



Advantages of Being on the National Register of Historic Places and/or Clark County Heritage Register

Advantages of Listing on Either Register:

1. Preservation provides a tangible link to our history. Historic or cultural properties are non-renewable resources.
2. Listing on the register is a voluntary action. Property owners feel pride in their property and its reflection of the past history or craftsmanship.
3. Property values and marketability of historic properties are typically enhanced by listing on a heritage register. Listing on a historic register can make your property more inviting for potential tenants and customers.
4. The State Historical Building Code may be used to get relief from some parts of the standard international building code.
5. The Historic Preservation Commission is eager to provide consulting advice for your maintenance, rehabilitation and other projects.
6. Having both County Heritage and National Register properties in the community may increase tourism, thereby resulting in increased economic development in the area.
7. Within Clark County, eligibility for the Special Valuation Tax Incentive program. Reducing tax burden for ten years based on amount invested in rehabilitation.
8. Within Clark County, property qualifies for Open Space tax reduction.
9. As the owner of a registered property, you may choose to “advertise” your site as a part of various cultural programs and brochures.
10. Generally higher sales value because of these benefits.

Additional Advantages for the National Register of Historic Places:

1. Eligibility to apply for federal planning & renovation grants, when funds are available.
2. Profitable renovation of commercial properties (including residential rental) by means of federal investment tax credits equal to 20 percent of costs, plus inclusion of half of costs in annual depreciation.
3. Recognition in national publications and listings and, if the owner wishes, display of a bronze National Register plaque.

Requirements of Listing:

1. Owners of locally registered properties must submit plans for a design review for most types of major renovations, restorations or rehabilitation for significant features of the property. Administrative review is available for minor work. These reviews are at no cost to the property owner.
2. Owner cannot remove property from the register once it is listed unless it is no longer significant as determined by the Clark County Historic Preservation Commission. The Commission may remove a property if it no longer meets the criteria for listing.
3. Property owners may be called on to open the buildings for tours. Property owners have complete control over these tours. In the last five years, tours have only been arranged through a handful of the dozens of sites on the registers.