



If you have any questions about the National Register program, please call Rick Smith, the City of St. Petersburg's Historic Preservation Planner (727)893-7153 or write:
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SO, MY PROPERTY IS ON THE NATIONAL REGISTER OF HISTORIC PLACES?

FREQUENTLY ASKED QUESTIONS ABOUT THE
EFFECTS AND BENEFITS OF
HISTORIC DESIGNATION



What is the National Register of Historic Places? The National Register is an official listing of neighborhoods, properties, sites and buildings throughout the country that reflect the historic development of our nation, states and local communities. The Register is maintained by the National Park Service under the Secretary of the Interior and is used primarily as a planning tool in making decisions concerning the development of our communities to ensure, as much as possible, the preservation of buildings, sites, structures and objects that are significant to our history and cultural heritage.

Does National Register listing affect what I can do with my property? Sometimes, property owners misunderstand how listing on the National Register affects them. Listing on the National Register is wrongly assumed to burden property owners with additional permit requirements for enclosing porches, repairing siding, changing windows or building additions. National Register listing should not be confused with Local Register listing, whereby the City imposes requirements for exterior alterations. There is nothing in the regulations for National Register listing that would prevent a private property owner from applying vinyl siding, replacing historic windows with aluminum, enclosing a porch, or even demolishing their building.

If it doesn't affect my property, what does National Register listing do?

The National Register is first and foremost a planning tool used by federal and state agencies to evaluate the effects of their actions on important historic resources. National Register listing mainly affects federal and state agencies which undertake projects using public money impacting historic properties, such as transportation, housing or public school board projects which propose demolition of a historic building or expansion into a historic district.

Are there any benefits for owners of property listed on the National Register?

Listing on the National Register makes available several incentives to eligible property owners. National Register properties may be eligible for the Federal Income Tax Credit if they are income producing and undergo substantial rehabilitation in accordance with the Secretary of the Interior's Standards for Rehabilitation. The tax credit amounts to 20 percent of the eligible costs of rehabilitation.

National Register properties are also eligible for St. Petersburg's ad valorem tax exemption program, which entitles them to a freeze on city and county taxes incurred from rehabilitating a historic property. For instance, a renovation increasing the building value of a property by \$10,000 would save the property owner \$140 a year in property taxes for 10 years.

How do properties or neighborhoods get listed on the National Register of Historic Places? Listing on the National Register involves several steps undertaken over a one to two year period, potentially culminating with approval from the Keeper of the Register in Washington. First, anyone – an individual, neighborhood group or governmental agency – may prepare a nomination provided they detail the history of the historic resource and describe why it is significant. Next, the Mayor is offered the opportunity to approve or reject the nomination. After receiving the Mayor's opinion, the St. Petersburg Historic Preservation Commission (HPC) will hold a public hearing and vote on the nomination. If both the Mayor and the HPC reject the nomination, then it goes no further unless appealed to the Florida Division of Historic Resources (DHR). If the Mayor and/or HPC approve the nomination, the Florida National Register Review Board will vote on the property or neighborhood's eligibility for listing. If approved by the Board, the nomination will be sent to Washington, DC where the final determination of eligibility is made by the Keeper of the Register.

