HISTORIC DISTRICTS
BOUNDARIES

ANYA GRAHN-FEDERMACK.
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KEY TAKEAWAYS ABOUT HISTORIC DISTRICTS:

- National Register of Historic Places (NRHP) Districts
- Local Historic Districts
- Dual Designation

HPOWEB 2.0

Your go-to map for exploring historic districts

HTTPS://BIT.LY/3ZAJOOJ

TYPES OF HISTORIC DISTRICTS

NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

- The National Register of Historic Places is the **official list** of the nation's historic places worthy of preservation.
- Authorized by the National Historic Preservation Act of 1966, the National Park Service's NRPH is part of a national program to **coordinate and support public and private efforts to identify, evaluate, and protect** America's historic and archeological resources.
- A district is a geographical area on the National Register of Historic Places that includes **contributing and non-contributing properties**.
- The **North Carolina Historic Preservation Office (HPO) administers the national register program**. The HPO forwards nominations to the National Park Service for final approval.

TYPES OF HISTORIC DISTRICTS

NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

- At least 50 years of age
- Criteria for Evaluation
  A. Historical Events
  B. Significant Persons
  C. Architectural Significance
  D. Prehistoric or Historical Information (Archeology)
- Local, State, and National Historic Contexts

TYPES OF HISTORIC DISTRICTS

NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

- Historic Integrity (not condition)
  1. Location
  2. Design
  3. Setting
  4. Materials
  5. Workmanship
  6. Feeling
  7. Association

TYPES OF HISTORIC DISTRICTS

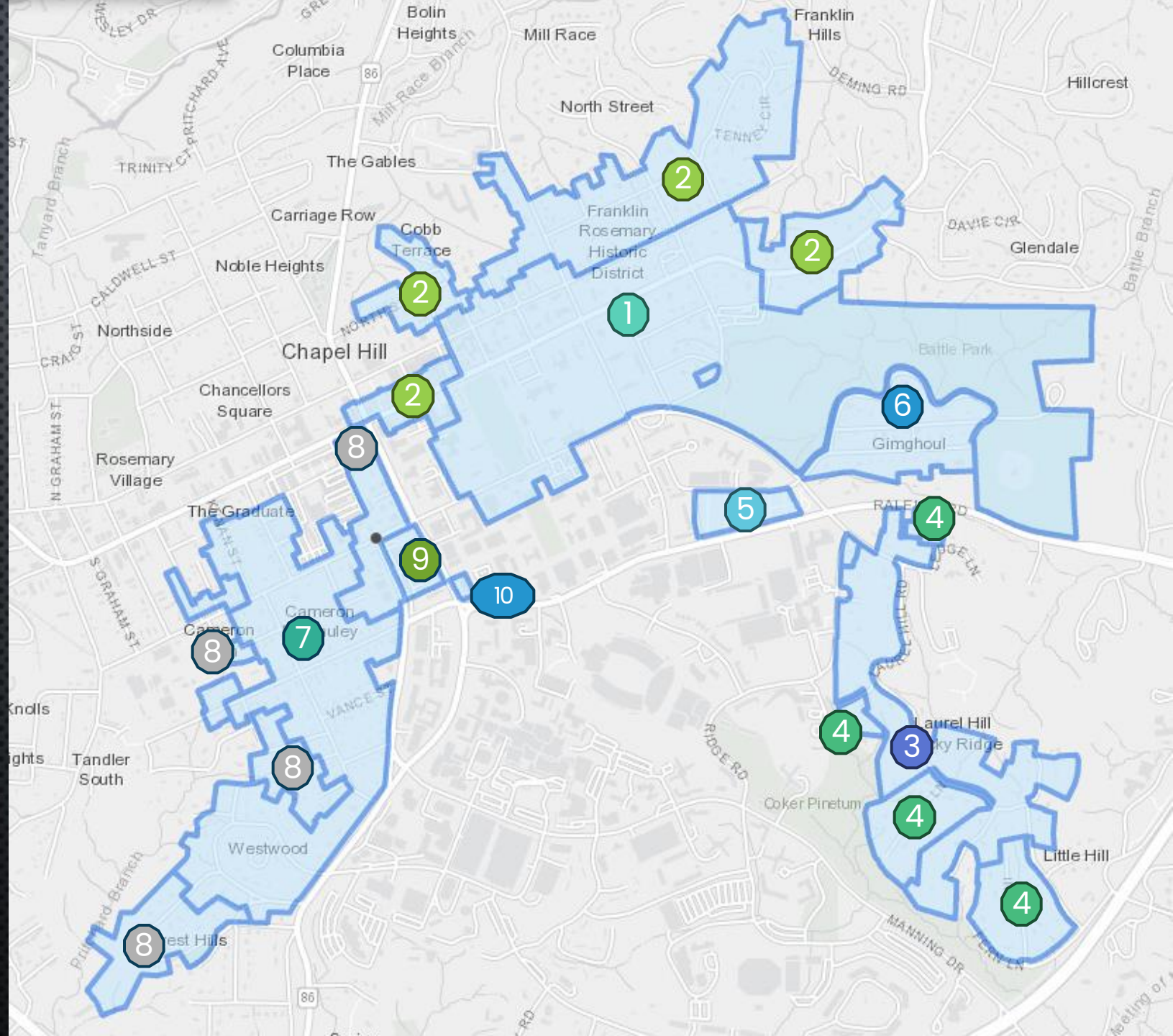
NATIONAL REGISTER OF HISTORIC PLACES (NRHP)

Process for Designation:

1. District is brought to the attention of HPO Staff and state's National Register Advisory Committee (NRAC):
   a. County- or City-wide survey cosponsored by HPO and local government or organization
   b. Interested individuals submit a "Study List Application"
   c. Environmental Review Process (Section 106)
2. NRAC considers district eligibility and places it on the Study List, authorizing HPO staff to work with applicant on a formal nomination to the NRHP
3. Applicant works with HPO on NRHP nomination
4. NRAC reviews the nomination
   a. If recommended for NRHP, State Historic Preservation Officer signs and forwards to the Keeper of the NRHP
5. Keeper reviews the nomination and makes final determination
6. If approved HPO notifies owner and provides certificate property has been listed on the NRHP

NRHP DISTRICTS

- 1 2 Chapel Hill Historic District (largely encompasses campus and Franklin- Rosemary), 1971, 2015
- 3 4 Rocky Ridge Farm Historic District, 1989, 2008
- 5 Old Chapel Hill Cemetery, 1994
- 6 Gimghoul Historic District, 1993
- 7 8 West Chapel Hill Historic District (largely encompasses Cameron-McCauley), 1998, 2019
- 9 Carolina Inn, 1999
- 10 Naval Reserve, 2024



TYPES OF HISTORIC DISTRICTS

LOCAL HISTORIC DISTRICT

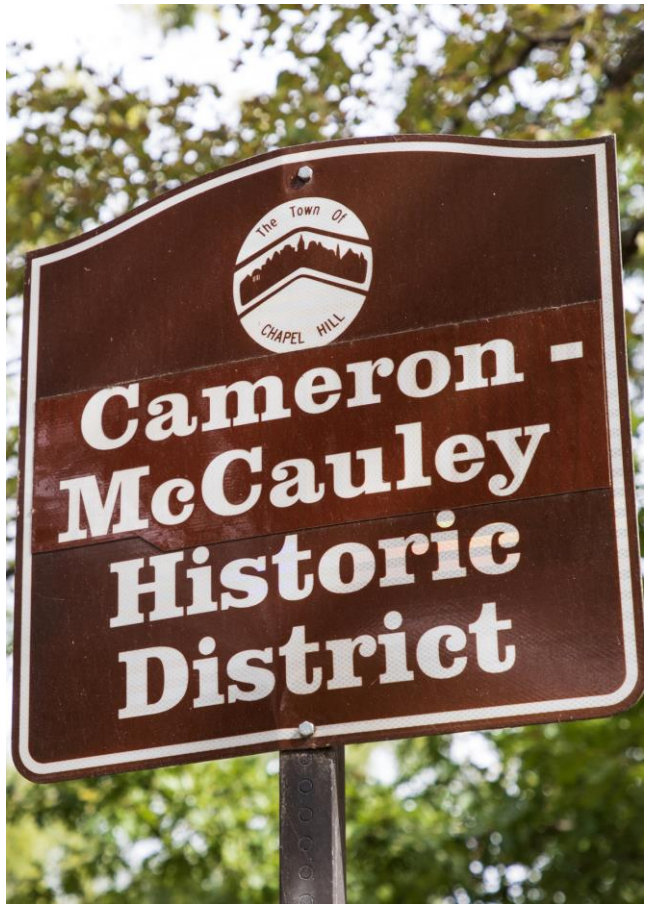
- **Local governments** in North Carolina can designate local historic districts and landmarks under state law (General Statutes 160A-400.1-400.14).
- **Local designation is conferred by a local governing board** following a recommendation by its preservation commission.
- Represent one or more architectural periods or styles typical of the area.
- **Safeguard significant properties and the district's historic character** through Certificate of Appropriateness (COA) reviews.

TYPES OF HISTORIC DISTRICTS

LOCAL HISTORIC DISTRICT

§ 160A-400.3. CHARACTER OF HISTORIC DISTRICT DEFINED.

Historic districts established pursuant to this part shall consist of areas which are deemed to be of **special significance in terms of their history, prehistory, architecture, and/or culture, and to possess integrity of design, setting, materials, feeling, and association**. (1989, c. 706, s. 2.)



TYPES OF HISTORIC DISTRICTS

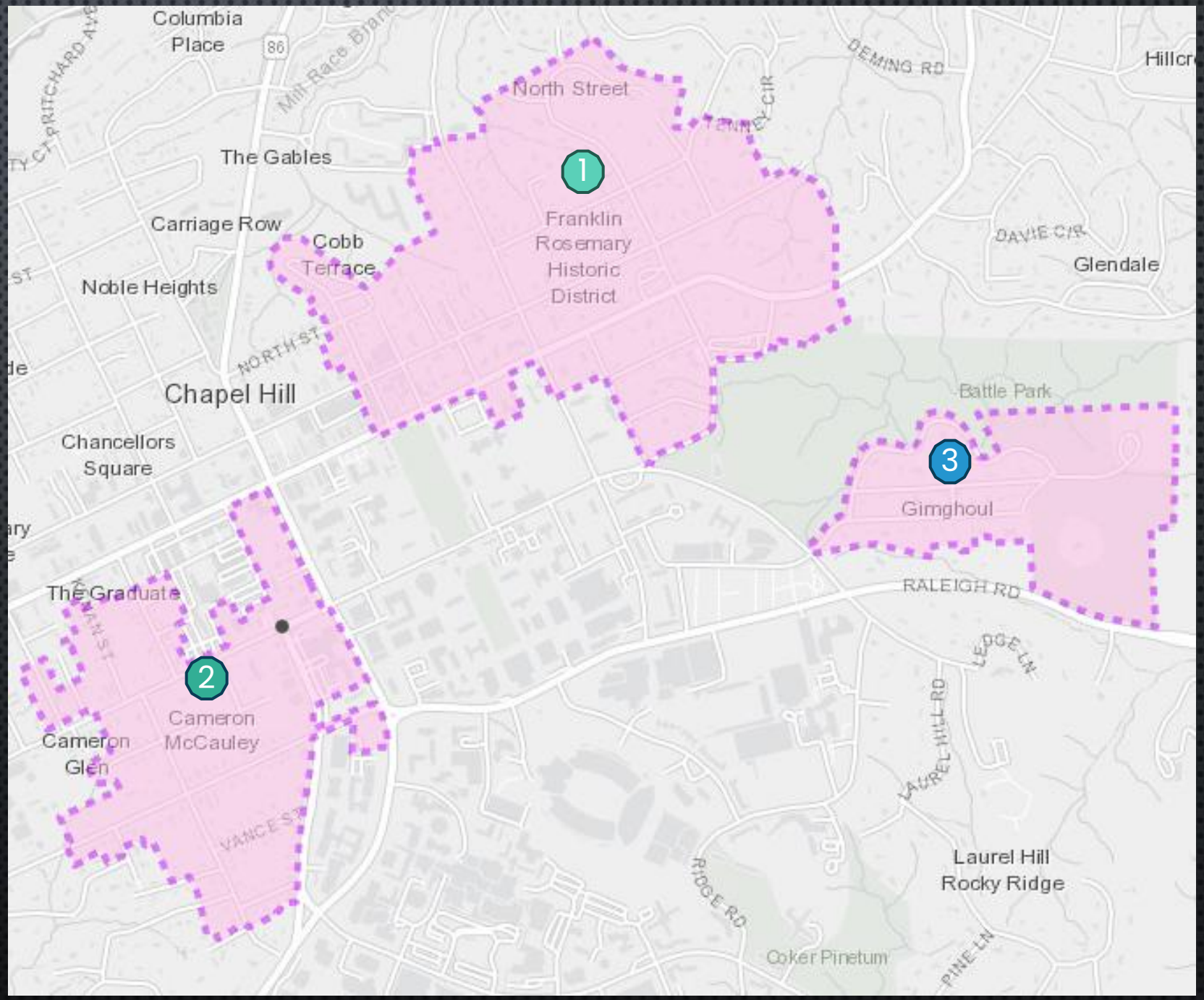
LOCAL DISTRICTS

Process for Designation:

1. Commission identifies an area as a potential district.
2. Commission studies the district and writes a local designation report which documents the district's significance.
3. Commission contacts property owners during this stage to seek their cooperation and to explain the ramifications of local designation. (A district may be designated over the objection of property owners.)
4. HPO reviews and comments on the proposed designation.
5. HDC holds a public hearing and forwards recommendation to town council.
6. Planning commission holds a public hearing and forwards recommendation to town council.
7. Town council passes an ordinance designating the local historic district.

LOCAL HISTORIC DISTRICTS

1. Franklin-Rosemary (1976)
2. Cameron-McCauley (1990)
3. Gimghoul (1990)

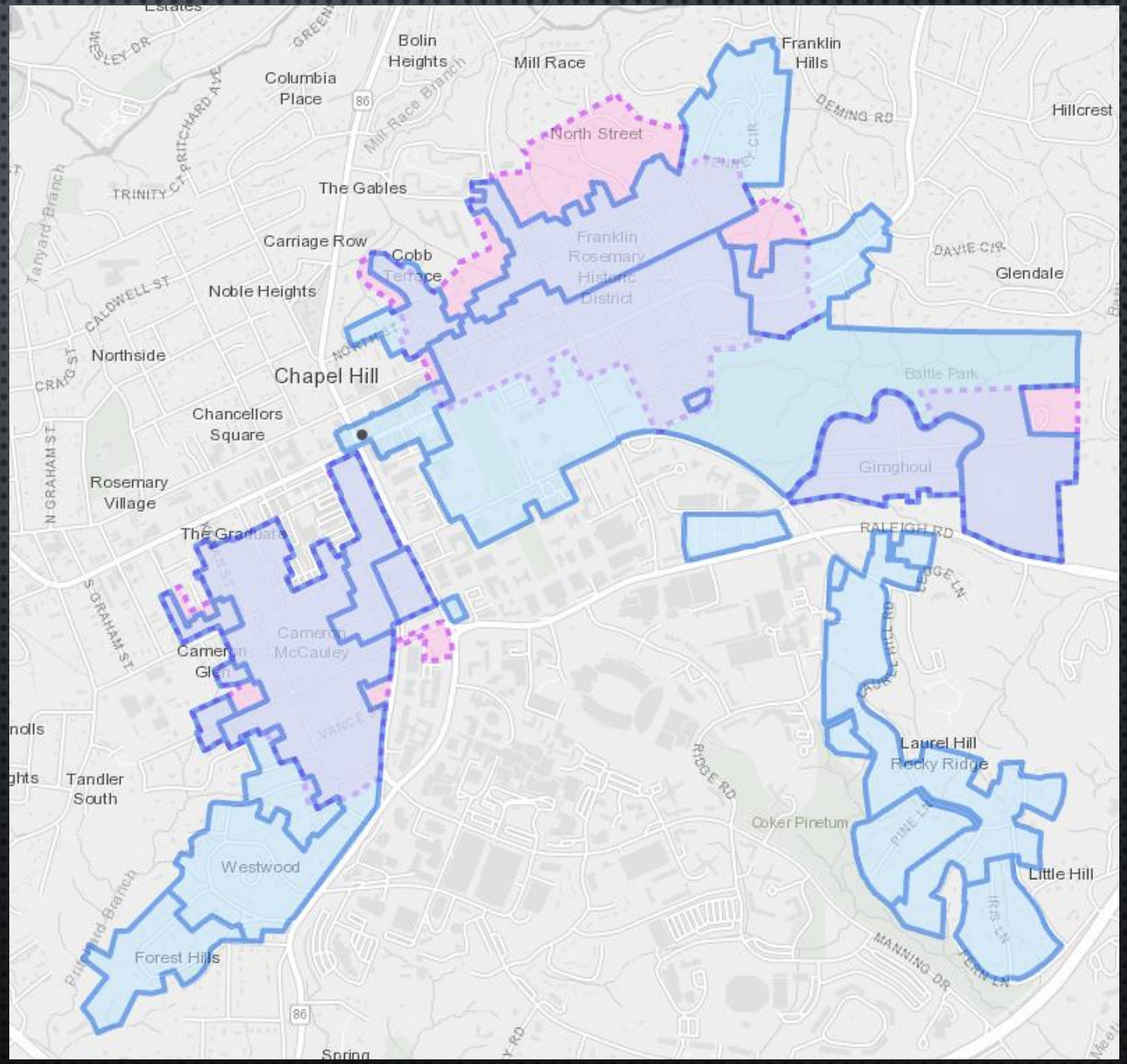


THE MAKING OF LOCAL HISTORIC DISTRICTS: WHY SOME AND NOT OTHERS?

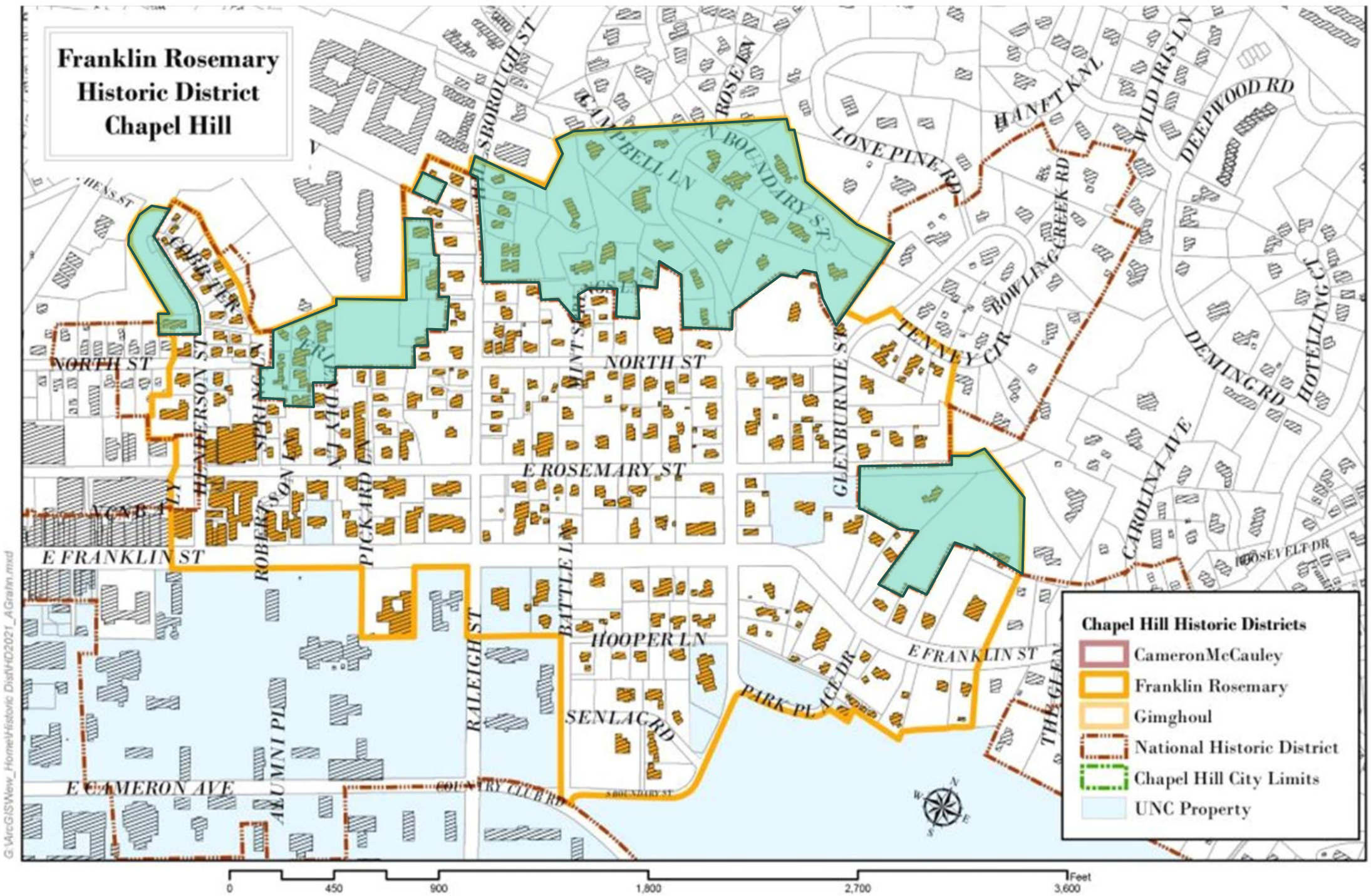
- NOT ALL NEIGHBORHOODS ARE ELIGIBLE
  - "Special significance in terms of their history, prehistory, architecture, and/or culture"
  - "Possess integrity of design, setting, materials, feeling, and association"
- COMMUNITY SUPPORT
  - Requires community support.
  - Needs political support and approval.

OVERLAP BETWEEN NRHP & LOCAL HISTORIC DISTRICTS

- Boundaries do not perfectly align
- Some neighborhoods did not want to be a local district
- Other areas may not have met the requirements to be included on the NRHP at the time of the district's designation

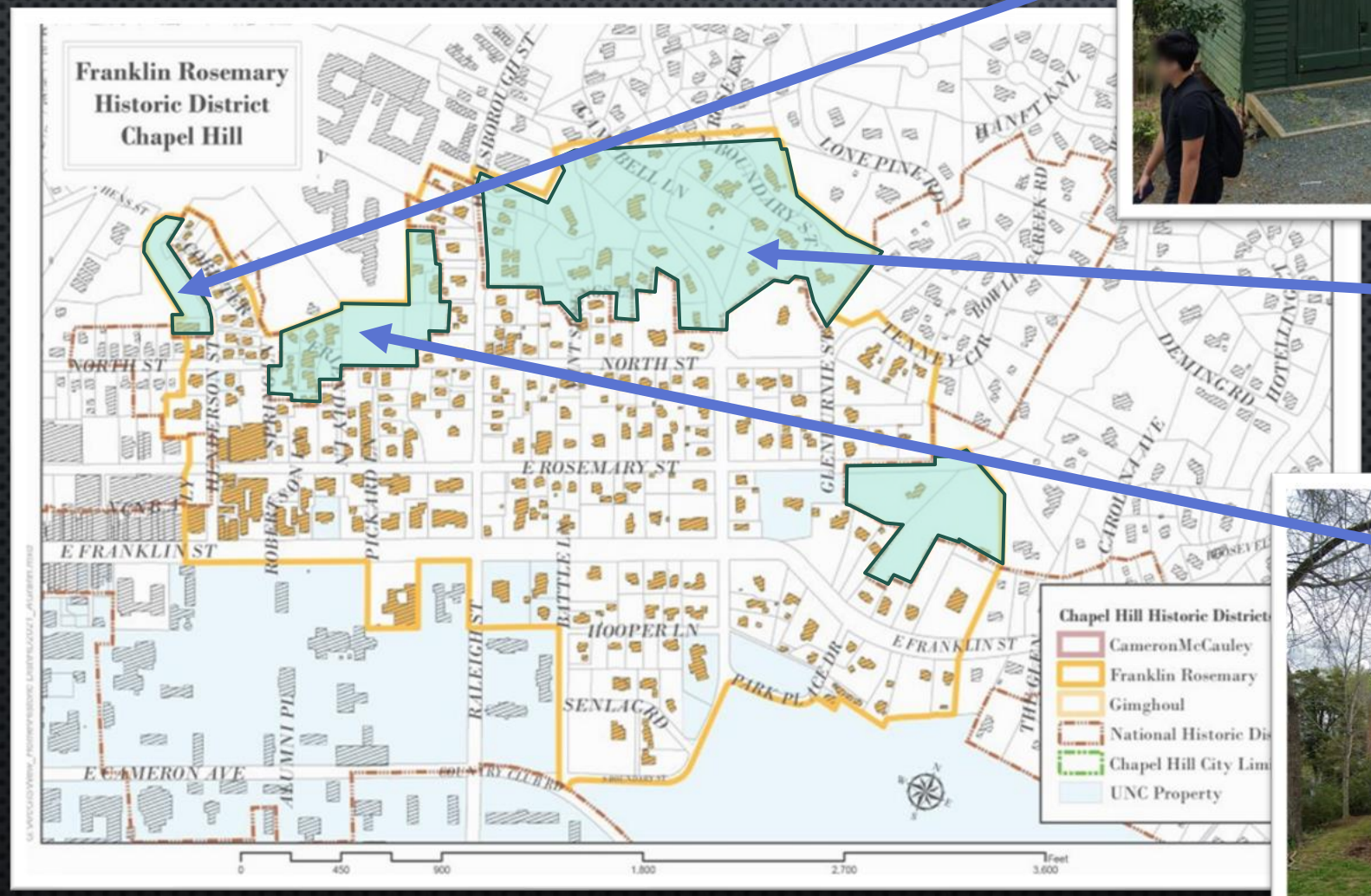


AREAS OUTSIDE NRHP BUT WITHIN THE LOCAL HISTORIC DISTRICT BOUNDARY



FRANKLIN-ROSEMARY HISTORIC DISTRICT

RESOURCES OUTSIDE OF NRHP DISTRICT



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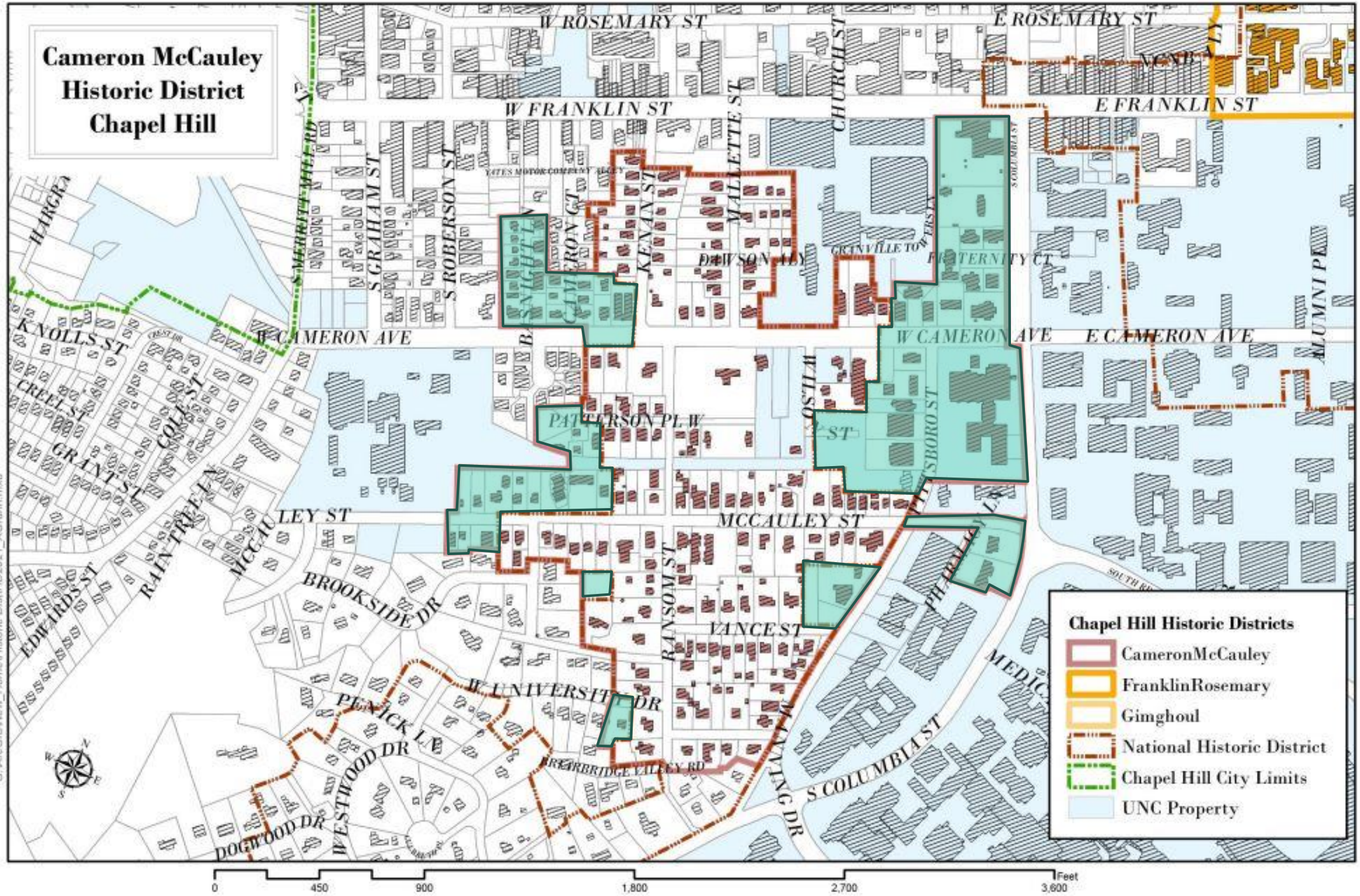
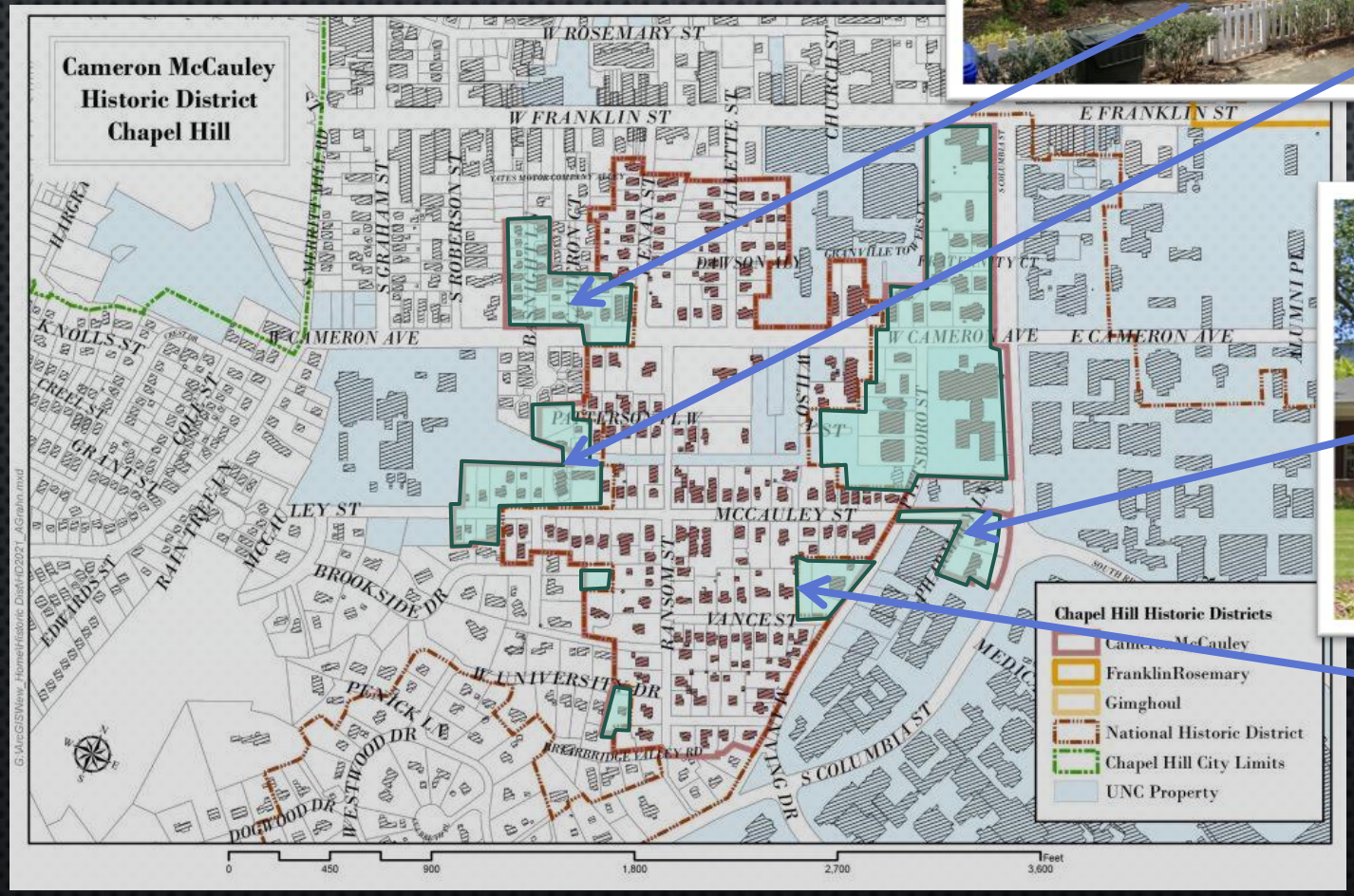


CAMERON-MCCAULEY HISTORIC DISTRICT

RESOURCES OUTSIDE NRHP DISTRICT



PROCESS FOR MODIFYING BOUNDARIES

- Receive Council approval for the project
- Budget for consultant ($10k-$20k)
- Work with SHPO and others to determine if CLG and other preservation grant funding is available. Secure funding.
- Hire a consultant to do a survey and prepare Significance Report(s) to amend the boundaries
- Coordinate with SHPO on modifying the boundaries
- Create and implement public engagement strategy
- HDC and Planning Commission review and recommendation to Council
- Council review and approval
- Modifying the zoning map to reflect changes

Thank You