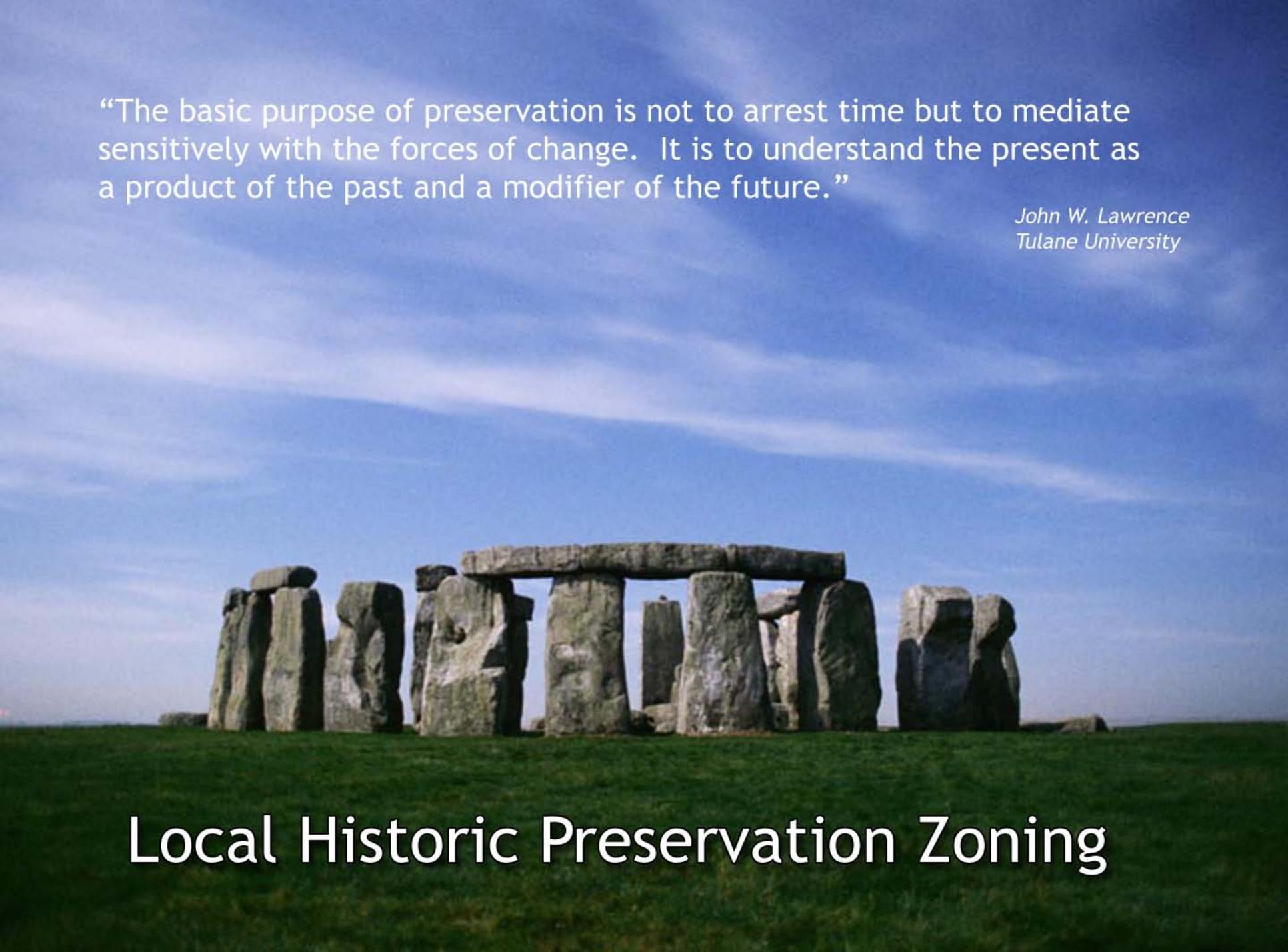


“The basic purpose of preservation is not to arrest time but to mediate sensitively with the forces of change. It is to understand the present as a product of the past and a modifier of the future.”

*John W. Lawrence
Tulane University*

A photograph of the Stonehenge monument in England, showing the large grey stone structures arranged in their characteristic circular formation on a lush green field. The sky is a clear, bright blue with a few wispy white clouds. The overall scene is peaceful and well-lit.

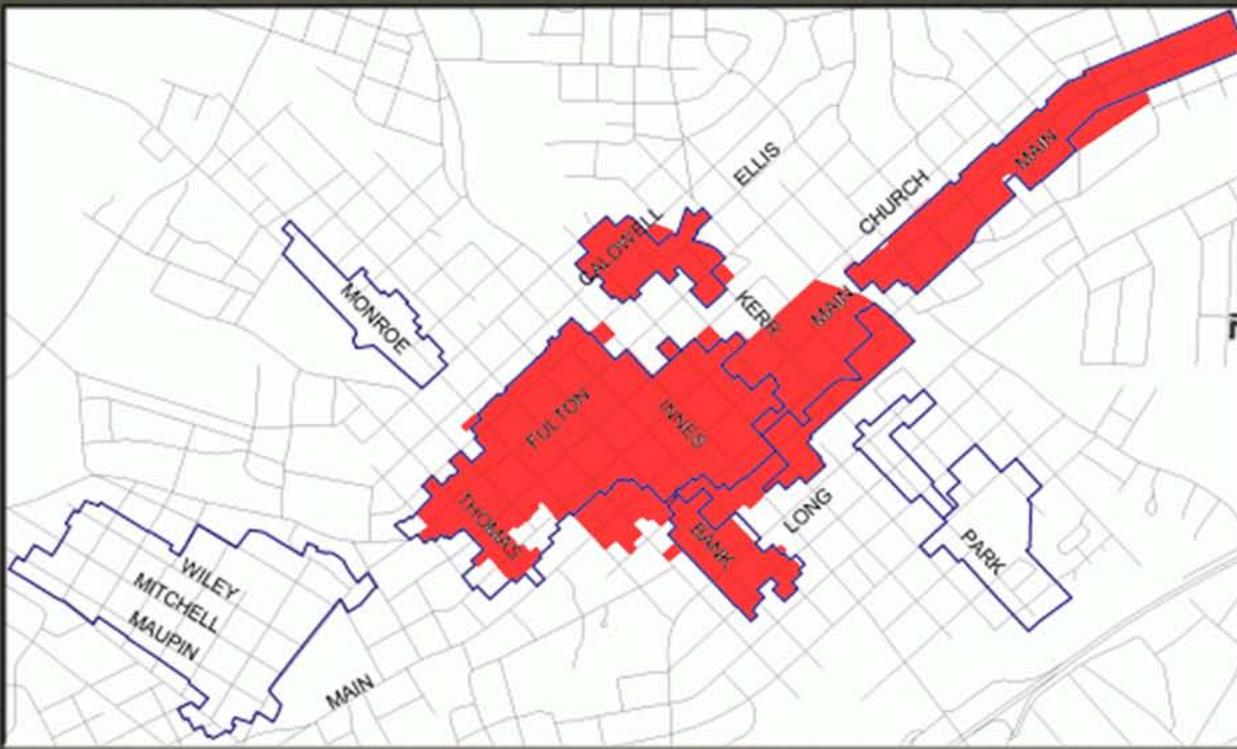
Local Historic Preservation Zoning



- Associated with a significant historical event
- Associated with the life of a historically significant person
- Representative of style or construction
- Unique architectural style
- Work of a master
- Has yielded - or may yield - important archaeological information
- A combination of the above



SIGNIFICANT AT THE NATIONAL, STATE, OR LOCAL LEVEL



HISTORIC DISTRICTS

NATIONAL:

- Listing in the National Register of Historic Places
- Tax credits may be available
- Review of federally funded projects
- No property protection
- Does NOT prevent demolition, alteration, etc.

LOCAL:

- Extension of general zoning law
- Established through local ordinance
- Requires approval from a local historic commission before making changes to property (only the exterior)
- Only public means of preventing demolition or inappropriate changes



N.C. General Statutes

§160A-400.1 to 400.14

“Enabling” legislation: authorizes local governments to enact and enforce laws that regulate public and private property in order to protect landmarks and areas that contain landmarks.

Does not itself protect local historic buildings or sites unless they are considered important to the entire state.

Requires Certificates of Appropriateness (COA) for any and all work on a designated landmark or within a designated district.

Requires “due process” for all decisions made by the commission.

Requires the preservation ordinances to be enforced.*

Historic preservation commission (HPC) decisions are final and binding; appeals may be made to local boards of zoning adjustment and from there to county superior court. The courts will determine if the HPC acted “arbitrarily or capriciously.”

*The HPC is responsible for monitoring, but actual enforcement is best handled through whatever mechanism the local government already has in place for handling other zoning violations.



Why have historic zoning?

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FAYE'S
DISCOUNT
GROCERY

FAYE'S DISCOUNT
GROCERY

FAYE'S DISCOUNT
GROCERY

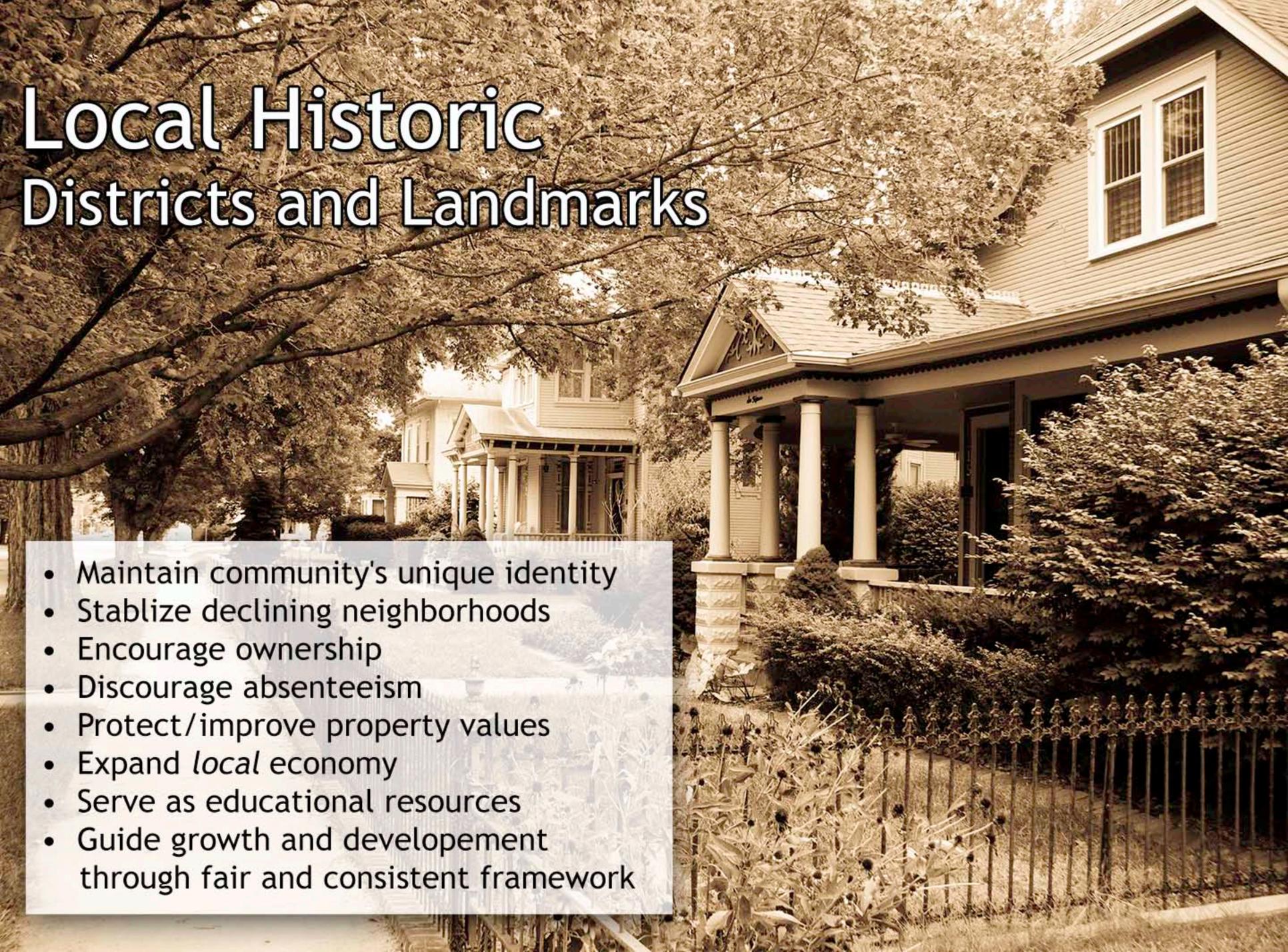
Beaver Meats, Inc.







Local Historic Districts and Landmarks



- Maintain community's unique identity
- Stabilize declining neighborhoods
- Encourage ownership
- Discourage absenteeism
- Protect/improve property values
- Expand *local* economy
- Serve as educational resources
- Guide growth and development through fair and consistent framework

How do local protections work?

1. Local commission conducts survey and inventory to locate possible historic landmarks or districts
2. For each proposed landmark or district, commission performs a detailed study
3. Commission recommends designation to local government if the property (or district) is found
 - to be historically significant
 - to retain original integrity of design and/or construction
4. HPO has 30 days to offer advisory comments
5. Local government either approves or rejects
6. If approved:
 - administered by a historic zoning commission
 - owners apply to commission for approval before making changes to their property
 - commission grants or denies permission based on
 - “Secretary’s Standards”
 - approved design guidelines

LOCAL DESIGNATION

DOES

- REGULATE REPAIRS AND EXTERIOR ALTERATIONS
- REQUIRE MAINTENANCE OF BUILDINGS AND SET MAINTENANCE STANDARDS
- CONTROL DESIGN AND PLACEMENT OF NEW CONSTRUCTION
- PROHIBIT WANTON DEMOLITION

DOES NOT

- REGULATE INTERIOR CHANGES UNLESS DESIRED BY OWNER
- REQUIRE RESTORATION OF PROPERTY
- PROHIBIT NEW CONSTRUCTION OR ADDITIONS
- REQUIRE RESTORATION OF PROPERTY

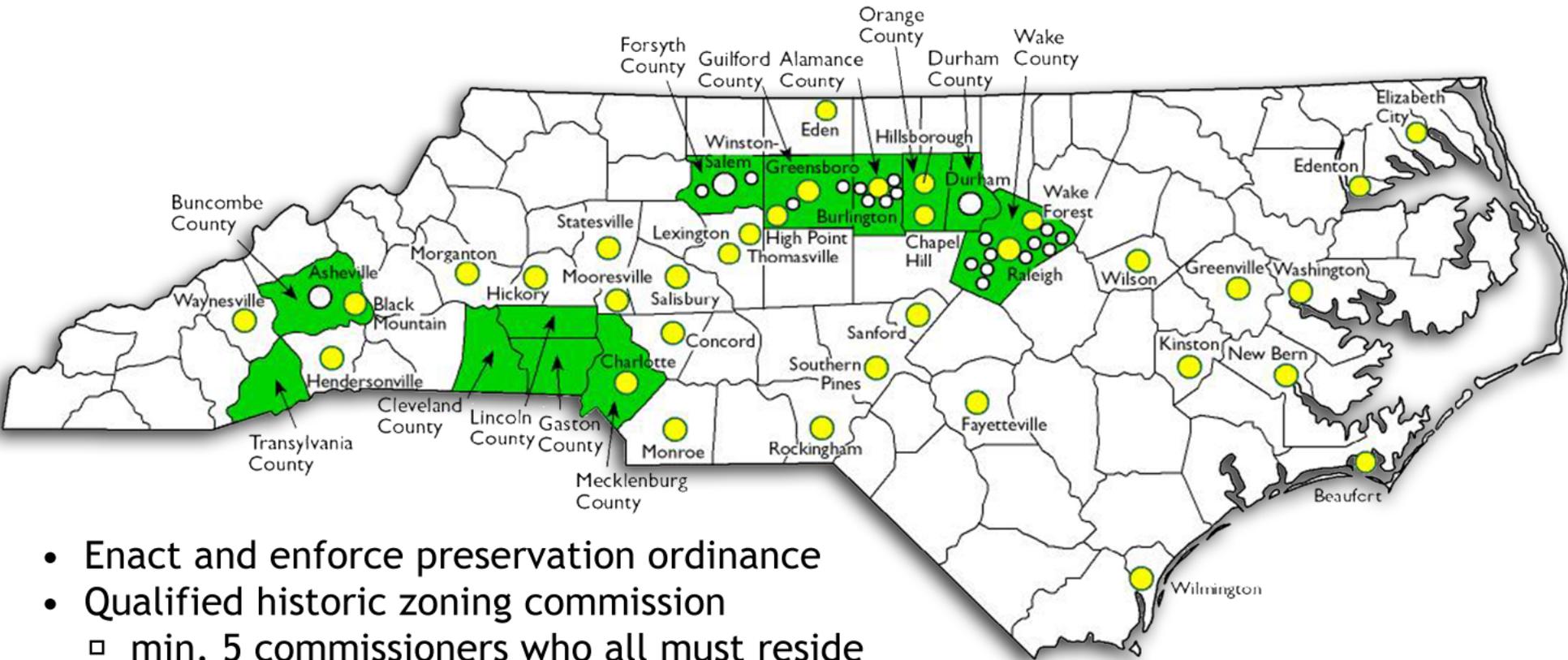
Certified Local Government (CLG) Program

National Park Service
U.S. Department of the Interior



- A local government that has a historic preservation commission may apply to become “certified”
- It is the local government, not its commission, that is certified
- Benefits:
 - The local commission has greater access to technical assistance from the HPO for historic preservation efforts
 - The local government may apply for certain grants available only to CLGs
 - Forges connection between historic preservation and overall local planning efforts
 - Nurtures growth of a statewide preservation network that includes citizens, local governments, non-profit organizations, and the HPO.

Certified Local Governments in N.C.



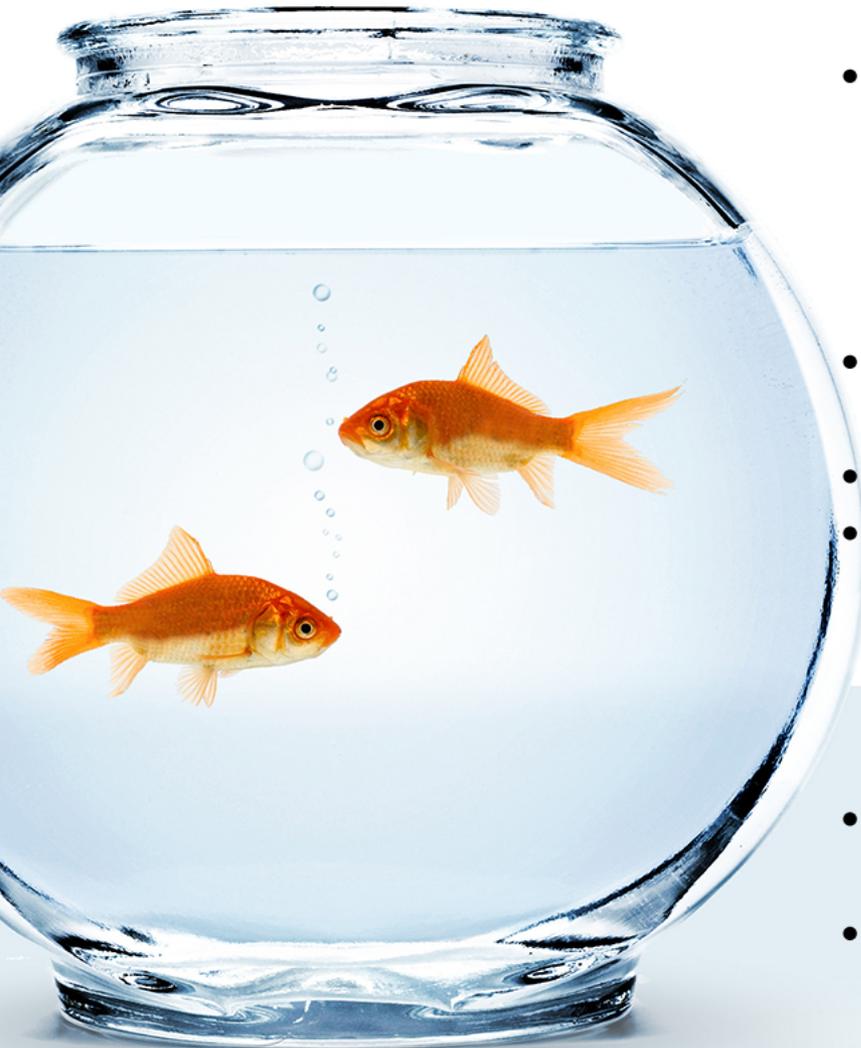
- Enact and enforce preservation ordinance
- Qualified historic zoning commission
 - min. 5 commissioners who all must reside within the jurisdiction of the local government
 - “good faith effort” to appoint professionals
 - staggered terms of 2 to 4 years
 - fill vacancies within 60 days
- Must designate 1 paid member of its staff, or a person working under contract, to serve as the individual responsible for the operations of the commission
- At least 2 commissioners and the staff must attend 1 training event per year



Certification

- Agreement with HPO and NPS
- NHPA and NCGS 160A-400.1
- Review proposed NR nom. within jurisdiction of the CLG
- Up-to-date design guidelines
- Maintain survey and inventory
- Annual training
- Annual reporting
- Bi-annual review by HPO
- Public participation
- Make defensible decisions





Defensible Decisions:

- Due process
 1. procedural - process of making decisions and taking action
 2. substantive - rationale of the decision itself
- Articulate final decisions of the commission using the language of the design guidelines
- Observe proper parliamentary procedure
- Be professional and competent:
 1. Know the principles of historic preservation
 2. Know the guidelines
 3. Know the substance of the proposal
- Be courteous to applicants without being their “friend”
- **No conflicts of interest!** ...real or apparent, direct or indirect, financial or otherwise.

“DO YOU EVER GET THE FEELING WE’RE BEING WATCHED?”

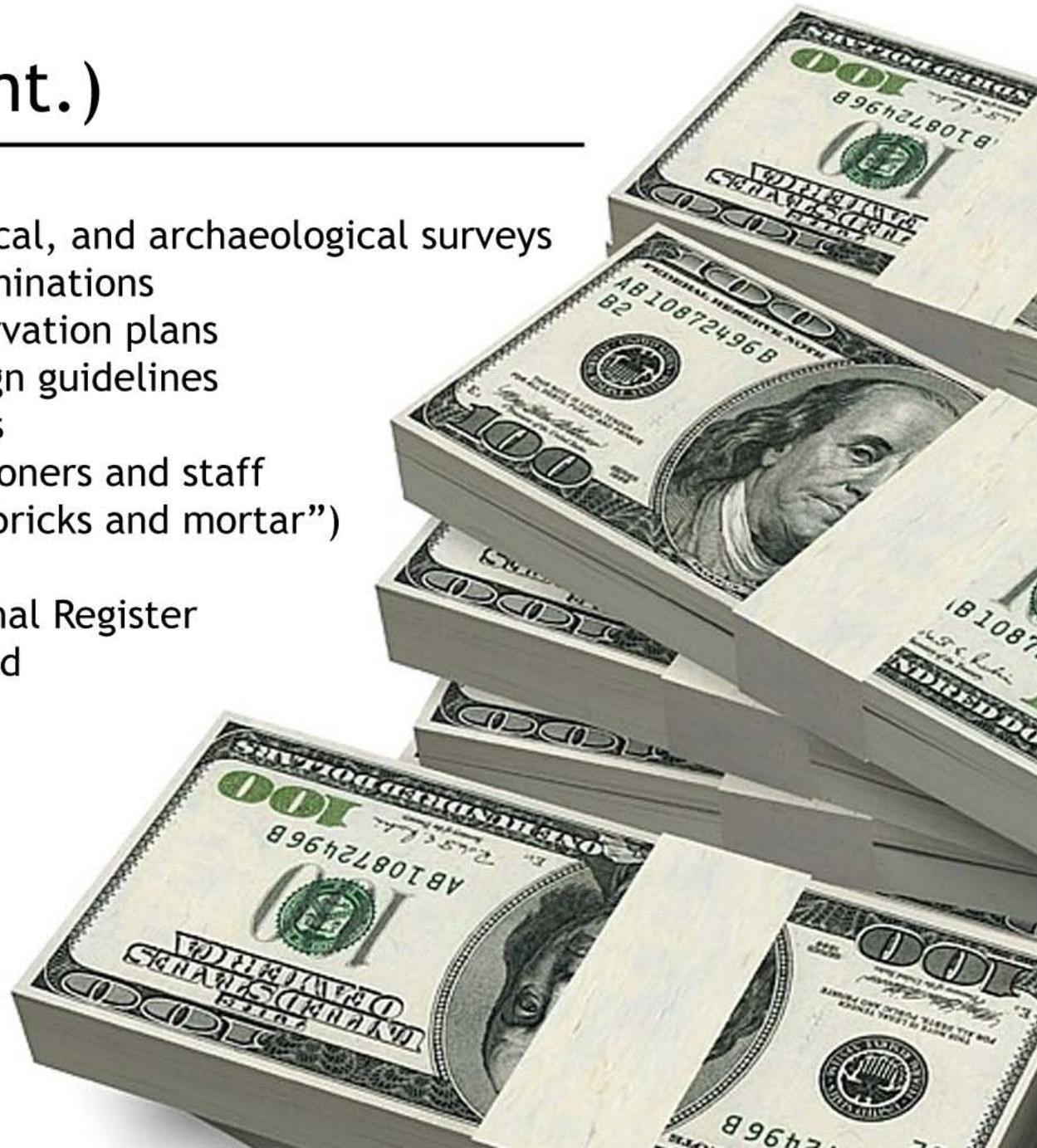
CLG Grants

- Matching/reimbursement grants (60/40)
- Seed money that can help attract additional funding
- Federally funded through Congress and NPS
- 10% of HPO budget is reserved specifically for CLGs and must be awarded each year in a competitive application process
- \$92,000 awarded in FY 2010
- Within CLG jurisdiction, eligible applicants:
 - local governments
 - local historic preservation commissions
 - nonprofit organizations
 - educational institutions



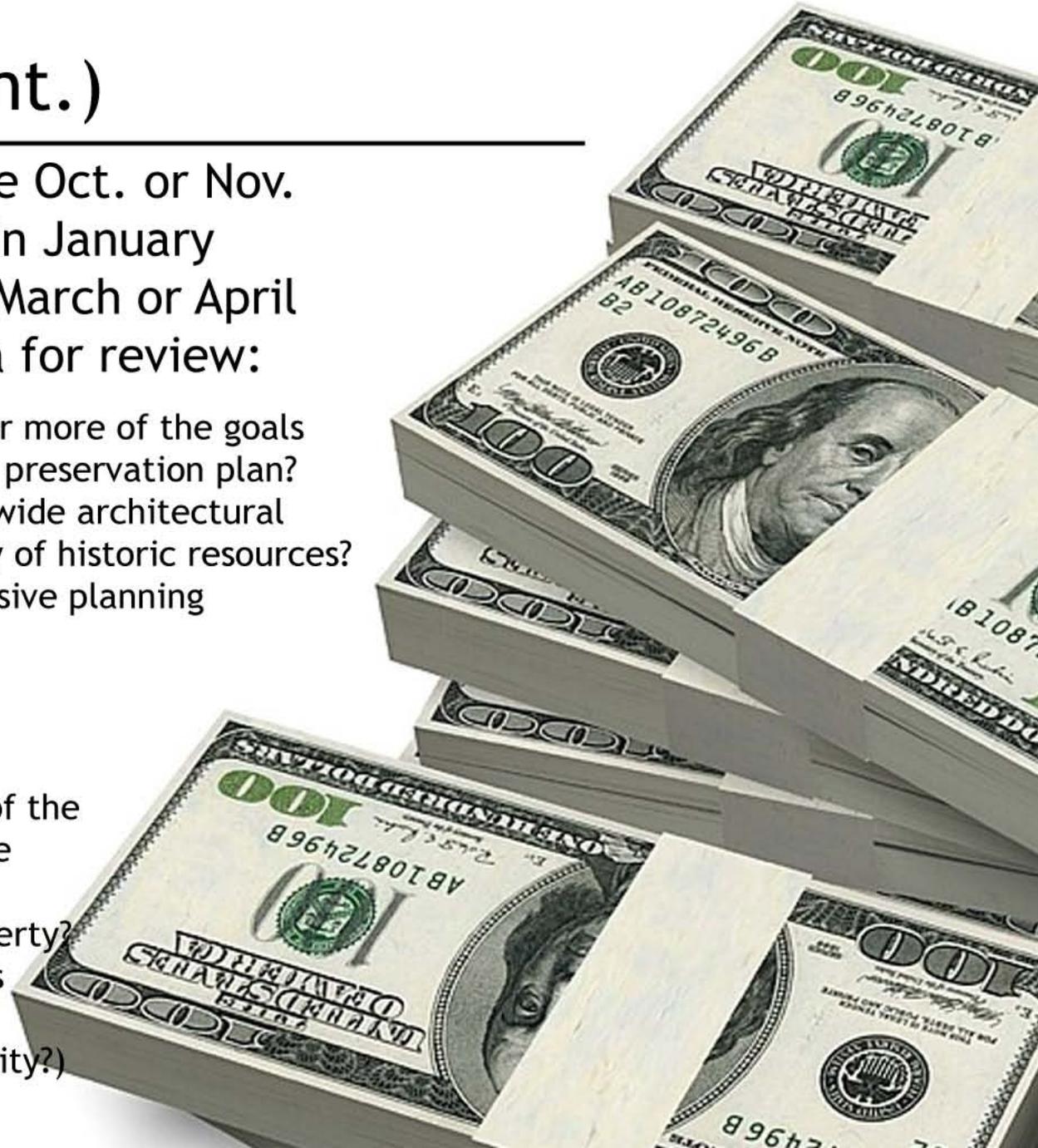
CLG Grants (cont.)

- Grants can be used for
 1. architectural, historical, and archaeological surveys
 2. National Register nominations
 3. preparation of preservation plans
 4. development of design guidelines
 5. educational activities
 6. training for commissioners and staff
 7. rehab/restoration (“bricks and mortar”) projects:
 - listed in the National Register
 - not privately owned



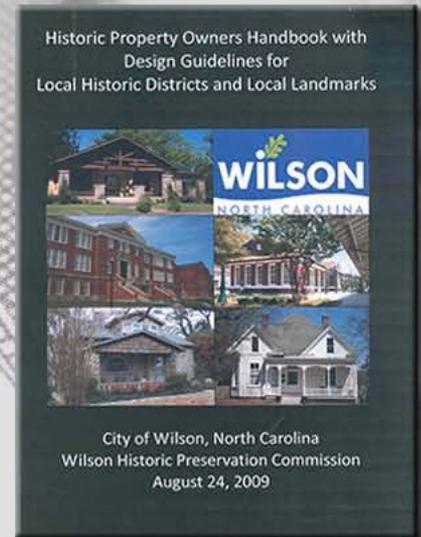
CLG Grants (cont.)

- Application available Oct. or Nov.
- Submit application in January
- Usually awarded in March or April
- Summarized criteria for review:
 1. Does project address one or more of the goals in North Carolina's historic preservation plan?
 2. Does it contribute to statewide architectural or archaeological inventory of historic resources?
 3. Does it address comprehensive planning considerations?
 4. Is it viable?
 - well planned?
 - realistic budget?
 - demonstrate the ability of the applicant to carry out the project successfully?
 5. How significant is the property?
(How many other resources are there in the project area and what is their quality?)

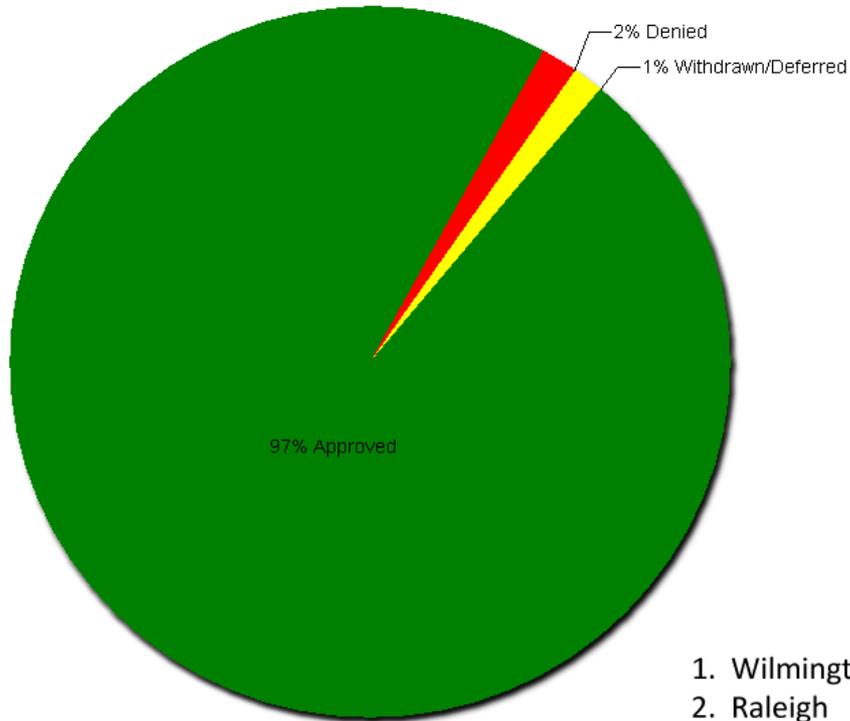


Examples

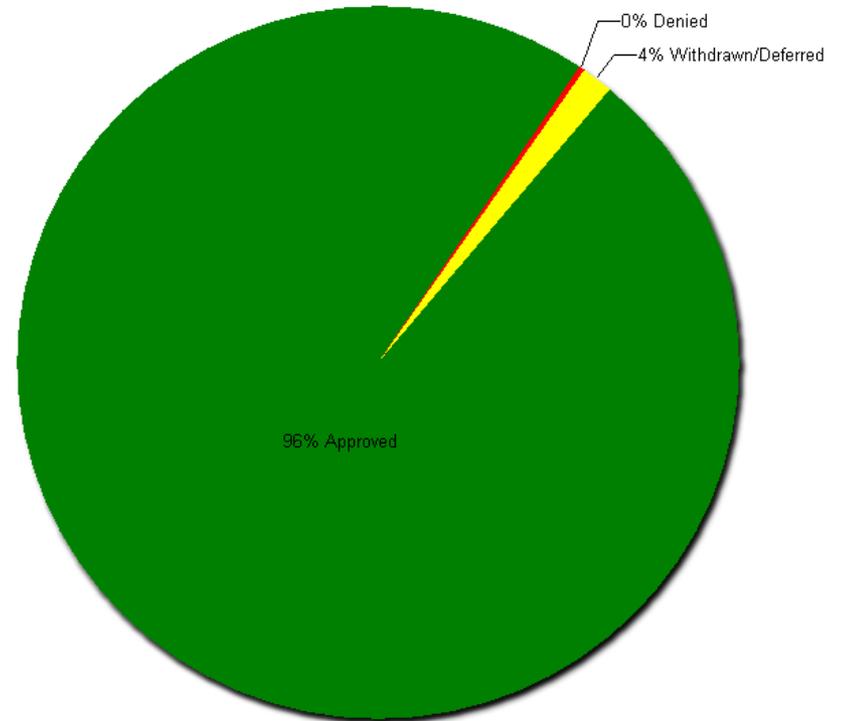
- Transylvania County: \$3,800 to nominate East Main Street Historic District for National Register listing (2008)
- City of Wilson: \$10,800 to help fund development of design review guidelines (2008)
- Hoyle Historic Homestead, Inc.: \$3,000 to repair foundation and support structure of NR-listed house owned by a non-profit (awarded through Gaston County, 2009)
- City of Sanford: \$5,904 to hire a structural engineer and perform structural analysis/stabilization (2009)



1,962 COAs
Reviewed in N.C.



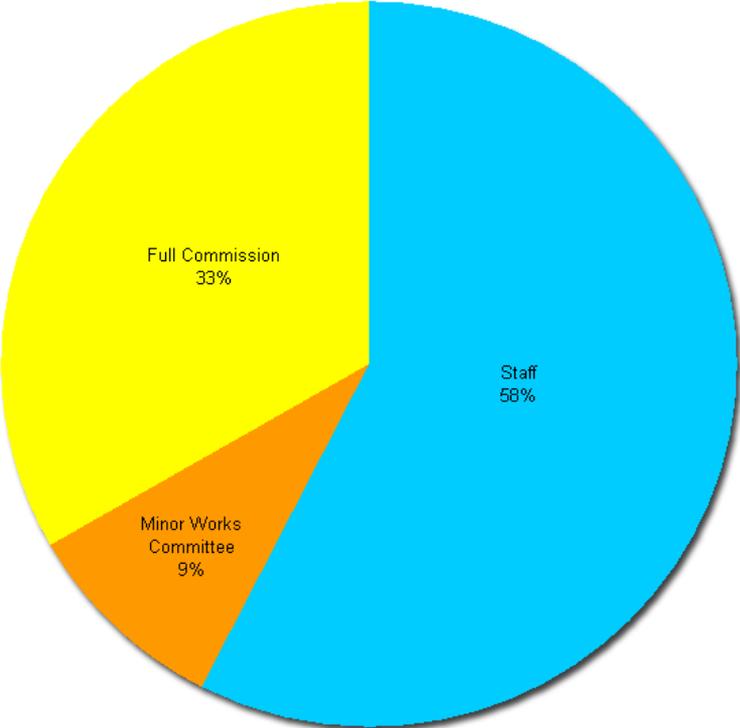
92 COAs
Reviewed in Sanford



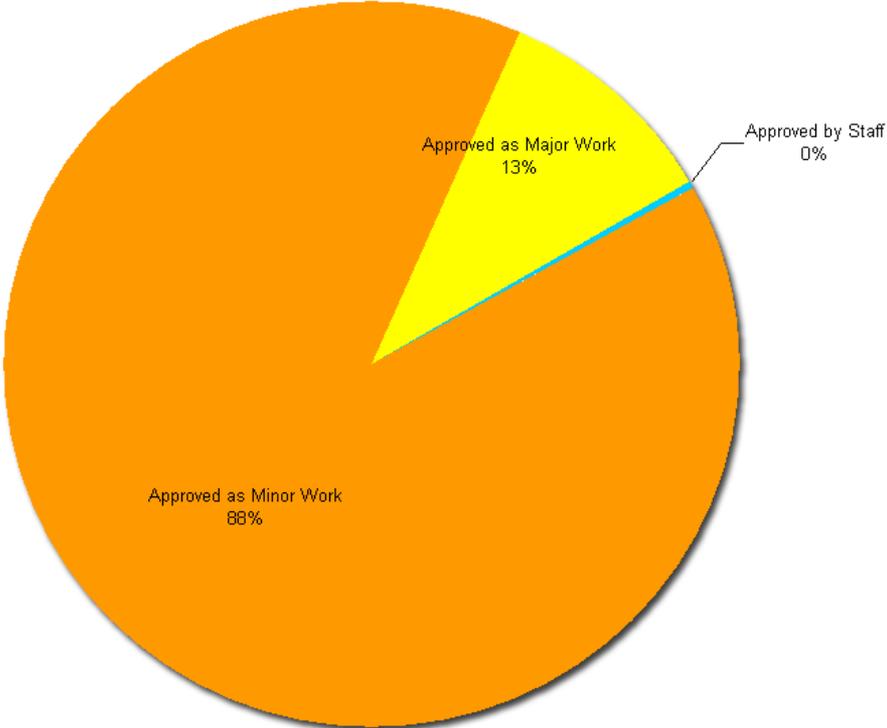
1. Wilmington	216
2. Raleigh	176
3. Asheville	173
4. Salisbury	167
5. Charlotte	125
6. Greensboro	117 [974 (50%)]
8. Sanford	92 (5%)

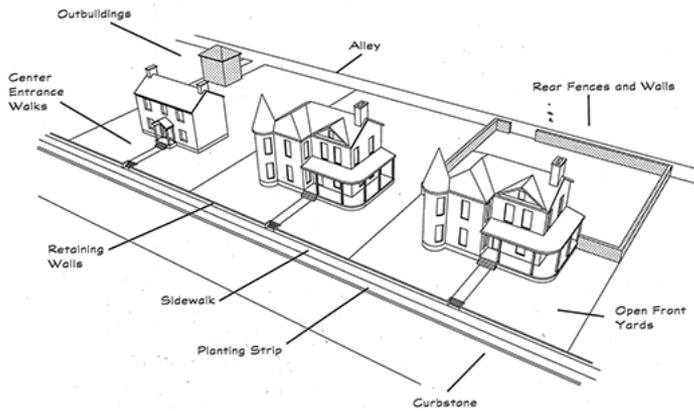
Approvals

Statewide

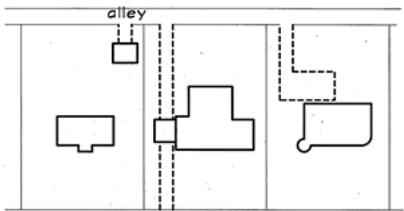


Sanford

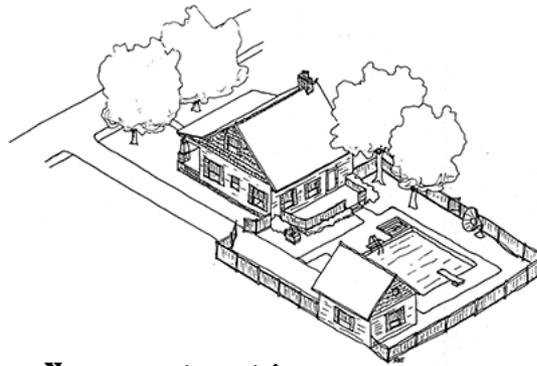




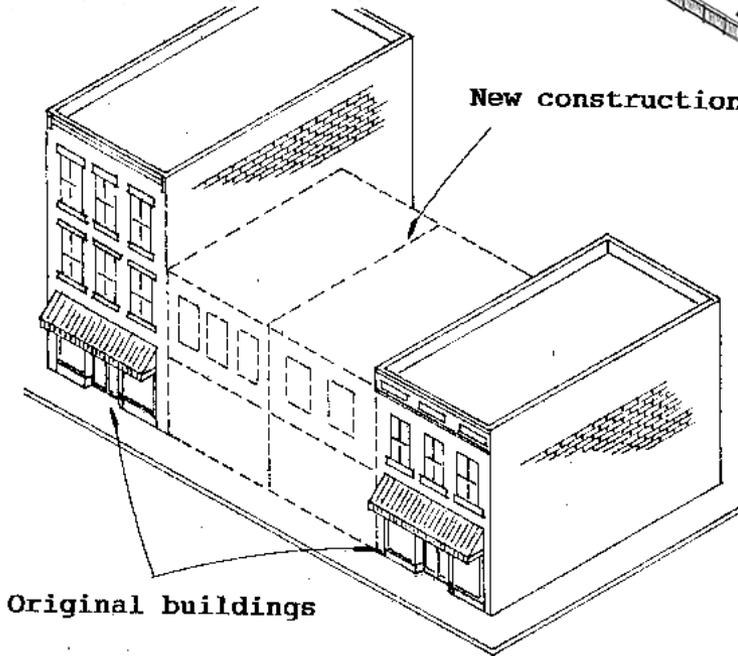
Driveways typically use alley access.



Pull-off Porte-cochere Rear Parking



New construction



Original buildings

Typical guidelines address:

- masonry
- wood
- architectural metal
- paint
- exterior color
- roofs
- exterior walls and trim
- windows and doors
- skylights
- shutters
- foundations
- porches, entrances, and balconies
- garages and outbuildings
- utilities
- safety and accessibility
- storefronts
- signage
- lighting
- fences and walls
- driveways and parking
- landscaping, site features, and arrangement
- decks, patios, pools, etc.
- archaeology
- additions
- demolition or relocation
- new construction
- setback and/or lot coverage



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