

**Devens
Historic District
Residential
Design Standards and
Guidelines**

Revised 6-22-2012

PROTECTION DISTRICT DESIGN STANDARDS & GUIDELINES

Overview

The original Camp Devens, later expanded by the US Army as Fort Devens presents a wide array of building types, sizes and materials. Although many buildings on the former base are vernacular in style and not considered to have lasting architectural value, a large number of buildings do have historical and architectural significance. On June 10, 1993 one hundred and eighteen (118) individual building sites at Devens were listed on the National Register of Historic Places as the Fort Devens Historic District, covering a 308-acre area.

In developing a preservation plan for Devens, MassDevelopment determined that a cohesive approach to management of the architectural housing resources would be important. To that end three (3) neighborhood housing areas have been designated Architectural Protection Districts.

They include:

- Auman Street Architectural Protection District**
- Bates Street Architectural Protection District**
- Elm & Walnut Streets Architectural Protection District**

The following design standards and guidelines are intended to assist owners and long-term lessees in planning and executing rehabilitation work on buildings located within the Architectural Protection Districts. The standards and guidelines serve two purposes; one, to guide in planning a rehabilitation so that the work is coordinated throughout all the historic neighborhood housing areas; and two, to assist MassDevelopment, charged with overseeing and implementing the standards, in determining those proposed architectural changes which are appropriate to the Architectural Protection District. These standards and guidelines are not retroactive. They apply only to changes proposed after the adoption of the design criteria for the Architectural Protection District. It is also important to mention that the standards itemized on the following pages do not anticipate every change that might be proposed. Therefore, they should be regarded as outline

standards to guide in project planning. Actual approvals by MassDevelopment and the Devens Enterprise Commission (DEC) may include additional criteria not included here.

Owners or lessors contemplating exterior alterations and exterior renovations to their buildings should first contact MassDevelopment. A staff person will answer your questions and assist you through the review and permitting process. A general overview can be found in Section 3, Administrative Overview:

The MassDevelopment staff person(s) assigned to your project shall guide you through the design review and approval process. He/she shall assist in determining the written materials, drawings or graphic materials you will submit. However, please note that the burden of proof that your project is in compliance with the Protection District Design Standards & Guidelines lies with the applicant. If it is determined that the work is in conformance a Certificate of Appropriateness will be issued with a copy forwarded to the Devens Enterprise Commission (DEC). If it is found that the proposed work is not in conformance with the standards and guidelines, the staff person(s) will suggest modifications which will raise the level of appropriateness to an acceptable level.

It should be noted that these standards and guidelines are not intended to take the place of local or state building codes. Further, it is important to note that many historically significant items described in the Protection District Design Standards & Guidelines section which follows may, due to significant deterioration, expansion or building renovation, require replacement. In these cases, the new item must duplicate the item being replaced in size, massing, profile and materials and must meet the standards of all applicable Building Codes. In addition, the Massachusetts Historical Commission (MHC) has the right to review and comment on alterations to historically registered buildings at Devens through the Massachusetts Section 106 process. Additionally, if federal investment tax credits are sought for the project, the MHC and National Park Service in Washington D.C. must also be consulted. Descriptions of these procedures can be found elsewhere in this guide.

Methodology

The intent of these standards and guidelines is to establish a methodology for conserving the physical features, architectural character and general appearance of three housing neighborhoods located within the established Fort Devens Historic District.

The first step in this methodology is an overview of the housing neighborhoods referencing their streetscape, housing patterns, housing styles, existing density and describing a general sensibility of these places.

The second step is to review selected building elements, define their character and provide a guideline for preserving or improving those elements.

Basically stated, our design approach is to recommend that deteriorated architectural elements be repaired with new materials which duplicate or closely approximate the old. Alterations which intend to create an earlier appearance than the date of the building are generally discouraged; however some previous alterations have gained significance in their own right as "evolutionary" features and warrant retention.

These standards and guidelines are intended to guide the inevitable changes to the exteriors of buildings and physical features within the Protection District to make those changes sensitive to the architectural character of the district and to prevent inappropriate intrusions.

"Should" as a verb in these guidelines indicates a recommended course of action; "shall" as a verb indicates those actions which are specifically required to preserve and protect significant architectural elements.

All proposed changes or alterations to elements of a proposed exterior modification will be reviewed unless specifically exempted; preference will be given to alterations that maintain, preserve, or restore according to the standards and guidelines for elements identified.

PROTECTION DISTRICT DESIGN STANDARDS AND GUIDELINES

Developer Informational Guide
Devens Housing Redevelopment
R E Dinneen Architects & Planners, Inc.

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Auman Street Architectural Protection District

The Auman Street Architectural Protection District encompasses within it the following structures

(originally single family & non-commissioned officer quarters):

Bungalow Style, Single-Family Housing

P-100, P-I01, P-I02, P-103, P-104, P-105, P-I07, P-108, P-109, P-110, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121, P-122, P-123, P-124, P-125 and P-126.

This district consists of approximately twenty-five single-family, one-story masonry bungalows built between 1931-34. They are uniform in both appearance and placement on the properties. The general character of this grouping is greatly influenced by the streetscape presented by Auman Street. The paved street is slightly less than 20 feet wide allowing for only two vehicular travel lanes. On either side are grassy buffer strips approximately 5' 6" wide on which are sited street lamps placed on an imaginary centerline between the houses and perpendicular to the street and a line of mixed deciduous and evergreen trees. Next in from the street are narrow bituminous asphalt sidewalks approximately 3' 8" wide. From the sidewalk to the front steps is a distance of 37' 0".

1. LAND & STREETScape

a. Landscaping

Plant materials planted in connection with a building's rehabilitation, or new plant materials shall in location, massing and species used, be compatible with the prevailing motif of the Fort Devens Historic District. To complement the consistent height and appearance of the existing stock of mature trees (principally maples, spruce and white pines), a more diverse and ornamental scope of new trees should be encouraged along the street with small to midsized flowering trees in the front and side yard. A list of

Auman Street Architectural Protection District

recommended species and varieties are listed in the Devens Enterprise Commission, Rules & Regulations, Landscape Requirements, pages 2-29, 30, 31, 32 and 33.

In the side yards, centered between the Auman Street houses, the existing mature trees should be retained to help soften and shade otherwise barren areas. Trees observed to be very close to buildings should be removed to prevent potential structural damage to foundations from roots or to roofs from falling branches.

While some of the houses have no ornamental shrubbery, others have forsythia and rhododendron. Existing shrubs, especially of a flowering variety should be preserved and pruned for better health. Houses without ornamental plantings should be provided with plantings of the same, or similar variety.

b. Street Lighting

Existing street lighting in the Auman Street neighborhood have poles designed to resemble early 20th Century lamps. If in the future, it is determined that replacement lighting is warranted then a fixture consistent with this period of architecture and scaled to fit comfortably within the streetscape is recommended. A selection has been made and a spec sheet follows this section.

New lamps must be metal halide, (Devens Enterprise Commission, Rules and Regulations, Lighting, Pages 2 -35), and because this road is considered a local road, the pole height is restricted to 18' maximum.

Auman Street Architectural Protection District

It is recommended that the street lamps in the Auman & Bates Streets Architectural Protection District be the following:

Manufactured By:	Noral Lighting
Model of Luminair:	Promenade
Type of Lamp:	Metal Halide
Lamp Wattage:	250W (Max.)
Reflectors:	Small, Asymmetrical (parallel to road)
Refractors:	Type III Asymmetrical
Lenses:	Clear Color, UV-Resistant Acrylic
Post:	Type "A", 12 feet high, aluminum
Post & Luminaire Color:	Black

Posts shall be anchored to concrete with 3 M10 x 16 ½" bolts using the manufacturer's template and bolts. Fixture and post shall have a 20 year limited guarantee against corrosion.

c. Curbing

The residential streets currently lack a storm drainage system or curbing. Because the streets are classified as "Local Streets" within the Fort Devens Historic District, this implies making street upgrades a minimal likelihood. (Devens Enterprise Commission, Rules and Regulations, Street Layout and Construction, pages 2 - 18). If this outlook changes in the future, new sloped granite curbing and concrete sidewalks, as detailed in the Devens Enterprise Commission, Rules and Regulations, pages 3-17, should be incorporated.

Auman Street Architectural Protection District

d. Fencing

Currently there are no fences in place. Fences are not specifically addressed by the Devens Enterprise Commission, Rules & Regulations because screens and buffers are noted as being "purely qualitative measures." Internal, privacy fences between houses, further defining lot boundaries, should be actively discouraged. If however they are to be allowed, they should be restricted to natural wood (painted or natural), not to exceed 6' 0" in height measured from mean grade to top of post, picket, board or panel. Site lines should not be restricted. No fences should be allowed in front yards between houses and the street.

e. Service Road

The service road at the rear lacks sidewalks, curbing and general street lighting. Given the continued low density usage, the lack of sidewalks and curbing seems acceptable in the residential district. The lighting fixtures mounted at the rear house entries should be sufficient to serve the specific needs of the occupants, but additional down-lighting mounted on the carport ceilings should be encouraged using a uniform fixture with energy, efficient lamps.

2. BUILDING ELEMENTS

The building physical features listed below are intended to guide future changes to the exteriors of the neighborhood's buildings within the Protection District and allow them to be sensitive to the existing architectural character of the district.

Auman Street Architectural Protection District

a. Entry Steps and Stairs

The original concrete steps to any existing primary entrance, including stringers, risers and treads shall be retained and repaired. If such stairs or steps have deteriorated to the degree that they have been removed or require removal, the replacement must simulate the original in material and must not change location. The replacement steps shall be constructed to meet current State Building Code requirements. Limestone and cast stone may be replaced with material of similar texture and color such as concrete.

b. Rear Entry Railing

Existing, original iron railings located at the rear entries shall be retained. If they are badly deteriorated or non-existent, replacement elements must be of a size and massiveness consistent with the remaining original elements of the design or consistent with the size, massing, profile and complexity of remaining examples of iron work on nearby buildings. New rails however shall meet current State Building Code height requirements. Black painted finish is the typical finish for existing and new railings.

c. Entryways/Doors

- i. Existing insulated steel doors, or wood doors shall be retained or be replaced, where necessary, with doors of the same six-panel design.**
- ii. Existing aluminum storm doors, on rear entries should be replaced whenever possible with wooden screen doors for summer use only, since insulated metal front doors offer ample protection in cold weather. Front entrances with existing wood doors may retain the existing aluminum storm doors. It is recommended that replacement doors be of wood construction suitable for summer and winter**

Auman Street Architectural Protection District

use. Storm windows do not exist, since all sash window units were replaced with insulated units in the recent past. (please refer to Item 4, WINDOW, WINDOW OPENINGS AND TRIM, part d., Storm Windows and Screens, within this section)

3. EXTERIOR WALLS

a. Masonry (brick and concrete)

- i. Existing walls shall be retained and repaired. Any repairs to concrete elements must match the existing adjacent concrete. Repointing of masonry shall match the original mortar in color, texture, joint width and profile. Sand blasting (wet or dry) will not be approved on any masonry or wood surface. The common bond brick coursing shall be used in any new or re-construction of masonry surfaces, with header coursing every sixth course.**
- ii. Concrete, sills and foundation walls shall be repaired, not removed. New material shall match existing in color, texture and dimension. Covering masonry in another material shall not be approved.**
- iii. New openings in exterior walls are discouraged and will be allowed only in unusual circumstances relating to hardship or ADA compliance. Original penetrations if previously modified, should be restored to their original size and appearance if details match existing elements at similar penetrations.**
- iv. Original brick chimneys should be retained. If repointing is required it shall match the original mortar in color, texture, joint width and profile. The cast stone chimney caps may be cleaned but shall not be painted.**

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b. Rear Arched Infill:

The rear entryways are later infills of a lone brick arch at the rear of each house. To the extent possible, any modifications to the rear entry should be encouraged to include the removal of this infill.

4. WINDOWS, WINDOW OPENINGS AND TRIM

Although all window units are recent replacements, the existing window design and arrangement of window openings on all the facades shall be retained. Changing window openings to accommodate larger or smaller sash and frames will not be approved. Restoring window openings to their original size, where original openings have been modified and where elements are still visible, is encouraged. New openings for windows shall not be allowed except under unusual hardship conditions. If allowed, new windows and sash shall be compatible with the massing, size, scale, spacing and architectural features of the existing windows and sash in order to preserve the existing uniformity of the buildings and overall neighborhood appearance.

a. Sash and Lights

- i. The existing one-over-one windows are relatively recent replacements of the originals. The original design is unknown, but may have been two-over-one sash. Lacking evidence of the original configuration, new window sashes should match the existing design and should not be divided into smaller numbers of panes. To maintain uniformity, the existing design should be accepted as the standard for all future replacements.**
- ii. Since documentary evidence of original sash is unavailable, wood replacement**

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sashes and vinyl or vinyl-clad wood replacement sashes matching the appearance of the existing windows shall be acceptable. Application of panning over original wooden trim is discouraged. Use of applied muntins on thermopane sash is prohibited.

- iii. The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners or fans is prohibited.
- iv. The current standard is a white finish. (please refer to Item 12, MISCELLANEOUS OTHER, part d., Paint Colors, within this section.) Caulk and sealants used at interface with masonry walls are also white. If vinyl or aluminum clad replacement sashes are approved, an expanded color palette allowing for individual touches should be considered at the discretion of MassDevelopment. This would allow for visual relief without incurring unwanted fundamental changes to the streetscape.
- v. Window glazing shall be clear glass in all instances. Low E clear insulated glazing will be allowed.

b. Sills and Lintels

Original window sills shall be retained and repaired. If severely deteriorated, replacements shall be of a material, arrangement, color and proportion similar to the original in appearance. Replacement sills in brick shall not be approved.

c. Window Grilles

Ornamental or security grilles shall not be allowed unless installed on the interior of the window.

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d. Storm Windows and Screens:

Installation of storm windows are unnecessary with the existing thermopane sashes and should be prohibited. Screens, however, should be allowed. The color of screen frames shall be White or another approved color to closely match or complement the trim color on the house. (please refer to Item 12, MISCELLANEOUS OTHER, part a, Paint Colors, within this section) Natural aluminum or bronzed finish shall not be allowed. Screens shall have a narrow frame that does not protrude beyond the facade plane of the building. Screens shall have black or dark grey screening material. Natural aluminum screening shall not allowed.

5. ROOFS

a. Roofing Material:

New roofing shingles shall be asphalt type, Class A, color to match the existing universal light gray tone of the neighborhood unless an alternate color is approved on application or interlock aluminum shingles provided the color is weathered gray to match the existing shingles as closely as possible.

b. Skylights:

Because there is no useable attic space under the roof of these one-story buildings, it would be highly unlikely that skylights would ever be proposed. If skylights are proposed, they should only be considered on a case-by-case basis; and only on secondary facade roof planes. It should be noted that the term secondary facade in this context refers to any facade which was designed not to be seen from the primary traveled street. This has the

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effect of restricting the secondary elevation roof planes to that fronting the service roads. If approved, their projection should be restricted to less than 6" above the roof plane.

c. Dormers:

Dormers shall not be allowed.

d. Metalwork

Gutters, downspouts and flashing, whether new or replacement, must be of metal, with a non-reflective finish and non-obtrusive in appearance; unfinished metal (other than copper) will not be approved.

6. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of MassDevelopment it is warranted for extraordinary circumstances such as earthquake damage, total loss through fire or any other calamity beyond the control of the owner. Partial demolition of later additions (such as rear enclosures) is encouraged but is nevertheless subject to review on a case-by-case basis.

7. EXPANSIONS AND ADDITIONS

Architectural changes that increase the height above existing contextual roof lines, or that substantially alter the profile or historic facade of a contributing building within the Protection District shall not be allowed. Additions to individual buildings may be allowed on a case-by-case basis. Any approved addition will be compatible with the style and

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materials of the structure on which they are to be constructed; however it shall be sufficiently different in detailing to allow the lay person to differentiate between the original historic structure and the contemporary addition.

8. CARPORTS

On one side of the rear service road are steel framed, steel roofed, painted carports for two cars, and shallow, unpainted, concrete masonry storage closets serving the housing units. These are later additions. These carports already provide for the required parking requirement of two spaces per dwelling unit and help restrict the household trash collection to the existing service road. The land containing a carport should be legally attached to the land on which the individual house is sited.

9. STORAGE SHEDS/OUTBUILDINGS OR NEW CONSTRUCTION

Freestanding outbuildings such as temporary storage sheds or play houses shall not be Allowed except as authorized under DEC Rules and Regulations 974 CMR 5.03(7) – *Accessory Structures*. The construction of new garages shall be allowed on a case by case basis and is at the discretion of MassDevelopment. When allowed, these new structures 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. New construction shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10. AMERICANS WITH DISABILITIES ACT COMPLIANCE

All ramps, hardware and other architectural modifications designed to bring a building exterior into Federal ADA and Massachusetts Barriers Board accessibility compliance shall be reviewed and approved with respect to its compatibility with the historic resource.

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11. SIGNAGE

Where a home office is present as an accessory use to the residential use no permanent signage, either interior or exterior, shall be allowed.

a. Temporary Signs:

Contractor, real estate and other temporary service-related signs are discouraged; however, if used, should not be affixed in any way to a structure. Temporary signs, if used at all, should be removed promptly upon completion of the service rendered.

12. MISCELLANEOUS OTHER

a. Paint Colors:

Use of a diverse palette of colors compatible with the uniform Bungalow style of the houses is encouraged. These include, but are not limited to the following Benjamin Moore colors for trim (or approved equal): Brilliant White (01), Greenbrier Beige (HC-79), Lancaster White (78). For doors: Brilliant White (01), Chrome Green (103-41); Cottage Red (103-22) or Sienna Clay (104). For window sash: Brilliant White (01) or any of numerous shades of off-white shall be acceptable.

b. Door Hardware:

Existing door hardware is not original to the housing. Replacement hardware shall be in a style and finish consistent with the period and style of the buildings and should be reviewed and approved by MassDevelopment.

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c. Free-standing Exterior Lighting Apparatus:

Exterior lighting shall be allowed if provided by incandescent bulbs in either conventional walkway light pole lamps in black paint or brass finish, or ground-level bollards. Style of light pole lamps shall be compatible with the 1930s ambiance of the neighborhood.

Bollards shall scatter light at knee level or below. Other specialty lighting, such as for landscape illumination shall be unobtrusive and not shine directly on another property or street. Exterior lighting may shine directly on the Auman Street alleys to the rear of the houses.

d. Exterior Lighting Affixed to a Building:

All exterior lighting apparatus affixed to a building within the Protection District shall be incandescent. It is strongly encouraged that all lighting apparatus be compatible with the flavor of the building to which they are being affixed and as unobtrusive as possible while still fulfilling their intended purpose. Sharp cut-off fixtures shall be used.

e. Awnings:

Permanent window or door awnings and canopies are prohibited. Seasonal canvas awnings for windows will be allowed but color and style shall be reviewed and approved in advance by MassDevelopment.

f. Security Systems:

Devices integral to security systems, such as alarm boxes or sirens, (except for those

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required by the local Fire Department) should be concealed from view whenever possible and colored to blend or camouflage with their surroundings.

g. Cellular Antennae, TV Satellite Dishes, and Other Communications Apparatus:

Exterior communications apparatus is prohibited on or near residential buildings in the Protection District. Private homeowner's satellite dishes are discouraged and shall not be allowed if visible from the primary traveled street. Placement shall be restricted to locations adjacent to the carports and effectively screened from passersby with evergreen landscaping of appropriate height.

PROTECTION DISTRICT DESIGN STANDARDS AND GUIDELINES

Bates Street Architectural Protection District

The Bates Street Architectural Protection District encompasses within it the following structures (originally non-commissioned officer and enlisted quarters):

Tudor Revival Style, Multi-Family Housing

P-130, P-131, P-134 and P-135, P-132, & P-133, P-136, detached garages, 1940.

This district consists of four two-and-a-half story buildings, built in 1940 and arranged in two parallel rows on either side of Bates Street. Each building contains five two-and-a-half story units arranged in a row under a single unified facade. This arrangement imparts a uniformity in both appearance and placement on the properties.

The size of these structures relative to the street give a distinct character to this neighborhood as does the concentration of landscaping on the buffer planting strip between Bates Street and the buildings.

The housing units have individual entries fronting the street. Between the entries and the street is the landscaping buffer. Next to Bates Street is a parallel planting strip with mature, deciduous trees creating a soft, vertical screen. Next in is a narrow bituminous asphalt sidewalk and a secondary planting area. This second planting area slopes up to the buildings, creating an elevated platform, helping to give greater importance to the buildings. The path to each entry is further defined by creating an intermediate asphalt landing before the final ascent up to brick and concrete steps with wrought iron handrail leading to the unit entrance. The multiple levels and turns create a sense of procession very much different than the other neighborhoods.

Bates Street Architectural Protection District

1. LAND & STREETSCAPE

a. Landscaping

Plant materials planted in connection with a building's rehabilitation or new plant materials shall in location, massing and species used, be compatible with the prevailing motif of the Fort Devens Historic District. To complement the consistent height and appearance of the existing stock of mature trees (principally maples), a more diverse and ornamental scope of new trees should be encouraged along the street. A list of recommended species and varieties are listed in the Devens Enterprise Commission, Rules & Regulations, Landscape Requirements, pages 2 -29, 30, 31, 32 and 33.

Trees observed to be very close to buildings should be removed to prevent potential structural damage to foundations from roots or to roofs from falling branches.

The existing ornamental shrubbery consists of arborvitae and yew foundation plantings. Existing shrubs, especially those of a flowering variety should be preserved and pruned for better health. Houses without ornamental plantings should be provided with plantings of the same variety.

b. Street Lighting

Bates Street has no general public illumination. If in the future it is determined that street lighting is warranted then a fixture consistent with this period of architecture and scaled to fit comfortably within the streetscape is recommended. A selection has been made and a spec sheet follows this section.

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New lamps must be metal halide (Devens Enterprise Commission, Rules & Regulation, Lighting, pages 2-35), and because this road is considered a local road, the pole height is restricted to 18' maximum. Within the Protection District a light fixture has been selected which is consistent with the period and style of the housing. A spec sheet can be found at the end of this Section.

The street lamps in the Auman & Bates Streets Architectural Protection District shall be the following:

Manufactured By:	Noral Lighting
Model of Luminaire:	Promenade
Type of Lamp:	Metal Halide
Lamp Wattage:	250W (Max.)
Reflectors:	Small, Asymmetrical (Parallel to road)
Refractors:	Type III Asymmetrical
Lenses:	Clear Color, UV-Resistant Acrylic
Post:	Type "A", 12 feet high, aluminum
Post & Luminaire Color:	Black

Posts shall be anchored to concrete with 3 M10 x 16 1/12" bolts using the manufacturer's template and bolts. Fixture and post shall have a 20 year limited guarantee against corrosion.

c. Curbing

The residential streets currently lack a storm drainage system and there is existing asphaltic concrete curbing. Because the streets are classified as "Local Streets" within the Fort Devens Historic District, this implies making street upgrades a minimal likelihood (Devens Enterprise Commission, Rules & Regulations, Street Layout and Construction, pages 2-18). If this outlook changes in the future, new sloped granite curbing and concrete sidewalks, as detailed in the Devens Enterprise Commission, Rules & Regulations, pages 3-17, should be incorporated.

Bates Street Architectural Protection District

d. Fencing

Currently there are no fences in place between buildings. Fences are not specifically addressed by the Devens Enterprise Commission Rules & Regulations because screens and buffers are noted as being "purely qualitative measures."

No fences should be allowed in the landscaped areas between buildings and street or between individual buildings given the scale of the buildings.

e. Service Roads

The service roads at the rear lack sidewalks, curbing and general street lighting. Given the continued low density usage, the absence of sidewalks and curbing seems acceptable in the residential district. The lighting fixtures mounted at the rear unit entries should be sufficient

to serve the specific needs of the occupants but a uniform light level should be encouraged using a uniform fixture with energy efficient lamps.

2. BUILDING ELEMENTS

The building physical features listed below are intended to guide future changes to the exteriors of the neighborhood's buildings within the Protection District and allow them to be sensitive to the existing architectural character of the district.

a. Entry Steps and Stairs

The original brick and concrete steps to any existing primary entrance, including stringers,

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risers and treads may be retained and repaired. If such stairs or steps have deteriorated to the degree that they have been removed or require removal, the replacement must simulate the original in material and must not change location. The replacement steps shall be constructed to meet current State Building Code requirements. Limestone and cast stone may be replaced with material of similar texture and color such as concrete.

b. Rear Entry Railing & Balustrade

Existing original iron stair railings located at the front and rear, stepped entries shall not be replaced unless irreparably deteriorated. Replacement elements must be a size and massiveness consistent with the existing railings and must meet current State Building Code requirements. Black painted finish is the typical finish for existing and new railings.

c. Entryways and Doors

- i. Existing eight-panel wood doors shall be retained. If replacement is required because of damage or deterioration then the replacement shall duplicate the existing door in materials, size and panel configuration.**
- ii. Existing aluminum storm doors should be replaced whenever possible with wooden doors, suitable for both summer and winter use.**

3. EXTERIOR WALLS

a. Masonry (brick, cast stone and concrete)

- i. Existing walls shall be retained and repaired. Any repairs to cast stone and concrete elements must match the existing adjacent concrete. Repointing of masonry shall match the original mortar in color, texture, joint width and profile. Sand blasting (wet or dry)**

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will not be approved on any masonry or wood surface. The common bond brick coursing shall be used in any new or re-construction of masonry surfaces, with header coursing every sixth course.

- ii. Concrete, sills and foundation walls shall be repaired, not removed. New material shall match existing in color, texture and dimension. Covering masonry in another material shall not be approved.**
- iii. New openings in exterior walls are discouraged and will be allowed only in unusual circumstances relating to hardship or ADA compliance. Original penetrations if previously modified, should be restored to their original size and appearance if details match existing elements at similar penetrations.**
- iv. Original brick chimneys should be retained. If repointing is required it shall match the original mortar in color, texture, joint width and profile. The cast stone chimney caps may be cleaned but shall not be painted.**

4. WINDOWS, WINDOW OPENINGS AND TRIM

Although all window units are recent replacements, the existing window design and arrangement of window openings on all the facades shall be retained. Changing window openings to accommodate larger or smaller sash and frames will not be approved. Restoring window openings to their original size where original elements are still visible is encouraged. New openings for windows shall not be allowed except under unusual hardship conditions. If allowed, new windows and sash shall be compatible with the massing, size, scale, spacing and architectural features of the existing windows and sash in order to preserve the existing uniformity of the buildings and overall neighborhood appearance.

Bates Street Architectural Protection District

a. Sash and Lights

- i. The existing eight-over-eight and six-over-six double-hung windows are relatively recent replacements of the originals. The original design is unknown but was almost certainly of a multi-pane configuration similar to the replacements. New window sashes should match the existing design and should not be divided into larger or smaller numbers of panes. To maintain uniformity, the existing design should be accepted as the standard for all future replacements for this neighborhood unless documentary evidence arises that confirms a different original design configuration.**
- ii. Wood replacement sashes are preferred; however, vinyl or vinyl-clad wood replacement sashes matching the appearance of the existing windows are also acceptable. Application of panning over original wooden trim is prohibited. Use of applied muntins on thermopane sash is prohibited.**
- iii. The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners or fans is not allowed.**
- iv. The current standard is a white finish. (please refer to Item 12, MISCELLANEOUS OTHER, part d., Paint Colors, within this Section.) Caulk and sealants used at interface with masonry wall are also white colored.**
- v. Window glazing shall be clear glass in all instances. Low E clear insulated glazing will be allowed.**

b. Sills and Lintels

Original window sills and lintels shall be retained and repaired. If severely deteriorated,

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replacements shall be of a material, arrangement, color and proportion similar to the original in appearance. Replacement sills in brick shall not be permitted where the originals were stone or concrete. Decorative lintel details such as applied or incised designs should be retained.

c. Window Grilles

Ornamental or security grilles shall not be allowed unless installed on the interior of the window.

d. Storm Windows and Screens:

Installation of storm windows are unnecessary with the existing thermo pane sashes and are prohibited. Screens, however, should be allowed. The color of screen frames shall be White. (please refer to Item 12, MISCELLANEOUS OTHER, part a, Paint Colors, within this Section.) Natural aluminum or bronzed finish shall not be allowed. Screens shall have a narrow frame that does not protrude beyond the facade plane of the building. Screens shall have black or dark grey screening material. Natural aluminum screening shall not be allowed.

5. ROOFS

- i. The original, H-plan gable and clipped gable roof configuration and cornice line of the buildings shall be retained.**
- ii. At the rear entries are some shingled canopies that may or may not be original to the building design. They have shed roofs which echo the angle of the clipped end gables and plywood gussets that brace the wood frame.**

Bates Street Architectural Protection District

a. Roofing Material:

New roofing shingles shall be asphalt type, Class A, color to match the existing universal light gray tone of the neighborhood unless an alternate color is approved on application, in which case all buildings shall be consistent in treatment, or interlock aluminum shingles provided the color is weathered gray to match the existing shingles as closely as possible.

b. Skylights:

Currently there are no skylights on these buildings. If skylights are proposed, they should only be considered on a case-by-case basis; and only on secondary facade roof planes . It should be noted that the term secondary facade in this context refers to any facade which was designed not to be seen from the primary traveled street. This has the effect of restricting the secondary elevation roof planes to those fronting the service roads. If approved, their projection should be restricted to less than 6" above the roof plane.

c. Dormers:

Dormers are original and should not be replaced.

d. Metalwork

Gutters, downspouts and flashing, whether new or replacement, must be of metal, with a non-reflective finish and non-obtrusive in appearance; unfinished metal (other than copper) will not be approved.

6. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of

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MassDevelopment it is warranted for extraordinary circumstances such as earthquake damage, total loss through fire or any other calamity beyond the control of the owner.

7. EXPANSIONS AND ADDITIONS

Architectural changes that increase the height above existing contextual roof lines, or that substantially alter the profile or historic facade of the buildings within the Protection District will not be allowed. Additions to the buildings may be allowed on a case-by-case basis. Any approved addition will be compatible with the style and materials of the structure on which they are to be constructed; however, it shall be sufficiently different in detailing to allow a lay person to differentiate between the original historic structure and the contemporary addition.

8. GARAGES

On one side of the rear service road are enclosed, masonry garages for multiple cars. These garages provide some of the required parking requirement of two spaces per dwelling unit. Any additional, open parking should be restricted to the existing service road area adjacent to existing garages. The land containing a garage should be legally attached to the land on which an individual building is sited. The individual spaces can be deeded to the housing units.

The brick hip roofed multi-vehicle garages are original to the construction of the buildings they serve and as such need contextual harmonizing to the extent possible. The one discordant element on all of the garages is the stark white industrial style overhead doors. These, while functional and quite new, should, in the long term, be replaced by wooden raised panel garage doors appropriate to the early 20th century date of construction. In the interim painting all the doors, Benjamin Moore, Chrome Green (41) or equal, is highly

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recommended. Replacements when installed should be for all vehicular bays in any given garage building at once in order to avoid a hodgepodge effect.

9. STORAGE SHEDS/OUTBUILDINGS OR NEW CONSTRUCTION

Freestanding outbuildings such as temporary storage sheds or play houses shall not be allowed except as authorized by under DEC Rules and Regulations 974 CMR 5.03(7) – *Accessory Structures*. The construction of new garages shall be allowed on a case by case basis and is at the discretion of MassDevelopment. When allowed, these new structures 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. New construction shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10. AMERICANS WITH DISABILITIES ACT COMPLIANCE

All ramps, hardware and other architectural modifications designed to bring a building exterior into federal ADA and Massachusetts Barriers Board accessibility compliance shall be reviewed with respect to its compatibility with the historic resource.

11. SIGNAGE

Where a home office is present as an accessory use to the residential use no permanent signage, either interior or exterior, will be allowed.

a. Temporary Signs:

Contractor, real estate and other temporary service-related signs are discouraged; however, if used, should not be affixed in any way to a structure. Temporary signs, if used

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at all, should be removed promptly upon completion of the service rendered.

12. MISCELLANEOUS OTHER

a. Paint Colors:

In continuation of the dominant Tudor Revival Style of the buildings all trim shall be painted Benjamin Moore (or approved equal) Brilliant White (01). Entry doors shall be painted Chrome Green (41), Cottage Red (22), or Black (103-80) and is at the discretion of the unit owner.

b. Door Hardware:

Existing door hardware is not original to the housing. Replacement hardware shall be in a style and finish consistent with the period and style of the buildings and should be reviewed and approved by MassDevelopment.

c. Free-standing Exterior Lighting Apparatus:

Exterior lighting shall be allowed if provided by incandescent bulbs in either conventional walkway light pole lamps in black paint or brass finish, or ground-level bollards. Style of light pole lamps shall be compatible with the 1940's ambiance of the neighborhood. Bollards shall scatter light at knee-level or below. Other specialty lighting, such as for landscape illumination shall be unobtrusive and not shine directly on another property or the street.

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d. Exterior Lighting Affixed to a Building:

All exterior lighting apparatus affixed to a building within the Protection District shall be incandescent. It is strongly encouraged that the existing exterior "peanut jar" entry door lighting be replaced and all lighting apparatus be compatible with the Tudor Revival style of the building to which they are being affixed. Sharp cut-off fixtures shall be used.

e. Awnings:

Permanent window or door awnings and canopies are prohibited. Seasonal canvas awnings for windows will be allowed but color and style shall be reviewed and approved in advance by MassDevelopment.

f. Security Systems:

Devices integral to security systems, such as alarm boxes or sirens, (except for those required by the local Fire Department) should be concealed from view whenever possible and colored to blend or camouflage with their surroundings.

g. Cellular Satellite Dish and Other Communications Apparatus:

Cellular telephone apparatus is prohibited on or near residential buildings in the Protection District. Private homeowner's satellite dishes are discouraged and shall not be allowed if visible from the primary traveled street. Placement shall be restricted to locations adjacent to the garages and effectively screened from passersby with mature, landscaping of appropriate height.

PROTECTION DISTRICT DESIGN STANDARDS AND GUIDELINES

Elm & Walnut Streets Architectural Protection District

The Elm & Walnut Streets Architectural Protection District encompasses within it the following structures (originally single-family and multi-family officer housing):

- a. *Georgian Revival Style. Single-Family Housing*
Company & Field Officers
Thirty-four, Single-Family Houses, 1931.
P-40 thru P-63, P-69 thru P-73, and P-75 thru P-79.
- b. *Tudor Revival Style. Three & Five-Family Housing*
Lt. Colonel & Major
Five, Multi-Family Houses, 1940.
P-64 (3-family), P-65, P-66, P-84, and P-85 (5-family units).
- c. *Georgian Revival Style. Four-Family Housing*
Lt. Colonel & Major
Two Four-Family Houses, 1934.
P-67 and P-68.
- d. *Garages*
Lt. Colonel & Major
Five-car and three-car garages, 1940's.
P-80 thru P-82, P-2003 and P-2004.

The Elm and Walnut Streets neighborhood has a housing pattern and sensibility distinct from those found on the other residential streets. As noted above it contains both Georgian Revival, single family residences and Tudor Revival, and Georgian Revival Multi-Family residence. The district consists of thirty-four (34) single-family, seven (7) multi-family buildings and eight (8) multi-car garages. Built in a nine year period between 1931 through 1940, the housing structures have a generous and formal appearance due in no small part to their placement on the individual sites. The formal character of this neighborhood is influenced by this placement; the elevated siting of the houses relative to the streets, the relatively generous front lawns fronting each single-family house, the mature trees forming a wonderful arboreal canopy at the streets, and the

Elm & Walnut Streets Architectural Protection District

repetition of consistently high architectural detailing on single and multi-family houses.

The elevated siting is the result of the housing neighborhood being placed on a hill with streets laid on the lower grades and the houses elevated approximately six to eight feet above street level. The absence of sidewalks and street lighting helps to place a greater emphasis on the formality of the approach from the street to the front door and the point of arrival.

This formality is best illustrated by the two-story single-family houses for Company and Field Officers. They possess dignified, symmetrical front facades that liberally borrow architectural elements from the classical precedents of the Georgian style. In each case the center entrance canopy is supported by two Tuscan columns that carry either a flat entablature simply ornamented with wood moldings to create a dignified architrave and upper cornice or a gabled roof with oversized dentils. The steps and landing are bound by minimally detailed black wrought iron railings.

The expanded two-and-a-half story four-unit houses at #67 and #68 Elm Street were designed in a subdued Georgian Revival style and maintain the formal "feel" of the neighborhood by echoing the simple flat frieze design of canopies sheltering double entrances even though the columns are here replaced by more utilitarian brick piers. Architectural themes are again repeated by using Tuscan column capitals and plinth blocks of cast stone. The use of black wrought iron railings is repeated.

Other architectural elements that are common to both single and multi-family Georgian Revival style units include pitched gable roofs, common bond brickwork, six-over-six windows with limestone sills and splayed-brick lintels. Hipped roof dormers project prominently from the Georgian Revival multi-family buildings, while the Tudor Revival inspired 'multi-family buildings have less grand and much smaller shed roof dormers consistent with that style.

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Adjunct to the Walnut Street two-story housing group is a smaller and less skillfully designed cluster often single-family buildings built in 1958 that reflect neither the formal architecture nor the public orientation of the other units. They are listed with the National Register of Historic Place as *non-contributing* buildings within the Fort Devens Historic District. They are not part of the scope of this review. As a general comment however, these may be appropriate for reuse and modification by businesses for stand-alone, clustered or expanded uses.

Significant alterations to these structures which may be needed for adaptive reuse should not be discouraged, especially of such alterations render them more compatible with the classically inspired designs of the other buildings in the area.

1. LAND & STREETScape

a. Landscaping

The Elm and Walnut Street neighborhood has a suburban-like ambiance with mature trees arranged along the street. A large portion of the neighborhood enjoys the added benefit of having undeveloped park land across from the houses, further *countryfying* the locale. Any plant materials planted in connection with a building's rehabilitation or new plant materials shall in location, massing and species used, be compatible with the prevailing motif of the Fort Devens Historic District. To complement the consistent height and appearance of the existing stock of mature trees along the streets, a more diverse and ornamental scope of new trees and shrubs should be encouraged. A list of recommended species and varieties are listed in the Devens Enterprise Commission, Rules & Regulations, and Scope Requirements, pages 2-29, 30, 31, 32 and 33.

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Trees observed to be very close to buildings should be removed to prevent potential structural damage to foundations from roots or to roofs from falling branches.

The existing ornamental shrubbery (primarily at the Five-Family Housing) consists of the original arborvitae and yew foundation plantings. In certain cases, columnar arborvitae have become too tall and detract from the appearance of the grounds. These shall be removed. Existing shrubs, especially of a flowering variety should be preserved and pruned for better health. Houses without ornamental plantings should be provided with plantings of the same variety. The rear of the multi-family buildings is in some instances devoid of planting and very barren.

b. Street Lighting

Elm and Walnut Streets have no general public illumination. If in the future it is determined that street lighting is warranted then a fixture consistent with the period of the architecture and scaled to fit comfortably within the streetscape is recommended. A selection has been made and a spec sheet follows this section.

New lamps must be metal halide (Devens Enterprise Commission, Rules & Regulations, Lighting, pages 2-35), and because this road is considered a local road, the pole height is restricted to 18' maximum. Within the Protection District a light fixture has been selected which is consistent with the period and style of the housing. A spec sheet can be found at the end of this section.

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The street Lamps in the Elm & Walnut Streets Architectural Protection District shall be the following:

Manufactured By:	Noral Lighting
Model of Luminaire:	Ambassador
Type of Lamp:	Metal Halide
Lamp Wattage:	250W (Max.)
Retlectorse:	Small, Asymmetrical (Parallel to Road)
Refractors:	Type III Asymmetrical
Lenses:	Clear Color
Post:	Type "A", 14 feet high, aluminum
Post Luminaire Color:	Black

Posts shall be anchored to concrete with 3 M10 x 16 ½" bolts using the manufacturer's template and bolts. Fixture and post shall have a 20 year limited guarantee against corrosion.

c. Curbing

The residential streets currently lack a storm drainage system and there is existing asphaltic concrete curbing. Because the streets are classified as "Local Streets" within the Fort Devens District, this implies making street upgrades a minimal likelihood (Devens Enterprise Commission, Rules & Regulations, Street Layout and Construction, pages 2-18). If this outlook changes in the future, new sloped granite curbing and concrete sidewalks, as detailed in the Devens Enterprise Commission, Rules & Regulations, pages 3-17, should be incorporated.

d. Fencing

Currently there are no fences in place between buildings. Fences are not specifically addressed by the Development Rules & Regulations because screens and buffers are noted

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as being "purely qualitative measures." Internal privacy fences between the single family, Company and Field Officers' housing further defining lot boundaries, should be actively discouraged. If, however, they are to be allowed, they should be restricted to natural wood (painted or natural), not to exceed 6' 0" in height measured from mean grade to top of post, picket, board or panel. Site lines should not be restricted.

No fences should be allowed in the landscaped areas between the multi-family buildings or between individual buildings and the street given the scale and formality of the buildings.

e. Service Roads

The service roads at the rear lack sidewalks, curbing and general street lighting. Given the continued low density usage, the lack of sidewalks and curbing seems acceptable in the residential district. The lighting fixtures mounted at the rear unit entries should be sufficient to serve the specific needs of the occupants but a uniform light level should be encouraged using a uniform fixture with energy efficient lamps.

2. BUILDING ELEMENTS

The building physical features listed below are intended to guide future changes to the exteriors of the neighborhood's buildings within the Protection District and allow them to be sensitive to the existing architectural character of the district.

a. Entry Steps and Stairs

The original brick and concrete steps to any existing primary entrance, including

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stringers, risers and treads may be retained and repaired. If such stairs or steps have deteriorated to the degree that they have been removed or require removal, the replacement must appear like the original in material and must not change location. The replacement steps shall be constructed to meet current State Building Code requirements. Limestone and cast stone may be replaced with material of similar texture and color such as concrete.

b. Entry Railing & Balustrade

Existing original iron stair railings located at the front and rear entries and porches shall not be replaced unless irreparably deteriorated. Replacement elements must be of a size and massiveness consistent with the existing railings and must meet current State Building Code requirements. Black painted finish is the typical finish for existing and new railings.

c. Entryways and Doors

- i. Existing multi-panel wood doors on all three (3) building styles shall be retained. Where solid panels were previously removed to introduce glazing, doors may be made fully opaque with no glazing. However, removal of the glazes panels is not required. If a replacement door is required because of damage or deterioration then the replacement shall duplicate the existing door in size and panel configuration with no glazing.**
- ii. Where the original multi-light side porch windows were removed at the single family houses the existing one-over-one, hinged wood sashes shall be removed and replaced with insulated units that make reference to the original multi-pane design.**
- iii. Existing aluminum storm doors should be replaced whenever possible with wooden doors, suitable for both summer and winter use.**

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3. EXTERIOR WALLS

a. Masonry (brick, cast stone and concrete)

- i. Existing walls shall be retained and repaired. Any repairs to existing cast stone concrete elements must match the existing. Repointing of masonry shall match the original mortar in color, texture, joint width and profile. Sand blasting (wet or dry) will not be approved on any masonry or wood surface. The common bond brick coursing shall be used in any new or re-construction of masonry surfaces, with header brick at every sixth course.**
- ii. Cast stone, sills, door and window surrounds and foundation walls shall be repaired, not removed. New material shall match existing in color, texture and dimension. Covering masonry in another material will not be approved.**
- iii. New openings in exterior walls are discouraged and will be allowed only in unusual circumstances relating to hardship or ADA compliance. Original penetrations may be restored to their original size and appearance if details match existing elements at similar penetrations.**
- iv. Original brick chimneys should be retained. If repointing is required it shall match the original mortar in color, texture, joint width and profile. The cast stone chimney caps may be cleaned but should not be painted.**

4. WINDOWS, WINDOW OPENINGS AND TRIM

Although most window units are recent replacements, the existing window design and arrangement of window openings on all the facades shall be retained. Changing window openings to accommodate larger or smaller sash and frames will not be approved.

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Restoring window openings to their original size where original elements are still visible is encouraged. New openings for windows shall not be allowed except under unusual hardship conditions. If allowed, new windows and sash shall be compatible with the massing, size, scale, spacing and architectural features of the existing windows and sash in order to preserve the existing uniformity of the buildings and overall neighborhood appearance.

a. Sash and Lights

- i. The existing one-over-one double-hung windows of the Tudor Revival three and five-family buildings are recent replacements of the originals. The four-family Georgian Revival multi-family building has retained its original six-over-six windows. New window sashes shall match the existing design and shall not be divided into larger numbers of panes. To maintain uniformity, the existing design shall be accepted as the standard for all future replacements for this neighborhood even if documentary evidence arises that points to a different design configuration.**
- ii. Wood replacement sashes are preferred; however, vinyl or vinyl-clad wood replacement sashes matching the appearance of the existing windows is also acceptable. Application of panning over original wooden trim is prohibited. Use of thermopane sash with applied muntins is prohibited. Existing combination storm windows may remain.**
- iii. The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners or fans is not allowed.**
- iv. Basement windows in the Tudor Revival, multi-family buildings have been infilled with glass block. This is an inappropriate modification. These should be removed and replaced with a divided light, wooden or vinyl-clad wooden window.**

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- v. The current standard is a white finish. (Please refer to Item 12, MISCELLANEOUS OTHER, part d., Paint Colors.) Caulk and sealants used at interface with masonry walls are also white.
- vi. Window glazing shall be clear glass in all instances. Low E clear insulated glazing will be allowed.

b. Sills and Lintels

Original window sills shall be retained and repaired. If severely deteriorated, replacements shall be of a material, arrangement, color and proportion similar to the original in appearance. Replacement sills in brick shall not be approved where the originals were stone or concrete.

c. Window Grilles

Ornamental or security grilles shall not be allowed unless installed on the interior of the window.

d. Storm Windows and Screens:

Installation of storm windows are unnecessary with the existing thermopane sashes in the multi-family, Tudor Revival Buildings and should be prohibited in these instances. Screens, however, should be allowed. The color of screen frames shall be White (please refer to Item 12, MISCELLANEOUS OTHER, part d, Paint Colors). Natural aluminum or bronzed finish shall not be allowed. Screens shall have a narrow frame that does not protrude beyond the facade plane of the building. Screens shall have black or dark grey screening material. Natural aluminum screening shall not be allowed. Existing

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combination storm windows in the single family and Georgian Revival multi-family building may remain.

5. ROOFS

a. Roofing Material:

New roofing shingles shall be asphalt type, Class A, color to match the existing universal light gray tone of the neighborhood unless an alternate color is approved on application, or interlock aluminum shingles provided the color is weathered gray to match the existing as closely as possible.

b. Skylights:

Currently there are no skylights on these buildings. If skylights are proposed, they should only be considered on a case-by-case basis; and only on secondary facade roof planes . It should be noted that the term secondary facade in this context refers to any facade which was designed not to be seen from the primary traveled street. This has the effect of restricting the secondary elevation roof planes to that fronting the service roads. If approved, their projection should be restricted to less than 6" above the roof plane.

c. Metalwork

Gutters, downspouts and flashing, whether new or replacement, must be of metal, with a non-reflective finish and non-obtrusive in appearance; unfinished metal (other than copper) will not be approved.

d. Dormers

Small-scale shed roof dormers exist on the four-family, Georgian Revival buildings.

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Replacement, if required shall be in the same materials, size and configuration.

6. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of MassDevelopment it is warranted for extraordinary circumstances such as earthquake damage, total loss through fire or any other calamity beyond the control of the owner. Partial demolition of later additions and alterations is encouraged but is nevertheless subject to review on a case-by-case basis.

7. EXPANSIONS AND ADDITIONS

Architectural changes that increase the height above existing contextual roof lines, or that substantially alter the profile or historic facade of a contributing building within the Protection District will not be allowed. Additions to the individual buildings may be allowed on a case-by-case basis. Any approved addition will be compatible with the style of the materials of the structure on which they are construction. However, it shall be sufficient differentiation detailing to allow the lay person to differentiate between the original historic structure and the contemporary addition.

8. GARAGES

On one .side of the rear service road behind the multi-family Tudor Revival buildings are enclosed, masonry garages for multiple cars. These garages provide some of the required parking requirement of two spaces per dwelling unit. Any additional, open parking should be restricted to the existing service road. The land containing a garage should be legally attached to the land on which a corresponding individual building is sited. The individual spaces can be deeded to housing units.

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The brick hip roofed multi-vehicle garages are original to the construction of the buildings they serve and as such need contextual harmonizing to the extent possible. The one discordant element on all of the garages, both the free standing garage buildings and the multi family units, is the stark white industrial style overhead doors. These, while functional and quite new, should, in the long term, be replaced by wooden raised panel garage doors appropriate to the early 20th century date of construction. In the interim, painting all the doors Benjamin Moore Chrome Green (41), or equal is highly recommended. Replacements when installed should be for all vehicular bays in any given garage building at once in order to avoid a hodgepodge effect.

9. STORAGE SHEDS/OUTBUILDINGS OR NEW CONSTRUCTION

Freestanding outbuildings such as temporary storage sheds or play houses shall not be allowed. The construction of new garages shall be allowed on a case by case basis and is at the discretion of MassDevelopment. When allowed, these new structures 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. New construction shall be undertaken in a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

10. AMERICANS WITH DISABILITIES ACT COMPLIANCE

All ramps, hardware and other architectural modifications designed to bring a building exterior into federal ADA and Massachusetts Barriers Board accessibility compliance shall be reviewed with respect to its compatibility with the historic resource.

Elm & Walnut Streets Architectural Protection District

11. SIGNAGE

Where a home office is present as an accessory use to the residential use no permanent signage, either interior or exterior, shall be allowed.

a. Temporary Signs:

Contractor, real estate and other temporary service-related signs are discouraged; however, if used, should not be affixed in any way to a structure. Temporary signs, if used at all, should be removed promptly upon completion of the service rendered.

12. MISCELLANEOUS OTHER

a. Paint Colors:

To further encourage uniformity throughout the neighborhood all trim shall be painted Benjamin Moore (or approved equal) Brilliant White (01). Dwelling unit doors on the multi-family units shall be painted Cottage Red (103-22), Chrome Green (103-41), or Black (103-80) but shall be of the same color within each building unit. On the single-family homes the entry doors shall be painted Brilliant White (01), Cottage Red (103-22), Chrome Green (103-41), Black (103-80), Blue (HC-156), Tudor Brown (103-62), or Deep Green (HC-135), and is at the discretion of the owner.

b. Door Hardware:

Replacement hardware, when authorized, shall be in a style and finish consistent with the period and style of the buildings and should be reviewed and approved by MassDevelopment.

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c. Free-standing Exterior Lighting Apparatus:

Exterior lighting shall be allowed if provided by incandescent bulbs in either conventional walkway light pole lamps in black paint or brass finish, or ground-level bollards. Style of light pole lamps shall be compatible with the style and ambiance of the neighborhood. Bollards shall scatter light at knee-level or below. Other specialty lighting, such as for landscape illumination shall be unobtrusive and not shine directly on another property or the street.

d. Exterior Lighting Affixed to a Building:

All exterior lighting apparatus affixed to a building within the Protection District shall be incandescent. It is strongly encouraged that the existing exterior entry door lighting should be replaced and all lighting apparatus be compatible with the flavor of the building to which they are being affixed and as unobtrusive as possible while still fulfilling their intended purpose. Sharp cut-off fixtures shall be used.

e. Awnings:

Permanent window or door awnings and canopies are prohibited. Seasonal canvas awnings for windows will be allowed but color and style shall be reviewed and approved in advance by MassDevelopment.

f. Security Systems:

Devices integral to security systems, such as alarm boxes or sirens, (except for those required by the local Fire Department) should be concealed from view whenever possible and colored to blend or camouflage with their surroundings.

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g. Cellular TV Satellite Dish and Other Communications Apparatus:

Cellular telephone and other apparatus is prohibited on or near residential buildings in the Protection District. Private homeowner's satellite dishes are discouraged and shall not be allowed if visible from the primary traveled street. Placement shall be restricted to locations adjacent to the garages and effectively screened from passersby with mature, landscaping of appropriate height.