

What Can Historic Preservation Do for You?

Melissa Robb, Historic Resources Planner II

City of Fayetteville

Why Preserve?



Why Preserve?



\$62 million teardown in the Hamptons: before

Why Preserve?



\$62 million teardown in the Hamptons: after

Why Preserve?



McMansion trend: Los Angeles

Why Preserve?



McMansion trend: Raleigh

Why Preserve?



Appropriateness of design: Durham

Why Preserve?



Appropriateness of design: Albuquerque

Why Preserve?



Does this look familiar? Disney's "Up" movie

Why Preserve?



Edith Macefield, Seattle, WA, a real estate holdout who turned down \$1 million to make way for a commercial development

Why Preserve?

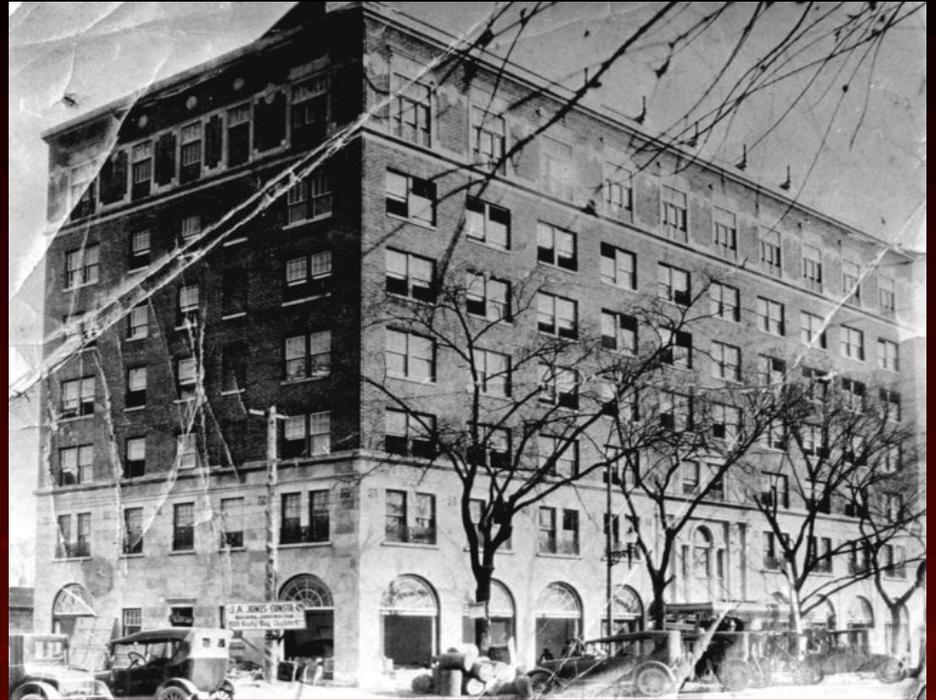


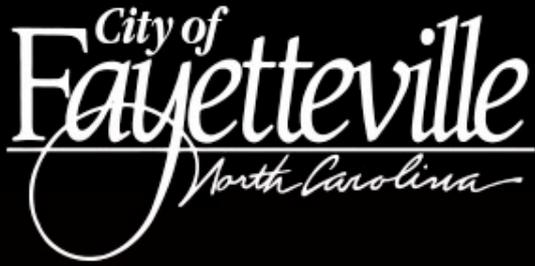
Can Historic Preservation Help?



Historic Recognition

- National Register of Historic Places
- National Register: Fayetteville Downtown Historic District
- Fayetteville Local Landmark
- Local Historic District: Fayetteville Downtown Historic District





Historic Recognition

What does all this mean?



National Register

- Established 1966
- Lists significant districts, sites, buildings, structures, objects
- 85,000+ listings US
- 52 in Fayetteville
- 4 historic districts
- 1 National Historic Landmark



How it works

- Administered by NC State Historic Preservation Office + National Park Service
- Official list based on significance
- Nomination by property owner
- Written by architectural historian, architect, landscape architect, archaeologist
- Districts: distinction between contributing and non-contributing

National Register

Benefits

- Honor
- Selling point
- Wealth of knowledge for property owners & public
- Documentary photos & drawings
- Federal & state tax credits for significant rehabilitation
- No government review *unless using tax credits*



Local Landmarks

- Established as county program
- Moved to City for administration 1986
- Historic Resources Commission
- 51 individual listings
- 2 historic districts

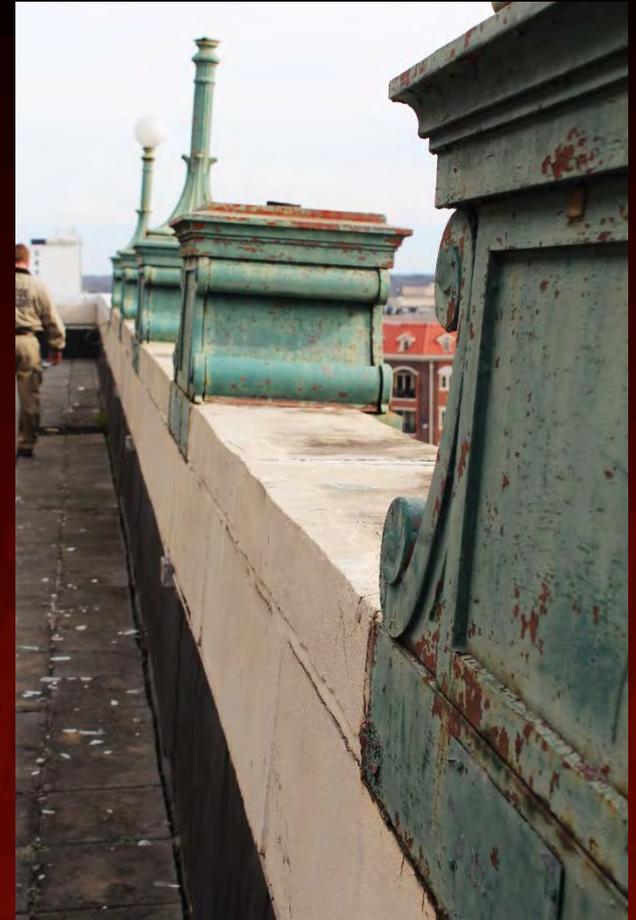


How it works

- Administered by City, support from NC State Historic Preservation Office
- Approved by City Council
- Official list based on significance
- Nomination by property owner
- Written by architectural historian, architect, landscape architect, archaeologist
- Districts: distinction between contributing and non-contributing

Benefits

- Honor
- Selling point
- Wealth of knowledge for property owners & public
- Documentary photos & drawings
- Exterior changes reviewed by Historic Resources Commission
- No access to state tax credits unless individually listed
- 50% deferral on property taxes



Historic Preservation Basics

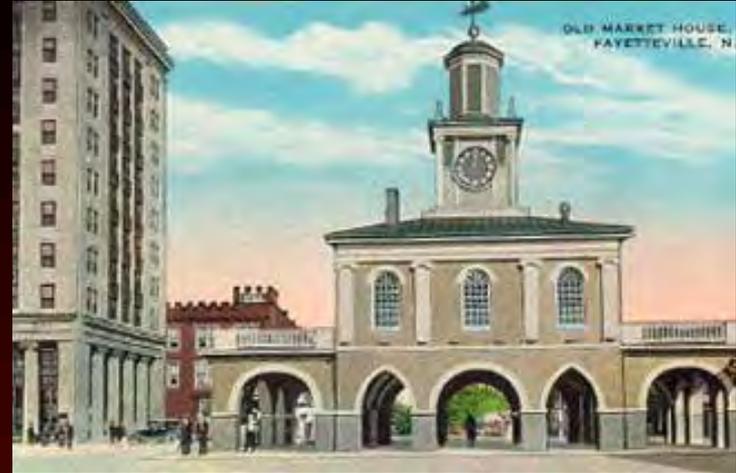
Historic Preservation Tax Credits

- Federal: 20%
- State
 - Income producing: 15-20%
 - Non-income producing: 15%



Historic Resources Commission

- Certified Local Government (CLG) program
- 1980 amendment to NHPA
- Administer local ordinances
- Review major works
- Maintain surveys
- Participate in National Register and Local Landmarks programs

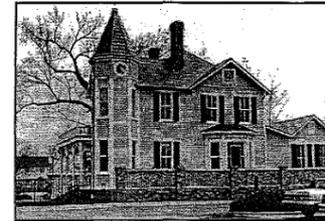
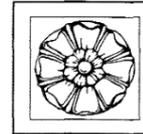
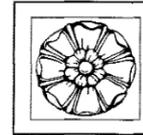
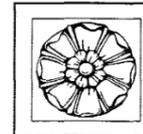


Historic Preservation Basics

Design Guidelines

- Do's and don'ts for historic buildings and districts
- Defines design review process
- Provides historic context

Design Guidelines for Fayetteville's Historic Districts and Local Landmarks



Adopted by The Fayetteville Historic Resources Commission: September 17, 2000

Adopted by the Fayetteville City Council: December 18, 2000

Fayetteville Historic Resources Commission

Certificate of Appropriateness (COA)

- What is it?
- Who needs it?
- What's the purpose?

 **Certificate of Appropriateness
Application Form**

433 Hay Street, Fayetteville, North Carolina 28301 Submittal Date: _____ Approval/Denial Date: _____
910-433-1239 Fax# 910-483-1315

Notes:

1. A pre-application conference is not a requirement for submitting this application but it is strongly encouraged to prepare a complete application and to avoid delays in the review process.
2. Depending on the proposed activity, the review and decision on an application may be undertaken by staff of the Historic Resources Commission in accordance with the procedures and standards in the UDO and the *Design Guidelines for Fayetteville's Historic Districts and Local Landmarks*.
3. Any development within the HLO is required to have a certificate of appropriateness approval before any other development applications is filed.
4. Public notification requirements may include the on-site posting of the meeting date, time, and location for public review. A site visit may also be required for consideration of your application. Your signature on the accompanying Master Application Form authorizes the placement of such notice and allows members of the Historic Resources Commission and/or City staff to enter the property to view the exterior of any buildings or structure on the site.

1. General Project Information

Project Address: _____
Tax Parcel Identification Number: _____

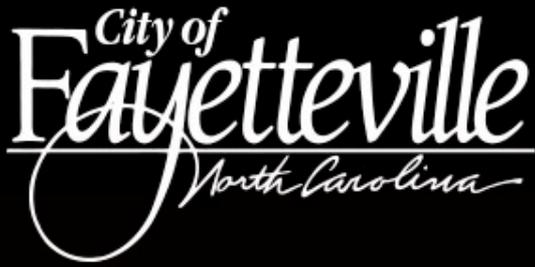
2. Written Description of Exterior Work

Changes to an Existing Structure/Site New Construction Reconstruction
 Demolition

A) Describe in your own words, all exterior work, buildings, and construction that can be seen from a public right-of-way. Be sure to indicate all exterior materials and colors. You may use additional sheets and attached manufacturer's information sheets where appropriate.

Was a pre-application conference conducted? Yes No

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Contact me

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Fayetteville
OUTFRONT



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