



REVISED July 31, 2019

Dear Zebulon property owner:

During 2017 and 2018, the North Carolina State Historic Preservation Office (SHPO) and the Wake County Historic Preservation Commission funded a grant for a consultant to conduct a survey of historic properties throughout Zebulon area. One task of this report was to identify potential properties that would meet the criteria to be listed on the National Register of Historic Places as part of a new district. This survey is similar to those that have been completed for other towns in Wake County that have successfully led to the establishment of other National Register districts, such as in Wendell, Wake Forest, and Apex. In fact, Zebulon remains one of few towns in Wake County that does not have a historic district.

Using this information, Preservation Zebulon, a tax exempt non-profit, approved a plan and raised the funds to hire a consultant, Firefly Preservation Consulting, to prepare a National Register nomination report for the creation of the Zebulon Historic District. As part of this process, community interest and support are necessities.

Your property has been identified as part of a potential district for the Zebulon National Register Historic District. A map of this area is included at the end of this letter, with a larger PDF version available on our Preservation Zebulon website listed further below.

Properties listed on the National Register are not subject to preservation regulations that require town approval before properties and buildings can be altered or even demolished. These protections are associated with Local Historic Districts, which often overlap, but are not under consideration at this time.

As a reminder, listing on the National Register of Historic places is an honorary designation and places no obligation or restriction on a private owner using private resources to maintain or alter the property.

All properties and districts listed in or eligible for listing in the National Register are considered in the planning of federal undertakings such as highway construction and Community Development Block Grant projects. Similarly, North Carolina law (G.S. 121-12a) provides for consideration of National Register properties in undertakings funded or licensed by the state. While the presence of a historic property eligible for or listed in the National Register does not prevent a project from happening, the proponent of that project is obligated to give extra consideration to avoiding adverse effects to these properties when planning and implementing an undertaking.

Work conducted to properties listed within a National Register Historic District *and contributing* to the district may be eligible for state and federal tax credits, if the work is approved and completed in accordance to federal standards. These tax credits are available to non-income producing (residential) and income producing properties. The George and Neva

Barbee House on West Gannon Avenue is an example where homeowners have taken advantage of these credits. Once the historic district is established, many additional property owners will benefit from these tax credits. A link to details on state and federal tax credits can be found on the NC SHPO website listed below.

We wish to reiterate that properties listed on the National Register are not subject to preservation regulations that require city or county approval before buildings can be altered or even demolished. These protections are associated with Local Historic Districts, which are not under consideration for expansion at this time.

Prior to the final review of the application, there will be a public hearing and informational session on the potential district. We will send out another letter announcing the date and time when these details are available. In the meantime, check out our website www.preservationzebulon.org for updates.

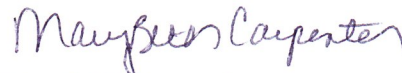
We also invite you to review commonly asked questions and details associated with this process, as well as historic preservation in general on the NC SHPO website at <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/architectural-7>.

No action is required from property owners. For information about Preservation Zebulon see our website at <http://preservationzebulon.org/>, or contact any of our Board of Directors listed below.

Sincerely,



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Additional Preservation Zebulon 2019 Board of Directors:

Season Atkinson
Marvin Howell
Tommy Massey

Ruth Moss
Patricia Roberson

Enclosures

PS – Support Preservation Zebulon by attending our upcoming events.

- Saturday, Sept. 28 – Murder Mystery Dinner Fundraiser – “Death by Disco”
- Saturday, October 12 – Historic Downtown Zebulon Walking Tour
- Fall date TBA – Zebulon Memory Project and Historic Photo / Document Scan-A-Thon

See <http://preservationzebulon.org> for more details and updates to these and other events.