THE NATIONAL REGISTER OF HISTORIC PLACES IN TENNESSEE

The Tennessee Historical Commission staff routinely assists in the completion of nominations to the National Register of Historic Places. Once edited, these nominations are presented to a group of preservationists who comprise the State Review Board. The board meets three times a year to evaluate the significance of the state's historic properties and make nomination recommendations to the National Park Service. The nomination process may take up to a year to complete.

Once a property has been listed in the National Register, it may be removed. Although rare, de-listings have occurred. Circumstances that may cause the removal of a property from the National Register include demolition of a building, loss of much of a building's historic material, or inappropriate alterations to the property. Changes must be so major that the property loses the qualities for which it was listed.

Nominations are generated by property owners, neighborhood associations, local historical societies or preservation groups, local governments, and THC staff.

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TENNESSEE HISTORICAL COMMISSION

NATIONAL REGISTER OF HISTORIC PLACES

What the National Register does and does not do

The National Register Does Not:

Limit the rights of property owners to use, develop or sell their historic properties.

Require that historic properties be maintained, repaired, or restored.

Require that historic properties be open to the public.

Automatically bring about local landmark designation or local historic district zoning.

Provide markers or plaques for listed properties. Owners of listed properties may purchase plaques or markers if they wish.

Automatically stop federal undertakings that could adversely impact historic resources.

Require review of local, state, or privately funded projects that could affect historic properties.

Assure that owners of historic properties will receive grants when funds are available.

Provide state or local tax benefits or low-interest loans to owners of historic properties.

List historic properties according to local criteria or list properties if the owner or majority of owners object to the listing.

The National Register Does:

Identify and evaluate significant buildings, structures, sites, objects, and districts according to the National Register criteria.

Make the public aware of historic resources by documenting their importance.

Provide information about historic resources for federal, state, local, or private agencies to use as a planning tool.

Expedite the federally mandated review of federal undertakings (funding, licensing) that could affect historic resources. Mitigation attempts to limit the adverse impacts on historic resources.

Make owners of historic properties eligible to apply for federal grants to undertake preservation projects when funds are available.

Enable owners of income-producing depreciable historic properties to use federal historic preservation tax credits for rehabilitation that follows the Secretary of the Interior's standards.

List properties only if they meet the National Register criteria for significance and integrity and if the owner or the majority of owners agrees to the listing.

National Register &. Locally Designated Historic Districts

Locally designated historic districts are often larger than National Register historic districts. Local preservation planning is an important factor in establishing local districts and, accordingly, often takes in larger areas.

National Register historic districts and locally designated historic districts can work together. A National Register historic district and the National Register criteria may identify an area the community would like to preserve. Conversely, the identification of a local district may be the springboard for preparing a National Register historic district nomination.

National Register Historic Districts:

•Use National Register criteria to determine significance.

•Set historic district boundaries based on an intact collection of historic resources.

•Do not require conformance to design guidelines unless preservation tax credits or federal monies are being used.

Local Historic Districts:

•Use either local criteria or the National Register criteria to determine significance.

•Set historic district boundaries based on an intact collection of historic resources *and* community planning considerations.

• Require a local commission reviewing building changes that conform to local design guidelines.