site features.

2. New Infill Construction

- Achieving compatibility between historic building and new infill construction of greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the "adjacent elevations" of new construction, which the issues of compatibility should address, is defined as the adjacent exterior walls and treatments that extend the height of the historic building.

- The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.

- New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.

- The entrance location and primary façade of the historic building should be retained.

- The proportions of the new construction should correspond to the width and depth of the historic building.

- The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.

- The solid to void ratio of the historic building's openings and exterior walls should be repeated in the new construction.

- The size, shape and degree of articulation of the new construction's exterior walls should follow the pattern established by the historic building's construction.

- The pattern of architectural detailing of the historic building should be incorporated into the new construction is a simplified or abstracted form.

- The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.

- Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

D. Definitions

Additions: Any new exterior construction attached to the original historic building or structure.

Adjacent Elevation: The exterior walls of a new structure that will be located along the alignment of the primary historic building elevations, or generally parallel to any primary wall of the historic building within a distance of fifty (50) feet, and extent up to twice the height of the historic building.

FEBRUARY 2009

JOHN S. PARK NEIGHBORHOOD HISTORIC DISTRICT DESIGN GUIDELINES

HISTORIC PRESERVATION
CITY OF LAS VEGAS

HISTORIC PRESERVATION MANUAL:

JOHN S. PARK NEIGHBORHOOD
HISTORIC DISTRICT DESIGN GUIDELINES

Introduction

On March 19, 2003, the Las Vegas City Council approved the designation of the John S. Park Neighborhood Historic District on the City of Las Vegas Historic Property Register. The John S. Park neighborhood was nominated to the Register because it retains a high level of existing historic architectural integrity, and association with significant events and individuals.

As such, historic buildings are protected by a city ordinance in the Las Vegas Zoning Code. Chapter 19.10.150 lists the rights and responsibilities of a property owner of a locally listed historic resource, and explains the advisory and technical assistance role of the Historic Preservation Commission (HPC).

One of the most important roles of the HPC is to review building permit applications for proposed work that will impact a designated historic resource. The commission advocates the most appropriate solution in order to preserve the integrity of the resource and the surrounding district or neighborhood.

The following pages illustrate the typical characteristics of each style found in the John S. Park neighborhood. These character-defining features of the neighborhood should be protected with the following general guidelines:

1. **The front entrance door of any property shall not be relocated to any façade not considered the front façade.** For this purpose, the front façade of any residential property is defined as that which faces the street; or, the side of the house which was originally constructed as the front façade with a front entrance door.
2. **All original architectural details must be maintained as originally constructed.** Key historic architectural details include, but are not limited to: eave and cornice details, door surrounds, brackets, porch supports and roofs, half-timbering, vergeboards, etc., shall be maintained as originally constructed.
3. **All original windows that are visible from the street shall be retained as is feasible.** Replacement windows must match as close as possible 1) the pattern of the openings and their size; 2) proportions of the frame and sash; 3) configuration of window panes; 4) muntin profiles; 5) type of material; 6) characteristics of the glass; and 7) associated details such as arched tops, hoods, or other decorative elements.
4. **Roof massing shall be maintained as originally constructed.** This includes but is not limited to any roof element that may contribute to the shape and form of roof such as pitch, type (gable vs. hipped), porch roofs, bay window roofs, cupolas, dormers, chimneys, shingles, direction and pitch of gables, etc.

5. **Exterior materials shall be maintained as originally constructed, or shall be replaced with a material compatible with the period of significance as defined in the nomination report.** Appropriate materials include, but are not limited to: brick, stucco, wood (for porch construction and faux half-timbers on Tudor and Neo-Tudor style homes). Homes with vinyl and aluminum siding were not rejected as contributing based on the siding alone because of the popularity of vinyl siding during the period of significance (1931-1952).
6. **Roof materials shall be maintained as originally constructed, or shall be replaced with a material compatible with the style of the house.** For instance, almost all of the homes were originally constructed with wood shingles which are no longer allowable under current building codes. Because of this, vinyl composition shingles are an appropriate and affordable substitution. A somewhat less affordable substitution is stamped metal shingles made to look like wood shingles. Spanish style tiles are considered an appropriate roof material only if the home is Spanish style (rare in the John S. Park Neighborhood Historic District).
7. **Landscaping shall maintain and unify the traditional appearance of the original residential neighborhood, provide shade and visual amenities to pedestrians and others traveling through the area, while supporting City of Las Vegas recommendations for drought tolerant landscaping:**
    a. No more than 50% of the entire front yard landscape area shall be turf. A water efficient turf such as a Fescue blend or hybridized blend is the recommended material.
    b. There are no restrictions on artificial turf.
    c. No more than 25% of the entire landscape area may be planted with shrubs and/or accent grass material. Selection of plant materials should be based on their year round interest, with consideration given to spring flowering, branching patterns, plant form, texture, and shape. Plant material shall be drought-tolerant and shall be maintained in excellent health and appearance at all times.
    d. At least one twenty-four inch box tree shall be planted within the yard for each 750 square feet of landscape area. Trees should be tolerant to urban conditions as well as resistant to diseases and insect infestation. Deciduous trees that will grow to form a large canopy are recommended. Refer to Desert Demonstration Gardens at the Las Vegas Springs Preserve or the tree guide, "Trees for Tomorrow," for examples.
    e. In order to avoid over watering, a sub-surface irrigation system is encouraged for the lawn area. However, a drip irrigation system is required for the shrubs/accent plants and trees.

Architectural Style Descriptions for John S. Park Neighborhood Historic District

Colonial Revival (Cape Cod Cottage)

Architectural Characteristics:

- Accentuated front door, normally with decorative crown (pediment) supported by pilasters, or extended forward and supported by slender columns to form entry porch
- Cape Cod style typically one-story with steep, side-gabled roof.
- Doors commonly have overhead fanlights or sidelights
- Façade normally shows symmetrically balanced windows and center door (less commonly with door off-center)
- Windows with double-hung sashes, usually with multi-pane glazing in one or both sashes
- Windows frequently in adjacent pairs.
- Typical exterior materials: Brick

Specific Recommendations:

- Maintain building form and massing
  - No second story additions or protruding additions on front façade
  - Maintain roof pitch
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave and/or cornice details
  - Alterations/replacements of entryway elements must be in kind
  - Window replacement in kind
  - Maintain exterior materials

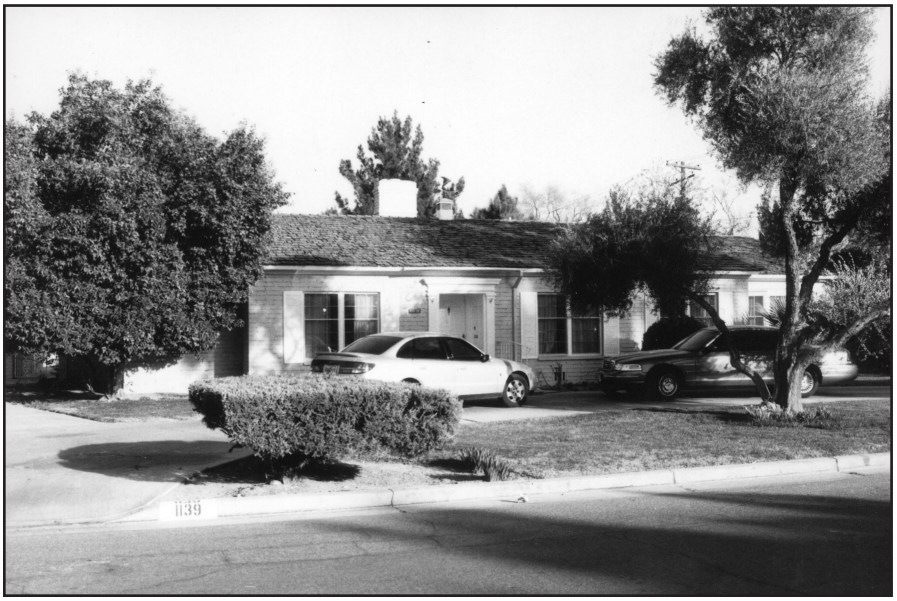
Neocolonial

Architectural Characteristics:

- Less detailed colonial door surround, colonnaded entry porches, dentiled cornices
- Roof pitch either low or steep, wide overhanging eaves—typically one-story
- Metal multi-pane sash style windows
- Facades usually symmetrical; occasionally lacking the regular window spacing seen in the colonial revival.
- Typical exterior materials: Brick

Specific Recommendations:

- Maintain building form and massing
  - No second story additions or protruding additions on front façade
  - Maintain roof pitch
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave and/or cornice details
  - Alterations/replacements of entryway elements must be in kind
  - Window replacement in kind
  - Maintain exterior materials



Tudor

Architectural Characteristics:

- Steeply pitched roof, usually side-gabled
- Façade dominated by one or more prominent cross gables, usually steeply pitched
- Decorative half-timbering typical
- Tall, narrow windows, usually in multiple groups and with multi-pane glazing
- Massive chimneys, commonly crowed by decorative chimney pots
- Typical exterior materials: brick, followed by stucco
  - Note: Stucco most common in JSP

Specific Recommendations:

- Maintain building form and massing
  - Maintain roof pitch
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave details
  - Alterations/replacements of entryway elements must be in kind
  - Window replacement in kind
  - Maintain half-timbering if present

Neo-Tudor

Architectural Characteristics:

- Dominant front-facing gables with steeply pitched roofs with decorative half-timbering typical
- Slender windows, frequently in groups of four or more and sometimes with diamond-shaped panes
- Typically one story
- Typical exterior materials: Stucco, brick
  - Note: Stucco most common in JSP

Specific Recommendations:

- Maintain building form and massing
  - Maintain roof pitch
  - No second story additions
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave details
  - Window replacement in kind
  - Maintain half-timbering if present

Minimal Traditional

Architectural Characteristics:

- Roof pitches are low or intermediate with close eave overhang
- Large chimney and front-facing gable are typical
- Typically one-story
- Typical exterior materials: wood, brick, stucco
- Windows are typically multi-pane sash style
  - Note: JSP examples have both multi-pane sash and multi-pane casement

Specific Recommendations:

- Maintain building form and massing
  - Maintain roof pitch
  - No second story additions
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave details
  - Window replacement in kind

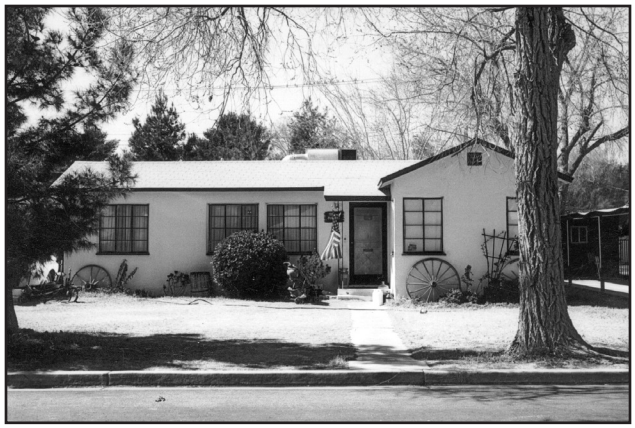
Traditional and Contemporary Ranch

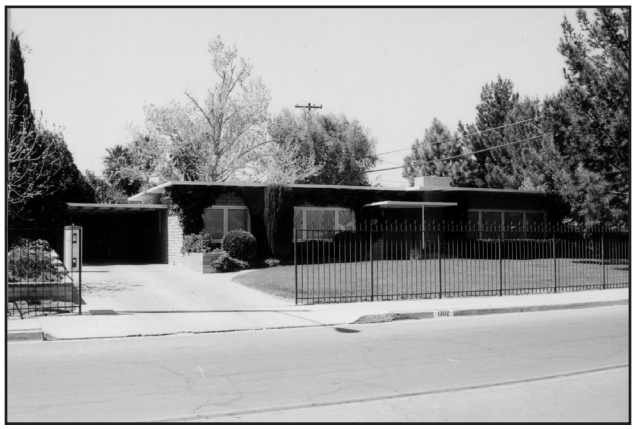
Architectural Characteristics:

- Asymmetrical one-story shapes with low-pitched roofs; hipped roof most common, followed by cross-gabled and finally side-gabled
- Moderate or wide eave overhang, occasionally with exposed rafters
- Decorative iron or wooden porch supports and wood shutters common
- Ribbon windows are frequent, as are large picture windows in living area
  - Note: JSP examples have both multi-pane sash and multi-pane casement
- Typical exterior materials: wood, brick and stucco

Specific Recommendations:

- Maintain building form and massing
  - Maintain roof pitch
  - No second story additions
- Maintain relevant architectural details
  - Maintain original location of front entrance door
  - Maintain eave details
  - Window replacement in kind
  - Maintain porch/entryway details





SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall 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.