National Register of Historic Places

Connecticut®

Department of Economic and Community Development

State Historic Preservation Office

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What is the National Register?

- *Official list of the Nation's historic places significant in American culture and worthy of preservation.*

- *Authorized by the National Historic Preservation Act of 1966*
  - Public Law 89-665; 16 U.S.C. 470

- *Honorary Designation/Recognition*

- *National Park Service program coordinated by the State Historic Preservation Office*

What is the National Register?

NPS NR webpage:
www.nps.gov/subjects/
nationalregister

Historic Designations

Yale Bowl, NHL

- ❑ National Historic Landmarks (NHL)
  - ■ Properties of national significance
  - ■ Reviewed by National Park Service, NHL staff
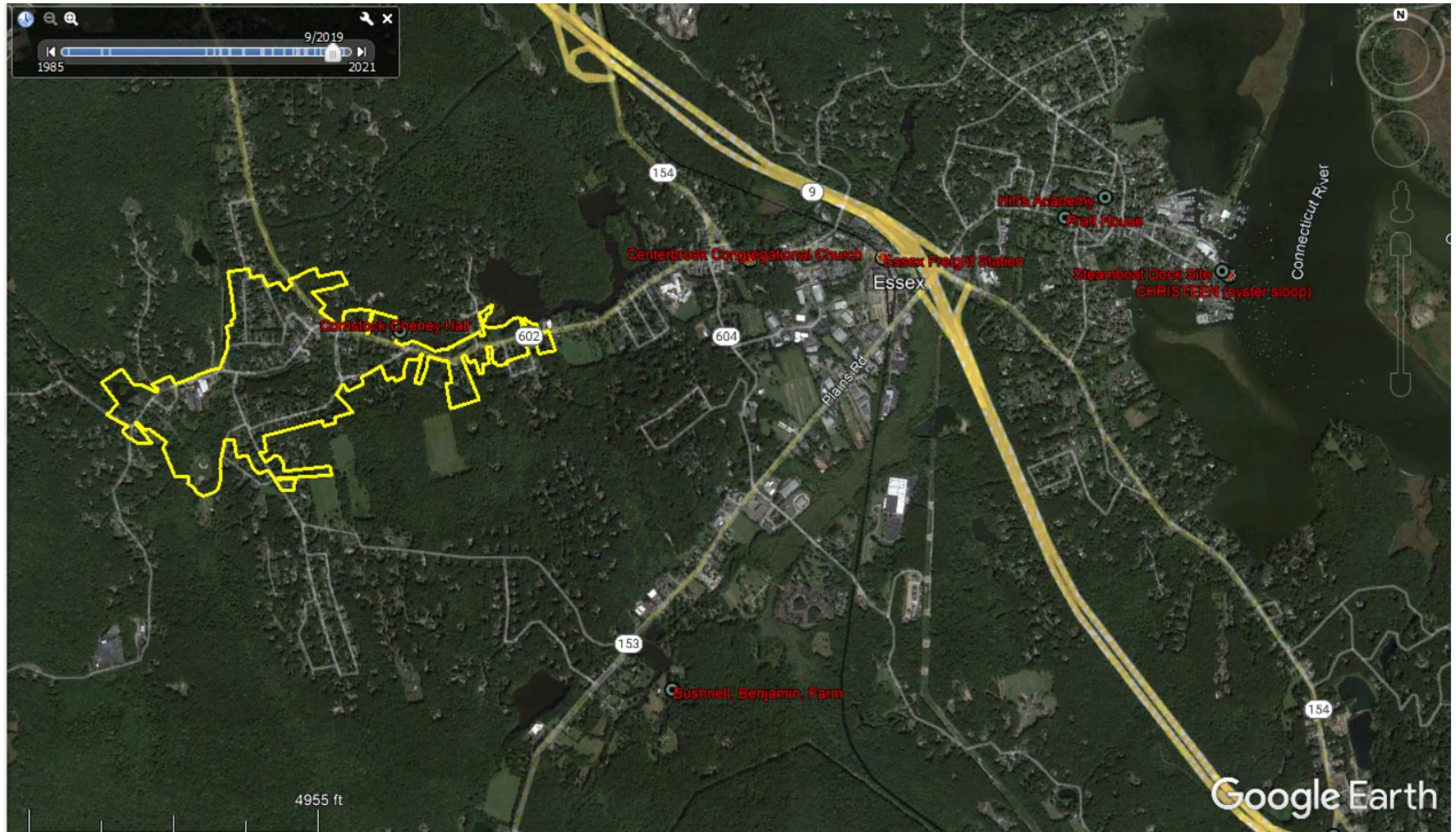 - ■ Requires owner consent from majority of private property owners

- ❑ National Register of Historic Places (NR)
  - ■ Properties of local, state, or national significance
  - ■ Reviewed by CT State Historic Preservation Review Board & National Park Service NR staff
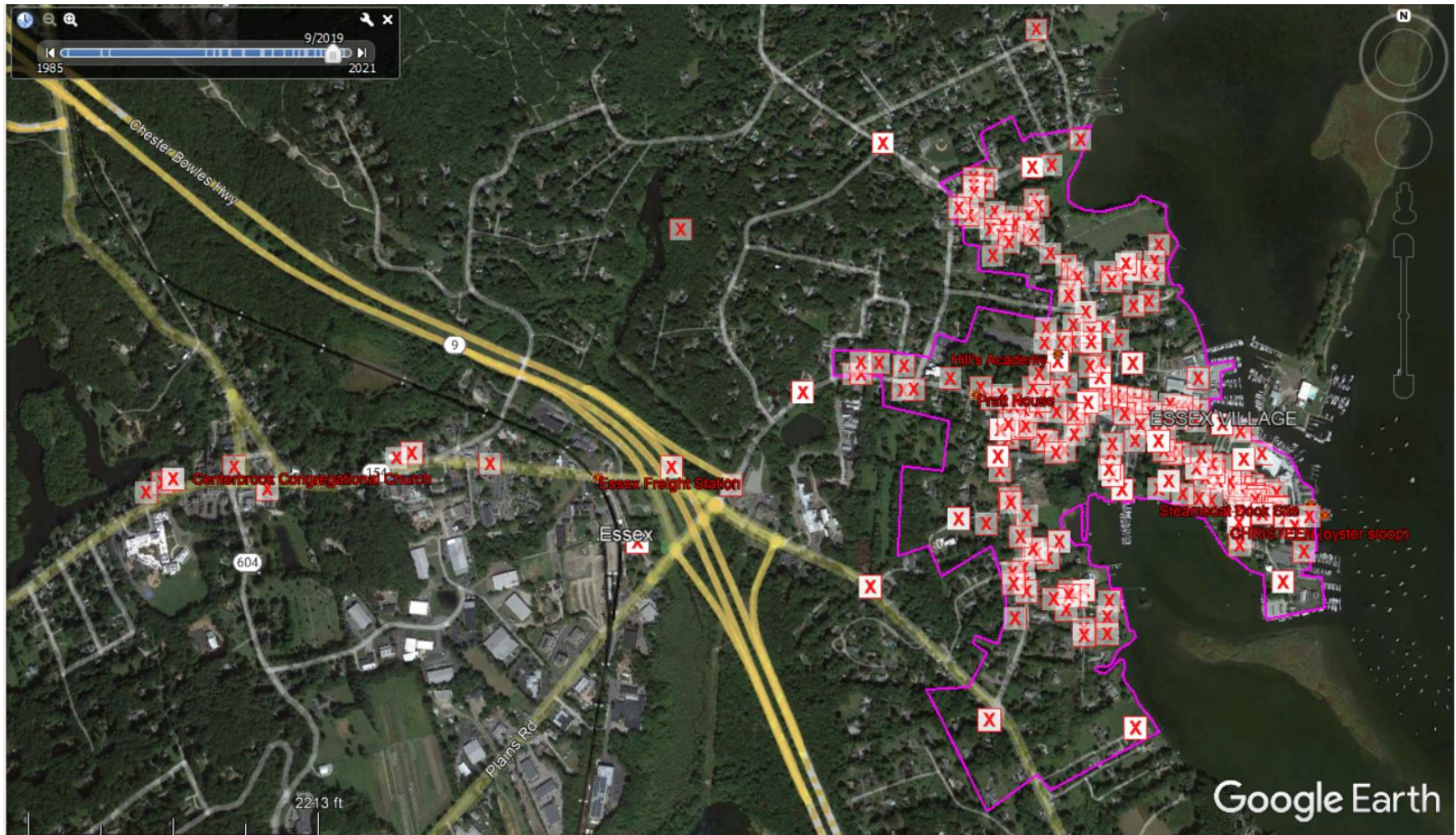 - ■ Requires consent from majority of private property owners

Historic Designations

Historic Designations

- State Register of Historic Places (SR)
  - Properties of local or state significance
  - Reviewed by CT Historic Preservation Council
  - Does not require owner consent

- Local Historic Districts & Properties (LHD/LHP)
  - Local level significance
  - Designated by town historic commission
  - Requires 2/3 owner consent and involves ballots

Historic Designations – State Register

What is the National Register?

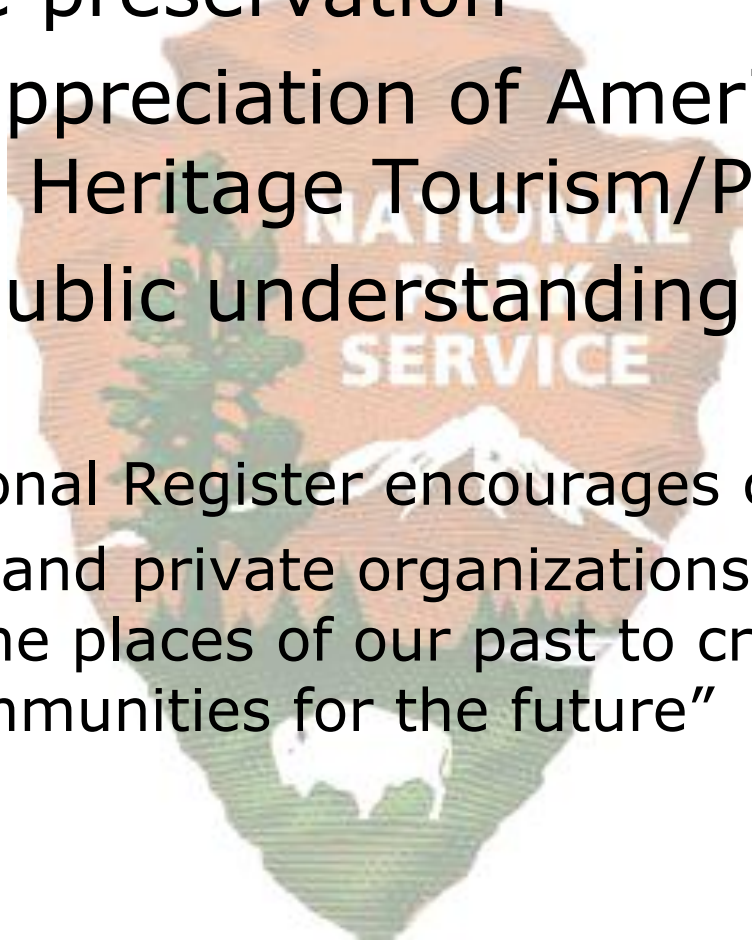Clara T. O'Connell School, Bristol (Local)

Crawford Manor, New Haven (State)

Grove St Cemetery, New Haven (National)

Goals of the National Register

- Encourage preservation
- Promote appreciation of America's heritage – Heritage Tourism/Placemaking
- Broaden public understanding of historic places
    - "The National Register encourages citizens, public agencies, and private organizations to recognize and use the places of our past to create livable and viable communities for the future"

Historic Association – NR Criteria

- **A** – events that contributed to the broad patterns of history (nationally, regionally, or locally)

- **B** – properties associated with the lives of persons significant in our past

- **C** – embody the distinctive characteristics of a type, period or method of construction

- **D** – that have yielded, or may be likely to yield, information important in prehistory or history

NR Criteria – Historic Integrity

Includes resources that posses integrity of location, setting, design, materials, workmanship, feeling and association.
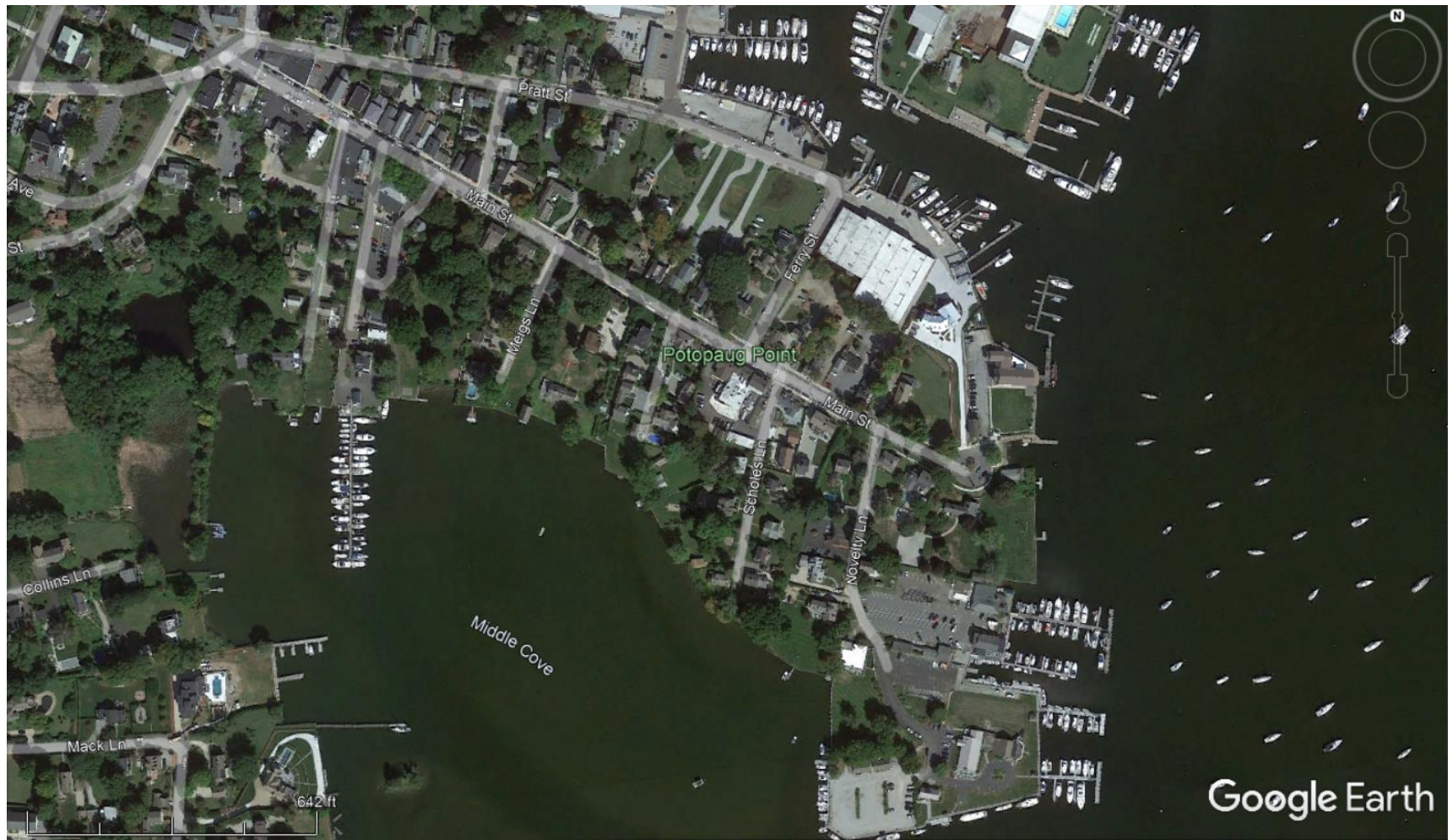
Historic Integrity

1903

1908

2014

NR Nomination - Boundaries

The Process

- Who Nominates a Property?
  - Local community, HDC, Historical Society, etc.
  - Municipality
  - Interested Citizen or Owner

- Getting Started
  - Preparation of the document by a consultant or individual
  - Staff review and recommendation to the State Review Board

The Process

- Owner Notification – by 30 days prior to meeting
  - If Owner Approves of the Listing – No Action
  - If Owner does not approve of the Listing, mail a notarized statement to SHPO

- Majority of Private Property Owners Decide
  - Each property owner gets one "vote" (but there is no ballot). If majority object property/district is listed as a "Determination of Eligibility"

- The Review Board makes a formal recommendation

- The Nomination is sent to the Park Service and the property is listed in the NR or sent back within 45 days

Results of Listing

- **Recognition**
  - Appreciation
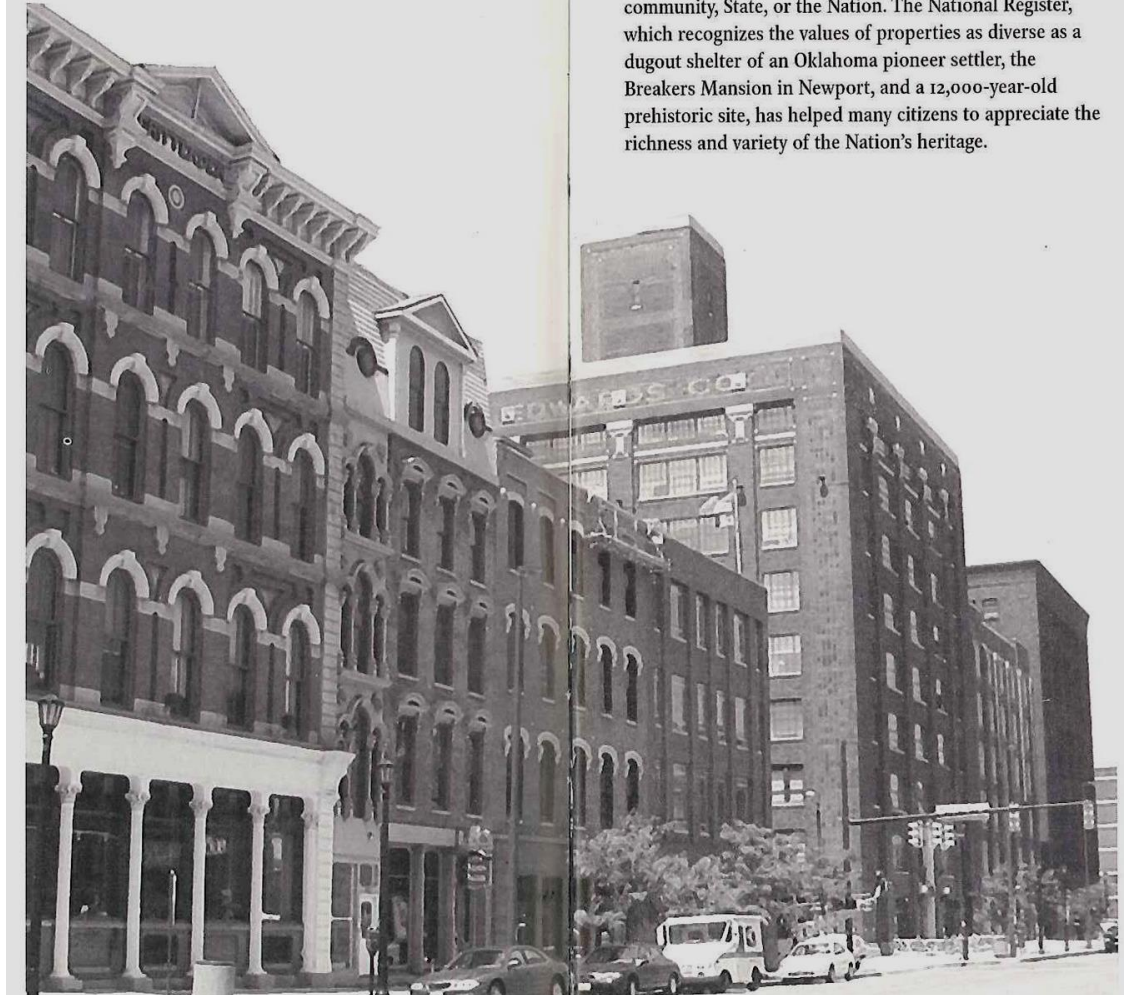 - Planning
  - Placemaking
  - Incentives

- **Protection**
  - Environmental Review

"*I don't think without the National Register designation of the Warehouse district we could have gotten the investor interest and the interest of public officials in taking a bunch of old buildings that people were knocking down for parking lots and turning them into a vibrant retail, residential, and office district.*" (Hunter Morrison, City of Cleveland Planning Office)

NATIONAL RECOGNITION

Listing properties in the National Register often changes the way communities perceive their historic places, and strengthens the credibility of efforts by private citizens and public officials to preserve these resources as living parts of our communities. Listing honors a property by recognizing its importance to its community, State, or the Nation. The National Register, which recognizes the values of properties as diverse as a dugout shelter of an Oklahoma pioneer settler, the Breakers Mansion in Newport, and a 12,000-year-old prehistoric site, has helped many citizens to appreciate the richness and variety of the Nation's heritage.

Results of Listing

- Will my property be restricted?
  - **NO <u>state or federal</u> restrictions**
  - Intent is for honorary designation only

• Owners are NOT obligated to open their properties to the public, restore or even maintain them.

•**Private owners' rights are not restricted** – they can sell, develop or use their property in any way they see fit.

Results of Listing

- **The NR program is for honorary designation; no <u>state or federal</u> restrictions on property owners**

- **Enabling legislation for municipalities in 2013:**

CGS Section 7-148: *Municipalities **may** "protect the historic or architectural character of properties or districts that are listed on, or under consideration the National Register of Historic Places or the State Register of Historic Places*

  - Broad language; ordinance must be developed/approved locally
  - No involvement from SHPO or other state entity
  - Ordinances exist in 4 out of 169 municipalities in CT

Results of Listing

CT Environmental Protection Act (CEPA)

- Public Act 82-367;
- Title 22a Ch. 439, Section 22a-15 to 22a-19b:
- https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Environmental-Review/CT-Environmental-Protection-Act

  (ct.gov/historic-preservation)

- Legal recourse for "unreasonable destruction" of a Connecticut resource, including historic properties listed in or under consideration for listing in the National Register

- "Unreasonable destruction"= planned demolition of a property falling under the scope of the statute for which there are <u>reasonable and prudent alternatives</u> to such destruction.

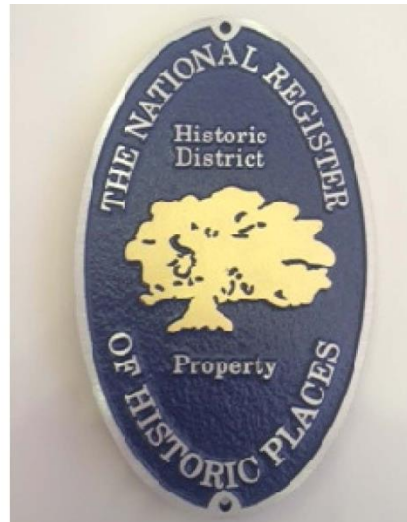# Benefits of Listing: Consideration of Historic Properties

Record Hill Wind from the AT (Baldplate Mt)

NEW HAVEN 1959

Benefits of Listing

- Encourage preservation efforts
- Environmental Review
- Special consideration under the building code
- State Archaeological Preserve
- Eligible for Economic Incentive Programs

Historic Homes Tax Credit

- 30% of Qualified Rehabilitation Expenditures
- No "soft" costs
- Minimum expenditures of $15,000
- Credit caps at $30,000
- Work must meet the Secretary of the Interior's Standards

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