State Review for Historic Properties

31st Annual State Construction Conference
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Renee Gledhill-Earley
Environmental Review Coordinator

North Carolina
State Historic Preservation Office
Department of Cultural Resources
Office of Archives and History
Division of Historical Resources

Why Review for Historic Properties?

- State Environmental Policy Act
- NC General Statute 121-12(a)

State Environmental Policy Act (SEPA)

Any project that:

- is carried out with public funds and/or uses state land, and
- requires a state approval or action in order to be implemented, and
- has the potential for an environmental impact

is subject to SEPA

www.doa.state.nc.us/clearing/faq.aspx

How does SEPA affect ME?

- If a project exceeds an agency's *Minimum Criteria* there is extra time and planning required, including the preparation of the appropriate SEPA document and time for public review and comment.

- *Minimum Criteria* for state agencies, including the University of North Carolina, are at: www.doa.state.nc.us/clearing/minumumcriteria.aspx

- Note: there are exceptions to the *Minimum Criteria* for work that involves buildings more than 50 years old and/or listed in the National Register of Historic Places. These require separate review.

Woe is Me!!! My project exceeds *Minimum Criteria!!!*

What shall I do?

Check out the State Construction Manual (Blue Book), especially Chapter 200 (It's only 17 pages long):

www.nc-sco.com/documents/manual/Chapter200%20-%20Regulatory%20Review%20Procedures.pdf

Pay particular attention to 202.8 Department of Cultural Resources review, as there are *special requirements* for historic buildings and undisturbed ground, because

NC General Statute 121-12(a)

State agency with direct or indirect authority to

- **fund, permit, license, or approve**
- an **undertaking**
- that may affect a **property listed in the National Register of Historic Places**
- must offer the **North Carolina Historical Commission** the opportunity to **review and comment** upon the undertaking

What is an Undertaking?

- Any **alteration, demolition, neglect, repair, renovation, move, or other change** to a **building owned by the State** (or in which state assistance or funds are involved)
- Any state or state-assisted project affecting buildings ***not*** **owned** by State (includes **privately owned)**
- Any state or state-assisted project involving **ground disturbance** (What? Historic dirt?)

What is the National Register of Historic Places (NRHP)?

A **list of properties** that have been determined by the State Historic Preservation Officer and the National Park Service to be **significant to the history of the United States at a local, state, or national level.**

The National Register is:

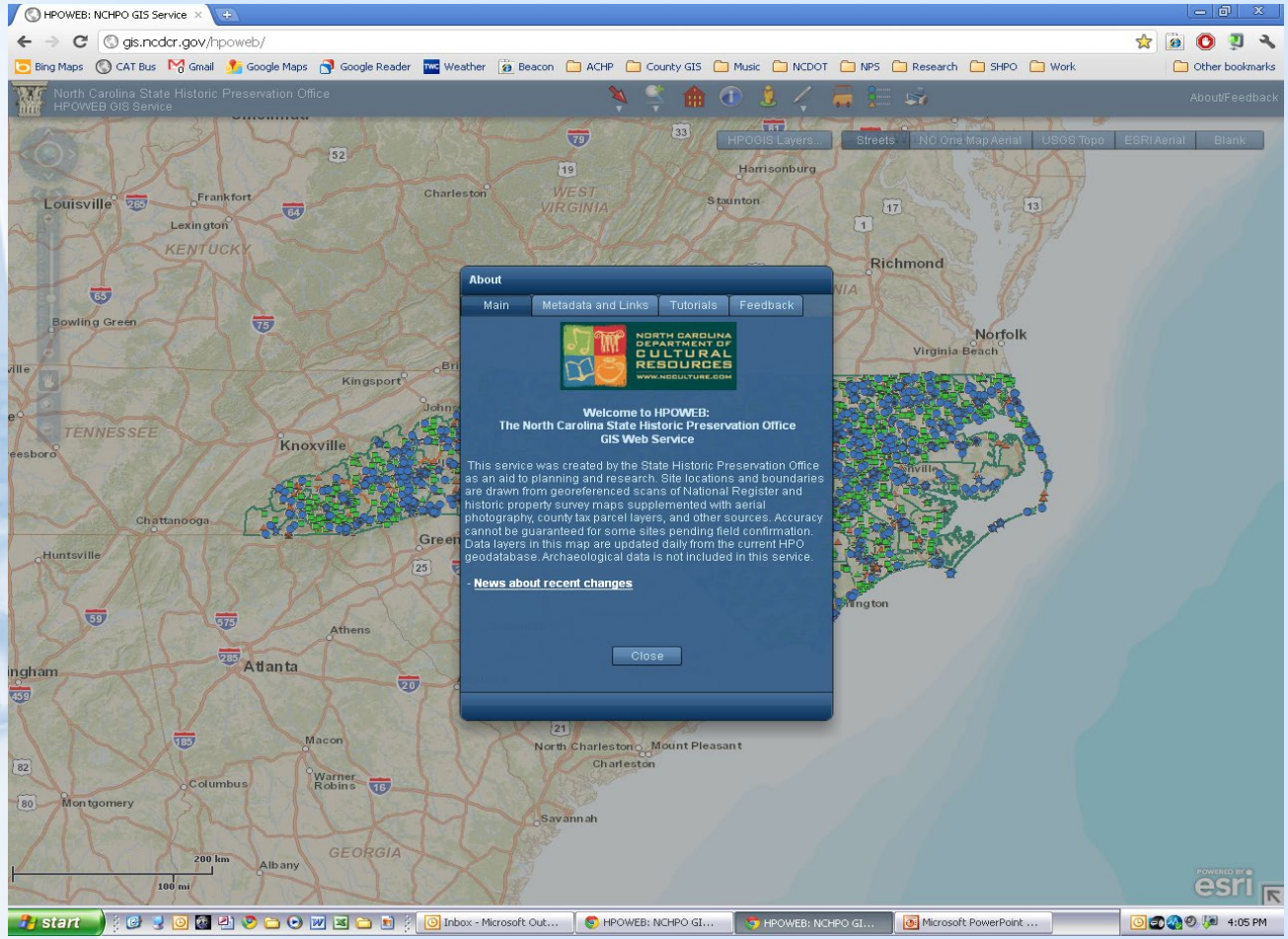
- **Buildings**
- **Structures**
- **Sites** (archaeological)
- **Districts**
- **Objects**

Is the affected property listed on the National Register?

Use the State Historic Preservation Office (HPO) WEB GIS application @

http://gis.ncdcr.gov/hpoweb/

Take a look--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Welcome to HPOWEB:
The North Carolina State Historic Preservation Office
GIS Web Service
This service was created by the State Historic Preservation Office as an aid to planning and research. Site locations and boundaries are drawn from georeferenced scans of National Register and historic property survey maps supplemented with aerial photography, county tax parcel layers, and other sources. Accuracy cannot be guaranteed for some sites pending field confirmation. Data layers in this map are updated daily from the current HPO geodatabase. Archaeological data is not included in this service.
- News about recent changes
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Virginia Beach
Bowling Green
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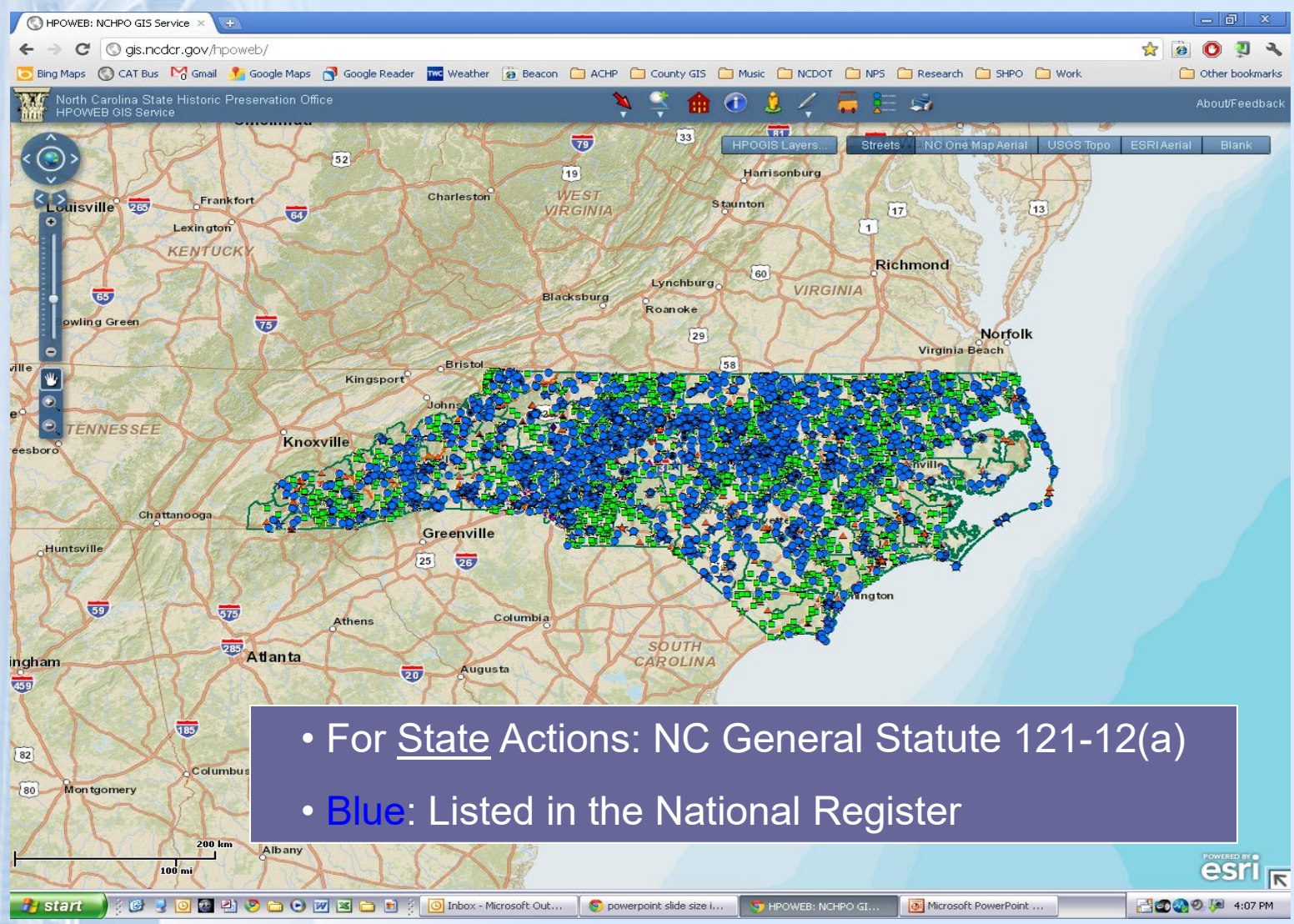
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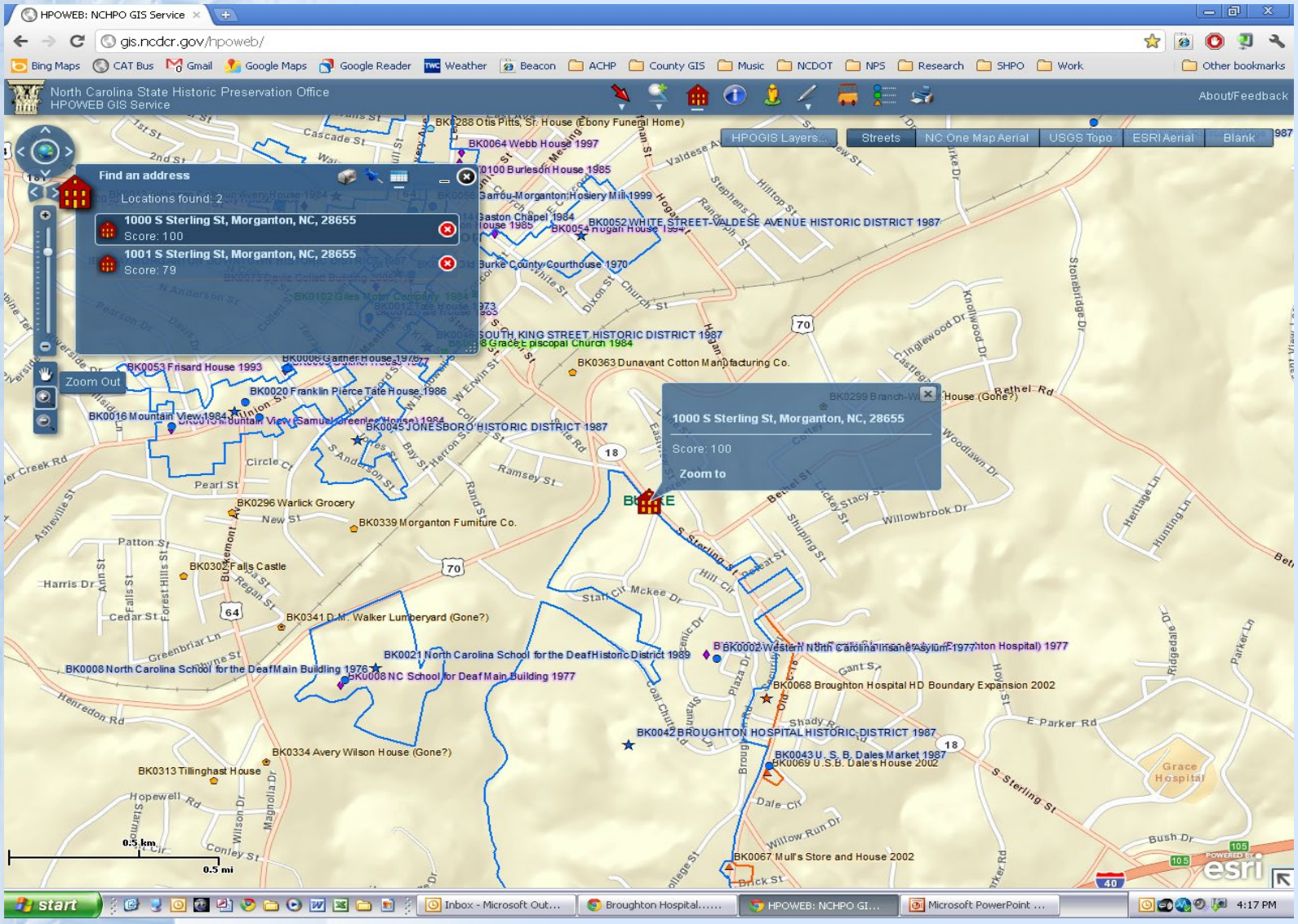
• For State Actions: NC General Statute 121-12(a)
• Blue: Listed in the National Register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BK0064 Webb House 1997
BK0100 Burleson House 1985
Garou-Morganton Hosiery Mill 1999
Gaston Chapel 1984
BK0052 WHITE STREET-VALDESE AVENUE HISTORIC DISTRICT 1987
BK0054 Hugan House 1994
Burke County Courthouse 1970
SOUTH KING STREET HISTORIC DISTRICT 1987
Grace Episcopal Church 1984
BK0363 Dunavant Cotton Manufacturing Co.
BK0053 Frisard House 1993
BK0020 Franklin Pierce Tate House 1986
BK0016 Mountain View 1984
BK0045 JONESBORO HISTORIC DISTRICT 1987
BK0296 Warlick Grocery
BK0339 Morganton Furniture Co.
BK0302 Falls Castle
BK0341 D.M. Walker Lumberyard (Gone?)
BK0021 North Carolina School for the Deaf Historic District 1989
BK0008 North Carolina School for the Deaf Main Building 1976
BK0008 NC School for Deaf Main Building 1977
BK0002 Western North Carolina Insane Asylum 1977
BK0068 Broughton Hospital HD Boundary Expansion 2002
BK0042 BROUGHTON HOSPITAL HISTORIC DISTRICT 1987
BK0043 U. S. B. Dales Market 1987
BK0069 U.S.B. Dale's House 2002
BK0334 Avery Wilson House (Gone?)
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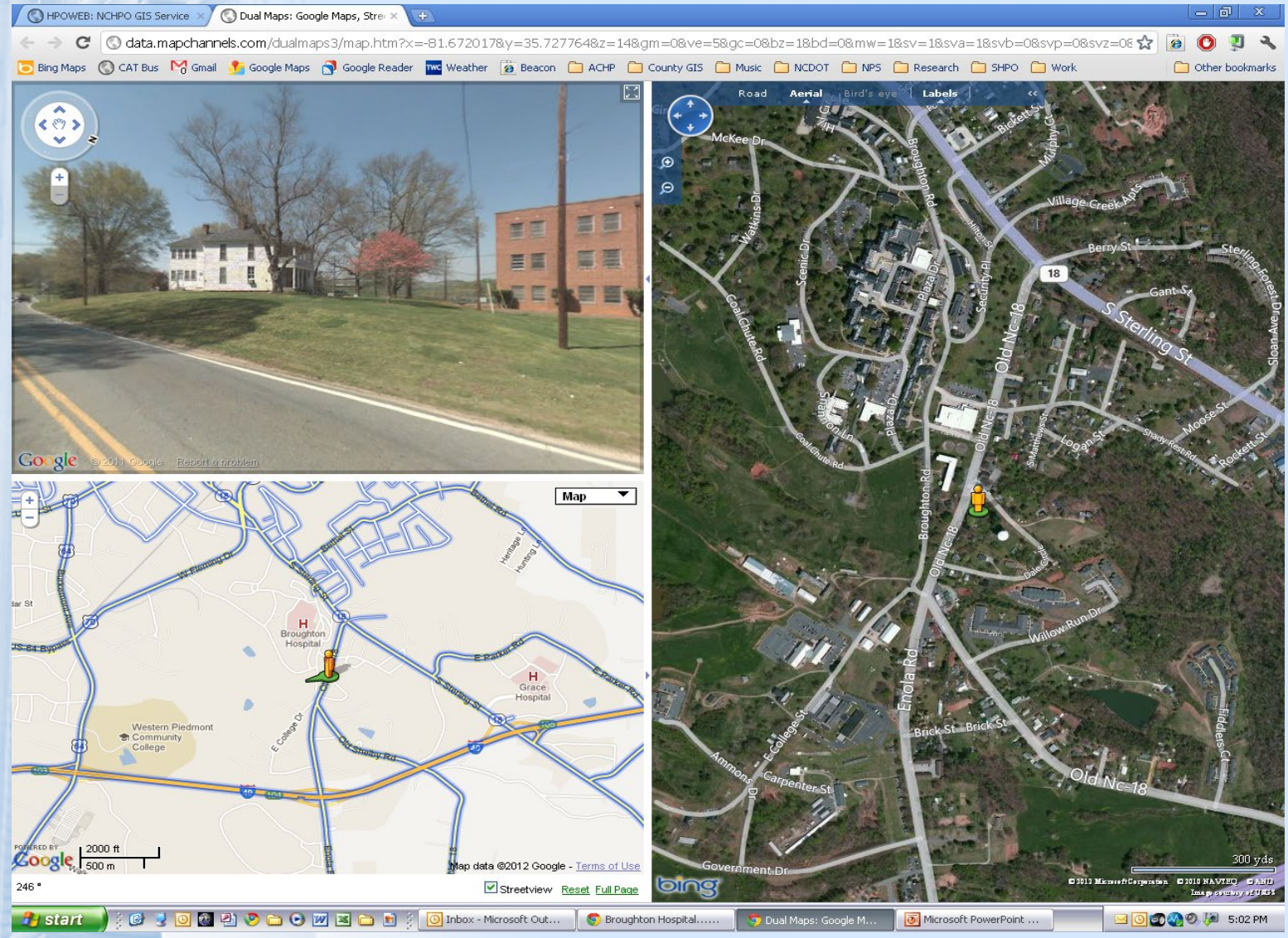
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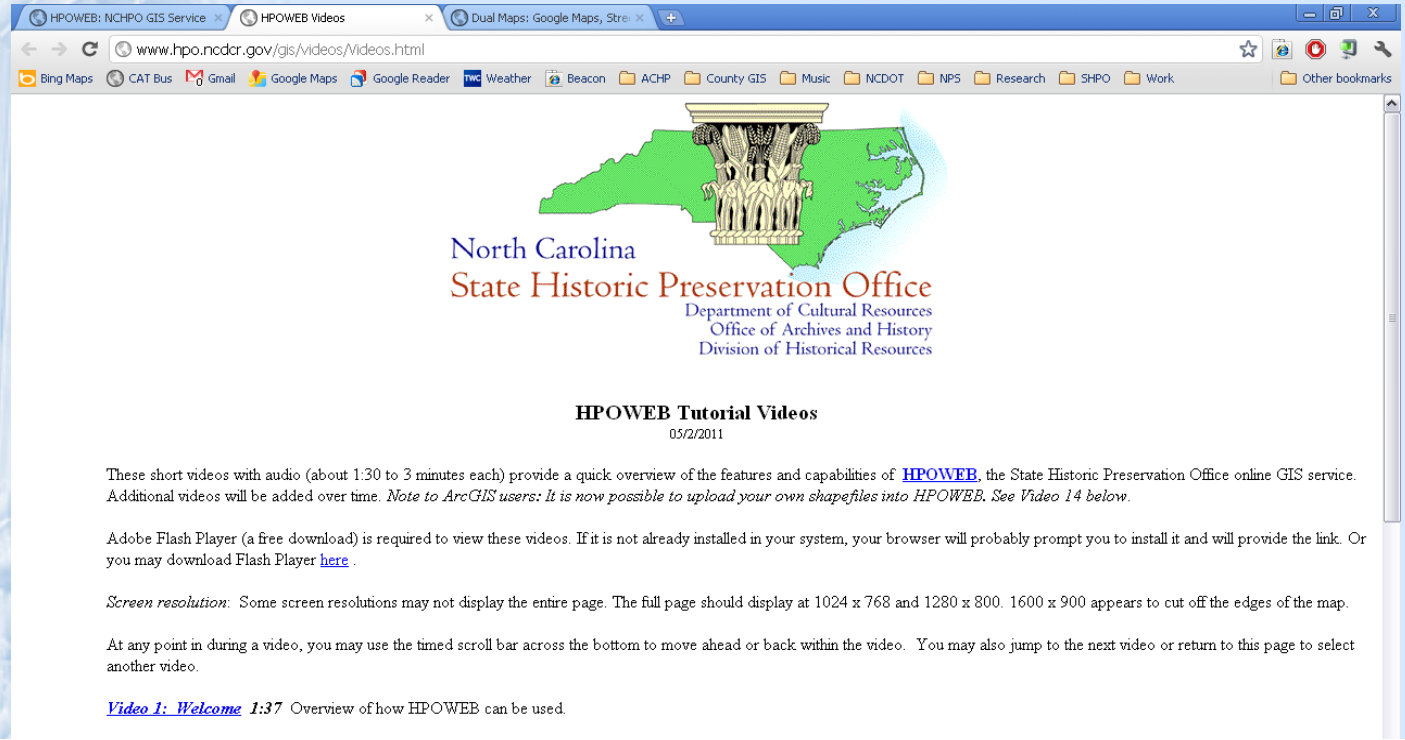

www.hpo.ncdcr.gov/gis/videos/Videos.html

Searching, Creating Maps, Downloads, etc.

If an "undertaking" affects a National Register property?

The State agency should submit its plans to the HPO for review early in the planning process.

Electronic submissions (by email) through the HPO's Environmental Review email portal@

http://www.hpo.ncdcr.gov/er/er_email_submittal.html

After submission to HPO, what happens next?

Staff of the HPO and Office of State Archaeology review the proposed project to determine if a listed property or archaeological resources may be affected. If so, further consultation is necessary including:

review of each phase of the design process – schematics, design/development, plans and specs

the potential for archaeological survey and testing of previously undisturbed areas

The goal - to avoid adversely affecting historic properties.

What is an adverse effect?

An action that damages or destroys the characteristics for which the historic property was determined eligible for listing. Adverse effects **include, but are not limited to**:

- **Destruction or alteration** of all or part of property
- **Isolation from or alteration** of a property's surrounding environment
- **Introduction of visual, audible, or atmospheric elements** that are out of character with the property or alter its setting
- **Transfer or sale of a state-owned NRHP property without adequate conditions or restrictions regarding preservation, maintenance, or use**
- **Neglect** resulting in deterioration or destruction

Uh-ho, the effect is Adverse

If the HPO, as staff to the Historical Commission, determines that a proposed undertaking
adversely affects a
NRHP-listed property, then

formal
review by the Historical Commission is necessary,

prior to
any action taking place.

The NC Historical Commission

The Historical Commission meets **semi-annually** to consider any adverse effects to NRHP-listed properties and **offers its recommendations** on those undertakings.

The recommendations are **advisory** and may or may not be implemented by the State agency.

Adverse Effect = Pause

No action should be taken or state funds expended on the undertaking **until**

<u>after</u> the NCHC has met and made its recommendations.

Questions????

http://www.hpo.ncdcr.gov/

- Renee Gledhill-Earley,
- Environmental Review Coordinator
- renee.gledhill-earley@ncdcr.gov
- 919-807-6578

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