

2024 HPF: “Bricks and Mortar” Grant Information

Please read the following information carefully before completing the Bricks and Mortar Grant application.

The HPF: “Bricks and Mortar” Grant (BMG) program will provide grants to owners of historic properties in Nebraska communities of any size. The program is funded through the Historic Preservation Fund (HPF), a grant administered by the National Park Service and distributed to State Historic Preservation Offices (SHPO). This funding is distributed to states for the purpose of carrying out historic preservation activities (HPF, CFDA 15.904). The HPF uses revenue from federal oil leases on the Outer Continental Shelf to assist a broad range of preservation projects without expending tax dollars. The Nebraska State Historical Society (NSHS) through the SHPO, is allocating \$80,000 of its HPF (P24AF01925) grant to be made available for subgrant awards as part of the “Bricks and Mortar” Grant.

The objective of the BMG Program is to support the rehabilitation of historic structures at the national, state, and local levels of significance in order to rehabilitate, protect, and foster economic development in Nebraska communities. This program will fund **Tuck-pointing and roof related preservation projects** including architectural and engineering consultation (up to 20% of the total grant funds) for historic resources located in Nebraska’s communities. Grants will be awarded from \$5,000 up to \$35,000.

Eligible Properties

Properties listed in the National Register of Historic Places individually or as a contributing property to a National Register listed historic district or are currently in the process of being listed may benefit from this grant. To confirm register status, you may search online at history.nebraska.gov/historic-preservation/national-register-historic-places or contact the State Historic Preservation Office at 402-613-1591 or hn.hp@nebraska.gov.

Properties that are *not currently listed in the National Register of Historic Places or not presently going through the listing process* (will be presented at the May 2025 National Register Review Board Meeting), *are not eligible* for this grant. We recommend reaching out to the Nebraska SHPO as soon as possible to verify that your historic property is listed in the National Register.

For the current round of funding, only the following National Register listed property types are eligible to apply. If you have questions about these property types, please contact the SHPO.

- Barns
- Auditoriums
- Libraries*
- Downtown Commercial Buildings
- Theaters (Opera Houses/Movie Theaters)
- Museums/Historical Society Buildings*

*Please review the Grant Packet for specifics and clarification on eligible property types (I.A.2)

Nebraska State Historical Society Intent

The intent of this program is to assist more Nebraskans seeking to preserve their historic properties while targeting assistance to **threatened structures and underrepresented communities and groups**. While the property can be located anywhere in the state, during the grant evaluation, there will be a preference for structures within communities that have a population of less than 50,000 according to the [2020 U.S. Census](#).

Eligible Applicants

The grant applicant must be the legal owner of the property and must provide proof of ownership with the applicant. If the property has more than one owner, the applicant must include proof of agreement by all parties to apply. Property owners may not be State or Federal Governments or religious institutions. Eligible property types converted into private homes are not eligible. Applicants for Museums/Historical Society Buildings need to be 501(c)(3)s and will need to provide their current 501(c)(3) status as part of their application.

Eligible Activities

All work that is undertaken during the grant period must conform to the Secretary of the Interior's *Standards and Guidelines for Archeology and Historic Preservation*. These are referred to as the Standards throughout this text. The Standards are a set of guidelines used to determine whether an activity will protect the historic quality of a structure. A copy of the Standards may be obtained from the SHPO or online at nps.gov/tps/standards/four-treatments.htm. Any project funded through this program must include a final product at completion that matches the detailed line items outlined in the application, refined in the grant agreement, and approved by SHPO staff before contracts are signed. Eligible activities include architectural and/or engineering services required to produce a final plan or scope for physical work. Brick tuck-pointing and roof repair and replacement activities are the only eligible activities for this grant. If an entire roof system replacement is required, there must be existing engineering plans at the time of application.

The following types of preservation activities are eligible for funding through this grant program:

Preservation: Includes those activities necessary to sustain the existing form, integrity, and materials of a historic property. Preservation activities are intended to maintain and repair historic materials and features as they now exist, rather than replace them with new materials or extensive new construction. Preservation activities frequently are directed toward halting the deterioration of a site or maintaining existing materials. Example: replacing a deteriorated roof with in-kind materials.

Ineligible Activities

The following activities and expenses are not eligible for funding under this program. The list does not include all ineligible activities but indicates the type of activities and expenses that will not be considered for funding.

1. Acquisition of real or personal property.
2. Additions to a historic building or to the surrounding property.
3. Major reconstructions. For example, reconstruction of a whole building or addition from photographs with new materials on an existing foundation.
4. Any and all archeology-based projects. This includes research, excavation, and site preservation.
5. Interior work on private homes and existing apartments.
6. Grant administration expenses or other indirect costs.
7. Equipment purchases, except items that are directly related to the building operation and specifically approved by the SHPO
8. Costs incurred before the project starting date or after the project completion date.

9. Costs over the approved project budget.
10. Costs for work not included in the scope of work established in the project agreement.
11. Work not in compliance with the *Standards*.
12. Damage judgments arising from the construction or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise.
13. Fundraising, including grant application preparation.
14. Lobbying.
15. Costs for general maintenance or utilities.
16. Construction of auxiliary structures or site work not directly related to the preservation of the historic property.
17. Interpretive exhibits or displays.
18. Demolition unless necessary for repair or preservation of the historic property (i.e. removing roofing to inspect and repair underlayment). Costs for such necessary demolition must be rolled into the budget line item for the work item (i.e. replacement of the roof) and repair work must be complete before the costs are reimbursed through the grant.
19. Relocation of structures, buildings, or objects.

Matching Funds

The grant reimburses 80 percent (80%) of eligible project activity costs up to the award amount. Grant recipients shall provide 20 percent (20%) of the cost of eligible project activities as a match. In-kind services, donated materials, donated services, and indirect costs are not accepted as a match share. **The cash match must be available and reserved for the project no later than the application deadline and proof of match must be included with the application.**

Applications with historic resources located within Certified Local Governments (CLGs) or a Nebraska Main Street Network community, are eligible for grant funding in the amount of 90% of the total project cost and only require a 10% cash match of total project costs. Please contact SHPO to verify that your community is a CLG or is part of the Nebraska Main Street Network.

Reimbursement

The HPF grant program is a reimbursement grant. The grant recipient shall pay, in full, all costs of the project as they become due and payable. Progress payments or monthly billings for a percentage of the completed project *are not reimbursable* under this program. This should be taken into consideration when calculating the cash flow for the project and itemizing the project budget.

All work must be complete, and all reimbursements paid out by the end date of the grant period mandated by the signed grant agreement. The end date must be no later than August 31, 2026.

Final Applications

Applications will start being accepted on **October 15, 2024**. The deadline for completed applications is **November 15, 2024**. Final applications must be received by **5:00 p.m.** November 15, 2024, through the online platform via the NSHS website. A recording regarding the grant will be made available on the NSHS website on October 25, 2024. Information on this recording will be posted on the NSHS website.

Evaluation

A grant review committee will evaluate all final applications. The committee will be selected primarily from the Nebraska State Historic Preservation Review Board and SHPO Staff. This is the same board that evaluates

properties proposed for nomination to the National Register of Historic Places. Each application will be rated to determine if it has adequately addressed the questions outlined in the application instructions below.

The application is evaluated in the categories of **need and urgency, community impact, administrative ability, sustainability, feasibility, project description (scope), budget, and timeline**. The committee will also evaluate the **overall** application along with other priorities. SHPO staff will conduct a **risk assessment** based on the information provided and will advise the grant committee of any concerns.

The grant committee must feel confident that the project applicant has proposed a feasible project, that the applicant’s organization has the personnel and financial means needed to implement the project, and that the project is likely to have a positive long-term impact on preservation, either on a state-wide or local level. The committee will also evaluate the budget to be certain it is both reasonable and sufficient for the work proposed. Funding priorities will also be reviewed as part of the scoring where appropriate. You are encouraged to be very clear in your answers to ensure that the committee fully understands your proposed project's nature.

A public meeting will be held on **January 10, 2025, at 1:00 p.m.** at the Nebraska State Historic Preservation Review Board winter meeting, where final award recommendations will be announced.

Each applicant will be awarded scores within six categories. The maximum number of points that can be awarded to any one category is listed below.

Project need and urgency	25
Community Impact (social & economic)	20
- Community less than 50,000	5
Sustainability	15
Grant Administrative Ability	10
Budget, Schedule, and Scope (feasibility)	20
Overall Application	5
Total	100

Funding Priorities

The BMG is a sub-grant from the National Park Service’s Historic Preservation Fund. The focus of this program is to “enable the rehabilitation of historic properties and to rehabilitate, protect, and foster economic development of rural communities.” While all property types included above that are listed in the National Register of Historic Places individually or as a contributing property to a National Register-listed historic district are eligible, priority will be given to applicants who provide defensible justification for how their project fits within the focus of the program.

The evaluation criteria listed above will provide a base score, but the priorities listed below will be taken into consideration and help the committee in determining overall project awards.

- Properties associated with underrepresented communities/stories
- Properties in [Certified Local Government communities](#) or Nebraska Main Street Network communities
- Regional representation - properties from across the state
- Representation of diverse property types

General Grant Conditions

Once grant awards are announced, grantees will be contacted in writing with a request to formally accept the grant offer. SHPO staff will then develop a grant agreement tailored to each project and will coordinate with grant administrators to identify a time to conduct a grant orientation session. All grantees must follow the [Federal Assurances for Construction](#) (SF-424D). Please read through the Assurances before applying for the grant.

Grantees will be required to select consultants and/or contractors through a competitive process approved by SHPO. Grantees are expected to pay all bills as they become due and payable and then seek reimbursement from the BMG for 80% (90% for CLGs) of those costs up to the grant award amount. Donated and indirect costs will not be reimbursed or accepted as a matching share. The cash match must be available and reserved for the project no later than the application deadline.

Because this grant is supported by a Historic Preservation Fund grant administered by the National Park Service, Department of Interior, the project must follow Federal project requirements, including placement of an easement on the property following the project completion. Historic preservation easements are voluntary agreements intended to preserve the historic features of a property by giving the easement holder a legal property interest. When a property owner grants an easement, the entity accepting the easement gains certain property rights for the duration of the easement period. Easements associated with this grant program require allowing public access to the grant-funded work at the property at least 12 days per year while the easement is in force; for this reason, we will not fund any work on properties owned by individuals or organizations that are not otherwise accessible to the public (eg. private homes). See the required easement schedule below.

Grant Easement Schedule

Grant amount \$1-\$50,000 - requires a 5-year agreement, amending the deed is not required

Grant amount \$50,001-\$250,000 - requires a 10-year easement recorded on the deed

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Questions?

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History.Nebraska.gov

 **Nebraska State
HISTORICAL SOCIETY**

Important Dates:

October 15, 2024

Application portal opens

November 15, 2024

Final application submission by 5:00 p.m.

January 10, 2025

Announcement of grant awards at the Nebraska
Historic Preservation Review Board winter
meeting.