

NATIONAL vs. MUNICIPAL HISTORIC LANDMARK COMPARISONS

NATIONAL REGISTER LISTING

Identifies significant properties and districts for general planning purposes.

Analyzes and assesses the historic character and quality of the property based on uniform national criteria and procedures.

Can consider the character and integrity of exterior and interior as well as site and context.

Makes available specific federal tax incentives for preservation purposes.

Provides a limited degree of protection from the effects of publicly-funded undertakings (projects).

Qualifies property owners for federal and state grants for preservation purposes.

***Does not* restrict the use or disposition of property or obligate private property owners in any way.**

***Does not* require conformance to design guidelines or preservation standards when property is rehabilitated *unless* specific preservation incentives (tax credits, federal grants) are involved.**

***Does not* directly affect state and local government activities.**

Does not necessarily prevent the demolition of historic buildings and structures by private owners.

MUNICIPAL LANDMARK LISTING

Preserves a community's significant historic properties and areas through a design review process related to building and zoning permits.

Preserves the historic character and quality of the property with specific design guidelines.

Designates historic places on the basis of national and local criteria and local criteria and procedures.

Provides no tax incentives for preservation purposes unless such are provided by local tax law (none in Paterson).

Provides no additional protection from the effects of publicly-funded undertakings (projects).

Does not qualify property owners for federal or state grants for preservation purposes if not *also listed* on those registers.

Does not specifically restrict the use to which property is put or require property owners to make improvements to the their property or make them open to the public.

Requires local HPC review, based on conformance to national standards and local design guidelines, before a building permit is issued for any "material changes" in appearance to the property.

Provides for review of proposed demolition; may prevent or delay proposed demolitions for specific time period to allow for preservation alternatives.