

NATIONAL REGISTER BENEFITS AND RESTRICTIONS

Summer 2018

The National Register of Historic Places is the nation's official list of buildings, structures, sites, objects, and districts significant in American history, architecture, and/or archaeology. Over 2,000 Oregon properties are listed in the National Register, with all of the state's 36 counties represented. Listing in the National Register is primarily an honorific designation intended to encourage preserving important historic places. The National Register is maintained by the National Park Service in Washington, D.C., and is administered in Oregon by the State Historic Preservation Office (SHPO). The regulation of National Register-listed properties in Oregon takes place at the local level. The following benefits and restrictions apply to National Register-listed properties in Oregon.

BENEFITS

Recognition: Owners may purchase a plaque that can be placed on the building. Please contact Joy Sears at (503) 986-0688 for a list of plaque manufacturers.

Federal Tax Credit Eligibility: The SHPO administers a federal tax credit program that can save building owners twenty percent (20%) of the cost of rehabilitating their National Register-listed commercial, industrial, or rental residential building. Requirements include submitting a short application form and performing only work that meets appropriate rehabilitation standards. Because the tax implications are complex, individuals should consult legal counsel, an accountant, and/or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of the above provisions.

State Tax Benefit: This program allows owners of properties listed in the National Register of Historic Places to apply to have the property specially assessed for a 10-year period. The program is designed as an incentive to assist property owners in the preservation of historic resources. As a condition of the property tax benefit the owner must provide a preservation plan for the building that meets SHPO standards.

Grant Eligibility: Owners may apply for the Preserving Oregon grant when money is available. Contact the SHPO for the grant schedule. Grants are awarded competitively since demand exceeds the availability of funds.

Building Code Leniency: Under Section 3409.1 of the Oregon Structural Specialty Code, National Register properties and other certified historic buildings may receive waivers for certain code requirements in the interest of preserving the integrity of the property.

Consideration in planning for federal projects: Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies take into consideration the effects of their projects on properties eligible for or listed in the National Register. This program is administered by the SHPO.

RESTRICTIONS

While National Register listing is an honorific designation, some restrictions apply.

- Owners of properties listed in the National Register choosing to take advantage of federal and state tax benefits and grant programs must comply with federal standards.
- Oregon State law requires local governments to review proposals to demolish or relocate properties listed in the National Register.
- Local jurisdictions (county or city) may have other regulations for National Register-listed properties per their local ordinances. Contact your local planning department to determine the level of regulation in your community.

COMMENTING ON NOMINATIONS TO THE NATIONAL REGISTER

Private Property Owners: Private property owners may submit letters of support or additional information for consideration during the review process. Any private owner with fee-simple absolute title to real property within the nominated boundary may object to the listing by submitting a notarized statement to the State Historic Preservation Office. The statement must certify that they are an owner of the property and that they object to the listing. The proposed nomination is not listed in the National Register if the majority of the owners object. However, the National Park Service may determine that the proposed nomination would remain eligible for nomination again in the future.

Public Property Owners: Public property owners may support or object to the listing of a publicly owned property, but owner consent is not required for nominations of public properties to move forward per federal regulations.

Review by Local Governments: Communities participating in the federal-sponsored Certified Local Government (CLG) program review nominations to the National Register of Historic Places and provide comments to the SHPO office. A CLG may support, support with conditions, or object to a nomination document.

If you wish to comment on the nomination of a property to the National Register, please send your comments to the SHPO before the next scheduled meeting of the State Advisory Committee on Historic Preservation. A copy of the nomination and information on the National Register is available from the SHPO upon request.

Oregon Parks and Recreation Department
State Historic Preservation Office
725 Summer Street, N.E., Suite C
Salem, OR 97301

Oregon Heritage website: www.oregonheritage.org

National Register website: www.nps.gov/nr

For **general information** about the National Register of Historic Places, contact Tracy Collis by calling (503) 986-0690 or by emailing tracy.collis@oregon.gov.

National Register Program Staff:

Robert Olguin, National Register Program Coordinator
(503) 986-0668 Robert.Olguin@oregon.gov