

Fremont Downtown Revitalization – Section 106

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Section 106 Review and Compliance Coordinator

History Nebraska



Purpose of Section 106 Review

- Requires federal agencies to consider the projects they carry out, approve, or fund, and the projects' effects on historic properties.
- Members of the public have a voice when federal actions may affect properties that qualify for the National Register of Historic Places.
- Section 106 review encourages but *does not mandate* preservation.

Why am I involved in your projects?

- Section 106 review requires the State Historic Preservation Office to review federally funded, licensed, or permitted projects to see what kind of an effect the project may have on historic properties.
- If the plans will have an adverse effect, then we attempt to collaborate to find a way to mitigate the adverse effect.

What makes something Historic and Eligible?

Identification of Historic Properties

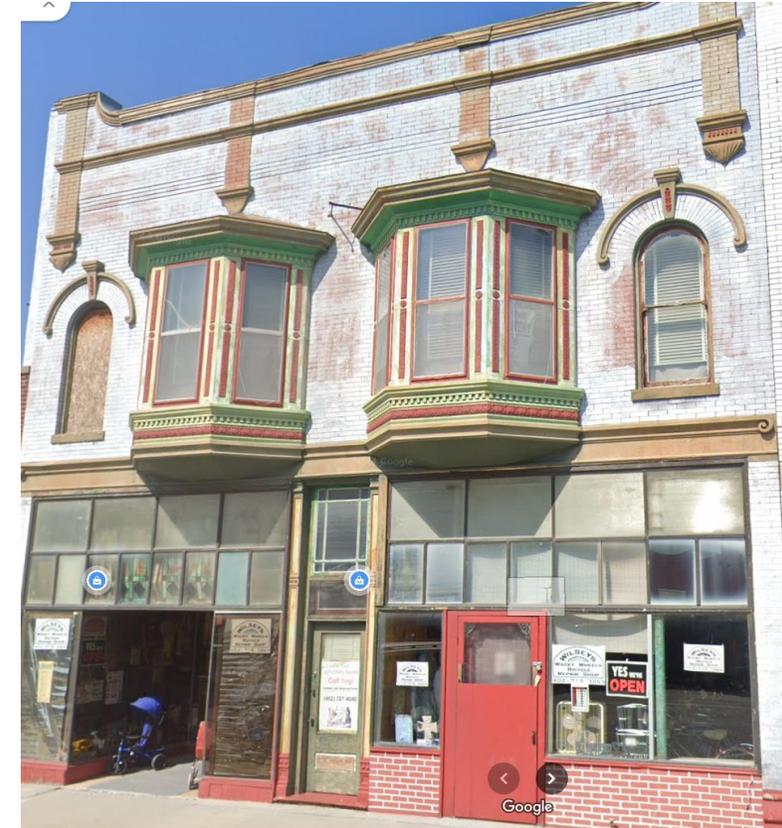
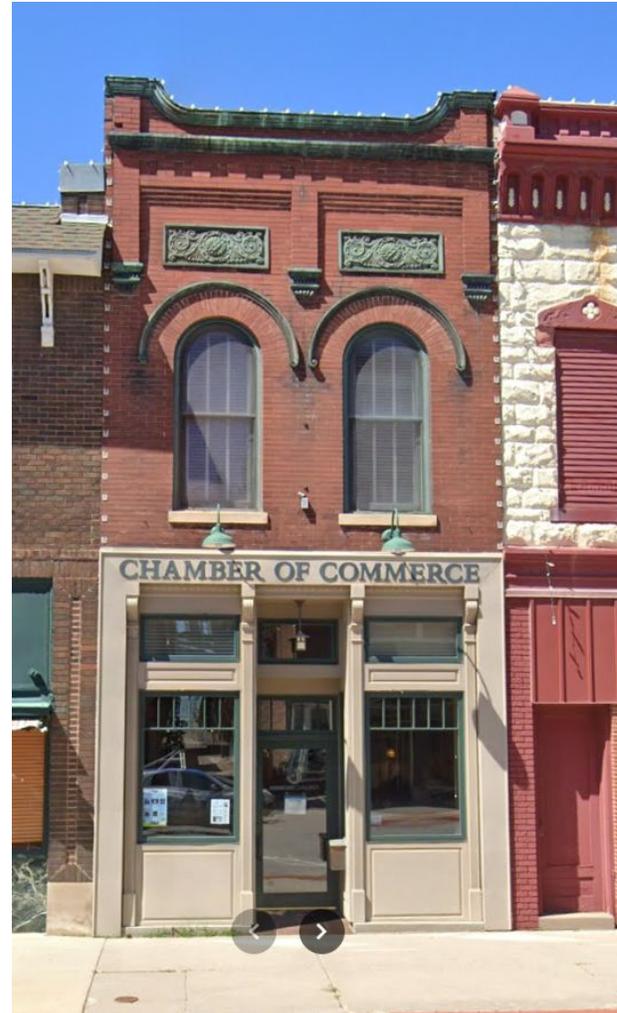
- Determine if there is an undertaking
 - Any activity that is likely to have an effect on historic properties.
- SHPO determines if the property is listed individually, in a historic district, or eligible for listing.
- Does it still retain its historic integrity?
 - Original doors, windows, siding, cast iron storefronts, transoms, masonry, awnings, etc.
- Are there historic features of the streetscape that will be impacted by the project?
- A theme or context? Historic people, events, trends, etc. For districts this could be “commerce”



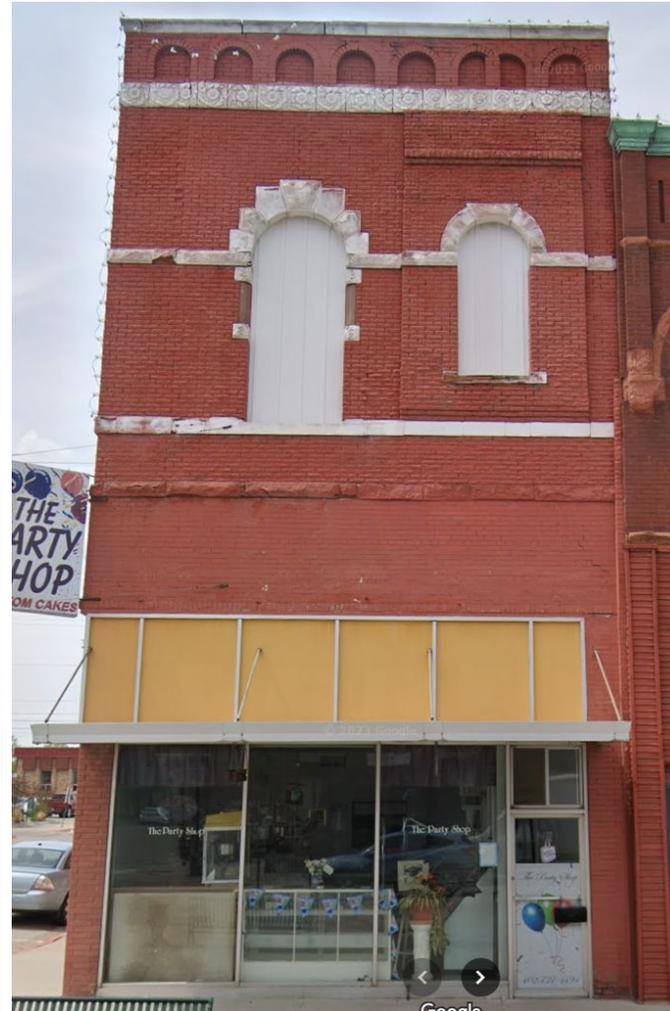
Fremont Historic Commercial District



Examples of Historic Storefronts in Fremont



Examples of Historic Alterations, Mid-Century in Fremont



Appropriate and Inappropriate Projects

Secretary of the Interior's *Standards for the Rehabilitation of Historic Properties*

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 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 massing, size, 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.

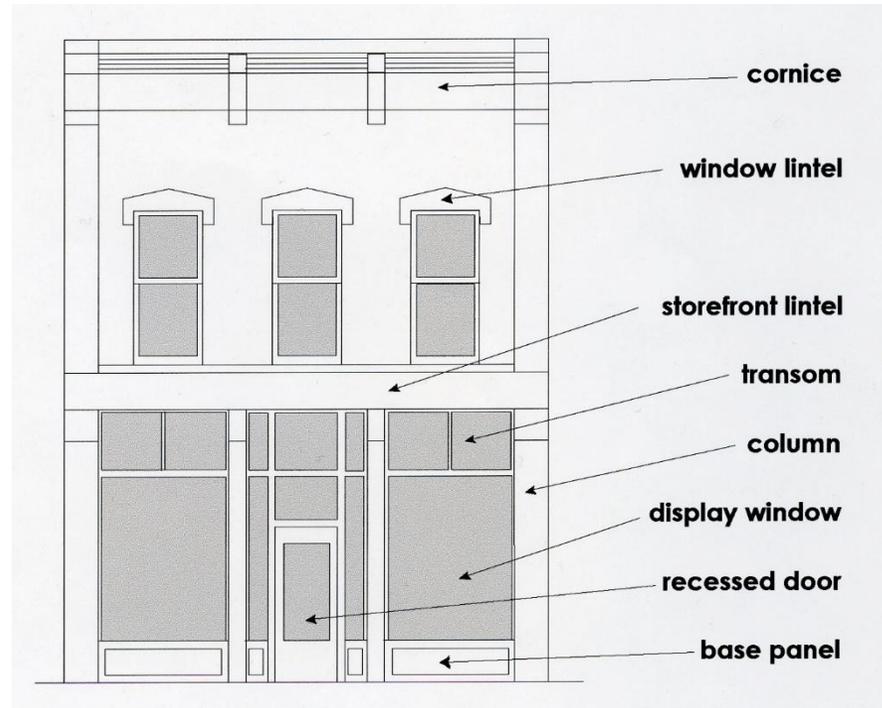
Research & Understand Your Building

Understand Building Character - Exterior

- Architectural Style
- Windows
- Storefront
- Transom
- Ornament
- Canopies
- Are alterations significant?



Anatomy of a Commercial Building



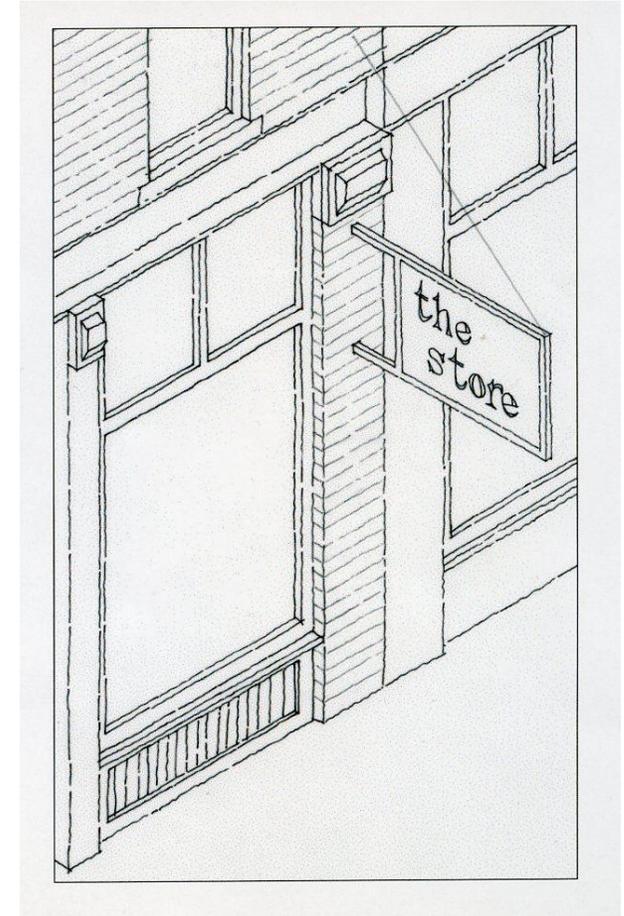
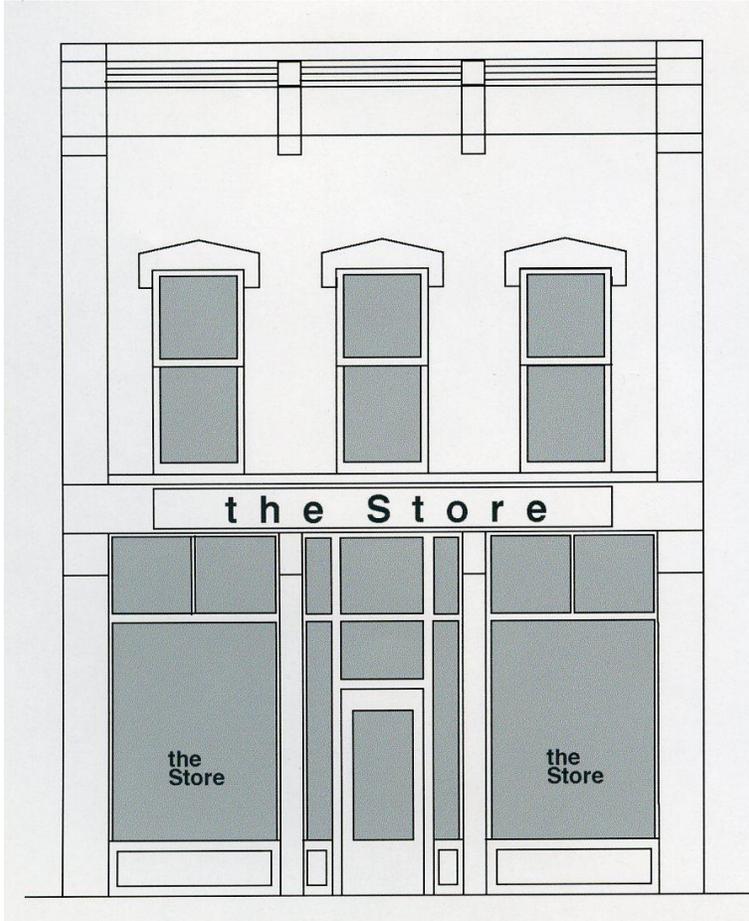
- For the typical 1880-1910 historic building, this is the form they take, more or less.
- We look for original materials in the windows and storefronts, but we are not surprised when they have been altered.
 - Alterations can be historic too!
- If historic materials are still there, we are going to push to see them retained.

Appropriate Brick Work Example



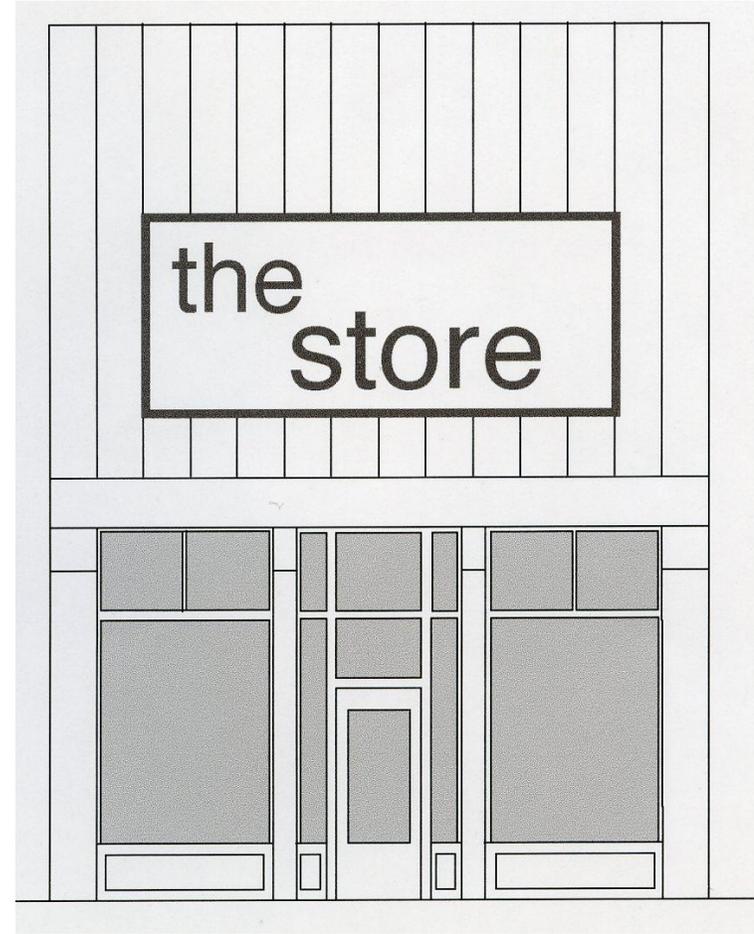
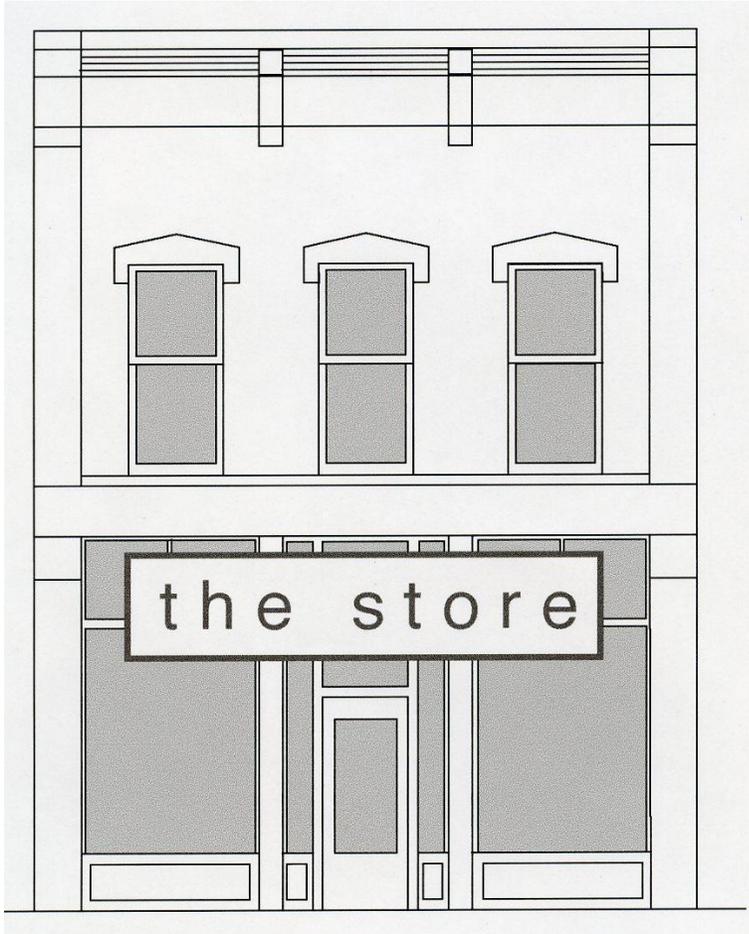
- Tuck-pointing – always okay but:
 - Hand tools need to be used
 - New Mortar: Same color and texture as original
 - Mortar Joints: Same profile as original
- Cleaning – always okay but:
 - No harsh chemicals can be used; may damage brick
 - Power wash PSI can be no higher than 300psi
- Damaged Brick Replacement – always okay but:
 - Similar brick to the original (color, texture, size) should be used

Appropriate Façade Projects: Signage

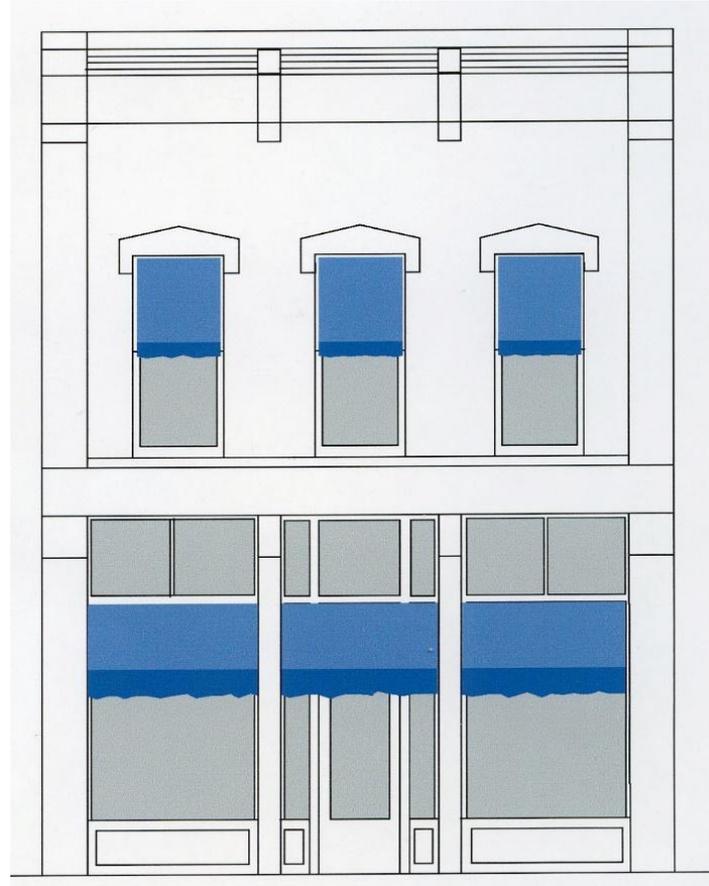


*Care taken not to damage brick.

Inappropriate Signage



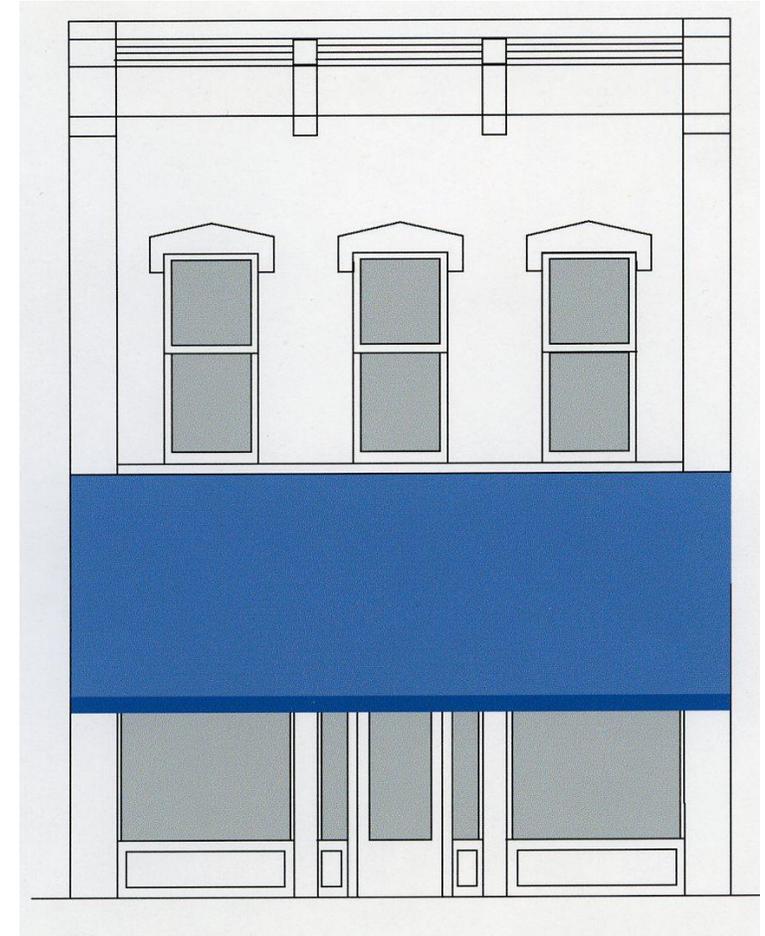
Appropriate Façade Projects: Awnings



- Mid-Century awnings can be historic.
- The rehabilitation and installation of one can be appropriate.

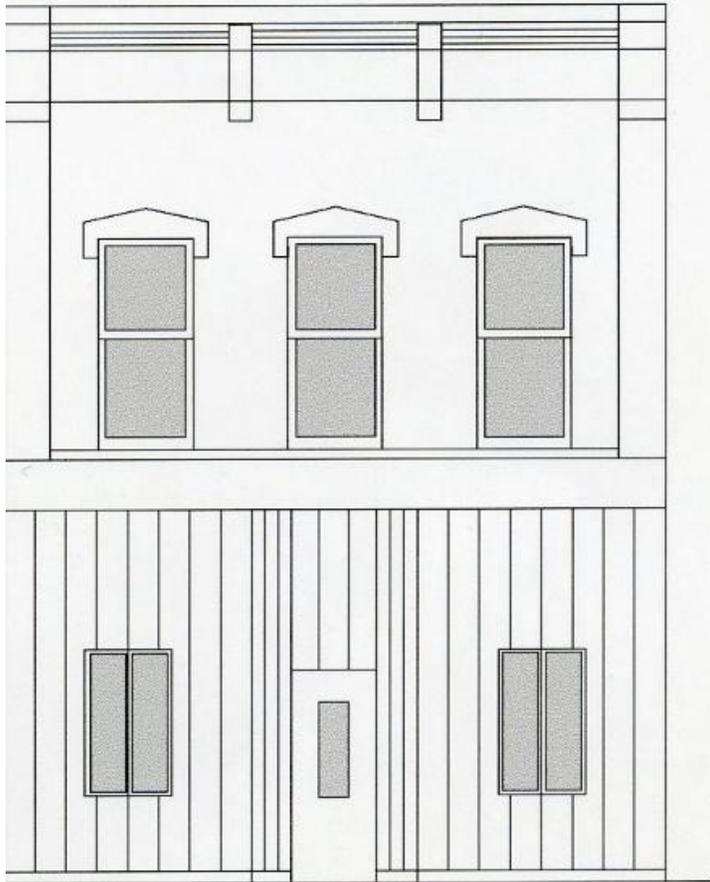


Inappropriate Awnings

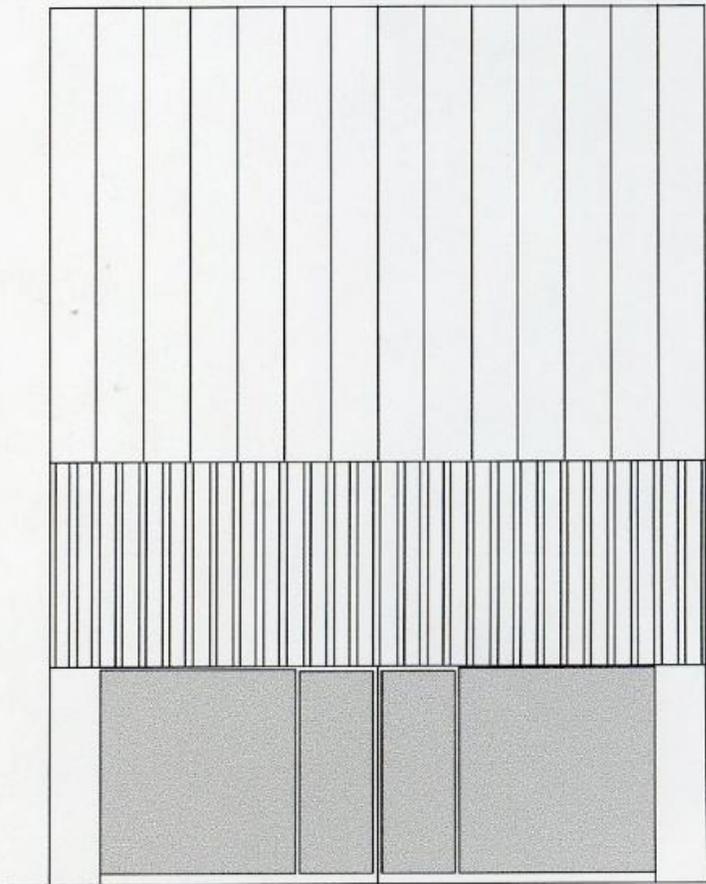


Metal awnings on historic buildings that do not already have them and/or that cover up transoms.

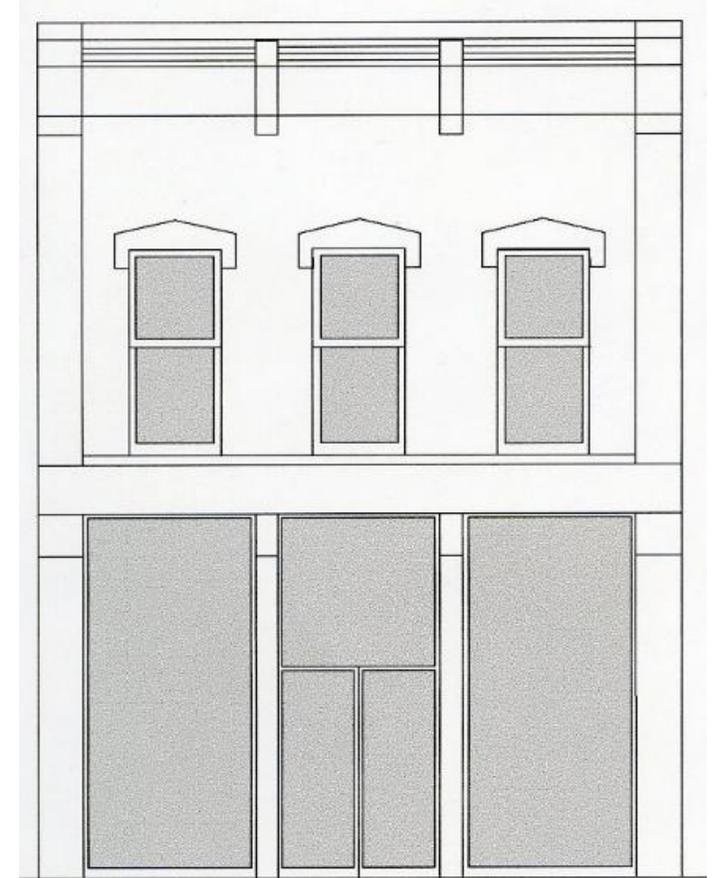
Other Inappropriate Storefront Changes



Downsizing storefront windows,
add new paneling



Adding a slip cover



Installing full glass windows

Inappropriate 2nd Floor Window Alterations



- Closed up windows on upper story
- Missing lintels
- Windows too small for their openings
- Slip covers on upper stories
- Window tinting
- Changing window frame material and/or color*
- **Window replacements need to be justifiable!**

We get excited about any project that reverses these alterations!

* Consultation will be needed to find suitable solutions

Window Frame Colors

Unless the existing window frame is a dark color, black/dark bronze window frames are not appropriate for historic window replacements.

I will not approve 2nd story dark bronze window frames.

I may not approve dark bronze window frames on a storefront, but consultation could result in an approval.



Window Frame Colors

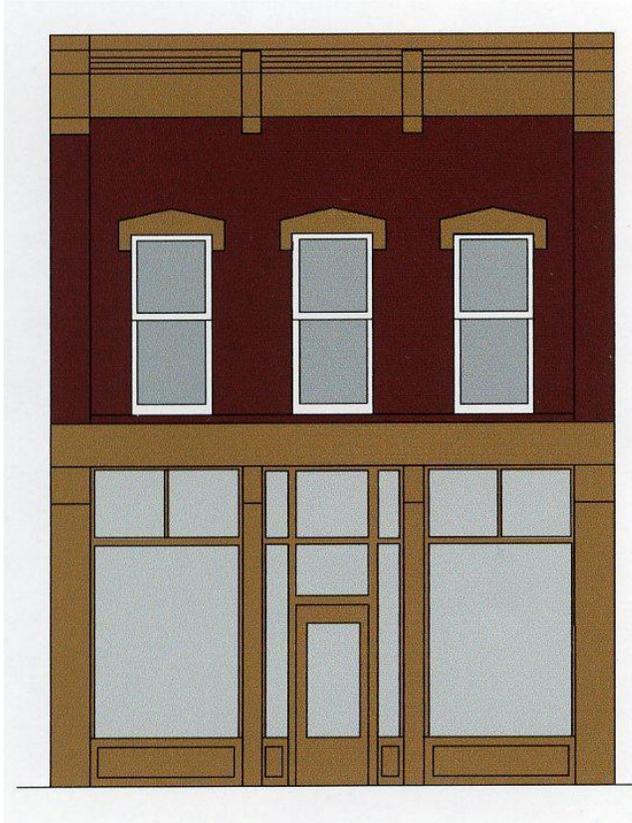
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Paint Schemes



Avoid painting brick or stone façades that are not already painted.

Neutral colors and slightly contrasting colors are often best, but we do not get very involved in paint color. (except for windows)

Initiation of Section 106 Review

Section 106 Project Information Form
INDIVIDUAL STANDING STRUCTURES

Submission of a completed Project Information Form is the first step in the Section 106 review process. Submit completed forms to 2025.HP@nebraska.gov. More information may be found at www.nes.gov.

PROJECT NAME: Community Action Partnership of Mid-NE
ADDRESS: 504 West Washburn
CITY: Lincoln, NE 68504

FEDERAL AGENCY OR DESIGNEE: Community Action Partnership of Mid-NE
CONTACT PERSON: Lorinda Anderson
EMAIL: landan@capmidne.org
PHONE: 402-471-1111

PROJECT DESCRIPTION: weatherstripping, caulking of windows and door replacement

STRUCTURES (rehabilitation, demolition, additions to or construction near existing structures)
 An area previously surveyed for historic properties.
 A National Register District
 A Local Landmark District

PHOTOGRAPHS
Please provide photographs of all structures. Photographs of neighboring or nearby buildings are helpful. Go to page 2 to insert photos.

NESHPO USE ONLY
Nebraska SHPO Determination
 There are No Historic Properties in the area of potential effect
 The project will have No Effect on historic properties
 The project will have No Adverse Effect on historic properties
 The project will have No Adverse Effect with Conditions (see attached)
 The project will have Adverse Effects on historic properties (see attached)
 The SHPO requests additional information (see attached)

Jill Doherty, Review & Compliance Coordinator
State Historic Preservation Office, Nebraska State Historical Society
Date: 4/18/2018

- Federal agency (or designee) submits a request for review to our office.
- Can be emailed to HN.HP@Nebraska.gov or mailed to 1500 R Street, Lincoln, NE 68508
- COMMUNICATE WITH SHPO EARLY AND OFTEN!

106 Process for these kinds of reviews

1. Initiation of Process with submittal of official form or letter.
2. SHPO determines if the property is listed individually, in a historic district, or eligible for listing. If no, project gets a quick “**No Historic Properties Affected**” sign off.
3. If yes, we study the project plans and try to anticipate their effects on historic properties, using the Secretary of the Interior’s *Standards for the Treatment of Historic Properties*.
4. If the project will not have an effect on the property’s historic character or materials, then the project gets a “**No Adverse Effect**” finding. Examples: new roof, new HVAC, insulation in attic, etc.
5. If there will be an adverse effect, we try to find a way to compromise or find another way to achieve the same result in a sensitive way.

Hypothetical Project

1. Want a storefront change?

Could install new aluminum windows and a new door. Door to upper stores, if replaced, would need to be an in-kind replacement (same look, same size, and wood or an appropriate replacement material). Could open up transom windows.

2. Want do alter upper floor windows?

Could install new windows if they are beyond repair and storms. Windows would need to be wood or aluminum-clad. Could just replace storm windows. Would highly encourage painting them but that may not be an eligible expenditure.

3. Want new signage or awning?

A new sign could be an in-kind replacement or something that is flush to the building but installed in a reversible way above the transoms. An awning could be appropriate if it was a retractable cloth awning or a fixed cloth awning.



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History
NEBRASKA

Preserving the past. Building the future.

Questions?

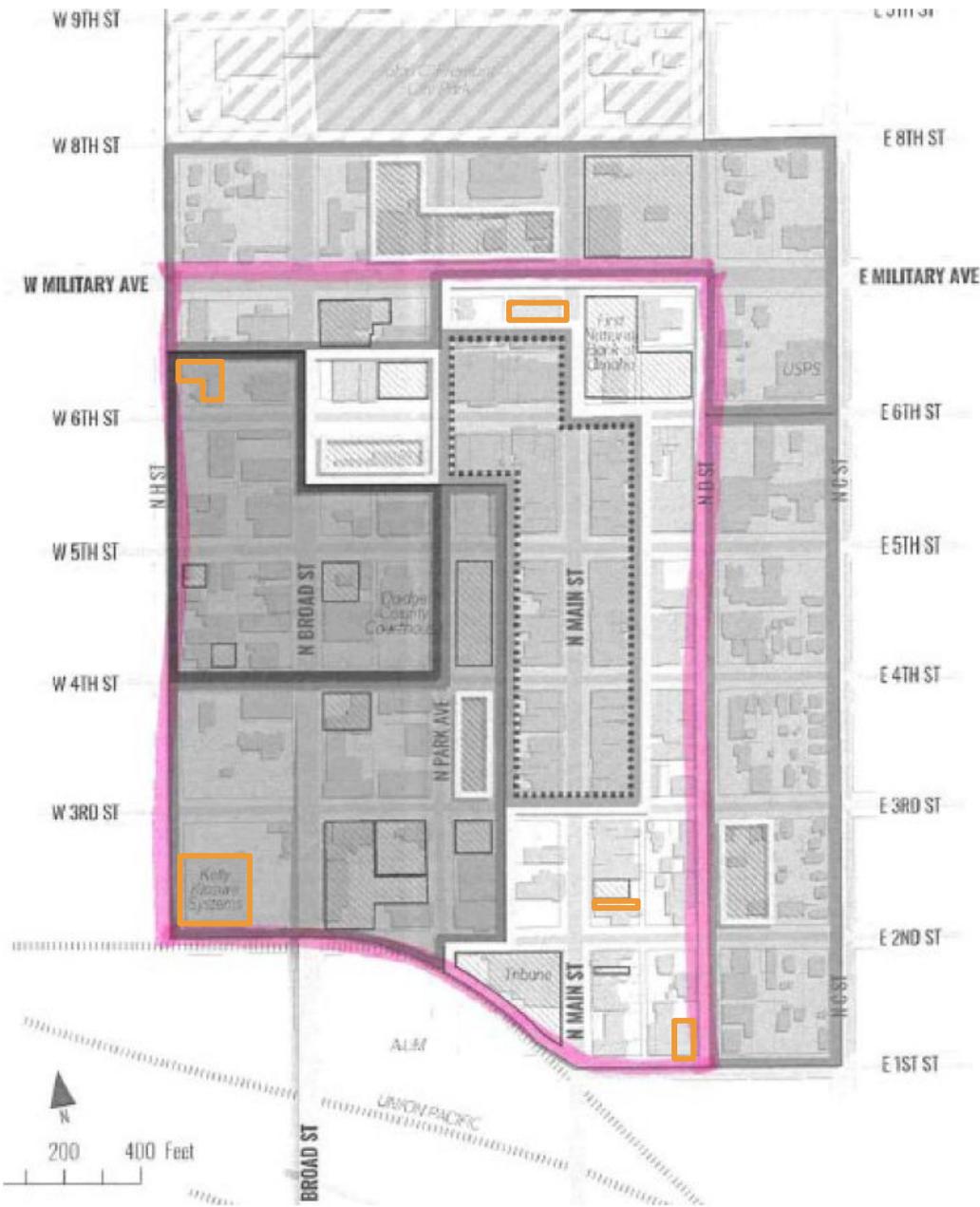
Quick information on the Fremont Historic Commercial District

- Fremont has 3 historic districts but only the Commercial district is within the boundaries of the DTR grant program.
- District was added to the NRHP in 1995.
- There are 6 buildings around the commercial district that are listed individually but are not part of the district.
- There are no individually listed buildings within the commercial district.
- The commercial district encompasses 70 buildings; 43 contributing and 27 non-contributing
 - These numbers may have changed due to changes in the district (demolitions/alterations) since its listing. If a building has gone through major changes recently additional consultation will be needed to determine if the building is still contributing.
- There are some buildings outside the HD but within the DTR boundaries that are eligible for listing and will have the same type of review as the listed buildings

Individually listed properties outside of the Historic District:

- Dodge County Courthouse
- 445 N Broad St (Osterman & Tremain Building)
- 543 N Broad St (Love-Larson Opera House)
- 605 N Broad St (Old Fremont Post Office)
- 734 N Park Ave (Fremont Municipal Power Station) - outside DTR boundaries
- 310 E Military Ave (J.D. McDonald House) - outside DTR boundaries





Eligible buildings outside of HD but eligible for DTR:

- 618-626 N H St
- 220 N H St
- 248 E 1st St
- 210 N Main St
- 649 N Main St