

II

REGISTERS OF HISTORIC PLACES

NATIONAL REGISTER OF HISTORIC PLACES

The National Historic Preservation Act of 1966 legislated that the Secretary of the Interior was to create and maintain a list of sites, buildings, objects, districts and structures significant in history, architecture, archeology, and culture, to be known as the National Register of Historic Places.



COMEAU BUILDING
319 CLEMATIS STREET, BUILT 1926
LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES IN 1996
SIGNIFICANT AS ONE OF THE EARLY SKYSCAPERS IN WEST PALM BEACH
AND FOR ITS DESIGN BY THE ARCHITECTURAL FIRM OF HARVEY AND CLARKE

For a property to be listed in the National Register of Historic Places, it must first be reviewed at the local level, then nominated at the state level, evaluated by the National Park Service Advisory Board, and finally approved by the Secretary of the Interior. The listed properties can be of national, state, or local significance. There are no restrictions on what a private property owner can do to a property listed in the National Register of Historic Places. Listing does not preserve a building, keep it from being modified, or prevent its demolition. However, listing may make a property exempt from certain Federal Emergency Management Act (FEMA) requirements and eligible for some American Disability Act (ADA) and building safety code adjustments. Income-producing properties listed in the National Register of Historic Places are also eligible for a federal income tax credit for qualified rehabilitation projects.

Section 106 of the National Historic Preservation Act requires that no federally funded or licensed program that could have a potentially adverse effect on a site, building, object, district, or structure listed in the National Register of Historic Places can be undertaken without first evaluating those impacts. A similar review takes place for state-assisted undertakings.

WEST PALM BEACH REGISTER OF HISTORIC PLACES

In contrast to the National Register of Historic Places, the West Palm Beach Register of Historic Places is regulated by an ordinance with provisions that protect historic properties. In 1991, the West Palm Beach City Commission approved a Historic Preservation Ordinance which established a Historic Preservation Board and the West Palm Beach Register of Historic Places. The Board recommends to the City Commission sites and districts for inclusion in the West Palm Beach Register of Historic Places.

In order to be designated historic, the structure must be at least fifty years old. In the case of a district at least 50% of the structures are required to be at least fifty years old, *and* be significant in one or more of the following areas:

1. Association with events that have made a significant contribution to the broad patterns of the City's history; or
2. Association with the lives of persons significant in the City's past; or
3. Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.



SADLER HOUSE

233 8TH STREET, BUILT 1925

LISTED IN THE WEST PALM BEACH REGISTER OF HISTORIC PLACES IN 1998

SIGNIFICANT FOR ITS MEDITERRANEAN REVIVAL ARCHITECTURAL STYLE AND AS THE HOME OF THE
CITY'S FIRST FIRE CHIEF, ALFRED SADLER

Historic districts are a collection of properties that convey a special character and are classified as contributing and non-contributing properties. A contributing property is one that contributes to the historic significance of a Historic District by its location, design, setting, materials, workmanship, feeling, and association and thus adds to the District's sense of time, place, and historical development. A non-contributing property is located within the boundaries of the District but does not contribute to the qualities that give the Historic District cultural, historical, architectural, or archeological significance as embodied in the criteria for designation of the District.

THE BENEFITS THAT RESULT FROM HISTORIC DISTRICT DESIGNATION:

- Predictability for the neighborhood through design review.
- Historic properties are eligible for the Ad Valorem Tax Exemption Program.
- Generally, historic districts show an increase in property values.

The Historic Preservation Board or the Historic Preservation Division must review actions affecting the exterior of all resources individually designated as Historic Sites or located within Historic Districts. Both contributing and non-contributing properties are reviewed.

In reviewing an application, the Board and the staff use the Secretary of the Interior's *Standards for Rehabilitation* as well as additional criteria set forth in the Historic Preservation Ordinance.

