

Local Designation

Definition

Local Designation is made through the local HPC under provisions specified in a local preservation ordinance.

Local Designation means that a property has met the criteria of a local preservation ordinance. Protection of such properties falls under the auspices of the local HPC.

Listing on the National Register means that a property joins the nation's official list of properties deemed worthy of preservation. It is directed by the National Park Service, etc. It is possible for a property to have both a local and a National Register designation or to have either one without the other.

Process

Public participation is an important part of the designation process. By law, property owners in a proposed historic district must be notified of the proposal so that they may testify for or against it during public hearings to assess the impact of the designation.

Local designation Criteria set up

3.3.1.3 Local Designation Criterion

Northfield Commercial Historic District Survey Revision, 1916

Carole Zellie

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Pros

Local designation of a historic building or district will not prohibit you from making changes to your property.

You do not have to fix up your property, but may maintain the current look of your building—not required to restore it. You must meet usual building codes.

Local designation helps maintain neighborhood property values.

Local designation brings recognition to your building and your neighborhood

Local designation keeps you informed about proposed changes in your neighborhood.

Local designation demonstrates your community's support for the preservation of its historic properties and neighborhoods.

Studies around the country suggest that property values increase faster in local historic districts than elsewhere. Local designation can help turn around a decline in residential properties in some areas. Buyers value the extra protection offered by local historic districts and so were willing to pay higher prices.

See "Comparisons National Registry to
Local Designation"

Cons

Could be a "Pro" or a "Con" Local designation means that any exterior changes you make must meet local preservation guidelines, based on the Secretary of the Interior's Standards and must be approved by your HPC. This review process ensures that proposed alternations are compatible with the nature of the property.

Some preservation ordinances include a provision to prevent "demolition by neglect", which allows the local government to step in if an owner is deliberately letting a building deteriorate. All exterior architectural changes to the exterior features of the building must be reviewed and approved by the HPC.

What we have now

Chicago, Milwaukee, & St. Paul Railroad Passenger Depot (RC-NFC-244)

Northfield Commercial Historic District (RC-NFC-263) –this will updated

Other things unknown—records are?

Places to consider

See “Possible Designations” list

Seek volunteers

Nominate