

# HERITAGE BULLETIN

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Tips, Ideas & More to Help Preserve Oregon's Heritage

## NATIONAL REGISTER BENEFITS AND RESTRICTIONS

JUNE 2015

The National Register of Historic Places is the official federal list of properties that are significant in American history, architecture, archaeology, and engineering. This is primarily an honorific designation intended to recognize important buildings, structures, objects, sites and districts to encourage their preservation. The National Register program is a federal program administered at the state level 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.

### *Benefits:*

- *Recognition*
- *Federal tax credit eligibility*
- *State tax benefit*
- *Grant eligibility*
- *Building code leniency*
- *Consideration in planning for federal projects*



*Jennie Bramhall House, Multnomah County*



## 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 of qualifying costs of rehabilitating their National Register-listed, income-producing building. Requirements include submitting an application form with accompanying photos and plans and performing only work that meets the rehabilitation standards.

Because tax requirements are complex, individuals should consult legal counsel, an accountant, or the appropriate local Internal Revenue Service office for assistance in determining the tax consequences of the above provisions.



*Sparta Building, Jackson County*

### *State tax benefit*

This program allows owners of properties listed in the National Register of Historic Places to apply to apply for a special assessment of the assessed value of the property 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*

When funds are available, Preserving Oregon grant applications are invited. Contact the SHPO for the grant schedule. Grants are awarded competitively since demand invariably exceeds availability of funds.

### *Building code leniency*

Under Section 3409.1 of the Oregon Structural Specialty Code, National Register properties and other certified historic buildings are eligible for consideration of waivers of 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

No restrictions on listed properties are imposed by the state or federal governments; however, state law in Oregon requires local governments to offer some level of protection to National Register properties. Local jurisdictions (county or city) regulate National Register-listed properties per their local ordinances, which means restrictions will vary from jurisdiction to jurisdiction. Contact your local planning department to determine the level of regulation in your community.



*Rinehart Building, Multnomah County*

*No restrictions are imposed by the state or federal government. Local jurisdictions regulate National Register-listed properties per their local ordinances.*

### ***Historic district listing***

Private property owners may object to the listing of their property by sending a notarized letter to that effect to the SHPO prior to final review. In the case of a historic district, a majority of property owners must object to listing in order to stop a nomination. Individual property owners within a historic district may not “opt out” if the majority of owners have not objected. National Register-listed historic districts, just like individually listed buildings, are subject to whatever local regulations may apply (as described above).

### ***Public property listing***

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.





*Fire Station No. 7, Multnomah County*

*If you wish to comment on the nomination of a property to the National Register, please send your comments to the State Historic Preservation Office before the next scheduled meeting of the State Advisory Committee on Historic Preservation.*

## ADDITIONAL INFORMATION

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.

### State Historic Preservation Office

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

Oregon Heritage website: [www.oregonheritage.org](http://www.oregonheritage.org)

National Register website: [www.nps.gov/nr](http://www.nps.gov/nr)

For **general information** about the National Register of Historic Places, contact Tracy Zeller by calling (503) 986-0690 or by emailing [tracy.zeller@oregon.gov](mailto:tracy.zeller@oregon.gov).

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