



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Historic Preservation

Streamlining the Section 106 Review Process

**Our mission at DCA
is to build strong,
vibrant
communities.**

**At HPD, we do that
by promoting the
preservation and
use of historic
places for a better
Georgia.**



Historic Preservation

So, what's the CONNECTION between MY PROJECT and HISTORIC PRESERVATION and a SECTION 106 REVIEW?

Why Preserve the Historic?

- A community's culture & identity are important
- A sense of history is important
- Economic vitality is important
- Adaptive re-use is important
- Sustainability & the environment are important

And WHY is a Section 106 Review Required?

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

- Advisory Council on Historic Preservation (ACHP)
- National Register of Historic Places (NRHP)
- State Historic Preservation Offices (SHPO)
- Section 106



Image courtesy of the NCSHPO website

PROJECT TYPES

- Water/sewer projects
- Constructing new housing
- Cell towers
- Highway/road projects



Georgia Department of Community Affairs



- Housing rehabilitation
- Transmission lines
- Military installations



Section 106 Review Process

36 CFR § 800.3-7

C
O
N
S
U
L
T
A
T
I
O
N



INITIATE the process

- Determine undertaking
- Coordinate with other reviews
- Identify SHPO/THPO, Indian tribes/NHOs, and other parties
- Plan to involve the public

No undertaking with potential to affect historic properties?

NO



IDENTIFY historic properties

- Determine APE and scope of effort
- Make reasonable and good faith effort to identify
- Determine National Register eligibility
- Consult SHPO/THPO, Indian tribes/NHOs, and other parties
- Involve the public

No historic properties present or affected?

NO



ASSESS adverse effects

- Apply Criteria of Adverse Effects
- Consult SHPO/THPO, Indian tribes/NHOs, and other parties
- Involve the public

No historic properties adversely affected?

NO



RESOLVE adverse effects

- Develop and consider alternatives or modifications to avoid, minimize, or mitigate adverse effects
- Notify the ACHP
- Consult SHPO/THPO, Indian tribes/NHOs, and other parties
- Involve the public

AGREEMENT or Council Comment

PROCEED

CONSULTATION WITH HPD

- Complete the Environmental Review form
- Provide project information
- Include maps & photographs
- Submit the project materials via our portal!



NR-TIGERS ONLINE PORTAL



ER@dca.ga.gov

Brian P. Kemp
Governor



GEORGIA DEPARTMENT
of COMMUNITY AFFAIRS

Christopher Nunn
Commissioner

User Guide Historic Preservation Division's Environmental Review Online Project Submittal Portal (NR-TIGERS)

It is our hope that NR-TIGERS system will make the environmental review process more efficient for all users.

Electronic submission of projects via email to ER@dca.ga.gov remains an option when technical issues arise with the NR-TIGERS system.

Mailing project materials is no longer an available option, except for archival copies of mitigation materials.

Details related to submitting a project to ER/HPD for review, including the *Environmental Review Form* and answers to frequently asked questions, can be found on our website at: <https://dca.georgia.gov/community-assistance/historic-preservation/review-and-compliance>

**Use this Link to Access the
NR-TIGERS system**

<https://hpd.ga.gov/nrtigers/login>

ENVIRONMENTAL REVIEW FORM

**Georgia Historic Preservation Division
Environmental Review Form**

At a minimum, the Historic Preservation Division (HPD) requires the following information in order to review projects in accordance with applicable federal or state laws. Please note that the responsibility for preparing documentation, including items listed below, rests with the federal or state agency or its designated applicant. HPD's ability to complete a timely project review largely depends on the quality and detail of the material submitted. If insufficient information is provided, HPD may need to request additional materials, which will prolong the review process. For complex projects, some applicants may find it advantageous to hire a preservation professional with expertise in history, architectural history and/or archaeology, who would have access to the Georgia Archaeological Site Files and an understanding of HPD's publicly available files.

PLEASE NOTE: THERE IS A 30-DAY REVIEW PERIOD FROM THE DATE HPD RECEIVES THE SUBMITTAL. SHOULD ADDITIONAL INFORMATION BE REQUESTED, THE 30-DAY PERIOD RESTARTS.

I. General Information

A. Project Name: _____
Project Address: _____
City: _____ County: _____

B. Federal Agency Involved: _____
State Agency (if applicable): _____

C. Agency's Involvement:

<input type="checkbox"/> Funding	<input type="checkbox"/> Unknown
<input type="checkbox"/> License/Permit	<input type="checkbox"/> Other, please explain: _____
<input type="checkbox"/> Directly performing the action	

D. Type of Review Requested:

<input type="checkbox"/> Section 106 of the National Historic Preservation Act (Federal involvement)
<input type="checkbox"/> Section 110 of the National Historic Preservation Act (Federally owned properties)
<input type="checkbox"/> Georgia Environmental Policy Act (State involvement)
<input type="checkbox"/> State Agency Historic Property Stewardship Program/State Stewardship (State owned properties)
<input type="checkbox"/> Technical Assistance (No Federal or State involvement)
<input type="checkbox"/> Unknown

E. Contact Information: ☐ Applicant ☐ Consultant

Name/Title/Company: _____
Address: _____
City/State/Zip: _____
Phone: _____ Email: _____

Agency Contact Info (either State or Federal, according to review type):

Name/Title/Agency: _____
Address: _____
City/State/Zip: _____
Phone: _____ Email: _____

The review period for a project is a MAX of 30-days:

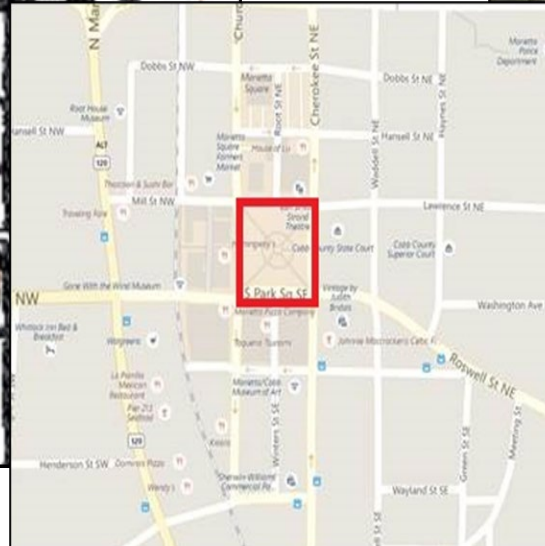
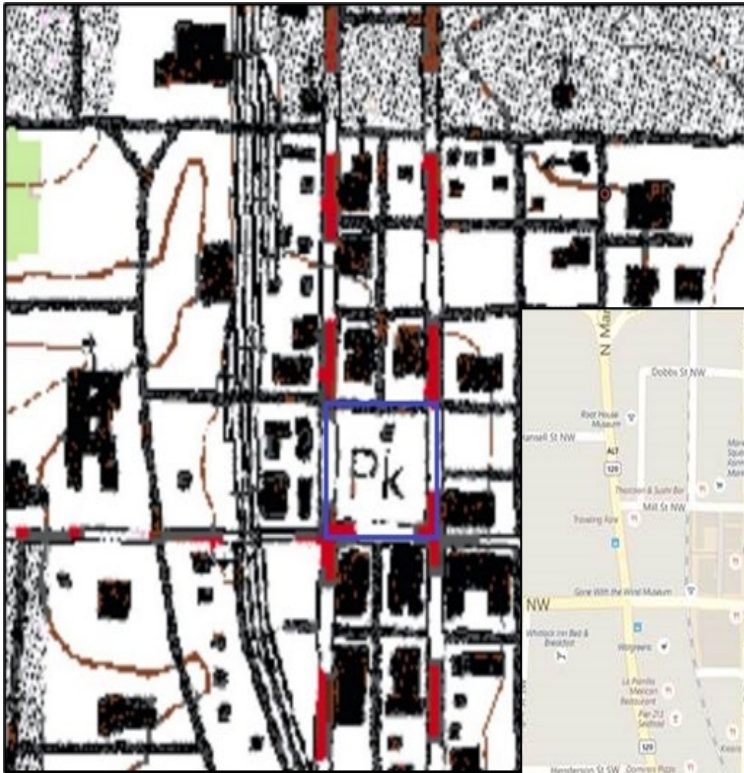
- *Be warned: the clock restarts if additional information is needed*

A completed ER form will provide HPD with:

- *Basic project information*
- *Details about your project site*
- *Details about what historic resources are nearby*
- *Details about the effect your project will have on any nearby historic resources*

The more details you provide, the fewer questions HPD will need to ask about your project!

SUPPORTING DOCUMENTS - MAPS

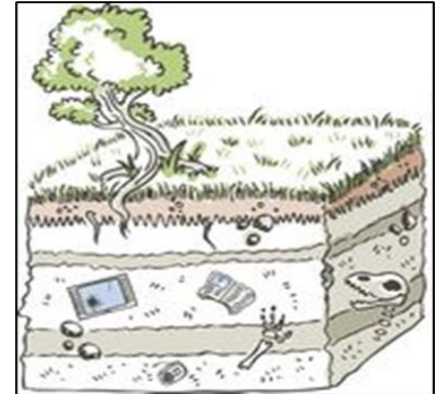


SUPPORTING DOCUMENTS - PHOTOS



THE PROJECT REVIEW PROCESS

- The applicant UPLOADS the project to the NR-TIGERS portal
- HPD/ER reviews the project within 30-days of receiving it
- HPD/ER responds to the applicant with a letter/memo via email by the end of the 30-day review period
- Is that all?



ADVERSE EFFECTS

An Adverse Effect Defined:

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.”

36 CFR Part 800.5

An **Adverse Effect** is **not** the end of the process!

An **Adverse Effect** does **not** mean the project cannot be completed!

WHAT CAUSES AN ADVERSE EFFECT

- Introduction of incompatible visual or atmospheric elements
- Change in use, character, or setting
- Destruction or damage
- Neglect
- And more...



RESOLVING AN ADVERSE EFFECT

Avoid

Minimize

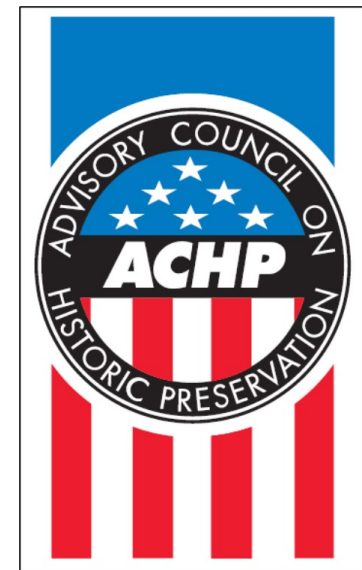
Mitigate



NOTIFY THE ACHP OF ADVERSE EFFECTS

<https://www.achp.gov/e106-email-form>

- Items to include when contacting the ACHP:
 - Background Info
 - Photos, Maps, and Drawings
 - Adverse Effect
 - Correspondence
 - MOA Draft



ACHP staff contact information can be found at:

<https://www.achp.gov/about/staff>

ACHP Notification is ONLY required if an adverse effect is determined

MEMORANDUM OF AGREEMENT

ONLY required if an adverse effect is determined

- Formalizes mitigation measures
- Assigns responsibilities
- LEGALLY BINDING



MOAs Include:

- Whereas Clauses (preamble)
- Stipulations (mitigation)
- Stipulations (administrative)
- Conclusion
- Signatures

FINAL POINTS TO REMEMBER

- Cold Reader
- Sufficient Documentation
- Clear/Color Photos and Maps
- Site Plans and Elevations
- Adverse Effect is NOT the end, does NOT stop a project
- HPD is here to help!



State Historic Preservation Plan 2026-2037



***WE NEED YOUR
OPINION!***

*The survey closes
November 28th!*

Thanks!

HPD's Website:

[https://www.dca.georgia.gov/
community-assistance/historic-preservation](https://www.dca.georgia.gov/community-assistance/historic-preservation)

NR-TIGERS Link:

<https://hpd.ga.gov/nrtigers/login>

Michelle Bard

Environmental Review Historian

Michelle.Bard@dca.ga.gov

Direct: 770-212-4888

dca.georgia.gov