



Vermont Division for Historic Preservation Qualified Architectural Professionals Training

September 27, 2024

Agenda

Welcome

Consultant List Form

Trainings

Introducing NPS Flood Guidelines

Break

Survey Forms and ORC

Determinations of Eligibility

State Register of Historic Places

Lunch

National Register of Historic Places

Historic Preservation Project Review

Break

Rehabilitation Investment Tax Credits

Summary!

Break

CDBG Consultant List Training

Tour of VHS Exhibit / Archaeology Heritage Center





State Historic Preservation Office Division for Historic Preservation

State Archaeologist: Dr. Jess Robinson

State Architectural Historian: Elizabeth Peebles

Senior Review Coordinator: Scott Dillon

Historic Resources Specialist: Yvonne Benney Basque (archaeology)

Historic Resources Specialist: Greg Socinski (architecture)

Historic Resources Specialist: Polly Allen (architecture)

Tax Credits and Grants Coordinator: Caitlin Corkins

Administrative Coordinator: Lindsay Pacheco

SHPO: Laura V. Trieschmann

Another five devoted to State Historic Sites



Senior Review Coordinator and Historic Resources Specialists:

Section 106 of the National Historic Preservation Act
22 VSA chapter 14 of the Vermont Historic Preservation Act
Act 250 for the Natural Resources Board
Section 248 for the Public Utilities Commission

State Archaeologist: Dr. Jess Robinson

Vermont Archaeology Inventory (VAI)
Archaeology Survey and Guidelines
Archaeology Heritage Center and Curation
Underwater Preserves
Archaeology Easements and Permits
Vermont State Archaeology Landmarks

State Architectural Historian: Elizabeth Peebles

Vermont State Register of Historic Places
National Register of Historic Places
National Historic Landmarks (18)
Vermont Architectural Survey and Inventory (VARI)
Determinations of Eligibility (DOE)
Certified Local Government (CLG)
Historic Resource Document Package (HRDP)

Tax Credits and Grants Coordinator: Caitlin Corkins

Downtown and Village State Tax Credits
Preservation Tax Incentives (RITC)
Historic Preservation Grants
Barn Grants
Architectural Easements

Vermont's Qualified Professionals

Option 1: *Anyone can work in Vermont*

- 36 CFR Part 61
- *Expectation to Follow Vermont Rules, Procedures, and Guidelines*

Option 2: *Qualified Professionals List*

- *Online Fillable Application form*
 - 36 CFR Part 61
 - *Resume (projects)*
- *Annual Historic Preservation Training*
- ✓ *Updated Annually*
- !! *Individuals NOT Firms*

Option 3: *Approved Qualified Professionals List*

- *Programmatic Agreements*
 - *Request For Qualifications*
 - 36 CFR Part 61
 - **5 years** *housing rehabilitation experience with Section 106 review under HUD.*
 - *Resume/Writing Sample*
 - *Interview*
- *Annual Historic Preservation Training*
- *PA-specific Training (CDBG/HOME)*
- ✓ *Updated Annually*

Annual Review of Qualified Professionals Lists



Sagrada Familia, Unfinished Church in Barcelona
by Antoni Gaudi

Ways to get Delisted:

- ✓ *Not attending consultant training;*
- ✓ *Regularly sending unfinished project submittals*
 - ✓ *No site forms, no final reports, no DOE, no recommendation, no defensible significance statement;*
- ✓ *No updated submittal as project changes;*
- ✓ *Never consulting with VDHP staff; and*
- ✓ *Not asking questions or communicating.*

TRAININGS & EDUCATION

- Section 106 Classroom Courses
- Section 106 Webinar Series (1 hour, \$)
- E-Learning Courses (15 to 90 minutes, FREE)
- By-Request and Tailored Section 106 Training



NATIONAL PRESERVATION INSTITUTE

Continuing education and professional training in historic preservation and cultural resource management

- Basics
- Curation, Conservation, and Stewardship
- Cultural and Natural Resource Management
- Emergency Preparedness and Response
- Historic Property Management and Design Considerations
- Identification, Planning, and Evaluation
- Laws and Regulations
- Native American Cultural Interests
- Technology



Vermont Division for Historic Preservation

Treatment Guidelines on Flood Adaptation



1. Planning and Assessment of Flood Risk Reduction
2. Temporary Protective Measures
3. Site and Landscape Adaptation
4. Protect Utilities
5. Dry Floodproofing
6. Wet Floodproofing
7. Fill the Basement
8. Elevate on a New Foundation
9. Elevate the Interior Structure
10. Abandon the Lowest Floor
11. Move the Historic Building
12. Unconventional Adaptations and Innovative Techniques
13. Demolition

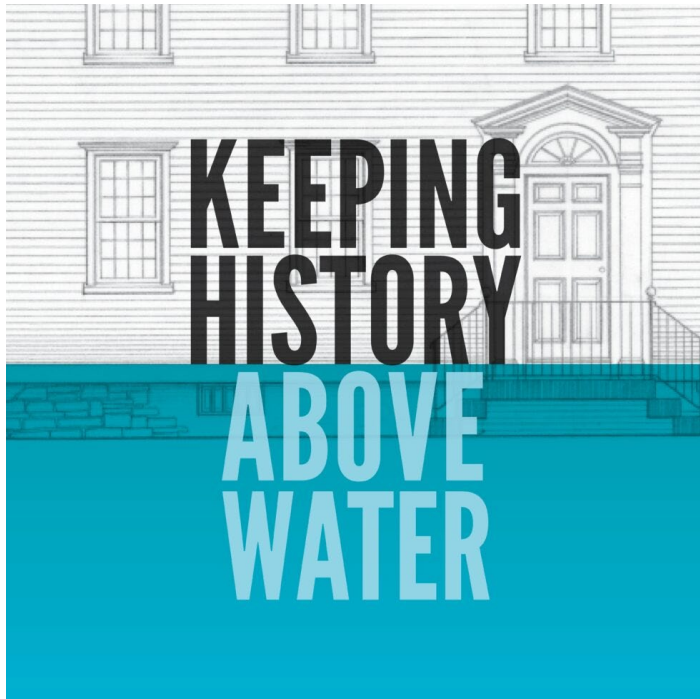
FREE PRINTED COPIES AVAILABLE or download at:

<https://www.nps.gov/orgs/1739/upload/flood-adaptation-guidelines-2021.pdf>

Training for Resiliency in the Wake of Climate Change



FEMA



INTRODUCTORY WEBINAR:

https://www.nps.gov/articles/000/guidelines-on-flood-adaptation-for-rehabilitating-historic-buildings.htm#CP_JUMP_6919682

State of Vermont Historic Preservation Plan

The Plan: 2023-2029

- *Preservation Achievements*
- *Preservation Challenges and Opportunities*
- *Goals*
 - ✦ *Advocate for Historic Preservation*
 - ✦ *Recognize Historic Places*
 - ✦ *Expand Public Outreach and Information Collaboration*
 - ✦ *Cultivate Pride of Place and Stewardship*

<https://accd.vermont.gov/historic-preservation/planning>



Take a Break

We challenge you to mingle, socialize, reconnect, meet someone you have not connected with before, wish Devin Colman happy birthday

15 minutes please



VDHP Survey & Inventory Program

1967-1969 First Surveys in Vermont

Libraries

Courthouses

Townhouses

Housing dating from the 18th and early 19th centuries

Known archaeological sites

Threatened resources

Nationally significant properties



1970s Survey focused on identifying, documenting, respecting, and preserving the landmark and vernacular

- arbitrarily recorded over 43,000 historic districts, buildings, structures, underwater resources, and archaeological sites

1979: Historic Sites and Structures Survey (HSSS)

2015-2024: Survey efforts related primarily to State and National Registers nominations, most through the Certified Local Government Program and Paul Bruhn Historic Revitalization Grants

- added 4,003 resources

There is a Survey Form for That!

- **Vermont Archaeological Inventory (VAI)**
 - The VAI consists of sites documented on Vermont Archaeological Inventory Site Survey Forms
- **Vermont Architectural Resource Inventory (VARI)**
 - VARI consists of buildings, structures (other than bridges), and objects documented on Vermont Architectural Resource Inventory Survey Form. Special Version for State Register Historic Districts. Formerly the HSSS form.
- **Vermont Bridge Inventory (VBI)**
 - The VBI consists of bridges documented on Vermont Bridge Inventory Structure Survey Forms
- **Vermont Landscape Inventory (VLI)**
 - The VLI consists of designed and cultural landscapes documented on Vermont Landscape Inventory Site Survey Forms
- **Vermont Cemetery Inventory (VCI)**
 - The VCI consists of cemeteries and burial places documented on Vermont Cemetery Inventory Site Survey Forms
- **Vermont Stone Culvert Inventory (VSCI)**
 - The VSCI consists of stone culverts documented on Vermont Stone Culvert Inventory Structure Survey Forms
- **Historic Resource Documentation Package (HRDP)**
 - HRDP is a method of collecting important information about a historic resource and serves as a final record after the resource is demolished or extensively altered.

Online Resource Center ORC

Q Online Resource Center Search

Project Name

Project Number

File Name

Town

County

File Type

Document Type

Start Date

End Date

[0] Sites Found

Records per Page

15

Project Name	County	Town	File Type	Document Type	Project Number	
Captain Samuel Buck House	Bennington	Arlington	National Register	Determination of Eligibility		View Scanned Document
Joshua Judson House	Bennington	Arlington	National Register	Determination of Eligibility		View Scanned Document
Arlington Village Historic District (1089)	Bennington	Arlington	National Register	Registration Form	89001936	View Scanned Document
East Arlington Village Historic District	Bennington	Arlington	National Register	Registration Form	98000689	View Scanned Document
Arlington Green Covered Bridge	Bennington	Arlington	National Register	Registration Form	73000184	View Scanned Document
Arlington Village Historic District (2024 AD)	Bennington	Arlington	National Register	Registration Form	AD89001936	View Scanned Document

36,321 Records

9,779 restricted archaeology
26,542 unrestricted

<https://accdservices.vermont.gov/ORC/>

Determination of Eligibility

- A Determination of Eligibility is a decision regarding whether a district, site, building, structure or object meets the State and National Registers criteria for evaluation
- It is *not* a formal listing in the State or National Registers
- Provide Recommendation **NOT** Determination
- Must include Applicable Survey/Inventory Form, Map and Photographs



Determination of Eligibility

- **Historic Context:** theme(s), geographical limit(s), and chronological period
- **Level of Significance:** Local, State or National
- **Area of Significance**
- **Period of Significance**
- **Criteria:** A (Event); B (Person); C (Design/Construction); or D (Information Potential) + Criteria Considerations
- **Integrity:** the ability of a property to convey its significance
- **Number of Resources**

Provide a definitive recommendation regarding eligibility...be strong

- NEVER use statements such as “potentially eligible...” or “marginally eligible...”



Vermont Division for Historic Preservation

Determination of Eligibility (DOE) Form

A "Determination of Eligibility" is a decision regarding whether a district, site, building, structure, or object meets the State or National Register Criteria for Evaluation, although the property is not formally listed in the State or National Register.

Please complete this form by clicking in the checkboxes and entering text in the grey fields.

SECTION-I

Property Address: []

Property Name: []

This DOE is for the:

- State Register of Historic Places
 - State project—22-VSA-14-review
 - Act-250 project—Criterion-8-review
 - State Tax Credits
 - Barn Grant Application
 - Historic Preservation Grant Application
 - VDHP staff request
 - Other: []
- National Register of Historic Places
 - Federal project—Section-106-review
 - Federal Tax Credits (RITC)
 - VDHP staff request
 - Other: []

Who is making this request?

- Division for Historic Preservation Staff: Name, Title
- or-
- Name
- Organization
- Phone Email
- Date

SECTION-II

Eligibility Recommendation

- Does NOT meet the Criteria for Evaluation and is NOT eligible for the State/National Register of Historic Places
- Meets the Criteria for Evaluation and is eligible for the State/National Register of Historic Places

Number of Resources:

Building: [] → Structure: [] → Site: [] → Object: []

Evaluated under:

- Criterion A: Event → Criterion C: Design/Construction
- Criterion B: Person → Criterion D: Information Potential
- Criteria Considerations: []

Integrity: Setting Location Design Materials Workmanship Feeling Association

Period of Significance: []

Level of Significance: Local → State → National

Justification for Eligibility Recommendation: []

SECTION-III

Required Attachments:

- Survey or Inventory Form (VARI, cemetery, culvert, bridge, landscape, VAI)
- Recent photographs of the property showing exterior views of each elevation; overall views of the property and the surrounding context. If available, include copies of historic views as well. For a historic district, include streetscape views showing how the properties relate to each other.
- Map showing the location of the property in relation to streets, intersections, or widely recognized features. For a historic district, include an approximate boundary showing the extent of the district.

Please email this form and all required attachments to:

ACCD.projectreview@vermont.gov

Section IV

*for completion by VDHP staff only

Division for Historic Preservation Determination or Concurrence:

Eligible Not Eligible Insufficient Information for Determination

Criteria: A B C D Criteria Considerations: _____

Integrity: Setting Location Design Materials Workmanship Feeling Association

Number of Resources:

Building _____ Structure _____ Site _____ Object _____

Staff Comments: _____

Requires Vermont Advisory Council Review? Yes No Not Applicable

Advisory Council Finding: _____

Date: mm/dd/yyyy

Recorded by: Name, Title

Date: mm/dd/yyyy

Signature: _____



State Register of Historic Places

- 1979 established with standards for listing consistent with those of the National Register
- 2001 criteria and procedures for assessment of significance and integrity adopt those of the National Register
- **Over 30,050** listed in State Register of Historic Places
 - **2023: 1,165 resources listed and 93 determined eligible**
- Challenges...
 - No official inventory
 - No historic district mapping
but wait...





Lunch!

One Hour 11:30 to 12:30

National Register of Historic Places

- 1966 established through National Historic Preservation Act
- Vermont Advisory Council on Historic Preservation approves and recommends that SHPO forward nomination to the Keeper of the National Register of Historic Places
 - Listing in National Register AUTOMATICALLY includes State Register of Historic Places Listing
- 2024 Vermont: **19,629 Listed** in National Register



National Register new and revised guidance in process

National Guidance

- Bulletins 15 and 16A (criteria, form)
- Modern Era Bulletin
- Photo Guidance Update
- Urban Renewal Nationwide MPDF

Vermont Guidance

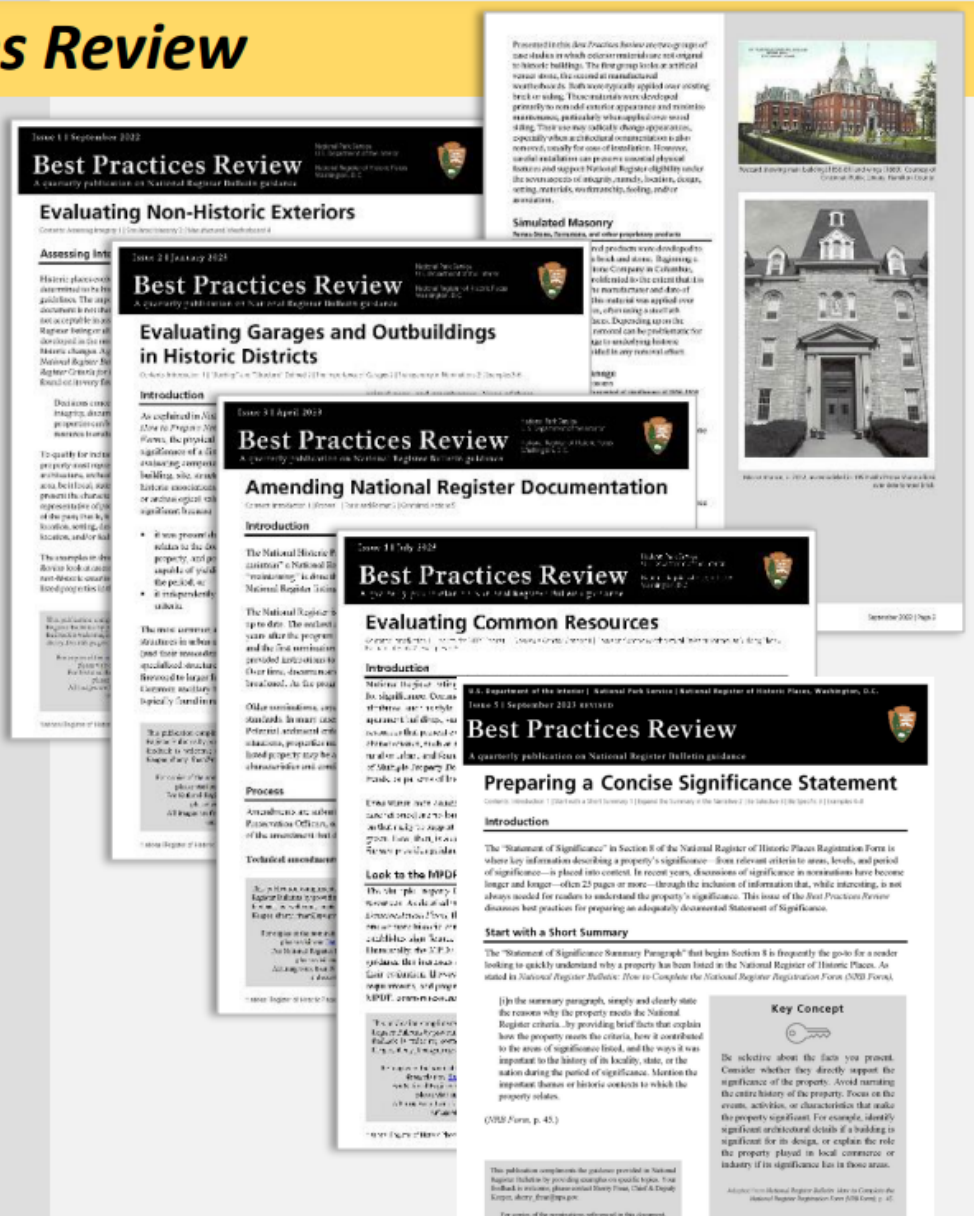
- Vermont Specific Guidance for How to Complete a Nomination



National Register new guidance vehicle: *Best Practices Review*

A new publication illustrating National Register guidance by providing examples from recent nominations

- Typically 5 to 6 pages of text and images, focused on a single issue, with citations to National Register Bulletins
- First issue released September 2022
 - *Evaluating Non-Historic Exteriors*
- New issues released quarterly
 - *Evaluating Garages and Outbuildings in Historic Districts*
 - *Amending National Register Documentation*
 - *Evaluating Common Resources*
 - *Preparing a Concise Significance Statement*
- All available at [National Register Publications \(nps.gov\)](https://www.nps.gov)

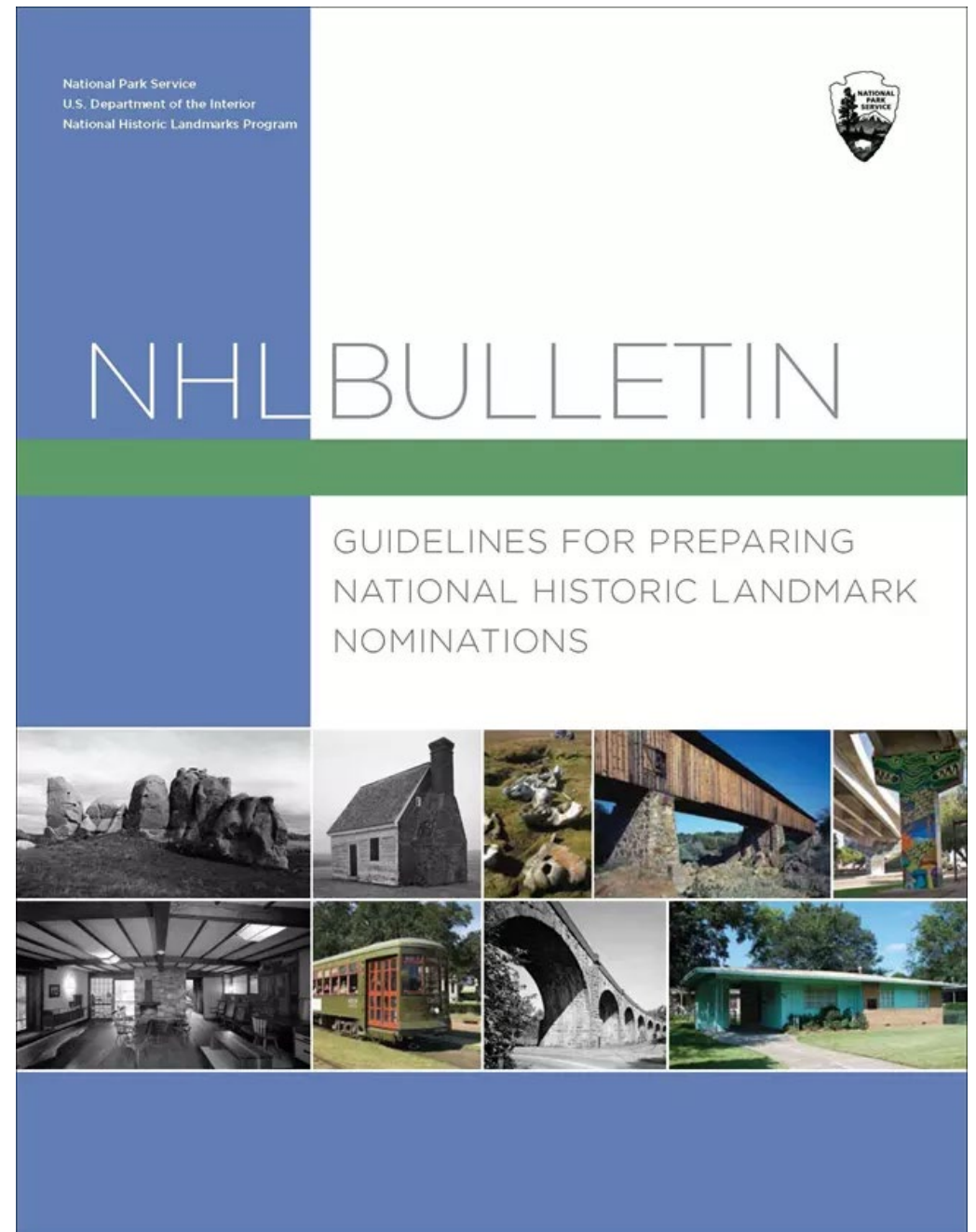


New National Historic Landmark Nomination Bulletin

Remember: federal-funded projects on NHL-listed properties require NHL staff review (90 days)

Vermont's National Historic Landmarks

- [Justin Smith Morrill Homestead, Strafford, Orange County \(September 22, 1960\)](#)
- [Ticonderoga \(Side-Paddlewheel Lakeboat\), Shelburne, Chittenden County \(January 28, 1964\)](#)
- [Calvin Coolidge Homestead District, Plymouth Notch, Windsor County \(June 23, 1965\)](#)
- [Emma Willard House Middlebury, Addison County \(December 21, 1965\)](#)
- [Robbins and Lawrence Armory and Machine Shop, Windsor, Windsor County \(November 13, 1966\)](#)
- [George Perkins Marsh Boyhood Home, Woodstock, Windsor County \(June 11, 1967\)](#)
- [Robert Frost Farm, Ripton, Addison County \(May 23, 1968\)](#)
- [Vermont Statehouse, Montpelier, Washington County \(December 30, 1970\)](#)
- [Mount Independence, Orwell, Addison County \(November 28, 1972\)](#)
- [Stellafane Observatory, Springfield, Windsor County \(December 20, 1989\)](#)
- [Naulakha, Dummerston, Windham County \(November 4, 1993\)](#)
- [Round Church, Richmond, Chittenden County \(June 19, 1996\)](#)
- [St. Johnsbury Athenaeum, St. Johnsbury, Caledonia County \(June 19, 1996\)](#)
- [Rokeby, Ferrisburgh, Addison County \(December 9, 1997\)](#)
- [Rockingham Meetinghouse, Rockingham, Windham County \(May 16, 2000\)](#)
- [Socialist Labor Party Hall, Barre, Washington County \(May 16, 2000\)](#)
- [Shelburne Farms, Shelburne, Chittenden County \(January 3, 2001\)](#)
- [Brown Covered Bridge, Shrewsbury, Rutland County \(August 25, 2014\)](#)





National Register Nomination Citations

- All quotes, paraphrasing, or summaries **must** be cited.
- All facts, statistics, dates, or unoriginal information **must** be cited
- General knowledge facts do not need to be cited
- Citations in NR nominations must use the *Chicago Manual* notes & bibliography format
- See the National Register Program website for guidance on how to cite another NR nomination

National Register Content and Copyright

- Use of text, images and other National Register content, including registration forms and photographs are subject to **Intellectual Property Laws**.
- The transmission or reproduction of protected items beyond that allowed by **fair use**, as defined in the copyright laws, requires the written permission of the copyright owners.
- Respect the research and scholarship of those who came before you and build upon their work in a transparent manner that accurately credits previous scholarship.

Updated National Register Photo Policy 2024

- Standard requirements for photographic coverage remain the same
- **Technical requirements now focus on results, not equipment**
- Pixel Dimensions:
 - 2000 x 3000 preferred
 - 1200 x 1600 acceptable
- File Formats:
 - JPEG
 - TIFF
 - PDF (where image can be extracted as JPEG or TIFF)
- Aerial/Drone images are allowed





Requirement for Comparative Analysis

- As detailed in *NR Bulletin 15*, properties must be evaluated against other examples of the same property type to determine eligibility.
- Comparative analysis should correlate to the Level of Significance, i.e. local, State, of national.
- Nominations should include a clearly defined *Comparative Analysis in Section 8* that details the significance of the evaluated property in relation to other comparable properties...including properties already listed in the NR or those that are not!
- Consider the Analysis task when bidding on your project.
- Same principle applies for Determinations of Eligibility.
- We encourage you to contact our office for guidance regarding comparative opportunities if questions arise.

Section 7

- Overall Architectural and Landscape Description
 - ✓ Streetscape Setting
 - ✓ Number of Resources
 - ✓ Types of Resources
- Inventory
 - ✓ ID Number
 - ✓ Address
 - ✓ Historic Name
 - ✓ Contributing Status
 - ✓ Brief Description
- **NO history**
- **NO ownership facts**



Section 8

- Areas and Period of Significance Justified
- Historic Context Supporting
 - No chain of title analysis
- Significance Statement (do this last)
 - Location
 - Areas of significance
 - Period of significance
 - Criteria
 - Number of Resources (contributing vs non-contributing)



**Never Forget
What Cannot
Be Seen!**

Criterion D





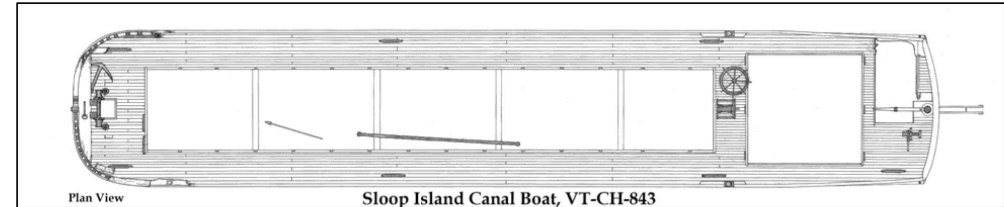
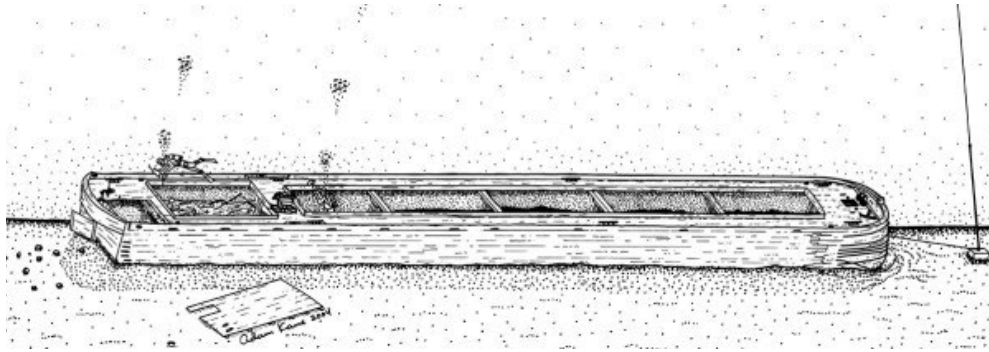
Vermont's National Register of Historic Places

- **Immaculate Heart of Mary School, Rutland**
- Listed 10/22/2020
- Conversion of former Catholic school into affordable housing



Vermont's National Register of Historic Places

- **Governor Hunt House, Vernon**
- Listed 4/11/2022
- Dendrochronology indicates construction date of c.1764



Vermont's National Register of Historic Places

- **Sloop Island Canal Boat**
- Listed 6/27/2022
- Listed under the new **Canal Boat Wrecks of Lake Champlain in Vermont and New York MPDF**



Vermont's National Register of Historic Places

- **Center Road Culvert, East Montpelier**
- Listed 3/2/2020
- Listed under the new **Stone Transportation Culverts of Vermont MPDF**



Vermont's National Register of Historic Places

- **Walter & Sylvia Stockmayer House, Norwich**
- Listed 9/3/2020
- Listed under the new **Mid-Century Modern Residential Architecture in Norwich, VT MPDF**

Vermont's Updates to the National Register of Historic Places

Comprehensive updates to older National Register Historic District listings:

- Woodstock Village HD (1973 original)
- University Green HD (1975 original)
- Middlebury Village HD (1976 original)
- White River Junction HD (1980 original)
- St. Albans Downtown HD (1980 original)
- Arlington Village HD (1989 original)
- Redstone Campus HD (1992 original)
- Sanborn Covered Bridge, Lyndon (1974 original)
- New Haven Junction Depot, New Haven (1978 original)

The Vermont Class of 2024

South Hero Village Historic District, South Hero (March)

Old South Church, Windsor (March)

Arlington Village Historic District, Arlington (March)

Fletcher Memorial Library, Ludlow (September)

Braintree Hill Meetinghouse and Cemetery, Braintree (September)

Northfield Graded School, Northfield (June)



Historic Preservation Project Review

- Ask questions early and often
- Be prepared when you submit; have all the necessary parts
- ALWAYS submit to ACCD.ProjectReview@vermont.gov

One Senior Review Coordinator

Two Permanent Historic Resources Specialists

One Temporary Historic Resources Specialist



Number of Reviews per Year	2023	2022	2021	2020	2019	2018
Programmatic Agreements	3	2	4	0	2	1
Memorandums of Agreements	23	23	11	13	26	12
Section 106 Reviews	1933	1863	1683	1889	1892	2075
State of Vermont Reviews	946	409	508	520	522	478
Total Reviews	2879	2272	2191	2409	2414	2553

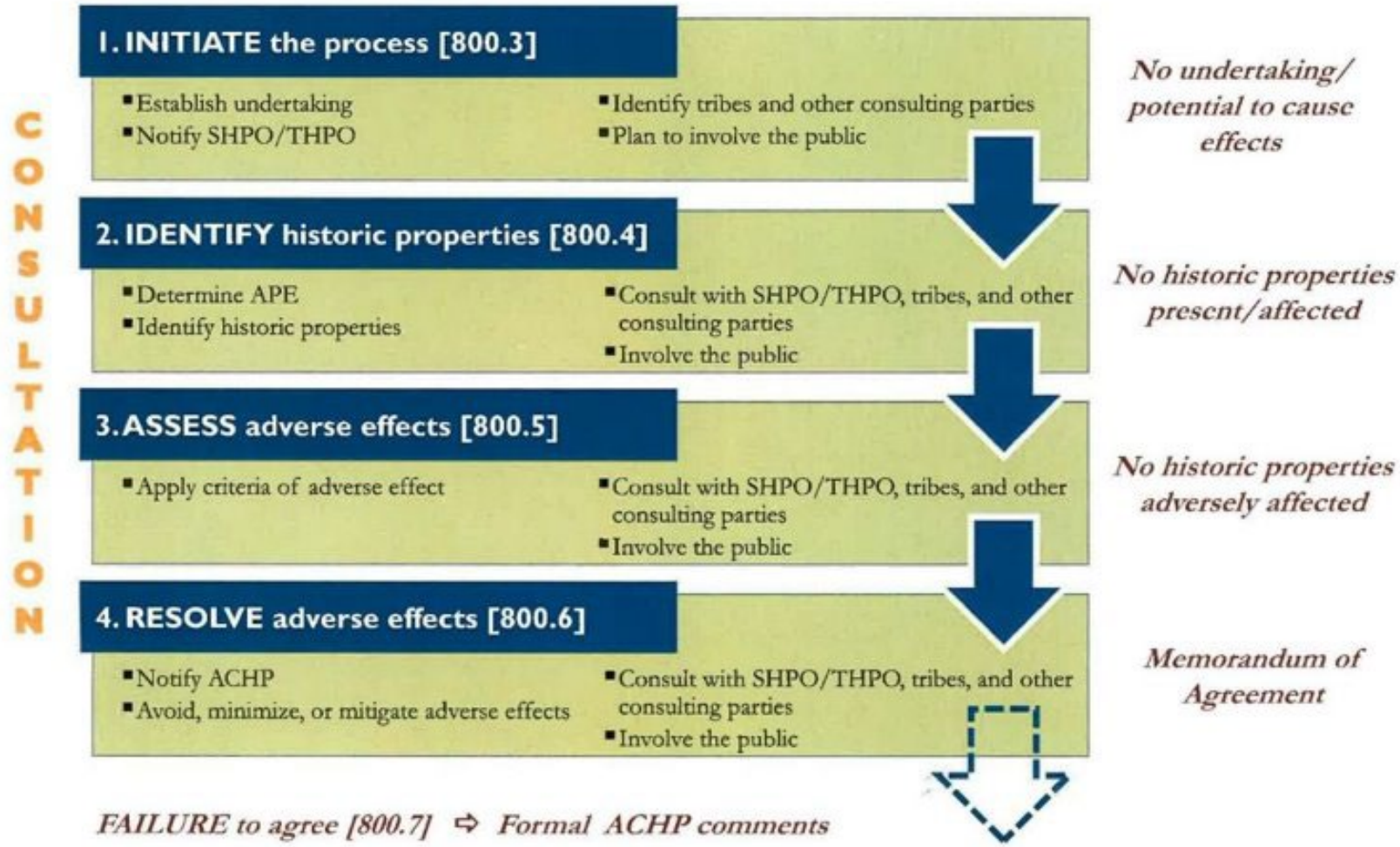
Historic Preservation Project Review

Regulatory Pathways

- *National Historic Preservation Act of 1966 (NHPA)*
 - *Section 106 Regulations*
 - *36 CFR 800 – Protection of Historic Properties*
- *Vermont Historic Preservation Act of 1975*
 - *22 VSA Chapter 14*
- *Act 250 / Criterion 8*
 - *10 VSA Chapter 151*
- *Public Utility Commission - Certificate of Public Good*
 - *Section 248 of Title 30*



THE SECTION 106 PROCESS



Historic Preservation Project Review

Section 106 Review – Establish Undertaking



National Historic Preservation Act of 1966 (NHPA)

§ 300320. **Undertaking** – a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency, including:

1. those carried out by or on behalf of the Federal agency;
2. those carried out with Federal financial assistance;
3. those requiring a Federal permit, license, or approval; and
4. those subject to State or local regulation administered pursuant to a delegation or approval by a Federal agency.

Historic Preservation Project Review

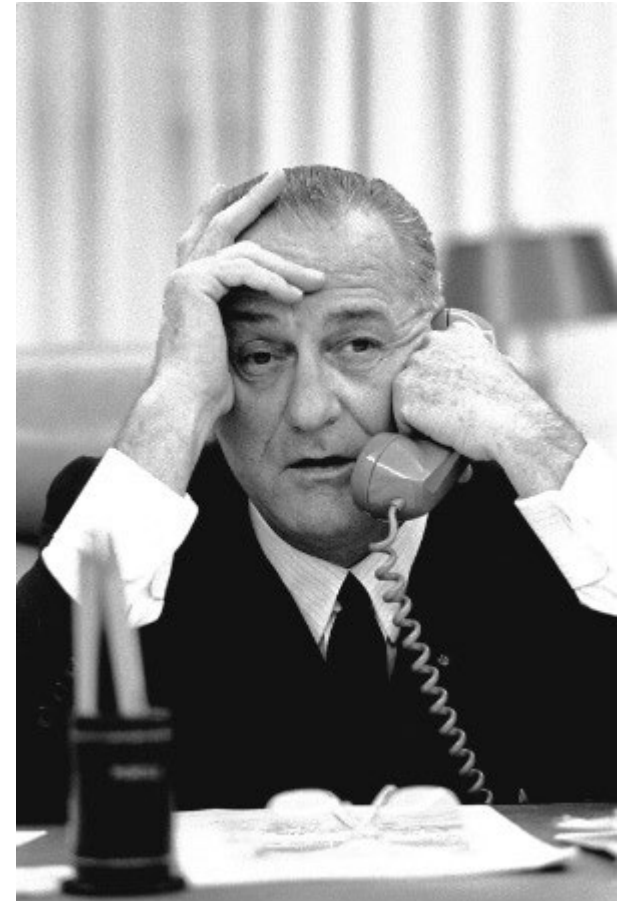
Section 106 Review

36 CFR Part 800.16 – *Definitions*—

§ 800.16(f) **Consultation** means the process of *seeking, discussing, and considering* the views of other participants, and, where feasible, seeking agreement with them regarding matters arising in the section 106 process.

The Secretary's *Standards and Guidelines for Federal Agency Preservation Programs pursuant to the National Historic Preservation Act* provide further guidance on consultation.

<https://www.nps.gov/articles/000/secretary-standards-federal-agency-historic-preservation-programs.htm>



Historic Preservation Project Review

Section 106 Review – Consulting Parties



36 CFR Part 800.2 – *Participants in the Section 106 process*

Consulting Parties

- Federal agency (leads section 106 process)
- State Historic Preservation Officer (SHPO)
- Tribal Historic Preservation Officer (THPO)
- Tribes, Native Hawaiian groups
- State or local agency
- Local governments
- Applicant
- Project Consultants
- Public
- Advisory Council on Historic Preservation (ACHP)

Historic Preservation Project Review

Section 106 Review – Area of Potential Effect aka *A.P.E.*

§ 800.4 Identification of historic properties.

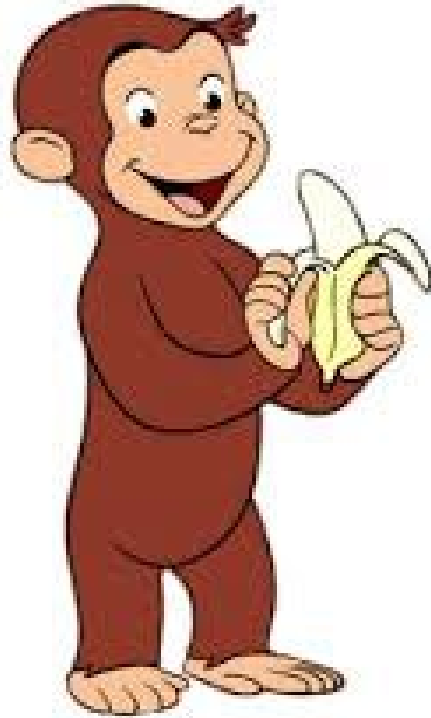
1. Determine scope of identification efforts. In consultation with the SHPO, the agency official shall:

(1) Determine and document the area of potential effects, as defined in § 800.16(d);

(d) **Area of Potential Effects** means the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The area of potential effects is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.



What you might think the A.P.E. is...



...what the A.P.E. actually is!

Area of Potential Effect

Historic Preservation Project Review

Section 106 Review – APE for Determination of Effect

DIRECT EFFECTS



INDIRECT EFFECTS



Historic Preservation Project Review

Section 106 Review – Determinations of Effect



§ 800.4 Identification of historic properties.

(d) Results of identification and evaluation.

(1) **No Historic Properties Affected.** If the agency official finds that either there are no historic properties present or there are historic properties present but the undertaking will have no effect upon them as defined in § 800.16(i), the agency official shall provide documentation of this finding, as set forth in § 800.11(d), to SHPO and THPO.

Historic Preservation Project Review

Section 106 Review – Determinations of Effect

§ 800.4 Identification of historic properties.

(d) Results of identification and evaluation.

(2) **Historic properties affected.** If the agency official finds that there are historic properties which may be affected by the undertaking, the agency official shall notify all consulting parties, invite their views on the effects and assess adverse effects, if any, in accordance with § 800.5.



Historic Preservation Project Review

Section 106 Review – Determinations of Effect

§ 800.5 Assessment of adverse effects.

(a) Apply criteria of adverse effect. **In consultation with SHPO**, the agency official shall apply the criteria of adverse effect to historic properties within the area of potential effects. The agency official shall consider any views concerning such effects which have been provided by consulting parties and the public.



(1) **Criteria of adverse effect.** An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

§ 800.5 Assessment of adverse effects.

(2) **Examples of adverse effects.** Adverse effects on historic properties include, but are not limited to:



1. Physical destruction of or damage to all or part of the property;
2. Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines;
3. Removal of the property from its historic location;
4. Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance;
5. Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features;
6. Neglect of a property which causes its deterioration; and
7. Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

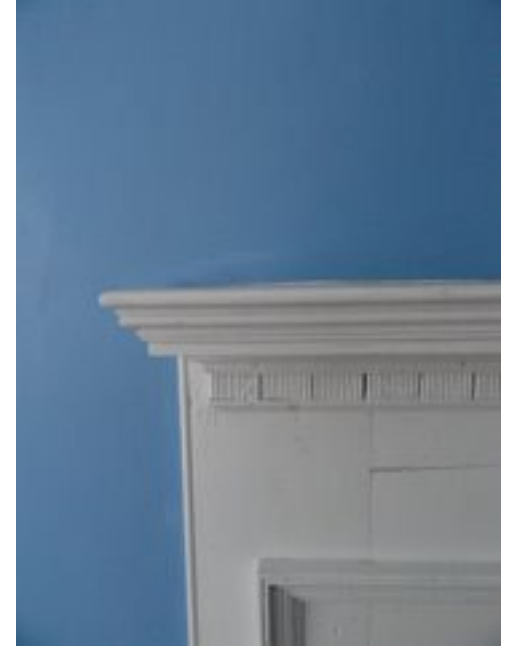
Historic Preservation Project Review

Section 106 Review – Determinations of Effect



§ 800.5 Assessment of adverse effects.

(b) Finding of **No Adverse Effect**. The agency official, in **consultation with the SHPO**, may propose a finding of no adverse effect when the undertaking will not alter historic characteristics or when the undertaking is modified or conditions are imposed, such as the subsequent review of plans for rehabilitation by the SHPO to ensure consistency with the Secretary’s Standards for the Treatment of Historic Properties (36 CFR part 68) and applicable guidelines, to avoid adverse effects.



Sometimes funding needs to be secured prior to the development of final construction documents. This situation can be resolved by SHPO concurring with a “Conditional No Adverse Effect” letter with the condition that SHPO will be provided with the final construction drawings for review **prior** to any construction activities commencing.

This is being done less and less as federal agencies do not want conditions to monitor.

Historic Preservation Project Review

Section 106 Review – Determinations of Effect

§ 800.6 Resolution of adverse effects.

1. Continue consultation. The agency official shall consult with the SHPO and other consulting parties to develop and evaluate alternatives or modifications to the undertaking that could **avoid, minimize or mitigate** adverse effects on historic properties.

(1) Notify the Council and determine Council participation.

(i) The notice shall invite the Council to participate in the consultation when:

(A) The agency official wants the Council to participate;

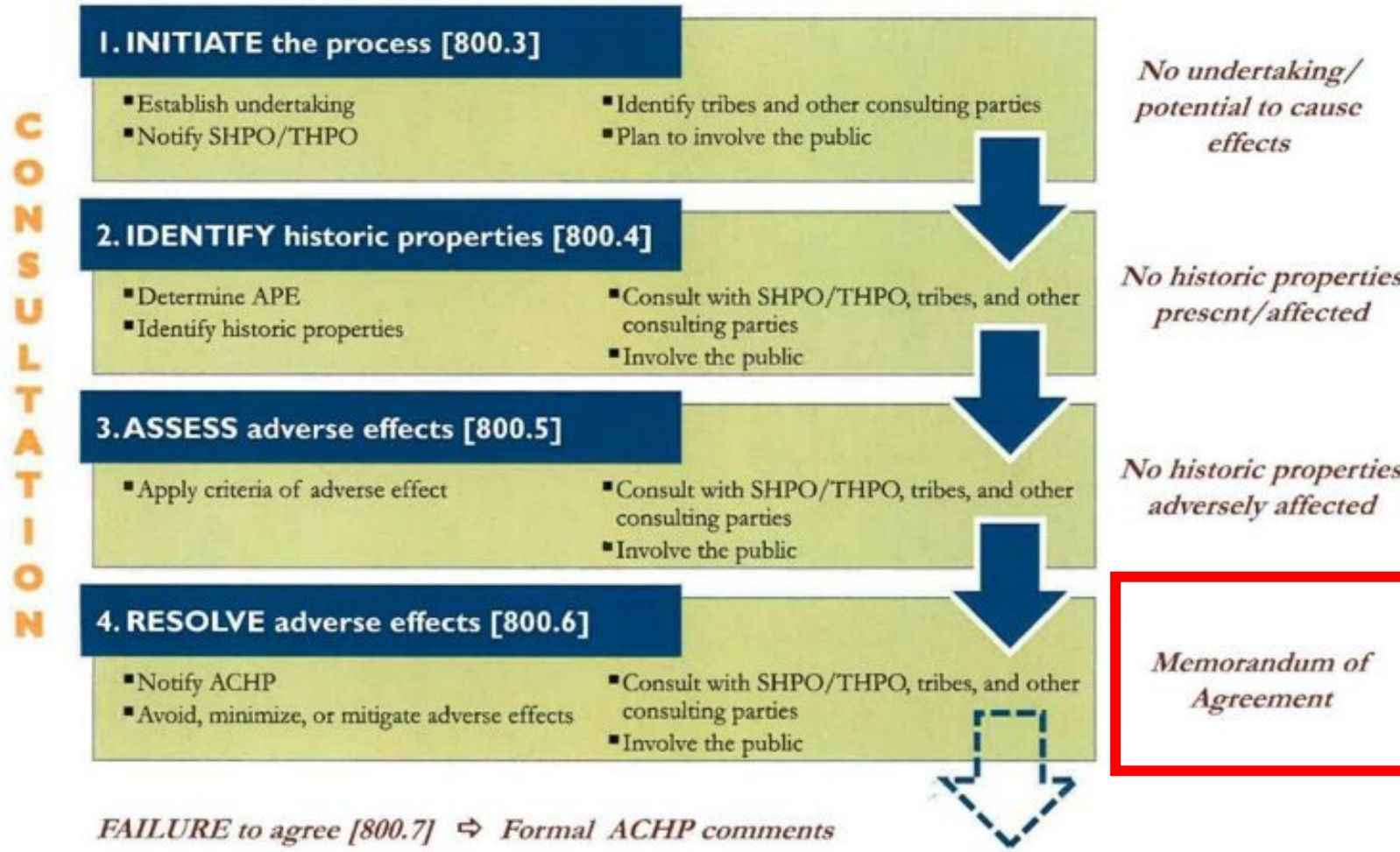
(B) The undertaking has an adverse effect upon a National Historic Landmark; or

(C) A programmatic agreement under § 800.14(b) will be prepared;

(ii) SHPO or any other consulting party may at any time independently request the Council to participate in the consultation.



THE SECTION 106 PROCESS



Historic Preservation Project Review

Advisory Council on Historic Preservation Policy Statement on Affordable Housing and Historic Preservation

All participants in Section 106 review of housing projects should approach the review with flexibility.

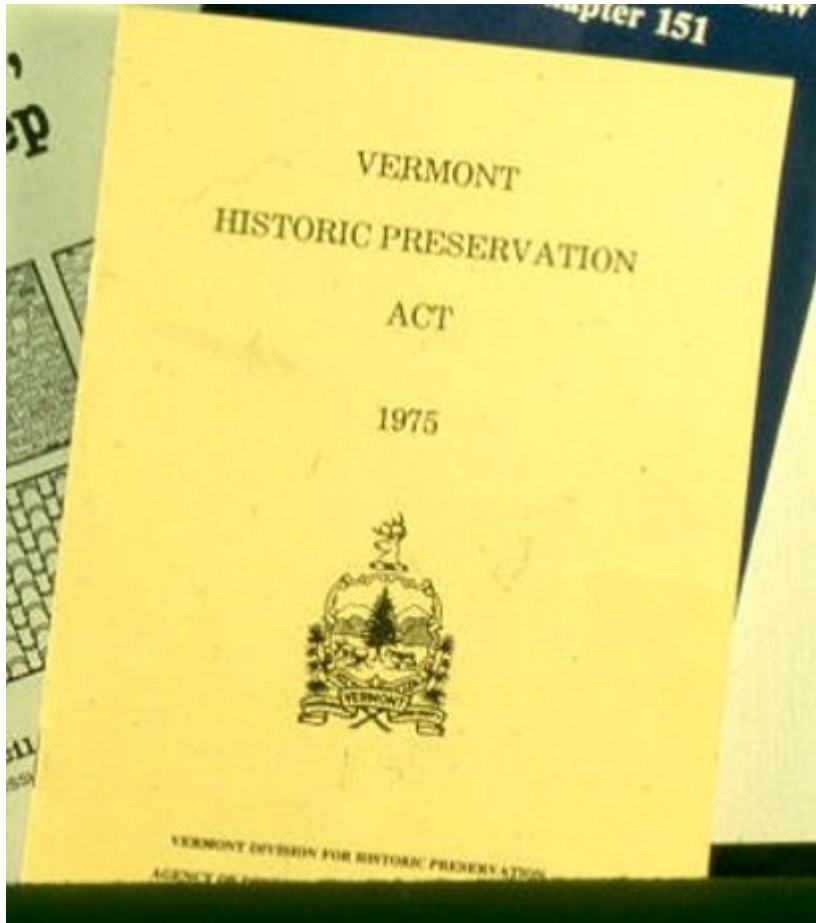
- a. Review of effects on historic districts made up of buildings should focus on effects to exterior features.
- b. Consultation should consider the overall preservation and housing goals of the community.
- c. When possible, plans and specifications should adhere to the Secretary's Standards, taking into account the economic and technical feasibility of the project.
- d. The ACHP encourages streamlining the Section 106 process to respond to local conditions.
- e. Archaeological investigations should be avoided or minimalized for rehabilitation projects with minimal ground disturbance.



APPLICABLE FOR CDBG and HUD PROJECTS

Historic Preservation Project Review

Regulatory Pathways – 22 VSA



22 VSA Chapter 14 - Vermont Historic Preservation Act of 1975

The Act requires that state agencies take measures to preserve the historic resources under its ownership.

A state agency, department, division or commission must consult the Vermont Advisory Council on Historic Preservation before demolishing, altering or transferring any property that is potentially of historical, architectural, archeological or cultural significance, including any property listed on the State Register of Historic Places.

It is the responsibility of the state agency involved in the project to initiate consultation with the Vermont Division for Historic Preservation and fulfill the requirements of 22 V.S.A. Chapter 14.

Historic Preservation Project Review

Regulatory Pathways – Act 250

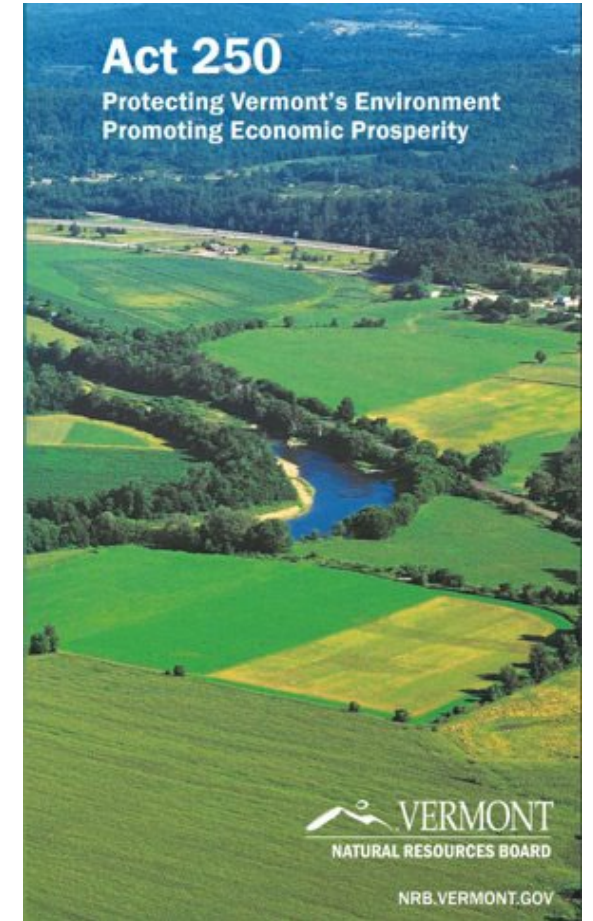
10 VSA Chapter 151 - Act 250 / Criterion 8

The Act 250 program provides a public, quasi-judicial process for reviewing and managing the environmental, social and fiscal consequences of subdivisions and developments in Vermont.

The purpose of VDHP's review under Act 250 is to provide the Environmental District Commission with the information necessary for them to make a positive finding under the "historic sites" aspect of Criterion 8: Aesthetics, Historic Sites and Rare or Irreplaceable Natural Areas. VDHP's review consists of evaluating the project's potential impacts to historic buildings and structures, historic districts, historic landscapes and settings, and known or potential archeological resources.

VDHP relies on Rule 4: Historic Sites and the Act 250 Process to guide our reviews of Act 250 projects.

<https://accd.vermont.gov/historic-preservation/resources-rules/laws-regulations/act-250>



Historic Preservation Project Review

10 VSA Chapter 151 – Act 250 / Criterion 8



§ 6001. Definitions

(9) “**Historic Site**” any site, structure, district, or archeological landmark which has been officially included in:

- National Register of Historic Places and/or
- State Register of Historic Places or
- Established by testimony of the Vermont Advisory Council on Historic Preservation as being *historically significant*.

Historic Preservation Project Review

10 VSA Chapter 151 – Act 250 / Criterion 8

§ 6086. Issuance of permit; conditions and criteria

1. Before granting a permit, the District Commission shall find that the subdivision or development:

(8) Will not have **an undue adverse** effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas.

Act 250 and Section 248

- No Effect
- No Adverse Effect
- Adverse Effect, not undue (w/ mitigation)

ALL the above determinations are considered positive recommendations

- **Undue Adverse Effect** is not a positive recommendation



Historic Preservation Project Review

10 VSA Chapter 151 – Act 250 / Criterion 8

4.1.21 "**Undue adverse effect**" on an historic site means, for VDHP's review purposes, an adverse effect that is not appropriately mitigated or reasonably avoided. Refer to the *Quechee Analysis* and the *Middlebury Analysis*.

VDHP considers four factors in determining whether an adverse effect is "undue:"

1. the failure of an applicant to take generally available mitigating steps which a reasonable person would take to preserve the character of the historic site;
2. interference on the part of the proposed project with the ability of the public to interpret or appreciate the historic qualities of the site;
3. cumulative effects on historic qualities of the site by the various components of a proposed project which, when taken together, are so significant that they create an unacceptable impact;
4. violation of a clear, written community standard which is intended to preserve the historic qualities of the site.

Historic Preservation Project Review

10 VSA Chapter 151 – Act 250 / Criterion 8



§ 6086. Issuance of permit; conditions and criteria

- Consultants provide recommendations to VDHP and the District Commissions
- VDHP provides recommendations to the District Commission as a statutory party in response to Criterion 8 – Historic Sites
- Only the Commission can issue a permit and/or apply conditions (if appropriate)

Historic Preservation Project Review

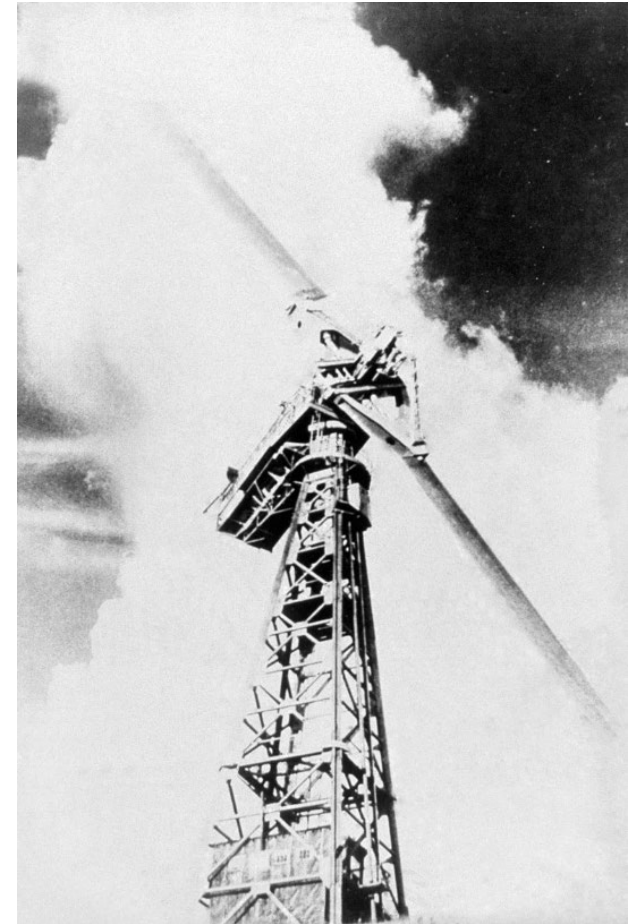
Regulatory Pathways – Section 248 CPG

Section 248 of Title 30 – Public Utility Commission- Certificate of Public Good

Section 248 of Title 30 requires companies to obtain a Certificate of Public Good (CPG) from the Public Utility Commission before beginning site preparation or construction of electric transmission facilities, electric generation facilities and certain gas pipelines within Vermont.

The ten Act 250 criteria for evaluating the potential effects of a project are also utilized in the Section 248 process. For projects requiring a Certificate of Public Good, VDHP conducts its reviews pursuant to Criterion 8: Aesthetics, Historic Sites and Rare or Irreplaceable Natural Areas.

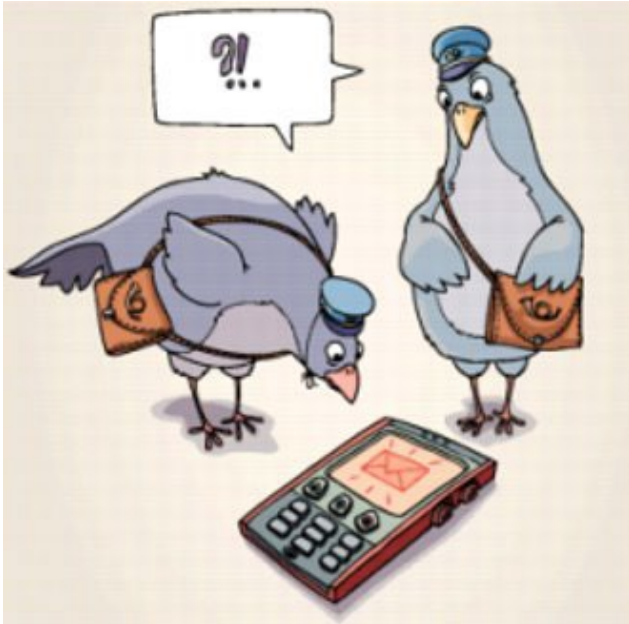
<https://accd.vermont.gov/historic-preservation/resources-rules/laws-regulations/section-248>



Historic Preservation Project Review

Project Submittals

How is project review initiated?

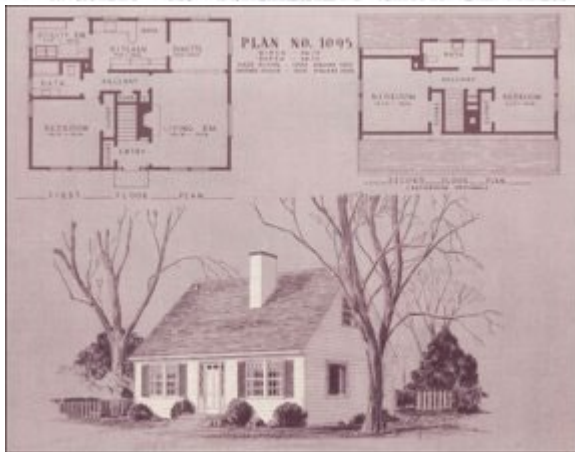


- Informal call/email **early** in the planning stages
- Initial consultation letter and/or historic resource identification report
- Request a site visit
- Formally submitting project materials for our review
 - ACCD.ProjectReview@vermont.gov

**INFORMAL CONVERSATIONS ARE NOT FORMAL CONSULTATION!
WE DO EVERYTHING IN WRITING!**

Historic Preservation Project Review

Project Submittals



What is needed to begin the formal review process?

- **Project Review Cover Form**
- **Cover Letter** initiating consultation with project description, APE, identification of historic properties and/or determination of eligibility, determination of effects
- **Maps** - Location Map & Site Map & APE
- **Project plans** – architectural / civil / construction drawings
- **Photographs** showing project area, any buildings or structures involved, any areas slated for ground disturbance, others as needed
- **Supporting documentation** - ARAs, historic structures reports, engineering reports, materials analysis, cost estimates, etc.

Historic Preservation Project Review

Project Submittals



State of Vermont
Division for Historic Preservation
1 National Life Dr., Davis Building, 6th Floor
Montpelier, Vermont 05620-0501
http://acd.vermont.gov/strong_communities/preservation/

Agency of Commerce and
Community Development

[Phone] 802-828-3045
[Fax] 802-828-3206

HISTORIC PRESERVATION PROJECT REVIEW COVER FORM

Please complete this form and attach it to the top of all information submitted to this office for review.
Accurate and complete forms will assist in the timely processing and response to your request.

1. DOES THIS INFORMATION RELATES TO A PREVIOUSLY
SUBMITTED PROJECT? Please check box.

If you have checked this box and noted the
previous Project Review (PR) number
assigned by this office you do not need to
continue unless any of the required
information below has changed.

1a. PREVIOUS PROJECT REVIEW NUMBER or PROJECT NAME

TOWN COUNTY

2. IS THIS A NEW PROJECT?
Please check box

If you have checked this box you will need
to complete ALL of the following
information

Project Name

Location

You MUST include street number, street name and/or County, State or Interstate route number if applicable.

Point Data

GIS Coordinates/Location Information/UTM Latitude-Longitude

City/Town/Village

List the correct city/town/village in which your project is being undertaken.

County

If the undertaking covers multiple towns/counties please email a list defining all towns/counties included with your digital
submission at ACCD.Projectreview@vermont.gov

PLEASE PROVIDE A BRIEF DESCRIPTION OF THE PROJECT (include a more detailed summary or cover letter describing the
details of your project as an attachment.)

The project consists of replacement of 3 windows on the rear elevation of the house, modification of the rear deck to include a wheelchair accessible ramp to the house, and a solar panel on the roof of the detached garage.

FORM REQUIRED FOR **ALL** PROJECTS

Historic Preservation Project Review

Project Submittals

TYPE OF REVIEW REQUIRED/REQUESTED (Please answer both questions)

1. Does this action involve a permit approval or funding, now or ultimately from any other governmental agency?

Yes No If yes, list agency name(s) and permit(s)/approval(s) Don't Know Yet

Agency Involved

USDA

Section 106 Section 248 - PSB
 22 VSA Other
 Act 250

2. Does the project site involve or is it near a property listed or recommended for listing in the Vermont State or National Registers of Historic Places? Yes No Unknown

Historic Preservation Project Review

Project Submittals

ALL PROJECTS SUBMITTED FOR REVIEW SHOULD INCLUDE THE FOLLOWING MATERIALS

- ✘ **Project Description** – Attach a full description of the nature and extent of the work to be undertaken as part of this project. Relevant portions of project applications to other state and/or federal agencies and environmental statements may be submitted if applicable.
- ✘ **Location Map** - Include a map locating the project in the community. The map must clearly show street and road names surrounding the project area as well as the location of all portions of the project. Appropriate maps to include are USGS quadrangle map or google map.
- ✘ **Site Plan** – The site plan should include the project boundaries and areas of proposed excavation and construction, as applicable.
- ✘ **Project Plans** – Architectural and/or engineering plans drawings, etc.
- ✘ **Photographs** - Photographs may be scanned black-and-white prints, digital images, color prints or color photo copies; save them as either JPEGS or in a PDF format. Standard (black & white) photocopies are not accepted.

Historic Preservation Project Review

Project Submittals

Architecture

Are there any resource(s) (buildings, structures such as bridges, walls, culverts, and objects), districts or landscapes within the project area? Yes No If no, please skip to the Archaeology section.

If yes, please submit the following information: To research a building click on the link to access our [Online Research Center](#)

- The resource is 50 years old or older - Approximate age(s): **87 -or- 1937**
- The resource(s) are listed in the State or National Register of Historic Places
 - Individually part of a historic district Unknown
- Photographs of **each** resource or streetscape within the project area, with captions, along with a photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Historic Preservation Project Review

Project Submittals

Archaeology

Does the proposed undertaking involve ground-disturbing activity? Yes No

If yes, please submit the following information:

- Description of current and previous land use and disturbance.
- Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the review process.

Historic Preservation Project Review

Project Submittals

Request for Consultation Letter (aka “Cover letter”)



This letter may be from the Federal/State Agency or their delegate and should:

- Request and initiate consultation with SHPO
- Provide a narrative description of the project
- Provide a clear description of the proposed APE
- Identify known historic resources
- Provide recommendations for Determinations of Eligibility

Please also include:

- Name of the federal or state agency involved in the project
- Type of funding, license or permit involved
- List of all buildings or structures in the area of potential effect and their dates of construction (if known)
- Description of any previous ground disturbance (if known)
- Identification of tribes, consulting and interested parties

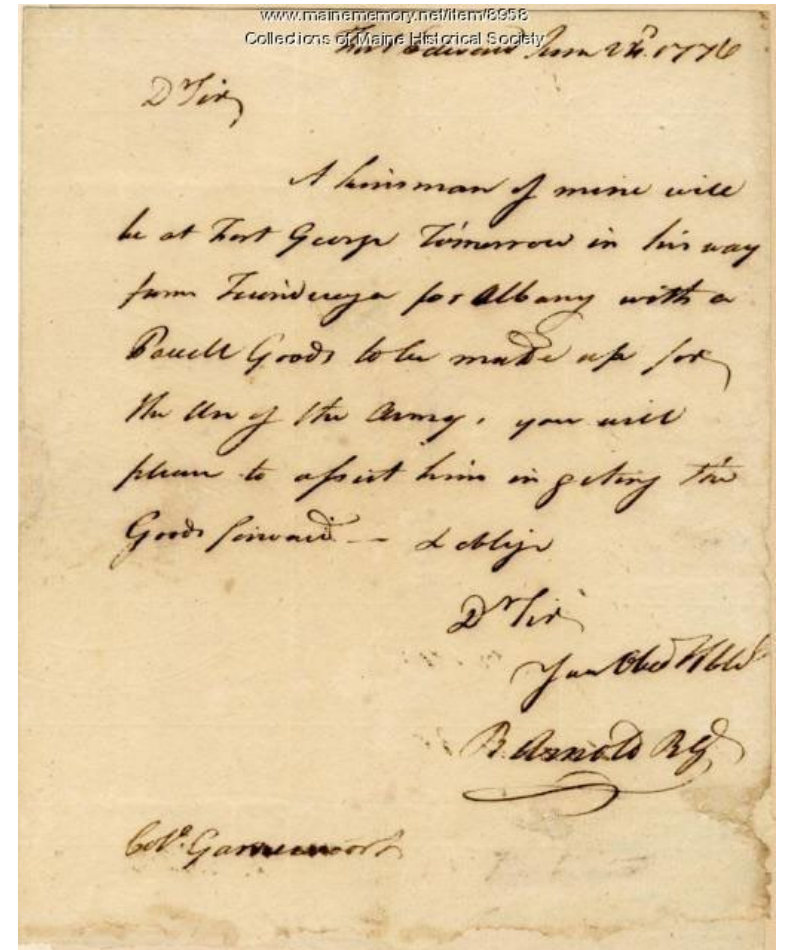
Historic Preservation Project Review

Project Submittals

Final Consultation Letter (aka "Effect letter")

This letter may be from the Federal/State Agency or their delegate and should:

- Conclude consultation with SHPO
- Provide a narrative description of the project
- Reference project plans
- Provide a clear description of the proposed APE
- Identify historic resources
- Reference consultant reports
- Provide Agency Determination of Effect and request for SHPO concurrence



Historic Preservation Project Review

Project Submittals

Location Map

Location maps may be:

- Annotated USGS Quadrangle map
- Annotated Google, Bing or similar map
- Annotated Vermont VCGI map
 - vcgi.vermont.gov



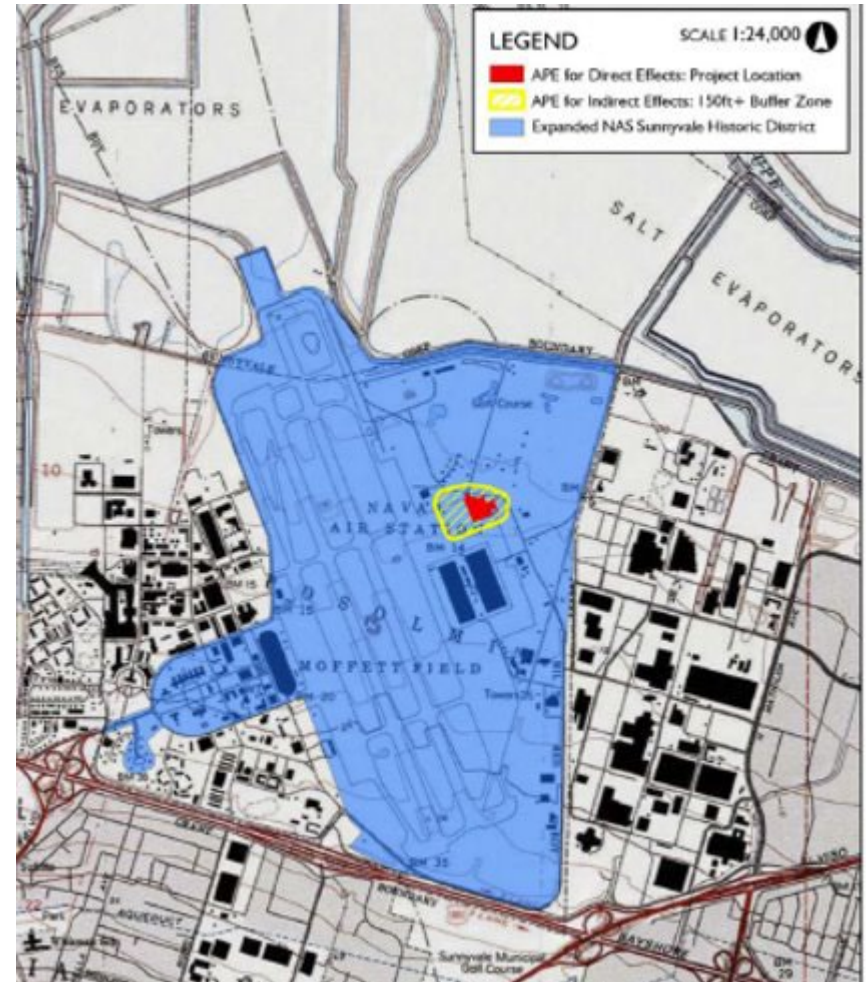
Historic Preservation Project Review

Project Submittals

Area of Potential Effect

Area of Potential Effect (APE) can be overlaid on a site plan or on a base map. APE maps often illustrate both direct and indirect effect areas and identify historic properties and/or districts.

No APE Map will delay your review
A small APE will confuse the reviewer



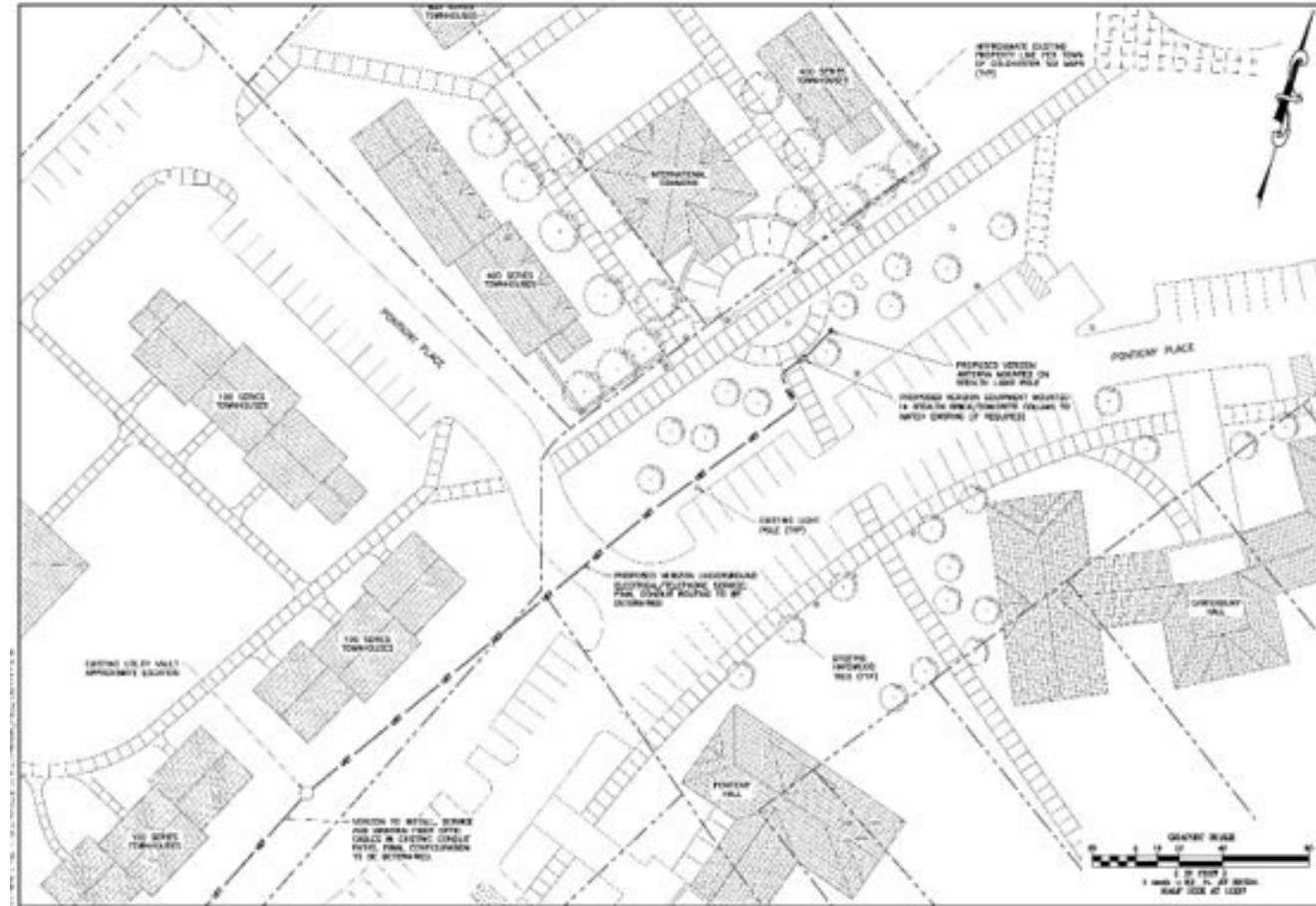
Historic Preservation Project Review

Project Submittals

Site/Civil Map

Site Map may be:

- Engineering and/or Topographic Maps or Plans
- Clearly labelled sketch with updated drawings once they are developed
- Annotated aerial maps



Historic Preservation Project Review

Project Submittals

Site Map

Site Maps **MUST** include the entire APE including all excavation areas, utility/service trenches, access, staging and borrow areas, and any other disturbances as appropriate.



Historic Preservation Project Review

Project Submittals

Project Plans

- Architectural Plans & Renderings
- Project Specifications
- Engineering reports & Construction drawings

Building Reports

- Historic Resource Identification Report
- Historic Structures Report
- Historic Materials Inventory & Analysis
- Engineering Analysis
- Conditions Assessment & Treatment Recommendations



Historic Preservation Project Review

Project Submittals

Photographs

- .jpg files are preferred

Photographs should be:

- High-quality images utilizing good lighting
- Be clear and in focus
- Organized and captioned or keyed to a master list



BAD



GOOD

Historic Preservation Project Review

Project Submittals

All materials **MUST** be sent to the Project Review Email Inbox:

ACCD.projectreview@vermont.gov

This applies to original submittal of information AND subsequent information, reports and updated plans.

Materials sent to a staff email address will be returned and directed to send to Team Email Inbox.

Correspondence directly with staff is fine, but all submittal materials need to go to Email Inbox.

You can “cc” appropriate staff on Email Inbox submittals....it helps us help you.

Never submit project materials ONLY to staff....it keeps us from helping you.

Programmatic Agreement (PA) Library

1. Pending agreements for comment (30-days)
2. Executed agreements affecting your review process...**EXEMPTIONS** and **REVIEW PERIODS**



<https://accd.vermont.gov/historic-preservation/review-compliance/programmatic-agreement-library>

Pending Programmatic Agreements for Consultation

Draft PAs are open for consultation by interested parties for a 30-day review period. Please forward any comments or questions regarding the draft agreements to ACCD.projectreview@vermont.gov. Until executed draft PAs are not authorized for implementation. Executed Programmatic Agreements

The PAs listed below have been executed by all consulting parties and are authorized for application.

1. [Statewide Programmatic Agreement for Vermont Community Development Block Grant Programs](#) (2021)
2. [Programmatic Agreement for Federal-Aid Highway Program in Vermont](#) (2023)
3. [Programmatic Agreement for Department of Energy Weatherization Assistance Program, State Energy Program, and Energy Efficiency and Conservation Block Grant Program](#) (2011)
 - 3.1 [Amendment for Department of Energy WAP, SEP, and EECBG](#) (2021)
4. [Programmatic Agreement for the Administration of the HOME Investment Partnership Program](#) (2023)
5. [Exemption from Historic Preservation Review Process for Electric Vehicle Supply Equipment in Vermont](#) (2023)
6. [Programmatic Agreement for Federal Emergency Management Agency and Vermont Emergency Management](#) (2018)
 - 6.1 [New Appendix H \(FEMA Historic Preservation Procedures for Vermont Acquisition/Demolition Projects\)](#) (2023)
 - 6.2 [Revised Appendix B Allowance For Culverts](#) (2024)
7. [Programmatic Agreement for Federal Highway Administration and Vermont Agency of Transportation For Projects Involving Historic Bridges](#) (1998)
8. [Programmatic Agreement for USDA Natural Resources Conservation Service](#) (2015)
9. [Nationwide Programmatic Agreement for USDA Rural Development Programs](#) (2018)
10. [Nationwide Programmatic Agreement for National Park Service Compliance with Section 106](#) (2008)
11. [Nationwide Programmatic Agreement for National Park Service and American Battlefield Protection Program](#) (2016)
12. [Nationwide Program Comment for Department of Transportation Section 106 Railroad Rights-of-Way](#) (2018)
13. [Nationwide Programmatic Agreement for National Endowment of the Arts Program Grants](#) (2014)

Cultural & Historical Architectural/Archaeological Management Program

CHAMP

**It really is in the DESIGN
and IMPLEMENTATION
PHASES!**



Thank You!



Take a Break, Walk Around

10 minutes please





Federal Rehabilitation Tax Credit Program

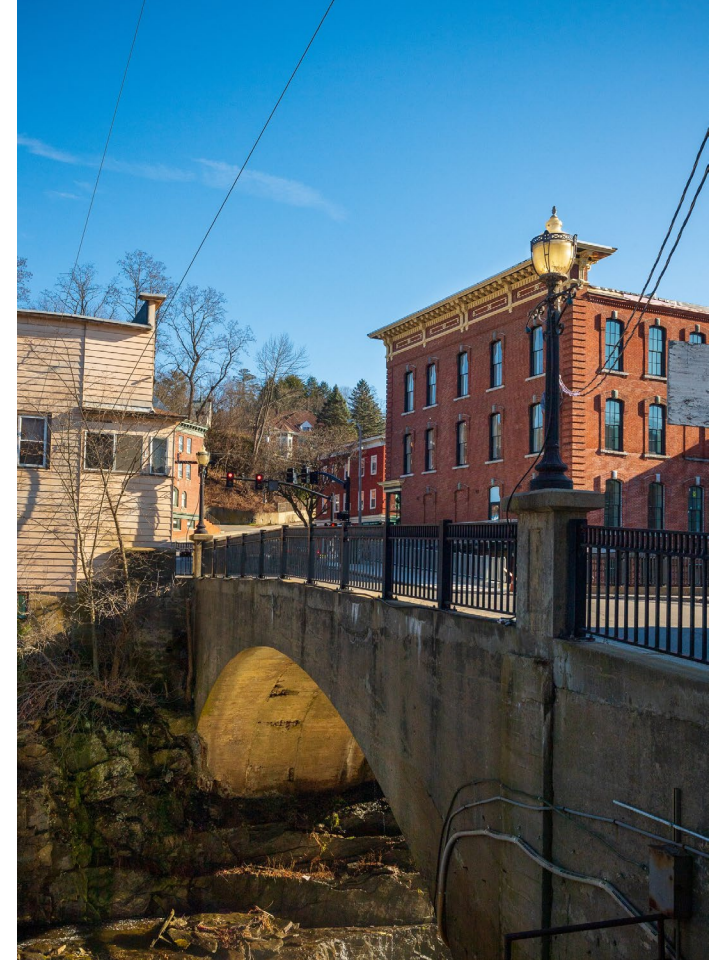
Caitlin Corkins
Tax Credits & Grants Coordinator

Program Basics

Federal Rehabilitation Tax Credit Program

- Program is administered by the National Park Service (NPS) and the Internal Revenue Service in partnership with the State Historic Preservation Offices (SHPO)s.
- The program offers a 20% federal income tax credit for qualified historic rehabilitation projects.
- Since 1976 the program has leveraged over \$100B in private investment to preserve over 45,000 historic properties.

*Woolson Block, Springfield
Credit: Sally McCay Photography*



Federal Rehabilitation Tax Credit Program

State Historic Preservation Office

- *Provide technical assistance*
- *Accept and review applications to forward to NPS for final review*
- *Provide certification recommendations*

National Park Service

- *Review applications for conformance with preservation standards*
- *Issue certification for qualified projects*

Internal Revenue Service

- *Issue income tax credits*
- *Publish financial regulations*
- *Conduct taxpayer audits*

Federal Rehabilitation Tax Credit Program

To Qualify, a property must be:

- Listed in the National Register of Historic Places
- Be income producing
- Investment must be substantial (exceed adjusted basis of building)
- Work must meet the Secretary of the Interior “Standards for Rehabilitation”



Brandon, Vermont

Federal Rehabilitation Tax Credit Program

- Three quarters of federal tax projects in Vermont involve housing component
- Almost 900 units of housing were rehabbed/created in the past 10 years, much of that in partnership with non-profit housing groups

Putnam Block, Bennington



Frequently Asked Questions



Qualified Rehabilitation Expenditures

- Expenses eligible for the 20% tax credit
- Hard costs: frame, walls, floors, ceilings, permanent coverings, windows, doors, HVAC systems, electrical systems and wiring, plumbing and plumbing fixtures, stairs, elevators, sprinkler systems
- Soft costs: period interest and taxes, architect and engineering fees, construction management costs, developer fees, other fees normally charged to a capital account



What costs are not eligible?

- Acquisition costs
- Enlargement costs (additions that increase the volume of a building)
- Site work such as paving, sidewalks and landscaping
- Demolition costs (removal of a building/addition on the property)
- Porches, decks etc. not part of the original building
- Furniture, appliances etc.



IRS Contact

- *Maria Blake*
Senior Program Analyst
(954) 991-4132
[*maria.blake@irs.gov*](mailto:maria.blake@irs.gov)



Can a tax credit be claimed for expenses associated with a non-historic addition?

- Yes, if the addition was constructed before commencement of the tax credit project, costs associated with its rehabilitation are eligible for the 20% tax credit.*
- The cost of new additions is not eligible for the credit, but they are still reviewed and must meet preservation standards.*



Project Phasing

- *Expands the QRE period from 24-60 months*
- *Phases must be defined in Part II submission*
- *Advisory Review of phases as they are completed must align with initial phase descriptions*



Functionally Related Complexes

- *Campus, Farmstead, Military Base etc. Buildings that were historically under single ownership and served a unified purpose.*
- *Multiple owners, applicant is not responsible for actions of others.*
- *For especially large complexes, subgroupings may be possible for the purposes of the RITC application.*
- *Scattered site housing projects are NOT functionally-related complexes.*

The Application



Part I

- Properties listed as contributing structures in district *or with multiple buildings* must be re-evaluated
- For buildings with minimal documentation, early research to identify character-defining features is recommended



Part I

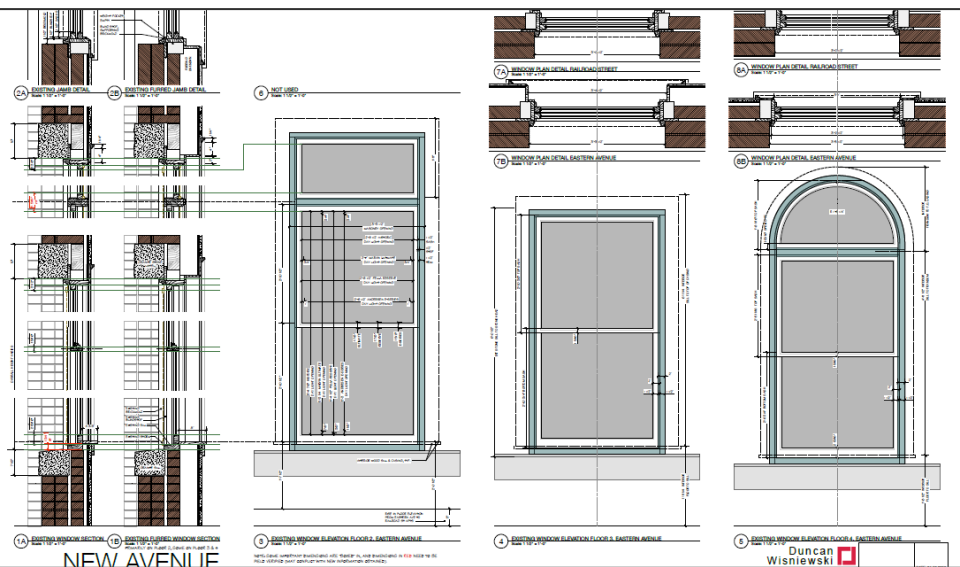
- Applicants must submit a *DRAFT National Register nomination* as the Part 1 for properties not already listed.
- Properties not already listed must complete their listing process within 30 months of Part 3 certification
- In most cases, properties should be listed as part of a district, not individually



Part II

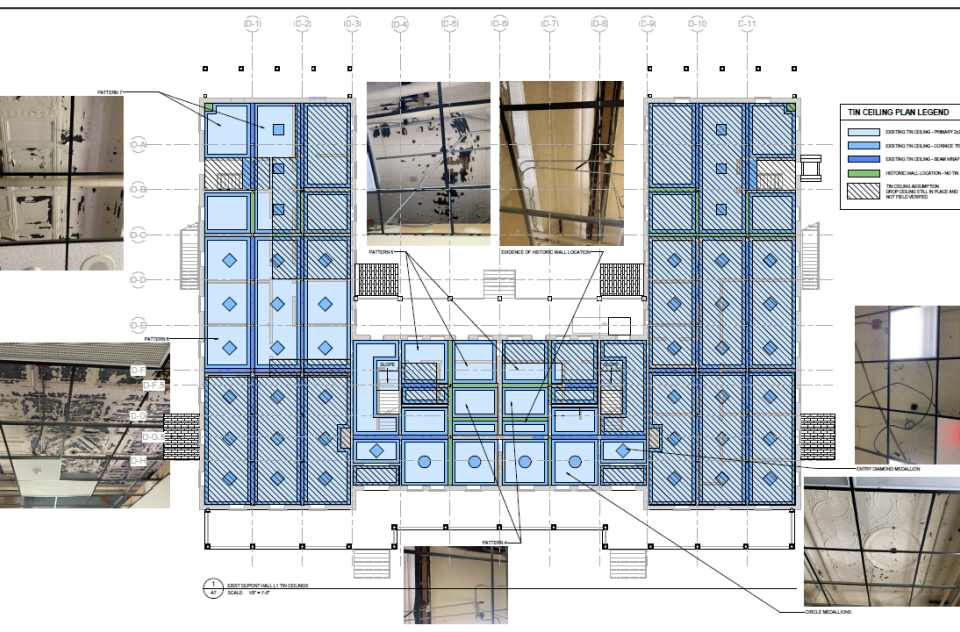
- Every building and project is considered on its own merits. There are no “precedents”





Part II

- In the past two years the level of detail sought by NPS from applicants has increased
- Providing detail up front helps to avoid “conditional approvals” which may cause project delays
- Budgeting to spend enough money up front for planning/architectural fees will help to avoid approval/construction delays

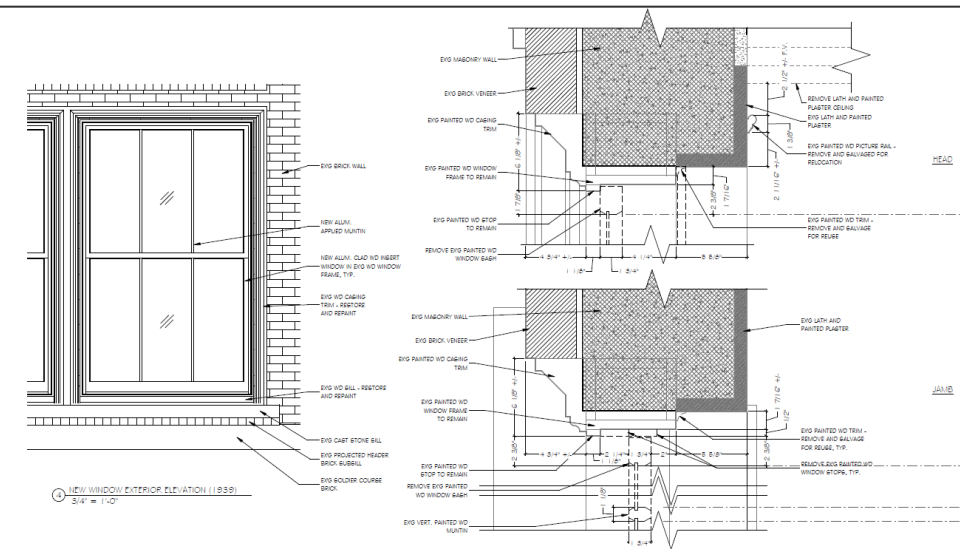




Part II

Achieving Balance – projects must weigh:

- Costs (up front and over time)
- Program requirements (users)
- Code requirements
- Efficiency upgrades cost/benefit



- **AND Historic Preservation**

Consider the Cumulative impact of ALL changes



Amendments

- Administrative amendments to update basic information
- Response to approval conditions (when is this required and when is it optional)
- Minor project changes vs. major changes



Preliminary Consultations

- SHPO requests NPS review a Preliminary Determination
- A preliminary consultation focuses on one or several specific issues; it is not a review of the entire project
- Preliminary consultations are **ONLY** Advisory
- NPS conveys an oral response directly to the SHPO

Submission Process

Submissions are now Digital!

- *All applications components must be electronic.*
- *To share files with SHPO, use the new submittal portal – GlobalScape Drop Off*



makeameme.org

<https://gs.anr.vermont.gov/messageportal/#/dropoff>

Submission are now Digital!

Electronic Submission of Certification Applications

Technical Preservation Services, NPS transitioned to all-electronic submission and review of Historic Preservation Certification Applications on August 15, 2023. Hard-copy applications are not accepted.

All applications must use the current [application forms and instructions dated "Rev. 6/2023"](#).

All applications must follow the NPS file- and photo-naming conventions and instructions on organizing files for electronic submission. The naming conventions and instructions are provided in a PDF format for easy download and reference.

- [Applicant and Project Contact Electronic Submission Workflow](#)
- [Electronic File Format Standards and File Naming Conventions](#) (*updated April 3, 2024, with additional information on naming conventions*)
- [Photo Naming Conventions, JPEG Requirements and Photo Sheet Examples](#)
- [Transmittal Log Examples](#)
- [Responding to NPS Holds and Uploading Files to the HPCA Submission Site](#)

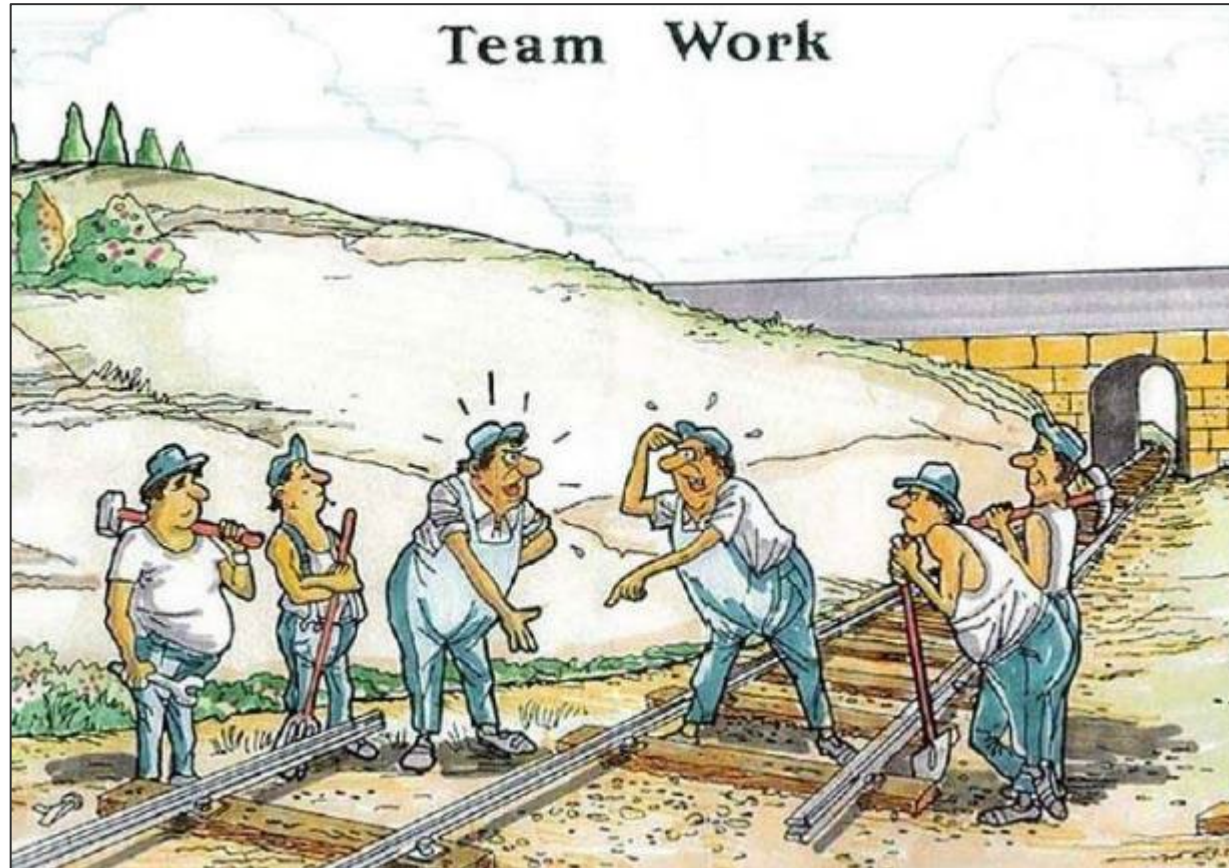
Submission are now Digital!

- Formatting photos
- Photo keys ... are key
- What drawings to include/not include
 - Drawings that show where work will impact historic features – YES
 - Drawings that show new bathroom layouts - NO



Tips for Success

Communication



Coordination

- Identify red flags as early as possible
- Gather and submit **COMPLETE** application materials
- Coordinate approvals to keep a project moving forward
- Continue to check-in throughout the project



Timelines

- *During normal operations, SHPO office and NPS office each have a 30-day review period. THIS IS NOT GUARANTEED.*
- *Consider your project deadlines and build in lots of extra time to get through the regulatory process*
- *It is never TOO early to start*



Success Stories

Recently Certified Projects



New Avenue House,
St. Johnsbury

\$15 Million Project

**\$2.4+ Million in Federal RITC
\$572,497 - 10% State
Historic Credits**

**\$3 Million - Total Tax
Credits**

Recently Certified Projects



Julius Norton House,
Bennington

\$3.8 Million Project

\$434,000 RITC Credits

Recently Certified Projects



Immaculate Heart of Mary
School, Rutland

\$6.5 Million Project

\$1,025,000 in RITC Credits

Recently Certified Projects



East Calais General Store

\$2.7 Million Project

\$441K Federal RITC
\$75,000 – State Code and Façade
Credits

\$516,000 - Total Tax Credits

Photo Credit: Ryan Edwards

Questions?

SUMMARY of the DAY

- Staff Changes and Leave
- Trainings available (welcome suggestions)
- Flood Adaptation Guidelines
- Suite of Vermont Survey/Inventory Forms
- Changes to Determination of Eligibility Form
- New Best Practice Guidance for State and National Registers
- Don't forget Criterion D
- Realistic APE
- Early Consultation is Welcomed
- Programmatic Agreement Library on Website
- Submit through ACCD.ProjectReview@vermont.gov
- **COMPLETE SUBMITTAL MEANS ALL THE PARTS ARE THERE**
- RITC Part I needs a draft NR nomination
- RITC submittals are Digital



***Thank you for
helping to preserve
“this brave little
state of Vermont”***

Up Next:

- **CDBG Consultant List Training**
- **Vermont Historical Society Exhibits**
- **Vermont Archaeological Heritage Center Tour**



Vermont Community Development Block Grant Programs CDBG Consultant List Training

Qualified Professional Consultants Training

September 2024

Vermont Community Development Program



East Calais
General Store



Village Center
Apartments,
Morrisville



Jenna's Promise,
Johnson

**VCDP
Administers
Federal Funds**

**U.S. Housing and Urban
Development (HUD)**



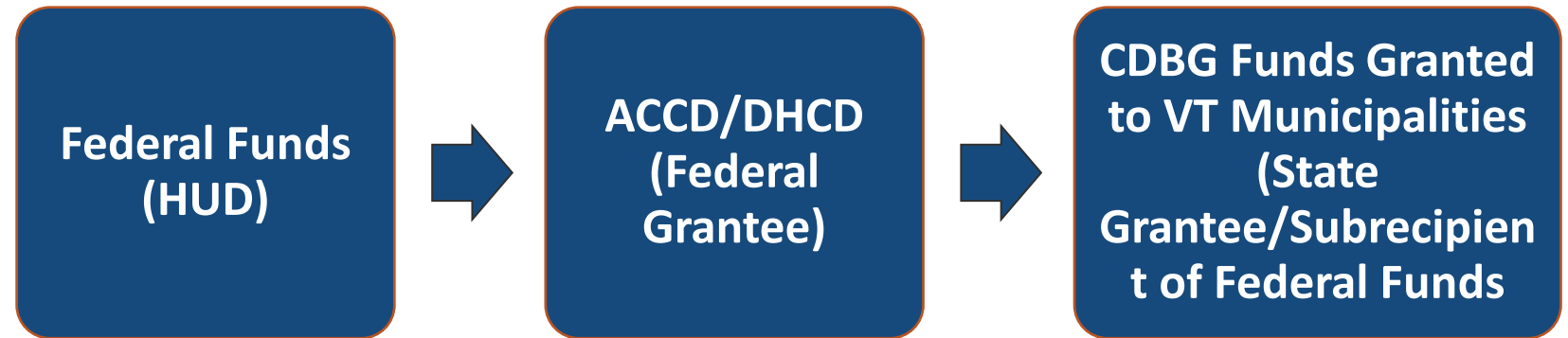
**Community Development Block
Grant (CDBG)**



**VT Agency of Commerce &
Community Development (ACCD)/
VT Department of Housing and
Community Development (DHCD)**

Vermont Community Development Program

- The U.S. Department of Housing & Urban Development allocates Community Development Block Grants (CDBG) to the State of Vermont.
- ACCD/DHCD receives and administers the CDBG funds to Vermont municipalities (subrecipient).



Vermont Community Development Program

- **Federally Funded Programs**
 - Housing and Urban Development (HUD) to State of Vermont
- **Community Development Block Grants (CDBG)**
 - Primarily benefits Low and Moderate Income (LMI) population.
- **Regular CDBG Program since 1983**
 - Approximately \$6.8 million annually.

Why Access VCDP?

Community Needs:

- Housing
- Economic Development (Jobs)
- Public Facilities
- Public Services
- ADA Modifications



Photos: CDBG funded projects in Vermont.

What Type of Projects are Eligible for CDBG Funding?

Housing, economic development, and other community development projects to benefit primarily low-to-moderate income persons, except for:

- Fire/Police/Ambulance
- Public Schools
- General Municipal Government Operations

Eligibility Requirements

A project must meet at least 1 National Objective:

- Benefit Low- & Moderate-Income Persons
- Urgent Need
- Slums/Blight

And

A project must meet at least 1 State Objective [10 V.S.A. § 682 (b) (2)]

- Housing
- Employment
- Public Facilities

Additional Eligibility Requirements

Vermont's Consolidated Plan

1. Increase the supply and quality of affordable housing.
2. Decrease the number of people experiencing homelessness.
3. Create and retain jobs.
4. Strengthen communities and improve the quality of life of all Vermonters.



Figure 1 View looking Southwest

HOUSING

Rutland Housing Initiative: 120 Maple Street (In Progress)

Converting a 3-unit building to a 5-unit building



ECONOMIC DEVELOPMENT

Hardwick Yellow Barn (in progress). Creating a business accelerator and corporate campus to strengthen Vermont's farm-based economy.



PUBLIC FACILITY

Almond Blossoms Childcare Expansion, Saint Albans (Completed)

Renovations to an existing childcare facility to allow for a new daycare facility.



ACCESSIBILITY

Jeudevine Library, Hardwick (in progress)

Supporting the expansion and accessibility modifications of the library.

Environmental Review Process

24 CFR Part 58

Environmental Officer: Grace Vinson

Environmental Specialist: Gretel St. Lawrence

Environmental Review: Statutory Factors

- Floodplain Management
- Wetland Protection
- Endangered Species Act
- Wild and Scenic Rivers Act
- Farmland Protection
- Explosive and Flammable Hazards
- Noise
- Toxic Sites
- Lead, Asbestos, Mold
- Environmental Justice
- Radon

Components of Environmental Review

- Preliminary Review Form
- Project Description
- Supporting Documentation for each Review Factor (Toxic Sites, Endangered Species etc.)
- Checklist (Corresponds with Level of Review)
- Public Notice/Public Comment Period
- Environmental Release

Levels of Environmental Review

Exempt/CENST

- No public notice period.

CEST/Categorically Excluded-Subject to 58.5

- 7-day public comment period, 15-day objection period.

EA-Environmental Assessment

- 15-day public comment period, 15-day objection period.

Types of Grants & Environmental Reviews

Exempt ERs

- **Planning Grants**
- Public Service Grants
- Homeowner Assistance
- Economic Development Grants (Non-Construction)
- Urgent Need Grant

Categorically Excluded and Assessment Level ERs

- **Implementation Grants**
- Major/Minor Rehab
- New Construction

Timing- Environmental Review & Choice Limiting Actions

Grantees and partners are not allowed to commit or spend HUD or non-HUD funds on physical or choice limiting actions until the ER process is complete the ER is complete and the Release and Authority to Use Grant Funds (AUGF) has been received.

Choice Limiting Activities:

- **Acquiring or leasing property.**
- **Entering a contract, Purchase & Sale Agreement.**
- **Leasing, rehabilitation, demolition, new construction, and ground disturbance work (initiating project activities)**
- **You can go out to bid, but you cannot open the bids.**

Programmatic Agreement

- Developed to make the process more efficient for the applicants & grantees.
 - Ensure full compliance through Authorized Qualified Professionals.
- Administer the Section 106 Review for the CDBG Programs.
- HUD delegates the responsibility to the State.
 - Compliance with 24 CFR Part 58- Environmental Review
 - Section 106 (Historic Preservation) is just one component of the Environmental Review.
- The State assists applicants and grantees to carry out the responsibilities.

Environmental Reviews

Historic Preservation Qualified Professionals need to be timely in completing:

- Reviews and Recommendations
- Submittal to the Division for Historic Preservation

Consult with SHPO on your client's behalf.

- Educate Clients
- Assist in Section 106 Process
- Protect the Resources & Physical Features for which it is significant
- Ensure Clients are prepared to implement the conditions & measures that are recommended (Section 106 as a Contract)

Environmental Review Assistance and Questions:

Contact Info

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