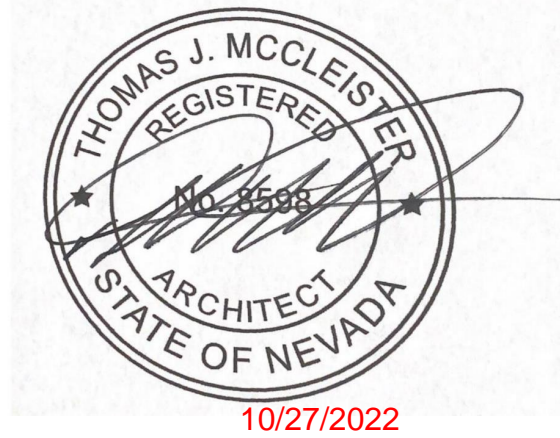
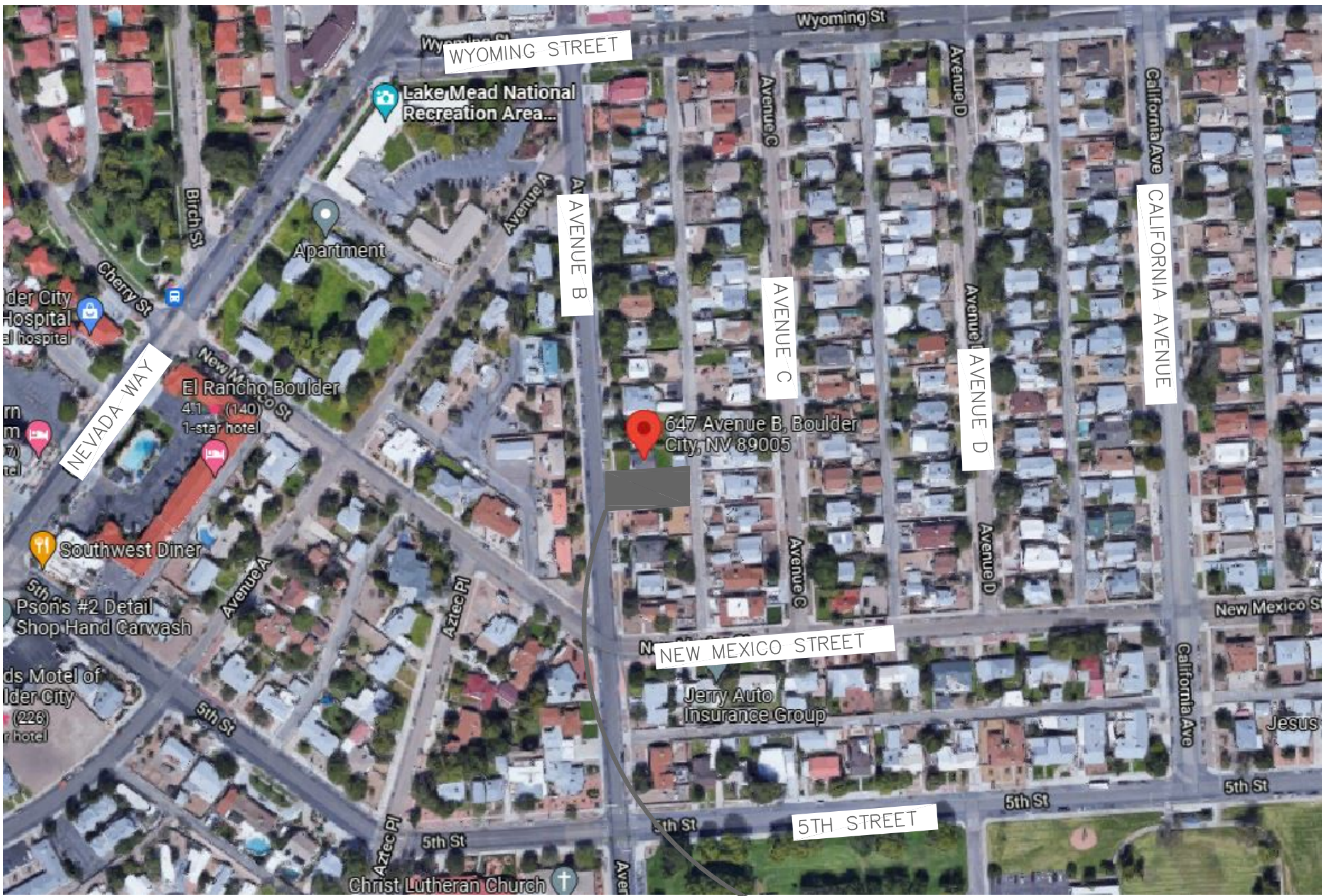


PERMIT# _____
20220727
APP# _____

ADDITION & REMODEL



SHEET INDEX



PROJECT SITE

Generated by REScheck-Web Software
Compliance Certificate

Project 651 Avenue B Addition

Energy Code: **2018 IECC**
Location: **Boulder City, Nevada**
Construction Type: **Single-family**
Project Type: **Addition**
Climate Zone: **3 (2223 HDD)**
Permit Date:
Permit Number:

Construction Site:
651 Avenue B
Boulder City, NV 89005

Owner/Agent:
Tim Washburn
Charger Construction
521 W Sunset Road
Henderson, NV 89011
702-586-8300

Designer/Contractor:
Thomas McCleister
TJM Studios
1904 Tomahawk Dr
Henderson, NV 89074
7022754456
thomas.mccleister@gmail.com

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2018 IECC requirements in REScheck Version : REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title	Signature	Date
--------------	-----------	------

Compliance: Passes using UA trade-off

Compliance: **6.2% Better Than Code** Maximum UA: **160** Your UA: **150** Maximum SHGC: **0.25** Your SHGC: **0.25**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

Envelope Assemblies

Assembly	Gross Area of Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor	Res. U-Factor	Prop. R-Value	Req. R-Value
Ceiling: Flat Ceiling or Scissor Truss	1,438	38.0	0.0	0.030	0.330	43	43
Wall - Front: Wood Frame, 16" o.c.	220	13.0	5.0	0.057	0.360	9	9
Door: Glass Door (over 50% glazing) SHGC: 0.25	36			0.280	0.320	10	12
Window: Metal Frame w/ Thermal Break SHGC: 0.25	29			0.280	0.320	8	9
Wall - Rear: Wood Frame, 16" o.c.	220	13.0	5.0	0.057	0.360	10	11
Door 2: Glass Door (over 50% glazing) SHGC: 0.25	40			0.280	0.320	11	13
Wall - Right: Wood Frame, 16" o.c.	389	13.0	5.0	0.057	0.360	20	21
Door 1: Solid Door (under 50% glazing)	18			0.250	0.320	5	6
Window 1: Metal Frame w/ Thermal Break SHGC: 0.25	26			0.280	0.320	7	8
Wall - Left: Wood Frame, 16" o.c.	389	13.0	5.0	0.057	0.360	21	22
Window 2: Metal Frame w/ Thermal Break SHGC: 0.25	20			0.280	0.320	6	6
Floor: Slab-On-Grade (Unheated) Insulation depth: 0.0'	160		0.0	0.730	0.730	0	0

Project Title: 651 Avenue B Addition
Data filename:

Report date: 10/27/22
Page 1 of 2

Project Title: 651 Avenue B Addition
Data filename:

Report date: 10/27/22
Page 2 of 2

PROJECT DATA

BUILDING CODES:

PROJECT SHALL CONFORM WITH THE FOLLOWING:

2018 INTERNATIONAL RESIDENTIAL CODE W/ LOCAL AMMENDMENTS
2018 INTERNATIONAL BUILDING CODE W/ LOCAL AMMENDMENTS
2018 UNIFORM MECHANICAL CODE W/ LOCAL AMMENDMENTS
2018 UNIFORM PLUMBING CODE W/ LOCAL AMMENDMENTS
2017 NATIONAL ELECTRICAL CODE W/ LOCAL AMMENDMENTS
2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ LOCAL AMMENDMENTS

OCCUPANCY:

IRC SFD

TYPE OF CONSTRUCTION:

IRC SFD

SPRINKLERED:

NC

DEFERRED ITEMS

TRUSS CALCULATIONS

SPECIAL INSPECTIONS:

SEE STRUCTURAL - CATEGORIES 'G' AND 'X'

AREA TABULATIONS	
1,200 SF	EXISTING LIVEABLE
238 SF	ADDITIONAL LIVEABLE
1,438 SF	NEW TOTAL LIVEABLE
257 SF	COVERED PORCH ADDITION

Sheet Name

COVER SHEET

Drawn/Checked By

TJM

Date _____

OCT. 27, 2022

Project Number

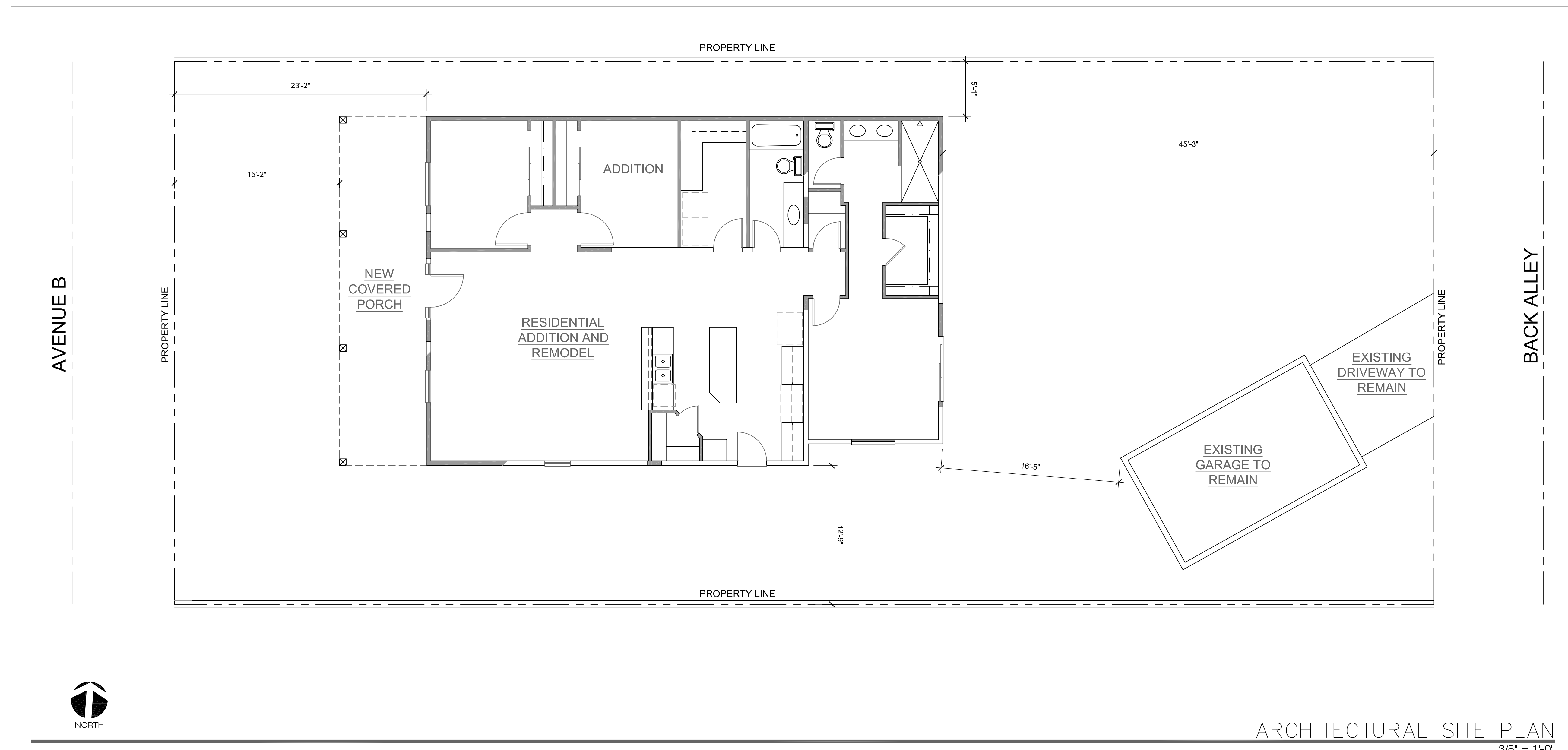
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Sheet Number

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APP # _____

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REMODEL_ADDITION

**651 B AVENUE
BOULDER CITY, NV 89005**

Sheet Name

ARCHITECTURAL
SITE PLAN

Drawn/Checked By

TJM

Date _____

OCT. 27, 2022

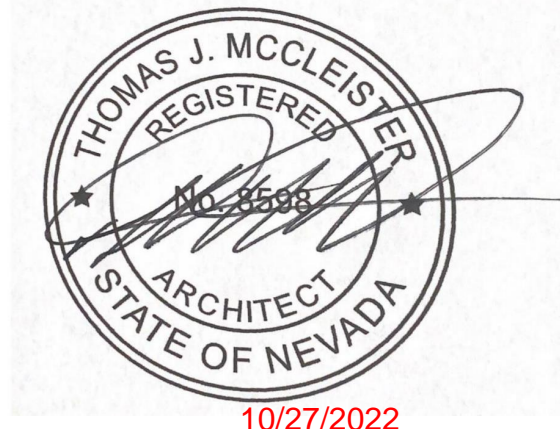
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Sheet Number

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Rev	Date	By	Description
1			
2			
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REMODEL_ADDITION

651 B AVENUE
BOULDER CITY, NV 89005

Sheet Name

EXISTING/DEMO
PLAN AND
FLOOR PLAN

Drawn/Checked By

TJM

Date

OCT. 27, 2022

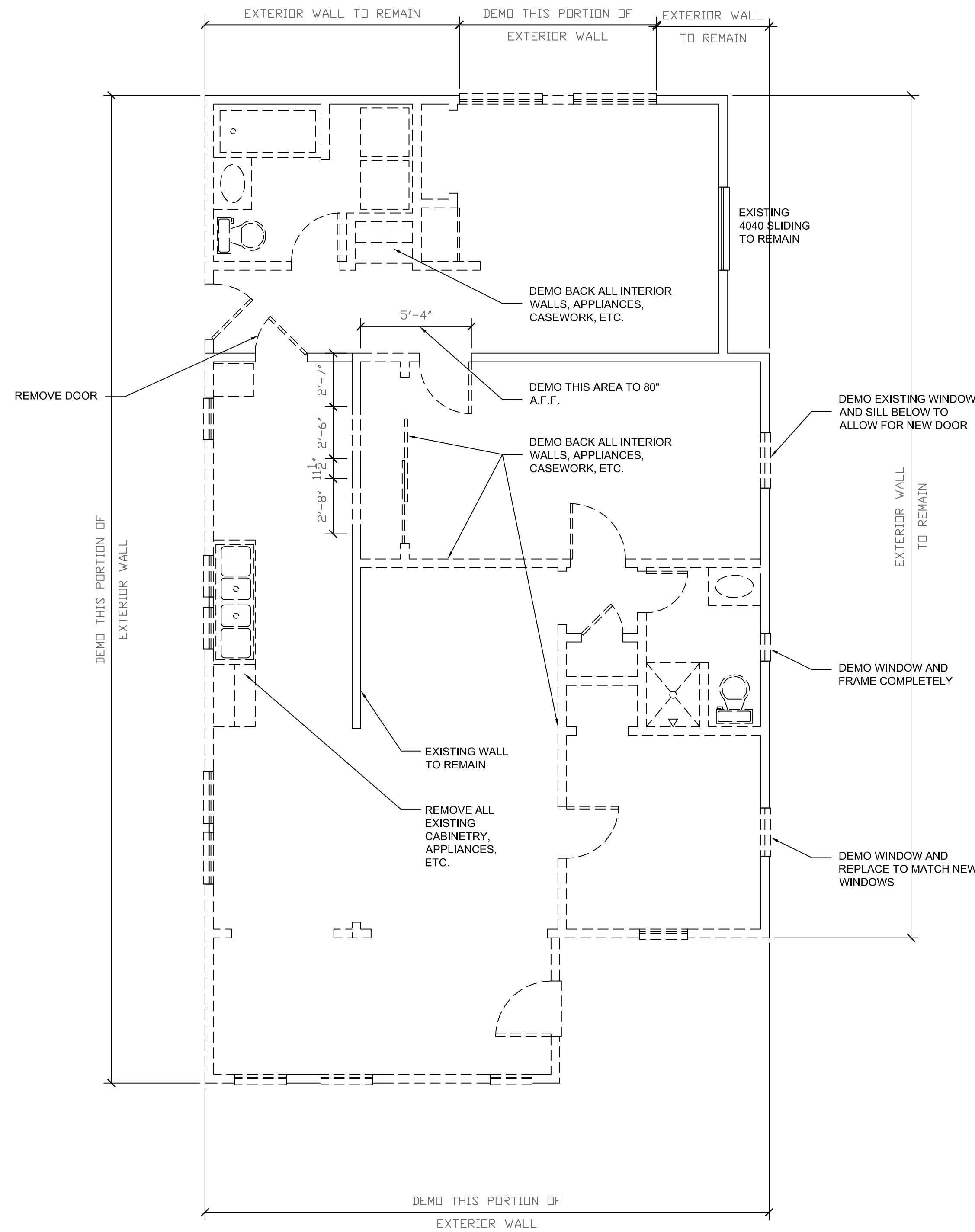
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Sheet Number

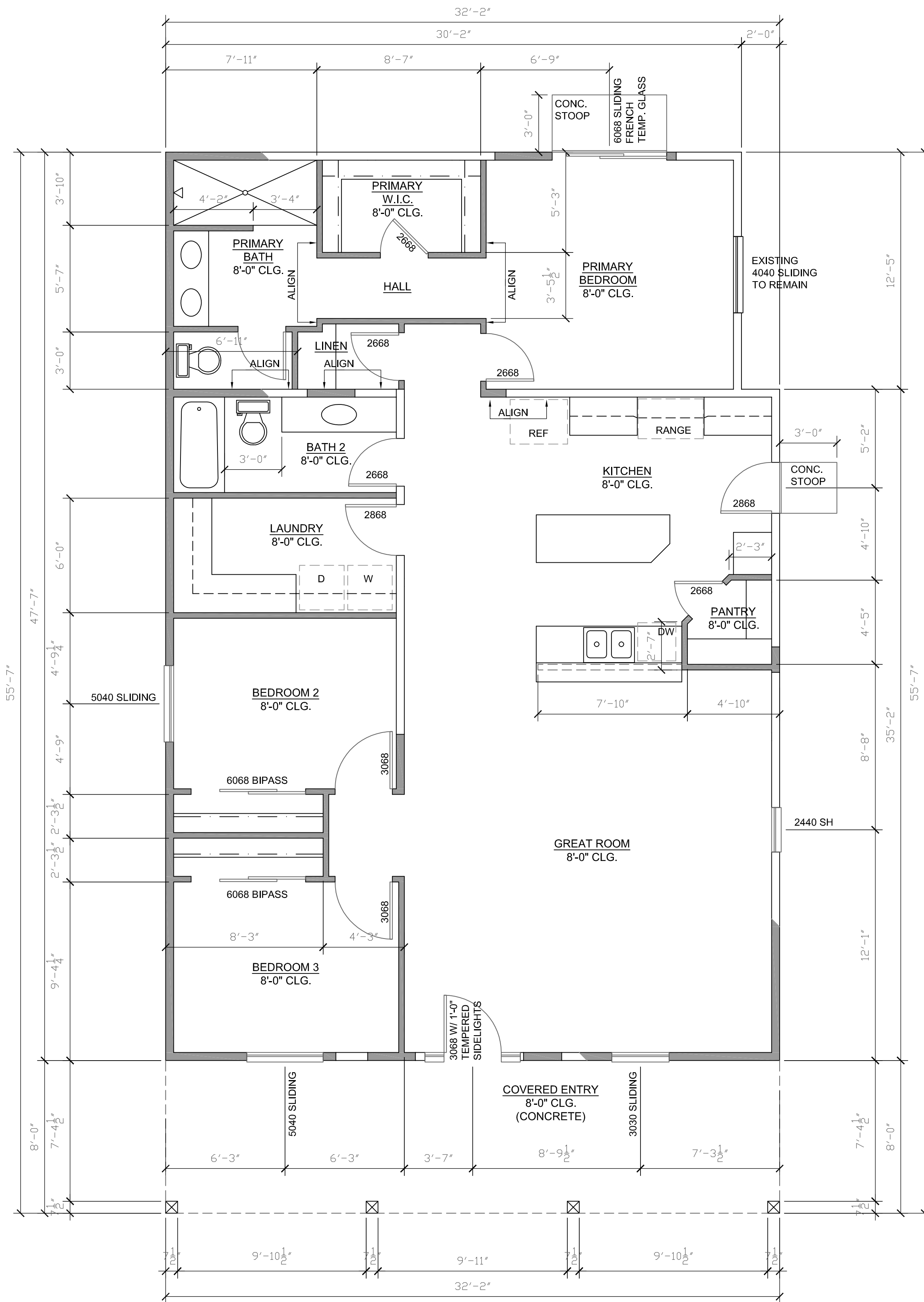
A2.1

RECEIVED OCT 27 2022



EXISTING/DEMO FLOOR PLAN

3/8" = 1'-0"



FLOOR PLAN

3/8" = 1'-0"

[illegible]

**651 B AVENUE
BOULDER CITY, NV 89005**

EXISTING/DEMO
ROOF PLAN AND
ROOF PLAN

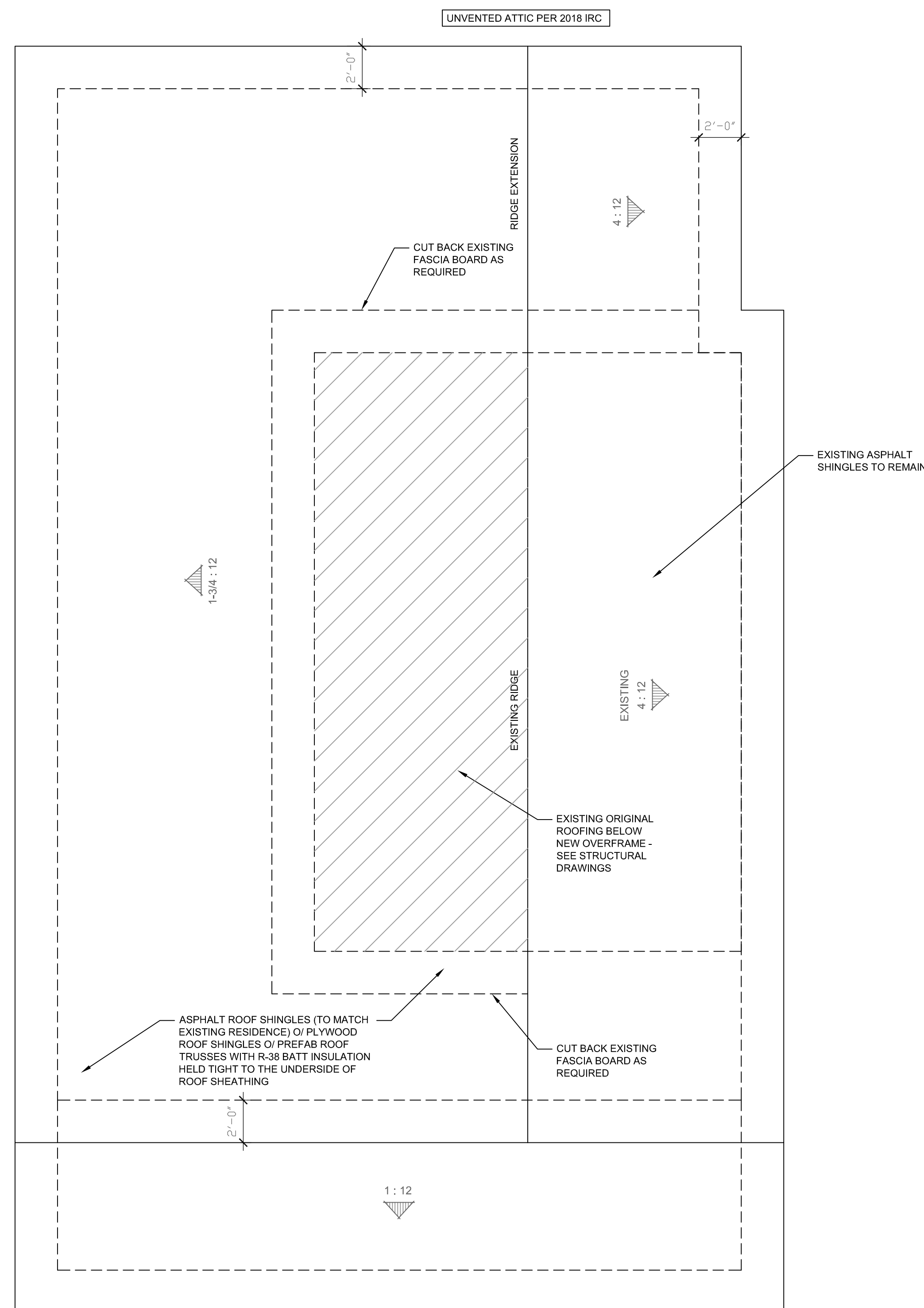
TJM

OCT. 27, 2022

□ □

A2.2

Roof plan diagram showing existing and proposed roof areas. The diagram includes a central 'RIDGE' line, 'EXISTING 4:12' labels with slope symbols, and callouts for 'EXISTING ROOFING TO BE REMOVED COMPLETELY' and 'EXISTING ORIGINAL ROOFING TO REMAIN'.

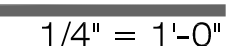
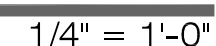
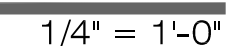
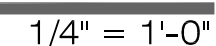
$$\frac{3}{8}'' = 1'-0''$$

$$3/8'' = 1'-0''$$

[illegible]

**651 B AVENUE
BOULDER CITY, NV 89005**

A3.1

RECEIVED OCT 27 2022



651 Avenue B Nov. 2022



CHART 5-C

Exhibit C to City Council Resolution No. 5658

BOULDER CITY HISTORIC NEIGHBORHOOD AREAS: GENERAL CHARACTERISTICS / DESIGN GUIDELINES FOR
**Six Companies Employees' Residential Area – Single family homes between Wyoming Street and New Mexico Street:
 Avenue B (East side), Avenue C, Avenue D, California Avenue, Avenue F ¹**

The following list represents typical features of the historic single-family homes on these streets.

These defining features should be preserved or restored, where possible.

STREET	ADDRESSES
Avenue B	East side: 603 through 655, 663
Avenue C	West side: 604 through 664 East side: 603 through 663
Avenue D	West side: 604 through 612; 624, 628, 636 through 664 East side: 603 through 663
California Avenue	West side: 604 through 640, 648 through 664 East side: 603 through 663
Avenue F	West side: 604 through 624, 632 through 668 East side: 603 through 623, 631, 639 through 647, 655 through 667

FEATURES:

- Front Yards
1. Continuous parkways (City land between sidewalk and street is not interrupted by sidewalks or driveways)
 2. Continuous lawn with walkways to front doors
 3. No driveways

- Exterior Wall Finish
1. Stucco

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

- Roof Type
1. Double pitched

- Roof Material
1. Composition shingle

- Eaves/
Cornices
1. Rafters hidden by fascias on roof of house
 2. Open rafters on roof of porch area

- Windows
1. Wood, full pane, double hung

- Doors
1. Access to living room through screened porch to centrally located door

- Screen Doors
1. Wood framed

- Porches
1. Covered screened porch extending length of one side and across half of front, with centrally located entry

Other Notable Features

1. Attic vent at top of front gable-- five sided opening with wood lattice cover
2. Garages were built off the alley at some addresses after homes were transferred to individuals in 1935
3. Additions to the home are traditionally built onto the rear of the home, and carports and accessory structures are within the rear yard

¹ Other addresses on these blocks were not built by Six Companies

Matrix draft 2, 09/22/2010 (adopted by the Historic Preservation Committee on September 22, 2010 and the City Council on November 9, 2010)

Six Companies Housing

Employee Residential Area Design Guidelines





Architectural Resource Assessment (ARA) Short Form

For SHPO Use Only	SHPO Concurrence?: Y / N	Date:			
Survey Date	3/16/2020	Recorded By	H. Abernathy & A. Carlton	Agency Report #	

1. Property Type

Building	<input checked="" type="checkbox"/>	Structure	<input type="checkbox"/>	Object	<input type="checkbox"/>	Landscape (non-archaeological site)	<input type="checkbox"/>
----------	-------------------------------------	-----------	--------------------------	--------	--------------------------	-------------------------------------	--------------------------

2. Property Overview and Location

SHPO Resource #	Pending		
Street Address	651 Avenue B		
City, Zip	Boulder City, Nevada 89005		
County	Clark		
Assessor's Parcel #	186-09-210-049	Subdivision Name	Boulder City (Lot 13, Block 29)

3. Architectural Information

Excluding construction date, please complete fields below only if changes are noted from previous form.

Construction Date	1931
Architectural Style	National Folk
Architectural Type	Residential
Roof Form	Gable & shed
Roof Materials	Composition shingle
Exterior Wall Materials	Stucco
Foundation Materials	Concrete
Window Materials	Vinyl
Window Type	Double hung

(Insert primary photograph below.)



Condition of Resource(s)?
Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>
Explanation: Building appears structurally sound and not in need of major repairs.

4. Updated Architectural Description

Provide a detailed description of any changes to the resource occurring since its original documentation.

The single-family dwelling at 651 Avenue B was originally documented by Janus Associates, Inc. in 1982 (Woodward et al. 1983). Since that date, the wood double hung windows have been replaced with vinyl double hung windows and an aluminum carport has been added to the south façade. Except for these changes, the property remains as previously described.

5. Updated Eligibility Justification

Provide an updated explanation of the resource's eligibility for the National Register, including supporting historic information, methods for evaluation under the four criteria, discussion of the seven aspects of integrity, and conclusions about eligibility.

The single-family dwelling at 651 Avenue B has been previously determined eligible for listing in the National Register of Historic Places (NRHP) as a contributing resource of the Boulder City Historic District (Woodward et al. 1983). It was not determined to be individually eligible for listing. While recent changes to the building's windows and enclosure of the screen porch have diminished its integrity of materials, most of the historic fabric of the building remains intact. The building retains its integrity of location, setting, workmanship, feeling, and association. For these reasons, North Wind concurs with the current determination that 651 Avenue B is eligible for listing in the NRHP as a contributing resource of the Boulder City Historic District.

SHPO Resource #:
Other Resource #:

Rev. 2017

6. References

List references used to research and evaluate the individual property.

Woodward, James, Cindy Myers, and Terre Sitter

1983 Volume I. Boulder City Historic District Nomination to the National Register of Historic Places. Janus Associates, Inc., Phoenix, Arizona.

1983a Volume II. Inventory Forms. Boulder City Historic District Nomination to the National Register of Historic Places. Janus Associates, Inc., Phoenix, Arizona.

7. Updated Photographs

Include as many photographs as needed to accurately depict the resource.



651 Avenue B as it appeared in 1982 (Image reprinted from Woodward et al. 1983a).



Elevation: South & west

Direction facing: East

Photographer: H. Abernathy

Date: 3/16/2020

United States Department of the Interior
Heritage Conservation and Recreation Service

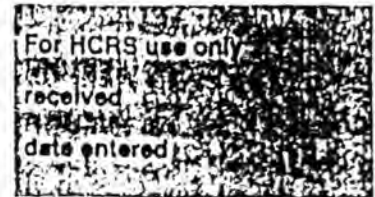
National Register of Historic Places Inventory—Nomination Form

BOULDER CITY HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 14 of 35



plan and each featured a two-story, frame, "H"-shaped structure containing single rooms for 172 persons. Two-story verandahs extended the length of each gable-roofed wing. A bathroom core was located at the center of the "H". The other two dormitories, both single-story frame structures, covered with gabled roofs, served as housing for the dining hall employees and the Six Companies office employees. The dining hall dormitory, with its "T"-shaped plan, was located immediately south of the dining hall and accommodated 108 persons. The office dormitory housed 75 people and was located adjacent to the Six Companies office building near Arizona Street.

The dining hall, with its addition, was a large square building covered with two parallel double-pitched roofs and could accommodate 1200 persons. It was centrally-located within the Six Companies sector in the middle of Block 10. The most visible of the Six Companies structures were the recreation hall and the Boulder City Company Store, both located at the wedged intersections of Birch and Cherry Streets, and the Nevada Highway. Both were single-story frame structures covered with large hipped roofs and featured frame and stuccoed arcades along all street fronts. The location of these two commercial and recreational structures along the Nevada Highway did much to impact the initial development of private commercial enterprises along that thoroughfare resulting in the deviation from the original city plan which called for commercial structures to surround the plazas in the center of town.

Six Companies, Inc. Employees' Residential Area

Construction date: March - December 1931

Architect: George DeColmesnil

Contractor: Boulder City Company

C. A. Williams, Construction Superintendent

Housing for married employees of the Six Companies encompassed a significant area of the original townsite. The location of these dwellings extends along the broadest portion of the base of the triangular townsite. Long, rectangular blocks, extending from Wyoming Street south to New Mexico Street, were laid out parallel with the north-south axis of the town. Bounded on the west by Avenue B and on the east by Utah Street, the area contained 230 three-room and two-room single-family cottages. This residential district was supplemented by the end of 1931 with an additional 127 two-room cottages located upon five rectangular blocks immediately south of, and parallel with, New Mexico Street. This one-block-deep strip also extended from Avenue B to Utah Street. An additional 250 two-room cottages were built in 1932 on ten blocks south of Fifth Street between Avenue B and Utah Street, bringing the total number of Six Companies housing during the construction period to 660 detached dwellings.

The first of the single-family houses to be constructed by Six Companies was located on blocks 29 thru 32 between Avenue B and Avenue F. Each streetfront contained 17 houses with the northernmost lot theoretically reserved for group parking. A total of 136 three-room houses were built of identical plan. Each contained a living room, kitchen, bedroom and bathroom.

United States Department of the Interior
Heritage Conservation and Recreation Service

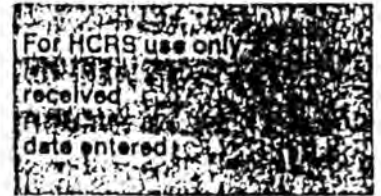
National Register of Historic Places Inventory—Nomination Form

BOULDER CITY HISTORIC DISTRICT

Continuation sheet

Item number 7

Page 15 of 35




They were built of frame construction with shear sheathing on the inside of the framing, finished with plaster. Exteriors were covered with drywall lath and stuccoed. These small cottages were topped with a double-pitched composition roof, and a covered screen porch extended the length of one side of the structure and across half of the front. Access to the living room was through the porch to a centrally-located door on the front elevation. Windows are wood, double-hung with simple casings. Although intended to be temporary housing which would be removed after completion of the dam, these homes were later sold to individuals wishing to stay in Boulder City beginning in 1935. No houses were modified prior to that time, but after that date most underwent some remodeling to accommodate larger families or to improve the efficiency of these small cottages. Although parking was designated at the end of each block, vehicular access to the houses through the alley became common, and when the homes were transferred to private ownership, small garages and other outbuildings were erected at the rear of most lots. Of the original 135 cottages in this area of the Six Companies "village", 123 remain. Of those, 15 structures retain their original architectural integrity; 72, or approximately 59 percent, have been altered, but not to the extent that they fail to convey their original feeling, setting, materials or workmanship; 36 cottages (29 percent) have had modifications which are irreversible.


Block 29; Avenue B

29- 1	C. A. Williams House	603 Avenue B
29- 2		607 Avenue B
29- 3		611 Avenue B
29- 4		615 Avenue B
29- 5	Elmer Baker House	619 Avenue B
29- 6		623 Avenue B
29- 7	William Teeters House	627 Avenue B
29- 8		631 Avenue B
29- 9		635 Avenue B
29-10		639 Avenue B
29-11	C. H. McAdams House	643 Avenue B
29-12		647 Avenue B
29-13	Larson A. Carrier House	651 Avenue B
29-14	B. Farr House	655 Avenue B
29-16		663 Avenue B

Block 29; Avenue C

29-19		664 Avenue C
29-20		660 Avenue C
29-21	George Backley House	656 Avenue C
29-22		652 Avenue C

Historic/Common Name Larson A. Carrier House		Property Address 651 Avenue B		Class Bldg	Group Blk 29	Inv # 29-13
Owner Name Harrie F. and Michele D. Hess		Owner Address 1520 Mancha Drive Boulder City, NV 89005		Legal Description Lot 13, Block 29		
Historic Use Residence	Present Use Residence	Construction Date July, 1931	Architect/Builder George De-Colmesnil, Arch't; Boulder City Co., Contr.; C. A. Williams, Const. Sup't.	Photo By: Woodward Date: Nov. 1982 View: looking east		
Architectural Integrity <input checked="" type="checkbox"/> Original <input type="checkbox"/> Irretrievable <input type="checkbox"/> Retrievable This house is one of the few remaining Six Companies cottages possessing original integrity.						
Context <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Noncontributing						
Historic Association with Event or Person Larson A. Carrier lived at 651 Avenue B in 1933.						

Historic/Common Name Bernard Farr House		Property Address 655 Avenue B		Class Bldg	Group Blk 29	Inv # 29-14
Owner Name James E. & Georgia Ann White		Owner Address Box 333 Boulder City, NV 89005		Legal Description Lot 14, Block 29		
Historic Use Residence	Present Use Residence	Construction Date July, 1931	Architect/Builder George De-Colmesnil, Arch't; Boulder City Co., Contr.; C. A. Williams, Const. Sup't.	Photo By: Woodward Date: Nov. 1982 View: looking east		
Architectural Integrity <input checked="" type="checkbox"/> Original <input type="checkbox"/> Irretrievable <input type="checkbox"/> Retrievable This house is one of the few remaining Six Companies cottages possessing original integrity.						
Context <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Noncontributing						
Historic Association with Event or Person Bernard Farr worked in the Six Companies time office. Mrs. Farr pioneered lawn improvement in the Six Companies houses, and was awarded a second prize for best-kept grounds in early 1932.						

Standards for Rehabilitation

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. Archeological 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.