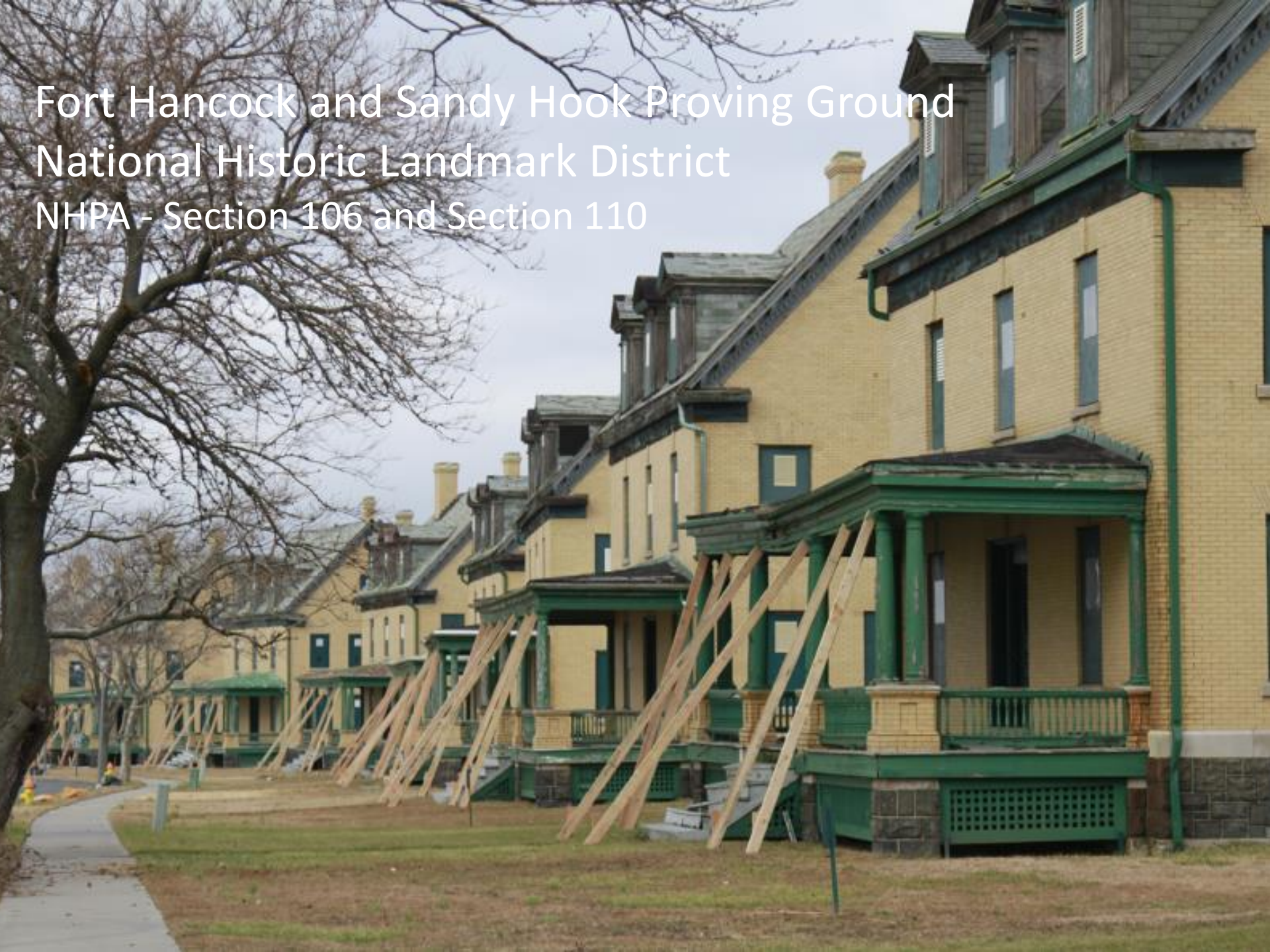


Fort Hancock and Sandy Hook Proving Ground
National Historic Landmark District
NHPA - Section 106 and Section 110



History

- Organic Act (1916)
Established the National Park Service, developing a single system to manage parks, monuments and designated sites. The new agency's mission as managers of national parks and monuments was clearly stated.
"...to conserve the scenery and the natural and historic objects and the wild life therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations."
- National Historic Preservation Act (1966)
Congress declared that *"the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people"* (Section 1, (b), (2)).
NHPA as it is called established several institutions including ACHP, SHPO, the National Register and the Section 106 review process.
- NPS Mission
"The National Park Service preserves unimpaired the natural and cultural resources and values of the National Park System for the enjoyment, education, and inspiration of this and future generations. The Park Service cooperates with partners to extend the benefits of natural and cultural resource conservation and outdoor recreation throughout this country and the world."

SECTION 106

of

NHPA

- The NHPA is a "process" law. It mandates a set of procedures, rather than the outcome of that process.
- Section 106 of the NHPA mandates that all federal agencies:
 1. Take into account the effects of their actions on properties listed or eligible for listing in the National Register, and
 2. Give the Advisory Council on Historic Preservation (established under Title II of the NHPA) a reasonable opportunity to comment.

Participants in the Process

- “Consulting Parties” (36 CFR 800.2)
 - Federal agency
 - SHPO
 - THPO
 - Tribes, Native Hawaiian groups
 - State or local agency
 - Local governments
 - Applicant
 - Other consulting parties
 - Public
 - ACHP

Section 106 Roles in the NPS

- Director, NPS
 - Policy oversight for entire service
- Associate Director for Cultural Resources
 - Federal Preservation Officer
- Regional Directors
 - Line manager for superintendents, review/support of implementation
- Regional Section 106 Coordinators
 - Guidance and Technical Assistance
- **Superintendents**
 - **Responsible Agency Official**
- **Park Section 106 Coordinator**
 - **Liaison for all involved in undertakings, makes recommendations for appropriate actions**
- **Cultural Resource Management Team (106 Advisor Teams)**
 - **Provide expertise and technical guidance**

Park's Cultural Resource Management Team

(106 Advisor Teams)

- Historical Architect
- Historical Landscape Architect
- Archeologist
- Historian
- Anthropologist/Ethnographer
- Curator

The State Historic Preservation Office (SHPO)

- Consults with federal agencies and guides through process
- Represents the states interest in protecting its historic properties
- Ensure appropriate consideration of historical significance and public attachment to resources
- Charged as well with identifying, evaluating, and registering historic properties and administering other federal and state mandates

Advisory Council on Historic Preservation (ACHP)

- 23-member panel of Presidential appointees, agency heads, etc.
- Advises the President and Congress on historic preservation matters
 - Annual report, testimony, special studies
- Oversees Section 106 review
 - Issues and oversees regulations
 - Occasionally participates in review
 - Comments in cases not resolved through consultation
- Provides education and training

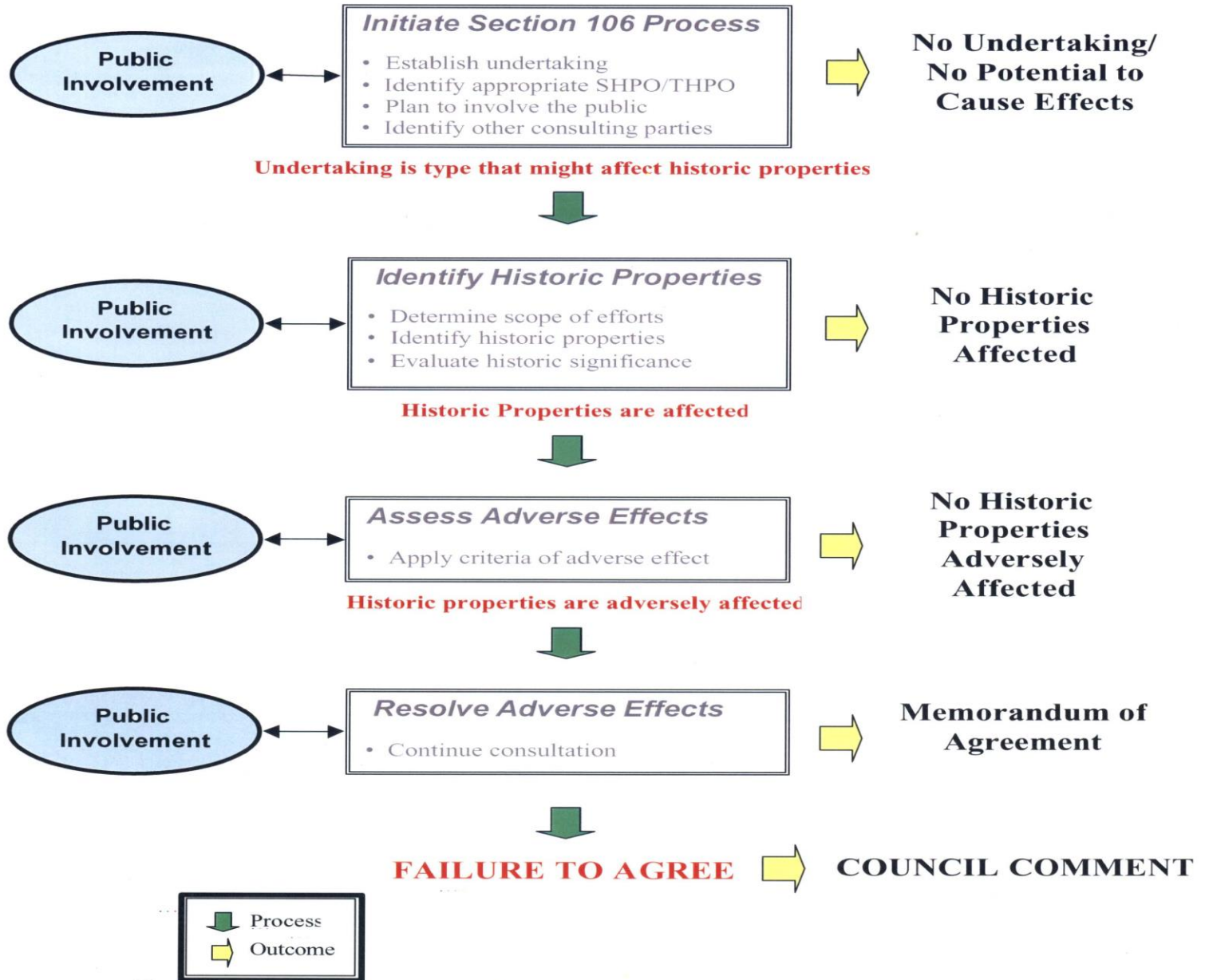
What does take into account mean?

- Per NHPA Section 110(a)(2)(E) and per regulations, 36 CFR 800
- “Taking into account” includes:
 - Identification & evaluation (800.4)
 - of properties
 - of effects
 - Seeking agreement about how to resolve adverse effects
 - All done in **consultation** with SHPOs, THPOs, other interested parties

Section 110

- Prior to the approval of any Federal undertaking which may directly and adversely affect any National Historic Landmark, the head of the responsible Federal agency shall, to the maximum extent possible, undertake such planning and actions as may be necessary to minimize harm to such landmark, and shall afford the Advisory Council on Historic Preservation a responsible opportunity to comment on the undertaking.

THE SECTION 106 PROCESS



Step 1: Initiate the Process

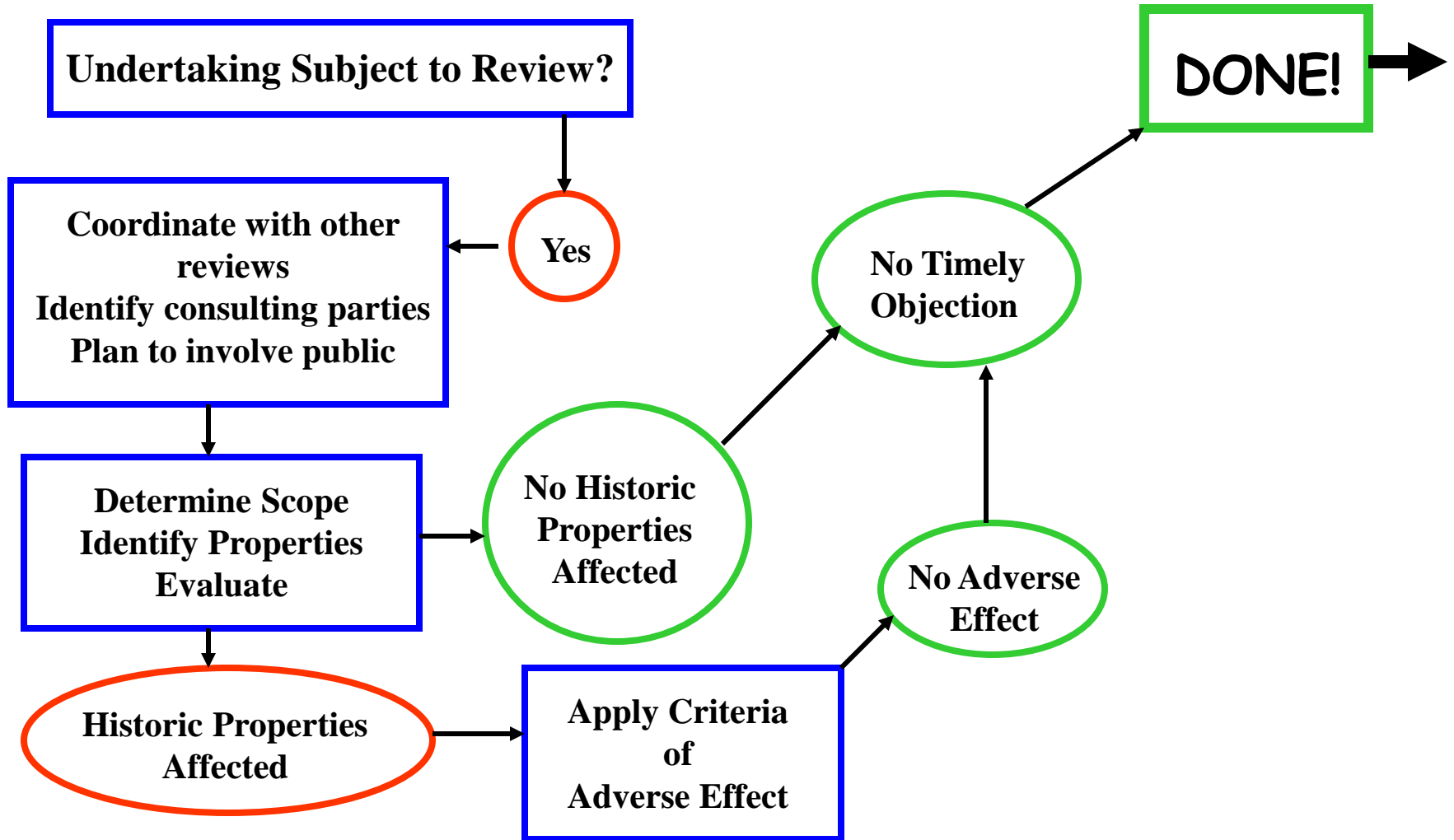
- Initiating Section 106 review involves:
 - Determining whether the action requires review
 - Coordinating with other reviews
 - NEPA
 - NAGPRA
 - Identifying/contacting appropriate SHPO(s) and/or THPO(s)
 - Planning for public involvement
 - Identifying other consulting parties

36 CFR 800.3

Step 2: Identify Historic Properties

Types of Cultural Resources

- Historic Structures
- Cultural Landscapes
- Archeological Resources
- Ethnographic Resources
- Museum Collections



Step 3: Assess Adverse Effect

- Historic properties affected?
- Agency applies Criteria of adverse effect
 - In consultation with appropriate parties
 - Who might be “appropriate”?

36 CFR 800.5(a)

Criteria of Adverse Effect

- Adverse effect if:
 - may alter, directly or indirectly, ... characteristics ... that qualify the property for ... the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.
 - Consider...
 - all qualifying characteristics ... including those ...identified subsequent to the original evaluation
 - reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative


36 CFR 800.5(a)(1)

Examples of Adverse Effect

- Destruction or damage
- Alteration not consistent with Secretary's Standards for Treatment
- Removal from historic location
- Change in use or contributing features of setting
- Introduction of visual, atmospheric or audible elements that diminish integrity
- Neglect causing deterioration, except ...
- Transfer out of Federal ownership control without preservation restrictions

36 CFR 800.5(a)(2)

Secretary of Interior Standards for the Treatment of Historic Properties

 NATIONAL PARK SERVICE

THE SECRETARY OF THE INTERIOR'S STANDARDS
FOR THE TREATMENT OF HISTORIC PROPERTIES

with guidelines for

**preserving
rehabilitating
restoring &
reconstructing**
historic buildings

>> [introduction and historical overview](#)

>> [credits](#) >> [questions and comments](#)

[NPS History & Culture](#) / [Technical Preservation Services](#)

Secretary of Interior Standards

- Preservation
 - Maintaining in good condition
- Rehabilitation
 - Converting to new use while retaining character
- Restoration
 - Restoring to earlier condition
- Reconstruction
 - Building a replica

Secretary of Interior's Standards for Rehabilitation

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 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.

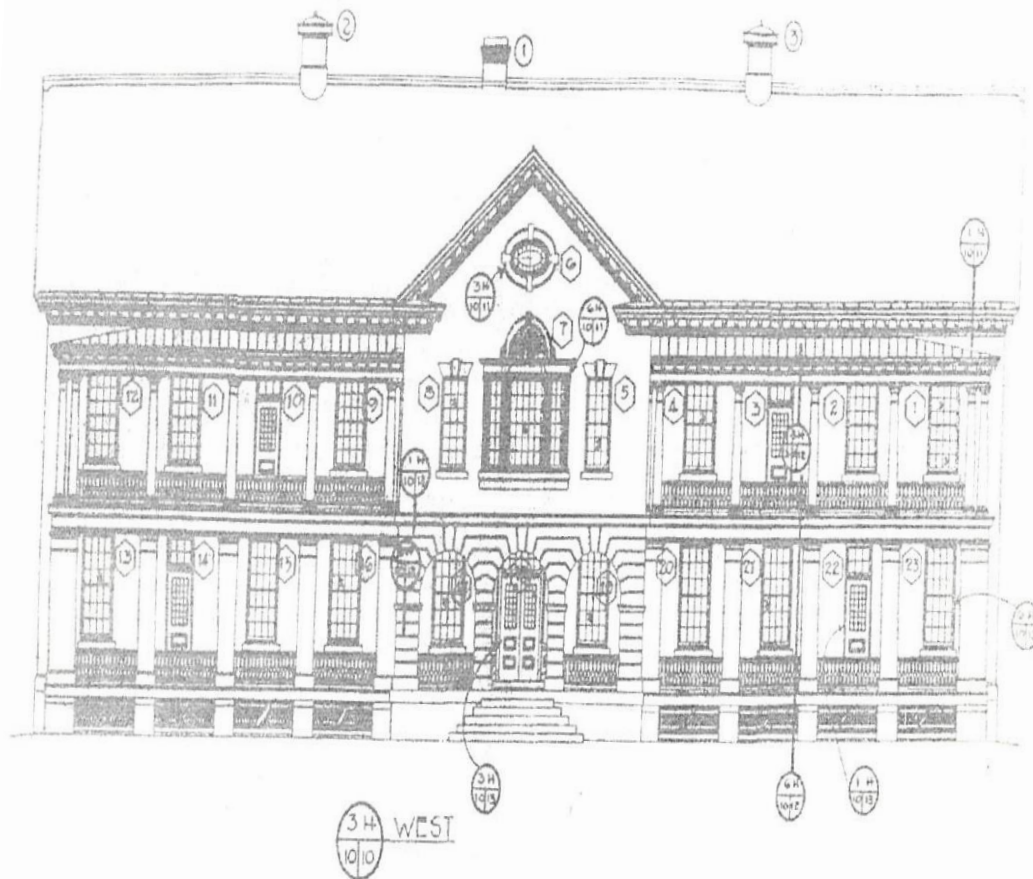
Standards for Rehabilitation

- Goal to identify and preserve historic character; the character defining features.
- Repair is the goal
- Replacement only where necessary, in kind wherever possible.
- Standards have been used successfully in use in thousands of projects every year in every state in the US.

Character Defining Features are:

Those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible.

FORT HANCOCK REHABILITATION GUIDELINES



Sandy Hook, New Jersey

Lieutenant, Captain and Commanding Officer's Quarters



Constructed:	1898-1899
Building Type:	Masonry
Gross Floor Area:	ranges from 7420SF-10,044 SF
Number of stories:	two stories, basement and finished attic

Special Considerations

These Officer's Quarters exhibit some of the most developed architectural detail found at Sandy Hook, and as such, these buildings warrant special attention. The high level of design and the restrained use of classical revival detailing which characterize most of the Fort Hancock buildings are especially refined in these residences. Because they are essentially uniform in appearance, and are located side-by-side, changes that significantly alter the appearance of one building will have an adverse effect on the whole row of buildings. There should be a standardization of design for the new features that is repeated for each building whenever it is needed. Appendix A shows examples of lift designs which can be used for any building on Officer's Row. Garages should be repaired, not demolished.

Character-Defining Features

INTERIOR

- Configuration of main floor rooms
- Stair hall, railings, banisters, and stair assembly on first and second floors.
Open main stairwell.
- Fireplaces on first and second floors.
- Wood floors
- Millwork and cabinetry original to the residence.
- Pressed tin ceilings.

EXTERIOR

- Brick and stone walls, stone sills and banding
- Open front porches, including columns, pedestals, railings, and decorative trim.
- Wood windows, wood doors
- Roof form, including dormers, rake returns.
- Decorative sheet metal eave and rake trim

LANDSCAPE CHARACTERISTICS

- Shade trees placement confined to edges of roads
- Variable foundation planting in front of bayside porch
- Personalized gardening space confined to within 4 feet of building—
- "Island" garden beds not used
- Concrete front walkway/Bluestone walkways
- Lighting fixtures placed at edges of roads
- Unobstructed views from porches to the bay

Exterior

- **Roofs:** The form and material of the existing roofs must be retained. Existing roof materials to be patched or repaired, and if deteriorated beyond repair, replaced 'in-kind', meaning asphalt shingles with asphalt shingles, slate with slate, tin porch roofs with gray metal roofs. The park has most recently used stainless steel and terne coated copper roofing for the porches. Aluminum, bare copper, and galvanized or prefinished steel will not be accepted. ***Preservation Brief 4: Roofing for Historic Buildings*** (<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>).



Cornices and Rakes: Historically the cornices and rakes were painted pressed tin. Some cornices and rakes have been removed and replaced with wood. In a few locations new fiberglass cornices and rakes have been fabricated and installed to replace the deteriorated metal. All existing metal cornices and rakes are to be repaired, and if deteriorated beyond repair, replaced in-kind or replaced with fiberglass.



Walls : All existing masonry including the exterior buff face brick, the red brick backup and the stone base, sills, belt courses, and trim are to be repaired and repointed following ***Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings*** (<http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

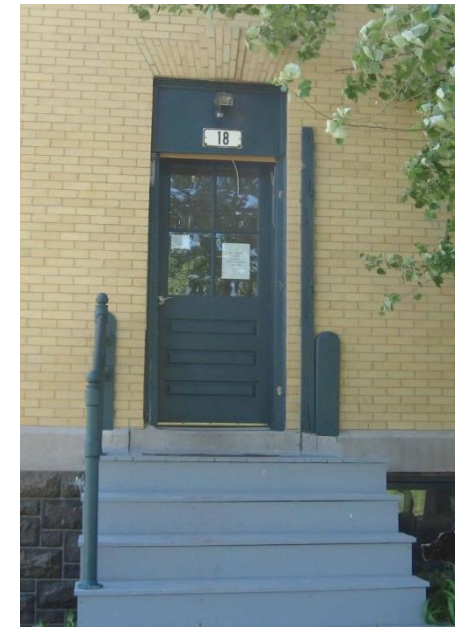


Windows: Existing true divided light wood windows unless deteriorated should be repaired. A survey of the condition of the windows should be completed and all work should follow ***Preservation Brief #9: The Repair of Historic Wooden Windows*** (<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>).

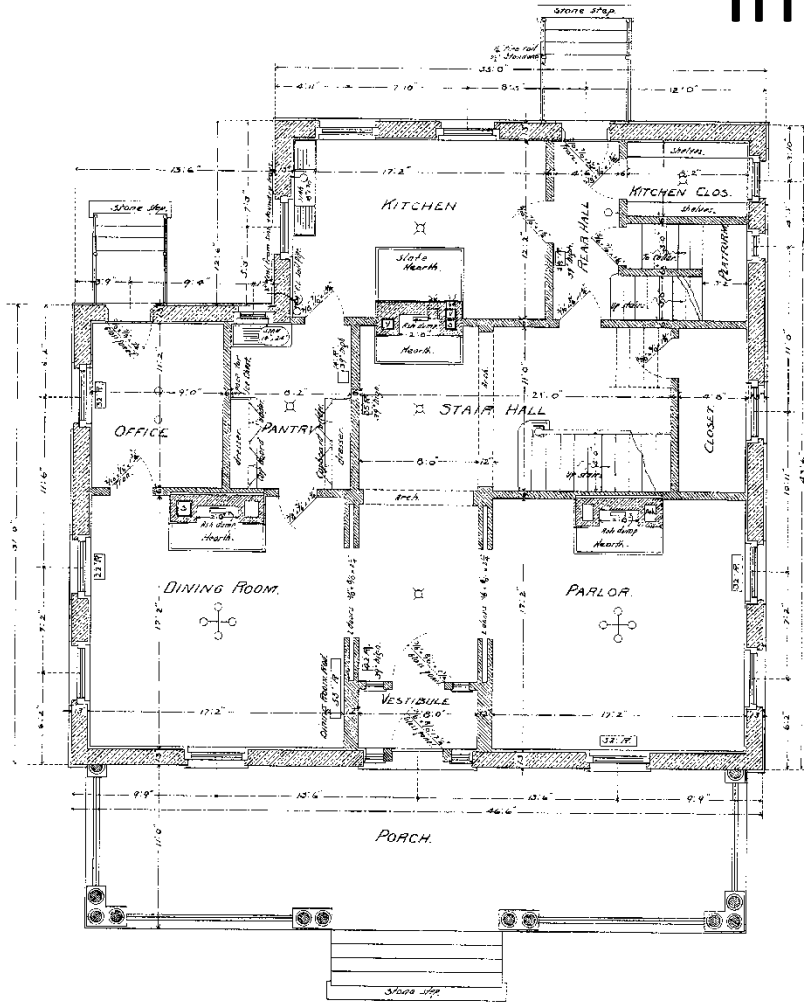
To increase the R-value of the windows, the installation of storms is recommended; all storms should have narrow profiles so as to not obscure the window itself



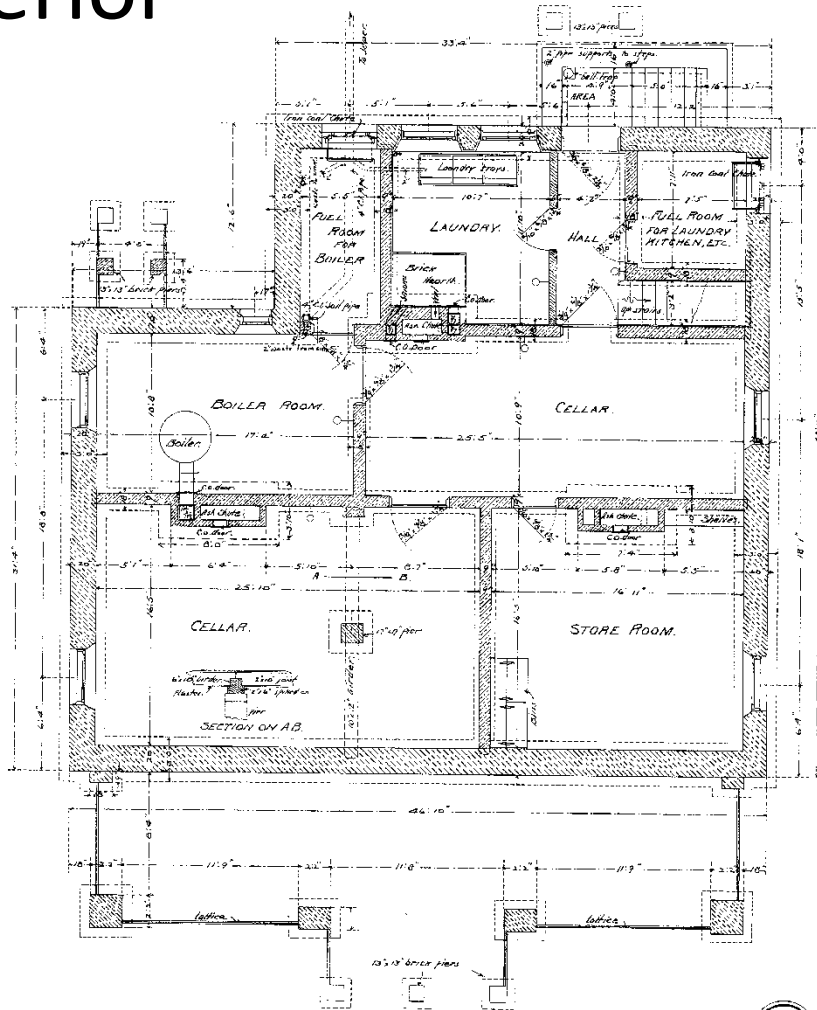
Doors , Transoms, Porches: Repair or if beyond repair replace in-kind. ***Preservation Brief 45: Preserving Historic Wood Porches*** (<http://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>).



Interior



FIRST FLOOR PLAN.



CELLAR AND FOUNDATION PLAN.

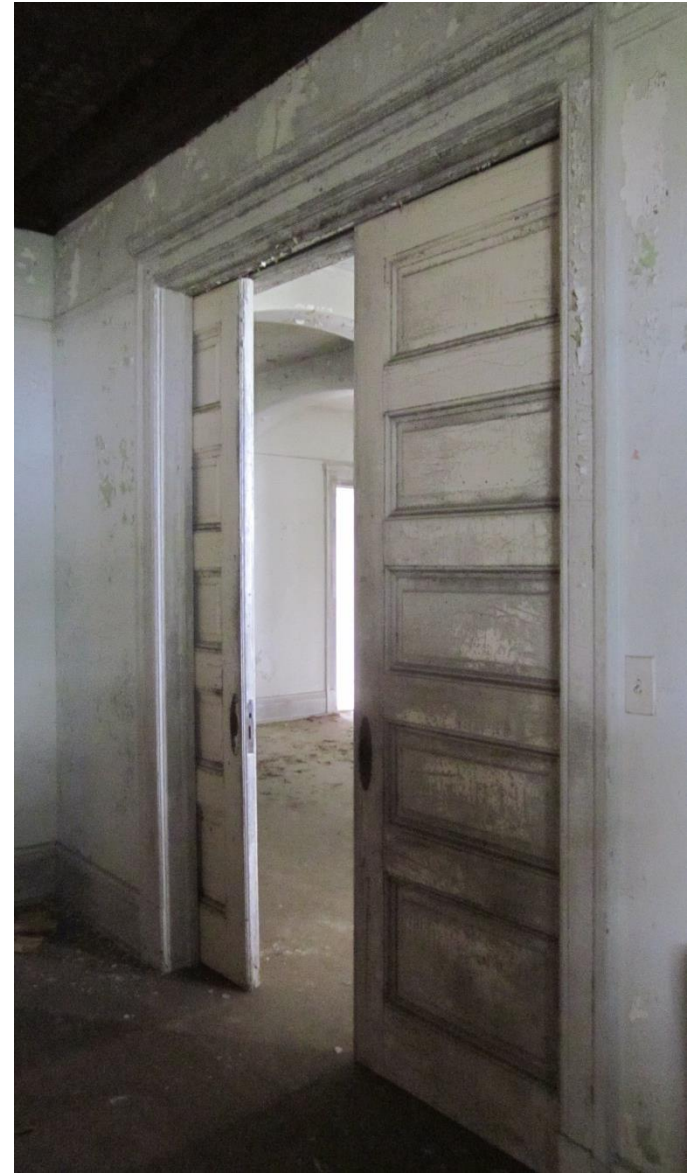
Plan/ Layout: Some plan changes and/or new openings in the existing walls to meet program needs are usually permitted – cut openings in walls in lieu of removing the entire wall. **Preservation Brief 18: Rehabilitating Interiors in Historic Buildings - Identifying Character Defining Elements.**

110.

LIEUTENANT'S QUARTERS
AT

Q.M.C.D. AUG. 1896. SCALE 1/4" = 1'-0"
SHEETS. SHEET NO. 3.

Doors, Windows and other trim: Like the exterior existing doors and windows including trim should be repaired; if beyond repair, replaced in-kind.



Character of Plaster Walls: In as much as possible, the sound plaster should be retained and repaired. All work should be in keeping with ***Preservation Brief 21: Repairing Historic Flat Plaster Walls and Ceilings*** (<http://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm>). Full scale removal of all plaster because it is “old” is not in accordance with SOI Standards.



Decorative Features: Should be retained and repaired.

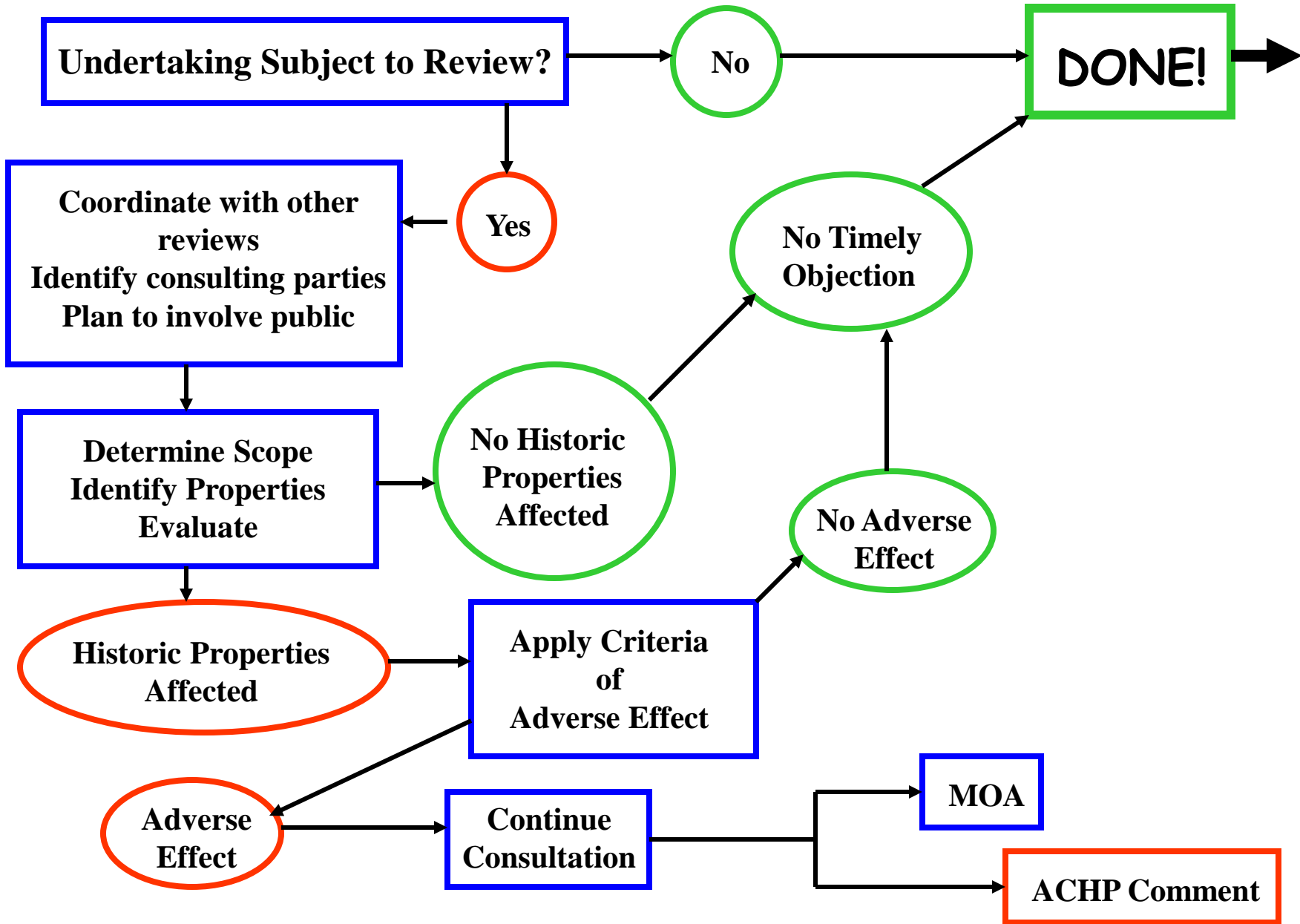




Historic Carpentry: Also includes cabinetry which should be repaired. In the case of the dressers in the upstairs closets retaining one in lieu of all may be acceptable.

Kitchen and Plumbing Fixtures and Equipment: Existing kitchen and bathroom fixtures can be removed and replaced with new fixtures and equipment to meet current standards. Layouts and appliances can change.





Section 106 Process

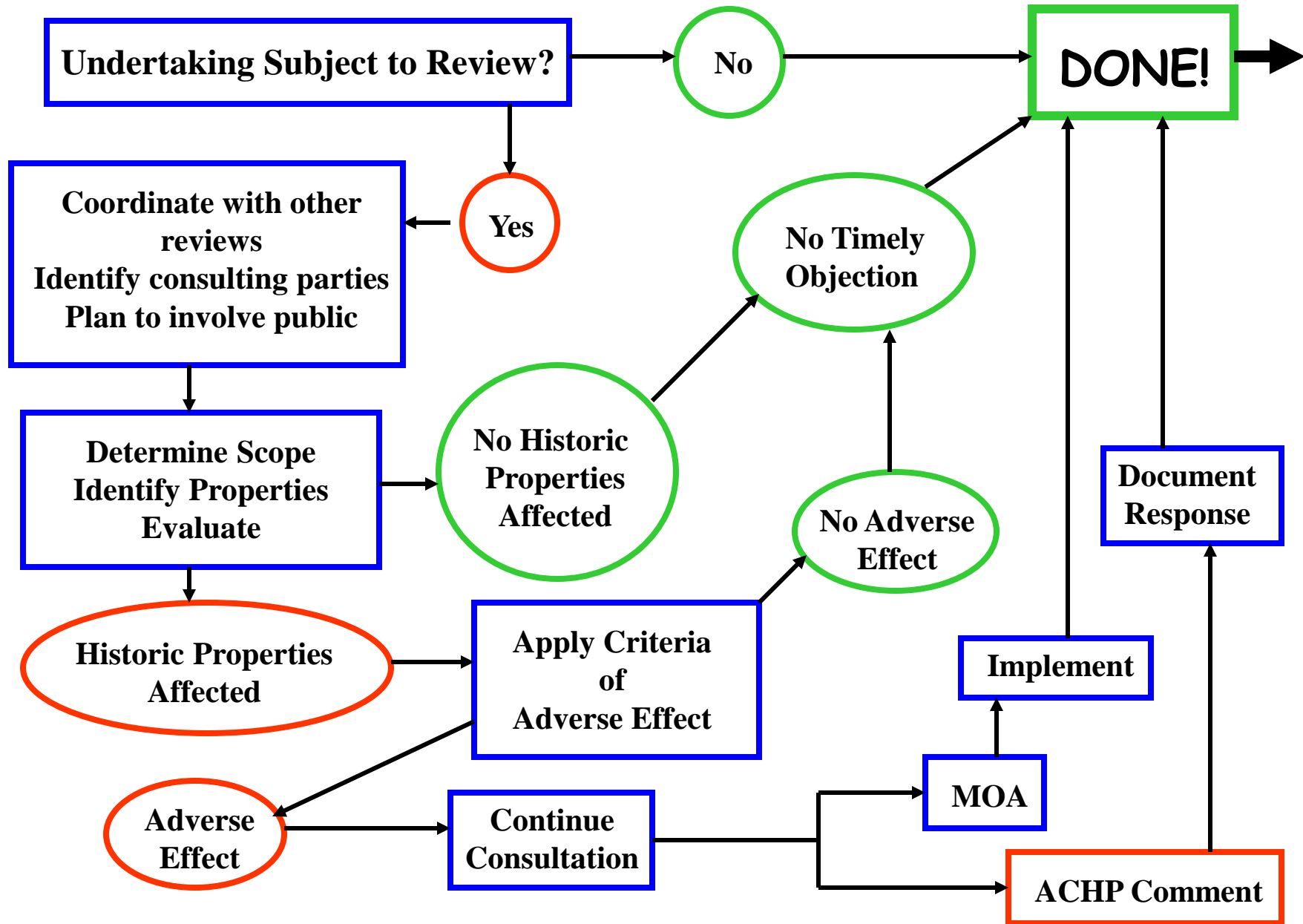
Time Line

Submission to Park

- Park Section 106 Coordinator in consultation with the Chief of Cultural Resources (CR) assesses the project submission and determines if the documentation is sufficient enough to complete the review.
- If the documentation is complete the project is sent to the Park's Cultural Resource Management Team – the 106 Advisor Team. Which as we stated previously can include the following:
 - Historical Architect
 - Historical Landscape Architect
 - Archeologist
 - Historian
 - Anthropologist/Ethnographer
 - Curator
- CR Management Team has 10 working days to review the project and make a recommendation; for larger and complex projects this time can be extended.
- Once internal NPS CR Advisor Team has completed their review we initiate consultation with NJ SHPO.
- If we are reviewing early documents like Schematic Design we usually initiate consultation before we finalize our assessment and well before construction documents have been completed.

NJ SHPO Consultation

- If project meets the SOI Standards, NPS recommends a finding of No Adverse Effect - NPS submits the project to NJ SHPO for consultation.
- NJ SHPO reviews the project and renders their opinion in 30 days.
- This review is no different than any other agency federal, state, or county that submits their project to NJ SHPO for review but for federal agencies this process is identified in NHPA and called Section 106.



What if the project does not meet the Standards?

Step 4: Resolving the Adverse Effect

- Consultation continues
- Must notify ACHP and the Secretary of the Interior of the Adverse Effect, within 15 days
- ACHP may request a report from the SOI on significance, and measures to avoid, minimize or mitigate the adverse effect.
- NPS, ACHP, NJ SHPO, consulting parties including NER NHL Program continue to consult on ways to develop alternatives or modifications that could avoid, minimize or mitigate adverse effects.
- If the effect cannot be avoided, parties negotiate a Memorandum of Agreement to resolve the adverse effect.
- Time line for Adverse Effect resulting in an MOA 6 months – 1 year.

