

# WHAT ALL IS INVOLVED WITH LISTING THE DEEP EDDY HEIGHTS AREA AS AN HISTORIC DISTRICT ON THE NATIONAL REGISTER OF HISTORIC PLACES?

## **I. Benefits and Drawbacks**

The National Register of Historic Places is the nation's official list of historic properties worthy of preservation. Listing in the register is an honor and carries no direct restrictions. A common misconception is that houses in an historic district cannot be remodeled or demolished. This is not correct. Under Federal law, owners of private property listed in the National Register 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.

Benefits of registration include:

- Recognition for historic importance of the Deep Eddy Heights area to our community,
- Increased property values (think of increased personal wealth),
- Additional protection from federal activities (think of MoPac),
- Eligibility for tax credits of 20 percent for the approved rehabilitation of income producing properties (including duplexes, apartments and dwellings converted to office uses) (think of renovating Deep Eddy Pool or Cabaret),
- Qualification for Federal grants for historic preservation, when funds are available.

Potential drawbacks include the possibility that the City's Historic Landmark Commission might consider a listing on the National Register historic commission as part of its determination of whether to deny a demolition permit. However, it appears that the Historic Landmark Commission is no longer following this policy.

## **II. Qualification Requirements**

Registration as an historic district is possible if at least fifty percent of the properties in the district qualify as Contributing Properties. Properties may qualify for listing in the Register if:

- they are at least 50 years old,
- they meet one or more of four eligibility criteria (Criterion A: broad patterns of history; Criterion B: association with a significant individual; Criterion C: reflective of excellence in architecture, craftsmanship or design; Criterion D: potential to reveal important information about the past), and
- they retain sufficient exterior integrity to be recognizable to the date they were built, or to the period in which they gained significance.

## **III. Application Process**

Getting listed on the National Register is basically a four step process:

**Step 1: Collect Neighborhood Support** by identifying volunteer teams, performing preliminary research, assembly photo record, raising money and involving the neighborhood.

**Step 2: Obtain Preliminary Determination of Eligibility** from Texas National Register Coordinator by identifying and photographing representative properties, specifying the boundaries of the proposed region and preparing a brief written history.

**Step 3: Prepare Draft Nomination** for review by Texas Historical Commission

**Step 4: Government Review:** A nomination from the State Historic Preservation officer (SHPO) of Texas is reviewed by the State Board of Review, and then to the National Park Service. During the time the proposed nomination is reviewed by the SHPO, 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 in or object to the nomination. If the owner of a private property, or the majority of private property owners for a property or district with multiple owners, objects to the nomination, the historic property cannot be listed in the National Register. In that case, the SHPO 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.

#### **IV. Summary of Preliminary Research**

Based on the preliminary research by Joseph Bennett, one of our own neighborhood architects, we have identified numerous properties that appear to meet the 50-year-old age requirement. These properties in the (loosely defined) Deep Eddy Heights Area are marked in green in the map below.

