

National Register of Historic Places

Proposed Downtown Historic District

Andrew Roblee
Roblee Historic Preservation, LLC



Department of Economic and
Community Development
State Historic Preservation Office

Jenny Scofield, AICP
Deputy State Historic Preservation Officer
National Register Coordinator



Stafford Springs Historic District

What is the National Register?

www.nps.gov/subjects/nationalregister

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



Historic Designations

National Historic Landmarks (NHL)

- Properties of national significance
- Reviewed by National Park Service, NHL staff
- Requires 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



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



What is the National Register?



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



Crawford Manor,
New Haven (State)

Grove St Cemetery, New Haven (National)

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 possess integrity of location, setting, design, materials, workmanship, feeling and association.



Historic Integrity



1903

1908



2014

District Boundaries: Delineated during nomination



Nomination Process

Getting Started: Anyone can nominate a property (historical society, community group, municipality, residents)

Drafting a National Register nomination form: A scholarly document is prepared that explains why this place is important in history.

State Historic Preservation Review Board Meeting & Owner Notification – by 30 days prior to meeting

- If Owner Approves of the Listing – No Action/Send letter of support
- If Owner does not approve of the Listing, mail a signed letter of objection (with penalty of perjury statement)
- Each property owner gets one “vote” (but there is no ballot). If majority object property/district is listed as a “Determination of Eligibility”
- State Historic Preservation Review Board recommendation

Nomination is sent to the National Park Service

Results of Listing

Recognition

- Appreciation
- Planning
- Placemaking

Incentives

- Special consideration under the building code
- Historic Rehab Tax Credits
- Grants (non-profits & municipalities)

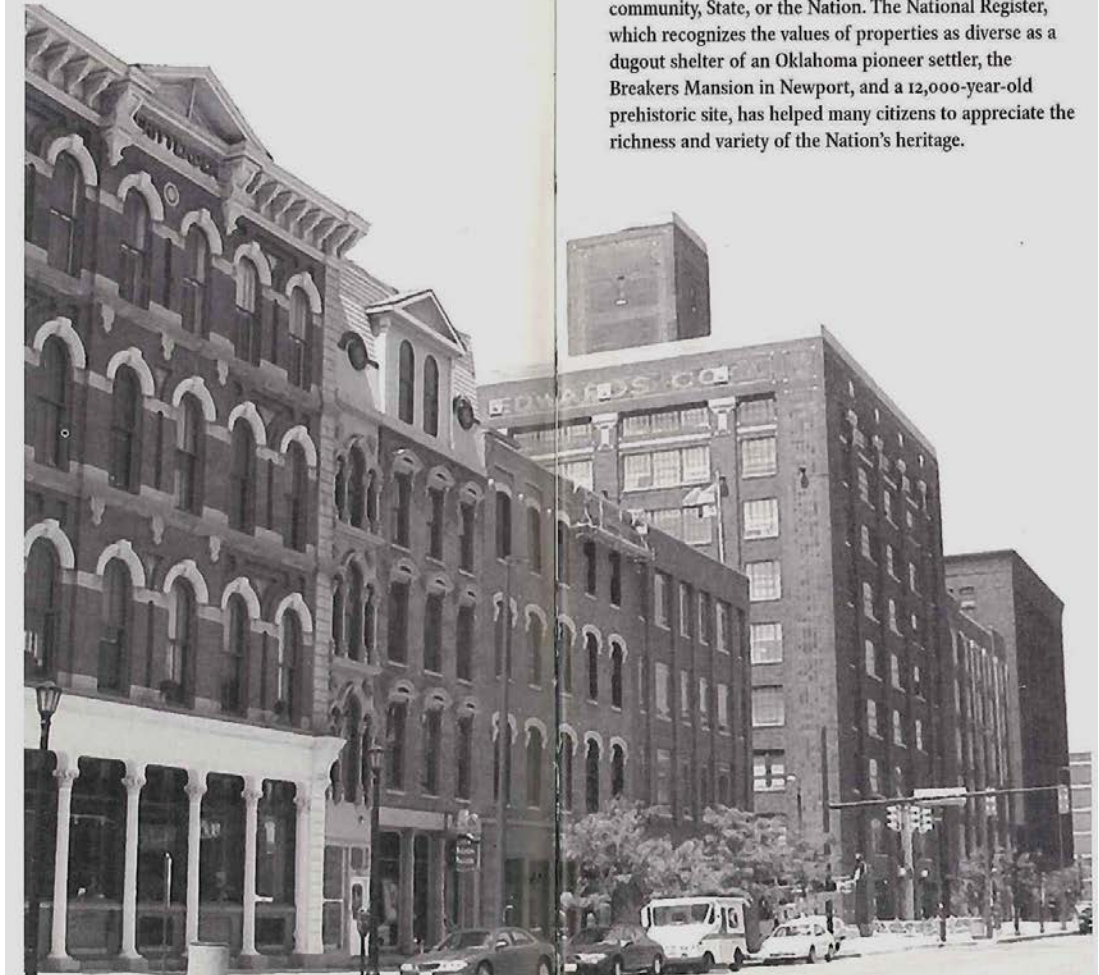
Protection

- Environmental Review
- Protection Act

"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 state or federal 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 state or federal 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

- ❑ Public Act 82-367;
- ❑ CGS Title 22a Ch. 439, Section 22a-15 to 22a-19b
- ❑ 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 reasonable and prudent alternatives to such destruction.



151 East Main Street, Clinton



Benefits of Listing: Consideration of Historic Properties



Record Hill Wind from the AT (Baldplate Mt)



Benefits of Listing: 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

CT State Historic Preservation Office

Email: Jenny.Scofield@ct.gov

Phone: 860.500.2343

Website: ct.gov/historic-preservation

