

What's the Difference?

There are substantial differences between a Local Historic District and a National Register District. This document has been prepared by the City of Franklin to help clarify these differences.

National Register Districts

A National Register District is listed in the National Register of Historic Places. Administered by the National Park Service, the National Register of Historic Places is the official Federal list of sites, buildings, structures, objects, and districts significant in American history, architecture, archeology, engineering and culture.

Districts listed in the National Register have some protection from adverse effects by federal funded or licensed action. They also provide property owners opportunities to receive certain federal tax incentives and matching grant in-aid for restoration/rehabilitation (when funding is available)

National Register Districts **do not** restrict the sale of private property nor require continued maintenance of private property. Unlike Local Historic Districts, National Register Districts do not require that any specific guidelines be followed in rehabilitation (unless the owner is using federal funds or receiving an investment tax credit) and do not protect the property from demolition.



Vaughn/Longino House, Downtown Historic District, both a Local and National Register Historic District.

Note:

A National Register District cannot be listed if a majority of the property owners submit notarized objections. Every owner of record of private property has the opportunity to comment and/or object to the nomination, and has one vote regardless of whether they own a single property, multiple properties, or a portion of a property.

Local Historic Districts

In general, local historic districts are far more effective at preventing inappropriate changes than a National Register District. In a local historic district, the Historic Zoning Commission (HZC) must review any exterior alterations in material or design before any work begins related to a project. This includes any exterior work requiring a building permit, such as additions, alterations of rooflines, and demolition of some or all of a structure, including outbuildings. Once work is approved, a Certificate of Appropriateness (COA) is issued. A COA is a document approving work on local landmarks or properties in historic districts bases on consistency with applicable design guidelines or standards. The HZC does not review ordinary maintenance and repair or in-kind placement. The HZC also does not review building paint color choices.

The Franklin's Historic Zoning Commission has prepared Historic District Design Guidelines that clarify how proposed projects should respect the existing historic character of the site. Applications for Certificate of Appropriateness (COA), the Historic District Design Guidelines and other information about the Local Historic Districts are available by contacting the City Historic Preservation Officer at 615.550.6733.

By establishing a local historic district, a community recognizes the importance of its architectural heritage and how vulnerable it is to inappropriate alterations without this local regulation.

Can a property be designated both as part of a National Register District and as a part of a local historic district?

Yes, in this case the property owners receive all the benefit from the federal listing and the assurance that the local ordinance will protect the historic area from inappropriate alteration.