

Three Levels of Historic District Designation Compared

The National Register Historic District and the Virginia Landmarks Register District are two of the three types of historic district designations. The third type of historic district is the *local* historic district. Albemarle County has *not* adopted regulations to establish local historic districts. There are no additional local regulations associated with National or Virginia Landmarks Register districts. This chart contains comparative information on the three types of historic districts.

	National Register of Historic Places	Virginia Landmarks Register	Local Historic District
Essential Character	Honorific Educational	Honorific Educational	Regulatory Local Overlay Zoning
Restrictions on Property Rights	No restrictions, provided that no Federal license, permit, or funding is involved. 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. Changes to the property may affect its eligibility as a contributing structure to the district.	No restrictions 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. Changes to the property may affect its eligibility as a contributing structure to the district.	Some restrictions Owners have no obligation to open their properties to the public, to restore them. Maintenance requirements are defined by local zoning.
Controlling Authority	National Park Service (NPS)/Keeper of Register State Review Board	Virginia Department of Historic Resources (VDHR)/Historic Resources Board	<i>Code of Virginia</i> /§ 15.2-2306 Preservation of historical sites and architectural areas. Local elected officials/Architectural Review Board (ARB)/Local Preservation Commission
Criteria for Designation	Established by federal law and NPS regulations.	Established by <i>Code of Virginia</i> and VDHR regulations.	Established by a local ordinance of local government.
Benefits	Encourages preservation of the district. National recognition/prestige. Eligible for plaque. Federal investment tax credits for rehabilitation may apply. Federal agencies whose	Encourages preservation of the district. Statewide recognition/prestige. Eligible for plaque. Opens door to state rehab tax credits.	Maintains character of district. Protects investment. Local recognition/prestige. Plaques may be offered. May be linked to local tax abatements. Ensures consideration in local

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	projects affect a listed property must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property.	Ensures consideration in state planning process.	planning process.
Rights of Owners	Designation requires consent of majority of property owners.	Designation requires consent of majority of property owners	Public hearing(s) held before designation. Owner may appeal ARB decisions to Council/Board.
Boundary Definition	Drawn to include greatest number of resources that contribute to district. Can include non-contributing resources.	Drawn to include greatest number of resources that contribute to district. Can include non-contributing resources.	Local designation is independent of National Register or Virginia Landmarks Register designation. Boundaries of a local district can differ from national and state historic district boundaries.
Restrictions on Sale of Property	No disclosure required.	No disclosure required.	No disclosure required. Purchasers are advised to exercise whatever due diligence a particular purchaser deems necessary with respect to any historic district designated by the locality pursuant to State Codes section 15.2-2306, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement on a parcel of residential real property.
Effect of Designation on Property Values	Some evidence that it serves to maintain property values. No evidence that it serves to decrease property values.	Some evidence that it serves to maintain property values. No evidence that it serves to decrease property values.	Some evidence that it serves to maintain property values. No evidence that it serves to decrease property values.

(Information provided by the Virginia Department of Historic Resources)