

NATIONAL REGISTER OF HISTORIC PLACES DESIGNATION vs. LOCAL HISTORIC DESIGNATION

National Register of Historic Places

Within the City of Miami Beach, there are three historic districts listed in the National Register of Historic Places. They are the Miami Beach Architectural District (also known as the Art Deco District), the Normandy Isles Historic District and the North Shore Historic District.

The National Register of Historic Places is a federal program administered by the National Park Service in partnership with state governments. The National Register was created by the National Historic Preservation Act of 1966 to recognize and protect properties of historic and cultural significance at the local, state or national level. It provides incentives for local and private preservation initiatives and requires federal undertakings such as highway construction and urban renewal projects to consider possible impacts on National Register-listed properties.

National Register listing is primarily an honor, meaning that a property has been researched and evaluated according to established procedures and determined to be worthy of preservation for its historical value. The listing of a historic property in the National Register does not obligate or restrict a private owner in any way unless the owner seeks a federal benefit such as a grant or tax credit. For a private owner, a benefit of National Register listing is eligibility for a 20% federal investment tax credit that can be claimed against the cost of a certified rehabilitation of an income-producing historic building.

City of Miami Beach Local Historic Designation

There are currently 12 local historic districts, 13 local historic sites and more than 20 locally designated historic single-family homes within the City of Miami Beach. Local historic designation means the community believes the architecture, history, and character of the area are worthy of recognition and protection.

There are several differences between the National Register and local historic designation. When a district or site has been locally designated, any major changes or requests for demolition must be reviewed by the City's Historic Preservation Board. Owners wishing to alter the original historic appearance of a designated building are required to apply for what is referred to as a Certificate of Appropriateness. The Board's review of proposed changes ensures that work on property in districts or on a designated historic site is appropriate to the special character of the district or site.