

National Register of Historic Places Listing Process for Individually Eligible Properties

Presented by North Wind Resource Consulting, LLC to
the City of Boulder City Historic Preservation
Committee

December 7, 2022



Boulder City Historic District Individually Eligible Properties

- 66 individually eligible properties
- Majority are residential
- Seven are public/institutional
- Three are commercial
- Majority are Spanish Ranch (31), or Spanish Revival (14)
- Remaining are Ranch (10); Minimal Traditional (4); National Folk (3); and Colonial Revival, Mission, and Monterey (1 each)



421 Birch Street, Spanish Ranch

NV SHPO Architectural Resource Assessment (ARA) Forms



Architectural Resource Assessment (ARA) Short Form

| | | |
|------------------------|--|------------------------------|
| For SHPO Use Only | SHPO Consultation: Y / N | Date: |
| Survey Date: 3/16/2020 | Recorded By: H. Abernathy & A. Carlton | Agency Report #: NV-19-10012 |

1. Property Type

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

2. Property Overview and Location

| | |
|---------------------|--------------------------------|
| SHPO Resource # | B18423 |
| Street Address | 421 Birch Street |
| City, Zip | Boulder City, Nevada 89005 |
| County | Clark |
| Assessor's Parcel # | 188-06-110-008 |
| Subdivision Name | Boulder City (Lot 4, Block 12) |

3. Architectural Information

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

| | |
|-------------------------|----------------|
| Construction Date | 1935 |
| Architectural Style | Spanish Ranch |
| Architectural Type | Residential |
| Roof Form | Gable & hipped |
| Roof Materials | Tile |
| Exterior Wall Materials | Stucco |
| Foundation Materials | Concrete |
| Window Materials | Wood |
| Window Type | Double hung |

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. | | |

(Insert primary photograph below.)



4. Updated Architectural Description

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

The single-family dwelling at 421 Birch Street was originally documented by Janus Associates, Inc. in 1982 (Woodward et al. 1983). Since that date, no discernible changes have occurred, and the building remains as previously documented.

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 421 Birch Street 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. The home continues to retain its original form and massing, and retains its integrity of location, design, workmanship, materials, feeling, association, and setting. For these reasons, North Wind concurs with the previous determination that the building is eligible for listing in the NRHP as a contributing resource of the Boulder City Historic District.

Additionally, North Wind recommends 421 Birch Street as individually eligible for designation in the NRHP at the local level under the Community Planning and Development area of significance. 421 Birch Street is recommended individually eligible under Criterion A for its association with the early development of Boulder City, as an in-tact residential property constructed by the Los Angeles Bureau of Power and Light. North Wind also recommends 421 Birch Street as eligible

SHPO Resource #:
Other Resource #:

Rev. 2017

under Criterion C as an intact example of the Spanish Ranch style. The period of significance for this property has been established by the Boulder City Historic District NRHP registration, within which this property is located, as 1931 - 1945.

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.

SHPO Resource #:
Other Resource #:

Rev. 2017

7. Updated Photographs
Include as many photographs as needed to accurately depict the resource.



421 Birch Street as it appeared in 1982 (Image reprinted from Woodward et al. 1983a).



Elevation: West Direction facing: Northeast Photographer: H. Abernathy Date: 3/16/2020

**PREPARING NOMINATIONS
TO THE
NATIONAL REGISTER OF HISTORIC PLACES**

A SUPPLEMENTAL GUIDE FOR NEVADANS



**Nevada State Historic Preservation Office
Department of Conservation and Natural Resources**




**NEVADA
STATE HISTORIC
PRESERVATION OFFICE**

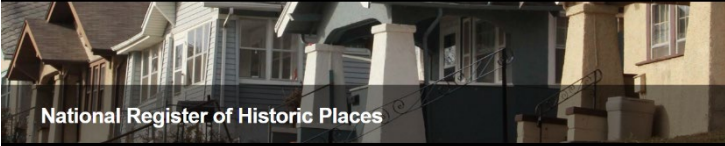
Revised 2017

Nevada State Historic Preservation Office shpo.nv.gov/services/nrhp

- Introduction to the NRHP
- Helpful information for establishing significance in the state of Nevada
- Helpful references and links
- Nomination process and required submittal documents
- Anyone can submit application but owner support is critical
- 3-Step process:
 - Coordinate with SHPO staff to submit nomination
 - Nomination is forwarded for review by the Nevada Board of Museums and History
 - Nomination is forwarded to the Keeper of the National Register of Historic Places for review
- Timeline should account for at least one revision cycle per step

National Register of Historic Places: How to List a Property

**National Park Service**Q SEARCH≡ MENU



National Register of Historic Places

[Home](#)[What is the National Register?](#)[How to List a Property](#)[Database/Research](#)[Guidance](#)[Weekly List](#)[Updates](#)


[NPS.gov](#) / [Home](#) / [How to List a Property](#)

How to List a Property

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

Where to Start

The National Register nomination process usually starts with your [State Historic Preservation Office](#)* (SHPO). Contact your SHPO or check their web page for National Register information, research materials, and necessary forms to begin the nomination process. If the property is on federal or tribal land, then the process starts with the Federal Preservation Office or Tribal Preservation Office. ([More on FPO and TPOs.](#))



Yalecrest Historic District
Photograph courtesy of Utah State Historic Preservation Office

How are Properties Evaluated?

To be considered eligible, a property must meet the [National Register Criteria for Evaluation](#). This involves examining the property's age, significance, and integrity.

Age and Integrity: Is the property old enough to be considered historic (generally at least 50 years old) and does it still look much the way it did in the past?


Significance: Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

National Register Listing Process

Nominations can be submitted to your SHPO from property owners, historical societies, preservation organizations, governmental agencies, and other individuals or groups. Official National Register [Nomination Forms](#) are downloadable or from your State Historic Preservation Office. [National Register Bulletins](#) can also provide guidance on how to document and evaluate certain types of properties. [Sample Nominations](#) provide additional useful information.





NATIONAL REGISTER BULLETIN

Technical information on the the National Register of Historic Places:
survey, evaluation, registration, and preservation of cultural resources



U.S. Department of the Interior
National Park Service
Cultural Resources
National Register, History and Education

How to Complete the National Register Registration Form



National Register of Historic Places Nomination Form

NPS Form 10-900

OMB Control No. 1024-0018
expiration date 03/31/2022

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: _____

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: _____

City or town: _____ State: _____ County: _____

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _____ meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

_____ national _____ statewide _____ local

Applicable National Register Criteria:

_____ A _____ B _____ C _____ D

Signature of certifying official/Title: _____ Date _____

State or Federal agency/bureau or Tribal Government

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____

County and State _____

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official: _____

Date _____

Title: _____

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

_____ entered in the National Register

_____ determined eligible for the National Register

_____ determined not eligible for the National Register

_____ removed from the National Register

_____ other (explain): _____

Signature of the Keeper _____

Date of Action _____

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: ☐

Public - Local ☐

Public - State ☐

Public - Federal ☐

Category of Property

(Check only one box.)

Building(s) ☐

District ☐

Site ☐

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____

County and State _____

Structure ☐

Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing _____

Noncontributing _____

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Current Functions

(Enter categories from instructions.)

National Register of Historic Places Nomination Form

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____ County and State _____

7. Description

Architectural Classification

(Enter categories from instructions.)

Materials: (enter categories from instructions.)

Principal exterior materials of the property: _____

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

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United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____ County and State _____

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Name of Property _____ County and State _____

Areas of Significance

(Enter categories from instructions.)

Period of Significance

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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