



## CITY OF BOULDER CITY

Community Development Department  
401 California Avenue  
Boulder City, Nevada 89005  
[www.bcnv.org](http://www.bcnv.org)

November 27, 2024

Dear Historic District Property Owner,

In 1983, the Boulder City Historic District was listed on the National Register of Historic Places. Our historic district is comprised of over 500 buildings and structures from the city's early years (1931–1945), reflecting its construction and operational phase during the development of the Hoover Dam.

In the late 2000s, the city introduced exterior design guidelines to safeguard and enhance the landmarks and structures that embody the city's historic, architectural, and cultural heritage. In 2022, this effort gained momentum with the adoption of the Historic Preservation Ordinance, which mandated compliance with these guidelines. Under the ordinance, any exterior modifications to properties within the Historic District that require a building permit and are visible to a public street must first obtain a Certificate of Appropriateness (COA). The type of modification, and the historic status of the property determines if review and approval of the COA is by the Historic Preservation Commission (HPC) or staff.

To provide clearer standards, the city updated its exterior design guidelines for the district. These updated guidelines apply to all properties within the district, regardless of their use, and now extend to include post-1945 buildings and vacant properties intended for future infill development. The new guidelines aim to establish detailed standards for preserving the district's contributing properties while offering more flexible options for non-contributing properties. This approach encourages property owners to retain and restore historic elements, ultimately helping non-contributing properties regain their contributing status within the district.

**As a property owner within the district, the city would like to inform you of several available resources and opportunities to help you in modifying your property and engage your interest in historic preservation:**

- The city has developed an **Interactive Map** which allows the public to search an address to see if it is located within the district, its construction year, architectural style, its contributing status, applicable design guidelines, and other pertinent information related to the property. We invite you to scan the **QR code** or visit [www.bcnv.org/HDMaP](http://www.bcnv.org/HDMaP) to use this tool.



- The city has hired a **Historic Preservation Consultant** to assist property owners in determining if their modifications are in accordance with the applicable design guidelines, advise on appropriate design materials, and make recommendations for improvements to their historic structure.
- There are two **historic preservation grant opportunities** to assist both homeowners and business owners in making improvements to their property:
  - **The Residential Historic Preservation Grant:** This grant provides up to \$10,000 reimbursement for eligible architectural improvements to residential structures to help retain the historic integrity of your residence.
  - **The Redevelopment Agency (RDA) Historic Preservation Grant:** This grant provides up to \$99,900 reimbursement for eligible architectural improvements to commercial structures to help retain their historical significance within the district.
- Every year in May, the Historic Preservation Commission celebrates **Historic Preservation Month and Day** through events and activities that promote historic elements of our community and demonstrate the social and economic benefits of historic preservation.
  - Planning is underway for **Historic Preservation (HP) Day** on May 10, 2025. This celebration allows residents and visitors to engage in various events and activities that promote historic preservation within our community.
  - The HPC will accept nominations starting in January 2025 for **the 15<sup>th</sup> Annual Historic Preservation Award**. This award recognizes outstanding projects involving the preservation, rehabilitation and enhancement of the city's historic buildings and neighborhoods.
  - Further information will be provided to residents via their monthly utility mailer next year for the award nomination and HP Day.
- The city's **Historic Preservation Website** provides more detail information regarding the district, the commission, events, grants and award opportunities, and other resources that can assist you, whether it be to navigate making an exterior improvement to your property or applying for a residential grant to help fund said improvement.

**For more information,** we invite you to visit [www.bcnv.org/Historic-Preservation](http://www.bcnv.org/Historic-Preservation) to learn more. You can also contact Nakeisha Lyon, City Planner with the Community Development Department with any questions at 702-293-9282 or [planner@bcnv.org](mailto:planner@bcnv.org).