

What preservation regulations apply to my property?

National Register (NR) Status	Local Protected Site or Local Preservation District
Eligible (SHPO)	Eligible
NR Listed	Designated

Red = Certificate of Appropriateness

Black = Zoning referral to SLPB

With both the [National Register of Historic Places](#) and the [City of Syracuse Zoning Ordinance Part C, Section VII](#), the same restrictions (and [incentives](#)) apply to properties whether they're designated individually or are located within a historic district.

Property Improvements – the Permit Office cannot issue a building permit without the appropriate reviews:

A [Certificate of Appropriateness](#), approved by the [Syracuse Landmark Preservation Board \(LPB\)](#), is required for any exterior alteration to locally designated properties (red above), whether it is an individual protected site or located within a Local Preservation District.

Zoning applications (Project Site Review, Special Permit, and others) on properties in the three categories in black above are referred by the Zoning Office to the [Syracuse Landmark Preservation Board \(LPB\)](#) for review and comment. Adverse comments from the LPB, if not addressed, can result in zoning denials or delayed approvals.

A property may be both listed on the National Register of Historic Places and locally designated. In those cases, alterations follow the procedures for designated Protected Sites.

Demolitions – The SLPB reviews all proposals to demolish properties in the four categories above. Properties which have been designated as a Local Protected Site or are located within a Local Preservation District must apply for a Certificate of Appropriateness (see above). Properties which are listed on the National Register or *eligible* for local designation or national listing must apply for demolition at the [Permit Office](#), where the application will be forwarded to the SLPB for review. If it is determined the property will be locally designated (see below) and the applicant still wishes to pursue demolition, they must apply for a Certificate of Appropriateness (see above).

Official determinations of eligibility for the National Register of Historic Places is made by the [New York State Historic Preservation Office \(SHPO\)](#). Eligibility for local designation is based on periodic surveys of the city's historic resources and staff assessment; the process by which properties become locally designated is specified in the [City of Syracuse Zoning Ordinance Part C, Section VII, Article 5](#).