

National Register of Historic Places Program Description Q & A

What is the National Register?

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. It is maintained by the National Park Service, U.S. Department of the Interior. It includes districts, sites, buildings, structures, and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities.

Why is downtown Winter Park eligible for listing?

As you read the program information below, you may be interested to know that downtown **Winter Park** is being nominated under applicable National Register Criteria A, C and Criteria Consideration G. The areas of significance include architecture, community planning, commerce, early settlement, and transportation. The time period of significance is 1881 when the town was founded and planned through 1965 when significant downtown development ceased in favor of suburban development.

What is the impact for property owners?

Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use and dispose of the property as he or she sees fit. It does, however, encourage the preservation of significant historic resources in three ways:

1. by providing official recognition of the historic significance of the property and encouraging consideration of its historic value in future development planning,
2. by imposing limited protection from activities involving funding, licensing, or assistance by Federal agencies that could result in damage or loss of its historic values, and
3. by making the property eligible for Federal financial incentives for historic preservation

Redevelopment of a listed property which involves Federal funding, licensing, or assistance will be subject to review by the State Historic Preservation officer and the Advisory Council on Historic Preservation to assure that adequate and appropriate consideration is given to the preservation of the historic qualities for which it was originally listed. This review requirement will also apply to any federally funded, licensed, or assisted activities undertaken by others that could have an effect on the property.

Federal financial incentives for historic preservation include eligibility for direct matching grants and investment tax credits for the rehabilitation of income producing properties.

What are the Criteria for listing?

The *National Register of Historic Places* is an official listing of sites and properties throughout the United States that reflect the prehistoric occupation and historical development of our nation, states, and local communities. It is maintained by the Keeper of the National Register, National Park Service, U.S. Department of the Interior.

The following criteria are used by the State Historic Preservation Officer and the Keeper of the National Register in evaluating properties for eligibility for listing in the *National Register*.

Criteria for Evaluation:

1) Districts, sites, buildings, structures, and objects may be considered to have significance in American history, architecture, archaeology, engineering, and/or culture if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A) are associated with events that have made a significant contribution to the broad patterns of our history; and/or

B) are associated with the lives of persons significant in our past; and/or

C) embody the distinctive characteristics of type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or

D) have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations:

2) Ordinarily cemeteries, birthplaces, or graves of historical figures; properties owned by religious institutions or used for religious purposes; structures that have been moved from their original locations; reconstructed historic buildings; properties primarily commemorative in nature; and properties that have achieved significance within the past 50 years shall not be considered eligible for the *National Register*. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a) a religious property deriving its primary significance from architectural or artistic distinction or historical importance; or
- b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c) a birthplace or grave of an historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or association with historic events; or
- e) a reconstructed building, when it is accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and no other building or structure with the same association has survived; or a property primarily commemorative in intent, if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g) a property achieving significance within the past 50 years, if it is of exceptional importance.

What is the nomination procedure?

The nomination of historic resources in Florida for listing in the National Register is a function of the State Historic Preservation Officer, Florida Division of Historical Resources. Anyone interested in having a particular property listed may submit a nomination proposal to the State Historic Preservation Office. The nomination proposal must meet National Register standards. It is the responsibility of the person submitting the proposal to provide the necessary information and materials. The staff of the Division is available for consultation on preparation of proposals.

Upon receipt of a nomination proposal, the following procedures will be carried out.

1. The nomination proposal and all accompanying documentation will be evaluated by the professional staff of the Historic Preservation. If possible, a staff member will visit the site as a part of the evaluation process.
2. The owner(s) of the property and the chief local elected officials will be notified in writing that the property is being proposed for nomination and given the opportunity to comment on the property.
3. The proposal will be submitted for consideration and recommendation by the Florida National Register Review Board which is charged with reviewing all nomination proposals to the National Register of Historic Places from the State of Florida.

4. Upon the favorable recommendation of the Review Board, a formal nomination will be prepared for the submission by the State Historic Preservation Officer to the Keeper of the National Register in Washington, D.C. Special procedures also exist for processing proposals when the Board and the State Historic Preservation Officer do not agree on the eligibility of the property for listing.
5. The Keeper of the National Register and his staff undertake the final review and make the final decision whether or not to list the property. If the owner of an individual private property objects to the nomination, the property will not be listed, but the site may be submitted to the Keeper of the National Register for a formal determination of eligibility for listing.
6. The owner is then notified in writing as to the final decision.