

# Local Historic Preservation Programs

# What a local Commission may do

- (1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance;
- (2) Recommend to the municipal governing board areas to be designated by ordinance as "Historic Districts"; and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks";

# It may

(3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property;

# It may

(4) Restore, preserve and operate historic properties;

(5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause;

# It may

- (6) Conduct an educational program with respect to historic properties and districts within its jurisdiction;
- (7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission when authorized by the governing board may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law;

# It may

- (8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof;
  
- (9) Prepare and recommend the official adoption of a preservation element as part of the municipality's comprehensive plan;

# And it may

- (10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part; and
  
- (11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate. (1989, c. 706, s. 2.)

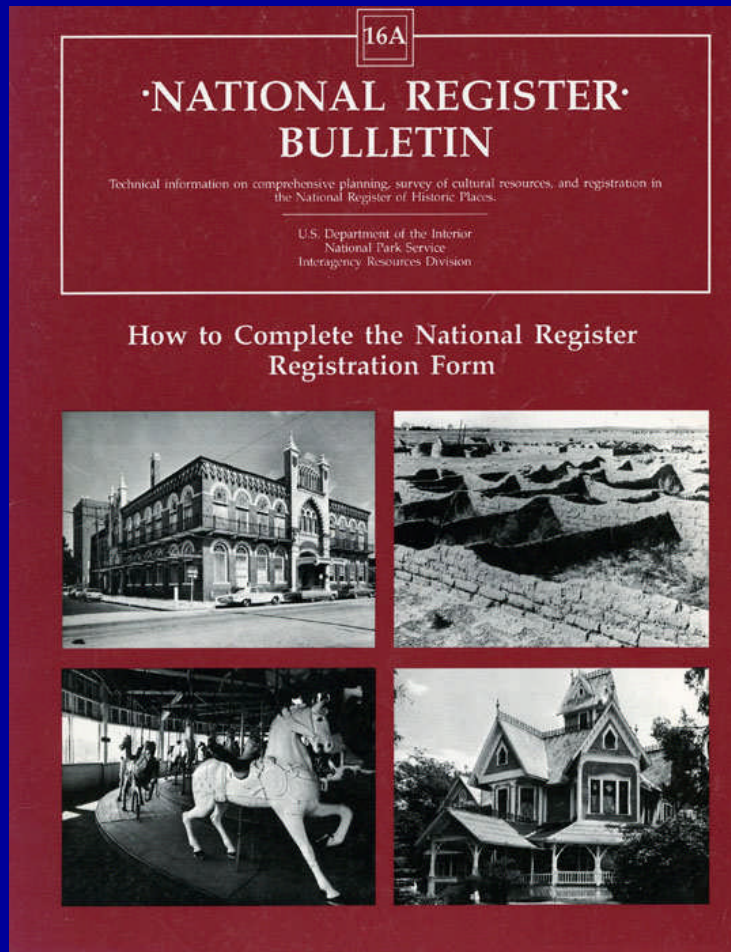
# What is “historic designation”?

In North Carolina, historic districts and landmarks can be those areas listed on the National Register of Historic Places,

or

Districts and landmarks designated by a local government with a “preservation commission”

# A National Register landmark or district



- Is honorific
- Does not affect private property rights
- Can impact federal and federally funded, licensed, or sanctioned efforts

# A local designation



Is entirely a local government decision

Is independent of listing on the National Register of Historic Places

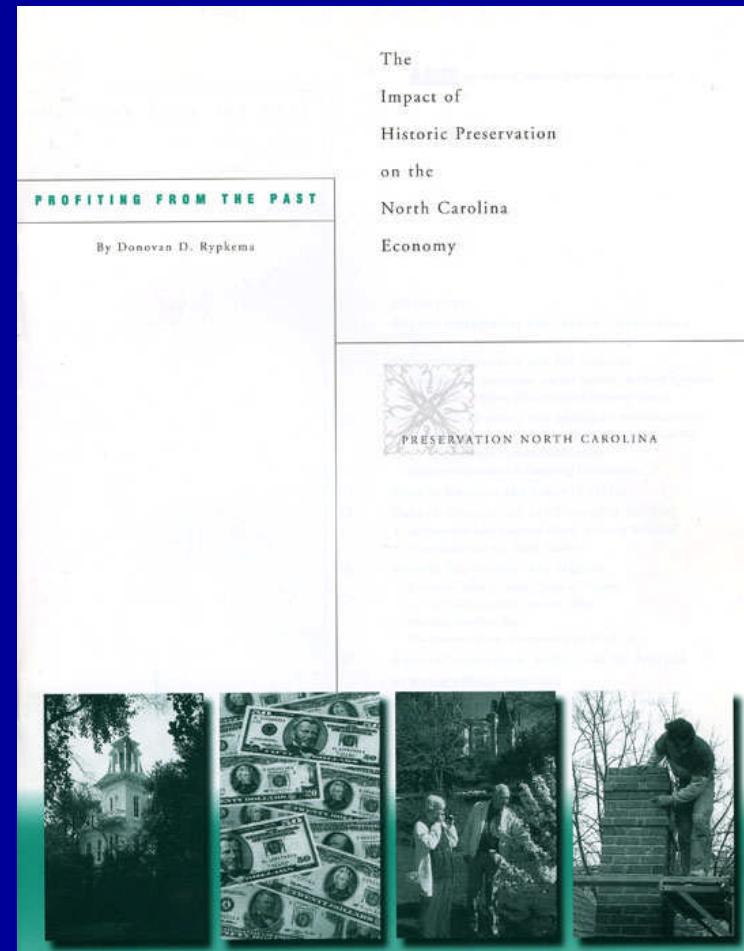
Some historic districts  
and landmarks are  
both locally  
designated

AND listed on the  
National Register



# Local Designation Consequences

- Is often a catalyst for economic growth
- Helps create communities with a high quality of life



# Local Designation Consequences

- Allows for change and growth that is managed and reflects community values



# Local Designation Consequences

- Requires property owners to have construction projects reviewed
- Can delay demolitions of some properties, and in rare cases prevent demolition





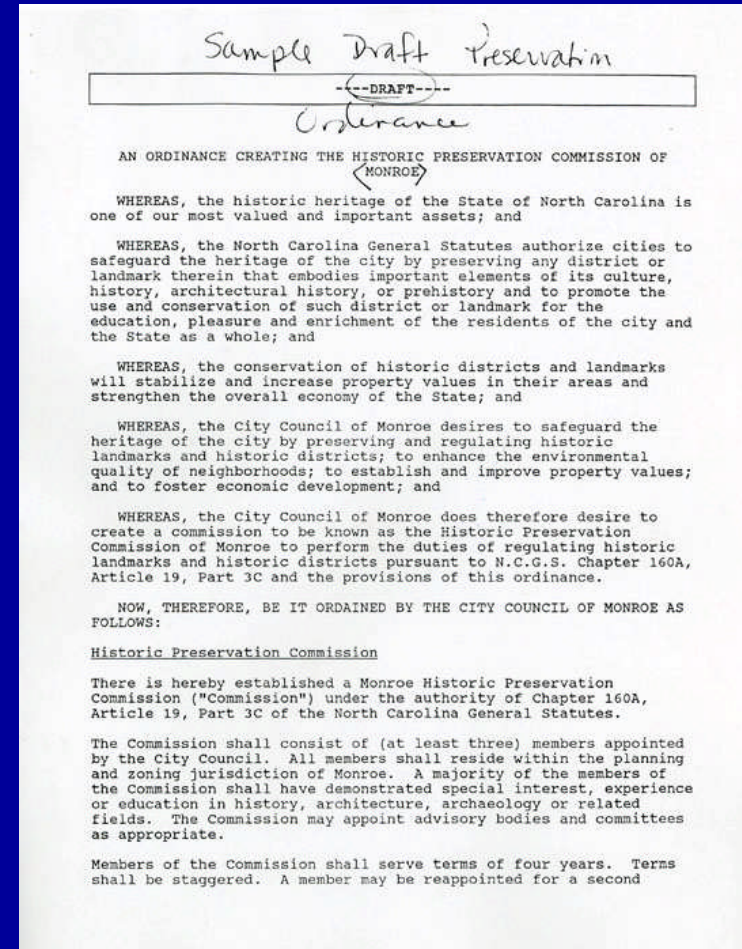
# Local Designation Consequences

Has real estate tax consequences FOR INDIVIDUALLY DESIGNATED LANDMARKS—NOT DISTRICTS



# Local Designation Process

First Step is an ordinance, which creates a commission and a process for local designation



# After the ordinance

- The local governing body appoints preservation commission members
- Preservation Commission drafts and adopts Rules of Procedure
- Preservation Commission develops a work plan and priorities

- Preservation commission may recommend districts and landmarks for local designation
- If districts and landmarks are designated by the local governing body, commission must develop guidelines and procedures for design review working closely with planning and/or inspections staff



# Designation process

- A report is prepared
- Report is submitted to the State Historic Preservation Office for Comment
- It is then acted upon by the preservation commission and if passed
- Presented to the local governing body for consideration and designation

# The Role of the State

- Guidance
- Formal review of designation reports
- Informal review of other documents
- Training
- List serve
- Certified Local Government Program

