



BOULDER CITY HISTORIC PRESERVATION PLAN



PREPARED BY NEVADA PRESERVATION FOUNDATION

BOULDER CITY HISTORIC PRESERVATION PLAN

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CHAPTER 1

INTRODUCTION

Boulder City embarked upon the development of this plan in March 2020. As one of the most storied cities in Southern Nevada, Boulder City relies upon its history and historic architecture to not only provide a sense of place for residents, but to also provide visitors with a feel of an early era of Southern Nevada history and its association to national and international history. Today with development pressures and an increasing number of historic structures in Boulder City, a plan such as this is critical to the future of this community, its built environment and economic potential.

PURPOSE

Boulder City's history dates to pre-historic eras and was the home of Native Americans through arrival of European exploration and development of the 19th century. Like much of Nevada, the 19th century era brought an influx of mining prospectors and speculations that would change the natural landscape and how the land was inhabited. In the early 20th century Boulder City came into being and a significant settlement for permanent homes began, much due to the initiatives of the federal government. The Boulder Canyon Project Act, enacted on December 21, 1928, by President Calvin Coolidge, authorized the construction of the Boulder Dam in the Black Canyon on the Colorado River approximately seven miles east of present-day Boulder City. Named for the original project site, Boulder Dam was renamed Hoover Dam in honor of President Herbert Hoover who helped broker the Colorado River Pact among the seven states in the river drainage area during his term as Secretary of Commerce in 1922. The name Hoover Dam was officially recognized by the 80th Congress in 1947.

By December 1930, the Federal Bureau of Reclamation began construction of Boulder City to house dam workers and permanent operators, and to be a central staging area for the dam construction activities. Modeled as the first fully developed experiment in 20th century new town planning, Boulder City provided housing, commercial enterprises and entertainment to keep residents within the confines of the city and away from the temptation of Las Vegas, thereby maintaining efficiency and safety during the construction of the dam. By January 1932, the view north on Nevada Way toward the Bureau of Reclamation Building on the hill looked much as it does today.

The development of Boulder City continued with mid-20th century additions in the form of residential neighborhoods and a collection of motor courts along Nevada Way. Like much of Southern Nevada, Boulder City has grown significantly since its start. Yet, 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. This origin story and preservation of the buildings associated with the era has been strong, however, there is great room for expansion to visually preserve the era of the Baby Boomers, Boulder City's incorporation era of the 1960s and the neighborhoods of the 1970s. Because of Boulder City's recognition as a national and international destination, it is particularly important to retain the historic fabric of this community through the retention of its architectural resources both residential and commercial.

This historic preservation plan will provide background on past and current work on historic preservation and planning, an analysis of the issues facing Boulder City, goals and objectives for meeting these issues, and recommendations for the new Certified Local Government (CLG) status.

METHODOLOGY

In early 2020, Boulder City hired the Nevada Preservation Foundation (NPF) to assist the City with efforts to create a historic preservation plan based on archival research, analysis, and community outreach. The City envisioned holding multiple community meetings to engage with residents and to provide a platform for public comment regarding the preservation plan. Unfortunately, the COVID-19 pandemic greatly limited the ability of Boulder City to safely conduct public meetings.

Due to the 2020 global pandemic, the in-person public engagement that is typical of the planning process was limited to one community meeting on March 5, 2020. The workshop was attended by approximately 50 Boulder City residents, members of City Council and members the Historic Preservation Committee. Attendees worked in small groups led by NPF staff to discuss various topics including the structure and functions of the Historic Preservation Committee (HPC), the Boulder City historic preservation ordinance, the development of historic districts, and the role of heritage tourism as an economic driver. This workshop also educated residents on best practices for preserving buildings and the role of the Secretary of the Interior's Standards in providing a framework, maintenance, and rehabilitation. Refer to Appendix A for details on the March 5th community meeting.

With the increase in severity of the pandemic, no additional in person meetings were able to be safely held. NPF worked with Boulder City to pivot the outreach strategy using digital engagement platforms. To develop an initial direction for the preservation plan, NPF analyzed the community input from the March 5th meeting and concurrently conducted a review of Boulder City’s historic preservation literature, policies, and city planning documents. The result of this analysis was presented to the community through a video presentation via Boulder City’s cable channel as well as YouTube channel in September 2020.

In addition, an online survey was created as a feedback tool that residents could participate in with or without having watched the video presentation. Residents were made aware of the online survey through the utility mailer, as is common practice by the City to disseminate information to residents. The survey addressed questions on various topics from the HPC, the historic preservation ordinance, preference for prioritizing historic resource surveys, and Boulder City’s possible participation in the Nevada Main Street program. In all, 169 Boulder City residents participated in the survey, providing significant input that guided NPF in developing the initial outline of the historic preservation plan. Refer to Appendix A for the Survey Monkey results.

It should also be noted that NPF attempted to provide a means for residents to participate in the survey over the telephone or through a paper option. Unfortunately, those options were not actualized and ultimately all responses came through the online survey.

In addition to the survey, NPF conducted research and a thorough review of the following Boulder City reports:

- ◆ Boulder City Historic District, Nomination to the National Register of Historic Places, Vol. I and II, July 1983
- ◆ Historic District Preservation Plan Summary Report, April 13, 1998
- ◆ Boulder City Redevelopment Plan, 1999
- ◆ Boulder City/US 93 Corridor Study Final Environment Impact Statement, 2005
- ◆ 2018 Historic Preservation Community Survey
- ◆ Boulder City Code, Title 11, Chapter 27 Historic Resources, Updated 03/21/2019
- ◆ The Historic District of Boulder City Nevada, Spring 2012
- ◆ Boulder City Master Plan, updated February 2015

- ◆ Economic Development Strategy, Boulder City, NV, September 2019
- ◆ Updated Architectural Survey and Inventory of the Boulder City Historic District, August 2020

Additional preservation reports that were studied and referenced in this plan include:

- ◆ Nevada SHPO Model Ordinance for Historic Preservation, 2019
- ◆ City of Las Vegas Historic Properties & Neighborhood Preservation Plan Element, 2010
- ◆ City of Las Vegas Historic Preservation Ordinance, March 2011
- ◆ City of Henderson Historic Preservation Plan, June 2014
- ◆ Nevada SHPO Certified Local Government Handbook, revised 2018
- ◆ Clark County Comprehensive Master Plan Historic Preservation Element, 2019
- ◆ State of Nevada Historic Preservation Plan 2020-2028

CHAPTER 2

BOULDER CITY HISTORIC PRESERVATION

Boulder City is a unique 20th century city. Its origins are the essence of American ingenuity and resilience. It is the result of careful planning and intentional design for the generations that were to follow. The streetscapes and neighborhoods tell the story of the broader American experience as the country grew and modernized its infrastructure after World War I and through the Great Depression. The neighborhoods developed during the Post-World War II era and into the 1970s also capture the essence of American growth and prosperity, providing housing and commercial amenities for tourists of the Atomic era and the great Southwest. The origins story of Boulder City has been well documented and preserved through key buildings located within the original historic district. The next step for Boulder City in its preservation legacy is to follow suit with national and regional trends to embrace the era of 1950s, 1960s and 1970s so that the community addresses existing housing conservation as well as identify potential sites and buildings that could expand the economic opportunities related to heritage tourism and real estate.

Historic Preservation Planning in Boulder City

Long-term historic preservation planning initiatives of Boulder City took root in the 1980s with the establishment of the 1983 National Register of Historic Places Boulder City Historic District. This initial historic district was the result of community preservation enthusiasts who recognized the unique significance of Boulder City as a government and company boom town of the 1930s and 1940s. The historic district was comprised of 514 buildings that represented government commissioned residential multi-family, single family, and commercial buildings. Boulder City was the essence of a planned community that evoked the planning philosophies of the era that integrated thoughtful landscapes and the revivalist period of architectural design.

Master planning initiatives in 1991 included policies to support the development of a historic preservation plan and ordinance and promotion of public awareness of the City's historic and cultural resources. Boulder City continued to prioritize preservation planning through the 1990s, enacting the Historic District Preservation Plan Study Committee in 1996, which issued their findings summary in 1998. The aim of the 1998 Historic District Preservation Plan Summary Report was to further the goals that were set forth in the 1991 Boulder City Master Plan as mandated by Boulder City. Historic preservation was further emphasized in the 2003 Master Plan which recommended the creation of a Cultural Resource Committee and the establishment of design guidelines and an overlay district to address maintenance and preservation of historic housing features.

1998 Historic District Preservation Plan Summary Report

The 1998 Historic District Preservation Plan Summary Report furthered the goals that were set forth in the 1991 Boulder City Master Plan.

The Committee identified seven sub-areas within the historic district to recommend for future zoning overlays. Significant buildings within each sub-area were recognized and basic design guidelines were provided for each sub-area based on the character of the historic district. Additionally, the Committee recommended to establish a historic preservation ordinance and a Cultural Resource Committee (now known as the Historic Preservation Committee) to support the ordinance and historic preservation initiatives of the City. Other priority recommendations for the Cultural Resource Committee include:

- ◆ Development of overlay zones in the historic district.
- ◆ Development of education and cultural heritage initiatives.
- ◆ Development of design guidelines for the historic district.
- ◆ Development of financial and/or tax incentives for historic preservation.
- ◆ Conduct surveys of prospective historic districts.
- ◆ Obtain Certified Local Government (CLG) status.
- ◆ Encourage rehabilitation of historic buildings.
- ◆ Provide an appeal process for homeowners of historic resources who do not follow historic design guidelines.

Boulder City Municipal Code, Title 11, Chapter 27 Historic Resources

Boulder City’s Municipal Code, Title 11, Chapter 27 titled Historic Resources details the role of the City’s Historic Preservation Committee and outlines the historic preservation ordinance for Boulder City. The Historic Resources chapter was implemented due to ordinance no. 1369 effective on December 4, 2008, followed by ordinance no. 1572 that went into effect on October 20, 2016. The chapter contains seven sub-sections, including the purpose of the chapter, the duties of the Community Development Department and the Historic Preservation Committee, the designation of historic resources, the description of historic resources, historic development guidelines, and demolition and rehabilitation of historic resources. For a full copy of the document refer to the Boulder City government website: <https://www.bcnv.org/DocumentCenter/View/3463/CITY-CODE---Historic-Resources-PDF>

Boulder City Historic Preservation Committee

The Boulder City Historic Preservation Committee was established in 2006 by ordinance no. 1295. The Committee is comprised of five residents of Boulder City, and it is tasked with advising the Planning Commission and the City Council on all matters pertaining to historic preservation and to assisting property owners with maintaining and enhancing the historic resources of Boulder City. The Committee’s duties are detailed in section 11-27-2-B of Boulder City’s Municipal Code, Title 11, Chapter 27, Historic Resources.

Certified Local Government (CLG) Status

Boulder City became a Certified Local Government in August 2019. The CLG program is a preservation partnership between local, state, and national governments focused

on promoting historic preservation. The program is jointly administered by the National Park Service (NPS) and the State Historic Preservation Office (SHPO) in each state. Each community works through a certification process to become a CLG as well as provides a detailed annual report on preservation activity. Cities participating in the CLG program benefit from financial resources to undertake historic preservation initiatives in the community and demonstrate their commitment to historic preservation efforts.

One component of the requirements to maintain Certified Local Government status is the regular update of a community's preservation comprehensive plan. Though overdue, the creation of this historic preservation plan is critical to the continuation of the City's previous preservation planning efforts and the overall success of the preservation program. Since receiving CLG status, Boulder City has funded an updated historic resource survey of the Boulder City Historic District and the development of the 2020 Boulder City Historic Preservation Plan. The 2020 preservation plan will serve as a guide for both city staff as well as Boulder City citizens and property owners to identify concentrations of areas with high levels of historic integrity, make suggestions about possible resources to protect through local designation, highlight properties that may be eligible for National Register designation, and outline goals through long-range planning efforts, five and ten years out.

2020 Historic District Resource Survey

In January 2020, Boulder City approved an update to the Historic District resource survey used to compile the 1983 Boulder City Historic District National Register nomination. The project was awarded to North Wind Resource Consulting, and was led by Courtney Mooney, MPS, during the spring of 2020. The survey focuses on the individual properties that make up the Boulder City's Historic District to assess the level of historic integrity retained within the district since its creation in 1983. According to the updated survey, 518 buildings were identified in the historic district, of which 445 are residential, 52 are commercial, 12 are institutional, public, or semi-public, and 9 are associated with operational and/or maintenance activities. Of these properties, 225 properties are recommended as contributing resources to the district, with 293 properties recommended as non-contributing. Sixty-four properties, including the NRHP-listed Boulder City Hotel, are recommended as individually eligible for listing in the NRHP under Criterion A and under Criterion C.

Nevada Preservation relies upon this survey throughout this Historic Preservation Plan to provide advice to Boulder City regarding the deterioration of the historic integrity of many of the city's historic resources. We see Boulder City at an important juncture in its historic preservation. It is important that Boulder City engage with the public on this survey's findings, making it clear the number of alterations that have left buildings with diminished historic integrity.

Boulder City Master Plan

The Boulder City Master Plan was adopted by the City Council in December of 2003 and updated in February of 2015. It lays out the principles, policies, and goals for the long-range planning needs of the community, including urban growth and annexation, use and development of land, preservation of open spaces, and the expansion of public facilities and services. Chapter 11 titled Historic Preservation, outlines policies to protect, promote, and stabilize historic resources, as well as includes an overview of the historic district and its characteristics. It is important to note that the Master Plan in its entirety is not sensitive to the Secretary of the Interior's Standards for the Treatment of Historic Properties. Refer to Appendix H for an overview of policies and initial recommendations to foster better preservation ethics.

Controlled Growth Ordinance

The citizens of Boulder City enacted various charter amendments to keep growth contained, striving to maintain the small-town charm of the city. The citizens adopted a ballot initiative in 1979 for growth control and another in 1997 to restrict how city land can be sold, as most of the vacant land is owned by the city. The city's territory increased in 1995 with the acquisition of approximately 167 square miles of former federal land and again in 2008 with the annexation of 6.5 square miles of federal land, bringing the total area within the city's limits to approximately 207 square miles, most of which is owned by the city, undeveloped and restricted to stay that way as detailed in Title 11, Chapter 41 Controlled Growth Ordinance, of the City Code.

Boulder City Historic Resources

Historic resources in Boulder City may include several types, such as buildings, structures, sites, districts, and landmarks. These resources are listed either on the Boulder City Historic Register, the State Register of Historic Places, the National Register of Historic Places, or a combination of these three. The type of designation of a historic resource is a result of the resource's level of significance and association with local, state, or national history. Each designated resource in Boulder City has an association with Boulder City's history as listed in the preservation ordinance section 11-27-3A, Criteria for Evaluation.

Currently, there are only two existing designated historic resources on the national and local historic register within Boulder City:

1. Boulder City Historic District
2. Boulder Dam Hotel

Boulder City Historic District



Figure 1: Boulder City Historic District boundary

The Boulder City Historic District is located in the Downtown area of Boulder City. Generally bounded by the Government Center and Watertank Hill on the north, the Railroad spur and Date Street on the west; New Mexico and Fifth Streets on the south; and California Avenue and Avenues F, I, and L on the east as illustrated in

Figure 1. The district consists of 518 parcels, including 447 residential properties, 50 commercial properties, 12 institutional, public, or semi-public buildings, and 9 buildings associated with operational and/or maintenance activities. The period of significance spans from 1931 to 1945, with several architectural styles, including Spanish Revival, Minimal Traditional, International, National Folk, and Ranch. The Historic District is Boulder City's only designated historic district on the National Register and on the local register. An updated survey of the Historic District conducted by Northwind Resource Consultants in the spring of 2020, concluded that over half of the properties in the Historic District no longer contribute to the historic integrity of the area.

National Register of Historic Places: 08/19/1983

Boulder City Historic Register: 2008

Boulder Dam Hotel



Figure 2: Boulder Dam Hotel. *Buildings of Nevada*, Julie Nicoletta. New York: Oxford University Press, 2000, 236-236.

The Boulder Dam Hotel filled an important function during the construction of the Hoover (Boulder) Dam. The Colonial-Revival hotel was constructed in three stages beginning in 1932. Originally U-shaped, the structure became H-shaped by 1935. It has been in continuous use as a hotel since its construction and retains a high degree of integrity. Oriented to the north, it is located on Arizona Street, close to the historic business district. It is near all the Reclamation-era governmental structures that stepped down from the promontory which overlooks the town. The hotel continues

to provide accommodations to tourists and locals alike, with charming rooms, a restaurant, a lounge, a museum, gift shop, and art galleries.

Address: 1305 Arizona Street, Boulder City, NV 89005

National Register of Historic Places: 07/11/1982

Nevada State Register of Historic Places: 07/11/1982

Boulder City Historic Register: 2008

Old Boulder City Hospital (Wellsprings/Life Giving Springs Retreat) Demolished



Figure 3: Old Boulder City Hospital. *Places that Were, 2016*

The Boulder City Hospital was built in 1931 to serve the needs of the Six Companies, Inc. employees who were constructing Hoover Dam. It was built as an astylar, functional structure, designed to complement the stucco, arcuated public and commercial buildings that comprised the City's master plan. It was actively used as a medical facility for a major part of forty years and was sold to the Episcopal Sisters of Charity in 1977, serving as a retreat. In 2000 it was sold to the Western diocese of the Orthodox Church who renamed it the Life-Giving Springs Retreat. The diocese closed the retreat in 2009, and listed the property for sale. It was sold in July 2015 to RPS Homes which demolished the property in spring 2016 to potentially build a new housing development on the site.

Address: 701 Park Place, Boulder City, NV 89005

National Register of Historic Places: 04/01/1982

Nevada State Register of Historic Places: 06/05/1981

Potential Historic Resources (1945-1970's)

As of January 2020, Boulder City has reached a new age threshold where historic resources from 1970 may qualify for nomination into the National Register of Historic Places. With many structures built after 1950, it is important for the City to conduct a city-wide historic resource survey to identify significant buildings, sites, and structures across Boulder City to include the preservation of postmodernist structures along with its current historic resources. Community involvement, education, and support will aid the City in its preservation efforts and develop a community consensus on the importance of preserving those structures from the recent past with the same eagerness for preserving the Historic Downtown District.

The following potential resources have been identified by the Nevada Preservation Foundation, Boulder City's Historic Preservation Committee, Northwind Resource Consulting LLC, and the Boulder City Community Development Department, based on their age (at least 50 years old), architectural merit, and relationship to Boulder City's developmental and cultural history. These resources require additional study to determine their eligibility to the local, state, and/or National Register of Historic Places.

Note: This list is by no means exhaustive. A proper reconnaissance level survey is required to identify **ALL** post 1945 potential resources in Boulder City.

Potential Resource	Dates
Bullock Field, part of the historic Boulder City Airport	operational between 1933 and 1990
The Nevada Way Commercial District, spanning Nevada Way and Avenue B, between Ash and Arizona St	1931-1945
The Boulder City Branch Railroad operated by the Union Pacific Railroad.	operational between 1930 and 1985.
The Historic Boulder City Water Filtration Plant	built in 1931
Boulder City Pool and Racquetball Complex at 861 Avenue B	built in 1964
Sixty-four properties in the Boulder City Historic District, including the NRHP-listed Boulder City Hotel , refer to figure 5.	1931-1945
Various residential areas, including south of Adams Blvd and east of Buchanan (1970s), north of Adams Blvd and west of Utah St (1960s), and north and south of Adams Blvd and west of Utah Street (1970s). Refer to figure 4.	1960s-1970s

Figure 4: Development of Boulder City by decades

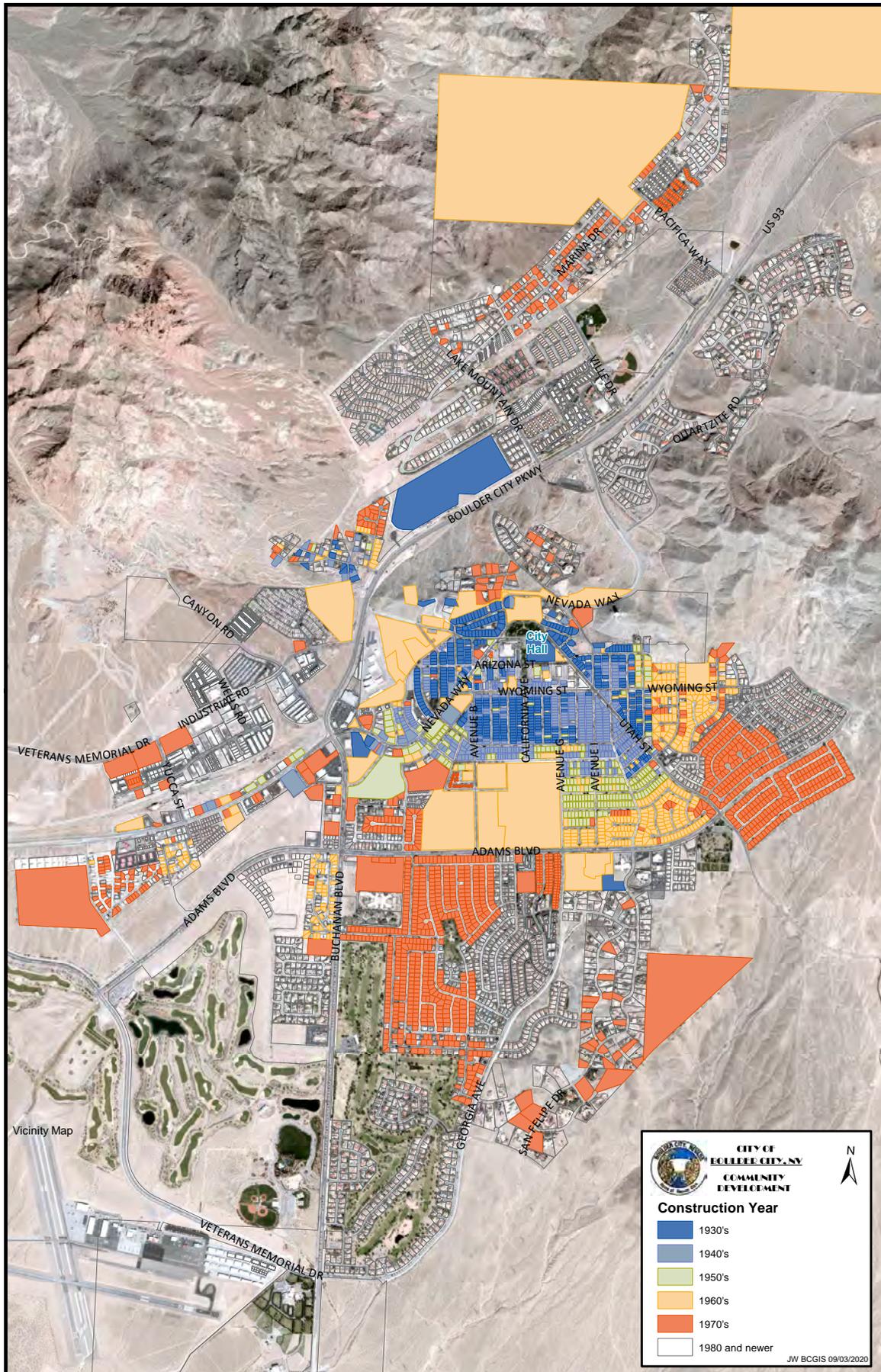


Figure 5: Individually Eligible Resources in the Historic District. *Updated Architectural Survey and Inventory of the Boulder City Historic District*, NorthWind Consulting 2020



Updated Architectural Survey and Inventory of the Boulder City Historic District
North Wind Resource Consulting, LLC Report No. 030459

Table 1. Summary of NRHP Individual Eligibility Recommendations				
Type	Group	Number	Addresses	Criteria
Commercial	(U)	3	1225 Arizona Street	A
			1305 Arizona Street (Listed)	A, C
			550 Nevada Way	A, C
Institutional/Public/Semi-public	(S)	3	600 Nevada Way	A, C
			1200 Park Street (Admin Bldg)	A, C
			401 California Avenue	A
Reclamation Operational and Maintenance	(V)	3	300 Railroad Avenue	A
			500 Date Street	A
			1310 Mountain View Place	A, C
Residential	A	2	706 Park Street	A, C
			726 Park Street	A, C
Residential	C	1	700 Park Street	A, C
Residential	J	8	516 Cherry Street	A, C
			524 Cherry Street	A, C
			528 Cherry Street	A, C
			532 Cherry Street	A, C
			536 Cherry Street	A, C
			548 Cherry Street	A, C
			552 Cherry Street	A, C
			556 Cherry Street	A, C
Residential	K	2	519 Cherry Street	A, C
			511 Cherry Street	A, C
Residential	L	23	417 Birch Street	A, C
			418 Birch Street	A, C
			421 Birch Street	A, C

Table 1. Summary of NRHP Individual Eligibility Recommendations

Type	Group	Number	Addresses	Criteria
			426 Birch Street	A, C
			438 Birch Street	A, C
			503 Birch Street	A, C
			504 Ash Street	A, C
			504 Birch Street	A, C
			507 Birch Street	A, C
			508 Birch Street	A, C
			511 Birch Street	A, C
			515 Birch Street	A, C
			519 Birch Street	A, C
			520 Birch Street	A, C
			523 Birch Street	A, C
			524 Birch Street	A, C
			527 Birch Street	A, C
			528 Birch Street	A, C
			531 Birch Street	A, C
			532 Birch Street	A, C
			536 Birch Street	A, C
			539 Birch Street	A, C
			540 Birch Street	A, C
Residential	M	5	508–510 Ash Street	A, C
			512–514 Ash Street	A, C
			516–518 Ash Street	A, C
			520–522 Ash Street	A, C
			524–526 Ash Street	A, C
Residential	N	2	409 Ash Street	A, C
			414 Ash Street	A, C
Residential	O	5	1322 Denver Street	A, C
			1330 Denver Street	A, C

Table 1. Summary of NRHP Individual Eligibility Recommendations				
Type	Group	Number	Addresses	Criteria
			1338 Denver Street	A, C
			308 Nevada Way	A, C
			324 Nevada Way	A, C
Residential	P	2	405 Birch Street	A, C
			411 Birch Street	A, C
Residential	(T)	3	904-906 Wyoming Street	A, C
			909-913 Wyoming Street	A, C
			1267-1269 Wyoming Street	A, C
Residential	(X)	1	1411 Denver Street	A, C
Residential	(W)	1	640 C Avenue	A, C

Boulder City Historic Design Guidelines

The Historic Preservation Committee has developed historic design guidelines for the Boulder City Historic District to help homeowners maintain the historic integrity of their properties. The guidelines include information on the building's construction, including the housing type and key exterior architectural features. Following the guidelines for additions or modifications are encouraged, but not mandatory. However, in some cases non-compliance with the guidelines will result in a temporary delay of a building permit so that the request can be forwarded to the Historic Preservation Committee for their input and guidance. After that, the property owner may still build or remodel according to code. Not all items listed within the guidelines require a building permit, such as changing your landscaping.

Refer to the Boulder City government website for copies of the guidelines according to property type. <https://www.bcnv.org/175/Preservation-Documents>

Designation of Historic Resources

Boulder City’s Historic Preservation Ordinance does not include the National Register of Historic Places (NRHP) criteria for the designation of historic resources. According to section 11-27-3-A of Boulder City’s municipal code Title 11, Chapter 27, Historic Resources, an area, neighborhood, or district may be designated as a Historic Area or Historic District; and any site, natural feature, structure, or building may be designated as a Landmark Site or Building of Historic Significance, if it has significant character, interest, or value as part of the development, heritage, or cultural characteristics of Boulder City, the State of Nevada, or the Nation; and if it falls into one or more of the following categories:

Historical Significance	Architectural Significance	Historic Area Significance
It is the location of, or is associated in a significant way with, a historic event which had a significant effect upon the City, State, or Nation	It embodies the distinctive visible characteristics of an architectural style, period, or a method of construction	Because of its prominent location, contrasts of setting, age, or scale, it is an easily identifiable visual feature of the City and contributed to the distinctive quality or identity of the City.
It is associated in a significant way with the life of a person important in the history of the City, State, or Nation	It is an outstanding work of a designer or builder	
It is associated in a significant way with an important aspect of the cultural, political, or economic heritage of the community, City, State or Nation.	It contains elements of extraordinary or unusual architectural or structural design, detail, use of materials, or craftsmanship	
	It portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.	

Boulder City Historic Designation Process

According to section 11-27-3-B of the Boulder City’s municipal code Title 11, Chapter 27, Historic Resources, any person, group, or association may nominate a prospective area, district, site or building for formal designation and inclusion in the Boulder City Historic Registry. The application process to nominate a historic resource is not detailed in the ordinance. However, once completed, the Historic Preservation Committee reviews the nomination and makes recommendations to the City Council. Any nomination regarding the creation of a historic area or district also requires a review and recommendation by the Planning Commission.

Prior to any action by the City Council, a public hearing is held, and notice is mailed to owners of the property proposed to be so designated at least five, but not more than fifteen days prior to the date of the hearing.

Following a determination of formal designation by the City Council, notice of the

determination shall be mailed to the owners of the property or properties affected by the designation, together with a copy of Title 11, Chapter 27, and any pertinent development guidelines. Such designation shall also be entered in the Boulder City Historic Registry.

CHAPTER 3



GOALS AND OBJECTIVES

The following goals and objectives are the core of the Boulder City Historic Preservation Plan. These goals are derived from the preservation issues facing Boulder City identified through archival research and public feedback between March and December 2020. This chapter is divided into five primary preservation program components: The Historic Preservation Ordinance, the Historic Preservation Committee, Survey and Historic Context, Incentives, and Heritage Tourism. Each program component includes an analysis of the issues affecting its efficiency, followed by a goal. Each goal is then assigned an objective to achieve with recommendations.

It is important to note that given the substantial loss of historic integrity in the Boulder City Historic District since its inception in 1983, Boulder City is at risk of losing much of its historic character and jeopardizing its future potential resources if it continues its current trajectory. A significant loss of integrity could mean the risk of losing historic designation, which could put at risk CLG status and the economic incentive opportunities that CLG status and historic designation is intended to provide. A combination of code amendments, surveys, education, planning, and community engagement are key factors for protecting Boulder City's historic resources and to continue its path as a historic community.

Boulder City Historic Preservation Ordinance

The City’s municipal code presently has a zoning ordinance titled Historic Resources in Title 11, Chapter 27. This section describes the regulation of historic resources in Boulder City, as well as the role of the Historic Preservation Committee (HPC). The ordinance was established in 2000 following the 1998 report by the Historic District Preservation Plan Study Committee titled “Historic District Preservation Plan: Summary Report”.

Since establishing the preservation ordinance, several revisions have occurred to support the evolving preservation needs of the community, as listed in Appendix C. As it stands, the current ordinance could benefit from a more structured mandate following a closer accord with the Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties. By following SOI standards in local policy, Boulder City will allow for more fluidity in best preservation and development practices. The following goals and objectives outline a full review of the historic preservation ordinance based on the Nevada SHPO Model Ordinance, listed in Appendix D.

GOAL 1

Review and amend Boulder City’s Code Title 11, Chapter 27 ‘Historic Resources’ to comply with current state and federal historic preservation standards.

Objective 1.1: Update qualifications for designation listed in section 11-27-3-A of Title 11, Chapter 27 of the City Code.

The criteria for federal designation should set the standard by which resources can be eligible to apply for historic designation at the local level. At the time of this plan, Boulder City’s designation process does not formally acknowledge the National Register of Historic Places (NRHP) criteria for eligibility. It is recommended that Boulder City formally reference NRHP criteria for all eligible and potentially eligible resources to streamline the nomination process for both the local and state designations. National Register Bulletin “How to Apply the National Register Criteria for Evaluation”, Section VI *How to Identify the Type of Significance of a Property*, sets the criteria for proper evaluation and eligibility standards. Please refer to Appendix G for an excerpt of the document.

For those resources that do not meet NRHP criteria, it is recommended to continue with the local criteria as detailed in section 11-27-3-A of the ordinance. However, it is encouraged to expand on the current criteria to include an appropriate age threshold and social context considerations for eligible and potentially eligible resources. An age threshold will provide the City with a standard for qualifying historic resources based on their age.

Objective 1.2: Update the procedure for landmark or historic district recommendations in section 11-27-3-B of Title 11, Chapter 27 of the City Code.

The current Boulder City preservation ordinance does not provide a structured procedure for designating historic resources to the local register. The procedure for designation should include a detailed step-by-step process for individual resources and neighborhood designation. For an example of a detailed local designation process, please refer to section 6 of the NV SHPO Model Ordinance, included in Appendix D.

Objective 1.3: Implement a Certificate of Appropriateness (CoA) for alterations and new construction affecting individually designated resources or historic districts.

To protect the historic integrity of the Boulder City Historic District, as well as any individually designated resource and future resources, it is highly recommended to implement a Certificate of Appropriateness (CoA) for exterior alterations, infill development (within a historic district), and new additions to historic structures. As identified in the 2020 updated survey of the Boulder City Historic District, the loss of contributing resources was predominately due to incompatible modifications and renovations of private residences and businesses. This issue can be halted with an approval of a CoA by the HPC. Refer to section 7 of the NV SHPO Model Ordinance listed in Appendix D for a sample criterion to establish a CoA for alterations and new construction.

Objective 1.4: Implement a Certificate of Appropriateness (CoA) for demolition of individually designated resources and for contributing properties in a historic district.

Similar to a Certificate of Appropriateness (CoA) for alterations to historic resources and new construction in a historic district, it is recommended to implement a CoA

Figure 6: City of Independence, Missouri CoA Approval Matrix

COA APPROVAL MATRIX

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	No Approval	Administrative	Commission	No Approval	Administrative	Commission
Additions			X			X
Accessory structures (sheds, garages, etc.), visible/not visible from the street			X			X
Awnings, new installation			X			X
Awnings, color change		X			X	
Deck, visible/not visible from the street		X			X	
Decorative shutters		X			X	
Demolitions, part/all of building or structure			X		X	
Doors, visible from the street			X		X	
Doors, not visible from the street		X			X	
Driveways		X			X	
Equipment (antennas, satellite dishes, etc.)			X			X
Exterior siding (clapboard, stucco, brick, etc.) in-kind repair	X			X		
Exterior siding (clapboard, stucco, brick, etc.) replacement with new materials			X		X	
Fences or gates		X			X	
Foundation, repair	X			X		
Fountains, visible from the street			X			X
Landscaping (mature trees), visible from the street			X			X
New Construction (infill)			X			X
Paint, color change	X			X		
Pool		X			X	
Porch, new construction			X			X
Relocation of building/structure			X			X
Re-pointing, repair	X			X		

ACTION	CONTRIBUTING			NON-CONTRIBUTING		
	No Approval	Administrative	Commission	No Approval	Administrative	Commission
Retaining walls			X		X	
Roof, repair	X			X		
Roof replacement in-kind		X			X	
Roof replacement with new materials			X			X
Screen-in existing porches		X			X	
Screened-in porches-new construction			X			X
Sidewalks, repair	X			X		
Sidewalks, new construction/materials			X			X
Signs/plaques			X			X
Site lighting, repair/replacement in-kind	X			X		
Site lighting, new			X			X
Storm windows, replacement in-kind	X			X		
Storm windows, new materials			X			X
Trim (scrollwork, fascia, porch details, etc.) repair/replacement in-kind		X		X		
Trim (scrollwork, fascia, porch details, etc.) new materials/design			X			X
Windows, visible/not visible from the street, repair	X			X		
Windows, visible/not visible from the street, replacement in-kind		X			X	
Windows, visible/not visible from the street, new materials			X			X

Revised June 2007

procedure for demolition of historic resources in Boulder City. Refer to Section 8 of the NV SHPO Model Ordinance, for a sample criterion to establish a CoA for demolition.

Objective 1.5: Develop an appeal process for property owners of historic resources who are subject to a demolition or building CoA.

To provide a democratic platform for historic preservation, it is recommended to create an appeal process for property owners of historic resources to petition demolition and alteration CoA decisions made by the HPC to the City Council by written request. The appeal process should outline the parameters for petitions, such as a time frame to appeal a decision from the HPC, any required application and fees, a scheduled public hearing time frame, and any public notice required by the City Council. The City Council will have the final say in any appeal case. For those property owners requesting an appeal for a demolition permit under a claim of economic hardship, a supplementary economic hardship application for an appeal must be submitted. Refer to section 7, subsection 2g and 2h and section 8, subsection c4 of the NV SHPO Model Ordinance for a reference on appeals and economic hardship relief, respectively.

Objective 1.6: Establish a process and criteria for the nomination of historic districts lead by a neighborhood, citizen initiative, or other grassroots campaign.

Currently, there is no avenue for community involvement in the nomination of a historic district detailed in the preservation ordinance. According to section 11-27-3-B Procedures for Designation of Title 11, Chapter 27 of the City Code, any one person, group, or association can nominate a prospective area or district without the approval of a majority. The nomination is then reviewed by the HPC and forwarded to the City Council to ultimately decide. With a grassroots approach, residents of a potential historic district unite to develop a community campaign to acquire a majority vote through the undertaking of community meetings, canvassing, and historic research to forward a district nomination to the HPC or to ultimately terminate the nomination if a certain voting threshold is not reached. This democratic approach gives residents an opportunity to voice their opinions and directly affect the outcome of a potential historic district, providing an opportunity for community involvement, education, and support for historic preservation initiatives across the City.

The Historic Preservation Committee

Currently, the Boulder City preservation ordinance only allows the Historic Preservation Committee (HPC) an advisory role to the Planning Commission and to the City Council on matters pertaining to historic preservation. The HPC does not have the power to enforce the historic preservation ordinance, nor make any executive decision regarding historic preservation initiatives in Boulder City. In an effort to uphold the ordinance and protect the integrity of Boulder City's Historic District and any future historic resource, a full update of the Historic Preservation Committee structure and their executive tasks and powers should be of utmost priority. The analysis of the HPC should be done within the framework of the Nevada Certified Local Government Handbook: [https://shpo.nv.gov/uploads/documents/Nevada_CLG_Handbook_-_Final_\(2019\).pdf](https://shpo.nv.gov/uploads/documents/Nevada_CLG_Handbook_-_Final_(2019).pdf)

GOAL 2

Update the structure, powers, and duties of the Historic Preservation Committee (HPC)

Objective 2.1: Update the executive tasks and powers of the HPC listed in section 11-27-2-B of Title 11, Chapter 27 of the City Code.

In addition to the advisory role and tasks detailed in section 11-27-2-B of Title 11, Chapter 27 of the City Code, consider providing the HPC with the executive power to:

- ◆ Approve, conditionally approve, or deny an application for historic designation.
- ◆ Approve, conditionally approve, or deny a CoA for alterations, new construction, and/or demolition permit for designated and potentially eligible historic resource.
- ◆ Develop and execute historic preservation initiatives financed with funds obtained as the result of CLG status or federal funds.

Objective 2.2: Update the committee membership to include commissioners with a professional background.

To establish a more balanced committee with professional insight into historic preservation, consider establishing a qualification standard for the addition of 2-3 voting members with professional backgrounds in either Archeology (prehistoric or historic), Architectural History, Conservation, Cultural Anthropology, Curation, Engineering, Folklore, Historic Architecture, Historic Landscape Architecture, Historic

Preservation Planning, Historic Preservation, or History as detailed in the Secretary of the Interior's Professional Qualification Standards, in Appendix F. Professions in the field of Architecture, Urban Planning, Building Construction, and Art History, are also excellent options for members of the HPC.

However, if residents with a professional background as described above cannot be sourced in Boulder City, consider reaching out to residents of Las Vegas or Henderson to join the HPC as ex-officio, non-voting members to provide voting members with professional guidance on more sensitive preservation topics.

Objective 2.3: Apply CLG funds towards preservation workshops and conferences for commissioners.

It is recommended that HPC members attend yearly or biennial workshops, training, and historic preservation conferences to stay updated on current historic preservation standards, case-studies, and funding opportunities for future preservation initiatives in Boulder City. This training can be financed using CLG funds.

A City-Wide Historic Context Statement and Survey

Objective 3 of the 2019 Historic Preservation Committee Goals, listed in Appendix B, recommends a city-wide historic resource survey to develop a historic context statement that will establish a complete timeline of the planning and development of Boulder City from its founding through 1981. At the time of this report, Boulder City has only surveyed resources within the existing Boulder City Historic District. No surveys exist outside of this boundary, which means that the architectural and urban development history and associated resources post-1945 is unaccounted for.

In best preservation planning practices, there are two levels of surveys that can be performed: intensive or reconnaissance level. Reconnaissance level surveys primarily establish development trends, key architects/builders, design typology patterns, and a photographic record. Intensive level surveys are expanded reconnaissance surveys that also entail archival and historical research that is utilized to identify significant people, places, themes, events, builder/developer, and architectural styles. Intensive level surveys serve as the foundation for historic context statements that create the road map for future historic designation and preservation of existing housing stock. Historic context statements should be used to evaluate potential historic districts and individually eligible resources at the local, state, or national register.

GOAL 3

Identify and promote historic resources, including structures, districts, landmarks, and archaeological sites, that help define a sense of place in Boulder City.

Objective 3.1: Conduct a city-wide reconnaissance level survey (RLS) of the City's historic resources.

Since the 1980's, the City has focused its attention and resources into documenting the early town site development of Boulder City. However, as Boulder City continues to grow beyond its founding history, its focus on historic preservation should also expand. It is recommended that Boulder City conduct a reconnaissance level survey (RLS) of the areas outside of the Historic District post 1945. It is recommended Boulder City utilize its CLG status to apply for state, federal and philanthropic funds for the following surveys:

- ◆ **1945-1960** Mid-Century Architecture
- ◆ **1960-1970** Modern/Experimental
- ◆ **1970-1980** Post Modern Architecture
- ◆ **1980-1985** Architecture of the recent past

Such a survey work would provide a basis for identifying areas with potential integrity where historic preservation planning could be beneficial for existing housing. A RLS is the first step in putting a plan in place for more intensive surveys, historic contexts, and historic register nominations. Surveys for building stock of these time periods would situate Boulder City to look at existing housing during the Post-WWII era that is popular in the American Southwest. By prioritizing survey work from this era, Boulder City may also identify other architectural types of residential and commercial importance that are tied to the city’s incorporation date in 1960 and the controlled growth ordinance of 1970, which allows for Boulder City to retain its ‘small town’ feel.

Objective 3.2: Complete a city-wide historic context statement.

A city-wide historic context statement provides the framework for identifying and evaluating the City’s historic resources. It can identify important themes in the City’s history and development, including a broad range of architectural, social, ethnic, and cultural topics from the town site development up to the 1980’s, as outlined in Objective 3.1.

Funding for a historic context statement can be sourced through the CLG Government Grant Program, the National Park Service, and the National Trust for Historic Preservation, as well as through other state and federal grants.

Objective 3.2: Develop a Historic Resources Survey Plan

It is recommended that Boulder City develop a schedule to update the local register and accompanying historic resource inventories. While the frequency for reviewing nominations and surveys will depend greatly on budgeting constraints, developing an 8–10-year plan to review and update historic inventories could stem the loss of historic integrity visible in the Boulder City Historic District. It is important, however, to develop a Historic Resources Survey Plan that conforms to the City’s financial and human

resources. If budget constraints make an 8–10-year plan unsustainable, then assessing the City’s resources and allocated funds will be required to set a more feasible date range.

Objective 3.4: Establish a Memorandum of Agreement (MOA) for a historic preservation planning consultant.

Hiring a historic preservation planning consultant will help Boulder City staff and the HPC identify potential historic resources, develop a framework for eligibility, review planning policies, and provide guidance on preservation initiatives in the city. A consultant can be hired using CLG funds.

Incentives for Historic Preservation

Providing incentives for property owners to follow design guidelines, especially if those guidelines are mandatory, eases the responsibility of being a historic property steward. There is a wide array of possible incentives for home and business owners of historic resources. Stated below is initial guidance on how to structure an incentive program based on the most widely used practices in municipalities of similar size. It is important for Boulder City to develop incentives that are reasonable for the City to fund and maintain.

GOAL 4

Foster community support for preservation practices, promote the private and public use of historic structures.

Objective 4.1: Develop a minor home repair program for residential properties that will support maintenance and integrity of historic districts and existing housing stock.

Currently, only private businesses benefit from local Redevelopment Area funds for historic preservation projects. Residential homeowners do not have a source of funding for the maintenance of their historic properties. By establishing a minor home repair program for private homeowners, the City creates an incentive for historic preservation allowing residents to maintain the historic integrity of historic districts and individual properties. The City of Las Vegas has a similar program in the form of a matching grant that is funded through their Centennial license plates. This grant funds a range of history related programs, including small dollar grants for homeowners of historic resources through the Las Vegas HPC.

Objective 4.2: Develop a historic preservation easement program overseen by the HPC.

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, which permanently protects a significant historic property. Since it is a perpetual easement, an owner is assured that the property's historic character will be preserved. In addition, an owner who donates an historic preservation easement may be eligible for one or more forms of federal tax benefits. Typically, easements are overseen by the municipality's historic preservation officer or a nonprofit organization. Refer to Appendix I for the National Park Service brief on preservation easements.

Objective 4.3: Develop land use policies and financial incentives to encourage adaptive reuse of vacant historic buildings.

Adaptive reuse of vacant historic buildings can revitalize commercial areas, promote local job growth, increase local tax revenue, and contribute to the long-term economic sustainability of communities. Before undertaking policy reform and financial incentives, a thorough economic, environmental, and social study needs to be conducted to assess the viability of adaptive reuse in Boulder City.

Cultural Heritage Tourism

The National Trust for Historic Preservation defines cultural heritage tourism as “... traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present. It includes cultural, historic, and natural resources.” Boulder City has set the tone for its cultural heritage tourism ideals: as “the home of Hoover Dam.” As an internationally recognized engineering marvel, the dam positions Boulder City in a perpetual unique tourism advantage for regional, national, and international tourism. The link between the development of the dam, the town site, and current historic preservation and sustainability trends press the exigency that Boulder City take the steps to craft a detailed heritage tourism plan. It is recommended that Boulder City also consider the benefits of local heritage tourism for neighborhood residents and youth through the development of walking tours to educate and engage neighbors with architecture and preservation trends.

GOAL 5

Develop cultural heritage tourism programs based on historic preservation ideals as an economic driver and educational resource for the community.

Objective 5.1: Use CLG, federal and philanthropic funds to hire a consultant/nonprofit heritage tourism firm to develop a tailored Heritage Tourism Assessment for Boulder City.

A tailored Heritage Tourism Assessment will identify the strengths, weaknesses, opportunities, and threats to heritage tourism attractions in Boulder City. This analysis should include an identification of target markets, current tourism trends, historic resources, and economic data to develop initiatives and implementation strategies specific to Boulder City.

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CHAPTER 4



IMPLEMENTATION

Achieving a successful preservation program will require the implementation of goals and objectives by Boulder City’s Community Development Department, the Historic Preservation Committee, and the City Council. By working together, the City can effectively develop and promote an effective preservation program for the wellbeing of the community through education, advocacy, preservation, and economic development. The following matrix identifies the priority of implementation for the objectives listed in Chapter 3 with a suggested timeline for each objective. As resources are allocated, the City and the HPC should emphasize the highest priority actions whenever possible.

Objective #	Description	Priority	2021	2022	2023	2024	2025	2026+
1.1	Update qualifications for designation listed in section 11-27-3-A of Title 11, Chapter 27 of the City Code.	High						
1.2	Update the procedure for landmark or historic district recommendations in section 11-27-3-B of Title 11, Chapter 27 of the City Code.	High						
1.3	Implement a Certificate of Appropriateness (CoA) for alterations and new construction affecting individually designated resources or historic districts.	High						
1.4	Implement a Certificate of Appropriateness (CoA) for demolition of individually designated resources and for contributing properties in a historic district.	High						
1.5	Develop an appeal process for property owners of historic resources who are subject to a demolition or building CoA.	High						
2.1	Update the executive tasks and powers of the HPC listed in section 11-27-2-B of Title 11, Chapter 27 of the City Code.	High						
4.1	Develop a minor home repair program for residential properties that will support maintenance and integrity of historic districts and existing housing stock.	High						
2.2	Update the committee membership to include commissioners with a professional background.	Medium						
2.3	Apply CLG funds towards preservation workshops and conferences for commissioners.	Medium						
3.1	Conduct a city-wide reconnaissance level survey (RLS) of the City's historic resources.	Medium						
3.2	Complete a city-wide historic context statement.	Medium						
3.4	Establish a Memorandum of Agreement (MOA) for a historic preservation planning consultant.	Medium						
4.2	Develop a historic preservation easement program overseen by the HPC.	Medium						
1.6	Establish a process and criteria for the nomination of historic districts lead by a neighborhood, citizen initiative, or other grassroots campaign.	Low						
3.3	Develop a Historic Resources Survey Plan	Low						
4.3	Develop land use policies and financial incentives to encourage adaptive reuse of vacant historic buildings.	Low						
5.1	Use CLG, federal and philanthropic funds to hire a consultant/nonprofit heritage tourism firm to develop a tailored Heritage Tourism Assessment for Boulder City.	Low						

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APPENDIX A

Boulder City Community Meeting Results

March 5, 2020 Community Meeting

Attendees

Alan Goya	Jill Lagan
Ann Langer	Joe Kahl
Anne Kar	Judy Hoskins
Bill McElree	Karen Hughs
Bob Beutler	Kiernan McManus
Camille Ariotti	Lesley DeFalco
Carol Jeffries	Linda Barnett
Charles Hauntz	Marci Riggs
Chelsea West	Mary Shope
Debbie West	Nathaniel Gee
Dennis McBride	Nicole Colins
Devon West	Philip Irby
Eileen Wilkinson	Roger Shoaff
Ernie Koontz	Ron Bordigioni
Fred & Phyllis	Sue Burger
Fred Voltz	Teresa Beaver
Glenn Feyen	Teri Moss
Heather Abel	Tiane Marie
Henry Wolking	Tom Ruggs
Hermann Friedman	Tsvetelina Stefanora
James Adams	

Discussion Topics

- A. What is Historic Preservation?
- B. Historic Preservation Ordinance and Committee
- C. Grassroots Designation of Historic Districts
- D. Cultural Heritage Tourism

Debrief/Results

Each discussion topic was assessed in four different group sessions, allowing 15 minutes per topic. The participants were divided into four groups of 10-11 people and provided with information on each topic along with discussion questions to move the conversation forward and to obtain a sense of the community's stand on Historic Preservation. The following results were obtained from each discussion topic.

A. What is Historic Preservation?

In this group, participants were provided with questions and topics relating to the Secretary of the Interior Standards for the Treatment of Historic Properties. This breakout session did not yield specific feedback from the community but was used as an educational tool to instruct participants on historic preservation standards, benefits, and objectives. Questions and topics included:

1. What are we trying to accomplish with historic preservation?
 - a. Recording the history of our communities through architecture
 - b. History is not just one point in time
2. What does it mean to create a false sense of history?
 - a. Make changes to a building that were not originally there
 - b. Alterations that hide the story of that building
3. Secretary of Interior's Guidelines for the Treatment of Historic Properties
 - a. Not about liking a building, but about preserving its importance
 - b. Four approaches to historic preservation. Not all are created equal
 - i. Preservation
 - ii. Rehabilitation
 - iii. Restoration
 - iv. Reconstruction
 - c. Which of these two could – if used incorrectly – create a false sense of history?
4. Case Studies representing good and poor historic preservation:

How Do We Tell the Story of a Building?



Rooftop Additions



**Something Old,
Something New**



**Matchy,
Matchy**



**One Building,
Two Building**

B. Historic Preservation Ordinance and Committee

This breakout session included a discussion on the current historic preservation ordinance and the role of the historic preservation committee (HPC). After a brief overview of the ordinance and the HPC, discussion topics and questions included:

1. What is your level of experience with the historic preservation committee?
2. After reviewing other jurisdictions with HPC's, which HPC model do you like best?
3. After reviewing Boulder City's HPC structure, what do you like about Boulder City's HPC? What don't you like?
4. What do you want Boulder City's HPC to do for the community?
5. Do you feel it is in the best interest of the community for the HPC to enforce a historic ordinance?
6. To what extent should this ordinance be enforced? i.e. merely as voluntary guidelines or strictly enforced laws that protect the historic integrity of historic resources? Or somewhere in the middle?
7. Should owning property with historic designation or in a historic district come with covenants that limit an owner's choices? Why or why not?
8. Should there be an appeals process put in place for homeowners who are restricted by covenants? What does that appeals process consist of?

Results / Feedback

Based on the presentation and discussion topics, the main takeaway from the breakout session included:

1. The Historic Preservation Committee (HPC) must enforce the historic preservation ordinance – highly supported by attendees.
2. In support of the HPC's enforcement of the ordinance, the attendees requested an appeal process for homeowners who have been rejected a building permits, demo permit, or rehab permit for historically designated resources that do not follow the historic design guidelines.
3. The HPC should include members with professional backgrounds in history, historic preservation, architecture, construction, engineering, or a relevant subject. This was supported by approximately 70% of the attendees. Those in opposition recommended a that potential members with professional background serve as consultants only to allow for a fair distribution of power.
4. Better communication between the HPC, the City, and Boulder City residents regarding historic preservation initiatives. Approximately 80% of the attendees were not informed about the role of the HPC, the ordinance, and the historic design guidelines. Attendees requested better communication from the City regarding meetings, agenda items, enforcements, guidelines, etc.
5. Financial incentives for historic preservation. Every attendee agreed that government grants/funding would help residents maintain their homes in the historic district and provide an incentive for residents to follow the design guidelines.

C. Grassroots Designation of Historic Districts

This breakout session included a discussion of a grassroots designation model for potential historic districts. After a brief overview of the grassroots historic designation process and the options for a neighborhood campaign, the following results were yielded:

PARTICIPANTS

Of 42 workshop attendees:

- 22 lived within an existing historic district or a home built before 1950
- 20 lived outside of an existing historic district or a home built after 1950

CONSIDERING "New" History and New Historic District Designation

Concerning opportunities for 1950s, 1960s, and 1970s neighborhoods:

- Most participants agree that 1950s, 1960s and even 1970s neighborhoods are at least worth documenting via a windshield survey.
- Some questioned legitimacy of "40 years" rule mark towards evaluating architectural merit.
- Some questioned if development of newer historic district "devalues" the original historic district

SUPPORT FOR GRASSROOT DESIGNATION

How many supporting homeowner statements should be required to move forward towards designation?

- 2 participants voted to require less than 51% homeownership support
- 22 participants voted to require exactly 51% homeownership support
- 16 participants voted to require more than 51% homeownership support
- 2 participants abstained from voting

OPPOSITION FOR GRASSROOT DESIGNATION

How many opposing homeowner statements should be required to halt progress towards becoming a historic district, even in the case of majority support?

- 25 participants voted to require greater than 20% opposition
- 8 participants voted to require 20% opposition
- 6 participants voted to require under 20% opposition
- 3 participants abstained from voting

Among folks who voted for tougher standards, the following reasons were cited:

- Costs for design review
- The modernist and postmodernist aesthetics not considered historic
- Government oversight
- Restrictive design review guidelines
- New historic districts would devalue Boulder City's original historic district
- New historic districts would be quite small in Boulder City

D. Cultural Heritage Tourism

This breakout session included a discussion about current and possible events for cultural heritage tourism based on historic preservation in Boulder City. The following feedback and reaction from the attendees were noted:

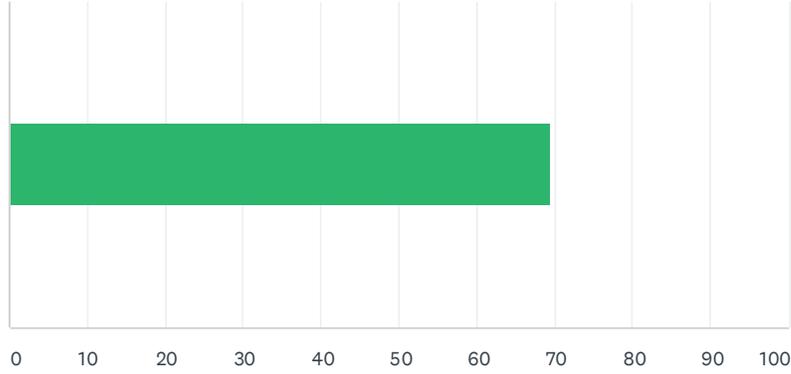
1. All residents were deeply passionate about their community and what it has to offer both locals and tourists.
2. Tourism vs. local programming: all attendees felt there is a need for additional visitors to Boulder City and understand the connection to the City's economic well-being. Most felt this could be done thoughtfully so that the needs of tourists and locals could be met.
3. All participants agreed that tourism is an essential part of economic success and viability.
4. Being more effective in partnering with different organizations to provide the best experience to visitors and to yield a profit.
5. The common tourism/event themes and areas to explore:
 - a. Music festivals
 - b. Events on the lake flatbed
 - c. More partnerships with tourism groups to increase local tourism opportunities.
 - d. Mid-Century themed walking/bus tours.
 - e. Antique Road Show/Event

September 2020 Community Update

Due to the COVID-19 pandemic, Nevada Preservation did not hold a second in-person community meeting to prevent the spread of the virus. Instead, in September of 2020, after compiling a draft of the historic preservation plan, Nevada Preservation pre-recorded an update of the recommendations presented in the preservation plan which was aired on Boulder City's TV (BCTV) channel and on the official Boulder City YouTube channel. The presentation was advertised on the September 2020 utility mailer received by the entire Boulder City community. To obtain the communities' feedback on the pre-recorded update, an online survey was created on Survey Monkey with 20 questions related to the presentation. The survey was advertised by Boulder City's Communication Department and by Nevada Preservation through social media, local publications, direct email to residents, and BCTV. The survey was open from October 5th to November 30th, 2020 and monitored via I.P. address to prevent duplicate responses. At the close of the survey on November 30th, 169 responses had been received. The following data summarizes the results.

Q1 Good historic preservation means sometimes telling an owner, developer, property owner that they cannot undertake their plans without making some changes.

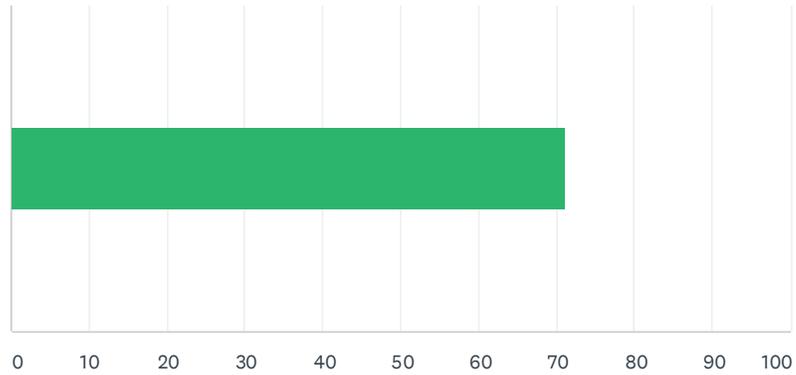
Answered: 169 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	69	11,731	169
Total Respondents: 169			

Q2 Boulder City should use the National Register of Historic Places criteria for the designation of historic resources.

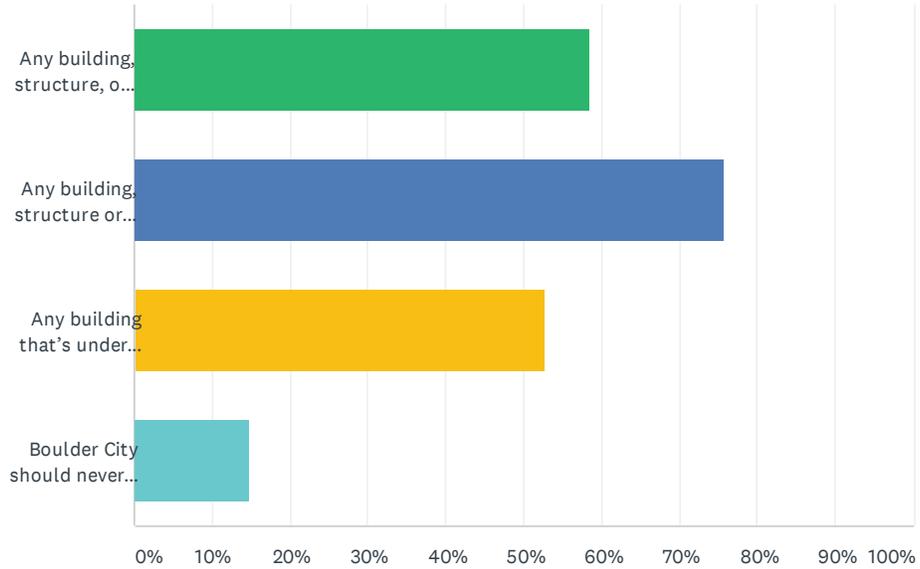
Answered: 169 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	71	12,027	169
Total Respondents: 169			

Q3 Boulder City should delay and review demolition, including public input, for at least 60 days for which of the following (select as many as you would like):

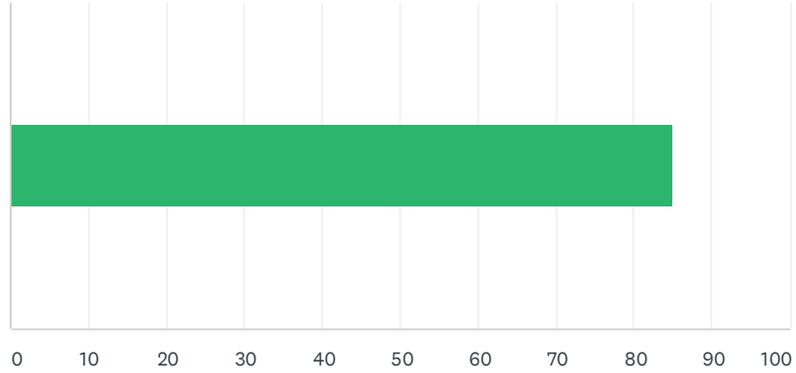
Answered: 169 Skipped: 0



ANSWER CHOICES	RESPONSES
Any building, structure, or site over 50 years old	58.58% 99
Any building, structure or site that has been designated	75.74% 128
Any building that's under 50 years old, but is thought to hold historic importance	52.66% 89
Boulder City should never delay demolition and seek public input for any building, structure, or site	14.79% 25
Total Respondents: 169	

Q5 Property owners, who are not allowed to make changes to their building, should be able to appeal that decision.

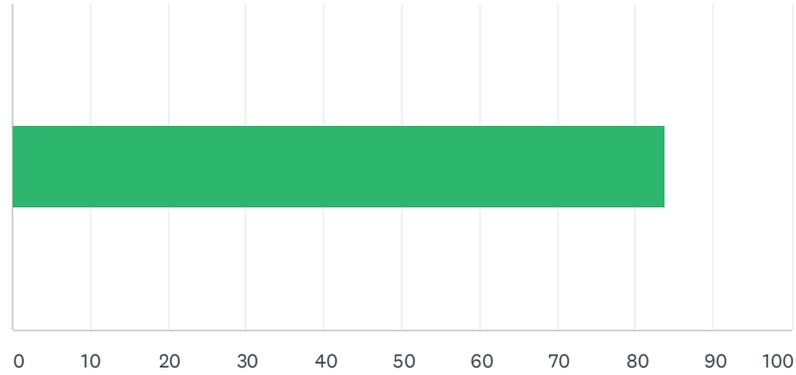
Answered: 166 Skipped: 3



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	85	14,116	166
Total Respondents: 166			

Q6 Members of the Historic Preservation Committee should be required to attend trainings on historic preservation at least once every 2 years.

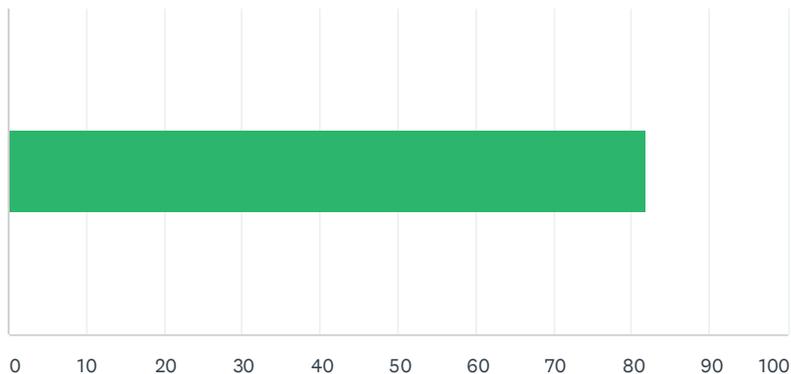
Answered: 166 Skipped: 3



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	84	13,913	166
Total Respondents: 166			

Q7 Some of the members of the Historic Preservation Committee should have professional experience in history, architecture, construction, historic preservation, and other relevant subjects.

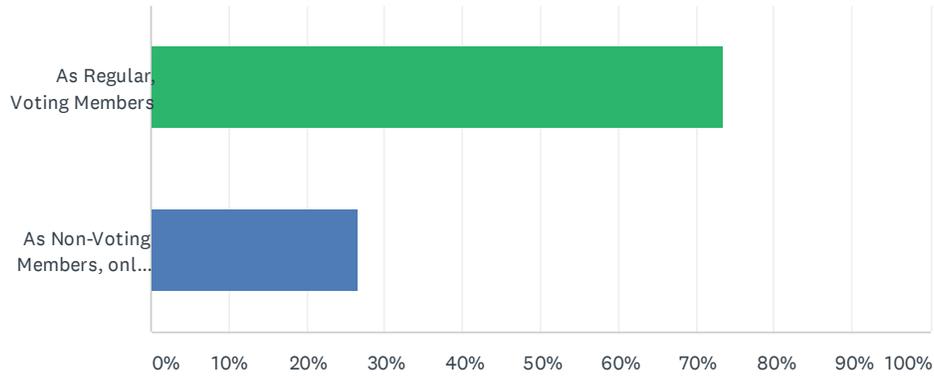
Answered: 166 Skipped: 3



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	82	13,579	166
Total Respondents: 166			

Q8 The Historic Preservation Committee members with professional experience should serve as:

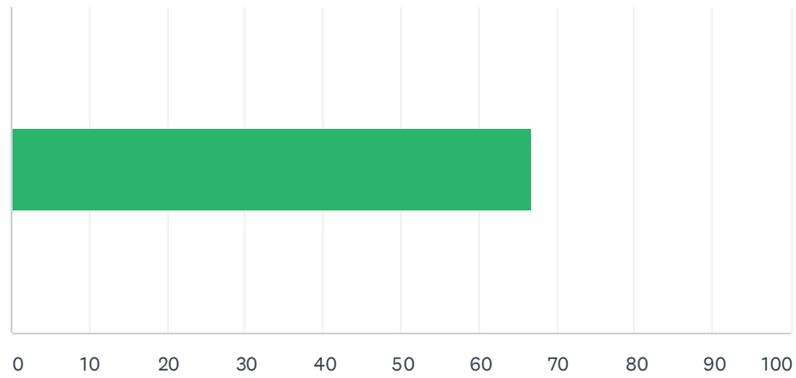
Answered: 166 Skipped: 3



ANSWER CHOICES	RESPONSES	
As Regular, Voting Members	73.49%	122
As Non-Voting Members, only giving advice	26.51%	44
TOTAL		166

Q9 Residents should be able to nominate their neighborhoods as historic districts by organizing and voting.

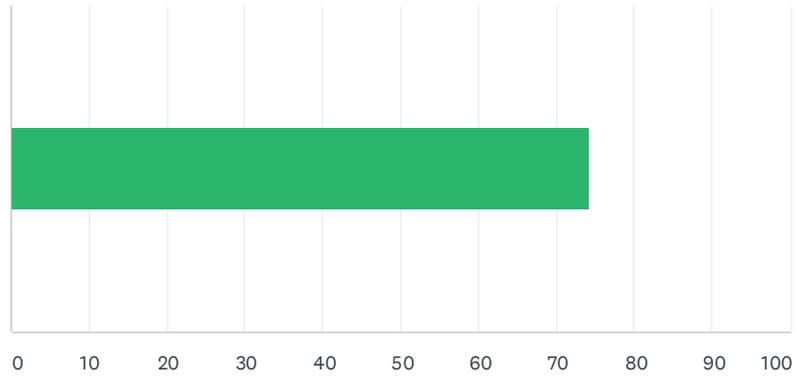
Answered: 156 Skipped: 13



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	67	10,396	156
Total Respondents: 156			

Q10 Boulder City staff should help residents with the application process to nomination historic districts.

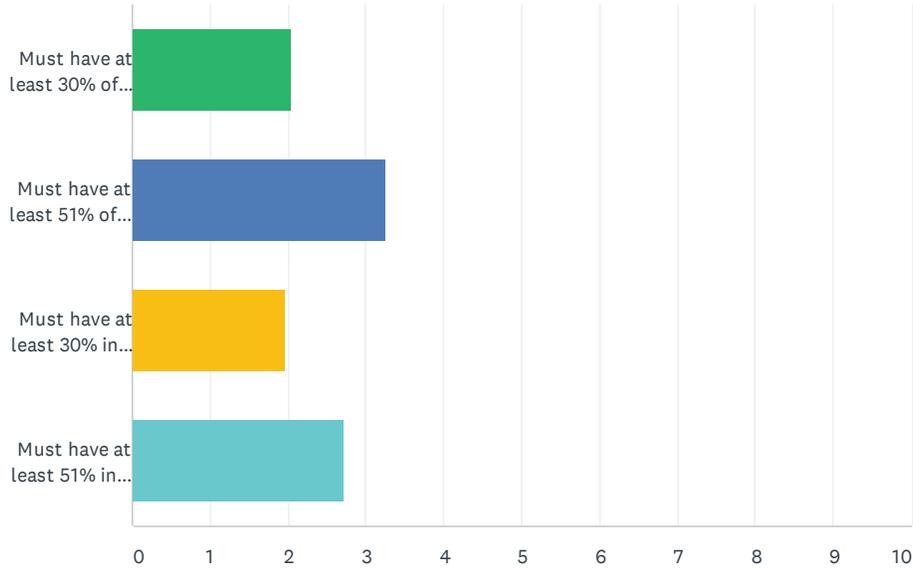
Answered: 156 Skipped: 13



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	74	11,581	156
Total Respondents: 156			

Q11 What percentage of neighborhood residents should be required to nominate a historic district? Please rank the following according to your preference where (1) you like the most and (4) you like the least.

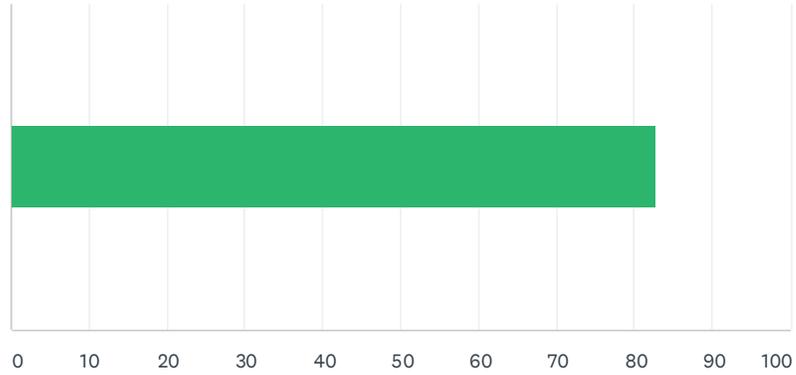
Answered: 156 Skipped: 13



	1	2	3	4	TOTAL	SCORE
Must have at least 30% of homeowners in a proposed district in support	10.90% 17	25.64% 40	19.87% 31	43.59% 68	156	2.04
Must have at least 51% of homeowners in a proposed district in support	50.64% 79	28.21% 44	18.59% 29	2.56% 4	156	3.27
Must have at least 30% in support, but if 20% are opposed there is no historic designation	2.56% 4	23.08% 36	42.95% 67	31.41% 49	156	1.97
Must have at least 51% in support, but if 20% are opposed there is no historic designation	35.90% 56	23.08% 36	18.59% 29	22.44% 35	156	2.72

Q12 It is very important to identify historic buildings throughout Boulder City.

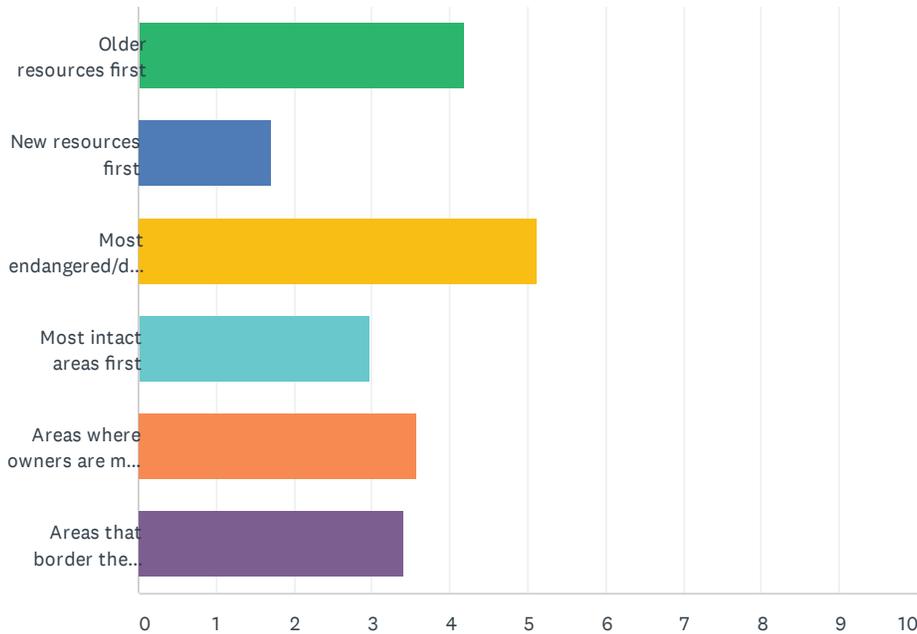
Answered: 149 Skipped: 20



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	83	12,346	149
Total Respondents: 149			

Q13 Nevada Preservation recommended that Boulder City develop a priority list for surveys and historic preservation projects. There are many ways this list could be prioritized. Below are six options, please rank them according to your preference where (1) is the one you like most and (6) is the one you like least.

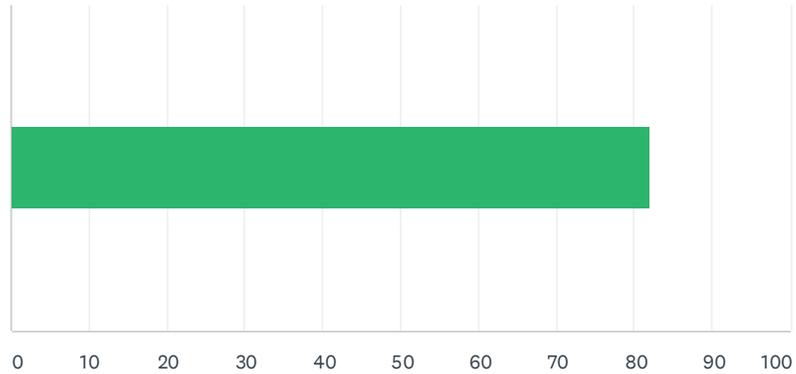
Answered: 149 Skipped: 20



	1	2	3	4	5	6	TOTAL	SCORE
Older resources first	14.09% 21	34.23% 51	23.49% 35	17.45% 26	5.37% 8	5.37% 8	149	4.18
New resources first	2.68% 4	0.67% 1	4.70% 7	8.72% 13	24.83% 37	58.39% 87	149	1.72
Most endangered/distressed areas first	57.72% 86	18.12% 27	10.74% 16	8.05% 12	4.03% 6	1.34% 2	149	5.13
Most intact areas first	5.37% 8	10.07% 15	19.46% 29	20.81% 31	30.87% 46	13.42% 20	149	2.98
Areas where owners are most engaged first	13.42% 20	18.79% 28	15.44% 23	26.17% 39	17.45% 26	8.72% 13	149	3.58
Areas that border the current historic district	6.71% 10	18.12% 27	26.17% 39	18.79% 28	17.45% 26	12.75% 19	149	3.40

Q14 It is important to learn about the history of Boulder City up to the present time, to identify historic buildings and structures.

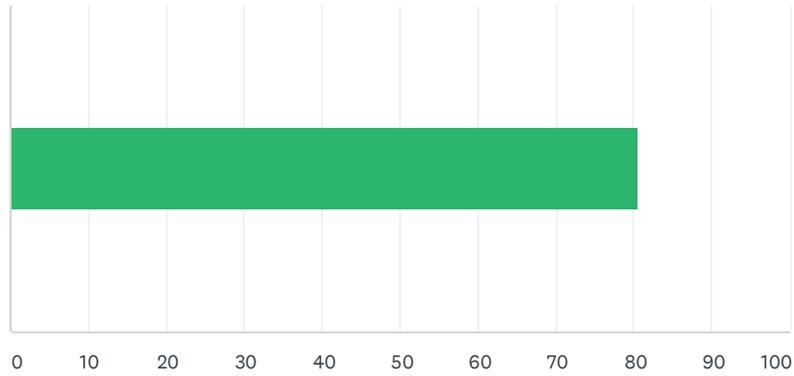
Answered: 148 Skipped: 21



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	82	12,136	148
Total Respondents: 148			

Q15 Buildings, structures, and sites from 1945 – 1960s are important to Boulder City’s architectural and cultural history.

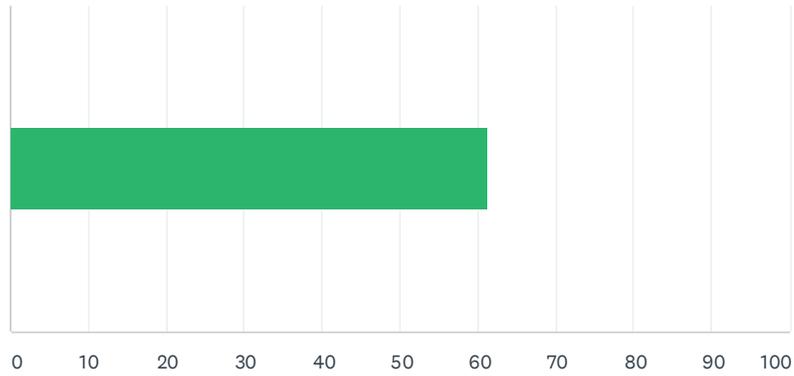
Answered: 148 Skipped: 21



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	80	11,907	148
Total Respondents: 148			

Q16 Buildings, structures, and site from the 1960s – 1980s are important to Boulder City’s architectural and cultural history.

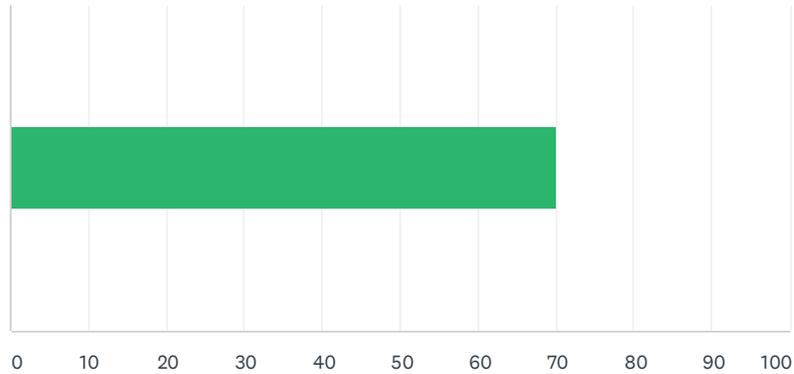
Answered: 148 Skipped: 21



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	61	9,075	148
Total Respondents: 148			

Q17 If Boulder City joined the Nevada Main Street Program, they would get access to training, grants, and support to increase tourism for locals and tourists. Boulder City would have to pay an at least part-time staffer to run this program for the City. How supportive are you of Boulder City becoming a Nevada Main Street Town?

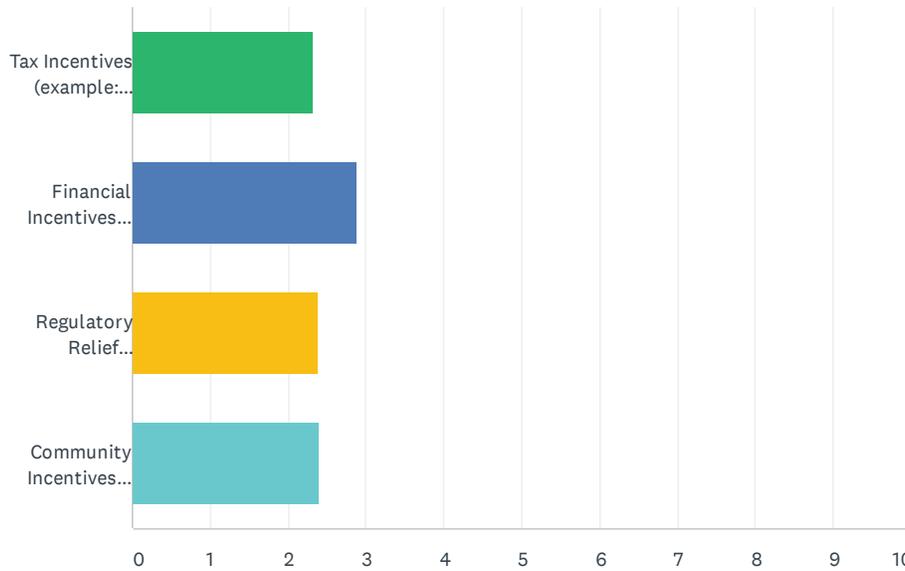
Answered: 145 Skipped: 24



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	70	10,166	145
Total Respondents: 145			

Q18 In the presentation, Nevada Preservation talked about several different forms of historic preservation incentives. Please rank them in order of your preference where (1) you like the most and (4) you like the least:

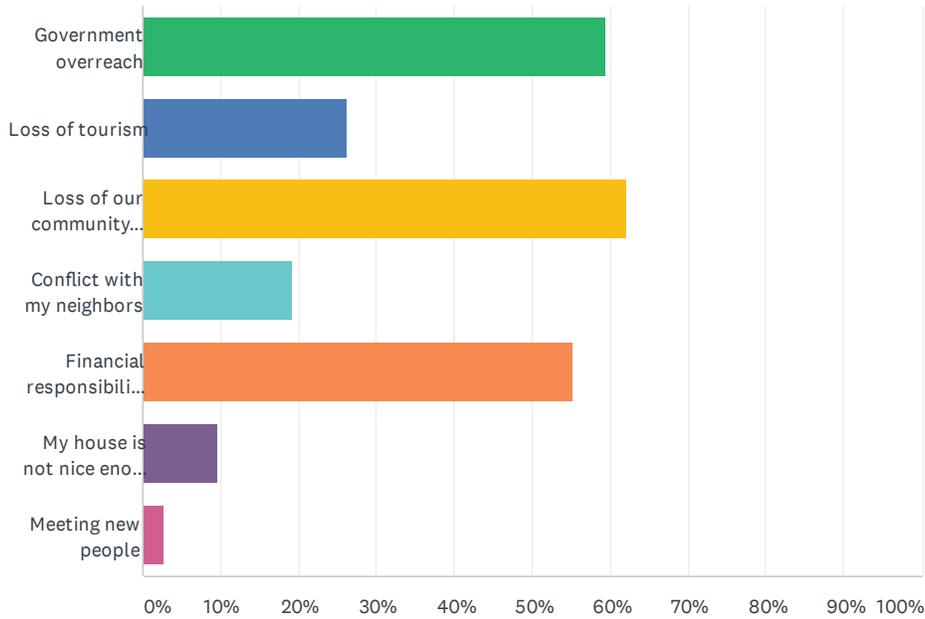
Answered: 145 Skipped: 24



	1	2	3	4	TOTAL	SCORE
Tax Incentives (example: locally designated homes' property taxes are frozen for 3-5 years)	17.24% 25	25.52% 37	30.34% 44	26.90% 39	145	2.33
Financial Incentives (example: a matching grant for renovations that meet design guidelines)	38.62% 56	26.90% 39	17.93% 26	16.55% 24	145	2.88
Regulatory Relief (example: waiver of building codes that don't jeopardize life safety)	20.69% 30	26.21% 38	24.83% 36	28.28% 41	145	2.39
Community Incentives (example: demolition of historic structures for parking lots discouraged)	23.45% 34	21.38% 31	26.90% 39	28.28% 41	145	2.40

Q19 When you think about historic preservation in Boulder City, what concerns or worries you the most? Choose as many as you would like.

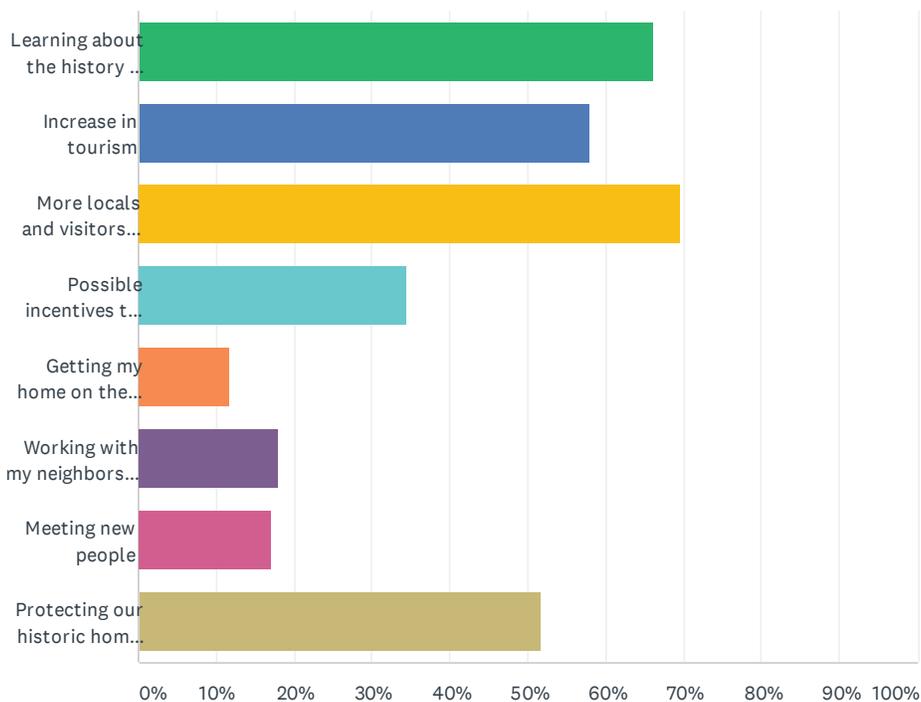
Answered: 145 Skipped: 24



ANSWER CHOICES	RESPONSES	
Government overreach	59.31%	86
Loss of tourism	26.21%	38
Loss of our community history	62.07%	90
Conflict with my neighbors	19.31%	28
Financial responsibility of keeping up a historic home	55.17%	80
My house is not nice enough for historic designation	9.66%	14
Meeting new people	2.76%	4
Total Respondents: 145		

Q20 When you think about historic preservation in Boulder City, what makes you excited about your town? Choose as many as you would like.

Answered: 145 Skipped: 24



ANSWER CHOICES	RESPONSES	
Learning about the history of my neighborhood and/or community	66.21%	96
Increase in tourism	57.93%	84
More locals and visitors learning about our history	69.66%	101
Possible incentives to work on my historic home	34.48%	50
Getting my home on the local historic register	11.72%	17
Working with my neighbors to get our neighborhood designated as a historic district	17.93%	26
Meeting new people	17.24%	25
Protecting our historic homes through mandatory design guidelines	51.72%	75
Total Respondents: 145		

APPENDIX B

HISTORIC PRESERVATION COMMITTEE GOALS

OBJECTIVE	ACTION ITEM	TENTATIVE TIMELINE
1. Develop a mission statement	<ul style="list-style-type: none"> Mission statement, proposed by HPC and presented to City Council would direct future activities regarding Historic Preservation efforts in community 	07.01.19 - 10.30.19
2. Develop a Historic Preservation Plan for Boulder City	<ul style="list-style-type: none"> Review BC 1998 Historic Preservation Plan Review Henderson's 2004 Historic Preservation Plan and other city's plans to identify similar goals, objectives, and tasks Include goal - "Review & amend existing City codes and charter to achieve historic preservation goals Incorporate other Strategic Plan Goals and Strategies as appropriate into Historic Preservation Plan Historic Preservation Committee (HPC) to review/comment on Historic Preservation Plan 	07.01.19 - 06.30.20
3. Explore creating new Historic Preservation Districts in Boulder City	<ul style="list-style-type: none"> Conduct a city-wide reconnaissance and/or intensive survey to identify historic and cultural places that are historically significant Complete a city-wide historic context statement that expands from previous historic contexts (e.g. BC Historic District); develop a complete chronological history of the City of Boulder City up to the present Complete appropriate City, State, and/or National Register Nomination Forms for historic and cultural places HPC to review/comment on inventories, historic context statement, and historic property nomination forms 	02.15.19 - 06.30.21
4. Amend existing codes, and programs to achieve historic preservation goals and to comply with CLG and SOI Standards	<ul style="list-style-type: none"> Existing Chapter 11-27 Historic Resources Ordinance #1103 (adopted Feb 22, 2000 then repealed Mar 8, 2005 by Ordinance #1243) Other codes that address Signage; Demolition & Demolition by Neglect; Blight & boarded-up buildings; Landscaping; Building codes; New / infill construction; Zoning; RDA Update and/or draft additional illustrative guidelines or standards for existing or newly designated historic properties HPC to review/comment on code, charter amendments Amend City Code to create a new 'Chapter 5 - Historic Preservation Commission', under 'Title 3, Boards & Commissions, Chap 1 - Definitions' 	07.01.19 - 06.30.21
5. Identify financial incentives to promote historic preservation	<ul style="list-style-type: none"> Work with property owners, businesses, stakeholders, realtors, developers, landlords, Chamber of Commerce, etc. to encourage use of financial incentives to promote the purchase and adaptive use of historic properties. HPC to review/comment on new RDA grant program and guidance prior to submission to City Council 	07.01.19 - 06.30.20
6. Promote economic development through historic preservation	<ul style="list-style-type: none"> Prepare a white paper on economic development benefits of historic districts Develop a marketing campaign that highlights BC unique historic assets HPC to review/comment on white paper and marketing campaign prior to submission to City Council 	07.01.19 - 06.30.22

HISTORIC PRESERVATION COMMITTEE GOALS

7. Develop an educational campaign that promotes historic Boulder City and encourages historic preservation	<ul style="list-style-type: none"> HPC continues to work with partners (Museum, Art Guild, Chamber of Commerce, businesses, residents, etc.) regarding HPC-related events HPC continues to prepare annual Historic Preservation Day event in May which can involve workshops, speakers, tours, etc. HPS continues to oversee annual Historic Preservation Award program in May HPC to review/comment on educational campaign prior to submission to City Council 	07.01.22 - 06.30.24
8. Identify historic buildings to repurpose and reuse as appropriate for a given area	<ul style="list-style-type: none"> Complete Stantec Study that evaluates City needs for City owned historic buildings Research successful examples of adaptive reuse of historic buildings 	01.05.19 - 01.05.24

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Boulder City Historic Preservation Ordinances and Resolutions

- 11/26/1991 –
Resolution no. 2054: Adoption of the 1991 Master Plan for the community pursuant to NRS 278.220

- 02/13/1996 –
Resolution no. 2681: Resolution of the City Council of Boulder City, NV, establishing a historic district preservation plan study committee.

- 2/24/2000 -
Ordinance no. 1103: An ordinance amending Title 11 by adding a new chapter 27 entitled, “Historic Preservation” (AM-99-234).

- 12/09/2003 –
Resolution 4234: Resolution of the City Council of Boulder City, Nevada, to approve the request to repeal and replace the 1991 Master Plan as amended with the 2003 Master Plan.

- 3/30/2005 –
Ordinance no. 1243: An ordinance amending Title 11 (Zoning and Subdivisions) to repeal of Chapter 27 ‘Historic Preservation’ (AM-05-258)

- 07/19/2006 –
Ordinance no. 1295: An ordinance by the City of Boulder City, to amend Title 11 Zoning, by adopting Chapter 11-27, Historic Resources

- 9/13/2007 –
Ordinance no. 1338: An ordinance of the City of Boulder City, to amend Chapter 27 of Title 11, Zoning and Subdivisions, to change the meeting date of the historic preservation committee (AM-07-273)

- 12/04/2008 –
Ordinance no. 1369: An ordinance of the City of Boulder City to repeal and replace Title 11, Chapter 27 of the City Code, Historic Resources, based on a recommendation from the Historic Preservation Committee (AM-08-279)

- 2008 –
2008 Community Historic Preservation Survey, relative to possible future amendments to Chapter 11-27 of the City Code, ‘Historic Resources’

- 12/16/2011 –
Ordinance no. 1470: An ordinance of the City of Boulder City, Nevada, to amend Title 11, Chapter 27 of the City Code for minor updates to the Historic Resources Chapter (AM-11-297)

- 10/20/2016 –
Ordinance no. 1572: An ordinance of the City of Boulder City, Nevada, to re-adopt Title 11, Chapter 27 of the City Code, Historic Resources, as per NRS requirements, including the boundaries of the federally established Boulder City Historic District (AM-16-328)

03/21/2019 –

Ordinance no. 1622: An ordinance of the City of Boulder City, Nevada, to amend Title 11, Chapter 27 of the City Code, Historic Resources, for changes relative to the Certified Local Government Program (AM-19-338)

7/9/2019 -

Resolution no. 6963: Resolution of the City Council of Boulder City, Nevada, approving agreement no. 19-1827 between the City of Boulder City and Nevada State Historic Preservation Office for Certified Local Government designation.

10/13/2020-

Resolution no. 7167: Resolution of the City Council of Boulder City, Nevada, establishing an Ad Hoc committee to recommend changes to City Code, Title 11, Chapter 27 Historic Resources

Nevada State Historic Preservation

Model Historic Preservation Ordinance

The drafted ordinance below is prepared as a recommendation for Cities and Counties in the State of Nevada that wish to establish historic preservation programs consistent with established state enabling legislation (NRS 278 and 384). Different local governments in the State of Nevada will have different needs and expectations for an historic preservation program and will likely need to adapt the recommended language below to suit individual needs. Local governments seeking to establish an historic preservation program for the purposes of becoming a Certified Local Government (CLG) should contact the CLG Coordinator at the Nevada SHPO to ensure any proposed or adopted historic preservation ordinance is consistent with the certification requirements of that program.

Key

Text Required for CLG Status (highlighted)

Text Recommended for Successful Operation (not highlighted)

Note: Although language below is oriented toward municipal governments, a county government could adopt such an ordinance with appropriate textual modifications.

Notes for Rural Cities or Counties

Rural areas, especially rural counties, may find that adopting some provisions included in this model ordinance are not feasible within their current administrative framework. Rural local governments wishing to become CLGs should consult with the CLG coordinator about developing a sustainable preservation ordinance that fits their area's needs. Local government representatives may want to consider the following:

- Current administrative framework for development permitting - Where a local government needs more flexibility in its development code, the adoption of a design review program overseen by its historic preservation commission may not be feasible. To become a CLG, a local government must, at minimum, adopt the highlighted provisions in this model ordinance. Variations on language may be acceptable – a local government should discuss variations with the Nevada SHPO's CLG Coordinator.
- Economic environment – In areas where there are large numbers of low-income residents residing in historic buildings, provisions such as minimum maintenance standards (see Section 9) may not be advisable. In this potential environment, a minimum maintenance standard, without the provision of alternative financial support, may have unintended adverse effects on area residents.

ORDINANCE NO. _____ AN ORDINANCE FOR THE CITY OF _____, IN THE STATE OF NEVADA, TO BE KNOWN AS CHAPTER _____, "HISTORIC PRESERVATION CODE"; PROVIDING FOR THE ESTABLISHMENT OF THE HISTORIC PRESERVATION Commission; PROVIDING FOR DUTIES AND FUNDING FOR THE SAID Commission; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Chapters 278 and 384 of the Nevada Revised Statutes empowers cities and counties to make provisions for the identification and preservation of historic sites; and,

WHEREAS, the City Council of the City of _____ deems it in the best interest of the community to establish a historic preservation ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF _____ THAT A NEW CHAPTER BE, AND THE SAME HEREBY IS, ENACTED TO BE DESIGNATED AS CHAPTER _____, THE HISTORIC PRESERVATION CODE, OF THE ORDINANCES OF THE CITY OF _____, WHICH SHALL READ AS FOLLOWS:

SECTION 1 PURPOSE

The purpose of this article is to establish historic areas and landmarks for the educational, cultural, and economic benefit of city inhabitants. Due to the pressures resulting from population growth and development, which may result in the destruction, impairment, or alteration of historic resources that reflect elements of the city's cultural and architectural heritage, the following policies and responsibilities are established:

- (a) protect and enhance the landmarks and districts which represent distinctive elements of _____'s historic, architectural, and cultural heritage; Preserve, protect, enhance, regulate, and use buildings, structures, sites, and areas which are unique or irreplaceable assets to the city and its neighborhoods, which provide examples of the physical surroundings in which past generations lived, or which are archaeologically significant for present and future generations;
- (b) foster civic pride in the accomplishments of the past;
- (c) protect and enhance _____'s attractiveness to visitors and the support and stimulus to the economy thereby provided;
- (d) ensure the harmonious, orderly, and efficient growth and development of the city that is sensitive to its historic resources;
- (e) promote economic prosperity and welfare of the community by encouraging the most appropriate use of historic properties within the city;
- (f) encourage stabilization, restoration, and improvements of such properties and their values by offering incentives for rehabilitation.

SECTION 2 DEFINITIONS

The following words and phrases when used in this Ordinance shall have, unless the context clearly indicates otherwise, the following meanings:

City. The City of _____.

Commission. The Historic Preservation Commission of the City of _____.

Historic Property. Any building, structure, district, area or site that is significant in the history, architecture, archaeology or culture of this community, the state or the nation.

Designated Historic Property. In order for any historic property to be designated in the ordinance, it must in addition meet the criteria established for inclusion of the property in the National Register of Historic Places.

Historic Preservation. The identification, evaluation, recordation, documentation, curation, acquisition, management, protection, restoration, rehabilitation, stabilization, maintenance, interpretation, conservation, and education of buildings, structures, objects, districts, areas, and sites significant in the history, architecture, archaeology or culture of this state, its communities or the Nation.

SECTION 3 HISTORIC PRESERVATION COMMISSION

- (a) There is hereby created a Historic Preservation Commission which shall consist of ## members who shall be appointed by the Mayor with the advice and consent of the Council.
- (b) All members of the Commission shall have a demonstrated interest, competence, or knowledge in history or historic preservation. The Council shall appoint [##] members with professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, conservation, landscape architecture, law, or other historic preservation related disciplines.
- (c) Initial appointments to the Commission shall be made as follows: Half of appointed Commissioners shall serve for one-year terms and half for two-year terms, except as otherwise established by Council. All subsequent appointments shall be made for two-year terms. Commission members may be reappointed to serve additional terms. Vacancies shall be filled in the same manner as original appointments and the appointee shall serve for the remainder of the unexpired term.
- (d) The members of the Commission may be reimbursed by the City for expenses incurred in connection with their duties.

SECTION 4 ORGANIZATION, OFFICERS, RULES, MEETINGS

- (a) The Commission shall have the power to make whatever rules are necessary for the execution of its duties as set forth in this Ordinance. Rules of procedure and bylaws adopted by the Commission shall be available for public inspection.
- (b) The Commission shall elect officers from among the Commission members. The chairperson shall preside at meetings of the Commission. The vice-chairperson shall, lacking the chairperson, perform the duties of the chairperson.
- (c) All meetings of the Commission shall be open to the public, and follow the requirements of Nevada's open meeting laws (NRS 241). The Commission shall keep minutes and other appropriate written records of its resolutions, proceedings, and actions.
- (d) The Commission may recommend to the Council, within the limits of its funding, the employment of or the contracting with other parties for the services of technical experts or other persons as it deems necessary to carry on the functions of the Commission.

SECTION 5 POWERS, DUTIES, AND RESPONSIBILITIES OF THE COMMISSION

In general, the Commission shall be advisory to the Council and shall be authorized to:

- (a) Conduct a survey of local historic properties.
- (b) Recommend the acquisition of fee and lesser interests in historic properties, including adjacent or associated lands, by purchase, bequest, or donation.
- (c) Recommend methods and procedures necessary to preserve, restore, maintain and operate historic properties under the ownership or control of the City.
- (d) Recommend the lease, sale, or other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property.
- (e) Contract, with the approval of the Council, with the state or federal government, or any agency of either, or with any other organization.
- (f) Cooperate with the federal, state, and local governments in the pursuance of the objectives of historic preservation.
- (g) Make recommendations in the planning processes undertaken by the county, the city, the state, or the federal government and the agencies of these entities.
- (h) Recommend ordinances and otherwise provide information for the purposes of historic preservation in the City.

- (i) Promote and conduct an educational and interpretive program on historic preservation and historic properties in the City.
- (j) Commission members, employees or agents of the Commission may enter private property, buildings, or structures in the performance of its official duties only with the express consent of the owner or occupant thereof.
- (k) Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction.

SECTION 6 PROCEDURES FOR LANDMARK OR HISTORIC DISTRICT
RECOMMENDATION

- (a) *Generally.* The City Council may designate landmarks and historic districts in the City to accomplish the purposes of this article. In making such designations, the Council shall consider the recommendation of the Historic Preservation Commission.
- (b) *Public Hearing.* The Council shall conduct a public hearing on such historic designations according to public hearing procedures described in this chapter, and NRS 278 and 384.
- (c) *Recommendation by the Historic Preservation Commission.* In general, the Council will not schedule a public hearing for historic designation until the nomination for such designation is reviewed and approved by the Commission.
 - 1. *Public Hearing.* The Commission shall conduct a public hearing on all recommendations of landmarks, landmark sites, or historic districts.
 - 2. *Initiation of Process.* A Commission member, the owner of the property, or any Council member may initiate consideration by the Commission of the recommendation of any site as a Landmark or Historic District in writing. The decision to conduct a public hearing shall be approved or denied by a majority of the Commission present.
 - a) If a request for recommendation is approved for a public hearing upon the request of someone other than the owner of the property, notice of the proposed recommendation shall be mailed by certified mail to the owner of the property. Such notice shall describe the property affected and provide notice of the date, time, and place at which a hearing before the Commission shall be conducted.
 - b) The hearing shall be not less than 30 days following the mailing of notice to the owner.
 - 3. *Recommendations on Landmarks and Historic Districts.* At the conclusion of the public hearing, the Commission shall recommend to the Council the designation of a

Landmark or Historic District if such resource or collection of resources under the following guidelines:

- a) An individual Landmark may be designated if it is at least fifty (50) years old and it substantially complies with two or more of the following:
 - i. Possesses significance in history, architecture, archeology, and culture.
 - ii. Is associated with events that have made a significant contribution to the broad patterns of local, regional, state, or national history.
 - iii. Is associated with events that have made a significant impact in our past.
 - iv. Represents the work of a master designer, builder, or craftsman.
 - v. Embodies the distinctive characteristics of a type, period, or method of construction.
 - vi. Represents an established and familiar visual feature of the city.
- b) A District may be designated if it substantially complies with both of the following:
 - vii. Contains properties and an environmental setting which meet two or more of the criteria for designation of a Landmark, and;
 - viii. Constitutes a distinct section of the city.

4. *Recommended Waivers.* The Commission's recommendation to the Council may include recommendations for exceptions from provisions of this Code. The Commission in its recommendation shall describe the reasons for the decision and provide written notice of the decision to the property owner within ten days of the hearing. The Commission shall forward its recommendation to the Council.

5. *National Register Designation.* Inclusion of any area or property within the City in the National Register of Historic Places, as provided in the National Historic Preservation Act of 1966, shall not be construed as a local historic designation, and shall not automatically subject a property owner to the provisions of this chapter.

(d) *Economic Incentives.* The Council, at its discretion, may make available economic incentives to enhance the possibility of designation as an historic landmark or district. The Council is further empowered to receive private or public grants that would enhance historic preservation.

(e) *Code Waivers.* The Council shall also be empowered to designate items for "community significance waivers." Upon the recommendation of the Commission, waivers to provisions of this Code may be granted by the Council, including but not limited to setback and height restrictions that would otherwise require the facades, historic landmarks, or structures within historic districts to be altered. Such a waiver may also exempt square footage, animation, and prohibitions or any other Code provision as indicated by the city Council. At Council's discretion, designation of community significance waivers may occur any time after the Commission has recommended Landmark or Historic District status for any item. The Council may award such designation without further review by the Commission, and without public hearing.

- (f) *Waiver Criteria.* The criteria for such designation shall be that the waiver is necessary to preserve the historic character or significance of the affected site. The protections and guidelines emanating from such designation shall be identical to those for Historic Landmarks or Districts, and shall expire at the time the use that created the historical character of the item changes or ceases. Owners or managers of property containing items with community significance waivers shall paint, repair, and otherwise refurbish the items to keep them in good repair and working order. Failure to maintain the item may cause a rescission of the waiver designation.
- (g) *Amendments.* The Council may also amend or rescind its designation of any historic landmark, district, or community significance waiver. The Commission's recommendation for such amendment or rescission of historic designation shall be effected in the same manner and procedure as was followed in the original designation, including a public hearing.

SECTION 7 CERTIFICATES OF APPROPRIATENESS FOR ALTERATIONS OR NEW CONSTRUCTION AFFECTING LANDMARKS OR HISTORIC DISTRICTS

- (a) *Applicability.* No person shall carry out any construction, reconstruction, alteration, restoration, rehabilitation, or relocation of any Landmark or any property within a District, nor shall any person make any material change to the character-defining features of the property, or other exterior elements visible from a public right-of-way which affect the appearance and cohesiveness of any Landmark or any property within a District without a Certificate of Appropriateness (CoA). The application for a CoA must be reviewed and approved by the Historic Preservation Officer (HPO) or the Commission prior to the issuance of any building permit involving any Landmark or property located within a District. The application shall be required in addition to, and not in lieu of, any required building permit.
- (b) *Review Criteria.* In considering an application for a Certificate of Appropriateness, the HPO and the Commission shall review it for compliance with the *Secretary of the Interior's Standards for Treatment of Historic Properties* (the Standards) and any applicable adopted Design Guidelines previously ratified by the City Council. The Standards and any applicable adopted Design Guidelines shall apply to all properties designated as an Historic District or Historic Landmark by the Council. All review criteria shall be made available to the applicant, and property owners of Landmarks and properties located within Districts. The Commission shall promulgate and make recommendations to update the adopted Design Guidelines as necessary, provided that the changes do not pose a conflict with underlying land-use zoning and the changes do not take effect until ratified by Council.
- (c) *Procedure for Review.* The procedure for obtaining a Certificate of Appropriateness may be initiated by the City for all City-owned Landmarks or proposed work within a District, or by the individual property owner(s) of the subject Landmark or for a property located within a District. The application must be submitted for reviewed and approved by the HPO or the Commission prior to the commencement of any work. An application for Certificate of Appropriateness shall be made on forms as prescribed by the City and shall be filed with the HPO along with fees in accordance with the municipal fee schedule, if applicable.

1. *Administrative design review affecting Landmarks and properties located in Districts.*

- a. Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the Secretary of the Interior's Standards for Rehabilitation and the adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction. The HPO reserves the right to forward any Certificate of Appropriateness application to the Commission for review and approval when direction on design policy is needed or if unable to determine compliance with the Secretary of the Interior's Standards for Rehabilitation or the Design Guidelines. Proposed work to all city-owned Landmarks, all proposed work within a District, and for all city preservation related incentive programs or federal projects must be reviewed by the Commission.
- b. Within five (5) days of receipt of a completed Certificate of Appropriateness application and a preliminary determination of compliance, notice of the pending administrative action shall be mailed to the property owner(s), to all immediate adjacent property owner(s), and posted on the property by the city establishing a fourteen (14) day period in which written comments may be submitted to the HPO.
- c. At the end of the notice period, the HPO shall meet with the Chair of the Commission to review the application and any comments received for design compliance consensus. If approved, the HPO shall issue a Certificate of Appropriateness consisting of written findings of fact, conclusions of law and any specific conditions of approval (if any), supporting the decision. The HPO shall also provide anyone who submitted written comments with a copy and forward its decision to the Development Services Department. Any specific conditions of approval as identified by the HPO shall be attached to the construction documents prior to the issuance of any building permits. No subsequent changes shall be made to the approved design without the prior review and approval of the HPO. An applicant shall have one (1) year from the date of issuance of a Certificate of Appropriateness to secure a building permit for the specified improvements or it shall become null and void.
- d. If the HPO and Chair of the Commission finds the proposed work will have an Adverse Effect on the Landmark, or property located within a District, or if the proposed work is inconsistent with the Secretary of the Interior's Standards for Rehabilitation or adopted Design Guidelines, the HPO shall advise the applicant and any written commenter of the disapproval of the application and of any changes to the application which are necessary for approval of same. A Certificate of Appropriateness application that has been denied administratively may not be resubmitted without incorporating changes to the application which are necessary for approval of the same.

- e. If no action has been taken by the HPO within sixty (60) days of the original receipt of the application, a Certificate of Appropriateness shall be deemed issued by the HPO and the HPO shall so advise the applicant in writing.
- f. The applicant or any persons adversely affected by the determination of the HPO may appeal the decision to the Commission. Appeal requests shall be filed in writing to the HPO within ten (10) days of the HPO's decision. The HPO must schedule the appeal for a public hearing at the next available regularly scheduled Commission meeting. Notice of the appeal shall be posted on the property for a period of fourteen (14) days upon receipt of a 17 formal appeal request. A written notice of the public hearing for the appeal request shall also be provided to all parties who received mailed notice for the original HPO's preliminary determination. Appeals to the Commission shall be considered only on the record made before the HPO.

2. *Commission design review affecting Landmarks and properties located in Districts.*

- a. Upon receipt of a completed Certificate of Appropriateness application as determined by the HPO, the HPO shall review the application for a preliminary determination of compliance with the Secretary of the Interior's Standards for Rehabilitation and any applicable adopted Design Guidelines. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the proposed work and get initial design direction.
- b. Within five (5) days of receipt of a completed Certificate of Appropriateness and a preliminary determination of compliance, the HPO shall schedule a public hearing at the next available regularly scheduled Commission meeting. Notice of the pending Commission hearing for compliance with the Secretary of the Interior's Standards for Rehabilitation and any adopted Design Guidelines shall be mailed to the property owner(s), to all immediate adjacent property owner(s), and posted on the property by the city establishing a fourteen (14) day period in which written comments may be submitted to the HPO. A published notice of the scheduled hearing shall also be made in accordance with Nevada Open Meeting Law. All review criteria shall be made available to the applicant prior to the hearing.
- c. The Commission shall review the application at a regularly scheduled meeting. At that time, the applicant shall have an opportunity to be heard, present testimony and evidence to demonstrate that the proposed work is in compliance with the Secretary of the Interior's Standards for Rehabilitation and any adopted Design Guidelines. Other interested parties and technical experts may also present testimony or documentary evidence which will become part of a record. The burden of proof shall be upon the applicant. In the event a hearing is not scheduled within ninety (90) days of receipt of the application, a Certificate of Appropriateness shall be considered be granted.
- d. The Commission may take action to approve, postpone requesting additional information, or deny the application. If no hearing has been scheduled within

ninety (90) days of the original receipt of the application by the HPO, a Certificate of Appropriateness shall be deemed issued and the HPO shall so advise the applicant in writing.

- e. If approved, the HPO shall issue a Certificate of Appropriateness to the applicant with the written findings of fact, conclusions of law and any specific conditions of approval (if any) supporting the decision. The HPO shall also provide anyone who submitted written comments with a copy and forward the Commission's decision to the [appropriate City department]. Any specific conditions of approval made by the Commission shall be attached to the construction documents prior to the issuance of any building permits. No subsequent changes shall be made to the approved design without the prior review and approval of the HPO or Commission. An applicant shall have one (1) year from the date of issuance of a Certificate of Appropriateness to secure a building permit for the specified improvements or it shall become null and void.
 - f. If the Commission finds the proposed work will have an Adverse Effect on the Landmark, or property located within a District, or if the proposed work is inconsistent with the Secretary of the Interior's Standards for Rehabilitation or any applicable adopted Design Guidelines, the Commission shall advise the applicant at the hearing of the disapproval of the application and of any changes to the application which are necessary to approval of the same. Within five (5) days following the meeting, the HPO shall provide the applicant and any written commenter noticing in writing of the disapproval of the application and of any changes to the application which are necessary for approval of the same. A Certificate of Appropriateness application that has been denied may not be resubmitted without incorporating changes to the application which are necessary for approval of the same.
 - g. The applicant or any persons adversely affected by the action of the Commission may appeal the decision to the City Council. Appeal requests shall be filed in writing to the HPO within ten (10) days of the Commission's decision. The HPO must schedule the appeal for a public hearing at the next available regularly scheduled Council meeting. Notice of the appeal shall be posted on the property for a period of fourteen (14) days upon receipt of a formal appeal request. A written notice of the public hearing for the appeal request shall also be provided to all parties who received mailed notice for the Commission hearing.
 - h. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the City. Appeals to the City Council shall be considered only on the record made before the Commission, and may only allege that the Commission's decision was arbitrary, capricious, or illegal.
- (d) *Ordinary Maintenance.* Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a Historic District which does not involve a change in design, material, or outward appearance that require the issuance of a building permit. In-kind repair/replacement and repainting is included in this definition of ordinary maintenance unless painting involves an

exterior masonry surface that was not previously painted. The HPO shall determine what actions constitute "ordinary maintenance."

SECTION 8 DEMOLITION OF LANDMARKS AND CONTRIBUTING PROPERTIES IN HISTORIC DISTRICTS

It is the intent of this chapter to preserve the historic and architectural resources of the City through limitations on demolition and removal of Landmarks and contributing resources in Historic Districts to the extent it is economically feasible practical and necessary. The demolition or removal of historic buildings structures and sites in the City diminishes the character of the city's Historic Districts and it is strongly discouraged. Instead the City recommends and supports preservation rehabilitation or relocation within the historic district. It is recognized however that structural deterioration, economic hardship and other factors not entirely within the control of the property owner may result in the necessary demolition or removal of a historic building structure or site.

(a) *Removal or repair of hazardous or dangerous Landmarks.*

1. If the building official determines a Landmark to be structurally unsound and a hazardous or dangerous building pursuant to the provisions found in the City's adopted building code, the building official shall be required to provide written notice to the Commission of the ordered removal or repair of the Landmark prior to taking such action.
2. The property owner(s) of the demolished Landmark removed under this procedure is subject to the penalties found in Section 10 herein.

(b) *Certificates of Appropriateness for Demolition Affecting Landmarks or Historic Districts.* No person shall carry out the demolition of a Landmark or property within a District, including secondary buildings and landscape features that are not previously deemed a hazardous or dangerous building by the building official, without the review and approval of a Certificate of Appropriateness for Demolition application by the Commission. The application shall be required in addition to, and not in lieu of, any required building permit.

1. In the absence of a determination by the building official of the subject property as a hazardous or dangerous building, the Commission may consider an application for a Certificate of Appropriateness for Demolition of a Landmark or property located within a District, only if it meets compliance with one of the following:
 - a) The subject building, structure or object is an accessory building and/or landscape features that is not integral to the historic interpretation or integrity of the Landmark.
 - b) The applicant is requesting a Certificate of Appropriateness for Demolition of a Landmark on the basis of Economic Hardship pursuant to paragraph (c)(4) of this section.
 - c) The subject building, structure or object has lost its architectural significance and integrity over time for reasons not entirely within the control of the current or previous property owner(s).

(c) *Procedure for Certificates of Appropriateness for Demolition Affecting Landmarks or Historic Districts.* The procedure for obtaining a Certificate of Appropriateness for Demolition may be initiated by the City for all City-owned Landmarks or proposed work within a District, or by the individual property owner(s) of the subject Landmark or property within a District. The application must be submitted to the HPO for review and approval by the Commission prior to the commencement of any work. An application for Certificate of Appropriateness for Demolition shall be made on forms as prescribed by the City and shall be filed with the HPO.

1. The application shall contain:
 - a) Name, address, and contact information of applicant, and physical address of the individual property.
 - b) Site plan of the individual property or map indicating the area of the proposed demolition showing all affected buildings and/or structures on the site.
 - c) Photographs of existing conditions as well as any historical photographs, if available.
 - d) All future development plans for the property, if available.
 - e) Any other information which the Commission may deem necessary pursuant to this section.
2. An individual property that is under review by the City for a Certificate of Appropriateness for Demolition shall be protected by and subject to all of the provisions of this Article governing demolition, minimum maintenance standards and penalties until a final decision by the Commission becomes effective.
3. The procedure for a Certificate of Appropriateness for Demolition shall be the same as provided for in Section 7 herein.
4. The procedure for a Certificate of Appropriateness for Demolition application involving a claim of Economic Hardship shall be as follows:
 - a) No Certificate of Appropriateness for Demolition involving a claim of economic hardship may be approved, nor shall a demolition permit be issued by the City unless the owner proves compliance with the following standards for economic hardship:
 1. The property is incapable of earning a reasonable return in its current or rehabilitated state, regardless of whether that return represents the most profitable return possible.
 2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return.
 3. Earnest and reasonable efforts to find a purchaser interested in acquiring the property and preserving it have failed.

4. The property cannot be moved or relocated to another, similar site or, for contributing properties within a District, to a new location within the District.
- b) The City shall adopt by resolution separate criteria for review in considering claims of economic hardship for investment for income producing and non-income producing properties, as recommended by the Commission. Non-income producing properties shall consist of owner occupied single family dwellings and non-income producing institutional properties. All standards for review shall be made available to the owner prior to the hearing. The information to be considered by the city may include but not be limited to the following:
1. Purchase date price and financing arrangements
 2. Current market value
 3. Form of ownership
 4. Type of occupancy
 5. Cost estimates of demolition and post demolition plans for development
 6. Maintenance and operating costs
 7. Inspection report by licensed architect or structural engineer having experience working with historic properties
 8. Costs and engineering feasibility for rehabilitation
 9. Property tax information
 10. Rental rates and gross income from the property
 11. Other additional information as deemed appropriate
- c) Claims of economic hardship by the owner shall not be based on conditions resulting from:
1. Evidence of demolition by neglect or other willful and negligent acts by the owner
 2. Purchasing the property for substantially more than market value at the time of purchase
 3. Failure to perform normal maintenance and repairs
 4. Failure to diligently solicit and retain tenants
 5. Failure to provide normal tenant improvements
- d) Throughout the process, the applicant shall consult in good faith with the HPO, local preservation groups and interested parties in a diligent effort to seek an alternative that will result in preservation of the property. Such efforts must be demonstrated to the Commission at the hearing.
- e) Upon receipt of a completed Certificate of Appropriateness for Demolition application, the HPO shall review the application for a preliminary

determination of compliance with the standards for economic hardship and the criteria for review found in this section. The applicant is encouraged to schedule a meeting with the HPO prior to the submittal of an application to discuss the application and receive initial direction.

- f) Within five (5) days of receipt of a completed Certificate of Appropriateness involving a claim of Economic Hardship and a preliminary determination of compliance, the HPO shall schedule a public hearing at the next available regularly scheduled Commission meeting. Notice of the pending Commission hearing for compliance with the standards for economic hardship and the criteria for review. Notice of the hearing shall be mailed to the property owner(s), to all immediate adjacent property owner(s), and posted on the property by the City. The owner shall be required to stabilize and secure the property subject to the penalties of this Article until a final decision by the Commission becomes effective. A published notice of the scheduled hearing shall also be made in accordance with Nevada Open Meeting Law (NRS 241). All review criteria and the formal written report to the HPO shall be made available to the applicant prior to the hearing.
- g) The Commission shall conduct its initial review of the application at a regularly scheduled meeting. At that time, the applicant shall have an opportunity to be heard, present testimony and evidence to demonstrate that standards for economic hardship and the criteria for review have been met. Other interested parties and technical experts may also present testimony or documentary evidence which will become part of the record. The burden of proof shall be upon the applicant. In the event the Commission does not act within ninety (90) days of receipt of the application, a Certificate of Appropriateness for Demolition may be granted.
- h) In considering the application, the Commission shall take action to postpone the application in order to establish a Stay of Demolition period, during which time the owner shall allow the city to post a sign stating that the property is subject to demolition. Said sign shall be readable from a point of public access and state that more information may be obtained from the HPO for the duration of the stay. The owner shall conduct in good faith with the City, local preservation organizations, and interested parties a diligent effort to seek an alternative that will result in the rehabilitation of the Landmark or contributing resource in a District. Negotiations may include, but are not limited to, such actions to utilize various preservation incentive programs, sell or lease the Landmark, or facilitate proceedings for the City to acquire the Landmark under its power of eminent domain, if appropriate and financially possible. If negotiations are successful, the Certificate for Demolition application shall be considered withdrawn and all associated applications closed.
- i) If approved, the HPO shall issue a Certificate of Appropriateness to the applicant with the written findings of fact, conclusions of law and any specific conditions of approval (if any) supporting the decision. The HPO shall also provide anyone who submitted written comments with a copy and

forward the Commission's decision to the [appropriate City department]. The approval shall be valid for one (1) year from the hearing date of the Commission's final decision. The historic property shall immediately be removed from the City's inventory of historic properties, any official public records of real property of [County name], and the official zoning maps of the City.

5. Prior to demolition, the City may as a condition of approval require the owner to provide documentation of the demolished historic property at the owner's expense in accordance with the standards of the Historic American Building Survey (HABS). Such documentation may include photographs, floor plans, measured drawings, an archeological survey, and/or other information as specified.
6. Approval for the demolition of a structure may be conditioned upon the construction of an acceptable replacement structure, or landscape or park plan. A bond or other financial guaranty in the amount of the cost of the replacement structure may be required in order to assure the construction of the replacement structure, or park, or landscape plan.
7. Denial of a Certificate of Appropriateness application for Demolition involving Economic Hardship shall prevent the owner from demolishing the property or reapplying for another Certificate of Appropriateness application for Demolition for a period of three (3) years from the hearing date of the Commission's final decision, unless substantial changes in circumstances have occurred other than resale of the property or those caused by acts beyond the control of the owner. It shall be the responsibility of the owner to stabilize and maintain the minimum maintenance standards for the property so as not to create a hazardous or dangerous building, as outlined in Section 9 herein.
 - a) The City may continue to provide the owner with information regarding financial assistance for the necessary rehabilitation or repair work as it becomes available.
 - b) The owner may appeal the decision of the Commission to the City Council. Appeal requests shall be filed in writing to the HPO within ten (10) days of the Commission's decision. The City Council shall give notice, follow publication procedure, hold hearings, and make its decision in the same manner as provided in the general zoning ordinance of the City. Appeals to the City Council shall be considered only on the record made before the Commission, and may only allege that the Commission's decision was arbitrary, capricious, or illegal.

SECTION 9 MINIMUM MAINTENANCE STANDARDS

No owner or person with an interest in real property designated as a Landmark or a property located within a District shall permit the property to fall into a serious state of disrepair so as to result in the significant deterioration of any exterior architectural feature which would, in the judgment of the Commission, create a detrimental effect upon the historic character of the Landmark or District.

(a) *Examples of serious disrepair or significant deterioration:*

1. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
2. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
3. Deterioration or crumbling of exterior plaster finishes, surfaces or mortars.
4. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
5. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
6. Rotting, holes, and other forms of material decay.
7. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
8. Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the contributing structure.
9. Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

(b) *Procedure to mitigate Demolition by Neglect.* Demolition by Neglect refers to the gradual deterioration of a property when routine or minimum maintenance is not performed. The HPO and other City staff shall work together in an effort to reduce Demolition by Neglect involving Landmarks or properties located within Districts within the City. A Demolition by Neglect citation as determined by the Commission may be issued against the owner of the property for failure to comply with the minimum maintenance standards by permitting the subject property to exhibit serious disrepair or significant deterioration as outlined in paragraph (a) of this section.

1. While the HPO will act as the point of contact, the [appropriate City department] staff shall, when needed, assist with inspections. If there is a dispute between the HPO and [appropriate City department] staff, the City Manager may be consulted as a mitigating party.
2. The procedure for citing a property for Demolition by Neglect shall be as follows:
 - a) Initial identification is made by visual inspection of the area by the HPO, a Commission member, or by referral from someone in the area. All referrals shall be made in writing and shall be submitted to the HPO.
 - i. Once the initial identification is made, followed by a preliminary determination by the HPO, the property owner shall be notified by US mail of the defects of the building and informed of various incentive programs that may be available for repair. The owner is given thirty (30) days in which to respond to the preliminary determination by

submitting a stabilization proposal to HPO. The stabilization proposal will be presented to the Commission at the next available meeting. If the Commission approves the proposal, a Certificate of Appropriateness (if necessary) may be issued administratively by the HPO. The approval will detail the specific work which is necessary to correct the Demolition by Neglect conditions, as well as a time period to begin and complete the work. The HPO shall update the Commission on the status of the property every thirty (30) days once work begins on the property.

- ii. If the property owner receives the letter regarding the preliminary determination, but fails to respond, a second notice shall be sent in the same manner as described above.
- iii. If the property owner fails to receive and/or respond to the letter regarding the preliminary determination after two (2) attempts, the matter returns to the Commission for a citation hearing. The HPO shall send a third notice via certified mail informing the owner of the hearing, the property is posted with a notice of the violation in accordance with the provisions of this chapter, and a public hearing on the citation is scheduled.
- iv. At the public hearing the owner is invited to address the Commission's concerns and to show cause why a citation should not be issued. The Commission may take action to approve any proposed work, defer the matter to give the owner more time either to correct the deficiencies or make a proposal for stabilization, or issue a citation to the owner of the property for failure to correct the Demolition by Neglect conditions.
- v. If the owner is cited for the condition of Demolition by Neglect of the property, he is given fourteen (14) days to submit a stabilization proposal to the HPO, and at the discretion of the Commission, up to one (1) year to correct the defects. The HPO shall update the Commission on the status of the property every thirty (30) days once work begins on the property.
- vi. If the owner does respond with a stabilization proposal, the matter is turned over to the City Attorney's office for action in Municipal Court.

SECTION 10 ENFORCEMENT

All work performed pursuant to a certificate of appropriateness issued under this ordinance shall conform to any requirements included therein. It shall be the duty of the building inspector to inspect periodically any such work to assure compliance. In the event work is not being performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Commission and verification by the HPO, the building inspector shall issue a stop work order and all work shall immediately cease. The property owner shall then be required to apply for a hearing before the Commission to explain the non-compliance. No further work shall be

undertaken on the project as long as a stop work is in effect until a decision is rendered by the Commission on the application.

(a) *Penalties.* It shall be unlawful to construct reconstruct significantly alter restore or demolish any building or structure designated as a Landmark or in a designated District in violation of the provisions of this Article. The City in addition to other remedies may institute any appropriate action or proceeding to prevent such unlawful construction reconstruction significant alteration or demolition to restrain correct or abate such violation or to prevent any illegal act business or maintenance in and about such premises including acquisition of the property

1. Any person firm or corporation violating any provision of this division shall be fined \$500 for each offense. Each day the violation continues shall be considered a separate offense. Such remedy under this section is in addition to the abatement restitution.

SECTION 11 SPECIAL RESTRICTIONS:

Under the provisions of Nevada Revised Statutes, Chapters 278 and 384, the City of _____ may provide by ordinances, special conditions or restrictions for the protection, enhancement and preservation of locally designated historic properties.

SECTION 12 SEPARABILITY:

If any section, subsection, sentence, clause or phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 13 EFFECTIVE DATE:

This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law. PASSED AND APPROVED this _____ day of _____, 20___. City of _____, a municipal corporation of the State of Nevada.

BY: _____
Mayor

ATTESTED: _____
City Clerk

PUBLISHED: _____

APPENDIX E

Secretary of the Interior's Standards for the Treatment of Historic Properties

The following links contain more information on the National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties, including a PDF document of the standards and guidelines for preserving, rehabilitating, restoring, and reconstructing historic buildings.

<https://www.nps.gov/tps/standards.htm>

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>



DEPARTMENT OF THE INTERIOR

National Park Service

The Secretary of the Interior's Historic Preservation Professional Qualification Standards

AGENCY: National Park Service, DOI.

ACTION: Proposed renaming of and revisions to "the Secretary of the Interior's Professional Qualification Standards."

SUMMARY: The National Park Service (NPS) proposes to rename and revise "the Secretary of the Interior's Professional Qualification Standards" which are part of the larger "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation." The statutory authority for the Secretary's development of these can be found in sections 101(g), 101(h), 101(i), and 101(j)(2)(A) of the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*). These Standards and Guidelines (including the Professional Qualification Standards) were published in the **Federal Register** in 1983 (48 FR 44716, September 29) as the Secretary's best guidance for historic preservation practice nationally. This remains their preeminent function.

The Standards are renamed "the Secretary of the Interior's Historic Preservation Professional Qualification Standards." This change reflects the fact that the Standards are designed to apply to each discipline as it is practiced in historic preservation; e.g., in the identification, evaluation, documentation, registration, and treatment of historic properties.

The proposed revisions update the standards for the five disciplines included in the 1983 publication and add standards for seven other disciplines mentioned in the National Historic Preservation Act as being important to historic preservation. The proposed revisions also provide (for the first time) published guidance on how to use and interpret the Standards.

These revisions are necessary because the old professional qualification standards had become out-of-date, did not include many disciplines important in the practice of historic preservation, and provided no guidance on their use and interpretation. This absence of national guidance led to confusion and inconsistency in the application of the Standards by Federal, State, Tribal, and local government agencies and other organizations and individuals. The Standards are designed to be a tool to help recognize the minimum expertise generally necessary for performing

professionally credible historic preservation work.

The Standards are not designed to identify the best or ideal person for any position. The effective application of any of these national Standards will require the development of a detailed job description containing additional information to suit a particular situation and need. These Standards do not apply to "entry-level" applicants or to preeminent professionals in the field. Rather, they outline the minimum education and experience and products that together provide an assurance that the applicant, employee, consultant, or advisor will be able to perform competently on the job and be respected within the larger historic preservation community.

All responses to this notice will be summarized as part of the publication of the official issuance of the "Secretary's Historic Preservation Professional Qualification Standards." All comments will also become a matter of public record.

DATES: Comments on this notice must be received by August 19, 1997 to be assured of consideration.

ADDRESSES: Send comments to: Mr. Joe Wallis, Chief, Branch of State, Tribal, and Local Programs, Heritage Preservation Services, National Center for Cultural Resource Stewardship and Partnership Programs, National Park Service, U.S. Department of the Interior, 1849 C Street, NW., Washington, DC 20240. Comments may be hand-delivered or overnight mailed to 800 North Capitol Street, NW., Suite 200, Washington, DC 20002. Comments may be sent by fax to 202-343-6004 or by E-mail to John_Renaud@nps.gov.

FOR FURTHER INFORMATION CONTACT: Mr. John Renaud, Branch of State, Tribal, and Local Programs, Heritage Preservation Services Division, National Center for Cultural Resource Stewardship and Partnership Programs, National Park Service, 202-343-1055, FAX 202-343-6004, or John_Renaud@nps.gov (E-mail).

SUPPLEMENTARY INFORMATION:

Table of Contents—Applying the Historic Preservation Professional Qualification Standards:

- Introduction
- Program Evolution/Current Changes
- Applicability
- How to Use the Historic Preservation Qualification Standards
- Questions and Answers
- Discipline and Historic Preservation Proficiencies
- Recommended Discipline Proficiencies
- Recommended Historic Preservation Proficiencies

Historic Preservation Professional Qualification Standards

- Archeology
 - (A) Prehistoric Archeology
 - (B) Historic Archeology
- Architectural History
- Conservation
- Cultural Anthropology
- Curation
- Engineering
- Folklore
- Historic Architecture
- Historic Landscape Architecture
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- Historic Preservation
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Introduction*Background*

The identification, evaluation, protection, and preservation of America's important historic and cultural properties depends upon the participation of all citizens; however, certain decisions must involve individuals who meet nationally accepted professional standards in order to assure credibility in the practice of historic preservation at the Federal, State, and local levels, as well as in the private sector.

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority. In accordance with this responsibility, "the Secretary of the Interior's Professional Qualification Standards" were developed by the National Park Service (NPS) 20 years ago to ensure that a consistent level of expertise would be applied nationally to the identification, evaluation, documentation, registration, treatment, and interpretation of historic and archeological resources.

The National Historic Preservation Act of 1966 (Pub. L. 89-665) gave the Secretary authority to set criteria for State grants, surveys, and plans. The National Park Service administratively required State Historic Preservation Officers (SHPOs) to maintain professionally qualified staff (in 1976), and to appoint qualified individuals as advisors to serve on State Review Boards (in 1977). The professional qualification standards have not changed since then. The 1980 Amendments to the National Historic Preservation Act (Pub. L. 96-515) statutorily affirmed the previous regulatory requirement for professionally qualified staff. Congress also reiterated the regulation's requirement that State Review Boards include a majority of members qualified in one of the professional disciplines which met minimum Professional

Qualification Standards defined in regulation in 36 CFR part 61 (Architecture, Architectural History, Prehistoric Archeology or Historic Archeology, and History). In addition, the 1980 amendments created the Certified Local Government (CLG) program to recognize the role of local governments in the national partnership, and stipulated that the CLG Review Commission membership needed to be adequate and qualified. The Congressional Committee Report for the 1980 amendments (H.R. Rept. 96-1457) called for "professional bodies which can objectively evaluate the historic significance of properties and provide professional advice on historic preservation matters." Finally, States, local governments, Federal agencies, and the private sector often require that proposals from historic preservation contractors or work submitted by them meet these same professional practice Standards.

How To use the Historic preservation professional qualification standards provides background and general information in a question and answer format about the three basic components of each Standard: academic or comparable training; professional experience; and products and activities that demonstrate proficiency in the field of historic preservation.

Discipline and historic preservation proficiencies consists of a series of general proficiencies (knowledge, skills, and abilities) that are needed by historic preservation program applicants, employees, consultants, and advisors. The first set of proficiencies is related to disciplines; the second, to historic preservation.

Following the standard for each discipline is guidance about meeting the standard for that specific discipline, including a list of some of the most common "closely related fields" within academic degree programs; information on documenting professional experience; and a list of typical products and activities that may be used to document acquired proficiencies in the field of historic preservation.

Finally, a list of Professional Organizations is included to assist users in obtaining additional information about the disciplines, college and university departments, and publications on the practice of each discipline.

Program Evolution/Current Changes

In its 1992 amendments to the Act (Pub. L. 102-575), Congress recognized the evolution and growth of the professional practice of historic preservation, and an expanded role for

Indian tribes in implementing the National Historic Preservation Act. Accordingly, the number of disciplines acknowledged as key to the responsible practice of historic preservation has been increased by the Act and therefore by the National Park Service from the five identified almost 20 years earlier to 12, now including Archeology (Prehistoric and Historic), Architectural History, Conservation, Cultural Anthropology, Curation, Engineering, Folklore, Historic Architecture, Historic Landscape Architecture, Historic Preservation, Historic Preservation Planning, and History.

As a result, NPS consulted at length with Federal agencies, SHPOs, CLGs, and professional societies involved in historic preservation about issuing updated and expanded Professional Qualification Standards that recognize the evolution and development of the disciplines in the field.

"The Secretary of the Interior's Historic Preservation Professional Qualification Standards" are designed to be national measures for determining minimum requirements for professionals practicing in the field of historic preservation. The format for the Standards provides a consistent, yet flexible, framework for establishing sound professionalism in the twelve disciplines. There is one Standard for each of the disciplines.

Each Standard defines:

- Academic degrees or comparable training
- Professional experience; and
- Products and activities that demonstrate proficiency in historic preservation.

These Standards do not apply to "entry-level" applicants or to preeminent professionals in the field. Rather, they outline the minimum education and experience and products that together provide an assurance that the applicant, employee, consultant, or advisor will be able to perform competently on the job and be respected within the larger historic preservation community. The effective application of any of these national Standards will require the development of a detailed job description containing additional information to suit a particular situation and need.

Note: In each discipline, the most common method of meeting that Professional Qualifications Standard is discussed first. Less common alternatives follow. Typically, a graduate degree or professional license is listed first.

Applicability

It should be emphasized that the "Historic Preservation Professional

Qualification Standards" that follow are, in most instances, advisory in nature and may thus be used by anyone hiring personnel or consultants or appointing advisory boards or commissions. Because use of the Standards can help ensure appropriate, informed decisions about protecting and preserving our nation's historic and archeological resources, NPS strongly encourages their adoption and implementation.

However, under well-defined circumstances discussed below, "the Secretary's Historic Preservation Professional Qualification Standards" are requirements by statute and regulation. In those instances, a note is added at the end of the required Standard.

First, the National Historic Preservation Act, Section 101, requires that a professionally qualified staff be appointed or employed by State Historic Preservation Offices. Indian tribes that have executed a Memorandum of Agreement with NPS and assumed responsibilities pursuant to Section 101(d) of the Act also must employ or consult with professionally qualified individuals in carrying out those responsibilities. The performance and supervision of Historic Preservation Fund grant-assisted work must be performed and/or supervised by professionally qualified staff and/or contractors. In accordance with 36 CFR part 61 and NPS policy, three of twelve disciplines are required for State program staff and for staff of Tribes with Section 101(d) status: History, Archeology, and Architectural History. States and Tribes with 101(d) status may propose an alternative minimum staff composition for NPS concurrence if their historic resources, needs, or circumstances would be better served or met. States and Tribes with 101(d) status are expected to obtain the services of other qualified professionals as needed for different types of resources.

Second, section 101(b)(1)(B) and section 301(12) of the Act requires that a majority of State Review Board members be professionally qualified. As specified in 36 CFR part 61, this majority must include, but need not be limited, to the required disciplines of History, Archeology, and Architectural History. One person may meet the Standards for more than one required discipline.

Third, section 101(c)(1)(B) and section 301(13) of the Act requires that State programs encourage CLG Review Commissions to include individuals who are professionally qualified, to the extent that such individuals are

available in the community. The State may specify the minimum number of Commission members that must meet the Standards and decide which, if any, of the disciplines listed in the Standards need to be represented on the Commission.

An accompanying guidance section, Applying the Historic Preservation Professional Qualification Standards, has been prepared to assist the consistent application of the "Historic Preservation Professional Qualification Standards" when selecting an employee, consultant, or advisor. As such, the guidance provides additional information and recommendations, but never constitutes a requirement.

How To Use the Historic Preservation Professional Qualification Standards

There are three basic components of each Historic Preservation Professional Qualification Standard: academic degrees or comparable training; professional experience; and products and activities that demonstrate proficiency in the field of historic preservation. A number of commonly asked questions about the design and content of the Standards, as well as their application and implementation, are answered below in order to assist anyone applying for a position or anyone charged with obtaining the services of a professional in the field of historic preservation.

1. *Under what authority are these Standards developed?* "The Secretary of the Interior's Historic Preservation Professional Qualification Standards and Guidance" are part of the larger "Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation." The statutory authority for the Secretary's development of these can be found in sections 101(g), 101(h), 101(i), and 101(j)(2)(A) of the National Historic Preservation Act, as amended. These Standards and Guidance (including the Professional Qualification Standards) were published in the **Federal Register** in 1983 as the Secretary's best guidance for historic preservation practice nationally. This remains their preeminent function.

2. *What about the requirements in Section 112 of the National Historic Preservation Act?* Section 112 is not the statutory authority for the "Secretary of the Interior's Historic Preservation Professional Qualification Standards and Guidance" (see the preceding paragraph). Section 112 splits Federal agency requirements for meeting "professional standards" into two parts. Section 112(a)(1)(A) mandates that Federal "actions" meet professional

standards; it is not directed at establishing professional qualification requirements. It is section 112(a)(1)(B) that requires the Federal Office of Personnel Management (OPM) to devise professional qualification requirements for Federal employees and contractors in seven disciplines. OPM is required by statute to consult with the National Park Service (NPS) and others in creating these requirements. When completed, NPS will offer the Professional Qualification Standards and Guidance as its best advice to OPM for their use.

3. *Are the Standards regulatory or are they advisory?* The Standards are not in and of themselves regulatory. A separate regulation or other official action which references or otherwise adopts part or all of them is necessary to give any force to any language in the Standards. In a number of instances, this has occurred. For example, the Standards for Rehabilitation are regulatory in the Federal Preservation Tax Incentives program through 36 CFR part 67. Likewise, the Professional Qualification Standards are regulatory for States, local historic preservation programs, and participating tribes through 36 CFR part 61. The guidance ("Academic Background" and "Documenting Professional Experience") accompanying the Professional Qualification Standards is intended to assist users in the application of the Standards; the guidance is not regulatory.

4. *How were these Standards developed? Who was consulted?* Consultation has been extensive over the four years of this project. The wide range of constituents that use the Standards dictates a broad consultation process, which, not surprisingly, results in widely varying opinions and recommendations. To date, NPS has consulted with: (1) Federal, tribal, State, and local government historic preservation programs as well as related organizations; (2) professional societies and organizations of professional societies; (3) academic programs in historic preservation and organizations of such programs; (4) individuals and companies in the private practice of historic preservation as well as related organizations; and, (5) individuals working in the public sector as well as organizations of such people.

5. *Why did the National Park Service choose the disciplines it did?* These disciplines were selected because each is specifically mentioned in the National Historic Preservation Act. [See sections 112(a)(1)(A), 112(a)(1)(B), 201(a)(9), 301(12)(B), 301(13), and 401(c)(3).]

6. *How are these Standards to be used?* The Standards are designed to be a tool to help recognize the minimum expertise generally necessary for performing professionally credible historic preservation work. The Standards are not designed to identify the best or ideal person for any position or the preeminent practitioners in any discipline, nor are they developed to qualify apprentice or entry level workers. The Standards are designed to describe the typical expertise held by credible mid-level journeymen working in historic preservation.

7. *Do the Standards apply to "entry level" or "technician" level positions?* Although the work of "entry-level" or "technician-level" personnel is critical to the success of historic preservation projects, these professional levels are not addressed in the Secretary's Standards. The Standards apply only to the "journeyman" professional and define the minimum level of expertise necessary to provide reliable technical opinions relating to historic properties (without in-depth oversight or review by another professional in the discipline).

8. *Do Federal agencies have to meet these Professional Qualification Standards?* For Federal employees and Federal contractors, the Historic Preservation Professional Qualification Standards are regulatory only if they are specifically adopted by: (1) The Federal Office of Personnel Management (OPM) pursuant to its responsibility under Section 112(a)(1)(B) of the Act; (2) a Federal agency in its own agency-wide regulations, requirements, or policy; or (3) a Federal agency as part of a program or project agreement with another party.

9. *How are general Standards applied in specific situations?* General standards are intended to define minimum professional qualifications for identifying, evaluating, registering, treating, and interpreting historic properties nationwide; however, the best historic preservation professional for a particular office, program, project, or property depends upon the situation. Different skills and expertise are needed for different geographical areas and resource types. In most cases where the Standards are applied in hiring or contracting, job descriptions and qualifications will have to be tailored to specific situations and locations so that experience and training are relevant to the needs of the resources and the work to be done. Where there is a need for specialized expertise in a project, application of the Standards will necessarily focus upon specialized training and demonstrated experience and products. For example, a person may be highly skilled in restoring a

particular kind of resource (such as covered bridges), but that person would not be an appropriate choice to work on other types of resources.

10. *Do all staff, consultants, and appointed advisors need to meet the Standards?* SHPOs, CLGs, and tribes hire staff, select consultants, and appoint advisors to perform historic preservation work. However, it is NPS policy that historic preservation activity supported by the Historic Preservation Fund must be conducted, supervised, overseen, evaluated, or signed off by someone who meets the appropriate Professional Qualification Standard. Therefore, NPS requires the use of some of these Standards in certain circumstances by State Historic Preservation Offices, State Review Boards, and Certified Local Government Commissions (see 36 CFR part 61). Consequently, in some offices there could be no staff meeting the Professional Qualification Standards as long as there is access somewhere along the line to the appropriate expertise. For offices (e.g., States) required to have professionally qualified staff and Review Board membership, the requirement is usually to have at least one qualified individual in the three specified core disciplines. States and Tribes with 101(d) status are expected to obtain the services of professionals qualified in other disciplines as needed. It is possible that an individual may meet the Professional Qualification Standards for more than one discipline. Other staff members working in the discipline do not have to meet the Standards.

11. *What about professionals who were hired under the old Standards?* For programs administered by the National Park Service, each State staff, State Review Board member and Certified Local Government Commission member approved by the Secretary as meeting the Professional Qualification Standards will retain that status, regardless of any subsequent changes in the Standards, until such time as that individual no longer is employed by the State office, serves on the State Review Board, or serves on the Certified Local Government Commission with which that individual was affiliated as of the date of that individual's approval. Contractors qualified in a specified discipline under the old requirements will be deemed qualified in that discipline by NPS under the new rules as long as the contract, cooperative agreement, or other third-party agreement remains in effect. New contractual agreements would apply the new standards. Other organizations using the Professional Qualification

Standards are encouraged to adopt a similar approach.

12. *Why aren't the Standards for each discipline exactly the same?* Because each discipline is different and makes its own distinct contribution to historic preservation, the Professional Qualification Standards differ somewhat according to discipline. Each set of Standards includes educational and experience equivalencies to assure fairness in hiring practices; thus, a graduate or undergraduate degree, or other certification, registration, or professional license or training is given full consideration, when combined with differing periods of full-time professional experience. Documenting a record of high quality products and activities during past employment is required in every Standard; however, the type of products and activities will necessarily differ within each discipline.

13. *Why does one have to demonstrate proficiency in a specific discipline as well as in historic preservation?* When decision makers lack the expertise required to make informed decisions, historic and cultural resources can be overlooked, mis-identified, mis-evaluated, damaged, or lost. Partial expertise can be just as harmful, whether a person is well-grounded in historic preservation, but lacks professional discipline skills, or, alternatively, is an expert in a professional discipline, but fails to understand its important connection to historic preservation. Involvement of people with expertise in both a professional discipline and historic preservation will greatly improve the reliability of decisions affecting our nation's heritage.

14. *What constitutes full-time professional experience?* Full-time professional experience generally refers to experience received after the degree was awarded or education was completed. Full-time professional experience can be acquired in blocks of time that, together, add up to the number of years called for in the Standard. In some disciplines, a portion of this experience must have been earned under the direct supervision of a recognized professional. It is possible that some education and experience received outside the United States is relevant to the identification, evaluation, documentation, registration, treatment, and interpretation of United States historic and cultural properties.

15. *Does the required experience have to occur subsequent to obtaining the requisite educational or licensing credentials?* Although it is preferable to have the practical experience after obtaining the academic training in a

particular discipline, there is no such national requirement. The hiring, choosing, selecting, or contracting office must determine for itself how much experience, of what sort, and in what sequence, is appropriate for the job or position.

16. *How many and what types of products and activities are routinely used to document the quality of professional experience?* The applicant, employee, consultant, or advisor may cite products such as peer-reviewed articles and publications, audio-visual materials, awards, and National Register documentation. Activities could include teaching the theory or practices of a specific discipline; administrative, project review, or supervisory experience in a historic preservation program or office; and field or laboratory work. In any event, products and activities should demonstrate the appropriate use of the applicable "Secretary of the Interior's Standards for Archeology and Historic Preservation." Examples are provided in the Documenting Professional Experience section of the guidance for Applying the Standard for each discipline.

17. *In determining academic qualifications, what is a "closely related field of study?"* To provide flexibility in determining academic credentials, the Standards recognize that a graduate or undergraduate degree may have been attained in either the identified discipline or in a related discipline. Thus a candidate for the position of Architectural Historian may have an undergraduate degree in a closely related field of study, such as Art History or Historic Preservation.

Merely having a degree in a closely related field does not automatically meet the Standard. The course work taken to earn a degree in a related field should be weighed against the course requirements in the Standard's "main" discipline. For example, a degree in Art History does not necessarily, on its own, meet the Standard for Architectural History, unless course work relevant to the Standard can be documented, such as American architectural history. (See the Academic Background guidance given after each Standard, which discusses the typical closely related fields of study for each historic preservation discipline.)

18. *How much and what kind of course work in a "closely related field" is required to meet the Professional Qualifications Standards?* There is no set amount of credit hours. The office hiring or selecting must make a determination that the person with course work in a closely related field has enough relevant education to be

equivalent to that necessary for the standard degree in that discipline, and to enable that person to make judgments about the identification, evaluation, documentation, registration, or treatment of historic or archeological properties in the United States and its Territories.

19. *When is "exceptional experience" a factor?* In general, an applicant, employee, consultant, contractor, or advisor who does not possess a combination of education or training, experience, and products would not meet the Standards. However, in some cases, a person's experience and contributions have been so exceptional that he or she demonstrates the level of expertise that meets the Standards. In particular, this may apply in those situations where persons embarked upon their careers before recognized academic programs were established, and their education or training was thus attained in alternative ways. In such instances, exceptional experience would be substituted for an academic degree or other training. It is up to the organization with administrative oversight responsibility for the program or project to determine whether the individual meets the Standards. For example, in a program under the purview of 36 CFR part 61, the State Historic Preservation Office would request an exception from the National Park Service for the person under consideration for a "professional" position on the State staff or Review Board. Otherwise, the organization doing the hiring or selecting of personnel would determine whether the individual meets the Standards.

Discipline and Historic Preservation Proficiencies

The Historic Preservation Professional Qualification Standards call for an understanding of the general principles, procedures, and practices in the discipline as they are applied to historic preservation. This type of expertise is necessary for historic preservation programs in which the employee, consultant, or advisor is expected to deal with a range of historic resources and issues. Proficiencies in the disciplines and in the practice of historic preservation are outlined below.

Recommended Discipline Proficiencies

The following discipline proficiencies (knowledge, skills, and abilities) should be possessed by applicants, employees, consultants, and advisors:

- Knowledge of the history of the discipline.

- Knowledge of current theories, principles, practices, methods, and techniques of the discipline.
- Familiarity with diverse specializations within the discipline.
- Skills in applying the discipline's techniques of practice, including critical analysis skills.
- Understanding of the discipline's relationships with other disciplines and the ability to design and carry out interdisciplinary projects.
- Understanding of complex research questions.
- Ability to place a specific project in a broader context.
- Knowledge of current scholarly research and its applicability to a given issue.
- Familiarity with the process of rigorous professional peer review that occurs before work is published.

Recommended Historic Preservation Proficiencies

The following historic preservation proficiencies (knowledge, skills, and abilities) should be possessed by applicants, employees, consultants, and advisors:

- Familiarity with the origins and development of the historic preservation movement.
- Knowledge of the field of historic preservation as it is practiced in the United States, including its philosophies, theories, practices, laws, regulations, policies, and standards, and relationship to the discipline as a whole.
- Ability to apply Federal and relevant State and local historic preservation laws, regulations, policies, and standards in the public and private sectors, including Federal, State, and local government agencies, and private organizations.
- Ability to apply the appropriate set(s) of the "Secretary of the Interior's Standards for Archeology and Historic Preservation," and/or the National Register of Historic Places criteria.

In consideration of the foregoing, the "Secretary of the Interior's Professional Qualification Standards" are proposed to read as follows:

Historic Preservation Professional Qualification Standards

Archeology
 (A) Prehistoric Archeology
 (B) Historic Archeology
 Architectural History
 Conservation
 Cultural Anthropology
 Curation
 Engineering
 Folklore
 Historic Architecture
 Historic Landscape Architecture

Historic Preservation Planning
 Historic Preservation
 History

Archeology; Historic Preservation Professional Qualification Standards

Archeology is the study of past human lifeways through the systematic observation, analysis, and protection of the material remains of human activities.

Standard for Archeologist

(A) Prehistoric

The applicant, employee, consultant, or advisor will have a graduate degree in Anthropology with a specialization in Prehistoric Archeology, or a graduate degree in Archeology with a specialization in Prehistoric Archeology, or a graduate degree in a closely related field (see Academic Background for Archeology), PLUS a minimum of two and one-half (2½) years of full-time professional experience in applying the theories, methods, and practices of Archeology that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of prehistoric archeological properties in the United States and its Territories (at least six months of experience must have been acquired in the performance of field and analytical activities under the supervision of a professional prehistoric archeologist, and one year of experience in the study of the archeological resources of the prehistoric period must have been at a supervisory level); and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Archeologists).

(B) Historical

The applicant, employee, consultant, or advisor will have a graduate degree in Anthropology with a specialization in Historical Archeology, or a graduate degree in Archeology with a specialization in Historical Archeology, or a graduate degree in a closely related field (see Academic Background for Archeology), plus a minimum of two and one-half (2½) years of full-time professional experience applying the theories, methods, and practices of Archeology that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic archeological properties in the United States and its Territories (at least six months of experience must have been acquired in

the performance of field and analytical activities under the supervision of a professional Historical Archeologist, and one year of experience in the study of the archeological resources of the historic period must have been at a supervisory level); and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Archeologists).

(Note: Pursuant to 36 CFR part 61, a person meeting this Standard (either Prehistoric or Historic Archeology) is required as part of the core staff for each State Historic Preservation Office (SHPO) and as part of each State Review Board. Expertise described by this standard is also needed for Tribal Preservation Office staff or consultants of tribes that have executed a Memorandum of Agreement to implement Section 101(d) of the National Historic Preservation Act. It also may be needed for consultants hired with HPF grant funds and for members of Certified Local Government Commissions.)

Archeology—Academic Background

Closely related fields: Anthropology, with a specialization in Archeology, is the typical degree discipline for archeologists practicing in the United States. One of the usual requirements for receiving the degree is completion of an archeological field school in which the student learns about techniques of survey, excavation, and laboratory processing. However, degree programs have also been established in Archeology, Cultural Resources Management, Historical Archeology, and Public Archeology. Some Historical Archeology programs are housed in History, Public History, or American Studies Departments. For these degrees, a list of courses taken should be reviewed to determine if the program is equivalent to that typically provided for a degree in Anthropology with a specialization in Archeology, including course work in archeological methods and theory, archeology of a geographic region (e.g., North America), and the field school.

Discipline specializations: The most prevalent specializations in Archeology include Historical Archeology or Prehistoric Archeology, i.e., the specialization in resources of either the prehistoric period or the historic period. These specializations necessarily require expertise in different types of sites and different sources of information about past human activities. For example, a prehistoric archeologist usually requires a knowledge of environmental sciences, while a historical archeologist needs to understand the techniques of archival

research. Additional specialized training and experience is also required for those specializing in, for example, underwater archeology, physical anthropology (human bones and burials), forensic archeology, or zooarcheology (non-human bones). In addition, archeologists typically specialize in the archeological resources of a particular time period, geographic region, resource type, or research subject.

Applying the Standard for Archeologist—Documenting Professional Experience

A professional archeologist typically has experience in field survey, site testing, site excavation, artifact identification and analysis, documents research, and report preparation. Supervised field experience as a graduate student may be counted as part of the overall 2½ year professional experience requirement.

A Prehistoric Archeologist meeting this Standard would document one year of supervisory experience in the study of prehistoric archeological sites; a Historical Archeologist would document one year of supervisory experience in the study of sites of the historic period.

The two archeologist specializations of Prehistoric Archeology and Historic Archeology are not interchangeable. Documentation to show that someone qualifies in both Prehistoric and Historic Archeology should include a minimum of one additional year of supervisory experience on resources of the other specialty, for a total of 3½ years of experience, with products and activities in both specializations.

Products and Activities.

Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation.” Products and activities that meet the appropriate Secretary Standards for Archeology and Historic Preservation may include:

- Survey and excavation reports of cultural resource management or Section 106 (or other compliance) projects. These reports are typically called “grey literature;” they often have multiple authors and are usually produced in limited quantities by consulting firms.
- National Register documentation resulting in property listings or Determinations of Eligibility.
- Materials such as presentations, booklets, brochures, lesson plans, or

videos that interpret the results of archeological investigation for the general public.

- Publications including articles in professional journals, monographs, books, or chapters in edited books, related to the preservation of historic or archeological properties.
- Presentations at regional, national, or international professional conferences related to the preservation of historic or archeological properties.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with the preservation of historic or archeological properties.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it is not expected that all of these products and activities will need to be documented in order to meet the Standard; rather, a combination of several of these products and activities would be more typical. However, if the applicant were documenting professional experience in one of the specializations, the majority of products and activities should reflect that specialization.

Architectural History; Historic Preservation Professional Qualification Standards

Architectural History is the study of the development of building practices through written records and design and the examination of structures, sites, and objects in order to determine their relationship to preceding, contemporary, and subsequent architecture and events.

Standard for Architectural Historian

- (a) The applicant, employee, consultant, or advisor will have a graduate degree in Architectural History or a closely related field of study (see Academic Background for Architectural History), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Architectural History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Architectural Historians); or * * *
- (b) An undergraduate degree in Architectural History or a closely

related field of study (see Academic Background for Architectural History), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Architectural History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historians).

(**Note:** Pursuant to 36 CFR part 61, a person meeting this Standard is required as part of the core staff for each State Historic Preservation Office (SHPO) and as part of each State Review Board. Expertise described by this standard is also needed for Tribal Preservation Office staff or consultants of tribes that have executed a Memorandum of Agreement to implement Section 101(d) of the National Historic Preservation Act. It also may be needed for consultants hired with HPF grant funds and for members of Certified Local Government Commissions.)

Architectural History—Academic Background

Closely related fields: Professional Architectural Historians typically receive their formal training through Architectural History, Art History, or Historic Preservation programs, which include course work in American Architectural History. Other fields of study may offer relevant training, provided that course work in American Architectural History is taken. These other fields may include American Studies, American Civilization, Architecture, Landscape Architecture, Urban and Regional Planning, American History, Historic Preservation, and Public History.

Discipline specializations: Architectural Historians tend to be generalists, although specializations within Architectural History are typically based on time periods (such as 18th century), on a particular architectural style (such as Georgian or vernacular), or a combination of these (such as plantation architecture in the antebellum South).

Applying the Standard for Architectural Historian—Documenting Professional Experience

Products and Activities

Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the

practice of historic preservation.” A professional Architectural Historian typically has expertise in research, survey, documentation, and evaluation, of architectural resources, including buildings, structures, objects, and districts. Documentation of such experience is desirable. Products and activities that meet the appropriate Secretary’s Standards for Archeology and Historic Preservation may include:

- Survey reports assessing the significance of historic properties.
- Historic structure reports.
- National Register documentation resulting in property listings or Determinations of Eligibility.
- Documentation that meets HABS/HAER standards for recording historic properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to the preservation of historic structures.
- Presentations at regional, national, or international professional conferences related to the preservation of historic structures.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with the preservation of historic structures.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Conservation; Historic Preservation Professional Qualification Standards

Conservation is the practice of prolonging the physical and aesthetic life of prehistoric and historic material culture through documentation, preventive care, treatment, and research.

Standard for Conservator

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Conservation or a graduate degree in a closely related field of study with a certificate in Conservation (see Academic Background for Conservation), plus a minimum of three (3) years of full-time professional experience applying the

theories, methods, and practices of Conservation that enables professional judgments to be made about the identification, evaluation, documentation or treatment of objects associated with historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Conservators); or * * *

(b) An undergraduate degree in Art History, or Natural or Physical Science, or another closely related field to Conservation (see Academic Background for Conservation), with an additional (3) years of full-time enrollment in an apprenticeship program equivalent to graduate studies in Conservation and supervised by a professional Conservator; plus a minimum of three (3) years full-time professional experience applying the theories, methods, and practices of Conservation that enables professional judgments to be made about the identification, evaluation, documentation, or treatment of objects associated with historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Conservators).

Conservation—Academic Background

Closely related fields: Since Conservators tend to specialize in a particular class of objects, closely related fields will be diverse, and could include Art, Art Conservation, Art History, Architecture, Historic Preservation, Museum Studies, Chemistry, Physics, Engineering (or a related scientific field), Archeology, Anthropology, or other fields related to the conservation specialization. If a closely related field is being claimed, the degree in the closely related field should be accompanied by a certificate in Conservation, or the completion of course work equivalent to that typically offered in graduate Conservation programs. This course work should include examination, documentation, and treatment of objects; history and technology of objects; and conservation science. In addition, such a program should include the completion of a two-semester internship.

Discipline specializations: Professional conservators specialize in the treatment and maintenance of a

specific class of objects or materials, such as archeological artifacts, architectural elements or fragments, or collections, books, ceramics, glass, decorative arts, ethnographic objects, furniture, metals, paintings, paper, photographs, sculpture, and textiles. Some conservators have studied more than one specialty, and have accumulated experience which allows them to practice in several of these specialties (although they are often closely related, such as books, drawings, prints or paper; decorative arts and furniture; sculpture and archeological artifacts). In these cases, the time period that distinguishes the materials is often the specialty. Each of these specialties requires focused training and experience, since each represents unique problems which are not always necessarily shared with other materials or time periods. Hence, a professional conservator should be able to perform according to professional standards of practice within the claimed area of specialty and should be both capable and willing to recognize his or her limitations. The professional conservator, moreover, should be generally knowledgeable about the issues of other specialties and the benefit of effective communication among the specialties. A broad understanding of the general principles of the conservation discipline is paramount as well, particularly in the area of technological and philosophical concerns that govern the ethics of the profession.

A note on Conservation education: Many professional Conservators received their training by serving apprenticeships with professional Conservators. For some time, however, graduate conservation programs have been established in academic institutions; these require an internship in recognition of the critical importance of hands-on training and experience in preparing students for professional practice.

Applying the Standard for Conservator—Documenting Professional Experience

A professional Conservator typically possesses specialized technical skills and has experience in the examination, analysis, documentation, treatment, and preventive care of a specific class, or classes, of objects.

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the

practice of historic preservation." Products and activities that meet the appropriate Secretary's Standards for Archeology and Historic Preservation may include:

- A portfolio of current and past conservation work, including written and photographic documentation.
- Reports of examination, condition, or treatment of objects.
- Publications, which might include articles in professional journals, monographs, books, or chapters in edited books, related to the care and treatment of objects.
- Presentations at regional, national, or international professional conferences, workshops or other educational venues related to the care and treatment of objects.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with the conservation of objects.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Cultural Anthropology; Historic Preservation Professional Qualification Standards

Cultural anthropology is the description and analysis of cultural systems, which include systems of behaviors (economic, religious, social), values, ideologies, and social arrangements.

Standard for Cultural Anthropologist

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Anthropology with a specialization in Applied Cultural Anthropology, or a closely related field (see Academic Background for Cultural Anthropology), plus a minimum of two (2) years of full-time professional experience (including at least six months of field work supervised by a professional Cultural Anthropologist) applying the theories, methods, and practices of Cultural Anthropology that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic, prehistoric, or

traditional cultural properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Cultural Anthropologists); or * * *

(b) An undergraduate degree in Anthropology or a closely related field (see Academic Background for Cultural Anthropology), with a specialization in Applied Cultural Anthropology, plus a minimum of four (4) years of full-time professional experience (including at least twelve months of field work supervised by a professional Cultural Anthropologist) applying the theories, methods, and practices of Cultural Anthropology that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic, prehistoric, or traditional cultural properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (See Documenting Professional Experience for Cultural Anthropologists).

Cultural Anthropology—Academic Background

Closely related fields: A degree in Anthropology with a specialization in Applied Cultural Anthropology is the typical degree discipline for Cultural Anthropologists practicing in the United States. Closely related fields of study may include Sociology, Cultural Geography, Folklife, History, and American Studies.

Discipline specializations: Specializations in this discipline include Applied Cultural Anthropology, and Social Anthropology (which may be considered the most closely related to Cultural Anthropology; some academic programs even combine them, referring to Sociocultural Anthropology). Departments of Anthropology typically provide training in Archeology, Physical Anthropology, Ethnography, and Sociocultural Anthropology, and they may offer Applied Anthropology concentrations in one or more of these fields. Professional Cultural Anthropologists tend to specialize geographically (such as in the Southwest United States, Micronesia or New England) or topically (such as Medical Anthropology or Urban Anthropology), or in working with particular cultural or linguistic groups (such as fishermen, Irish immigrants, or Northwest Coast Indians).

Applying the Standard for Cultural Anthropologist—Documenting Professional Experience

A professional Cultural Anthropologist typically has experience in the use of ethnohistoric and ethnographic techniques, including participant observation field work among one or more contemporary ethnic groups. The typical Cultural Anthropologist would also have performed field survey to identify and assess ethnographic resources, which can include, in addition to historic and cultural places of value, environmental features and places that have symbolic and other cultural value for Native American and/or other ethnic communities. A Cultural Anthropologist engaged in substantial ethnographic field work should demonstrate professional experience in the relevant geographic area and/or among the New World peoples, immigrant, ethnic, or minority communities with whom they will work.

Products and Activities

Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation.” Products and activities that meet the appropriate Secretary’s Standards for Archeology and Historic Preservation may include:

- Ethnographic field studies and survey reports, oral histories, or social impact assessments.
- National Register documentation of ethnographic resources or traditional cultural properties resulting in property listings or Determinations of Eligibility.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to the documentation and preservation of historic and archeological resources, and/or traditional cultural properties.
- Presentations at regional, national, or international professional conferences, symposia, workshops or exhibits related to the documentation and preservation of historic and archeological resources, and/or traditional cultural properties.
- Professional service on boards or committees or regional, national, or international professional organizations concerned with the documentation and preservation of historic and archeological resources.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Curation; Historic Preservation Professional Qualification Standards

Curation is the practice of documenting, managing, preserving, and interpreting museum collections according to professional museum and archival practices.

Standard for Curator

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Museum Studies or a closely related field of study (see Academic Background for Curation), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Curation that enables professional judgments to be made about the identification, evaluation, documentation, preventive care, or interpretation of collections associated with historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Curators); or * * *

(b) An undergraduate degree in Museum Studies or a closely related field of study (see Academic Background for Curation), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Curation that enables professional judgments to be made about the identification, evaluation, documentation, preventive care, or interpretation of collections associated with historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Curator).

Curation—Academic Background

Closely related fields: A degree program called Museum Studies in one academic institution might be called

Museum Science or Museology in another institution. Since Curators often specialize in particular disciplines, those fields of study would be relevant provided that theoretical as well as hands-on training was also obtained in museum methods and techniques, including collections care and management. Examples of relevant fields could include American Studies, Anthropology, Archeology, Art History, Archival or Library Science, History, Biology, Botany, Chemistry, Physics, Engineering, Geology, Zoology, and other similar fields of study, depending upon the nature of the collections to be curated.

Discipline specializations:

Professional Curators tend to be specialists in a particular academic discipline relevant to the collections held by their institution or museum, which could include, for example, 19th-century Hudson Valley School paintings, Southwest Pueblo pottery, Civil War military uniforms, site-specific archeological materials, or natural history specimens.

Applying the Standard for Curator—Documenting Professional Experience

A professional Curator typically has experience in managing and preserving a collection according to professional museum and archival practices. Cultural training should involve experience with the chemical and physical properties of material culture, as well as practical and legal aspects of health and safety, an understanding of climate control systems, security, and conservation methods. The Curator is directly responsible for the care and academic interpretation of all objects, materials, and specimens belonging to or lent to the museum; recommendations for acquisition, de-accession, attribution and authentication; and research on the collections and the publication of the results of that research. The Curator also may have administrative and/or exhibition responsibilities.

Products and Activities

Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation.” Products and activities that meet the appropriate Secretary’s Standards for Archeology and Historic Preservation may include:

- Exhibit catalogs and other scholarly reports.
- Field or laboratory work that demonstrates ability to conserve, document, or interpret archeological,

archival, or material culture objects or collections.

- Plans or finding aids for the preservation or documentation of museum collections.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to the care and treatment of archeological, archival, or material culture objects or collections.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits related to the care and treatment of archeological, archival, or material cultural objects or collections.
- Professional service on boards or committees or regional, national, or international professional organizations concerned with the care and treatment of archeological, archival, or material culture objects or collections.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Engineering: Historic Preservation Professional Qualification Standards

Engineering is the practice of applying scientific principles to the research, planning, design, and management of structures and machines such as roads, bridges, canals, dams, docks, locomotives, and buildings, including their structural, electrical, or mechanical systems. Historic Engineering involves specialized training in engineering principles, theories, concepts, methods, and technologies of the past, and appropriate methods of interpreting and preserving historic engineered structures or machinery.

Standard for Engineer

(a) The applicant, employee, consultant, or advisor will have a State Government-recognized license to practice civil or structural engineering, plus, a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of engineering that enables professional judgments to be made about the documentation or treatment of historic

structures and machines in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Engineers); or * * *

(b) A Masters of Civil Engineering degree with demonstrable course work in Historic Preservation, for historic structures rehabilitation, plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Engineering that enables professional judgments to be made about the documentation or treatment of historic structures and machines in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Engineers); or * * *

(c) A Bachelors of Civil Engineering degree with at least one year of graduate study in History of Technology, Historic Preservation, Engineering History, or a closely related field (see Academic Background for Engineers), plus a minimum of two (2) years of full-time professional experience applying the theories, methods and practices of Engineering that enables professional judgments to be made about the documentation or treatment of historic structures and machines in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Engineers).

(Note: Only persons who are licensed to practice Engineering in that State may prepare and seal plans and specifications in order to obtain construction permits, authorize payments to contractors, and certify that the work is complete. However, State staff, State Review Board members, and CLG staff or Commission members who are not licensed, but who meet the Standard for Engineer under (b) or (c) above, can review proposed and completed work for compliance with the applicable Secretary's Standards for Tax Act, HPF Grant, or other related programs.)

Engineering—Academic Background

Closely related fields: The Bachelor of Civil Engineering degree is a five-year degree that is unlikely to include historic preservation course work. The same is true of a Masters of Civil Engineering degree. An Engineer with an Engineering degree is well grounded in all aspects of engineering practice,

including design, planning, construction specifications, and contract administration. Although this background is essential, additional training is needed in order to understand and work with historic structures, sites, and machines, with their complex material evolution and treatment problems. Specialized training, to supplement that provided by the professional Engineering program, should be acquired in such areas as American Architectural and Engineering History, History of Technology, Architectural Preservation, Conservation, Historic Construction Technologies, Historic Building Materials, Historical Archeology, and Historic Preservation.

Discipline specializations: Civil Engineering, Electrical Engineering, Mechanical Engineering, and Structural Engineering are typical specializations within the broader discipline of Engineering. The two specializations most often used in historic preservation projects are Civil and Structural Engineering. Occasionally, there may be the need for a Mechanical Engineer to address issues concerning historic machinery such as locomotives, steam engines, water turbines, electric generators, and similar machines and equipment, or particularly complex mechanical systems in a historic structure.

Applying the Standard for Engineer—Documenting Professional Experience

To be licensed by a State Government as a professional Engineer, an individual must pass a written exam and successfully fulfill education, training, and experience requirements. In addition, a professional Historical Engineer has both theoretical knowledge and technical skill associated with preserving historic structures and machines, and with the application of Engineering theories, methods, and practices that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures and machines in the United States and its Territories. A professional Historical Engineer typically has gained experience on structural preservation projects, which have included research and detailed investigations of historic structures or mechanical artifacts and preparation of recommendations for the treatment of such properties in order to preserve them in accordance with the appropriate Secretary's Standards for Archeology and Historic Preservation (particularly the Secretary's Standards for the Treatment of Historic Properties).

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the Secretary Standards for Archeology and Historic Preservation may include:

- Plans and Specifications for the preservation, rehabilitation, or restoration of historic structures, such as bridges, dams, canal locks, and for the structural rehabilitation or seismic stabilization of buildings.
- Adaptive reuse or feasibility studies that make recommendations for preserving or structurally stabilizing historic structures, including bridges.
- Historic Structure Reports or Condition Assessments of historic structures or machines.
- Documentation that meets HABS/HAER standards for recording historic structures or machines.
- Experience applying the Secretary of the Interior's Standards for the Treatment of Historic Properties to the review of work on historic structures, sites or machines.
- Awards for historic structure preservation, rehabilitation, or restoration received from local, regional, national, or international professional organizations.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books about the preservation of historic structures or machines.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits about the preservation of historic structures or machines.
- Professional service on boards or committees or regional, national, or international professional organizations concerned with the preservation of historic structures or machines.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical.

Folklore; Historic Preservation Professional Qualification Standards

Folklore is the study and documentation of traditional, expressive culture shared within various ethnic, familial, occupational, religious, and regional groups.

Standard for Folklorist

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Folklore, Folklife Studies, Anthropology or a closely related field of study (see Academic Experience for Folklore), with a specialization in Folklore or Folklife Studies, plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Folklore that enables professional judgments to be made about the identification, evaluation, or documentation of folk cultures or lifeways associated with historic or prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Folklorists); or * * *

(b) An undergraduate degree in Anthropology or a closely related field of study (see Academic Experience for Folklore), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Folklore that enables professional judgments to be made about the identification, evaluation, or documentation of folk cultures or lifeways associated with historic or prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation. (see Documenting Professional Experience for Folklorists).

Folklore—Academic Background

Closely related fields: Typically, a professional Folklorist has a graduate degree in Folklore or Folklife Studies, or from highly specialized study within other disciplines such as Anthropology, English, Linguistics, or Sociology, provided that such study included training in theory, research and fieldwork techniques, and in the diverse categories of expressive culture.

Discipline specializations: A graduate degree in Anthropology may be combined with a specialization in Folklore and Folklife Studies. Other specializations may include: English, Cultural Anthropology, Ethnohistory, Ethnobotany, Ethnozoology, Ethnoarchaeology, Cultural Geography, Sociology, and Oral History.

A professional Folklore specialist, or Folklorist, may specialize in any of the categories of traditional expressive culture, such as music

(ethnomusicology), spoken word traditions, material culture, customs, or religious and belief systems; or specialization may focus on the study of a particular contemporary group (such as the Pennsylvania Amish) or region of the United States (such as Appalachia).

Applying the Standard for Folklorist—Documenting Professional Experience

A professional Folklorist typically demonstrates professional knowledge and skills in established methods and techniques of folklore and folklife research in the collection, evaluation, documentation, analysis, and/or presentation of grassroots and traditional cultural expression, including folk music, spoken word, dance, craftsmanship and artistic traditions, folkways, customs, belief systems, traditional foodways, and regional and/or occupational groups and communities. Experience would typically include fieldwork, with on-site interviews, observation, and documentation of contemporary human cultural activities.

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the appropriate Secretary's Standards for Archeology and Historic Preservation may include:

- Field studies and survey reports, oral histories, or assessments of the significance of historic properties.
- Publications, which might include articles in regional, national, or international professional journals; monographs, books, or chapters in edited books, related to assessing the significance of historic or traditional cultural properties.
- Presentations at regional, national, or international professional conferences, symposia, workshops, exhibitions, or other educational venues related to analyzing cultural traditions in evaluating the significance of historic or traditional cultural properties.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with documenting and analyzing cultural traditions.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet

the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Historic Architecture; Historic Preservation Professional Qualification Standards

Historic Architecture is the practice of applying artistic and scientific principles to the research, planning, design, and management of the built environment with specialized training in the principles, theories, concepts, methods, and techniques of preserving historic buildings and structures.

Standard for Historical Architect

(a) The applicant, employee, consultant, or advisor will have a State Government-recognized license to practice Architecture, plus, a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects); or * * *

(b) A Masters of Architecture degree with demonstrable course work in Architectural Preservation, Architectural History, Historic Preservation, Historic Preservation Planning, or a closely related field (see Academic Background for Historic Architecture), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Historic Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects); or * * *

(c) A Bachelors of Architecture degree with at least one year of graduate study in Architectural Preservation, Architectural History, Historic Preservation, Historic Preservation Planning, or a closely related field (see Academic Experience for Historic

Architecture), plus a minimum of two (2) years of full-time professional experience applying the theories, methods and practices of Historic Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects).

(Note: Only persons who are licensed to practice Architecture in that State may prepare and seal plans and specifications in order to obtain construction permits, authorize payments to contractors, and certify that the work is completed. However, State staff, State Review Board members, and CLG staff or Commission members who are not licensed, but who meet the Standard for Historical Architect under (b) or (c) above, can review proposed and completed work for compliance with the applicable Secretary's Standards for Tax Act, HPF Grant, or other related programs.)

Historic Architecture—Academic Background

Closely related fields: The Bachelor of Architecture degree is a five-year degree that does not always include historic preservation course work. The same may be true of a Masters of Architecture degree. An Historical Architect is first an Architect and, as such, is well grounded in all aspects of architectural practice, including architectural design, planning, construction specifications, and contract administration. Although this background is essential, additional training is needed in order to understand and work with historic structures, with their complex material evolution and treatment problems. Specialized training, to supplement that provided by the professional Architecture program, should be acquired in such areas as American Architectural History, Architectural Preservation, Conservation, Historic Construction Technologies, Historic Building Materials, and Historic Preservation.

Discipline specialization: Historic Architecture is a specialization within the broader discipline of Architecture.

Applying the Standard for Historical Architect—Documenting Professional Experience

To be licensed by a State Government as a professional Architect, an individual must pass a written exam and successfully fulfill education, training, and experience requirements. In addition, a professional Historical

Architect has both theoretical knowledge and technical skill associated with preserving historic structures, and with the application of Architecture theories, methods, and practices that enables professional judgments to be made about the evaluation, documentation, or treatment of historic properties in the United States and its Territories. A professional Historical Architect typically has gained experience on structural preservation projects, which have included research and detailed investigations of historic structures and preparation of recommendations for the treatment of properties in order to preserve them in accordance with the appropriate Secretary's Standards for Archeology and Historic Preservation (particularly the Secretary's Standards for the Treatment of Historic Properties).

Products and activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the Secretary Standards for Archeology and Historic Preservation may include:

- Plans and Specifications for the preservation, rehabilitation, or restoration of historic structures.
- Adaptive reuse or feasibility studies that make recommendations for preserving historic structures.
- Historic Structure Reports or Condition Assessments of historic structures.
- Documentation that meets HABS/HAER standards for recording historic structures.
- Experience applying the Secretary of the Interior's Standards for the Treatment of Historic Properties to the review of work on historic structures.
- Awards for historic structure preservation, rehabilitation, or restoration received from local, regional, national, or international professional organizations.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books about the preservation of historic structures.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits about the preservation of historic structures.
- Professional service on boards or committees or regional, national, or international professional organizations

concerned with the preservation of historic structures.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical.

Historic Landscape Architecture; Historic Preservation Professional Qualification Standards

Historic Landscape Architecture is the practice of applying artistic and scientific principles to the research, planning, design, and management of both natural and built environments with specialized training in the principles, theories, concepts, methods, and techniques of preserving cultural landscapes.

Standard for Historical Landscape Architect

(a) The applicant, employee, consultant, or advisor will have a State Government-recognized license to practice Landscape Architecture, plus, a minimum of two (2) years full-time professional experience applying the theories, methods, and practices of Landscape Architecture that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Landscape Architects); or
* * *

(b) A Masters degree in Landscape Architecture with demonstrable course work in the principles, theories, concepts, methods, and techniques of preserving cultural landscapes, plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Landscape Architecture that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Landscape Architects); or
* * *

(c) A four-year or five-year Bachelors degree in Landscape Architecture, plus a minimum of three (3) years of full-

time professional experience applying the theories, methods, and practices of Landscape Architecture that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Landscape Architects).

(Note: Only persons who are licensed to practice Landscape Architecture in that State may prepare and seal plans and specifications in order to obtain construction permits, authorize payments to contractors, and certify that the work is completed. However, State staff, State Review Board members, and CLG staff or commission members who are not licensed, but who meet the Standard for Historical Landscape Architect under (b) or (c) above, can review proposed and completed work for compliance with the applicable Secretary's Standards for Tax Act, HPF Grant, Grant, or other related programs.)

Historic Landscape Architecture— Academic Background

Closely related fields: Landscape Architecture is the typical professional Bachelors degree, which is awarded after successful completion of a four-year or five-year undergraduate program. However, the Bachelors or Masters in Landscape Architecture may not always include historic preservation course work. While the standard Landscape Architecture degree program addresses all general aspects of landscape architectural practice (including design, planning, construction specifications, and professional practice), additional training is needed for Historical Landscape Architects. They may need training in landscape research, documentation, analysis, evaluation, and treatment techniques. This additional training is achieved through additional course work and/or professional experience.

Graduate study: The Masters in Landscape Architecture degree is the typical graduate degree, which is awarded after successful completion of a two-year or three-year graduate program. This degree should include studies in the principles, theories, concepts, methods, and techniques of preserving cultural landscapes. Course work may include cultural geography; landscape history; archival research techniques; historic preservation theory, principles, and practice; and preservation technologies.

Discipline specialization: Historic Landscape Architecture is a specialization within the broader field of Landscape Architecture. Historical Landscape Architects should have completed training in the principles, theories, concepts, methods, and techniques of preserving cultural landscapes. Cultural landscape preservation focuses on preserving a landscape's physical attributes, biotic systems, and use (especially when that use contributes to its historical significance). Graduate study and/or professional experience provides the specialized training needed by the Historical Landscape Architect.

Applying the Standard for Historical Landscape Architect—Documenting Professional Experience

To be licensed by a State Government as a professional Landscape Architect, an individual typically must pass a written exam and successfully fulfill education, training, and experience requirements. In addition, an Historical Landscape Architect must have two years of experience in the application of Landscape Architecture theories, methods, and practices to the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories. A professional Historical Landscape Architect has both theoretical knowledge and technical skill associated with the preservation of cultural landscapes in accordance with the Secretary's Standards for Archeology and Historic Preservation. Cultural landscapes include historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes.

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the appropriate Secretary's Standards for Archeology and Historic Preservation may include:

- Surveys and inventories of cultural landscapes.
- Documentation of cultural landscapes that meets the Secretary's Standards for Documentation.
- National Register nominations or Determinations of Eligibility for cultural landscapes.
- Cultural Landscape treatment and maintenance plans.
- Cultural Landscape Reports.

- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books about cultural landscape preservation.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits about cultural landscape preservation.
- Professional service on boards or committees or regional, national, or international professional organizations concerned with cultural landscape preservation.
- Awards, research grants, research fellowships, or invitations to teaching posts associated with cultural landscape preservation.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical.

Historic Preservation Planning; Historic Preservation Professional Qualification Standards

Historic Preservation Planning, a specialization within Planning, is the practice of identifying and carrying out particular goals and strategies to protect historic and archeological resources at the local, regional, State, or national level.

Standard for Historic Preservation Planner

(a) The applicant, employee, consultant, or advisor will have a State Government-recognized certification or license in Land-use Planning, plus, minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Historic Preservation Planning that enables professional judgments to be made about the identification, evaluation, documentation, registration, protection, or treatment of historic and archeological properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Preservation Planner); or * * *

(b) A graduate degree in Planning with demonstrable course work in Historic Preservation, or a graduate degree in a closely related field of study with demonstrable course work in Historic Preservation (see Academic Background for Historic Preservation

Planning), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Historic Preservation Planning that enables professional judgments to be made about the identification, evaluation, documentation, registration, protection, or treatment of historic and archeological properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Preservation Planner); or * * *

(c) An undergraduate degree in Planning with demonstrable course work in Historic Preservation or an undergraduate degree in a closely related field of study with demonstrable course work in Historic Preservation (see Academic Background for Historic Preservation Planning), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Historic Preservation Planning that enables professional judgments to be made about the identification, evaluation, documentation, registration, protection, or treatment of historic and archeological properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Preservation Planner).

Historic Preservation Planning—Academic Background

Closely related fields: Professional Historic Preservation Planners typically receive their education through academic Planning programs, although increasingly Historic Preservation programs are offering Historic Preservation Planning as a concentration in which degrees are awarded. Other fields that may be closely related, provided that training relevant to Historic Preservation Planning is obtained, include Historical or Cultural Geography, Architecture, Urban Design, and Historic Preservation.

Discipline specializations: Historic Preservation Planning is a specialization within the broader discipline of Planning. Other specializations include Urban, City, Town, or Community Planning; Regional Planning; Land Use Planning; Environmental Planning; Recreation Planning; Transportation Planning; and Housing Planning.

Applying the Standard for Historic Preservation Planner—Documenting Professional Experience

In order to receive a license or be registered or certified as a professional Planner, an individual typically must pass a written exam and have completed a specified number of years of experience. A professional Historic Preservation Planner typically has gained experience in data collection and analysis; survey and evaluation of existing conditions; consultation with elected and appointed officials and the general public; identification of alternative strategies; enforcement or administration of relevant statutes and regulations; and the preparation of planning documents.

Products and Activities

Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation.” Products and activities that meet the appropriate Secretary’s Standards for Archeology and Historic Preservation may include:

- Preservation plans adopted by government officials; and/or results of preservation planning studies incorporated into the local comprehensive or master plan.
- Ordinances for the protection of historic and/or archeological resources.
- Economic Feasibility Studies that make recommendations for preserving historic or archeological properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to preservation planning.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits related to preservation planning.
- Professional service on boards of committees or regional, national, or international professional organizations concerned with preservation planning.
- Planning awards received from local, regional, national, or international professional organizations.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the

majority of products and activities would naturally reflect that specialization.

Historic Preservation; Historic Preservation Professional Qualification Standards

Historic Preservation is the application of strategies that promote the identification, evaluation, documentation, registration, protection, treatment, continued use, and interpretation of prehistoric and historic resources.

Standard for Historic Preservationist

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Historic Preservation or a closely related field of study (see Academic Background for the Historic Preservation discipline), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Historic Preservation that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Preservationists); or * * *.

(b) An undergraduate degree in Historic Preservation or a closely related field of study (see Academic Background for the Historic Preservation discipline), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Historic Preservation that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic and prehistoric properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historic Preservationists).

Historic Preservation—Academic Background

Closely related fields: Various fields of study may be considered closely related to Historic Preservation, such as American Studies, Architecture, Architectural History, Archeology, History, and Historical or Cultural Geography, provided that such

programs of study include course work in the history of the designed environment, history and theory of preservation, historic preservation methods, techniques, and legislation (Federal, State and local), plus a formal supervised practicum or internship for hands-on application of knowledge and technical skills in the field.

Discipline specializations: While most Historic Preservationists tend to be generalists, many specialize in such areas as Architectural, Landscape, and Community Design, Historic Building Technology, Preservation Economics, Preservation Law, Historic Preservation Planning, and Site Interpretation and Management.

Applying the Standard for Historic Preservationist—Documenting Professional Experience

A professional Historic Preservationist typically has experience that demonstrates a well-grounded understanding of the principles, practices, laws and regulations, and diverse resources of historic preservation.

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation of historic or archeological resources." Products and activities that meet the appropriate Secretary's Standards for Archeology and Historic Preservation may include:

- National Register documentation that has resulted in property listings or Determinations of Eligibility.
- Survey reports assessing the significance of historic properties.
- Historic Structure Reports.
- Adaptive reuse plans or feasibility studies that make recommendations for preserving historic properties.
- Written opinions that have been accepted that assess the impact that an undertaking will have on historic or archeological properties.
- Historic District Ordinances that have been adopted by a local government.
- Documentation that meets HABS/HAER standards for recording historic properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to historic preservation.
- Presentations at regional, national, or international professional

conferences, symposia, workshops, or exhibits related to historic preservation.

- Professional service on boards or committees or regional, national, or international professional organizations concerned with historic preservation.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

History; Historic Preservation Professional Qualification Standards

History is the study of the past through written records, oral history, and material culture and the examination of that evidence within a chronological or topical sequence in order to interpret its relationship to preceding, contemporary and subsequent events.

Standard for Historian

(a) The applicant, employee, consultant, or advisor will have a graduate degree in History or a closely related field of study (see Academic Background for History), plus a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historians); or * * *.

(b) An undergraduate degree in History or a closely related field of study (see Academic Background for History), plus a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; and products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the

practice of historic preservation (see Documenting Professional Experience for Historians).

(**Note:** Pursuant to 36 CFR part 61 a person meeting this Standard is required as part of the core staff for each State Historic Preservation Office (SHPO) and as part of each State Review Board. Expertise described by this standard is also needed for Tribal Preservation Office staff or consultants of tribes that have executed a Memorandum of Agreement to implement Section 101(d) of the National Historic Preservation Act. It also may be needed for consultants hired with HPF grant funds and for members of Certified Local Government Commissions.)

History—Academic Background

Closely related fields: For this Standard, the professional degree is typically awarded in History, American History, or Public History. Relevant training can be obtained in programs of American Studies, American Civilization, Historical or Cultural Geography, Anthropology, Ethnohistory, and Historic Preservation, providing that course work is offered in historical research methods and techniques. Education in the social and cultural history of countries other than North America may be relevant when dealing with the histories of immigrant, ethnic or minority groups in the United States.

Discipline specializations: Professional Historians tend to concentrate their education and experience in one of the many chronological, regional, and topical specializations within American History (such as colonial history, southern history, community history, women's history, military history, history of technology, or industrial history).

Applying the Standard for Historian—Documenting Professional Experience

A professional Historian has experience in archival and primary documents research, evaluating and synthesizing this information, and preparation of scholarly narrative histories. Historic research experience in countries other than North America may be relevant when researching the histories of immigrant, ethnic or minority groups in the United States of America.

Products and Activities

Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the appropriate Secretary's Standards for

Archeology and Historic Preservation may include:

- National Register documentation that has resulted in property listings or Determinations of Eligibility.
- Documentation that meets HABS/HAER standards for recording historic properties.
- Survey reports assessing the significance of historic properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to documenting and evaluating the significance of historic properties.
- Presentations at regional, national or international professional conferences, symposia, workshops, or exhibits related to documenting and evaluating historic properties.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with documenting and evaluating the significance of historic properties.
- Awards, research grants, research fellowships, or invitations to teaching posts.

This list is not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical. If the applicant were documenting professional experience in one of the specializations, however, the majority of products and activities would naturally reflect that specialization.

Sources of Additional Information—Professional Organizations

The following organizations may be contacted to request additional information about the specific disciplines, college and university departments, workshops, and conferences and publications about the practice of each discipline.

American Anthropological Association, 4350 North Fairfax Drive, Suite 630, Arlington, VA 22203-1621
 American Association of Museums, P.O. Box 4002, Washington, D.C. 20042-4002
 American Association for State Federal and Local History, 530 Church Street, Suite 600, Nashville, TN 37219-2325
 American Cultural Resources Association, c/o New South Associates, 6150 Ponce de Leon Avenue, Stone Mountain, GA 30083
 American Folklife Center, Library of Congress, Washington, D.C. 20540-8100
 American Historical Association, 400 A Street, SE., Washington, D.C. 20003

American Institute for the Conservation of Historic & Artistic Works, 1717 K Street, NW., Suite 301, Washington, D.C. 20006
 American Institute of Architects, 1735 New York Avenue, NW., Washington, D.C. 20006

American Institute of Certified Planners, 1776 Massachusetts Avenue, NW., Washington, D.C. 20036
 American Planning Association, 122 S. Michigan Avenue, Suite 1200, Chicago, IL 60603-6107

American Society of Civil Engineers, 1801 Alexander Bell Drive, Reston, VA 20191-4400

American Society of Landscape Architects, 4401 Connecticut Avenue, NW., Washington, D.C. 20008-2302

American Society of Mechanical Engineers, P.O. Box 2900, Fairfield, NJ 07007-2900
 American Studies Association, 1120 19th Street, NW., Suite 301, Washington, D.C. 20036

Association for Preservation Technology, P.O. Box 3511, Williamsburg, VA 23187
 Association of American Geographers, 1710 16th Street, NW., Washington, D.C. 20009

Center for Museum Studies, Smithsonian Institution, Arts and Industries Building, Suite 2235, MRC, 427, Washington, D.C. 20560

The Institute for Electrical and Electronic Engineers, 445 Hoes Lane, Piscataway, NJ 08855-1331

National Council on Preservation Education, c/o Center for Historic Architecture and Engineering, University of Delaware, Newark, DE 19716

National Council on Public History, 327 Cavanaugh Hall-IUPUI, 425 University Blvd., Indianapolis, IN 46202-5140

National Society of Professional Engineers, 1420 King Street, Alexandria, VA 22314-2794

National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW., Washington, D.C. 20036

Organization of American Historians, 112 North Bryan Street, Bloomington, IN 47408-4199

Society for American Archaeology, 900 2nd Street, NE., Suite 12, Washington, D.C. 20002

Society for Applied Anthropology, P.O. Box 24083, Oklahoma City, OK 73124

Society of Architectural Historians, Charnley-Persky House, 1365 North Astor Street, Chicago, IL 60610-2144

Society for Historical Archeology, P.O. Box 30446, Tucson, AZ 85751

Society of Professional Archeologists, Department of Anthropology, Southern Methodist University, Dallas, TX 75275

Dated: June 12, 1997.

Katherine H. Stevenson,

Associate Director, Cultural Resource Stewardship and Partnerships, National Park Service.

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VI. HOW TO IDENTIFY THE TYPE OF SIGNIFICANCE OF A PROPERTY

INTRODUCTION

When evaluated within its historic context, a property must be shown to be significant for *one or more of the four Criteria for Evaluation - A, B, C, or D* (listed earlier in *Part II*). The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential.

The basis for judging a property's significance and, ultimately, its eligibility under the Criteria is *historic context*. The use of historic context allows a property to be properly evaluated in a nearly infinite number of capacities. For instance, Criterion C: Design/Construction can accommodate properties representing construction types that are unusual or widely practiced, that are innovative or traditional, that are "high style" or vernacular, that are the work of a famous architect or an unknown master craftsman. *The key to determining whether the characteristics or associations of a particular property are significant is to consider the property within its historic context.*

After identifying the relevant historic context(s) with which the property is associated, the four Criteria are applied to the property. Within the scope of the historic context, the National Register Criteria define the kind of significance that the properties represent.

For example, within the context of "19th Century Gunpowder Production in the Brandywine Valley," Criterion A would apply to those properties associated with important events in the founding and development of the industry. Criterion B would apply to those properties associated with persons who are significant in the founding of the industry or associated with important inventions related to gunpowder manufacturing. Criterion C would apply to those buildings, structures, or objects whose architectural form or style reflect important design qualities integral to the industry. And Criterion D would apply to properties that can convey information important in our understanding of this industrial process. If a property qualifies under more than one of the Criteria, its significance under each should be considered, if possible, in order to identify all aspects of its historical value.

NATIONAL REGISTER CRITERIA FOR EVALUATION*

The National Register Criteria recognize different types of values embodied in districts, sites, buildings, structures, and objects. These values fall into the following categories:

Associative value (Criteria A and B): Properties significant for their association or linkage to events (Criterion A) or persons (Criterion B) important in the past.

Design or Construction value (Criterion C): Properties significant as representatives of the manmade expression of culture or technology.

Information value (Criterion D): Properties significant for their ability to yield important information about prehistory or history.

*For a complete listing of the Criteria for Evaluation, refer to Part II of this bulletin.

CRITERION A: EVENT

Properties can be eligible for the National Register if they are associated with events that have made a significant contribution to the broad patterns of our history.

UNDERSTANDING CRITERION A: EVENT

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. Criterion A recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event or trends, however, must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city. Moreover, the property must have an important association with the event or historic trends, and it must retain historic integrity. (See *Part V: How to Evaluate a Property Within its Historic Context.*)

Several steps are involved in determining whether a property is significant for its associative values:

- Determine the nature and origin of the property,
- Identify the historic context with which it is associated, and
- Evaluate the property's history to determine whether it is associated with the historic context in any important way.

APPLYING CRITERION A: EVENT

TYPES OF EVENTS

A property can be associated with either (or both) of two types of events:

- A specific event marking an important moment in American prehistory or history and
- A pattern of events or a historic trend that made a significant contribution to the development of a community, a State, or the nation.

Refer to the sidebar on the right for a list of specific examples.

ASSOCIATION OF THE PROPERTY WITH THE EVENTS

The property you are evaluating must be documented, through accepted means of historical or archeological research (including oral history), to have existed at the time of the event or pattern of events *and* to have been associated with those events. A property is *not* eligible if its associations are speculative. For archeological sites, well reasoned inferences drawn from data recovered at the site can be used to establish the association between the site and the events.

SIGNIFICANCE OF THE ASSOCIATION

Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well. For example, a building historically in commercial use must be shown to have been significant in commercial history.

EXAMPLES OF PROPERTIES ASSOCIATED WITH EVENTS

Properties associated with specific events:

- *The site of a battle.*
- *The building in which an important invention was developed.*
- *A factory district where a significant strike occurred.*
- *An archeological site at which a major new aspect of prehistory was discovered, such as the first evidence of man and extinct Pleistocene animals being contemporaneous.*
- *A site where an important facet of European exploration occurred.*

Properties associated with a pattern of events:

- *A trail associated with western migration.*
- *A railroad station that served as the focus of a community's transportation system and commerce.*
- *A mill district reflecting the importance of textile manufacturing during a given period.*
- *A building used by an important local social organization.*
- *A site where prehistoric Native Americans annually gathered for seasonally available resources and for social interaction.*
- *A downtown district representing a town's growth as the commercial focus of the surrounding agricultural area.*

TRADITIONAL CULTURAL VALUES

Traditional cultural significance is derived from the role a property plays in a community's historically rooted beliefs, customs, and practices. Properties may have significance under Criterion A if they are associated with events, or series of events, significant to the cultural traditions of a community.⁵

Eligible

- A hilltop associated in oral historical accounts with the founding of an Indian tribe or society is eligible.
- A rural community can be eligible whose organization, buildings, or patterns of land use reflect the cultural traditions valued by its long-term residents.
- An urban neighborhood can be eligible as the traditional home of a particular cultural group and as a reflection of its beliefs and practices.

Not Eligible

- A site viewed as sacred by a recently established utopian or religious community does not have traditional cultural value and is not eligible.



Criterion A - The Old Brulay Plantation, Brownsville vicinity, Cameron county, Texas. Historically significant for its association with the development of agriculture in southeast Texas, this complex of 10 brick buildings was constructed by George N. Brulay, a French immigrant who introduced commercial sugar production and irrigation to the Rio Grande Valley. (Photo by Texas Historical Commission).

⁵For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION B: PERSON

Properties may be eligible for the National Register if they are associated with the lives of persons significant in our past.

UNDERSTANDING CRITERION B: PERSON⁶

Criterion B applies to properties associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. (The policy regarding commemorative properties, birthplaces, and graves is explained further in *Part VIII: How to Apply the Criteria Considerations*.)

Several steps are involved in determining whether a property is significant for its associative values under Criterion B. First, determine the importance of the individual. Second, ascertain the length and nature of his/her association with the property under study and identify the other properties associated with the individual. Third, consider the property under Criterion B, as outlined below.

EXAMPLES OF PROPERTIES ASSOCIATED WITH PERSONS

Properties associated with a Significant Person:

- *The home of an important merchant or labor leader.*
- *The studio of a significant artist.*
- *The business headquarters of an important industrialist.*



Criterion B - The William Whitney House, Hinsdale, DuPage County, Illinois. This building is locally significant for its historical association with William Whitney, the founder of the town of Hinsdale, Illinois. Whitney, a citizen of New York State, moved to Illinois, established the town, and while living here between 1870 and 1879 was a prominent local businessman and politician. (Photo by Frederick C. Cue).

⁶For further information on properties eligible under Criterion B, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons*.

APPLYING CRITERION B: PERSON

SIGNIFICANCE OF THE INDIVIDUAL

The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.

Eligible

- The residence of a doctor, a mayor, or a merchant is eligible under Criterion B if the person was significant in the field of medicine, politics, or commerce, respectively.

Not Eligible

- A property is not eligible under Criterion B if it is associated with an individual about whom no scholarly judgement can be made because either research has not revealed specific information about the person's activities and their impact, or there is insufficient perspective to determine whether those activities or contributions were historically important.

ASSOCIATION WITH THE PROPERTY

Properties eligible under Criterion B are usually those associated with a person's *productive* life, reflecting the time period when he or she achieved significance. In some instances this may be the person's home; in other cases, a person's business, office, laboratory, or studio may best represent his or her contribution. Properties that pre- or post-date an individual's significant accomplishments are usually not eligible. (See *Comparison to Related Properties*, below, for exceptions to this rule.)

The individual's association with the property must be documented by accepted methods of historical or archeological research, including written or oral history. Speculative associations are not acceptable. For archeological sites, well reasoned inferences drawn from data recovered at the site are acceptable.

COMPARISON TO RELATED PROPERTIES

Each property associated with an important individual should be compared to other associated properties to identify those that best represent the person's historic contributions. The best representatives usually are properties associated with the person's adult or *productive* life. Properties associated with an individual's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survives. Length of association is an important factor when assessing several properties with similar associations.

A community or State may contain several properties eligible for associations with the same important person, if each represents a different aspect of the person's productive life. A property can also be eligible if it has brief but consequential associations with an important individual. (Such associations are often related to specific events that occurred at the property and, therefore, it may also be eligible under Criterion A.)

ASSOCIATION WITH GROUPS

For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Eligible

- A residential district in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc., lived will be eligible under Criterion B if the significance of one or more specific individual residents is explicitly justified.
- A building that served as the seat of an important family is eligible under Criterion B if the significant accomplishments of one or more individual family members is explicitly justified.

Not Eligible

- A residential district in which a large number of influential persons lived is not eligible under Criterion B if the accomplishments of a specific individual(s) cannot be documented. If the significance of the district rests in the cumulative importance of prominent residents, however, then the district might still be eligible under Criterion A. Eligibility, in this case, would be based on the broad pattern of community development, through which the neighborhood evolved into the primary residential area for this class of citizens.
- A building that served as the seat of an important family will not be eligible under Criterion B if the significant accomplishments of individual family members cannot be documented. In cases where a succession of family members have lived in a house and collectively have had a demonstrably significant impact on the community, as a family, the house is more likely to be significant under Criterion A for association with a pattern of events.

ASSOCIATION WITH LIVING PERSONS

Properties associated with living persons are usually not eligible for inclusion in the National Register. Sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field. Generally, the person's active participation in the endeavor must be finished for this historic perspective to emerge. (See Criteria Considerations C and G in *Part VII: How to Apply the Criteria Considerations*.)

ASSOCIATION WITH ARCHITECTS/ARTISANS

Architects, artisans, artists, and engineers are often represented by their works, which are eligible under Criterion C. Their homes and studios, however, can be eligible for consideration under Criterion B, because these usually are the properties with which they are most personally associated.

NATIVE AMERICAN SITES

The known major villages of individual Native Americans who were important during the contact period or later can qualify under Criterion B. As with all Criterion B properties, the individual associated with the property must have made some specific important contribution to history. Examples include sites significantly associated with Chief Joseph and Geronimo.⁷

⁷For more information, refer to *National Register Bulletin: Guidelines for Evaluating and Documenting Traditional Cultural Properties*.

CRITERION C: DESIGN/CONSTRUCTION

Properties may be eligible for the National Register if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.



Richland Plantation, East Feliciana Parish, Louisiana. Properties can qualify under Criterion C as examples of high style architecture. Built in the 1830s, Richland is a fine example of a Federal style residence with a Greek Revival style portico. (Photo by Dave Gleason).

UNDERSTANDING CRITERION C: DESIGN/ CONSTRUCTION

This criterion applies to properties significant for their physical design or construction, including such elements as architecture, landscape architecture, engineering, and artwork. To be eligible under Criterion C, a property must meet *at least one* of the following requirements:

- Embody distinctive characteristics of a type, period, or method of construction.
- Represent the work of a master.
- Possess high artistic value.

- Represent a significant and distinguishable entity whose components may lack individual distinction.

The first requirement, that properties “embody the distinctive characteristics of a type, period, or method of construction,” refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.

“The work of a master” refers to the technical or aesthetic achievements of an architect or craftsman. “High artistic values” concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement.

Resources “that represent a significant and distinguishable entity whose components may lack individual distinction” are called “districts.” In the Criteria for Evaluation (as published in the *Code of Federal Regulations* and reprinted here in Part II), districts are

defined within the context of Criterion C. Districts, however, can be considered for eligibility under all the Criteria, individually or in any combination, as is appropriate. For this reason, the full discussion of districts is contained in *Part IV: How to Define Categories of Historic Properties*. Throughout the bulletin, however, districts are mentioned within the context of a specific subject, such as an individual Criterion.



Grant Family House, Saco vicinity, York County, Maine. Properties possessing high artistic value meet Criterion C through the expression of aesthetic ideals or preferences. The Grant Family House, a modest Federal style residence, is significant for its remarkably well-preserved stenciled wall decorative treatment in the entry hall and parlor. Painted by an unknown artist ca. 1825, this is a fine example of 19th century New England regional artistic expression. (Photo by Kirk F. Mohney).

EXAMPLES OF PROPERTIES ASSOCIATED WITH DESIGN/ CONSTRUCTION

Properties associated with design and construction:

- A house or commercial building representing a significant style of architecture.
- A designed park or garden associated with a particular landscape design philosophy.
- A movie theater embodying high artistic value in its decorative features.
- A bridge or dam representing technological advances.

APPLYING CRITERION C: DESIGN/ CONSTRUCTION

DISTINCTIVE CHARACTERISTICS OF TYPE, PERIOD, AND METHOD OF CONSTRUCTION

This is the portion of Criterion C under which most properties are eligible, for it encompasses all architectural styles and construction practices. To be eligible under this portion of the Criterion, a property must clearly illustrate, through "distinctive characteristics," the following:

- The pattern of features common to a particular class of resources,
- The individuality or variation of features that occurs within the class,
- The evolution of that class, or
- The transition between classes of resources.

Distinctive Characteristics: "Distinctive characteristics" are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. They can be general, referring to ideas of design and construction such as basic plan or form, or they can be specific, referring to precise ways of combining particular kinds of materials.

Eligible

- A building eligible under the theme of Gothic Revival architecture must have the distinctive characteristics that make up the vertical and picturesque qualities of the style, such as pointed gables, steep roof pitch, board and batten siding, and ornamental bargeboard and veranda trim.
- A late Mississippian village that illustrates the important concepts in prehistoric community design and planning will qualify.
- A designed historic landscape will qualify if it reflects a historic trend or school of theory and practice, such as the City Beautiful Movement, evidencing distinguished design, layout, and the work of skilled craftsmanship.

Not Eligible

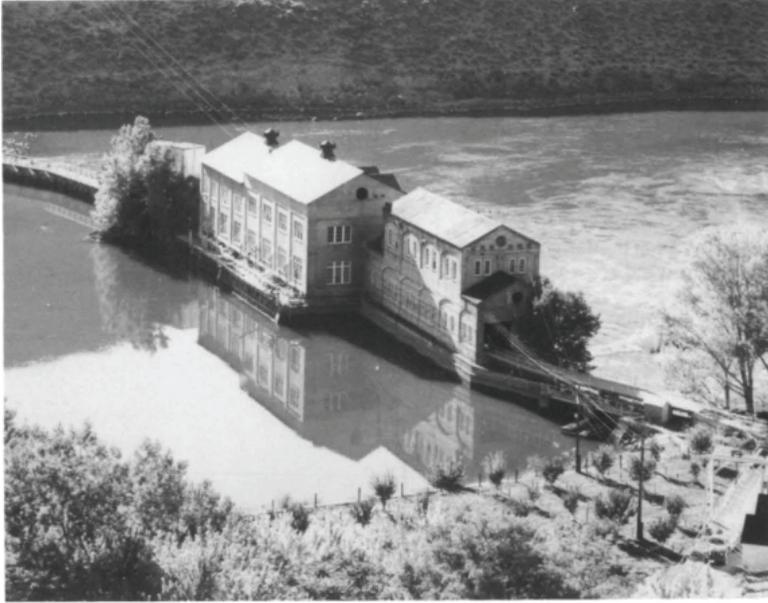
- A commercial building with some Art Deco detailing is not eligible under Criterion C if the detailing was added merely as an afterthought, rather than fully integrated with overall lines and massing typical of the Art Deco style or the transition between that and another style.
- A designed landscape that has had major changes to its historic design, vegetation, original boundary, topography/grading, architectural features, and circulation system will not qualify.

Type, Period, and Method of Construction: "Type, period, or method of construction" refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology.

A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history. For properties that represent the variation, evolution, or transition of construction types, it must be demonstrated that the variation, etc., was an important phase of the architectural development of the area or community in that it had an impact as evidenced by later buildings. A property is not eligible, however, simply because it has been identified as the only such property ever fabricated; it must be demonstrated to be significant as well.

Eligible

- A building that has some characteristics of the Romanesque Revival style and some characteristics of the Commercial style can qualify if it illustrates the transition of architectural design and the transition itself is considered an important architectural development.
- A Hopewellian mound, if it is an important example of mound building construction techniques, would qualify as a method or type of construction.
- A building which illustrates the early or the developing technology of particular structural systems, such as skeletal steel framing, is eligible as an example of a particular method of construction.



Swan Falls Dam and Power Plant, Murphy vicinity, Ada County, Idaho. Significant works of engineering can qualify under Criterion C. Built between 1900-1907 the Swan Falls Dam and Power Plant across the Snake River is one of the early hydroelectric plants in the State of Idaho. (Photo by H.L. Hough).



Looney House, Asheville vicinity, St. Clair County, Alabama. Examples of vernacular styles of architecture can qualify under Criterion C. Built ca. 1818, the Looney House is significant as possibly the State's oldest extant two-story dogtrot type of dwelling. The defining open center passage of the dogtrot was a regional building response to the southern climate. (Photo by Carolyn Scott).

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

A district is eligible under this guideline if it illustrates the evolution of historic character of a place over a particular span of time.

Eligible

- A Native American irrigation system modified for use by Europeans could be eligible if it illustrates the technology of either or both periods of construction.
- An early 19th century farmhouse modified in the 1880s with Queen Anne style ornamentation could be significant for the modification itself, if it represented a local variation or significant trend in building construction or remodeling, was the work of a local master (see *Works of a Master* on page 20), or reflected the tastes of an important person associated with the property at the time of its alteration.
- A district encompassing the commercial development of a town between 1820 and 1910, characterized by buildings of various styles and eras, can be eligible.

WORKS OF A MASTER

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft.

A property is not eligible as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style.

The work of an unidentified craftsman is eligible if it rises above the level of workmanship of the other properties encompassed by the historic context.

PROPERTIES POSSESSING HIGH ARTISTIC VALUES

High artistic values may be expressed in many ways, including areas as diverse as community design or planning, engineering, and sculpture. A property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal. A property is not eligible, however, if it does not express aesthetic ideals or design concepts more fully than other properties of its type.

Eligible

- A sculpture in a town square that epitomizes the design principles of the Art Deco style is eligible.
- A building that is a classic expression of the design theories of the Craftsman Style, such as carefully detailed handwork, is eligible.
- A landscaped park that synthesizes early 20th century principles of landscape architecture and expresses an aesthetic ideal of environment can be eligible.
- Properties that are important representatives of the aesthetic values of a cultural group, such as petroglyphs and ground drawings by Native Americans, are eligible.

Not Eligible

- A sculpture in a town square that is a typical example of sculpture design during its period would not qualify for high artistic value, although it might be eligible if it were significant for other reasons.
- A building that is a modest example (within its historic context) of the Craftsman Style of architecture, or a landscaped park that is characteristic of turn of the century landscape design would not qualify for high artistic value.

A Significant and Distinguishable Entity Whose Components May Lack Individual Distinction. This portion of Criterion C refers to districts. For detailed information on districts, refer to *Part IV* of this bulletin.

CRITERION D: INFORMATION POTENTIAL

Properties may be eligible for the National Register if they have yielded, or may be likely to yield, information important in prehistory or history.

UNDERSTANDING CRITERION D: INFORMATION POTENTIAL

Certain important research questions about human history can only be answered by the actual physical material of cultural resources. Criterion D encompasses the properties that have the potential to answer, in whole or in part, those types of research questions. The most common type of property nominated under this Criterion is the archeological site (or a district comprised of archeological sites). Buildings, objects, and structures (or districts comprised of these property types), however, can also be eligible for their information potential.

Criterion D has two requirements, which must *both* be met for a property to qualify:

- The property must have, or have had, information to contribute to our understanding of human history or prehistory, and
- The information must be considered important.

Under the first of these requirements, a property is eligible if it has been used as a source of data and contains more, as yet unretrieved data. A property is also eligible if it has not yet yielded information but, through testing or research, is determined a likely source of data.

Under the second requirement, the information must be carefully evaluated within an appropriate context to determine its importance. Information is considered "important" when it is shown to have a significant bearing on a research design that addresses such areas as: 1) current

data gaps or alternative theories that challenge existing ones or 2) priority areas identified under a State or Federal agency management plan.

APPLYING CRITERION D: INFORMATION POTENTIAL

ARCHEOLOGICAL SITES

Criterion D most commonly applies to properties that contain or are likely to contain information bearing on an important archeological research question. The property must have characteristics suggesting the likelihood that it possesses configurations of artifacts, soil strata, structural remains, or other natural or cultural features that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or
- Reconstruct the sequence of archeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archeological record for a particular area.

BUILDINGS, STRUCTURES, AND OBJECTS

While most often applied to archeological districts and sites, Criterion D can also apply to buildings, structures, and objects that contain important information. In order for these types of properties to be eligible under Criterion D, they themselves must be, or must have been, the principal source of the important information.

Eligible

- A building exhibiting a local variation on a standard design or construction technique can be eligible if study could yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

Not Eligible

- The ruins of a hacienda once contained murals that have since been destroyed. Historical documentation, however, indicates that the murals were significant for their highly unusual design. The ruins can not be eligible under Criterion D for the importance of the destroyed murals if the information is contained only in the documentation.



Criterion D - Champe-Fremont 1 Archeological Site, Omaha vicinity, Douglas County, Nebraska. This archeological site, dating from ca. 1100-1450 A.D., consists of pit houses and storage pits which have the potential to yield important information concerning the subsistence patterns, religious and mortuary practices, and social organization of the prehistoric residents of eastern Nebraska. (Nebraska State Historical Society)

ASSOCIATION WITH HUMAN ACTIVITY

A property must be associated with *human activity* and be critical for understanding a site's historic environment in order to be eligible under Criterion D. A property can be linked to human activity through events, processes, institutions, design, construction, settlement, migration, ideals, beliefs, lifeways, and other facets of the development or maintenance of cultural systems.

The natural environment associated with the properties was often very different from that of the present and strongly influenced cultural development. Aspects of the environment that are pertinent to human activities should be considered when evaluating properties under Criterion D.

Natural features and paleontological (floral and faunal) sites are not usually eligible under Criterion D in and of themselves. They can be eligible, however, if they are either directly related to human activity or critical to understanding a site's historic environment. In a few cases, a natural feature or site unmarked by cultural materials, that is primarily eligible under Criterion A, may also be eligible under Criterion D, *if* study of the feature, or its location, setting, etc. (usually in the context of data gained from other sources), will yield important information about the event or period with which it is associated.

ESTABLISHING A HISTORIC CONTEXT

The information that a property yields, or will yield, must be evaluated within an appropriate historic context. This will entail consulting the body of information already collected from similar properties or other pertinent sources, including modern and historic written records. The researcher must be able to anticipate if and how the potential information will affect the definition of the context. The information likely to be obtained from a particular property must confirm, refute, or supplement in an important way existing information.

A property is *not* eligible if it cannot be related to a particular time period or cultural group and, as a result, lacks any historic context within which to evaluate the importance of the information to be gained.

DEVELOPING RESEARCH QUESTIONS

Having established the importance of the information that may be recovered, it is necessary to be explicit in demonstrating the connection between the important information and a specific property. One approach is to determine if specific important research questions can be answered by the data contained in the

property. Research questions can be related to property-specific issues, to broader questions about a large geographic area, or to theoretical issues independent of any particular geographic location. These questions may be derived from the academic community or from preservation programs at the local, regional, State, or national level. Research questions are usually developed as part of a "research design," which specifies not only the questions to be asked, but also the types of data needed to supply the answers, and often the techniques needed to recover the data.

Eligible

- When a site consisting of a village occupation with midden deposits, hearths, ceramics, and stratified evidence of several occupations is being evaluated, three possible research topics could be: 1) the question of whether the site occupants were indigenous to the area prior to the time of occupation or recent arrivals, 2) the investigation of the settlement-subsistence pattern of the occupants, 3) the question of whether the region was a center for the domestication of plants. Specific questions could include: A) Do the deposits show a sequential development or sudden introduction of Ceramic Type X? B) Do the dates of the occupations fit our expectations based on the current model for the reoccupation behavior of slash-and-burn agriculturalists? C) Can any genetic changes in the food plant remains be detected?

Not Eligible

- A property is not eligible if so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property.

ESTABLISHING THE PRESENCE OF ADEQUATE DATA

To support the assertion that a property has the data necessary to provide the important information, the property should be investigated with techniques sufficient to establish the presence of relevant data categories. What constitutes appropriate investigation techniques would depend upon specific circumstances including the property's location, condition, and the research questions being addressed, and could range from surface survey (or photographic survey for buildings), to the application of remote sensing techniques or intensive subsurface testing. Justification of the research potential of a property may be based on analogy to another better known property if sufficient similarities exist to establish the appropriateness of the analogy.

Eligible

- Data requirements depend on the specific research topics and questions to be addressed. To continue the example in "Developing Research Questions" above, we might want to ascertain the following with reference to questions A, B, and C: A) The site contains Ceramic Type X in one or more occupation levels and we expect to be able to document the local evaluation of the type or its intrusive nature. B) The hearths contain datable carbon deposits and are associated with more than one occupation. C) The midden deposits show good floral/faunal preservation, and we know enough about the physical evolution of food plants to interpret signs that suggest domestication.

Not Eligible

- Generally, if the applicable research design requires clearly stratified deposits, then subsurface investigation techniques must be applied. A site composed only of surface materials can not be eligible for its potential to yield information that could only be found in stratified deposits.

INTEGRITY

The assessment of integrity for properties considered for information potential depends on the data requirements of the applicable research design. A property possessing information potential does not need to recall *visually* an event, person, process, or construction technique. It is important that the significant data contained in the property remain sufficiently intact to yield the expected important information, if the appropriate study techniques are employed.

Eligible

- An irrigation system significant for the information it will yield on early engineering practices can still be eligible even though it is now filled in and no longer retains the appearance of an open canal.

Not Eligible

- A plowed archeological site contains several superimposed components that have been mixed to the extent that artifact assemblages cannot be reconstructed. The site cannot be eligible if the data requirements of the research design call for the study of artifacts specific to one component.

PARTLY EXCAVATED OR DISTURBED PROPERTIES

The current existence of appropriate physical remains must be ascertained in considering a property's ability to yield important information. Properties that have been partly excavated or otherwise disturbed and that are being considered for their potential to yield additional important information must be shown to retain that potential in their remaining portions.

Eligible

- A site that has been partially excavated but still retains substantial intact deposits (or a site in which the remaining deposits are small but contain critical information on a topic that is not well known) is eligible.

Not Eligible

- A totally collected surface site or a completely excavated buried site is not eligible since the physical remains capable of yielding important information no longer exist at the site. (See *Completely Excavated Sites*, on page 24, for exception.) Likewise, a site that has been looted or otherwise disturbed to the extent that the remaining cultural materials have lost their important depositional context (horizontal or vertical location of deposits) is not eligible.
- A reconstructed mound or other reconstructed site will generally not be considered eligible, because original cultural materials or context or both have been lost.

COMPLETELY EXCAVATED SITES

Properties that have yielded important information in the past and that no longer retain additional research potential (such as completely excavated archeological sites) must be assessed essentially as historic sites under Criterion A. Such sites must be significant for associative values related to: 1) the importance of the data gained or 2) the impact of the property's role in the history of the development of anthropology/archeology or other relevant disciplines. Like other historic properties, the site must retain the ability to convey its association as the former repository of important information, the location of historic events, or the representative of important trends.

Eligible

- A property that has been excavated is eligible if the data recovered was of such importance that it influenced the direction of research in the discipline, as in a site that clearly established the antiquity of the human occupation of the New World. (See Criterion A in *Part VI: How to Identify the Type of Significance of a Property* and Criteria Consideration G in *Part VII: How to Apply the Criteria Considerations*.)

Not Eligible

- A totally excavated site that at one time yielded important information but that no longer can convey either its historic/prehistoric utilization or significant modern investigation is not eligible.

Boulder City Master Plan Notes

The Boulder City Master Plan lays out the principles, policies, and goals for the long-range planning needs of the community, including urban growth and annexation, use and development of land, preservation of open spaces, and the expansion of public facilities and services. In this appendix, we examine those planning policies that intersect with historic preservation practices and provide notes to amend said policies to better support historic preservation initiatives in Boulder City.

It is strongly recommended that any future updated to the Master Plan include the guidance of an architectural historian who meets the Secretary of Interior's (SOI) Professional Qualifications to provide a thorough review of the policies and recommendations following SOI Standards.

Chapter 3: Growth Management (GM)

GM Policy 1: City's Role in Managing Growth

The city shall strive to achieve a balance between new, outward growth and redevelopment within established areas of the community, in accordance with the direction of the voters. In addition, the city shall continue to participate in ongoing efforts to address regional growth management issues through its involvement with the Regional Planning Coalition and shall amend its regulations as appropriate to comply with future intergovernmental policies adopted by the Coalition.

GM Policy 4: Infill and Redevelopment

Infill and redevelopment within established areas of the city is encouraged where deteriorated or obsolete structures have become detrimental to an area, where new uses can be accommodated on vacant properties, within the Redevelopment Area Boundary, and in other areas outside the Redevelopment Area Boundary that have been specifically identified for redevelopment. Projects may range in size from a single residential lot to the redevelopment of multiple contiguous blocks within a neighborhood or commercial area. Regardless of its scale, infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding area. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements. These design considerations are particularly important when infill or redevelopment occurs within or adjacent to an established residential neighborhood, an area of historic significance, or when a change in use or intensity would otherwise negatively impact the established character of the surrounding area.

The city shall review and consider revision of its development code to remove impediments to infill and redevelopment where appropriate, through adjustments to parking requirements, setbacks, lot size, and other regulations to facilitate more intense development patterns. The

city shall amend the policies of this Master Plan as appropriate to comply with future infill policies adopted by the Regional Planning Coalition.

Chapter 4: Land Use

Residential (R) – All Categories

R Policy 1: Variety of Housing Styles

The incorporation of a variety of housing types and models, sizes, and price ranges in new neighborhoods is strongly encouraged to provide diverse housing options for Boulder City residents and avoid monotonous streetscapes.

R Policy 4: Infill and Redevelopment

Infill and redevelopment within established areas of the city is generally encouraged where deteriorated or obsolete structures have become detrimental to an area, where new uses can be accommodated on vacant properties, and in areas that have been specifically identified for redevelopment. Residential infill and redevelopment shall be designed in a manner that is sensitive to and reflects the character of the surrounding neighborhood. Important design considerations include building scale, mass, roof form, height, and orientation, parking location, lot coverage, architectural character, and landscape elements.

Low-Density Residential (LDR)

LDR Policy 1: Characteristics

The Low-Density Residential designation shall incorporate a mixture of single-family homes located in a neighborhood setting, in combination with compatible non-residential land uses such as educational facilities, churches, schools, and public and private parks and recreational facilities. Appropriate housing types may include single-family detached and manufactured homes on lots of varying sizes.

1. Preservation Note:

The Boulder City Historic District already possesses many of these characteristics and could be used as a guide for future development.

Medium-Density Residential (MDR)

MDR Policy 3: Location

Medium Density Residential neighborhoods should be located close to arterial streets and be bounded by collector streets where possible, with a direct connection to work, shopping, and leisure activities.

2. Preservation Note:

Medium-Density Residential should be placed and designed carefully when in proximity to Old Town. Such residential structures should not be designed to look as if they are from the same era. Instead, they should be designed to be compatible in form and massing, while clearly new.

Central Business District (CBD)

CBD Policy 1: Characteristics

The Central Business District designation is a special purpose designation for Boulder City's downtown and historic center. The area, focused along Nevada Way between Wyoming Street and Colorado Street, has a unique historic character and importance to the broader community. The area has traditionally consisted of a variety of civic, retail, commercial, and office uses in a compact, pedestrian-friendly setting central to the city's historic neighborhoods.

CBD Policy 2: Mix of Uses

A mix of retail, restaurants, employment, commercial, office, and civic uses should continue to be encouraged in the downtown. Retail and restaurant use should be encouraged at the street level to promote pedestrian activity and vitality, particularly along Nevada Way through downtown.

CBD Policy 3: Infill and Redevelopment

Infill and redevelopment that is in keeping with the historic character and scale of downtown is strongly encouraged to utilize vacant or underutilized sites and enhance its vitality.

CBD Policy 4: Renovation and Reuse

The renovation and reuse of existing older underutilized structures, particularly along Nevada Way within the downtown, is strongly encouraged.

3. Preservation Note:

Renovation of historic structures should be undertaken by relying upon the Secretary of the Interior's Standards for the Treatment of Historic Properties. Preservation Briefs 11 and 16 provide guidance for the renovation of historic storefronts and the use of non-historic materials, respectively.

CBD Policy 5: Conversion or Addition of Upper Floors

Where second floors above retail storefronts exist, conversion of these floors to office or residential uses is strongly encouraged to reinforce the variety and vitality of the downtown environment and increase housing options. The addition of second floors to existing one-story structures is also encouraged. Second floor additions should incorporate porticos at the ground level, where appropriate, to provide shade for pedestrians and add visual interest to the streetscape. Porticos also help minimize the bulk and height of the additional story at the street level, helping preserve the traditional, pedestrian-friendly scale of the downtown.

4. Preservation Note:

*Alterations and additions to historic buildings should be done with the utmost care. Second stories should be stepped back and **not visible** from the street level. The addition of porticos is particularly difficult, unless it is the reconstruction of an original portico that had been demolished. There are alternatives to porticos that will not undermine the historic integrity of these buildings. NPS Preservation Brief 14 provides guidance on additions for historic buildings.*

CBD Policy 6: Outdoor Seating

The provision of outdoor dining and seating areas along the sidewalk edge is strongly encouraged to create activity along the street and increase the overall vitality of the downtown.

CBD Policy 7: Street-Level Uses

Active, visible uses that encourage pedestrian activity, such as restaurants or retail storefronts, are most appropriate as first floor uses. Offices, residential, or other uses that typically are “closed off” from the street and lend little to the pedestrian atmosphere should be encouraged as upper floor uses in retail areas, or in secondary locations that are not located in major pedestrian traffic areas.

CBD Policy 8: Porticos

Porticos are a defining feature of many historic structures in the Central Business District and contribute to the unique character of the area. The addition of porticos is encouraged, where appropriate, to provide shade for pedestrians and to further enhance the character of the Central Business District.

5. Preservation Note:

The creation of features, such as porticos, that were not originally included in the building should be avoided. There are alternatives that can create the desired shade without undermining a building's historic integrity.

CBD Policy 9: Parking Design and Location

New surface and structured parking should be sited and designed in a manner that is compatible with the historic character of the downtown and its surrounding neighborhoods. To the extent feasible, off-street parking areas should be located behind structures. Off-street, surface parking is discouraged along the Nevada Way frontage within downtown. Parking structures should exhibit a level of architectural detail that is equal to that found on adjacent structures along the block.

Community Commercial (CC)

CC Policy 4: Architectural Character

Neighborhood centers shall be designed to be compatible with and sensitive to surrounding residences. Building materials and architectural detailing should be compatible with and reflect the character of the surrounding neighborhood. Building heights and scale should be similar to surrounding residences.

6. Preservation Note:

Many of these buildings will be part of a historic district in the future. Renovation and reuse should be sensitive to these future historic buildings and strive to maintain original historic features.

This also applies to MU-CO Policy 4: Unified Architectural Character.

Mixed Use Commercial/Office (MU-CO)

MU-CO Policy 4: Unified Architectural Character

Buildings within a Mixed-Use Commercial/Office setting should have a unified architectural character achieved using similar elements, such as rooflines, materials, colors, signage, landscaping and screening and other architectural and site layout details.

Parks and Recreation (PR)

PR Policy 2: Characteristics

The Parks and Recreation designation includes areas intended to provide for the active and passive recreation needs of the community, including public and private parks, ball fields, golf courses, and natural open spaces.

Open Lands (OL)

OL Policy 2: Location

Open lands are primarily located outside of the city's urbanized area but may also be located within neighborhoods or other areas of the city where development is not desirable due to steep slopes, poor soil conditions, or other environmental constraints.

Public/Quasi-Public (P)

P Policy 2: Location

Depending upon their compatibility with surrounding land uses, public and quasi-public uses will be allowed in all areas of the city. Siting will be determined through the city's land use review procedures. Public and quasi-public facilities should be accessible by the population served.

Chapter 5: Public Facilities

PF Policy 3: Sustainable Funding of Public Facilities and Services

The city should identify and pursue all practical and equitable ways to fund the capital improvement projects necessary to serve existing and future development. City funds should be leveraged and fully supplemented to maximize limited resources. The primary objective of the city will be to provide and maintain adequate public facilities and utility services and reliable funding to protect investment in existing facilities and ensure appropriate levels of service. The city should explore the use of impact fees to help share the cost of providing public facilities and services with developers when considering large land sales. The city's plans and standards shall be revised as appropriate to comply with future standards adopted at a regional level.

7. Preservation Note:

The notion that replacing an existing building with a new one is less expensive has been found by multiple studies to be a myth. In most cases it is less expensive to work with an existing building, especially considering the large public expenditure behind existing public facilities.

Chapter 6: Parks and Recreation

PR Policy 1: Extension of Regional Trail Network

The city should continue ongoing coordination with representatives from Clark County, Henderson, Las Vegas, the Bureau of Land Management, the Bureau of Reclamation, the Lake Mead National Recreation Area, and other regional partners on the extension of the River Mountains Loop Trail and other regional trail opportunities. The city should continue to pursue outside funding sources for future regional trail connections, such as grant monies available through the Southern Nevada Public Land Management Act.

Chapter 7: Natural Resources Conservation

NRC Policy 6: Conservation of Raw Materials

The city should continue to promote the conservation of raw materials by promoting efforts to adapt existing buildings for new uses, rather than destroying them, and by reducing per capita residential solid waste delivered to the city's landfill through ongoing recycling programs.

NRC Policy 7: Land Conservation

The city should continue to promote land conservation through the promotion of infill and redevelopment where services and infrastructure are already in place and by adopting construction practices in new developments that minimize disturbance of the land, such as steep slope protection.

NRC Policy 8: Sensitive Lands Protection

The city's regulations shall be amended to comply with future sensitive lands protection standards at the time of adoption by the Regional Planning Coalition.

Chapter 8: Regional Coordination

RC Policy 2: Regional Coordination

The city shall coordinate its land use goals and policies with those set forth by other governmental agencies within the region, such as the City of Henderson, State of Nevada, Nevada Department of Transportation, Clark County, and the Clark County School District, and identify areas requiring ongoing collaboration and cooperation.

RC Policy 3: Federal Agency Coordination

The city shall coordinate with Federal Agencies, including the Bureau of Land Management, Western Area Power Administration, and National Park Service, whose land holdings are adjacent to the city to minimize land use conflicts, identify opportunities for shared recreational access or amenities, and to ensure that future plans for federal landholdings are mutually compatible with the goals and policies of this Master Plan.

Chapter 9: Transportation and Mobility

TM Policy 2: Interconnected Neighborhood and Street and Sidewalk Patterns

Neighborhood streets and sidewalks in both new and existing areas should be designed to form an interconnected network, including vehicular, bicycle, and pedestrian routes within and between neighborhoods, to connect neighborhoods together and with other parts of the community and region. In particular, direct walkway and bicycle routes to schools, parks, employment and service centers, and other community facilities should be provided. Cul-de-sacs and other dead end streets should be discouraged unless necessitated by site constraints or incompatibilities with adjacent land uses.

8. Preservation Note:

Existing historic streets, bicycle routes, and walkways should not be reconfigured, except in life/safety circumstances. The configuration of historic neighborhoods is an integral part of historic integrity.

Chapter 10: Housing and Neighborhoods

HN Policy 1: Stabilize and Protect Historic Neighborhoods

The city shall work with residents to stabilize and protect historic neighborhoods. The city should explore programs to address the ongoing maintenance and preservation of existing housing stock, and the preservation of neighborhood characteristics and historic features that contribute to the neighborhood's identity, such as the appearance of its traditional streetscape. Potential programs should encourage the rehabilitation of existing homes by making low-cost

loans and other incentives available to qualified homeowners. Consideration should also be given to adoption of development standards for infill and redevelopment projects, remodeling, and additions to existing structures so they achieve compatibility with existing neighborhood scale and character.

HN Policy 2: Promote Residential Infill Development

The city should encourage residential infill development and redevelopment as a means of increasing the variety of housing types available. Infill and redevelopment may be appropriate on vacant or underutilized parcels where infrastructure and services are readily available, within the Redevelopment Area Boundary, or where it would foster the stabilization or revitalization of an existing neighborhood. Infill and redevelopment should be sensitive to the established character of the surrounding neighborhood. **Infill** means the development of new housing or other buildings on scattered vacant sites in a built-up area. **Redevelopment** means the replacement or reconstruction of buildings that are in substandard physical condition, or that do not make effective use of the land on which they are located.

The city shall consider revision of its development code to remove impediments to infill and redevelopment where appropriate, through adjustments to parking requirements, setbacks, lot size, and other regulations to facilitate more intense development patterns. The city shall amend the policies of this Master Plan as appropriate to comply with future infill policies adopted by the Regional Planning Coalition.

9. Preservation Note:

*Great care should be taken in deciding to **demolish** a historic structure. It is almost never cost effective to demolish and rebuild. Additionally, **reconstruction** of historic structures should only be done for interpretive purposes. All other reconstructions create a false sense of community history. **Infill** should take care to match the size and massing of those structures around it. It should look new and not attempt to build a false history through reproduction.*

HN Policy 4: Facilitate Neighborhood-Level Planning Efforts

The city should continue to work with neighborhood organizations and residents on an as-needed basis to facilitate neighborhood-level planning efforts that respond to specific neighborhood issues and concerns.

10. Preservation Note:

Providing a means for a neighborhood to undertake a grassroots initiative to obtain local historic designation is one example of neighborhood-level planning projects.

HN Policy 5: Phased Developments

Due to the constraints of the Growth Control Ordinance, development in future growth areas, such as the Old Airport Subarea, will likely occur in phases over time. During the development review process, the city should ensure that new developments are compatible with adjoining neighborhoods and that appropriate connections are provided. Key considerations should include the identification of future roadway connections, pedestrian, park and open space linkages, and transitions between land uses or developments of varying intensities.

HN Policy 6: Affordable Housing

State Law, pursuant to NRS 278.150.4 and 278.160.1(e) as amended in 2007, requires that all cities located within a county with a population of over 400,000 persons address certain elements within their housing plans. Assembly Bill 439 of the 2007 session of the Nevada Legislature further requires that these cities address at least six of twelve measures to address the subject of affordable housing.

11. Preservation Note:

Older and historic resources are often excellent candidates for affordable housing. They are often smaller, have lower utility costs, and more affordable property taxes. Fostering preservation and maintenance of older and historic resources helps to maintain the stock of affordable housing.

Chapter 11: Historic Preservation

HP Policy 1: Protect Historic Resources

The City should continue to work with the community to protect its historic resources for the enjoyment of future generations by encouraging the adaptive reuse of historic buildings, providing improvement assistance to property owners located within the Redevelopment Area, and taking the necessary steps to appoint a Cultural Resources Commission (in accordance with Title 11, Chapter 27 of Boulder City Code). The city should also consider the establishment of design guidelines for historic properties to address exterior alterations of contributing

properties and all new construction within the existing Historic District and any future historic overlay districts. Guidelines should address exterior design elements and characteristics, such as building materials, massing, scale, proportion of window and door openings, ornamental features, orientation and relative position of buildings, landscape character, as well as roof forms, textures, character of signage, window and door types, and other details deemed essential to the integrity of the architectural styles represented in the District.

HP Policy 3: Promote Historic Preservation Efforts

The CRC, upon appointment, should work with the City and community groups to increase community awareness of the purpose and value of historic preservation, including awareness of incentives available to assist property owners and businesses in the preservation and restoration of historic properties in the City.

HP Policy 4: Stabilize and Protect Historic Neighborhoods

The City shall work with residents to stabilize and protect historic properties and neighborhoods not eligible for protection within a Historic Overlay District. Programs should address ongoing maintenance and preservation of existing housing stock, and the preservation of neighborhood characteristics and historic features that contribute to the neighborhood's identity, such as the appearance of its traditional streetscape.

HP Policy 5: Protect Archaeological Resources

In addition to the historical significance of Boulder City, land bordering the Lake Mead National Recreation Area on the far eastern portion of the City may be archaeologically sensitive. An archaeological survey by the State Division of Historic Preservation and Archeology should be undertaken before land in this area is considered for development.

Chapter 12: Urban Design

UD Policy 2: Historic Landscapes

The landscaped grounds surrounding the city's institutional structures represent an important component of its history and are a source of community pride. The city should ensure that the restoration and ongoing maintenance of these historic landscapes remains a priority. As part of these efforts, the city should consider adopting historic landscape guidelines that would be applicable to properties within the Historic Overlay District to maintain a more traditional landscape character.

UD Policy 3: Urban Forestry

The city should continue to support and expand its urban forestry programs, including its street tree planting and initiatives, and memorial tree fund. Incentives for tree replacement in historic residential neighborhoods should be considered to promote the restoration of Boulder City's

original street tree canopy and to ensure that replacement species are disease resistant and are well-suited to a desert climate.

Chapter 13: Arts and Culture

AC Policy 1: Cultivating the Arts

The city should support the promotion of Boulder City as a flourishing artistic community by helping build a coalition among interested stakeholders, including city agencies; arts, cultural and scientific organizations; educational institutions; foundation and corporate financiers; and local businesses.

AC Policy 2: Economic Development and the Arts

The city should encourage the integration of arts and culture into its economic development activities by including artistic and cultural organizations, institutions, and businesses in business recruitment and retention efforts. In addition, arts and cultural activities should be incorporated into economic development and marketing efforts that seek to promote Boulder City as a business and tourism destination.

12. Preservation Note:

Architectural appreciation and education are important components of the arts. Working to foster ongoing heritage tourism offerings around historic architecture is an important piece in building up an arts community.

Chapter 14: Economic Development

ED Policy 1: Retention of Existing Businesses

The city should encourage the retention and expansion of businesses in industries historically important to Boulder City, including small business, tourism, and state, local and federal government. The city should continue to foster communication and coordination between local businesses and the city to address the policies of this Master Plan.

13. Preservation Note:

Small businesses are more likely to be located in historic buildings. Encouraging small businesses and supporting their efforts simultaneously supports the use and maintenance of the historic buildings that house them.

ED Policy 2: Tourism

The city should continue to work with the Boulder City Chamber of Commerce, Nevada Tourism Commission, and other groups to promote and strengthen Boulder City as a destination for regional visitors as well as out-of-state tourists. The following efforts should be considered:

- Provide high-quality information and accommodations to visitors.
- Expand the role of the performing and visual arts in the city’s economy.
- Continue efforts to enhance community gateways and increase visibility with entryway features and signage.
- Expand marketing to Las Vegas and Henderson residents as a nearby “getaway” destination.
- Improve and increase the community’s selection of visitor amenities, such as hotels/motels, retail shops, and restaurants.
- Expand marketing of activities and special events such as Art in the Park, BMX races, the Lake Mead boat Christmas parade, and others to increase awareness of Boulder City and to promote visitation; and
- Increase regional and national awareness of year-round attractions such as the Bootleg Canyon mountain bike trails and other amenities.

14. Preservation Note:

Heritage tourists on average spend more than any other type of tourist. They also stay longer, travel in larger groups, and are more likely to become return tourists.

Expanding heritage tourism – especially given the immense history of Boulder City – could be a significant means of economic development.

ED Policy 3: Encourage Infill and Redevelopment

The city should encourage infill and redevelopment activities in targeted areas of the community as a means of spurring reinvestment, stabilizing declining or underutilized properties, and reducing the need to expand the community’s boundaries in the future. Emphasis should be placed on the Central Business District, the Highway 93 corridor (Uptown), the city’s manufacturing district, and other areas within the Redevelopment Area boundary.

15. Preservation Note:

Infill and redevelopment in the Central Business District and other historic areas should not attempt to recreate the past. Residents and tourists prefer authentic historic spaces. A sensitive mix of historic and modern buildings following the Secretary of the Interior's standards for the Treatment of Historic Properties do not detract from an area's authenticity.

ED Policy 6: Retention and Expansion of Government Agency Offices

The city should work with representatives from local, state, and federal agencies to encourage the retention and expansion of agency offices and facilities in the city. Efforts should focus on ensuring that the long-term space needs of these agencies can be addressed within Boulder City, and on encouraging the attraction of other government agencies as appropriate.

What is a Historic Preservation Easement?

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, which permanently protects a significant historic property. Since it is a perpetual easement, an owner is assured that the property's historic character will be preserved. In addition, an owner who donates an historic preservation easement may be eligible for one or more forms of tax benefits.

Under the terms of a typical preservation easement, a property owner places restrictions on the development of, or changes to, the property and transfers these restrictions to a qualified organization whose mission includes environmental protection, land conservation, open space preservation, or historic preservation. The organization must have the resources to manage and enforce the restrictions provided for in the easement and have a commitment to do so. Once recorded, the easement restrictions become part of the property's chain of title and "run with the land" in perpetuity, thus binding not only the owner who grants the easement but all future owners as well. Preservation easements in some states may also be called preservation "restrictions," "covenants," or "equitable servitudes."

Benefits of Donating An Easement

An easement is a particularly useful and flexible historic preservation tool. It allows a property owner to retain private ownership of the property while insuring that the historic character of the property will be preserved. Within certain statutory and regulatory constraints, easements can be tailored to meet the needs of the property owner, the individual resource, and the mission of the protecting organization.

If certain criteria are met, the owner may be eligible for a Federal income tax deduction for the value of the easement, and Federal estate taxes also may be reduced. In addition, many State tax codes provide state tax benefits for conservation easement contributions where a reduction in the value of a property occurs. There may also be local tax benefits where property tax assessment is based on a property's highest and best use. Since the rules are complex, property owners interested in the potential tax benefits of an easement



A comprehensive conservation and preservation easement protects the Cambus-Kenneth Farm in Danville, KY. © National Trust for Historic Preservation.

donation should consult with their accountant or tax attorney.

Easement Restrictions

A conservation easement gives the organization to which it is conveyed the legal authority and responsibility to enforce its terms. This includes the right to inspect the property to ensure that the owner is complying with the terms of the easement. Historic preservation easements typically prohibit an owner from demolishing the historic building(s) and from making changes that are inconsistent with the historic character of the property. Proposed alterations to the property may require prior approval from the easement holding organization. Restrictions on subdividing and developing the property are common as well. To be tax deductible, a preservation easement generally cannot be amended. If the restrictions apply only to the exterior of a building, future alterations to the interior do not require approval by the easement-holding organization, as long as the alterations do not affect the building's exterior appearance or structural integrity.

Potential Tax Benefits

When an owner donates an easement in accordance with Federal and State rules to a qualified charitable or governmental organization, the easement may provide tax benefits. The value attributed to the easement may be claimed as a charitable contribution deduction from Federal income tax. The value of the easement is generally the difference between the appraised fair market

value of the property prior to conveying an easement and the appraised fair market value of the property after the easement.

If the easement has value, the amount will depend on a number of factors, such as how the easement affects the property's development potential, which may be determined by the extent to which local government restrictions already restrict changes to the property. Where there is no further development potential for the property or the building is already under local regulations subject to the same conditions as those in the easement (including, for example, binding review by a local historic district commission to insure that the property's historic character is preserved), the easement may be of little or no value. On the other hand, for a property located in an area where there are few regulations governing changes to the exterior of historic buildings, the easement may result in significant protection for the property's historic character, possibly generating tax benefits to the donor.

Recent Federal Tax Law Changes

A property owner seeking a Federal tax deduction for a qualified conservation contribution (including a donation of an historic preservation easement) needs to be aware that there are several detailed requirements to meet, and that there are a number of recent changes to the tax laws. Several of these changes govern properties located in registered historic districts. For example, to be deductible, the deed of easement on a building in a registered historic district must now preserve the entire exterior of the building (including the front, sides, rear and height of the building), and the easement must prohibit any change to the exterior of the building inconsistent with its historic character.

The requirement that the easement cover the entire building exterior does not apply to an easement on a property that qualifies for the deduction on the basis that it is individually listed in the National Register of Historic Places. As in the past, easements on properties individually listed in the National Register of Historic Places can cover part(s) of a building, such as the front façade, a front façade along with an important interior space, or the entire exterior. Most easement-holding organizations, however, require that the entire exterior of a building be covered by the easement's protections.

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While a number of the recent Federal tax law changes are designed to address overvaluations by taxpayers and appraisers, several recent changes to the Federal tax code temporarily expanded the availability of the tax deduction in certain respects. These temporary changes, however, expired on January 1, 2010. Currently, the amount of a charitable income tax deduction for a conservation easement contribution that can be used by an individual in any one year is back to 30 per cent of the donor's contribution base (generally adjusted gross income) from the temporary increase of 50 per cent. In addition, the period over which individuals can carry forward unused deductions for conservation easement contributions returns to five years from the temporary increase of fifteen years. Any changes after January 1, 2010 can be viewed on the National Park Service web site.

Qualified Properties

According to the Internal Revenue Code, an income tax deduction may be available for a preservation easement protecting a certified historic structure or a historically important land area.

A property is considered a certified historic structure if it is a building, structure, or land area individually listed in the National Register of Historic Places, or if it is a building located in a registered historic district and is certified by the National Park Service as contributing to the



The modern-style residence of noted residential architect Henry B. Hoover in Lincoln, MA remains in the family while being permanently protected by an easement that includes certain interior rooms. Courtesy of Historic New England.



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Completed in 1816, Tudor Place in Georgetown, DC, a National Historic Landmark, is protected by an easement covering the building and grounds granted to the U.S. Department of Interior by a direct family descendant of the original owner, the late Armistead Peter 3rd. Photo: Charles Fisher, NPS.

historic significance of that district. A registered historic district includes any district listed in the National Register of Historic Places. A State or local historic district may also qualify as a registered historic district, provided the district and the enabling statute are certified by the National Park Service.

In the case of a building in a registered historic district, to apply for a certification of significance (a determination by the National Park Service as to whether a building is a certified historic structure), a prospective easement donor contacts the State Historic Preservation Office (SHPO) to request a Historic Preservation Certification Application or downloads the application from the National Park Service website www.nps.gov/history/hps/tps. The property owner then completes Part 1 of the application and returns it to the SHPO. The SHPO then forwards the application, along with a recommendation, to the National Park Service, which makes the certification decision. The property must be certified by the National Park Service either by the time of the transfer of the easement or the due date (including extensions) for filing the Federal income tax return for the taxable year of the easement transfer.

Properties individually listed in the National Register of Historic Places are already recognized as certified historic structures, so a property owner does not need to request a certification from the National Park Service. Unlike the deduction for preservation of properties located in an historic district, charitable contribution deductions for preservation easements on properties individually listed in the National Register are not restricted to protection of buildings but may also be al-

lowed for easements on historic structures or land areas without buildings. Examples of qualifying structures may include bridges, dams, or roller coasters.

A historically important land area must be listed in the National Register of Historic Places. Historically important land areas include either independently significant areas, including any related historic resources, that meet the National Register of Historic Places Criteria for Evaluation, or land areas adjacent to a property individually listed in the National Register of Historic Places, where physical or environmental features of the land contribute to the historic or cultural integrity of the historic property. Common examples of historically important land areas include traditional cultural places, archeological sites, battlefields, and historic cultural and designed landscapes.

Public Benefit

In order to claim the Federal income tax deduction for a historic preservation easement, at least some visual public access to the property must be available. The degree of access is tailored to the historic resource under protection. For example, the amount of access required for a sensitive archeological site individually listed in the National Register may be as little as a few hours a year. Other means of providing access may include ensuring visual access from a public roadway for a historic building and grounds subject to an easement, or allowing the public to tour the inside of a historic house on a reasonable number of days a year if the easement is imposed on portions or all of the interior. Often the easement-holding organization can assist the owner in finding a balance between protecting the property and the owner's privacy, and providing a public benefit.

Qualified Organizations

The recipient of an easement donation must be a qualified organization. Qualified organizations may include governmental units, charities that receive a substantial part of their support from governmental units or from public contributions, publicly supported charities, or charities that meet the requirements of §509(a)(3) and are controlled by qualified organizations. For an easement on a historic property in a registered historic district, the donor and donee must enter into a written agreement certifying that the donee is a qualified

organization with a purpose of environmental protection, land conservation, open space preservation, or historic preservation, and that the organization has the resources to manage and enforce the restriction and a commitment to do so.

An easement-holding organization may require the easement donor to make an additional donation of funds to help the organization administer the easement. Those funds are often held in an endowment that generates an annual income to pay for easement administration costs such as staff time for annual inspections or needed legal services.

Inconsistent Use

To qualify for a deduction, the donor may not retain uses of the property that would permit destruction of significant conservation interests. Retained uses must be specifically circumscribed in the deed of easement.

Valuation/Qualified Appraisal

Easement valuations have come under closer scrutiny by Congress and the IRS in recent years, and the Federal tax code imposes new qualification standards for both appraisals and appraisers. For example, the appraisal must be prepared in accordance with generally accepted appraisal standards.



The 1787 Phelps Inn located in North Colebrook, CT is one of several buildings on a 33-acre property protected by a preservation and conservation agreement granted to Historic New England by the late John A. and Nancy Phelps Blum. Courtesy of Historic New England.

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The amount of a contribution deduction for a perpetual preservation or conservation easement generally is the fair market value of the easement at the time of the contribution. The most commonly-used method of determining this value is usually referred to as the "before" and "after" method: Generally the fair market value of an easement is equal to the difference between the fair market value of the property before the granting of the easement and the fair market value of the property after the granting of the easement. The appraisal therefore must value the property both before and after the easement is granted.

Treasury Regulations governing valuation of conservation easements (§ 1.170A-14(h)(3)(ii)) provide that, if the before and after valuation method is used, the market value of the property before the contribution must take into account not only the property's current use but also an objective assessment of the likelihood that the property would be developed absent the restrictions, as well as any effect from local zoning, local historic preservation regulations, and similar restrictions that affect the property's highest and best use. In other words, the valuation of an easement must be determined through a qualified appraisal that considers the specific terms of the easement and the specific nature of restrictions imposed by existing local land use or similar laws. Note that there are no generally recognized percentages by which an easement reduces the value of a property. In fact, there are instances in which the grant of an easement may have no material effect on the value of the property, particularly if the easement is no more restrictive than local ordinances already in effect.

In the case of a preservation easement donation for which a deduction of more than \$5,000 is claimed, a donor generally must obtain a qualified appraisal prepared by a qualified appraiser. The appraisal must be attached to the donor's tax return for any claimed deduction over \$500,000. To deduct the value of an easement on a building in a registered historic district, an appraisal must be attached to the tax return regardless of the amount of the claimed deduction. The Internal Revenue Service (IRS) may accept the value determination in the appraisal or make its own determination. Donors and appraisers should be aware that there are strict penalties for overvaluations of property that lead to substantial or gross valuation misstatements.

In the case of a claimed deduction of \$250 or more, the donor must obtain a contemporaneous written acknowledgement as required by section 170(f)(8) of the

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Internal Revenue Code. This means that the donor needs to obtain from the easement holding organization a document stating the amount of any cash it received and a description of any property it received (such as the preservation easement). The organization must also state whether it provided any goods or services in return for the property and, if so, a description of the goods or services. The donor must obtain this contemporaneous written acknowledgement on or before the earlier of the date the donor files the tax return claiming the charitable contribution or the due date (including extensions) for the tax return.

For easement donations that involve buildings within historic districts where a deduction in excess of \$10,000 is being claimed, the donor must submit a \$500 filing fee with IRS Form 8283-V. In addition, in all cases in which a deduction of more than \$500 is claimed, a properly completed IRS Form 8283 (Noncash Charitable Contributions) must accompany the donor's tax return. For contributions for which a deduction of more than \$5,000 is claimed, the Form 8283 generally must be signed by the appraiser who prepared the qualified appraisal and by the qualified organization that accepted the easement donation.

In addition to the above requirements, the donor of a preservation easement on a building in a registered historic district must include with his or her tax return photographs of the entire exterior of the building and a description of all restrictions on the development of the building.



One of a number of historic commercial properties in a historic district renovated by the Ron Kaufman Co., the 1855 Gibb-Sanborn Warehouse, a rare city survivor of the Gold Rush era, is protected by an easement held by San Francisco Architectural Heritage. Photo: ©SF Architectural Heritage.

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Qualified Appraisers

To be a qualified appraiser, the appraiser has to have verifiable education and experience in valuing historic properties, must not be prohibited from practicing before the IRS, and must meet several other requirements established by the IRS. In addition, certain appraiser declarations are required.

Combining an Easement with Federal Historic Rehabilitation Tax Credits

A property owner conveying an easement on an historic building that has or will be rehabilitated may also be eligible for a 20% tax credit under the Federal Historic Rehabilitation Tax Incentives Program. This credit is available for properties rehabilitated for income-producing properties, but it is not available for properties used exclusively as the owner's private residence. The rehabilitation must be substantial as defined by IRS and applies only to a project that the National Park Service designates as a certified rehabilitation.

In cases where the donor may qualify for both a Federal income tax deduction and a rehabilitation tax credit, there are two important considerations: First, an easement placed on a building that is the source of a rehabilitation tax credit may be considered a partial disposition of the building, which could affect the available tax credits. Second, where rehabilitation tax credits have been claimed within 5 years preceding the easement donation, the Internal Revenue Code requires some reduction in the amount of the easement contribution deduction. An accountant or tax attorney should be consulted in such cases.

Further Information

For further information about historic preservation easements and how to obtain certified historic structure status for a building in a historic district, visit the National Park Service website at <http://www.nps.gov/history/hps/tps/tax/easement.htm> or contact our office at NPS_HPS-info@nps.gov.

This leaflet incorporates changes to Federal tax law as a result of the Pension Protection Act of 2006 and the Food, Conservation, and Energy Act of 2008 (Public

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The preservation easement given to the Preservation Alliance for Greater Philadelphia on the Manufacturer's Club protects a National Register listed property not subject to local historic commission review. Courtesy of the Preservation Alliance.



Law 110-234). For updates on any subsequent Federal tax law changes, please refer to the website cited on the previous page.

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Comments or questions regarding this publication are welcomed and should be addressed to Technical Preservation Services, Heritage Preservation Services, 1201 Eye Street NW, Washington, DC 20005 or email at NPS_HPS-info@nps.gov.

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