What is a Historic District?

A geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.
Historic district designation

3 levels of recognition

**Federal Level**
National Register of Historic Places
**NO RESTRICTIONS**
* unless Federal money is involved *

**State Level**
New Jersey Register of Historic Places
Same criteria, protection and recognition as Federal Level
**NO RESTRICTIONS**
* unless state/municipal money is involved *

**Local Level**
Parsippany-Troy Hills Zoning ordinance
**RESTRICTIVE**
The National Register is the official recognition by the U.S. government of cultural resources worthy of preservation. While designation through the National Register does offer a district or property some protections, it is only in cases where the threatening action involves the federal government. If the federal government is not involved, then the listing on the National Register provides the site, property or district no protections.

The National Register helps preserve these significant historic places by recognizing this irreplaceable heritage. Its primary goals are to foster a national preservation ethic; promote a greater appreciation of America’s heritage; and increase and broaden the public’s understanding and appreciation of historic places.

A federal designation is recognition by the government that the resource is worthy of preservation.
Since 1970, the State of New Jersey has recognized and protected historic properties with a straightforward and effective law, the New Jersey Register of Historic Places Act (N.J.S.A. 13:1B-15.128 et seq.). The law allows historic properties to be nominated and entered in the New Jersey Register of Historic Places, which is maintained by the Historic Preservation Office.

Once a property is listed in the New Jersey Register, any public undertaking that would "encroach upon, damage or destroy" the registered historic property must be reviewed and receive prior authorization from the NJ State Historic Preservation Office. (SHPO)

**Strictly private undertakings are not reviewable!!!**
The CMA is in charge of our rules and regulations within Mount Tabor and has maintained their stance of not inducting historic codes, covenants & restrictions onto leaseholders.

The Historical Society is not a Preservation Commission! We are leaseholders just like you looking out for the good of the community as a whole. Our passion is in protecting our past, keeping what we love about Mount Tabor today and assisting homeowners who may be interested in maintaining their properties in a historically appropriate manner.

We do not want to live like the Victorians and certainly do not expect you to!

Zoning Code changes are not being pursued by the Parsippany Planning Board.
National Register of Historic Places

What does it mean for Mount Tabor?

- Recognition of our significant, unique & irreplaceable heritage.

- Eligibility for planning grants for our historic public buildings and landscapes through 501C3 organizations like the Mount Tabor Historical Society.

  - Grants are not loans. They never need to be paid back!

- The Mount Tabor Historical Society (or another 501C3 organization) cannot access historic preservation grants unless listed on the National Register.
National Register of Historic Places

What does it mean for Homeowners?

❖ Pride of Place!!!

❖ No Restrictions for a homeowner! Owners of private property listed in the National Register 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.

❖ National Register listing will allow rental owners to take a 20% income tax credit on the cost of rehabilitating such buildings for rental residential purposes.

❖ National Register listing will give homeowners in the historic district certain building code easements, such as exterior porch railing height and the like.

❖ National Register listing may give homeowners eligibility for state tax credits in the future. The NJ historic preservation tax credit was vetoed by the Governor in February of 2011 but may pass sometime in the future.
Historic District Designation

Myth Busters

avoiding rumors...
I heard my taxes will go up if my home is in a historic district!  
Your taxes may go up, but it has nothing to do with being in a historical district.

I don’t want anyone telling me what I can or cannot do with my house!  
GOOD! Neither do I. The best part about listing Mount Tabor on the National Register is that there is no one telling you what to do. Unlike a Zoning Ordinance, a National Register Listing does not give anyone the authority to tell you what color to paint your house, what siding to use, what lighting fixtures or how you alter your home for today’s conveniences.

I heard I need to put in “historic” windows if we are in a Historic District?  
There are no restrictions when listed on the National Register. However, there are many options for replacing your windows using, wood, aluminum or vinyl. Something as easy as requesting muntins (or sash dividers) for your vinyl replacements can go a long way to achieving a cost-effective, historical look.
So Why Bother?
We’ve gone this long without it...

• Because Mount Tabor is a great place to live!
• We all need to be good stewards to our community so that others may enjoy what we take for granted today.
• To recognize these Victorian gems:

A better question would be: WHY NOT?
Let's celebrate our unique community by giving it the most important gift of all: a listing on the National Register of Historic Places.