



January 4, 2021

Dear Zebulon property owner:

Preservation Zebulon, a local grass-roots non-profit, is pleased to announce that our efforts over the past several years has finally resulted in the submission of a Zebulon Historic District nomination for the National Register of Historic Places.

We are sending this letter to you as you own a property that is situated in the proposed Zebulon Historic District.

The proposed Zebulon Historic District, (roughly bounded by North Arendell and East Gannon avenues; North Gill, East Horton, West Judd, East & West Sycamore, West Vance, North Wakefield, and North Whitley streets; Rotary Drive; and the former Raleigh and Pamlico Sound Railroad tracks), in Zebulon, will be considered for nomination to the National Register of Historic Places at the February 11, 2021 meeting of the North Carolina National Register Advisory Committee.

A public hearing and public information meeting will be held in early February. We invite you to attend virtually and there is an opportunity for limited in-person attendance. . Details of how to view and participate in the meeting will be updated on Preservation Zebulon's website at <https://preservationzebulon.org/zebulon-nation-register-historic-district>. For additional information, contact Preservation Zebulon, Inc. at 214 East Horton Street, Zebulon NC 27597, or info@preservationzebulon.org.

We ask you to also please consider submitting a letter of support of the Zebulon Historic District nomination. Details and a sample letter of support can be found on our website. For information about Preservation Zebulon see our website at <http://preservationzebulon.org/>, or contact any of our Board of Directors listed below.

Sincerely,

Scott Carpenter, PhD
Preservation Zebulon, Board Chair
919-413-5083
scarpenter44@windstream.net

MaryBeth Carpenter
Preservation Zebulon, Executive Director
marybeth@preservationzebulon.org

Additional Preservation Zebulon Board of Directors:

Season Atkinson
Marvin Howell
Tommy Massey

Ruth Moss
Patricia Roberson
Taylor Gray

Preservation Zebulon and the Zebulon Historic District

Shortly after formation in 2015, Preservation Zebulon began working with local residents and businesses to consider how best to preserve, protect, and promote Zebulon's wonderful and rich history of home, buildings, and landmarks. As an independent non-profit, the nomination efforts have been self-funded through your donations and support. We are not co-sponsoring the nomination with any local governments. Regardless, we have worked for years in cooperation with many local, state, and national government agencies to research preservation options and various available programs. We met with like-minded local citizens, formed a Board of Directors, and eventually decided that a National Register nomination would best alleviate citizen concerns about "too much oversight", while providing the greatest amount of tax benefits to property owners.

In 2017-18, the North Carolina State Historic Preservation Office (SHPO) and the Wake County Historic Preservation Commission funded a grant for a survey of historic properties throughout the Zebulon area. This report identified 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 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 the few towns in Wake County that does not have a historic district.

Using this information, Preservation Zebulon, a tax exempt non-profit, raised the funds to hire 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. A map of this proposed Zebulon National Register Historic District is included, with a larger PDF version available on our Preservation Zebulon website.

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.

Listing in the National Register makes private property owners eligible to be considered for Federal grant-in-aid for historic preservation and provides limited protection through comment by the Advisory Council on Historic Preservation on the effect of federally financed, assisted, or licensed undertaking on historic properties in accordance with Section 106 of the National Historic Preservation Act of 1966.

If a property is listed as contributing in the National Register, certain tax provisions may apply. The federal tax reform of 2017 provides for a federal income tax credit of 20% of qualified rehabilitation expenditures for the substantial rehabilitation of income-producing properties (commercial or residential rental) that are listed as contributing in the National Register. Also, effective January 2016, taxpayers who receive the federal income tax credit are eligible to receive a state "piggyback" tax credit against North Carolina income taxes. A state tax credit of 15% of qualified rehabilitation expenditures (up to \$22,500 total credit) is available to owners of non-income-producing contributing historic buildings. Once the historic district is established,

many additional property owners will benefit from these tax credits. For more information about the state tax credit for the rehabilitation of historic properties, please visit <https://www.ncdcr.gov/about/history/division-historical-resources/state-historic-preservation-office/restoration-2>

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.

Our project to yield a Zebulon Historic District nomination has taken several years, and could not have been completed without your continued support. In our efforts to date, we have:

- Held several informational meetings with local citizens
- Met with each of the Town of Zebulon Board of Commissioners, the Town Manager, and town staff to keep them in the loop of our plans and its progress
- Met with local business leaders to discuss how a historic district will benefit the downtown Zebulon area
- Work closely with the NC State Historic Preservation Office to understand various preservation programs and tax incentive programs, and provide further outreach and education to local citizens having related questions.
- Discussed with several interested residents the available tax benefit programs
- Raised funds and hired Firefly Consulting to prepare the nomination, which has resulted in a wealth of information about the history and prominence of nearly 300 buildings that capture the early formation and expansion of the Zebulon area.
- Given presentations to local civic groups
- Regularly fielded questions from homeowners and local residents regarding “what can you tell me about my home / family”
- Formed a membership for the non-profit that includes 110 individual and family members and 15 corporate members,
- Published several articles in the Zebulon Times about preservation myths, and featured prominent citizens and families.
- Conducted a Preservation Day at Town Hall in which we scanned and preserved hundreds of photos and memorabilia
- Regularly communicate preservation information through a regular newsletter and through our Facebook page with a reach of over 2000 readers per month

We formed the Zebulon Memory Project in which we have produced short films that honor local residents, including Rex Tippett, Eva Jane Liles, and Rebecca Horton Hinton.

Additionally, to specifically provide information about the Zebulon Historic District, we are:

- Placing a legal notice in the Wake Weekly
- Sending a letter to owners of the 283 buildings within the Zebulon Historic District

- Holding a public hearing and information session via Zoom, and allowing for public comments.
- Encouraging owners to submit a letter of support.

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.









Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accordance with the National Historic Preservation Act Amendments of 1980 and Federal Regulations 36 CFR 60. If an owner chooses to object to the listing of property the notarized objection should be submitted to Dr. Kevin Cherry, NC Dept. of Natural and Cultural Resources, 4610 Mail Service Center, Raleigh, North Carolina 27699-4610 prior to the North Carolina National Register Advisory Committee meeting on February 11, 2021. However, statements may be submitted and will be counted up until the actual date of listing, which usually occurs at least 15 but no more than 45 days after the nomination is received by the Keeper of the National Register following the Review Committee meeting.

All comments on whether the district should be nominated to the National Register should be sent to the above Raleigh address. A copy of the nomination and the criteria under which properties are evaluated are on file in the State Historic Preservation Office and will be made available upon request by emailing National Register Coordinator, Jenn Brosz at jenn.brosz@ncdcr.gov. For details on the Feb. 11 NRAC meeting, please visit the Secretary of State's Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search "National Register Advisory Committee."

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, although we encourage you to consider submitting a letter of support to the above Raleigh address.

Zebulon National Register Historic District Boundary Map Zebulon, Wake County, North Carolina

-  Zebulon Historic District Boundary
-  Contributing Building
-  Non-Contributing Building
-  Street Address
-  Vacant Lot
-  Photo View
-  Coordinates
-  Parcel Associated with Adjoining Parcel



Note:
Contributing Status is indicated for primary resources only. See inventory list for status of outbuildings and associated resources.

0 500 1000



1 inch = 200 feet

Map by Cheri Szcodronski, December 2020

Latitude/Longitude Coordinates (WGS84):

1:	35.831224	-78.321791
2:	35.832037	-78.319919
3:	35.830976	-78.319222
4:	35.828632	-78.317591
5:	35.824826	-78.315086
6:	35.825374	-78.311888
7:	35.825544	-78.311234
8:	35.824930	-78.308418
9:	35.824456	-78.308235
10:	35.823756	-78.308343
11:	35.821277	-78.310461
12:	35.819766	-78.313884
13:	35.820807	-78.317859
14:	35.821235	-78.321987
15:	35.821735	-78.322092
16:	35.825748	-78.322767
17:	35.826222	-78.323084
18:	35.826901	-78.323400
19:	35.827923	-78.322488
20:	35.828867	-78.322199

