

POSSIBLE FUTURE: Restaurant with restored storefront and apartments upstairs

These concepts would not be development plans or requirements. They would simply help owners, residents and investors visualize possibilities.

Use historic photographs whenever possible so proposed concepts respect each building's architectural history.

11. Recruit Investors and Entrepreneurs

Preservation should include finding people willing to invest.

Develop an inventory of adaptive-reuse opportunities that can be shared with:

- Local entrepreneurs
- Existing Ely businesses
- Property owners
- Developers
- Housing developers
- Retirees looking for business opportunities
- Former Ely residents
- Regional investors
- Tourism businesses

Market Downtown Ely as a place where someone can **own a piece of Nevada history and build a business around it.**

12. Make the Rehabilitation Process Easier to Understand

Create a simple guide for someone considering purchasing or rehabilitating a historic property.

Explain:

1. Who to contact.
2. What permits may be required.
3. What historic requirements apply.
4. What financing programs may be available.
5. What grants may be available.
6. What tax incentives may apply.
7. What design assistance is available.
8. Who can help them through the process.

The Commission should try to eliminate unnecessary confusion and delays.

13. Work Closely With White Pine Main Street

Historic preservation and downtown revitalization should complement each other.

Develop a strong working relationship among:

****Ely Historic Preservation Commission**

- City of Ely
- White Pine Main Street
- White Pine County
- Economic Development
- Property Owners
- Local Banks
- Businesses
- Residents**

These organizations should share information rather than operate independently.

14. Establish Relationships With Funding Agencies

Invite representatives from organizations such as:

- Nevada State Historic Preservation Office
- Nevada Main Street
- Governor's Office of Economic Development
- USDA Rural Development
- Rural Nevada Development Corporation
- Housing agencies
- Regional development authorities
- Local lenders

to speak with the Commission.

Ask a very specific question:

"What programs can we bring to Ely that will make private investment in our historic buildings financially possible?"

15. Create a Downtown Historic Building Resource Page

Create an easy-to-find section of the City or Commission website containing:

- Available grants
- Low-interest financing

- Historic tax-credit information
- Design guidelines
- Rehabilitation resources
- Available historic properties
- Before-and-after projects
- Contact information
- Historic photographs
- Adaptive-reuse success stories

Make Ely one of the easiest small communities in Nevada in which to understand historic rehabilitation.

16. Celebrate Property Owners Who Invest

Recognize successful preservation projects publicly.

Create annual awards such as:

Historic Preservation Award

Best Adaptive Reuse

Downtown Investment Award

Historic Storefront Restoration

Vacant to Vibrant Award

Property owners spending their own money improving Ely should be recognized and encouraged.

17. Measure Results — Not Just Meetings

Create measurable annual goals.

Track:

- Number of vacant historic buildings
- Number returned to productive use
- New downtown businesses
- New downtown housing units
- Private dollars invested
- Grant dollars obtained
- Low-interest financing obtained
- Façades rehabilitated

- Buildings stabilized
- Historic properties documented
- Buildings added to historic registers

Publish a simple annual:

"State of Historic Downtown Ely"

Show residents what has actually been accomplished.

Recommended First-Year Priorities

Rather than trying to accomplish everything immediately, I recommend that the new Commission concentrate on these first:

- Complete training for new Commission members.
- Begin Ely's historic building inventory.
- Identify the 10–20 highest-priority historic properties.
- Determine Ely's Certified Local Government status and pursue certification if needed.
- Establish a working partnership with White Pine Main Street.
- Meet with Nevada SHPO and Nevada Main Street representatives.
- Create the first Ely Historic Preservation Funding Guide.
- Research establishment of a local matching-grant program.
- Research establishment of a revolving low-interest rehabilitation loan fund.
- Develop the framework for the **Ely Historic Downtown Adaptive Reuse Program**.
- Select 3–5 buildings as potential pilot adaptive-reuse projects.
- Meet voluntarily with those property owners to learn what is preventing redevelopment.
- Identify potential funding packages for those pilot projects.
- Establish measurable goals for the Commission's first year.

Our Guiding Principle

We are not trying to freeze Downtown Ely in the past.

We are trying to preserve the best parts of Ely's past and make them useful for Ely's future.

A successful Historic Preservation Commission should help create a Downtown Ely where historic buildings are **preserved because they are being used**.

That means encouraging investment that produces:

Historic Preservation

New Businesses

More Housing

Private Investment

Jobs

Tourism

Community Pride

