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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



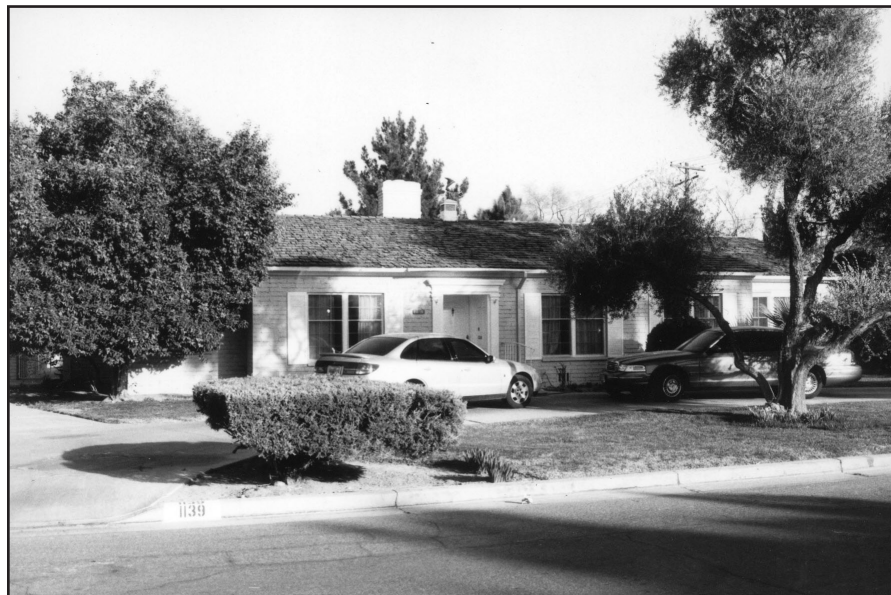
Neocolonial

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 crowned by decorative chimney pots
- Typical exterior materials: brick, followed by stucco
 - ◊ Note: Stucco most common in JSP
- 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

Specific Recommendations:

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

