

# Differences between a Local Historic District and National Register Historic District...

In essence, a local historic district provides more stringent local oversight and regulations while a National Register district primarily offers recognition and some benefits, but without the direct regulatory control over property changes.

## What is a Local District?

This designation is made by a city, town, or county government. It typically involves local preservation ordinances or zoning laws that are tailored to protect the character of the designated area. These ordinances regulate the construction, demolition, and alteration of buildings within the district to ensure that new work or changes are compatible with the area's historical character. The local government, through a historic preservation commission, has authority over exterior alterations to buildings within the district. While it can place certain restrictions on property owners, it helps safeguard the area's historical value for future generations, offering benefits such as cultural enrichment, enhanced property values, and potential financial incentives.

## What is a National Register Historic District?

A National Register Historic District is a federal designation by the National Park Service that recognizes a district's historical, cultural, or architectural importance. Unlike local designations, which impose regulations on property changes, National Register listing does not restrict property owners from altering or developing their properties. Instead, it serves to highlight the district's significance and helps promote preservation. Being listed on the National Register can make property owners eligible for federal and state tax credits or grants for preservation work. The district also receives some protection from federally funded projects that could negatively affect its historic character, through a review process called Section 106 of the National Historic Preservation Act.

## At-a-Glance

### Local Historic Districts

- Designation by through local historic preservation ordinance or zoning laws by the local government.
- Protects the historic character of a district, focusing on maintaining the appearance and architectural integrity of a place.
- New construction, demolitions, and alterations to a building's exterior must be reviewed and approved by the local historic commission.
- Protects the district's properties from improper alterations to building exteriors, demolition, and incompatible new construction through a local design review process.
- Local financial assistance and/or incentives if available

### National Register Historic Districts

- Federal designation through the National Park Service.
- Recognizes the historical significance of places at the national, state, or local level.
- Does not restrict alterations or new development unless work is assisted with federal funding or historic rehabilitation tax credits.
- Provides some protection from federally funded projects that could negatively affect its character.
- Eligible for federal and state tax credits for rehabilitation work (if it meets the *Secretary of Interior's Standards*)