

# Get to Know SHPO

*Nebraska State Historic Preservation Office*

# National Register of Historic Places

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*National Register Coordinator*

*Nebraska State Historic Preservation Office*

# National Register of Historic Places

- Honorary list of properties worthy of preservation
- No restrictions to owners' rights
  - Check local ordinances
  - Section 106 for Federal undertakings
- No funds set aside for property maintenance/preservation
  - Eligible for tax incentives for appropriate rehabs
- NOT just for pretty buildings



# Eligible for listing in the National Register

- Properties must:
  - Be associated with an important historic context  
*and*
  - Retain historic integrity of those features necessary to convey its significance
- Typically must have achieved significance outside of the last 50 years
  - Are some exceptions to the “50 year rule”

# National Register Criteria for Evaluation

- **Criterion A: Events/Patterns/Themes**
  - That are associated with events that have made a significant contribution to the broad patterns of our history
- **Criterion B: Person**
  - That are associated with the lives of persons significant in our past
- **Criterion C: Architecture**
  - That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- **Criterion D: Information Potential (Archeology)**
  - That have yielded, or may be likely to yield, information important in history or prehistory

# Categories of Nominated Properties

- **Building**
  - Created principally to shelter any form of human activity
    - Examples: house, barn, church, hotel, business, school, theatre, depot, etc.
- **Structure**
  - Functionally constructed for purposes other than creating human shelter
    - Examples: bridge, corncrib, gazebo, grain elevator, lighthouse, tunnel, water tower
- **Object**
  - Primarily artistic in nature or are relatively small in scale and simply constructed. Associated with a specific setting or environment
    - Examples: fountain, mile post, monument, sculpture

# Categories of Nominated Properties

- Site

- Location of a significant event, a prehistoric or historic occupation or activity, or a former building/structure, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure
  - Examples: battlefield, campsite, cemeteries, designed landscape, habitation site, rock shelter, ruins, trail

- District

- Significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development
  - Examples: business districts, college campuses, large estates/farms, residential areas

# National Register Process

- Evaluate
  - Preliminary Evaluation form filled out; submitted to and reviewed by SHPO
- Nomination
  - Anyone can prepare nomination; takes time, lot of research and writing
  - Submit drafts for SHPO review at appropriate timelines
    - First, second, and final drafts approved by SHPO before going to State HP Board
- State Board Review
  - 11 member Board from across the state, various disciplines
  - Meet in January, May, September
- National Park Service
  - Final review and disposition; 45 business days from receipt
- Timeframe: 6 months at quickest; plan ahead



# The Certified Local Government Program

*Kelli Bacon*

*CLG Coordinator*

*Nebraska State Historic Preservation Office*

# What is it?

- Preservation assistance program
- Statewide and national network of communities and counties that have similar preservation goals
- Provides for the protection of historic properties
- A way to sustain and build strong communities through historic preservation

# Current CLGs in Nebraska

- Auburn
  - Fairbury
  - Lincoln
  - North Platte
  - Omaha
  - Plattsmouth
  - Red Cloud
  - Sidney
- There are over 2000 CLGs in the US. The smallest have around 50 people.

# Requirements

- Preservation ordinance
- Historic preservation commission
- Survey
- Public participation/education
- Staff

# Duties/Abilities

- Comment on National Register nominations in your district
- Be a consulting party to Section 106 Review and Compliance projects
- Design/demolition review per language in your ordinance
- Public education

# Benefits

- City ordinance establishes local landmarking procedures. Local landmarks could be eligible for the Nebraska Historic Tax Credit (NHTC) and/or the Valuation Incentive Program (VIP)
- Competitive matching grants available for preservation projects (not for rehabilitation/remodeling/reconstruction projects)
- Training for staff and commissioners, opportunities for educating the public
- Way to promote historic resources
- Increases community pride and identity

# Current/Past Projects

- **Auburn**
  - Conference attendance, website design, HD brochure for property owners
- **North Platte**
  - HP workshop for downtown property owners, National Register nomination for downtown, HP handbook
- **Plattsmouth**
  - National Register nomination for former High School in order to get tax credits for its rehabilitation, survey (3 phases so far), web-based walking tour
- **Red Cloud**
  - QR code based walking tour, website design
- **Sidney**
  - Web-based walking tour, survey (multiple areas), HP handbook

# Historic Preservation Tax Incentives

*Ryan Reed*

*Tax Incentive Coordinator*

*SHPO*



# Three Incentive Programs

## **Federal** (SHPO and NPS)

- Federal Historic Tax Credit
  - Credit towards Federal tax liability equal to 20% of qualified expenditures

## **State** (SHPO)

- Nebraska Historic Tax Credit
  - Credit towards State tax liability equal to 20% of qualified expenditures
- Valuation Incentive Program (VIP)
  - Property tax freeze for 8 years at pre-rehab value; Then increases incrementally for 4 years to post-rehab value

# Application Process

For each program there is a three part application process.

## Part 1

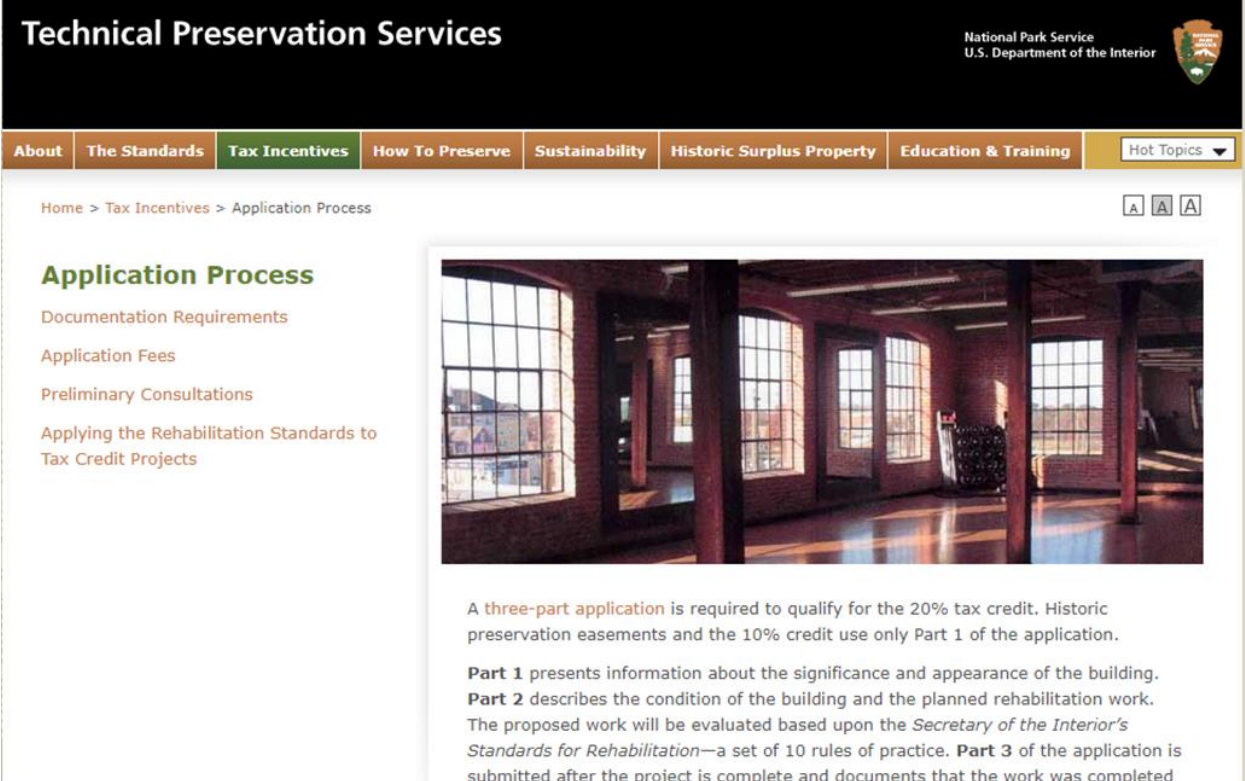
Evaluation of Significance

## Part 2

Description of Rehabilitation

## Part 3

Certification of Completed Work



The screenshot shows a webpage from the National Park Service, U.S. Department of the Interior. The page is titled "Technical Preservation Services" and features a navigation menu with options: About, The Standards, Tax Incentives (highlighted), How To Preserve, Sustainability, Historic Surplus Property, Education & Training, and Hot Topics. The main content area is titled "Application Process" and includes a breadcrumb trail: Home > Tax Incentives > Application Process. Below the title, there is a list of links: Documentation Requirements, Application Fees, Preliminary Consultations, and Applying the Rehabilitation Standards to Tax Credit Projects. To the right of the text is a photograph of a large, open-plan interior space with high ceilings, brick walls, and large windows. Below the photo, there is a paragraph of text explaining the application process for tax credits, followed by a detailed description of the three parts of the application.

Home > Tax Incentives > Application Process

### Application Process

- Documentation Requirements
- Application Fees
- Preliminary Consultations
- Applying the Rehabilitation Standards to Tax Credit Projects

A three-part application is required to qualify for the 20% tax credit. Historic preservation easements and the 10% credit use only Part 1 of the application.

**Part 1** presents information about the significance and appearance of the building. **Part 2** describes the condition of the building and the planned rehabilitation work. The proposed work will be evaluated based upon the *Secretary of the Interior's Standards for Rehabilitation*—a set of 10 rules of practice. **Part 3** of the application is submitted after the project is complete and documents that the work was completed

# Understand the Requirements

## Understand the Standards for Rehabilitation

<https://www.nps.gov/tps/standards.htm>

- Adapt for compatible reuse & code
- Protect, maintain & repair historic features & materials
- Replace missing components in-kind where design is known
- Review interior and exterior
- Retain historic character
- Review new additions and alterations

**Technical Preservation Services**

**Rehabilitation Standards and Guidelines**

The Secretary of the Interior's Standards for Rehabilitation, codified as 36 CFR 67, are regulatory for the Historic Preservation Tax Incentives program. The Guidelines for Rehabilitating Historic Buildings and the Guidelines on Sustainability for Rehabilitating Historic Buildings, which assist in applying the Standards, are advisory.

Applying the Standards for Rehabilitation

Guidelines for Rehabilitating Historic Buildings

Guidelines on Sustainability

Other Standards and Guidelines:

Four Treatment Standards: Preservation, Rehabilitation, Restoration, and Reconstruction

Guidelines for the Treatment of Historic Properties

History of the Standards

**Secretary's Standards for Rehabilitation**

The following Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancies and encompass the exterior and the interior of historic buildings. The Standards also encompass related historic features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the existing, both in scale and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Guidelines for Rehabilitating Historic Buildings**

The Guidelines assist in applying the Standards to rehabilitation projects in general; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. For example, they cannot tell a building owner which features of an historic building are important in defining the historic character and must be preserved or which features could be altered. If necessary, for the new use, careful case-by-case decision-making is best accomplished by seeking assistance from qualified historic preservation professionals in the planning stages of the project. Such professionals include architects, architectural historians, historians, archeologists, and others who are skilled in the preservation, rehabilitation, and restoration of the historic properties. These Guidelines are also available in PDF format.

The Guidelines on Sustainability for Rehabilitating Historic Buildings stress the inherent sustainability of historic buildings and offer specific guidance on "recommended" rehabilitation treatments and "not recommended" treatments, which could negatively impact a building's historic character. These Guidelines are also available as an interactive web feature.

**Illustrated Guidelines for Rehabilitating Historic Buildings**

The Secretary of the Interior's Standards for Rehabilitation

Start | Credits | TPS Home

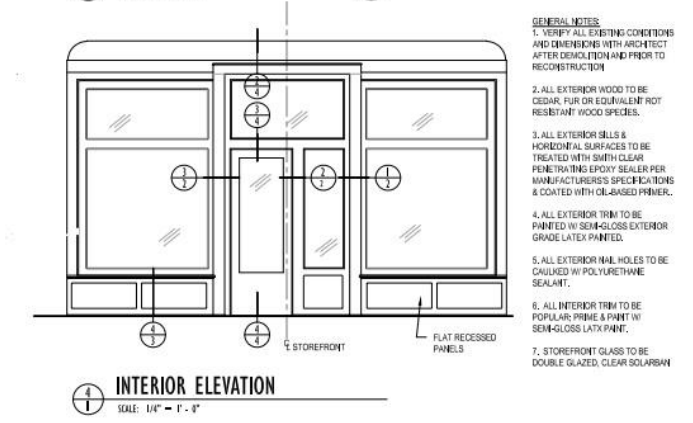
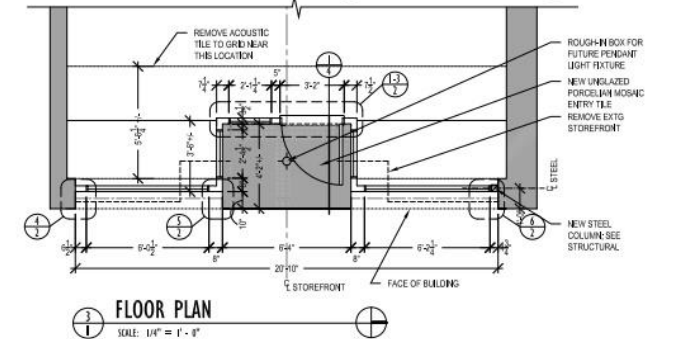
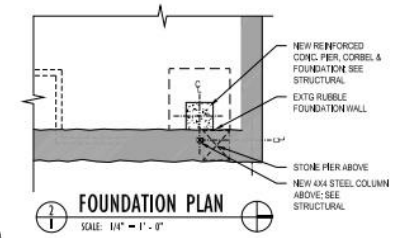
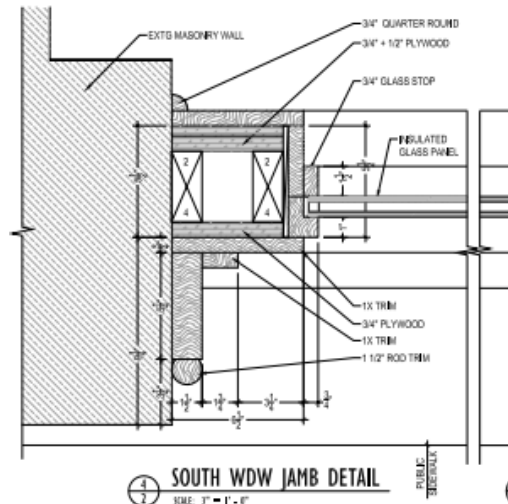
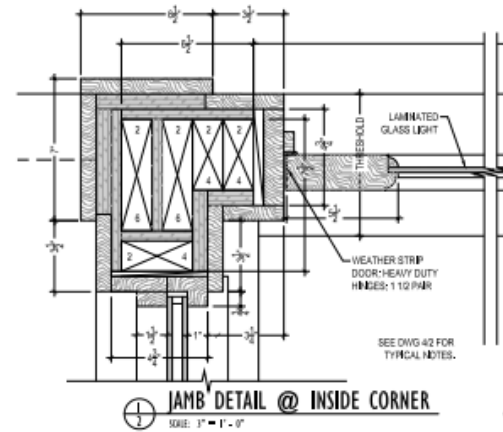
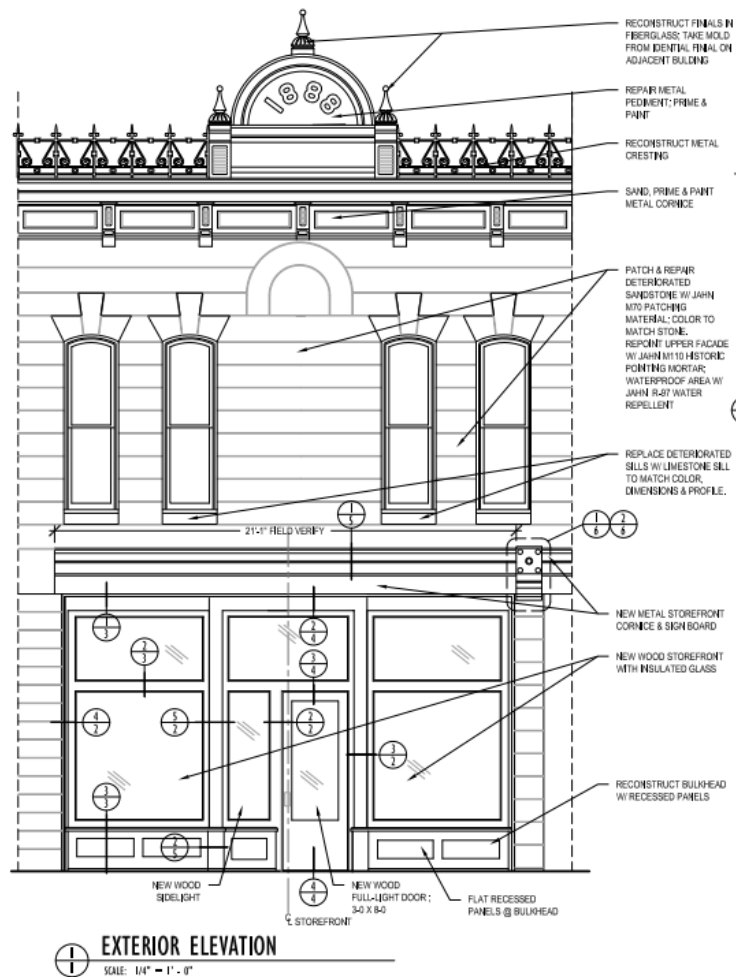
# Chadron, Nebraska

Federal and State Historic Tax Credit Project



# Chadron, Nebraska

## Federal and State Historic Tax Credit Project



- GENERAL NOTES**
1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS WITH ARCHITECT AFTER DEMOLITION AND PRIOR TO RECONSTRUCTION.
  2. ALL EXTERIOR WOOD TO BE CEDAR, FUR OR EQUIVALENT ROT RESISTANT WOOD SPECIES.
  3. ALL EXTERIOR SILLS & HORIZONTAL SURFACES TO BE TREATED WITH SMITH CLEAR PENETRATING EPOXY SEALER PER MANUFACTURER'S SPECIFICATIONS & COATED WITH OIL-BASED PRIMER.
  4. ALL EXTERIOR TRIM TO BE PAINTED W/ SEMI-GLOSS EXTERIOR GRADE LATEX PAINT.
  5. ALL EXTERIOR NAIL HOLES TO BE CAULKED W/ POLYURETHANE SEALANT.
  6. ALL INTERIOR TRIM TO BE POPULAR; PRIME & PAINT W/ SEMI-GLOSS LATEX PAINT.
  7. STOREFRONT GLASS TO BE DOUBLE GLAZED, CLEAR SOLARSHAN.

# Conclusion

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