



Preservation Hotline#2

South Carolina Department of
Archives & History
8301 Parklane Road
Columbia, SC 29223-4905
State Historic
Preservation Office
<http://shpo.sc.gov/>

National Register listing/Local designation

Communities across South Carolina are using National Register listing and local designation to help preserve their historic properties. Both designations recognize and encourage the protection of historic properties, but they are quite different. They are complementary programs that can work effectively either independently or together to meet the historic preservation needs of a community.

National Register Listing

The National Register of Historic Places is the nation's official list of historic, architectural, and archaeological resources worthy of preservation. South Carolina has over 1,400 listings in the National Register, both individual properties and historic districts.

Authority and Administration: In 1966, the National Historic Preservation Act created the National Register and established federal listing criteria. Each state and territory has a State Historic Preservation Officer who identifies eligible properties and, in conjunction with a State Board of Review, submits nominations to the Keeper of the National Register at the United States Department of the Interior. In South Carolina, the State Historic Preservation Officer is W. Eric Emerson, Director of the Department of Archives and History.

Protection: Properties listed in the National Register are eligible for preservation tax credits and preservation grants, and they receive some protection from the potential adverse effects of federal projects (funded, licensed, or approved) or projects requiring certain State certifications or permits. National Register properties that are owned or leased by the State also receive some protection.

Local Designation

Local governments can adopt a historic preservation zoning ordinance, which enables them to designate properties of historical or architectural significance. Usually, the local governing body, guided by the recommendations of its planning, zoning, and historic preservation commissions, chooses the properties. Over forty cities, towns, and counties in South Carolina have designated local historic districts and individual landmarks by adopting this kind of ordinance. These include Abbeville, Aiken, Anderson, Beaufort, Beaufort County, Bennettsville, Bluffton, Blythewood, Camden, Charleston, Cheraw, Chester, Chesterfield, Columbia, Conway, Darlington, Dillon, Elloree, Florence, Fort Mill, Georgetown, Greenville, Greenville County, Greer, Hartsville, Horry County, Lake City, Latta, Laurens, Lexington, Little Mountain, McClellanville, McCormick, Marion, Mount Pleasant, Newberry, Port Royal, Rock Hill, Seneca, Spartanburg, Sullivan's Island, Summerville, Sumter, Walterboro, and York.

Authority and Administration: South Carolina cities, towns, and counties can enact zoning laws that provide for "the preservation and protection of historic and architecturally valuable districts and neighborhoods" under South Carolina law S6-29-870. Historic preservation zoning stresses building appearance rather than use.

Protection: A historic preservation zoning ordinance can establish a board of citizens — often called a historic preservation commission, design review commission, town appearance committee, board of architectural review, or historic district commission — to review proposed changes to locally designated historic properties. The ordinance protects historic properties by requiring board approval before property owners can build, demolish, or make alterations within designated areas.

National Register Listing

- Designates historic properties based on uniform national criteria and procedures
- Sets historic district boundaries based on the actual distribution pattern of intact historic properties in the area
- Provides recognition by the federal government that an area has historical or archaeological significance
- Provides limited degree of protection from the effects of federally-funded, licensed, or permitted projects and projects certified or permitted by two divisions of the South Carolina Department of Health and Environmental Control (DHEC), the Office of Ocean and Coastal Resource Management and the Division of Mining and Solid Waste Permitting
- Provides some protection for State-owned or leased properties
- Makes available state and federal tax incentives for preservation projects
- May qualify a property for a property tax incentive for rehabilitation if the local government has passed an ordinance
- Qualifies non-profit and government owners for federal preservation grants when funds are available
- **Does not** prevent the demolition of historic properties
- **Does not** require conformance to design guidelines when property is rehabilitated unless the project involves federal funds or a federal license or permit, a DHEC permit or certification, a historic preservation tax credit, a historic preservation grant, or the property is owned or leased by the State

Local Designation

- Designates historic properties on the basis of local criteria and local procedures
- Sets district boundaries based on the distribution pattern of historic properties plus other community considerations
- Protects a community's significant properties and areas through local recognition, a design review process, or community planning
- May qualify a property for a property tax incentive for rehabilitation if the local government has passed an ordinance
- **Does not** qualify property owners for federal preservation grants or state or federal tax credits
- Can provide for review of proposed demolitions within the district; usually delays and may prevent demolitions to allow for preservation alternatives
- Can require local commission review and approval for new construction and changes in exterior appearance of historic properties

For further information:

Visit our website at

<http://shpo.sc.gov/programs/locgov/pages/presord.aspx>

<http://shpo.sc.gov/programs/natreg/pages/listing.aspx>

or contact

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State Historic Preservation Office
8301 Parklane Road
Columbia, SC 29223-4905
803-896-6172**

See also Hotline #10 — Frequently Asked Questions about Local Historic Districts

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