Why Would We Want to Establish a National Historic District?

Listing in the National Register honors a historic place by recognizing its importance to its community, State or the Nation. In addition to honorific recognition, listing in the National Register results in the following for historic districts:

1. Consideration in planning for Federal, federally licensed, and federally assisted projects– Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal planning process.

2. Eligibility for certain Federal tax provisions– Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

3. Eligibility for certain State tax provisions– Commercial and residential properties listed in the National Register may be eligible to use the State income tax credit for historic preservation.

4. Qualification for Federal grants for historic preservation, when funds are available

Are There Any Restrictions on Property Owners? Only in Local Districts not National Districts!

Under Federal law, owners of private property listed in the National Register (properties in a National District) are free to maintain, manage, or dispose of their property as they choose provided that there is no Federal involvement. Owners have no obligation to open their properties to the public, to restore them or even to maintain them, if they choose not to do so.

The City of Joplin and the Historic Preservation Commission lists and protects properties on Local Listing either individually or in a local district. Registration in the local listing is entirely voluntary and work on the exterior of the property will be reviewed before being approved and building permit issued. Owners have no obligation to open their properties to the public. This proposal for the neighborhood is for National District nomination only.

What is the Process for Nomination?

Nominations are submitted to a State review board, composed of professionals in the fields of American history, architectural history, architecture, prehistoric and historic archeology, and other related disciplines. The review board makes a recommendation to the State Historic Preservation Office either to approve the nomination if, in the board's opinion, it meets the National Register criteria, or to disapprove the nomination if it does not.

During the time the proposed nomination is reviewed by the State Historic Preservation Office, property owners and local officials are notified of the intent to nominate and public comment is solicited. Owners of private property are given an opportunity to concur or object to the nomination. If the majority of private property owners for a district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the State Historic Preservation Office may forward the nomination to the National Park Service only for a determination of eligibility. If the historic property is listed or determined eligible for listing, then the Advisory Council on Historic Preservation must be afforded the opportunity to comment on any Federal project that may affect it.

The State Historic Preservation Office forwards nominations to the National Park Service to be considered for registration if a majority of private property owners has not objected to listing. During the National Register's evaluation of nomination documentation, another opportunity for public comment is provided by the publication of pending nominations in the Federal Register.