

# A REALTORS GUIDE TO SELLING IN A LAS VEGAS HISTORIC DISTRICT

We need your help to inform homeowners of the guidelines and benefits of living in a “Historic District” that’s located in the city of Las Vegas. This guide is to provide you with an understanding of what you and property owners should know when selling/buying a house within an historic district.



## **WHAT IS THE CITY OF LAS VEGAS HISTORIC PRESERVATION COMMISSION?**

The Historic Preservation Commission (HPC) was established in 1991 to; provide protection for historically significant properties and archaeological sites that represent important aspects of the city's heritage; to enhance the character of the community by taking such properties and sites into account during development; and to assist owners in the preservation and restoration of their properties. The HPC's main goal is to ensure that the history of Las Vegas is protected and not forgotten. This is a volunteer board of professionals with experience in architecture, urban planning, building construction, real estate, Nevada history, and archeology.

## **WHAT IS A HISTORIC PROPERTY/DISTRICT?**

A local historic property or district is a geographically definable area or building, whether urban or rural, which contains structure(s), site(s), and/or work(s) of art, which have:

- A. special historical or aesthetic interest or value; or
- B. represents one or more periods or styles of architecture typical of one or more eras in the history of the municipality, county, state or region; or
- C. causes that area to constitute a visibly perceptible section of the community

## **WHAT IT MEANS TO PURCHASE A HISTORIC PROPERTY**

The designation of a local district protects the significant properties and historic character of the district. If a property is listed on the city of Las Vegas Historic Property Register, or is located within the boundaries of a locally designated historic district, there are certain procedures that must be followed for projects proposing to alter that property.

## **WHY OWNERS NEED TO BE AWARE OF PURCHASING HISTORIC PROPERTIES**

A property or district listed on the city of Las Vegas Historic Property Register is designated by local ordinance and falls under the jurisdiction of the City of Las Vegas Historic Preservation Commission per municipal ordinance Title 19.10.150. The HPC is responsible for reviewing and making decisions concerning applications for new construction, alteration, demolition or removal of any exterior element associated with a Historic Landmark, District, Site, Building, Structure and Object.

The City of Las Vegas Historic Property Register currently has two historic districts: John S. Park Historic District and Beverly Green Historic District. You can view the full list of properties listing on the historic register here: [bit.ly/3tB1ODT](http://bit.ly/3tB1ODT)

## **GRANTS FOR BRICKS & MORTAR PROJECTS**

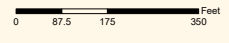
The HPC offers grants to owners of properties listed on either the city or national historic property registers either individually or as part of an historic district. Funding is provided as a reimbursement grant (up to \$10,000) that must be matched by the owner. An application must be submitted via the city's website at: [bit.ly/3Gn0oEL](http://bit.ly/3Gn0oEL). Grants are available for the costs associated with the following types of projects:

- The repair or rehabilitation of historic properties, buildings and/or structures
- Restoration of missing or altered historic features
- Removal of incompatible or non-historic features
- Replacement of non-historic materials or features with historic materials or features (requires documentation of the original materials)
- Repair or replacement of deteriorated historic features with compatible materials
- Maintenance projects that preserve the integrity, safety, and stability of portions of the structure



**City of Las Vegas**  
John S. Park  
Historic District Map

John S. Park  
Historic District



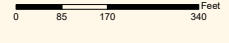
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, the City is not responsible for any Geographic Information System Planning & Engineering Dept. 702-229-4301

Printed: Monday, October 17, 2022



**City of Las Vegas**  
Beverly Green  
Historic District

Beverly Green  
Historic District



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, the City is not responsible for any Geographic Information System Planning & Engineering Dept. 702-229-4301

Printed: Monday, October 17, 2022

## WHAT REAL ESTATE AGENTS CAN DO

1. Consult the city's on-line map to determine if a property is listed on the register at [bit.ly/3Oblho0](https://bit.ly/3Oblho0)
2. Contact the city's Historic Preservation Office with any questions about a property's historic status
3. Inform potential buyers of the property's historic status and required adherence to the city's municipal ordinance
4. Inform potential buyers of the city's grants program
5. Contact the city's Historic Preservation Office once a historically listed property is sold so we can send an official welcome packet

## WHAT THE CITY OF LAS VEGAS CAN DO TO ASSIST

1. Provide guidance in the form of consultation and informative literature such as local ordinance Title 19.150.10, additional maps, or any other needs
2. Guide homeowners in submitting Certificate of Appropriateness and Bricks and Mortar grant applications
3. Provide any additional information related to historic preservation



### FOR MORE INFORMATION, PLEASE CONTACT

Diane Siebrandt, Historic Preservation Officer

[dsiebrandt@lasvegasnevada.gov](mailto:dsiebrandt@lasvegasnevada.gov) | 702.229.2476

495 S. Main St, Las Vegas, NV 89101

