

City of Sanford National Register Historic Districts

Hawkins Avenue
Historic District

W. 1st St. to W. 3rd St.
Historic District

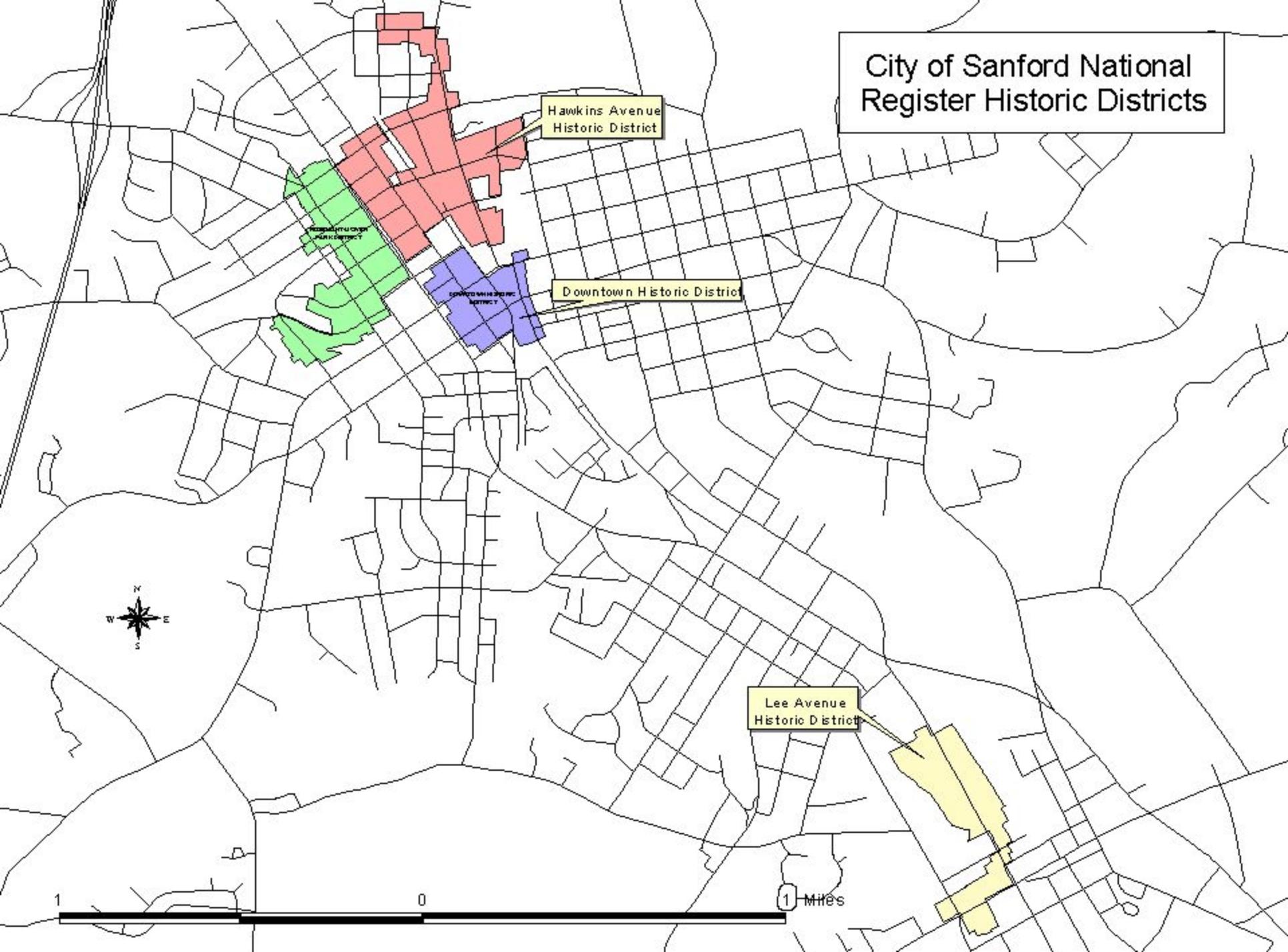
Downtown Historic District

Central Ave. to
W. 1st St.
Historic District

Lee Avenue
Historic District



1 Miles



History of the National Register

- Established by the National Historic Preservation Act of 1966.
- Created to recognize and protect properties of historic and cultural significance that warrant consideration in federal undertakings and to provide incentives for local and private preservation initiatives.
- It is the nation's official list of buildings, structures, objects, sites, and districts worthy of preservation for their significance in American history, architecture, archaeology, and culture.

Significance of the National Register

- Today, the listing is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value.
- The listing of a historic property does not obligate or restrict a private owner in any way unless the owner seeks a federal benefit such as a grant or tax credit.
- Properties are either individually listed or they are listed as part of a National Register District

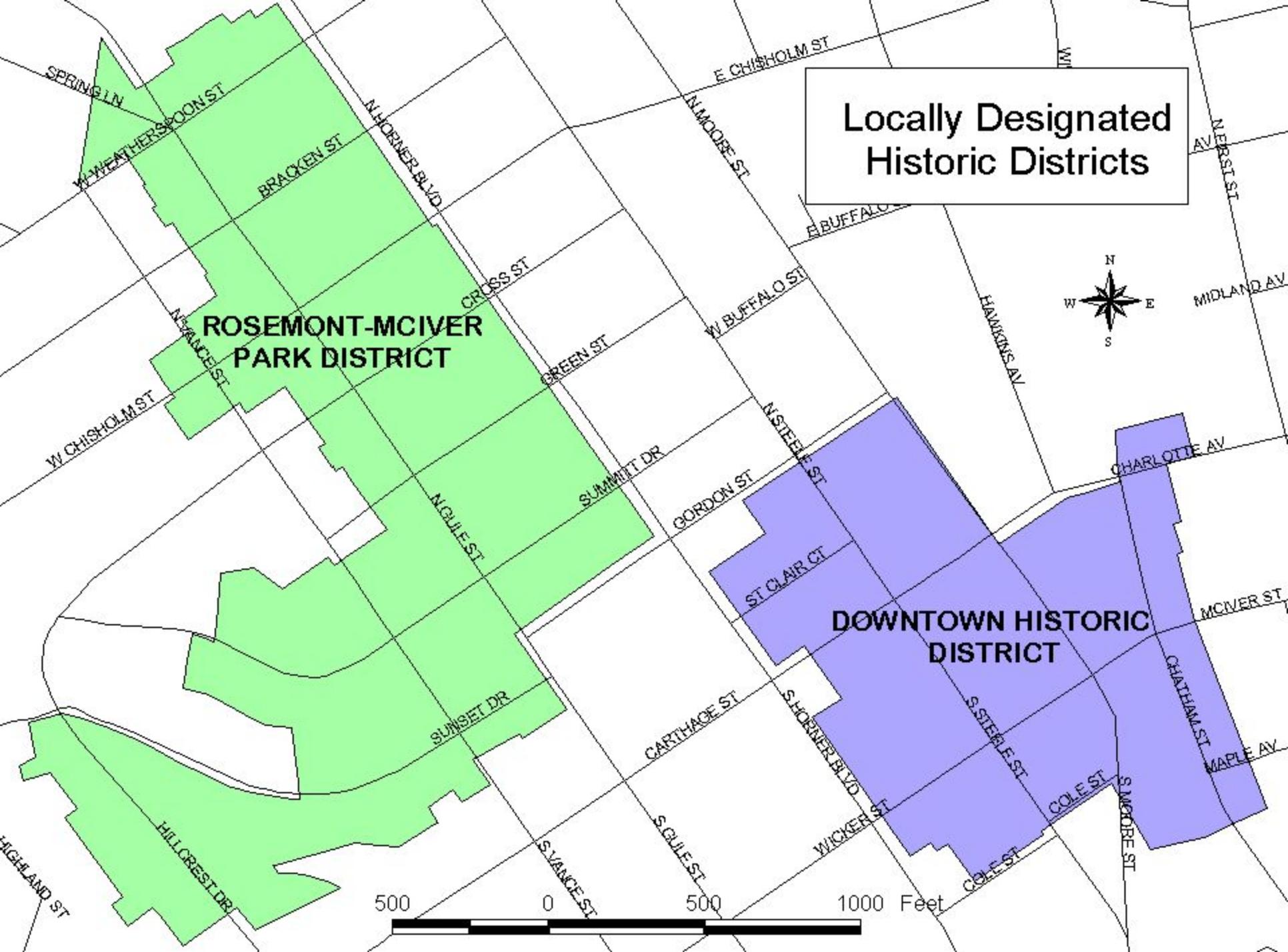
**Locally Designated
Historic Districts**

**ROSEMONT-MCIVER
PARK DISTRICT**

**DOWNTOWN HISTORIC
DISTRICT**



500 0 500 1000 Feet



Local Designation

- Local governments establish historic regulations and preservation commissions under North Carolina G.S. 160A-400.1-400.14.
- Regulations are administered by the City of Sanford Planning Department through the zoning ordinance
- Local districts are legally established in the City Code as an overlay zoning district over the existing land use district.
- Designation is designed to preserve the historical architectural features and enhance the existing character of a community, through a review process based on established design guidelines.

Local Designation (cont.)

- Historic districts are not created to prevent change or preserve a structure as a museum, but to give old and historic buildings a place in the contemporary real estate market guaranteeing their continued use and economic value.
- The review process ensures that property changes are within the intent and the character of the historic district. An application, known as a Certificate of Appropriateness (COA), is made and plans are examined before work can begin.

When is a COA required?

- Only exterior alterations, new construction, demolition, significant landscape changes, or moving of buildings is considered.
- Does not apply to interior alterations or routine maintenance that does not affect exterior appearance.
- Does not require property owners to make change to their properties
- A COA is required regardless if the building is a contributing or non-contributing building to the district

Minor Works vs. Major Works

- Minor Works are reviewed by staff (i.e. fences less than 42” in height, paint colors, or removal of dead trees), if it is questionable staff can refer it to the commission.
- Major Works involve an extensive change in appearance (i.e. new construction, expansion, or significant landscape changes) and therefore are reviewed by the Preservation Commission, a (7) member board appointed by the City Council.

What are the Guidelines by which a Project is Reviewed?

- Staff and Commission review a project on its congruence and harmony with the rest of the historic neighborhood based upon guidelines for the specific district
- Height, setback & placement, materials used, architectural style and detailing, roof depiction, fenestration (doors & windows) depiction, proportion and scale in relation to surrounding buildings, and accessory features, such as lighting, fencing, or landscaping

Subsequent Benefits

- Protects the investment of owners and residents of historic properties
- Encourages better quality design
- Contributes to the revitalization of neighborhoods
- Appeals to young professionals and empty nesters who want a unique housing choice
- Instills a sense of pride and honor
- Enhances business recruitment potential
- Encourages tourism
- Increases property value

Other Roles of the Historic Preservation Commission

- Provide technical assistance to property owners who are proposing changes to properties in the historic districts. All members are qualified with knowledge, training in such fields as history or architecture, or by special interest.
- Make recommendations to Council to further historic preservation efforts and community appearance
- Administer annual awards program recognizing individuals and businesses in their efforts to preserve historic structures and enhance the quality of life
- Conduct educational programs on historic preservation