

# LOCAL and NATIONAL REGISTER HISTORIC DESIGNATIONS

## A Comparison and Overview

### LOCAL LANDMARK DESIGNATION

A **Local Historic District** or **Individual Local Landmark** is designated by a Certified Local Government (CLG) in accordance with provisions in their City Charter. Local landmarking typically only deals with the appearance of properties, not with the use of those properties and is typically exterior only.

Designation of local landmarks **recognizes, protects, and enhances** important architectural, historical and environmental characteristics of buildings and districts. It provides a community with the means to make sure that growth, development and change take place in ways that respect historic character. The local preservation board will review all exterior changes that are planned for local landmarks. The board uses the **Secretary of the Interior's (SOI) Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings** as their guide. Interior changes are not normally reviewed.

#### Key Features and Benefits

- A **public process** to identify, recognize, and hopefully, protect historic resources through listing
- Protects, enhances a community's historic properties and districts through a **design review** process.
- Requires local preservation board **review and approval**, based on conformance with SOI's Standards before a building permit is issued for work.
- Maintains and elevates **property value**, unique and valuable historic features are retained and revitalized.
- Designates local landmarks and historic districts on the basis of **local criteria** and local procedures.
- Provides **tax incentives** for properties certified with the Department of the Interior through the NYSHPO.
- Provides **no additional protection** from the effects of federally assisted undertakings.
- May qualify owners for **local preservation grants**
- **Does not normally restrict** the use of the property.
- Allows for **consultation and assistance** from the preservation board for improvement projects.
- Allows for special **local tax incentives** such as a delay in increasing assessed values.
- Provides for **review of proposed demolitions** within designated areas, which may prevent or delay demolitions to consider preservation alternatives.

### NATIONAL REGISTER DESIGNATION

An **Individually Listed Building** or those contributing to a **National Register Historic District** are listed in the **National Register of Historic Places**, the country's official list of historic properties and resources worthy of preservation. These individual buildings, structures, sites and objects are significant in American history, architecture, engineering, archaeology and culture.

Listing **recognizes the national significance** of important built historic resources in a community. Boundaries of districts are tightly drawn to encompass only concentrated areas of historic buildings. Information compiled to nominate a historic district can be used in a variety of planning and development activities. National Register listing also makes available specific preservation incentives and provides a limited degree of protection via review of the effects of federally funded, licensed or permitted activities.

#### Key Features and Benefits

- A **public process** to identify, recognize, and hopefully, protect historic resources through listing
- Is an **honor** afforded to a small fraction of the millions of buildings and structures across the US.
- Identifies **significant** properties and districts for general planning purposes as part of process of identification, recognition and protection.
- **Analyzes and assesses** the historic character and quality of properties and districts.
- Designates historic areas based on uniform **national criteria** and procedures.
- Provides a limited degree of **protection** from the effects of federally assisted undertakings.
- Qualifies property owners for available federal and state **grants for preservation** purposes.
- Makes available specific federal and state **tax incentives** for commercial property owners and potentially for residential property owners.
- **Does not restrict** the use or disposition of property or obligate private property owners in any way.
- **Does not require** conformance to design guidelines or preservation standard when property is rehabilitated, unless specific preservation incentives (tax credits, grants) are involved.
- **Does not prevent** the demolition of historic buildings and structures within designated areas.

*Based on presentation prepared by Michele Brozek Knoll, City of Buffalo NY Senior Planner and Secretary, Buffalo Preservation Board*

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