



CAMP Boulder City, Nevada  
CAMP May 21, 2021



Why Preserve? An Introduction to Historic Preservation  
Part 1: Why Preserve?  
Part 2: Role of the Preservation Commission

# Part 1: Why We Preserve...

## A Refresher Course



# First...Federal and State Law Allow for Historic Preservation

- National Historic Preservation Act 1966
- National Environmental Protection Act
- Section 4F
- Section 106
- States Enact Preservation Legislation such as Zoning and Local Government Codes that set the parameters for historic preservation
- Cities then establish local programs

# Why You Preserve...Because People Don't Visit or Move to Boulder City for....





# Why You Preserve...Because You Say It Is *IMPORTANT*



All your City Planning Documents have a preservation component--- including Economic Development.



# Preservation in Boulder City

Between 1983 and 2022: At least 16 actions that support historic preservation.



Includes:

- National Register District
- Various ordinances
- Plans: City Strategic Plan, Preservation Plan
- Resource Surveys
- Certified Local Government status

# Boulder City Ordinance:

The purpose...is to establish historic districts and properties

- Why?

- For the educational, cultural, and economic benefits.
- To raise public awareness of the benefits of historic preservation.
- To encourage civic pride in Boulder City's history.



# Boulder City Strategic Plan 2020 to 2025

## GOAL D: **PROMOTE HISTORIC PRESERVATION!**

8 Goals to achieve, some have been accomplished

- 4. Amend codes to achieve goals
- 5. Identify incentives to promote historic preservation
- 6. Promote economic development through historic preservation

Strategic Plan 2020 to 2025



# Goal D: Edits

- 7. Develop an educational campaign about:
  - what preservation is (and isn't),
  - the benefits of historic preservation,
  - the preservation program-what it is and what it does/doesn't do.
- 8. Identify owners of historic buildings and reach out to them with a package of incentives.



# Preservation Plan

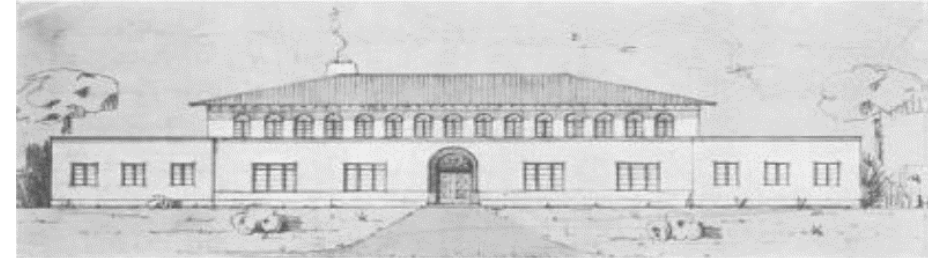
- One of most storied cities in Southern Nevada, Boulder City
- Rely on history and historic architecture to:
  - Provide sense of place for residents
  - Provide visitors the experience of early Southern Nevada history and association to national and international history.



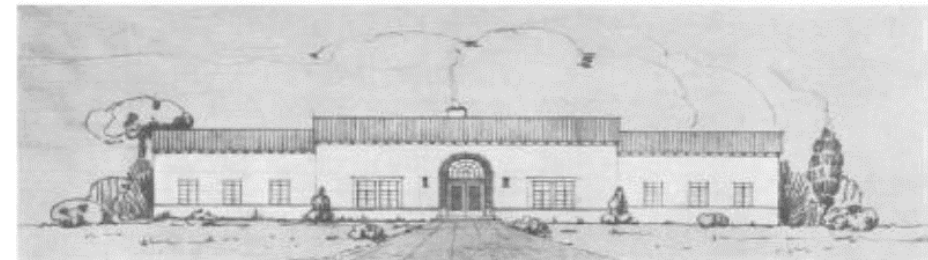
# Preservation Plan

There has long been an ethic of preservation and recognition of the important place Boulder City and the Hoover Dam play in our national story.

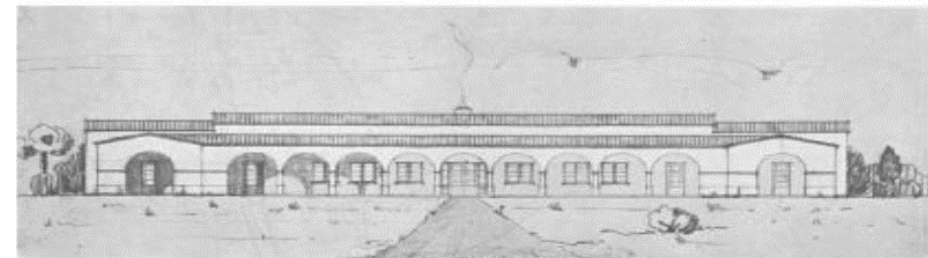
Recommendations in the Plan and the Resurvey help define your direction.



ADMINISTRATION BUILDING



MUNICIPAL BUILDING



DORMITORY AND GUEST HOUSE



# Preservation Plan Survey....Asked

When you think about historic preservation in Boulder City, what makes you excited about your town?

- Learning about the history of *my* community
- More locals and visitors learning about *our history*
- Increase in tourism
- Protecting *our* homes with design standards





# TWENTY-FOUR REASONS

HISTORIC PRESERVATION  
IS GOOD FOR YOUR  
COMMUNITY

Place Economics Study in 2020

[www.placeeconomics.com](http://www.placeeconomics.com)



# Historic Preservation is the Basis for a Number of Community and Economic Development Strategies



- Economic Development/Downtown Revitalization
  - Job Creation
  - Business Development
- Heritage Tourism: Boulder City and Nevada's Heritage creates jobs.
- Neighborhood Stabilization and Revitalization

# Economic Impact: Downtown Revitalization/Preservation

- Historical designations improve/hold property values.
- Incentives for historic properties attract reinvestment.
- Rehabilitation rebuilds your community and creates jobs.
- More desirable business location, encourages new business growth and existing business expansion.



# Non-Quantifiable: Sense of Place and Sense of Quality:

- Being Authentic and Unique: Differentiation
- Fostering Appreciation of the Community's Heritage
- Empowering citizens to reinforce the character of the community
- Empowering stakeholders to take responsibility for the "Quality of Life" in their communities
- Creates a sense of evolution by preserving the built cultural, aesthetic and historic fabric of the community







1. Engaged and Involved Property Ownership
2. Commercial Diversity and Independent Businesses
3. The Evolving Built Environment
4. Walkability and Accessibility
5. Clean, Safe, Attractive and Welcoming
6. Culture/People - Diversity & Attitude
7. Public Spaces - Gathering Places
8. Theater, Arts & Culture
9. **Historic Preservation**
10. Vibrancy/Energy- The Changemakers



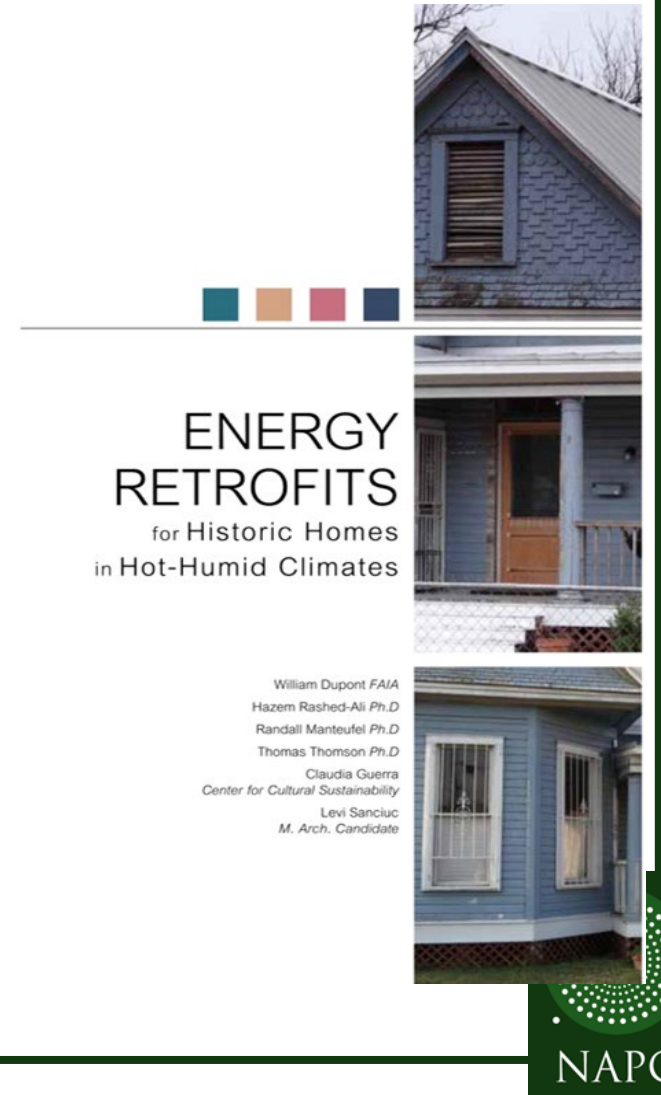
# Preservation and Sustainability

- The “greenest” building is the one already built.
- Historic buildings are “green” due to their design.
- Retaining historic buildings promotes healthy and strong communities due to continuity of cultural identity.



# Preservation and Sustainability

- “Embodied energy” or the energy already in the building.
- The Carnegie Mellon Green Design Institute: greenhouse gas emissions from renovation are 30% to 50% less than in new construction; 20% more jobs are created with rehabilitation.
- Simple “fixes” like attic insulation, weather stripping, and sealing ducts increase energy efficiency.





# Part 2: The Role of Commissions: A Refresher Course



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# CLG Requirements

1. Adopt a local ordinance for the designation and protection of historic properties that meets the minimum requirements of the state procedures.
2. Enforce its local ordinance for the designation and protection of historic properties.
3. Establish an adequate and qualified local commission in accordance with its local ordinance and the state procedures.
4. Maintain a system for the survey and inventory of historic properties consistent with that of the SHPO.
5. Provide for adequate public participation in the local historic preservation program including the process of recommending properties for nomination to the NRHP.
6. Satisfactorily perform the responsibilities delegated to it by the SHPO under the certification agreement.



# Your Job As a Commission Member:

Citizen appointed board, the public face of preservation, and your main functions are:

- Administer the ordinance
  - Design Review
  - Review proposed designations/demolitions
- Make Decisions—on the above
  - Public Notice/Meeting for the public to be heard
  - Fair and informed decision making (by the Commission)
  - Based on finding of fact and adopted standards/ordinance





# Responsibilities of the Commission Members

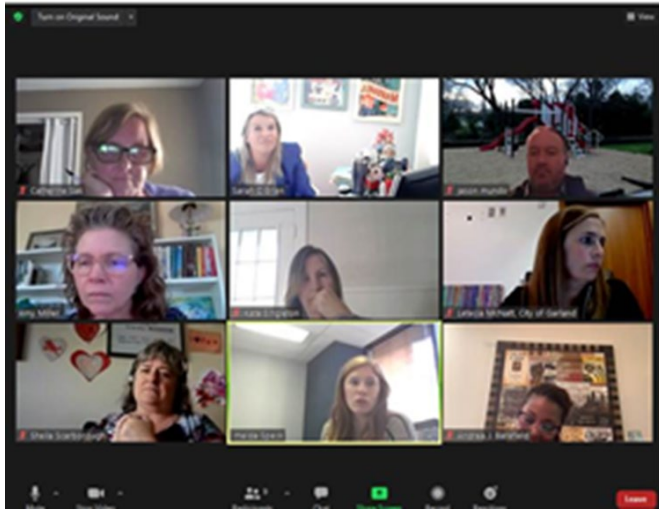
- Know the basics of the Ordinance
- Know your operating and meeting procedures
- Know the Design Standards/Incentives
- Know your local history: Read the background on the local historic districts and sites
- Know the Ethics Policy of your City
- Attend ALL the meetings. If you are going to be out, try and inform staff as soon as possible.



# Job Description: High Point, NC

- Members should be able to make impartial decisions that are based on the interpretation of facts that are established during the public hearing.
- Deliberation takes place during the meeting and in front of the applicant. Members should not be easily intimidated, and should be a willing participant in the discussion of each case.
- Members of the Commission should be inquisitive, and not afraid to ask questions until he or she is satisfied that all relevant information has been reported, and the facts of the case are clear.
- Members are expected to attend all regularly scheduled meetings. This is important because a quorum of members is required for consideration of a citizen's request for a Certificate of Appropriateness.





- Be prepared for the meeting—before the meeting
- Read your packet. If you have questions, make a list.
- Disclose *any* conflict of interest. Does it pass the smell test?
- Try and attend at least one training or conference per year.
- Advocate for Preservation in your town.



# You are the “Public Face” of Preservation ...so let’s get it done!

- Create annual budget, program of work, sub-committees to accomplish goals in preservation plan and survey update.
- Annual Training for Commission Members...to be good at the job.
- Develop a Manual with all the information about the program...that can be used for reference in the meetings.
- Help to advocate/educate/do outreach





# Education and Advocacy: Important roles for the Commission\*\*\*

- Outreach to the community/neighborhoods/downtown
- Advocacy for preservation in general and for your program
- Outreach and education for property owners
  - Remember: property owners change.
  - New Ordinance and Design Standards.
  - Financial Incentives: Downtown and Neighborhoods





# Community Outreach to Support Preservation

Preservation can be an esoteric, confusing idea.

- Be able to explain what it is and why it is important.
- *Each* Commission member should help with outreach to the community at large, local elected officials\*\* and neighborhood groups.
- Know the preservation issues and advocate and support preservation efforts—even those of other organizations.
- Advocate for preservation and for the preservation program.



# Recommendations:

- CAMP Training
  - Meeting Procedures
  - Legal Ethics—deeper dive
  - In-depth Design Review with exercises
  - Building Support for Preservation/More Outreach Training
- Website
  - Lots of graphics
  - All the information
  - Easy to find the website and what you need
- Education/Advocacy/Outreach

# Finally:

- We preserve to maintain a sense of continuity, history and authenticity for our communities, neighborhoods, residents, and visitors.
- Our historic places define who we were and where our future lies.
- Preservation is an excellent Community and Economic Development Strategy.
- We are the stewards of our history. So let's take care of it.





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