

INFORMATIONAL GUIDE

10 February 2001

Vicksburg Square Redevelopment

Historic Preservation Plan

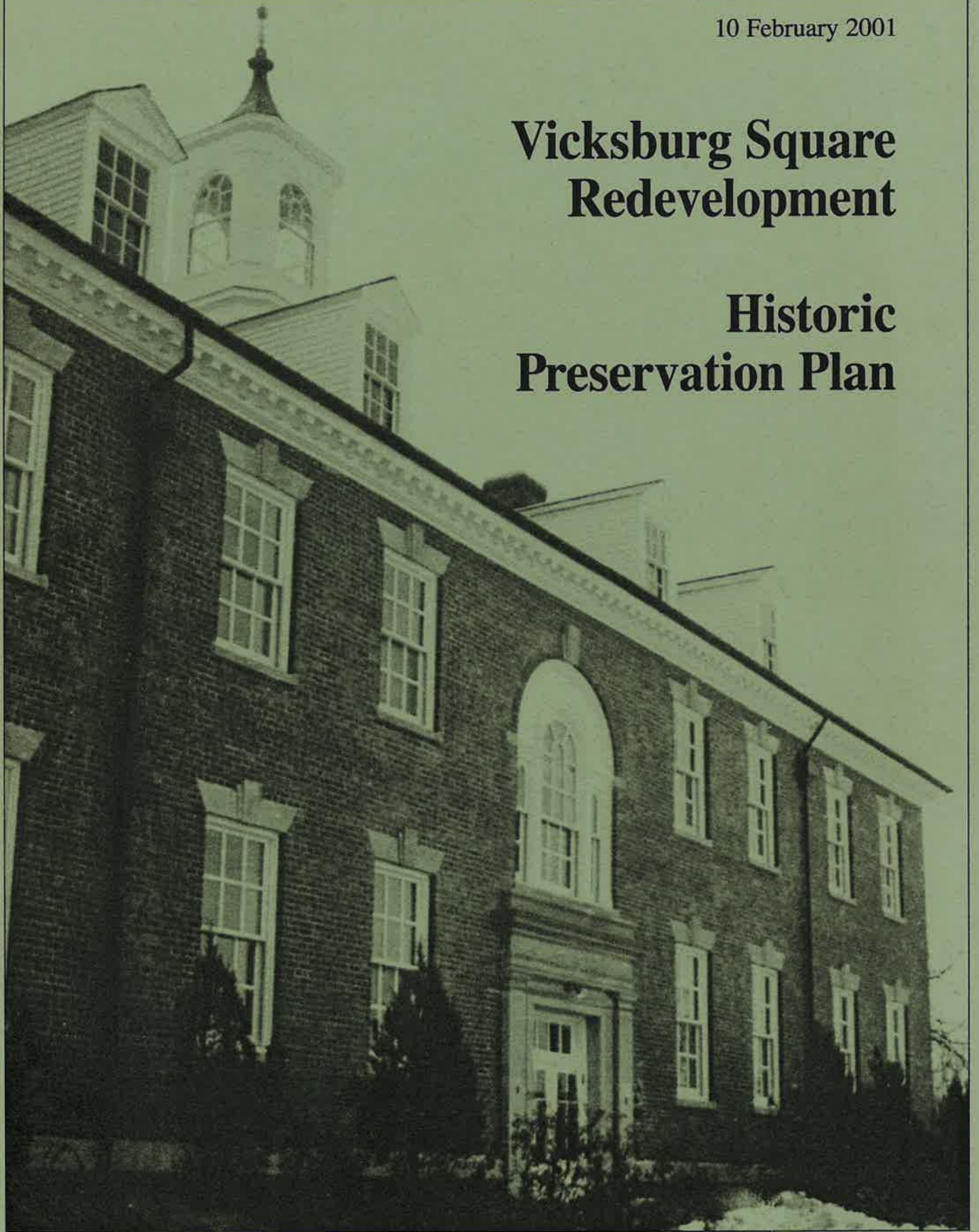


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Section 1

INTRODUCTION

This Informational Guide has been prepared by R E Dinneen Architects & Planners, Inc., Boston, MA (Architects), and American Landmarks, LLC, Winchester, MA (Historic Preservation Consultants). Its purpose is to provide owners and lessees with an easy-to-read, single source of information for the reuse of existing, institutional buildings within the Fort Devens Historic District. Below are enumerated several key objectives:

- *Define and describe historically significant attributes of the various properties;*
- *Establish design standard guidelines for the buildings' reuse, thereby further ensuring the long-term preservation of the architectural resources;*
- *Provide information relative to departments and agencies which have jurisdiction or governing authority over the properties;*
- *Summarize procedures under Massachusetts Historical Commission; requirements under Section 106;*
- *Describe the Federal Income Tax Credit process for Certified Historic Rehabilitation.*

We trust that the information provided within this guide will answer many questions and streamline the purchase and/or leasehold process. From time to time, information contained herein may be superseded by new or additional requirements. Therefore, we encourage you to contact MassDevelopment for additional information. Further, because of the complex nature of some of the information and options available, it is recommended that an attorney, architect, accountant, or historic preservation consultant be contacted to further advise you in the process.

Section 2

BACKGROUND AND PRESERVATION PHILOSOPHY

In 1996, Fort Devens was closed after seventy-nine years as the U.S. Army's headquarters in New England. With the endorsement of the voters in the host Towns of Ayer, Harvard and Shirley and the approval of the State Legislature, a Reuse Plan was adapted and the property was sold to the Massachusetts Development Finance Agency (today known as MassDevelopment), the Commonwealth's primary economic development agency.

This area referred to as Devens has a rich legacy of New England farm life dating to the late 17th century. In 1917, with the founding of Camp Devens and through the 20th century, Camp Devens later referred to as Fort Devens grew to become the largest military installation in New England acquiring significant historical and architectural traditions. Fort Devens made profound contributions to the development of the modern U.S. Army and national defense, including high technology intelligence during the Cold War .

As the transition from military to civilian uses ensues, underlying traditions as well as natural and physical resources must be preserved. To understand the meaning of preservation as it pertains to the architectural resources, it is prudent to reflect upon the overall goal established in 1993 by the Joint Boards of Selectmen and The Massachusetts Land Bank with extensive public input for the adoption of the Devens Reuse Plan.

"The Devens reuse challenge demands a visionary planning effort grounded in environmental, social and economic reality. It must be realistic, pragmatic, market driven, flexible and future-oriented".¹

The historic preservation philosophy of Devens is to preserve and protect the physical attributes of its architecture and to encourage the sensitive reuse of these structures which reside with the Fort Devens Historic District.

¹ Devens Reuse Plan, prepared by Vanasse Hangen, Brustlin, Inc., 14 November 1994

Section 3

ADMINISTRATIVE OVERVIEW

Contained herein is information relative to the four Georgian Revival structures which comprise the immediate area known as Vicksburg Square and several smaller buildings in the vicinity of the quadrangle. The purpose of this section is to provide a synopsis of the departments and review authorities which have jurisdiction over these structures and in very general terms to provide an overview of the time frames which you should be aware of as you move forward with your project.

Background

In January, 1994 the Massachusetts General Court passed into legislation Chapter 498 of the Acts of 1993 (“the Act”), creating the Devens Enterprise Commission (DEC) and designated the Massachusetts Government Landbank (MGLB) as the local redevelopment authority. In 1995, the MGLB affiliated with the Massachusetts Development Finance Agency to form MassDevelopment. In 1998, Governor Cellucci signed legislation that formally merged these two entities.

The Devens Enterprise Commission (DEC) is the governing body for the Devens Regional Enterprise Zone. The DEC is the legal authority for zoning, development and land-use regulations at Devens. The DEC is empowered by “the Act” to exercise the powers of an historic district commission and to establish procedures for the review and approval of proposed projects within or affecting the historic district. The DEC is comprised of twelve Commissioners, six of whom are recommended by the Selectmen of the three “host” towns - Ayer, Harvard and Shirley to the governor for consideration. The remaining six Commissioners are appointed by the Governor, at least three of whom must reside in the Devens region. The DEC enforces the Zoning-By-Laws of the Devens Regional Enterprise Zone by means of the Development Rules and Regulations. The DEC controls and administers unified development permits, reviews proposed development and construction projects and grants Enterprise Zone building and occupancy permits.

Section 4

APPROVING & PERMITTING YOUR PROJECT

All development, renovation, and alteration projects are reviewed and must be approved by the Devens Enterprise Commission (DEC). The By-Laws have created a process for streamlining and ensuring consistency throughout the project review and permitting stage of a proposed project by establishing a Unified Permitting process. Please refer to the most recent printing of the Devens Enterprise Commission Rules and Regulations for a complete unabridged description.

Prospective users file a single comprehensive permit application that addresses the several areas of land-use control administered by the Commission, including the review of issues relating to zoning, site plan review and subdivisions, wetlands and water resources protection, public health issues, historic district design guidelines and the issuance of building permits.

The Unified Permitting process streamlines the various procedures and provides for differing levels of review of a project depending upon the scope, degree of complexity, and potential impact on the environs of each proposed project.

In general, items which fall within the category of routine maintenance do not require the approval of the Massachusetts Historical Commission (MHC) or approval of the DEC. For instance, a maintenance item might include painting of a doorway or trim, replacement of roofing materials, repairs to gutters and downspouts or repointing of brick. These repairs must be carried out in such a way so as not to adversely affect the integrity of the building or change the appearance of the property, must be identical to the existing material and must follow the Protection District Design Standards and Guidelines. Please refer to **Section 6, Protection District Design Standards & Guidelines** for more detailed information.

Step 1: Your first step is to contact MassDevelopment to discuss your initial project plans. A staff person will answer questions and make recommendations, and guide you through the review, approval and permitting process.

Step 2: For projects which fall outside the realm of routine maintenance such as modifications, rehabilitations, or new construction the process following your contact with MassDevelopment will begin with an informal meeting with the Director/Land Use Administrator (the Director) to discuss your project. It is the Director who will determine if your project falls within a Level One or Level Two Review.

- Level One Review - A Level One Review includes interior renovations and only minor modifications to a building's exterior. For instance, this might include changing an exterior light fixture, changing roofing materials, replacing window sash or replacing exterior doors. Generally, a Pre-Permitting Conference is not required for a Level One Review. The Director will determine whether an application is subject to Level One Review and will determine whether a Level One application is complete within fourteen (14) days of the submission. For projects in this category you must demonstrate that your project is in conformance with the Protection District Design Standards and Guidelines. A representative from MassDevelopment will assist you in this process. In addition your project must be reviewed and approved by the MHC. While the MHC is reviewing your materials the Director may grant conditional approval of your project; however, this is subject to MHC's positive concurrence.
- Level Two Review - All other projects which include the creation of new parking spaces, exterior alterations/renovations require a Level Two Review. For instance, this might include fundamental changes to the appearance of a building or changes to the buildings' fabric. A Level Two Review begins with an informational Pre-Permitting Conference. The discussion topics include which developmental or historical issues are critical, graphic and visual support materials, and application content requirements. If required, more than one Pre-Permitting Conference may be scheduled.

Please note, that for projects in this category you must demonstrate that your project is in conformance with the Protection District Design Standards and Guidelines. A representative from MassDevelopment will assist you in this process. In addition your

project must be reviewed and approved by the MHC. These two steps are described on the following page.

The next step, to determine if your application and support materials are in order, is a Final Pre-Permitting Conference. Once your permit application is complete, the Director must give a ruling on the completeness of the application within fourteen (14) days of filing. If the Director rules the application is complete, it will be forwarded to the DEC board for consideration.

Step 3: You must demonstrate that your project, whether it requires a Level One Review or Level Two Review, must be in conformance with the Protection District Design Standards and Guidelines. Therefore, concurrent with a meeting with the Director or a more formal Pre-Permitting Conference you should also meet with a representative from MassDevelopment who will review your project and will assist you in meeting the Protection District Design Standards & Guidelines. For more information, please refer to **Section 6, Protection District Design Standards & Guidelines.**

Step 4: It is important that the MHC be contacted and apprised of your project early on and concurrent with the initial meeting with MassDevelopment or meeting with the Director. A staff person at MassDevelopment will assist you in preparing the Project Notification Form. Upon receiving the form the MHC will review the Section 106 guidelines with you. By law the State Historic Preservation Officer (SHPO) has thirty (30) days after receipt to make a determination of effect. A complete description of this procedure is described in **Section 7, Massachusetts Historical Commission, Requirements Under Section 106, and Programmatic Agreement.**

Step 5: While the MHC is reviewing your project your completed application can be forwarded to the DEC. Upon receiving the completed application the DEC will proceed with two additional key components of the Level Two Review - the public hearing (held monthly) and review and comment by the towns of Ayer, Harvard and Shirley.

The DEC provides newspaper notice for upcoming meetings and notifies all abutting property owners within 300 feet of the applicant's boundary.

The DEC forwards the application package to the Selectmen and Planning Boards of these towns. Within thirty (30) days of their receiving the packages, these communities may submit to the DEC written comments concerning the proposed project. Although the DEC scheduled public hearing may occur prior to the DEC receiving the towns' comments, the DEC will not vote final approval until after the towns' comments have been received and reviewed.

The DEC hearing is the public forum to discuss your application. Since your project is located within one of the Protection Districts, prior to the DEC's vote a recommendation for a Certificate of Appropriateness from MassDevelopment must be in hand. This document will state that your proposed building alterations or renovations comply with the Auman Street, Bates Street, and Walnut & Elm Street Protection District Design Standards and Guidelines.

In addition, prior to the DEC vote and approval, the DEC must have MHC's Section 106 Review stating that your project, as proposed, will have *No Effect* or *No Adverse Effect* on either your building or other historic resources nearby. The timetable for a Level Two Review for DEC determination is forty-five (45) calendar days following receipt of MHC's favorable review findings. Subject to MHC's positive determination the DEC may grant a conditional permit. For further information on the procedure, please refer to **Section 7, Massachusetts Historical Commission, Requirements under Section 106, and Programmatic Agreement.**

Following the Public Hearing, or at the next available DEC meeting, the DEC votes on granting a Unified Permit, with a majority of a quorum of DEC members needed for approval. In the unlikely event that the DEC votes to deny your proposed project, there is a mechanism for a variance and reconsideration review. Construction must commence within six (6) months of your receipt of an approved Unified Permit, and all work must be completed within two years, unless approved construction phasing is granted by DEC.

Section 5

BUILDING DESCRIPTIONS

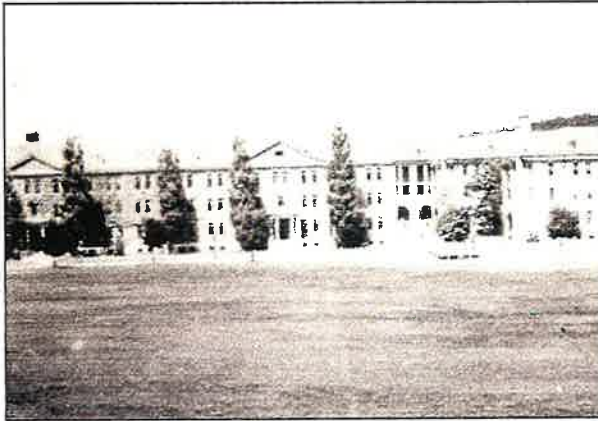
Within this section are descriptions of each building which resides within the **Vicksburg Square Architectural Protection District**. These descriptions are intended to highlight the significant architectural features deserving of preservation. When possible, reference is made to modifications made over time. The descriptions are provided to assist in understanding which architectural features should be retained or preserved and to aid and guide in the rehabilitation process. If certified rehabilitation is sought a more detailed evaluation of both the interior and exterior will need to occur. In this case, consultation with the Massachusetts Historical Commission and a Preservation Consultant or Architect is strongly encouraged.

Historical Background

The standardized and specialized building designs used on Army posts throughout the 1930's were the work of the Quartermaster General's department in Washington D.C. and included the architects Lt. Col. Francis B. Wheaton, who had trained and worked for the firm of McKim, Mead and White, 1st Lt. Luther M. Leigsenring who had trained and worked for Cass Gilbert and 1st Lt. Howard B. Nurse, who had been in private practice in Rochester, New York. Both Wheaton and Nurse wrote several articles in *The Quartermaster Review* that influenced Army post design, planning and landscaping during the 1920's and 30's and specifically influenced the design of Fort Devens.

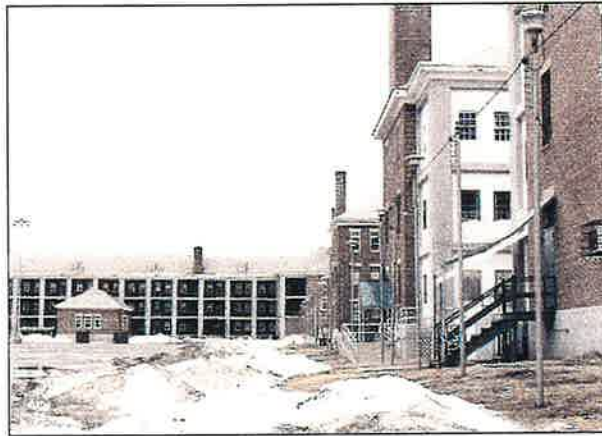
All of the late 1920's to early 1940's buildings contained within the historic Cantonment area were constructed by local contractors from Lowell and contractors from Boston, New York or Philadelphia.

Vicksburg Square Architectural Protection District



Vicksburg Square Quadrangle - Various Historic Photos
Note: grassed in areas of quadrangle

Vicksburg Square Architectural Protection District



Vicksburg Square Quadrangle
From top left going clockwise, Hale, Revere, Knox, Hale, Allen & Knox Halls

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Vicksburg Square Architectural Protection District



Knox Hall (Infantry Regimental Barracks)
Sherman Avenue and Buena Vista Street

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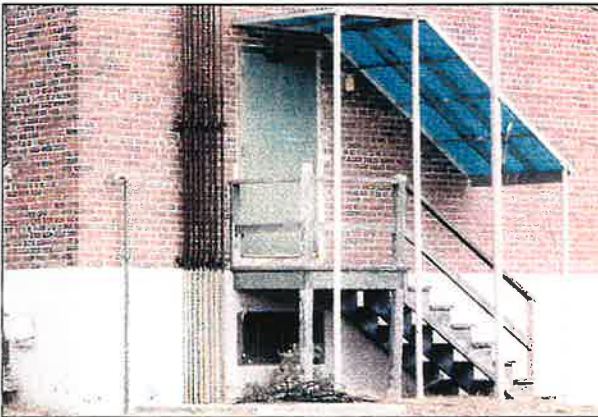
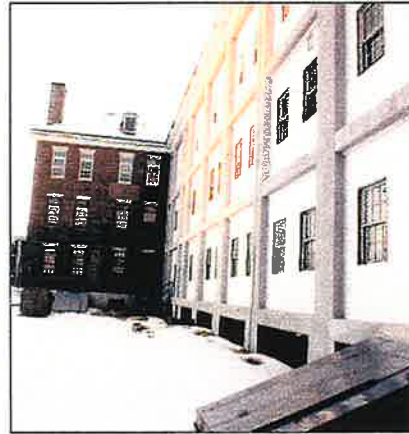
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Revere Hall (Infantry Regimental Barracks) Sherman Avenue and Buena Vista Street

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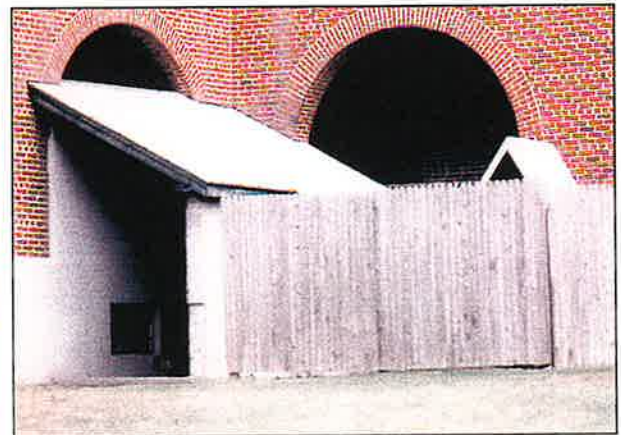
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Allen Hall (Infantry Regimental Barracks)
Antietam Street

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Hale Hall (Infantry Regimental Barracks)
Smith Street

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BUILDING DESCRIPTIONS

Vicksburg Square quadrangle

Knox Hall (Infantry Regimental Barracks) 1929 – P-3

Sherman Avenue and Buena Vista Street

Revere Hall (Infantry Regimental Barracks) 1929 – P-12

Sherman Avenue and Buena Vista Street

Allen Hall (Infantry Regimental Barracks) 1929 – P-13

Antietam Street

Hale Hall (Infantry Regimental Barracks) 1940 – P-11

Smith Street

These buildings are listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

These four (4) Georgian Revival structures which comprise Vicksburg Square quadrangle were built between 1929 and 1940. Funded through an appropriation by Congress as a general trend toward creating permanent Army posts, at what had previously been temporary camps built to train volunteer or "citizen" soldiers, they may have been designed specifically for Fort Devens or adapted from typical designs. Knox Hall was originally constructed as a Hospital; Revere, Allen and Hale Halls were designed as Infantry Regimental Barracks.

1. Architectural Description – Knox Hall – (P-3)

The earliest of the four (4) monumental Georgian Revival structures which comprise the Vicksburg Square quadrangle, Knox Hall was built in 1929 as the second Cantonment Hospital. Knox Hall is a thirty-three-bay front, rectangular structure comprised of three floors (plus basement). It incorporates restrained Georgian Revival detailing and is simply massed with a

central projecting roof gable (with demi-lune fan light), balanced by two projecting hip roofed bays at either end (North and South). Between these three major roof elements are six small, hip-roofed dormers, four on each side of the central enclosed pediment. Paired windows with limestone sills and lintels and six-over-six, four-light transom double hung sash characterize the principal facades (North, West and South), with the only relief being alternating round head and pedimented cast stone surrounds over the three principal entries. A limestone belt course encircles the structure above the first floor windows.

The rear façade is characterized by two, three-story projecting wings connected by full-length unadorned concrete open gallery porches on the main block and wings.

An attached one-story room projects off the rear (East) façade, as the only structure or portion thereof to extend into the quadrangle itself. This room, probably a later addition, was originally built for band practice, but more recently was used as a military courtroom. Even though it post-dates construction of Knox Hall, this addition may have achieved significance over time. Close coordination with MassDevelopment and the Massachusetts Historical Commission on this feature is advised prior to any alteration being planned.

The only major alteration to the exterior Knox Hall was removal of three monumental entry porticoes (one for each of the West façade entries). These oversized cast stone projections were surmounted by a balustrade, and each was supported by paired columns (the two end porticoes having Tuscan columns and the central entry having notch-banded columns). These were removed c. 1970 for reasons unknown at this time. Entryways retain their original fan-light transoms; however, the entry doors themselves are replacement wood doors with nine-pane glazing. These should be replaced with non-glazed, wood doors with raised panels, in a stacked configuration.

The first floor of the North façade and the first floor of the Northerly rear projecting bay have bricked in window enframements which may be original to the building or a later alteration. The Northwest corner of the building also contains a profusion of inappropriate additions which should be removed in the context of overall restoration and adaptive reuse of Knox Hall. They

include two, one-story CMU additions and a hurricane fenced enclosure containing electrical transformers – all of which lessen the architectural integrity of this handsome structure and should be removed. Many window openings have been bricked in. They should be replaced with six-over-six, double hung, single glazed wood sash windows surmounted by four-light transoms.

The interior of Knox Hall contains little character defining detail. The exceptions to this are multi-pane door transoms in principal corridors and industrially inspired pipe rail banisters on each of several sets of concrete stairs that rise through the building from basement to third floor levels. Steel grate stairs access fireproofed, attic head houses from the third floor level at three points in the building. The attic levels are completely open wood framed spaces with no finishes.

2. Architectural Description – Revere Hall – (P-12)

Revere Hall, built in 1929 as a regimental infantry barracks was originally designed to house two hundred and fifty (250) men. The twenty-three-bay front, rectangular structure incorporates restrained Georgian Revival detailing and is simply massed with four projecting roof gables (with demi-lune fan lights) located at regular intervals along the façade. Between these four major roof elements are eleven, small hip roofed dormers, three between each pediment and a single dormer at either end. Paired windows with limestone sills and lintels and six-over-six, double hung sash with four-light transoms characterize the principal facades (West, South and East), with the only relief being alternating, round head and pedimented, cast stone surrounds over the four principal entries. A limestone belt course encircles the structure above the first floor windows.

The rear (quadrangle) façade is characterized by four, three-story projecting wings connected by full-length, unadorned concrete open gallery porches on the main block and wings. These open porches were subsequently enclosed with wood frames, synthetic siding and six-over-six, double-hung sash between the concrete piers and porch platforms. Some of the windows have also been bricked in. As is the case with the other masonry buildings forming the Vicksburg Square quadrangle, Revere Hall has several small, evenly spaced dormers at the attic level of the main block and projecting wings. The Northeast corner of Revere Hall has some inappropriate

metal extensions and a transformer utility enclosure which are out of keeping with the original structure and should be removed.

The only major historic alteration to the exterior of Revere Hall was the removal (in the 1970's) of four monumental entry porticoes (one for each of the South façade entries facing the parade grounds). These oversized cast stone projections were surmounted by balustrade, and each was supported by paired notch-banded columns. Why their character defining porticos were removed is unknown at this time. The original fanlights of the entries survive; however the doors themselves are later "colonial" style replacements. A lone surviving original pair of wooden raised-panel doors can be found on the North end wall. Replicas, perhaps with partial glazing, should be considered. Restoration of the porticos would do much to enhance the appearance of Revere Hall from the parade ground on the opposite side of Buena Vista Street. Other non-original exterior features include fiberglass and shingled awnings at various entries, handicap ramps and utility sheds. These features are not in keeping with the detailing of the original building and should be removed. Many window openings on the principal façade and end walls have been bricked in. These should be replaced with six-over-six, four-light transom, double hung, single glazed wood sash windows.

The interior of Revere Hall contains little character defining detail. The exceptions to this are multi-pane door transoms in principal corridors and industrially inspired pipe rail banisters on each of several sets of concrete stairs that rise through the building from basement to third floor levels. Steel grate stairs access fireproofed, attic head houses from the third floor level at three points in the building. The attic levels are completely open wood-framed spaces with no finishes.

3. Architectural Description – Allen Hall – (P-13)

Allen Hall, built in 1929 as a regimental infantry barracks, was originally designed to house three hundred and ninety-nine (399) men. The twenty-three-bay front, rectangular structure, incorporates restrained Georgian Revival detailing and is simply massed with four projecting pedimented roof gables (with oculus lights) located at regular intervals along the façade. Between these four major roof elements are eleven small, hip roofed dormers, three between

each pediment and a single at either end. Paired windows with limestone sills and lintels and six-over-six, double hung sash with four-light transoms characterize the principal facades (West, North and East), with the only relief being alternating round head and pedimented, cast stone surrounds over the four principal entries. A limestone belt course encircles the structure above the first floor. The North and South end walls resolve in quarter-round windows which flank a simple but massive engaged chimney stack.

The rear façade is characterized by four, three-story projecting wings connected by full-length unadorned concrete open gallery porches on the main block and wings. These open porches were subsequently enclosed with wood frame, synthetic siding and six-over-six, double-hung sash between the concrete piers and porch platforms.

The only other major alteration to the exterior of Allen Hall was the removal of four monumental entry porticoes (one for each of the South façade entries). These oversized cast stone projections were surmounted by a balustrade, and each was supported by paired columns. These were removed c. 1970 for reasons unknown at this time. Other non-original exterior features include fiberglass and shingled awnings at various entries, handicap ramps and utility sheds. These features are not in keeping with the detailing of the original building and should be removed. Many window openings on the principal façade and end walls have been bricked in. These should be replaced with six-over-six, four-light transom, double hung, single glazed wood sash windows.

The interior of Allen Hall contains little character defining detail. The exceptions to this are multi-pane, door transoms in principal corridors and industrially inspired pipe rail banisters on each of several sets of concrete stairs that rise through the building from basement to third floor levels. Steel grate stairs access fire-proofed, attic head-houses from the third floor level at three points in the building. The attic levels are completely open wood framed spaces with no finishes.

4. Architectural Description – Hale Hall (P-11)

Among the four monumental structures built in 1929, that comprise the Vicksburg Square quadrangle, Hale Hall was the last to be built, having been completed in 1940 as a regimental infantry barracks. Although built almost a decade after the other three structures in the quadrangle, Hale Hall had been planned as early as 1934 to complete the four-sided quadrangle. The building was originally designed to house five hundred (500) men.

The twenty-three, bay front rectangular structure of three and one-half stories incorporates restrained Georgian Revival detailing and is simply massed with a pair of projecting pavilions with enclosed pediments located symmetrically toward the center of the façade. The low-pitched, hipped roof is interrupted by groups of hip-roofed dormers; three to either side of the paired pavilions and two between them. Paired windows with vertical brick lintels and limestone sills and six-over-six, double-hung sash characterize the principal facades (North, east and South), with the only relief being pedimented cast-stone, rusticated door and window surrounds at each of the four principal entries.

The rear elevation is characterized by four, three-story projecting wings connected by full-length, open gallery porches on the main block and wings supported by arches on the first story and brick columns above.

While Hale Hall retains much of its original appearance, several very discordant alterations have occurred which should be removed. These include, CMLU enclosures affixed to the arcade of the rear façade, facing Vicksburg Square. In addition several entries on the front elevation have been replaced into “modern” aluminum and glass double doors. These should be replaced with wood, five-panel doors to match the surviving originals at the mid-point of the front or East façade.

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Post Headquarters (Foreman Hall)
Sherman Avenue and Buena Vista Street

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BUILDING DESCRIPTIONS

Post Headquarters (Foreman Hall) 1934 – P-1 Sherman Avenue and Buena Vista Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

Built in 1934, the Post Headquarters is the most elaborately detailed of the Georgian Revival structures associated with command and operations at Devens. Rectangular in plan, the Post Headquarters is a symmetrically designed brick two and one-half story, nine-bay, hip roofed Georgian Revival style structure. The building is surmounted by a white wooden cupola containing four round head multi-pane window sash and a copper clad Chippendale inspired bell cast roof. The round head sash of the cupola echo a similar Palladian style window in the landing of the building's North stairwell. This wooden sash is in turn set within a large brick round head arch articulated by a limestone keystone at its apex. Limestone is used elsewhere on the building, principally as a water table which demarcates the level of the first floor, for its two entrances and as window transoms throughout. The latter are keyed blocks set flush with the brick wall surface except for projecting center keystones. These, together with the limestone entrance enframements, give the Post Headquarters a very elegant appearance unmatched by any other building at Devens. The building faces Rogers Field, and was used continuously for post administration.

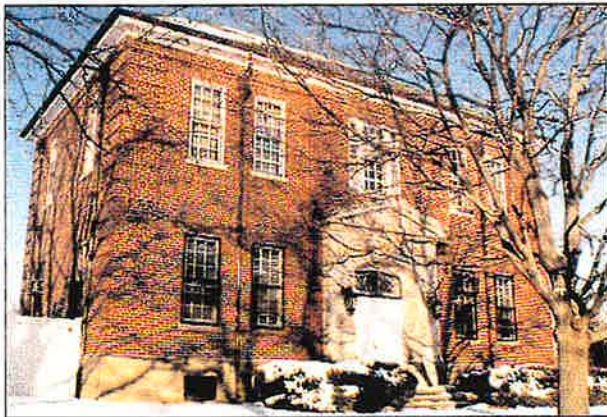
The building's North entrance, set in the main wall of the building is a flat head, classically inspired enframement with Doric pilasters and entablature. Set within this North entrance is a pair of multi-pane wood doors with a five-pane transom light.

The South entrance, although only ceremonial in nature, is much more elaborate in design. Set within a shallow projecting bay that resolves in a fully enclosed pediment with recessed transom light, the South entrance sports a Renaissance inspired, heavily dentillated elliptical transom.

The Post Headquarters' brick exterior walls are capped by a fully dentillated cornice which surrounds the building. The roof is slate, which is most likely original material.

The building was substantially rehabilitated in 1997 during which the interior was largely altered in order to accommodate a new use as a corporate headquarters. The North staircase and some original interior trim survive.

Vicksburg Square Architectural Protection District



Radio, Telephone and Telegraph Building
Buena Vista Street

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BUILDING DESCRIPTIONS

Radio, Telephone and Telegraph Building 1939 – P-2

Buena Vista Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

The Radio, Telephone and Telegraph Building was constructed in 1939. Because it did not fit any of the essential categories Congress was willing to fund on Army Posts during the late 1930's, it is possible that it was designed specifically for Fort Devens. Its design is consistent, however, with the formal Georgian Revival design and planning found throughout the Cantonment area.

Rectangular in footprint, the Telephone Building is a handsome Federally inspired structure with an upright and dignified appearance. Its principal features include a slightly exaggerated two story façade resolving in a chimneyless, slate sheathed hip roof. A tripartite, Palladian inspired window occupies the center section of the principal (South) façade. Corners are quoined brick.

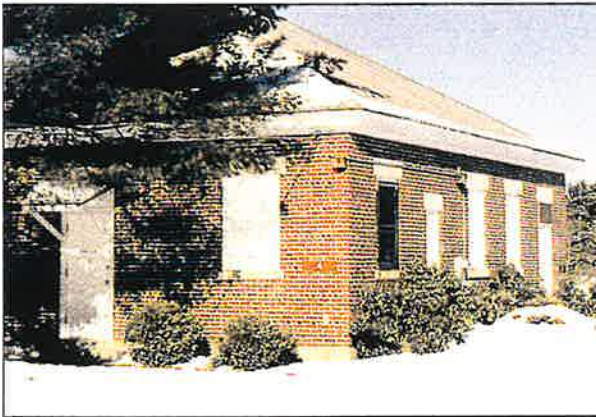
A boldly articulated Georgian Revival principal entry dominates the principal (South) façade. The doorway surround features smooth faced, limestone ashlar with projecting keystone and fully enclosed pediment.

An unusual oculus fan light surmounts the entry doors. Unusual for a Devens structure the paired windows on both levels have a combination of splayed brick lintels with limestone sills. Fenestration is nine-over-nine single glazed wood sash and are original.

Entry doors, never designed for actual use, are three-panel wood, painted white. There is reason to suspect these may be replacements installed after construction of the building.

The hip roof is sheathed in slate, which is almost certainly original roofing material. The interior of the structure is entirely utilitarian as an equipment repository. The building's exterior envelope was designed to mask its true use.

Vicksburg Square Architectural Protection District



Bakery (Lane Hall)
Antietam Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Bakery (Lane Hall) 1930 – P-4

Antietam Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

Constructed in 1930, the Bakery Building was either never used as intended or discontinued shortly after construction when concern arose over its close proximity to the Post Stables (P-5). The building was later converted for use as a closed circuit television structure to support base operations.

Square in footprint, the one-story, former bakery building fronts on Antietam Street with a principal façade three-bays wide. A center door (with later door hood) is flanked by two windows with cast stone sills and rectangular lintels. Sash that remain are six-over-six single glazed wood; however, plywood panels cover all but one and the condition of remaining sash (if any) is unclear. Three original doors, one on Antietam and two on the East wall of the structure have also been boarded up. They each have plain cast stone lintels and a four-light transom.

The building has a shallow hip roof surmounted by an original metal vent. The roofing material is asphalt shingle. Wood trim at the eaves appears to be in an excellent state of preservation. The main entry, shed hood is a later, inappropriate addition and should be removed.

What appears to be a later, metal-clad windowless appendage extends from the Northerly side of the building. The metal roof vent probably will need to be retained as a character-defining feature of the original bakery use of the structure. If removal is contemplated, prior consultation with the Massachusetts Historical Commission should occur. Any sash that need to be replicated

in connection with a rehabilitation should be six-over-six, through muntin sash to match the visible originals without plywood panels. Door replacements should be wood with raised panels.

Vicksburg Square Architectural Protection District



Museum Building (Post Stables)
Antietam Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Museum Building (Post Stables) 1930 – P-5

Antietam Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

Built in 1930, the Post Stables may have been designed specifically for Fort Devens or adapted from standardized designs used by the Army for post construction throughout the country. The Post Stables have recently undergone alterations, including blocking the segmental-arched stable door and substantial alterations to the interiors to house a museum.

Extremely long and narrow, the Museum Building, originally horse stables, is a three-bay-wide, fourteen-bay deep, gable end structure with a full ground story and half-height loft story above. Largely undecorated and lacking a particular style, the building does however retain a certain appealing functionality.

The roof structure has simple open eaves with decorative rafter ends under a moderate overhang. In the center of the roof is a low, oblong, hip roofed vent structure with a matching overhang.

The fenestration is uniform and consists of the original six-light sliding sash set in segmentally arched openings with splayed brick lintels and limestone sills. Minor variations in the fenestration pattern include a loft story window in the first bay of the right elevation, blocked openings in the center bay of each side elevation, and a modern fire exit in the second bay of the right elevation.

Other alterations include a fire escape egress in the left elevation leading to a modern fire rated door in a single gabled dormer at the midpoint of the South elevation which may not be original to the structure. The original carriage door in the center of the East end wall has been infilled with brick. A modern "colonial" style door presently serves as the principal point of access at that location. It is highly recommended that this inappropriate and incompatible alteration be removed and that a double hinged wooden stable door style entry be re-installed.

As mentioned above, the façade does, however, retain the original loading bay and door in the loft level of the façade with the original hoist mounted in the wall above. Other interesting original features include the limestone wheel guards at the base of the carriage way and a large granite trough located to the right of the entrance, and what appears to be an original cupola.

The interior of the building has been largely altered in order to accommodate the Museum facilities, although some structural members of the original timber frame of the loft remain in the second story.

Vicksburg Square Architectural Protection District



Fire Station and Guardhouse Smith Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Fire Station and Guardhouse 1930, 1934 – P-6

Smith Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

The Fire House and laterally attached Guard House were constructed in 1930, followed four years later (1934) by the addition of the rear ell that houses the cell block. The original segmental arched engine door in the Fire House section of the building was recently blocked with cinder block with a "colonial" style door inset into the wall.

Unlike the monumentally scaled structures adjacent to it that form the Vicksburg Square quadrangle, the Fire Station and Guard House was constructed as an integrated structure on a more domestic scale. Though smaller in size, this dual structure evidences the same restrained Georgian Revival detailing found throughout the Cantonment area.

The two-story, gabled façade of the Fire Station and Guard House is composed of two distinct sections roughly equal in size; the principal right section being a formal, symmetrical, three-bay wide entrance wing with a central entrance and a secondary projecting left section, also three-bays wide but slightly larger in scale, with an off center carriage entrance taking up the two left bays in the ground floor. Extending from the rear of the right section of the front of the building is a four-bay deep, three-bay wide, two-story cell block with a gabled roof that runs perpendicular to that of the main block of the building.

The Georgian Revival details that decorate the building are focused primarily at the window and door openings. The most prominent decorative effect is the well proportioned pedimented door

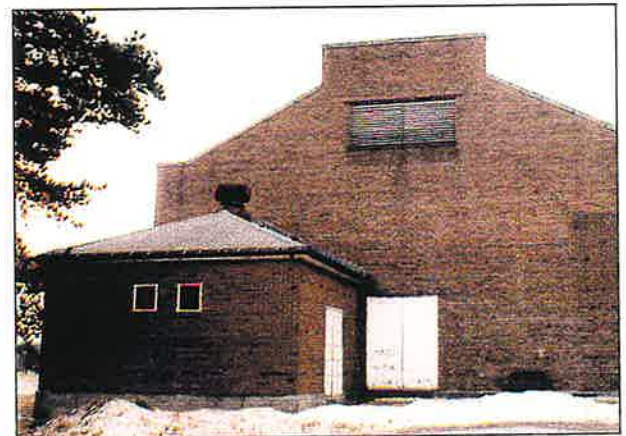
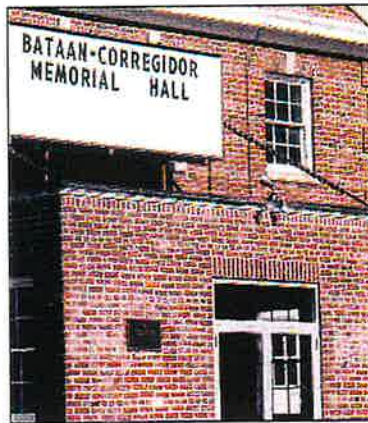
surround of the main entry of the Guard House. This door contains a round arched fan light and eave returns supported by fluted pilasters. Unfortunately the original door to this stylish entryway was replaced with an unpaneled wood door in a single diamond shaped pane. A Georgian style door, in a raised six-panel configuration, should be reinstalled. The engine house vehicular entrance in the left section of the building has a segmental arch transom composed of vertical brick with a cast stone keystone. The six-over-six, double hung sash are decorated with cast stone sills and splayed lintels. The cornice is finished with simple moldings that form a slight eave return in the side elevations.

The fenestration has several other decorative characteristics. The height of the first story windows is elongated by three-light transoms. Quarter round windows flank a chimney stack in the attic level of the right elevation and a round arched fan light lights the attic story in the left elevation, which has no chimney. The shorter windows of the rear cell block wing are unembellished.

The Fire Station and Guard House structure is largely unaltered with the exception of the engine door, which was blocked in with cinder block at a later time. The enclosure now contains a single "colonial" style wood door. This treatment of the former engine entryway is highly inappropriate and should be reversed. Double hinged "stable" style wooden entry doors possibly with multi-pane glazing should be reinstalled. An inappropriate metal utility shed was added to the property c. 1940 and should be removed. The interior of the building contains a degree of original fabric, including industrially inspired pipe rail banisters on the concrete stairs and, most importantly, the original cell blocks with iron bars, iron strapwork and steel bunk beds.

A fenced dog run built during a brief period (when the structure was used principally as a kennel) extends from the South side of the building and should be removed.

Vicksburg Square Architectural Protection District



Bataan Hodges Theater
Buena Vista Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Bataan Hodges Theater 1932 – P-10

Buena Vista Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

Constructed in 1932 as part of a general plan within the Army to provide popular entertainment as a means of improving life on posts, the Bataan/Hodges Theater was built from standardized plans used on posts throughout the country. Because congressional funding did not specify such uses, the theater was paid for through a special, non-appropriated fund and constructed from reused materials by post personnel. The original marquis canopy and ticket window was enclosed in brick with aluminum double-leaf doors in 1956. The building was used as a cinema theater until recently.

The theater building is a simply massed, gable front structure with a forward projecting two-and-one-half story gabled bay that comprises the façade and a small one-story, hip-roofed, mechanical wing to the rear. The main section of the building housing the auditorium of the theater is unadorned except for gable end parapets and four thin buttresses in each side elevation.

Projecting from the front of the auditorium is a two-bay deep, two-story atrium structure with restrained Georgian Revival detailing. Decorative features include uniformly sized corner quoins, an enclosed pediment, and classical cornice moldings. The original paired entrances, located at each end of the façade, have round headed, fan light transoms and are decorated with cast stone keystones and impost. The six-over-six, double-hung sash fenestration has the same keystone decoration in splayed brick lintels. A demi-lune window decorated the enclosed pediment.

Alterations to the building are limited to the enclosure of the marquee with brick infill and a modern double-leaf, metal and glass door (1956). The heavy chains that supported the original marquee are still in place. It would be preferable if this later enclosure were to be removed as part of a rehabilitation of the theater, allowing the marquee to be suspended from its original chains.

The original interior of the lobby and theater are largely intact. Important original features include the ticket window, lobby finishes with pressed tin ceiling, finishes and fixtures in the auditorium, lighting fixtures and projection booth. Theater seating has been replaced at least once since the date of construction.

Vicksburg Square Architectural Protection District



Police Station (Main Post Exchange)
Buena Vista Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Police Station (Main Post Exchange) 1918 – P-14

Buena Vista Street

This building is listed on the National Register of Historic Places as a *non-contributing* resource within the Fort Devens Historic District. A *non-contributing* structure is one which does not add to the district's sense of time and place and historical development.

Architectural Description

The Main Post Exchange is a rectangular, one and two story building with a gabled roof, and two projecting one-story gabled end wings. The building has been largely altered and is otherwise unadorned.

It is said that the previous fire-damage resulted in numerous modifications including the addition of single-light, double-hung replacement sash and modern glass and metal entries. The building is currently being used by the State Police.

This structure is significant only in that it may contain remnants of the original 1918 structure. As mentioned above, an examination of the interior revealed no visible surviving material from the first building. Although the structure has been listed as *non-contributing* in the National Register, any alterations or contemplated demolition should be fully explored with the Massachusetts Historical Commission. This much altered structure is one of the few remaining from the original World War I temporary camp. Additionally, certification, if desired, should be carefully explored with the MHC in advance, since the building in its present state may be determined to lack sufficient original material to qualify.

Vicksburg Square Architectural Protection District



Post Hospital (Administration Building)
Antietam Street and Balls Bluff Street

Informational Guide
Vicksburg Square Redevelopment
Building Descriptions
R E Dinneen Architects & Planners, Inc.
2/10/01
Section 5 Photo

BUILDING DESCRIPTIONS

Post Hospital (Administration Building) 1931 – P-25

Antietam and Balls Bluff Street

This building is listed on the National Register of Historic Places as a *contributing* resource within the Fort Devens Historic District. A *contributing* resource is one which by location, design setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.

Architectural Description

The original Post Hospital and later Administration building was completed in 1931, funded by an appropriation of \$300,000 from Congress in 1928 and an additional \$100,000 in 1929 to complete the rear wing.

The Post Hospital building has a T-shaped plan consisting of a primary rectangular block with an eleven-bay façade and a large scale, full height, three-bay rear wing. The main block of the building is connected to the rear wing on the first story by a full width corridor, and on the second floor with a narrow, angled walkway. Both sections are two stories with a hip roof. The building is construction of brick in a modified Flemish bond and sits on a concrete foundation.

The principal façade is decorated by a projecting three-bay, central gabled pavilion with an enclosed pediment featuring a demi-lune light. The central entry composed of six-light, double leaf doors capped by a rectangular five-light transom is sheltered by a handsome cast stone balustraded balcony over a plain entablature supported by paired Tuscan columns. Under the balcony hangs a period Arts and Crafts lantern of wrought iron and stained glass. The flight of stairs leading to the entrance has what appear to be original wrought iron railings. The building has a Classical inspired cornice of wood. The original slate roof has been replaced by asphalt shingles.

Fenestration, all of which is replacement sash, consists of a basic window form composed of three-light transoms above six-over-six, double-hung sash and several decorative forms including a tripartite window above the main entrance and the demi-lune in the enclosed pediment of the façade. Sun porches located in the rear corners of the main block and rear wing are arranged in groups of two and three of the basic window form. All of the window openings are trimmed in flat arches of splayed brick and cast stone sills. The rear entry door on the rear wing has been infilled; the door remains, but the transom and sidelights have been removed and replaced with painted plywood. Some sheds and shed roofs, which have been added to the building are not significant, should be removed.

Major aspects of the interior axial floor plan and finishes, including stairs, doors, woodwork and tiled second floor surgery remain. Other significant interior features remaining include, white ceramic tile wainscot and flooring in the treatment rooms, interior multi-pane doors and transoms and the metal and wire glass stair enclosure.

Section 6

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. Among these, and serving as the nucleus of Fort Devens, are the large masonry buildings which form Vicksburg Square quadrangle.

In developing a preservation plan for Devens, MassDevelopment determined that a cohesive approach to management of the architectural resources of Vicksburg Square would be important. To that end, the area comprising the square itself and several buildings within the vicinity have been designated the **Vicksburg Square Architectural Protection District** (the Protection District).

The Protection District encompasses the historic Vicksburg Square quadrangle with its four large Georgian Revival structures known as Knox (P-3), Revere (P-12), Allen (P-13), and Hale (P-11) Halls, together with several smaller buildings in the vicinity of the quadrangle. The smaller buildings covered by the Protection District are the Post Headquarters (Foreman Hall), (P-1), Radio, Telephone and Telegraph Building (P-2), Bakery Building (Lane Hall), (P-4), Museum Building (Post Stables) (P-5), the Fire Station and Guardhouse (P-6), the Bataan and Hodges Theater (P-10), Police Station (Main Post Exchange) (P-14), and the Post Hospital (Administration Building) (P-25).

The following design standards and guidelines are intended to assist owners and long-term lessees in planning and executing exterior rehabilitation work on buildings located within the

Architectural Protection District. The standards and guidelines serve two purposes; one, to guide in planning a rehabilitation so that the work is coordinated throughout all the Protection District; and two, to assist MassDevelopment, charged with overseeing and implementing the standards, in determining those proposed exterior 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 nor do they apply to interior design issues. 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. An overview can be found in **Section 8, Historic Preservation Certification.**

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 will guide you through the design review and approval process. He/she will 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. Also, 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 criteria is to preserve the physical features, architectural character and appearance of the Protection District as a whole, as well as the appearance of the Vicksburg Square quadrangle area; a cohesive collection of brick institutional buildings and related smaller institutional structures. It is generally recommended 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 previous alterations may have gained some significance or “evolutionary” features and may warrant retention.

The dominant architectural feature of the Protection District is the large quadrangle composed of monumentally scaled buildings surrounded by a collection of similar administrative, hospital and special use structures. The area is unified by its design; Georgian Revival, its building material; brick, and its scale and massing. The Vicksburg Quadrangle itself is characterized by a uniform height of three-and-one-half stories, and identical gabled roof structures.

These standards and criteria 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.

The most important features of the buildings in the Protection District are their facades. In the case of Vicksburg Square quadrangle these include both the principal (outward facing) facades and the secondary (quadrangle facing) facades. Also important are the roofs, especially those portions visible from surrounding roadways.

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 criteria for elements identified below.

When changes to buildings under multiple ownership or lease are proposed, the entire building shall be considered and treated uniformly. Work on any building may, however, proceed in stages.

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. In the Innovation Technology Center, where development densities may be higher, and to complement the consistent height and appearance of the existing stock of mature trees (principally oaks, maples and evergreens), a more diverse and ornamental scope of new trees should be encouraged. A list of recommended species, varieties and specie planting patterns are listed in the Devens Enterprise Commission, Rules & Regulations, Landscape Requirements, pages 2-29, 30, 31, 32 and 33.

b. General Lighting:

With the exception of the Vicksburg Square quadrangle, the general area appears to lack general public illumination. The prevalent public lighting fixture in the Vicksburg Square quadrangle have cylindrical, shielded fixtures mounted on plain, galvanized steel poles approximately 20' - 25' tall set directly into the soil without transitional decorative bases or concrete footings. These fixtures and poles can be described as utilitarian.

A variety of smaller, building-mounted fixtures can be found on several of the structures comprising this district. Appropriately styled lighting includes the colonial style lamp and wrought iron bracket over the main entrance to the Post Headquarters. The Radio Telephone & Telegraph building main entrance also retains it's original colonial style pendant lights.

If in the future it is determined that street lighting is warranted then a fixture consistent with the Georgian Revival architecture and scaled to fit comfortably within the street-scape is recommended. Because of the over-scaled size of the buildings, the recommendation is to use poles that are 20 feet as a minimum height; the maximum height having been established by the Devens Enterprise Commission Rules & Regulations, Landscape Requirements page 2-35.

If in the future it is determined that a new parking layout is warranted then it is strongly recommended that new raised dividers that incorporate walkways, landscaped areas and Colonial style light poles should be designed into a cohesive parking plan. The combination of landscaping and lighting will alleviate the overwhelming dreariness of unrelieved asphalt.

New lamps must be metal halide, Devens Enterprise Commission, Rules & Regulations, Lighting, pages 2-35. 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 Vicksburg Square Architectural Protection District shall be the following:

Manufactured By:	Noral Lighting
Model of Luminaire:	Ambassador
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", 14 feet high, aluminum
Post & Luminaire Color:	Black

Post 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:

If street widenings are required by the DEC, based upon provision of detailed traffic analyses, then the construction standards summarized in the table titled Street Design Standards, Devens Enterprise Commission, Rules & Regulations, page 2-20. The potential for future increases in vehicular and pedestrian traffic in the Protection District may lead to street upgrades and/or widenings. Because this district lies within the Innovation Technology Center, this makes higher standard sidewalk mandatory in the district, page 2-34 as part of any scheduled street upgrades. The higher standard includes 6" vertical granite curbing as a standard.

d. Fencing:

Fences are not specifically addressed by the Devens Enterprise Commission Rules & Regulations because they are noted as being "purely qualitative measures". Screens are however addressed as a requirement for softening the visual impact associated with truck docks, trash disposal, storage and parking areas.

Fences between buildings and the street or between individual buildings or as defining lot boundaries should not be allowed. Fences on an individual site that may be requested by an owner to satisfy specific exterior security needs should be reviewed on an individual case basis

but should be actively discouraged. If low level security enclosures are needed then the screening options listed in the Devens Enterprise Commission, Rules & Regulations, page 3-20 which include vegetation should be seriously considered. If ascending security levels are needed, then painted, solid wood fences, no taller than 8', should be allowed. At the highest level, painted, wrought iron fences that incorporate ornamental shrubs should be used. In all cases, chain link fencing, slatted or otherwise, barbed wire or razor wire should be expressly prohibited.

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 steps to any primary, decorative entrance, if existing, including stringers, risers and treads and any decorative element, 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 shall appear like the original in massing and shall not change in location. Limestone and cast stone may be replaced with material of similar texture and color such as concrete.

Iron or wood stairs which may originally have existed shall be replaced with the original material if possible.

b. Railings and Balustrades:

Existing cast iron or iron pipe stair railings and balustrades shall be retained. If they are badly deteriorated or non-existent, replacement elements shall 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 or iron work on nearby buildings. Black painted finish is the typical finish for existing and new metal railings.

c. Entryways:

- i. Entryways original to any building, if extant, (including decorative hoods, canopies, surrounds and moldings) shall be retained. If entryways are missing, badly deteriorated or have been previously replaced with a door of inappropriate design, replacement of elements shall approximate the original design, material, proportion and arrangement.
- ii. Special consideration should be given to reinstalling the cast stone porticos incorporating paired Tuscan or rusticated columns that were previously removed from the façade entrances of Knox, Allen, Hale and Revere Halls in the early 1970s. Although the standards and criteria do not apply retroactively, historic photos included in this package can be referenced by Owners and Lessees who wish to restore these decorative elements. The replication of these porticos is strongly encouraged.

d. Entry Doors and Vestibules:

- i. Original entry doors and visible elements of vestibules shall be retained and repaired where possible. If original doors survive in the building, replacement doors, if required, shall match originals in material and in design, including proportion, number of leaves (i.e. single or double doors), placement within door frame and general arrangement of panels. The standard shall be solid wood doors, with panel configuration matching original design (i.e. multi panel doors surviving at Hale Hall) and painted finish. When no original doors survive, then the original doors found in similar buildings shall serve as a standard.
- ii. Transoms, sidelights, and other features shall be retained and repaired and may not be removed or blocked down to fit smaller doors and frames.

3. EXTERIOR WALLS

a. Masonry (brick, stone and concrete):

- i. Existing walls shall be retained and repaired. Repainting of concrete elements will be considered for approval if previously painted. The proposed color must approximate the original masonry in appearance. Repointing 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. Previously used brick will be considered if the brick is deemed to be in adequate condition and to be an appropriate match for existing brick found in the building. The brick coursing is common bond, with header coursing every sixth course.
- ii. Stone window headers, sills, belt trim 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 of similar penetrations.
- iv. Original brick chimneys should be retained. If repointing is required it should match the original mortar in color, texture, joint width and profile.

b. Balcony Infill:

The removal of the existing, c. 1970 exterior balcony infill and the restoration of the open balconies with appropriate railings at Allen Hall (P-13), Revere Hall (P-12) and Knox Hall (P-3) will be approved and is strongly encouraged.

4. WINDOWS, WINDOW OPENINGS AND TRIM

The original window design and arrangement of window openings on the principal facades shall be retained. Changing window openings to accommodate larger or smaller sash and frames will not be approved. Restoring window openings to the original size where original windows are extant on other portions of the building 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 muntin configuration of the existing windows and sash in order to preserve the historic integrity of the building and provide a consistency of treatment. In instances where original window openings have been bricked in, it is strongly encouraged that they be reopened and outfitted with historically appropriate sash.

a. Sash and Lights:

- i. New window sash shall match the original design and should not be divided into smaller or larger numbers of panes than those of the original unless documentary evidence of the property under consideration can be supplied to show that the proposed change would be historically accurate. Painted wood sashes with true divided lights are encouraged. Muntin bars shall be historically correct, 7/8 inch in width.
- ii. The retention of original or historic material is encouraged. The installation of storm sash (interior or exterior) is preferred to the removal of original sash.
- iii. While wood replacement sash are preferred, non-wooden replacement sash will be considered. Vinyl clad wood windows matching the appearance of the original windows will be considered. Application of panning over original wooden trim is prohibited. Use of applied wood muntins on thermopane sash is discouraged; however, consideration will be given if such muntins are of an appropriate profile relative to the construction date and building type and applied with weatherproof adhesive on both sides of the glass. However, if

certification through the National Park Services is being considered then prior coordination on this matter is strongly encouraged.

- iv. The removal of window sash and the installation of permanently fixed panels to accommodate air conditioners will not be allowed. Replacement of existing window air conditioning units will not be allowed.
- v. Standard finish shall be painted white. Caulk and sealants used at interface with masonry wall also be white. If vinyl or aluminum clad is approved, color shall be white. (Please refer to Item 12, Miscellaneous Other, Part d, Paint Colors.)
- vi. Window glazing shall be clear glass in all instances. Low E clear glass will be allowed.

b. Sills and Lintels:

Window sills and lintels 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 will not be approved where the originals are stone or concrete. Decorative lintel details such as applied or incised designs shall be retained.

c. Window Grilles and Iron Balconies:

Ornamental or highly decorative grilles and balconies will not be allowed. Functional security grilles compatible with those that exist elsewhere within the Protection District will be considered for approval on a case-by-case basis and, if approved for installation, shall be reversible in nature.

d. Storm Windows and Screens:

Installation of storm windows is allowed. The color of storm windows shall be white. (Please refer to Item 12, Miscellaneous Other, Part d, Paint Colors.) Storm windows should have a

narrow frame that does not protrude beyond the façade plane of the building. Storm sash should closely align with the window sash, particularly the meeting rail. Natural aluminum or bronzed finish is not allowed. Screens shall be white color frames with black or dark screening material. Natural aluminum screening is not allowed.

5. ROOFS (including roof lines, cornices and dormers, skylights, greenhouses, penthouses, roof fences and decks, mechanical penthouses, solar panels, and devices, and the like)

General: The original gable roof configuration and cornice line of buildings in the Protection District shall be retained. Alterations or new construction such as greenhouses, penthouses, roof decks or fences, solar panels, and devices, mechanical and electrical equipment, if visible from a street or avenue, may be approved only on a case-by-case basis but in general are discouraged. Criteria for approval, if granted shall include the following items:

- a. placement to minimize visibility,
- b. minimizing visible mass,
- c. non-reflective dark appearance, and
- d. conformance to State Building Code requirements.

- a. Roofing Materials:

New roofing shingles shall be asphalt type, Class A, color to match the existing predominant light gray tone of the Protection District. Replacing original slate roofing with new slate is also acceptable. Simulated slate asphalt shingles will be considered if they match the existing building shingles in color and patterning.

- b. Skylights:

Skylights are allowed on secondary elevation roof planes provided their projection is less than one foot above the roof plane and at least one foot back from the visible edges of the roof; framing of the skylights should also be dark and non-reflective. Skylights proposed for principal façade roof planes will be considered only on a case-by-case basis. It should be

noted that the term *secondary façade* in this context refers to any façade which was designed not to be seen from any traveled way. There are certain structures in the Protection District which have no secondary facades, most notably the four large masonry structures (Allen Hale, Knox and Revere Halls) which form the quadrangle of Vicksburg Square.

c. Dormers:

Dormers shall be retained and repaired or restored. The adding of new dormers or the enlargement of existing dormers will not be approved.

d. Cornices:

Wood, masonry and metal cornice elements shall be retained and repaired or restored.

e. Metalwork:

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

f. Elevator Head Houses:

New roof features accommodating elevator shaft overruns and required venting shall be allowed, provided that the new features are compatible with the oversall roof profile and other features, i.e. chimneys, dormers, etc.

6. FIRE ESCAPES

New exterior fire escapes will not be permitted. Existing fire escapes may be retained, provided they pass structural inspection and are repaired and repainted.

7. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of the 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 non-original exterior elements is encouraged where such additions have not become important evolutionary elements but is nevertheless subject to review on a case-by-case basis. Such elements include fiberglass and shingled awnings, handicap ramps and utility sheds.

8. EXPANSIONS AND ADDITIONS

Architectural changes that increase the height above existing contextual roof lines, or that substantially alter the profile or historic façade 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 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 addition.

9. NEW CONSTRUCTION

New construction 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

The design of all signage in the Protection District shall be in conformance with the existing regulations as described in the Devens Enterprise Commission Rules & Regulations, pages 6, 1-24.

a. Permanent Signs:

Permanent Signs shall be permitted so long as their installation causes no irreversible injury or disfigurement to a building façade and so long as they are indirectly lighted. No internally illuminated signs will be allowed. Free-standing signs must be reviewed and approved in advance by MassDevelopment. All signs shall be compatible in their materials and appearance with the prevailing architecture in the immediate vicinity.

b. 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 should not obscure significant architectural detail and if used at all, should be removed promptly upon completion of the service rendered.

12. MISCELLANEOUS OTHER

a. Paint Colors:

In historic continuation of the dominant Georgian Revival style of the Protection District all trim shall be painted Benjamin Moore (or approved equal) Brilliant White (01). Exterior doors in Vicksburg Square quadrangle – Knox, Revere, Allen and Hale Hall shall be painted Black (103-80). Exterior doors on other buildings shall be painted Brilliant White (01), Chrome Green (103-41) or Cottage Red (103-22). All exterior doors in a given building shall be the same color.

b. Intercoms, Buzzer and Enunciators:

All buzzers and intercom boxes are prohibited on the brick face of a building.

c. Door Hardware:

Door hardware shall be brass, compatible with the Georgian Revival style of the buildings. Replacement hardware, for non-Georgian Revival style buildings, shall be in a style and finish consistent with the period and style of the buildings.

d. 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.

e. 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.

f. Cellular TV Satellite Dish and Other Communications Apparatus:

Cellular telephone and other communications apparatus are allowed on a case-by-case basis. If allowed, placement shall be restricted to locations which are effectively screened from general view so as not to unnecessarily detract from the overall architectural integrity of the Protection District. Any apparatus that may have become obsolete or unused shall be removed prior to installation of new apparatus.

LIGHTING FOR STREETS, PARKS AND SQUARES

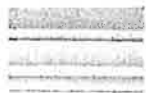
AMBASSADOR

Lenses in UV-resistant acrylic plastic.
Luminaires and brackets in PolySealed aluminum.

LUMINAIRE COLORS



BLACK



WHITE



PATINATED GREEN



GLOSS GREEN
RAL 6012

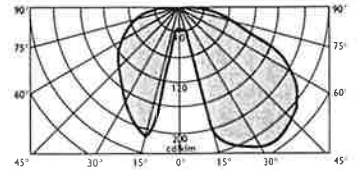
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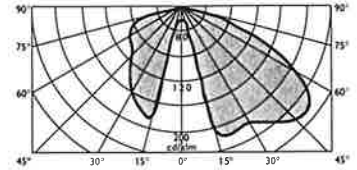
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990

C 90 — C 0

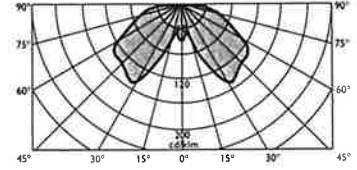
Asymetrical
70 W HPS



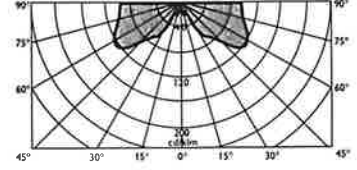
Asymetrical
28 W PL



Ring reflectors
100 W MH



Bare lamp
100 W MH



FOR THE FULL RANGE OF MODELS/BRACKETS
AVAILABLE, PLEASE SEE PAGES 130-133.

WEIGHT (LESS BALLAST)

Weight of luminaire 11 kg/24.2 lbs.

WIND EXPOSURE SURFACE

Exposed surface of luminaire
0.21 m²/0.689 sq.ft.

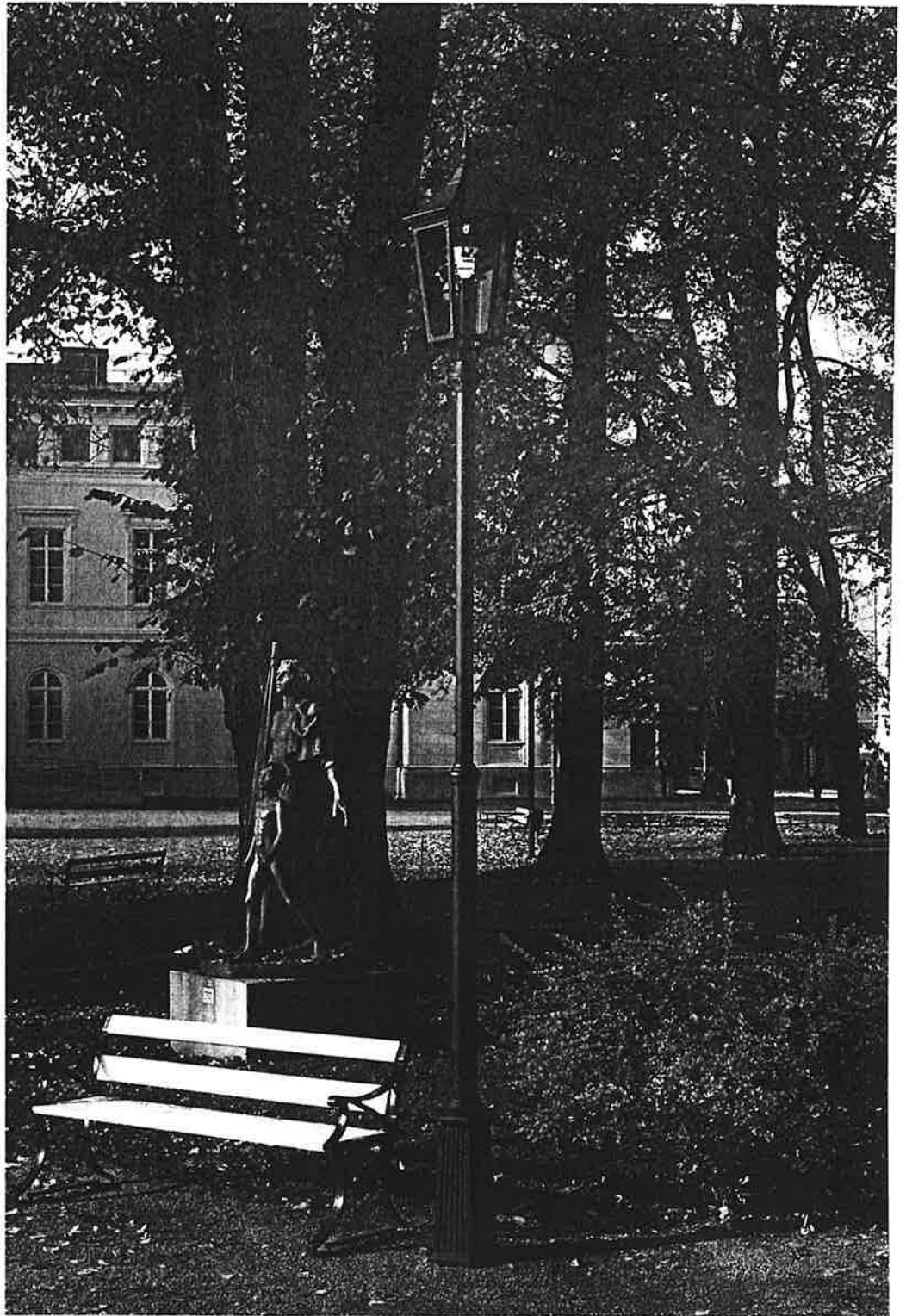
- Models/brackets _____ p. 130
- Posts available _____ p. 168
- Anchoring _____ p. 166
- Accessories _____ p. 178
- Combinations:
- Cardinal _____ p. 64
- Consul _____ p. 152

WHEN ORDERING,
PLEASE SPECIFY:

- Model/Bracket _____
- Luminaire color _____
- Light source/W/VAC _____
- Optics _____
- Lens color _____
- Ballast location _____
- Light point height (LPH) _____
- Post type _____
- Accessories _____

For complete ordering instructions,
see supplement 93-113.

Luminaires provided complete and ready for installation, including all electrical components and anchoring set.

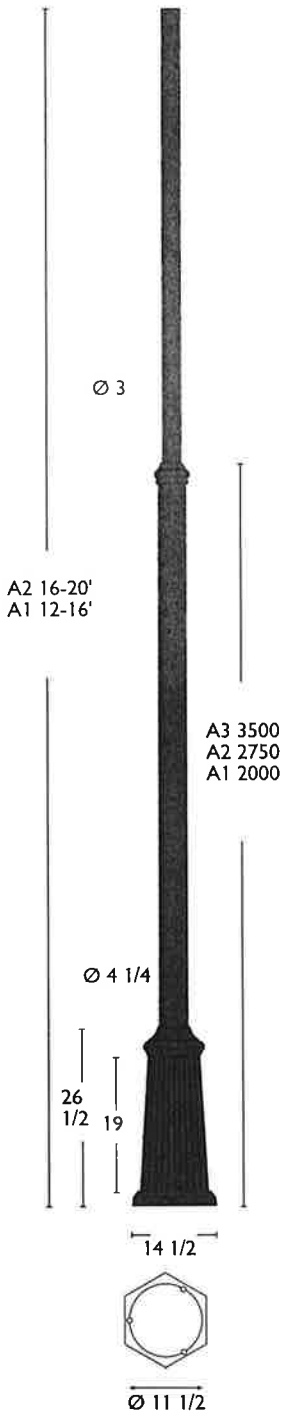


SPECIFICATIONS

SOURCE/WATTAGES		OPTICS					COLOR	
Source	Max W	REFRACTORS		REFLECTORS			Lens	Luminaire
		Type III	Type V	Asymetrical	Symetrical	Bare		
Incandescent	300	N/A	N/A	N/A	N/A	●	Opal Clear Tint	Black White Gloss Green Patinated Green
Compact florescent	2x28	N/A	N/A	● (1x28)	N/A	●		
H.P. Sodium	250	●	●	●	●	●		
Metal halide	250	●	●	●	●	●		

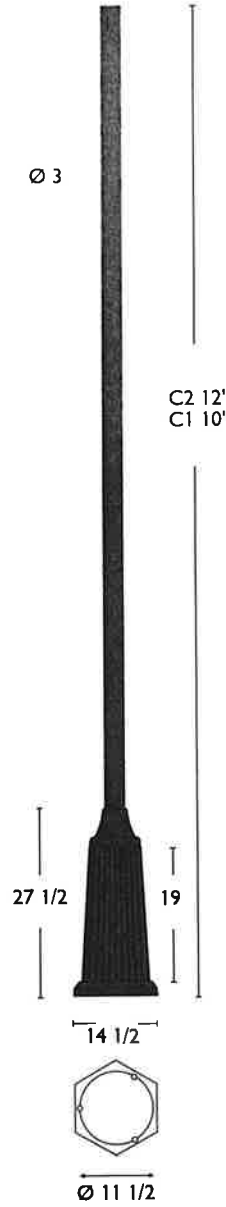
POSTS

Other posts available on request



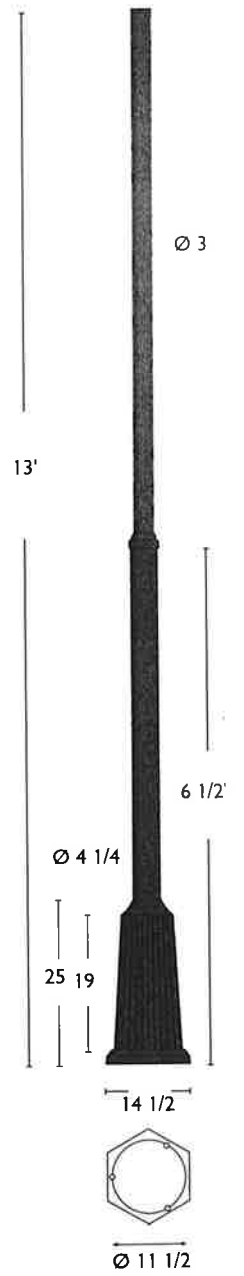
Type A post
Aluminum
adjustable

Not available in
North America



Type C post
Aluminum
Fixed height

Not available in
North America



Type F post
Aluminum
Fixed height
Consult factory

Section 7

MASSACHUSETTS HISTORICAL COMMISSION,
REQUIREMENTS UNDER SECTION 106, AND PROGRAMMATIC AGREEMENT

Overview

The term "Section 106" refers to a portion of the National Historic Preservation Act of 1966, as revised in 1978, 1986, 1999, and 2000. It requires any Federal or Federally-funded agency to assess the impact of any undertaking on a property falling within its jurisdiction which is either currently listed or eligible for listing on the National Register of Historic Places. Similar requirements for undertakings which are funded, licensed, or permitted by Mass. state agencies are set forth in Mass. General Laws, Chapter 9, Sections 26-27c, as amended (950 CMR 71.00). Before any permits are issued or any monies are expended on construction the agency must formally solicit input from the Mass Historical Commission (MHC) and State Historic Preservation Officer (SHPO) and in certain instances the Advisory Council on Historic Preservation (ACHP) in Washington, D.C. Section 106 does not necessarily prevent any action from being taken; rather it compels the project proponent to take into consideration the likely impact on any historic structure and gives the MHC/SHPO a chance to comment.

Section 106 Review Procedures

The following summary of the Section 106 process is designed to assist in a general understanding of the law as recently revised. For more comprehensive information please access the Advisory Council on Historic Preservation's web site, www.ACHP.gov. A detailed description of Section 106 can be found in the document, Advisory Council on Historic Preservation, 36 CFR Part 800, "Protection of Historic Properties; Final Rules". The website will provide the most current document. Initially the SHPO must identify and evaluate historic resources which would be subject to Section 106 review. This step has already been completed in the case of the buildings covered by this guide.

For you, the process begins with submission of a Project Notification Form (PNF) (copy included herein). The Project Notification Form sets forth basic but critical information needed by the SHPO. You, as the project proponent must work through MassDevelopment in submitting your materials for review. If available, plans and specifications for the proposed work and complete photographic documentation of those aspects of the building to be modified are valuable to the reviewers and will facilitate review.

By law, the SHPO has thirty (30) days after receipt of a completed PNF to make a determination of *No Effect*, *No Adverse Effect* or *Adverse Effect* on historic buildings. If the project proponent disagrees with the finding of the SHPO the matter may be referred to the Advisory Council on Historic Preservation for further review and comment.

In general, ratings are made as follows:

No Effect on Historic Properties - Projects given this category are deemed to have no impact on the surrounding historic resources at Devens.

No Adverse Effect on Historic Properties - A finding of *No Adverse Effect* is issued for projects which have an impact on the historic resource, but not a negative one and in no way would diminish the integrity of the historic resources at Devens.

Adverse Effect on Historic Properties - issued when it is deemed that the proposed project will have a negative effect on the historic resources. If a finding of *Adverse Effect* is forthcoming, then you working through MassDevelopment must prepare a Memorandum of Agreement with the SHPO. In some cases, the ACHP may participate in the development of a Memorandum of Agreement. If the reviewing agencies and you as project proponent agree to conditions which in the opinion of the SHPO will adequately mitigate the potential *Adverse Effect* then you may proceed with your project. If there is no agreement on measures to mitigate adverse effect than the ACHP in Washington, D.C. is given a thirty (30) day period to review, comment and

hopefully arbitrate this agreement in a way which resolves this dispute to the satisfaction of all parties. Unlike the Historic Preservation Certification process for Federal investment tax credits, once the project is approved to proceed under Section 106, no further review of work in progress or completed work is required. This notwithstanding, all work on your project should be carried out in strict conformance with the original Project Notification Form (PNF) documentation.

If you also plan to file a Historic Preservation Certification Application with the SHPO and eventually to the National Park Service in Washington, it is important to note that the MHC/SHPO will generally accept this application in lieu of the attachments to the Project Notification Form. This saves time and effort by combining these two efforts. Your preservation consultant can prepare certification paperwork for you and copies can be reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation and Section 106 simultaneously.

As a reminder, the Programmatic Agreement of 1996 between the U.S. Army, Massachusetts Land Bank, the Advisory Council on Historic Preservation, and the Massachusetts State Historic Preservation Officer, (SHPO) provides for the development of deeded protective covenants which, when fully in place will provide for sanctions to prevent unauthorized changes to certain Devens buildings. Therefore, this makes it doubly important to obtain full authorization and approval from the SHPO during the Section 106 process. A copy of this document is provided at the end of this section.

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD

BOSTON, MASS. 02125

617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: _____

Location / Address: _____

City / Town: _____

Project Proponent

Name: _____

Address: _____

City/Town/Zip/Telephone: _____

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

Project Description (narrative):

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

950 CMR: OFFICE OF THE SECRETARY OF THE COMMONWEALTH

APPENDIX A (continued)

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

What is the total acreage of the project area?

Woodland _____ acres	Productive Resources:
Wetland _____ acres	Agriculture _____ acres
Floodplain _____ acres	Forestry _____ acres
Open space _____ acres	Mining/Extraction _____ acres
Developed _____ acres	Total Project Acreage _____ acres

What is the acreage of the proposed new construction? _____ acres

What is the present land use of the project area?

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form: _____ Date: _____

Name: _____

Address: _____

City/Town/Zip: _____

Telephone: _____

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.

PROGRAMMATIC AGREEMENT

among

UNITED STATES ARMY,
ADVISORY COUNCIL ON HISTORIC PRESERVATION,
and MASSACHUSETTS STATE HISTORIC PRESERVATION OFFICER

for the

Base Closure and Disposal of Fort Devens, Massachusetts

1996

Whereas the United States Army (Army) is responsible for implementation of applicable provisions of the Base Closure and Realignment Act of 1990 (P.L. 101-510); and

Whereas the Army is proceeding with realignment of functions and units, closure of installations, and disposal of excess and surplus property in a manner consistent with the Defense Base Closure and Realignment Commission Report to the President 1991; and

Whereas the Army has determined that interim leasing, licensing and/or disposal of portions of Fort Devens, Massachusetts, will have an effect upon historic properties that have been designated as a National Register district and/or are eligible for listing in the National Register of Historic Places, and has consulted with the Massachusetts State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (Council) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. Section 4701), Section 110(f) of the same Act (16 U.S.C. Section 470h-2[f]), and Section 111 of the same Act (16 U.S.C. Section 470h-3); and

Whereas historic properties at Fort Devens are at this time known to include the Fort Devens National Register Historic District (a.k.a. the 1930s Cantonment Area) and properties determined by the Army to be eligible for the National Register through consultation with the Massachusetts SHPO (these include the Civilian Military Training Camp, the Red Cross Building and garage [See Attachment A for building numbers], the Sniper Tree and the Fort Devens cemetery, historic archeological sites HS #3N, #8N, #8M and #20M, and the Shoppette prehistoric archeological site); and

Whereas the Army has completed historical and archival investigations and archeological surveys of those Fort Devens lands which are leaving Federal ownership and which have the

greatest potential to possess either historic or prehistoric archeological sites (Archaeological Inventory Survey, Fort Devens, Massachusetts, Volumes I and II, November 1993 and Intensive Archaeological Survey, Fort Devens, Massachusetts, Volumes I and II, 1995) and developed in consultation with the Massachusetts SHPO an archeological sensitivity model to direct future archeological surveys for Fort Devens lands remaining in Army ownership; and

Whereas the Sniper Tree has been transferred to the Center for Military History curation center at Anniston Army Depot, Alabama; and

Whereas interested members of the public, including the Massachusetts Government Land Bank, and the Joint Boards of Selectmen, and Native Americans, through public hearings, consultation meetings, and other means, have been provided opportunities to comment on the effects this base closure may have on historic properties at Fort Devens; and

Whereas the Massachusetts Government Land Bank (MGLB), as the official Local Reuse Authority (LRA) for Fort Devens, was invited to concur in this Programmatic Agreement;

NOW, THEREFORE, the Army, the SHPO, and the Council agree that the undertaking shall be implemented in accordance with the following stipulations to take into account the effect of the undertaking on the historic properties.

STIPULATIONS - The Army will ensure that the following measures are carried out:

I. Disposal of Fort Devens Properties

A. The Army will dispose of Fort Devens properties in a manner that preserves and maintains their overall historic and architectural character in accordance with the following PA stipulations. Those properties not transferred to the official Local Reuse Authority (MGLB) or other public entities as stipulated below, will be disposed of by the Army in accordance with the marketing plan discussed in Stipulation I.F.

B. Fort Devens property will be marketed in accordance with the Federal Property and Administrative Services Act of 1949 (as amended) as implemented by 41 CFR 101.47 and Title XXIX - Defense Base Closure and Realignment Act of 1990, Public Law 101-510 (as amended). The Army will to the extent feasible, dispose of the Fort Devens historic district in toto and unsubdivided. Should it prove necessary to subdivide the property in order to effect its disposal, the Army will consult with the parties to this Agreement to determine whether additional measures should be employed to protect historic properties.

C. The Army will continue to provide caretaker building maintenance, security, and fire protection pending the disposal of historic properties at Fort Devens. These caretaker activities shall be conducted in accordance with Public Works Bulletin 420-10-08 (17 March 1993), Facilities Operation, Maintenance, and Repair Guidance for Base Realignment and Closing Installations (and subsequent revisions). National Register eligible archeological sites will be monitored periodically by the Army for security purposes pending their transfer or sale.

D. Licenses and Leases

The Army shall include in any license, lease, or other similar transfer document, a requirement that the lessee will properly maintain and protect historic properties in accordance with their National Register status (Attachment B). Proposed alterations to leased historic properties will be the subject of consultation among the Lessee, the Army, the Massachusetts SHPO, and the Council.

E. Public Benefit Transfers/Title XXIX Conveyance

1. Public Benefit Transfers of historic properties, including those authorized under the McKinney Act, through assignment to another Federal Agency (as authorized in the Federal Property and Administrative Services Act of 1949, as amended (40 U.S.C. 471 et seq.)), directly to the recipient at the request of the Federal agency approving the Public Benefit Conveyance, or directly to the recipient where there is no Federal sponsor and the Army approves the Public Benefit Conveyance request, will include appropriate preservation covenants. The receiving Federal agency will be responsible for compliance with 36 CFR Part 800 with respect to maintaining and disposing of these properties.

2. If historic properties are transferred as part of an Economic Development Conveyance to a Local Redevelopment Authority (LRA) (as authorized in Title XXIX of the National Defense Authorization Act for 1994), that LRA, in lieu of the Army, will be responsible for marketing these properties in accordance with the procedures outlined in Stipulation I.F. If the LRA so desires, it may negotiate a new redevelopment mitigation plan with the Massachusetts SHPO and the Council concerning their use and treatment of the historic properties located on said lands.

3. The Army will notify the SHPO and Council in writing of each Federal agency or authority which has requested and has been assigned property pursuant to Stipulations E.1. or E.2. above.

F. Negotiated and Public Sales

1. If part or all of the Fort Devens BRAC excess lands are disposed of to an LRA through a negotiated sale, that LRA, in lieu of the Army, will be responsible for marketing historic properties in accordance with the procedures outlined in Stipulation F.2. If the LRA so desires, it may negotiate a new redevelopment mitigation plan with the Massachusetts SHPO and the Council concerning their use and treatment of the historic properties located on sale lands.

2. For historic properties not disposed of to an LRA, the Army will prepare a marketing plan, in consultation with the SHPO, for any NRHP eligible properties located on Fort Devens. The marketing plan shall include the following elements:

- a. An information package about the property including but not limited to:
 - (1) information on the property's cost;
 - (2) photographs of the property;
 - (3) a parcel map;
 - (4) information on the property's historic, archeological and/or architectural significance, identifying elements or characteristics of the property that should be given special consideration in planning;
 - (5) a copy of the Devens Reuse Plan;
 - (6) information on financial incentives for rehabilitation of historic structures;
 - (7) notification that for buildings on or eligible for the National Register, the purchaser will be required to conform to the rehabilitation and maintenance standards defined in the current edition of the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service) (hereinafter "Standards") unless renegotiated with the Massachusetts SHPO;
 - (8) notification that National Register eligible archeological sites will be required to be maintained as open lands;

(9) notification that a restrictive covenant will be included in the transfer and that the instrument transferring the property will incorporate the covenants given in Attachments C and/or D (as appropriate);

(10) a requirement that all entities offering to purchase individual National Register eligible properties, districts or any portion thereof include in their offerings a proposed development and management plan for the property or district. This plan shall be reviewed in the context of the MGLB land use plan. The Army will encourage offerers to prepare their development and management plans in consultation with the SHPO;

b. A distribution list of potential purchasers or transferees;

c. An advertising plan and schedule; and

d. A schedule for receiving and reviewing offers.

3. The SHPO will have thirty (30) days to review the marketing plan. Should the SHPO not respond in writing within thirty (30) days, it will be assumed that the SHPO concurs in the plan.

4. The Army will review all offers in consultation with the SHPO prior to acceptance.

a. The Army shall notify the SHPO, MGLB, and Council of its intent to negotiate with an offerer to obtain needed changes in the offerer's development and management plan. Following approval of the successful offerer's development and management plan and prior to transfer of real property, the Army will notify the parties of how the provisions of the plan relate to historic properties.

b. The Army will ensure that all Fort Devens' historic real property is transferred subject to the recipient's formal agreement to implement the approved development and management plan, that the recipient's agreement is made a part of the instrument transferring the real property, that the instrument transferring the property will incorporate a preservation covenant (Attachment C and/or D, as appropriate), and that the instrument is recorded in the real estate records of the appropriate Commonwealth of Massachusetts county (either Worcester or Middlesex County).

5. The Army will ensure that the purchaser will be

notified that all rehabilitation and maintenance for historic buildings must be carried out in accordance with the current edition of the "Standards".

6. The Army will ensure that the purchaser will be notified that National Register eligible archeological sites must be maintained as open land, protected from ground disturbing development.

7. If after three (3) months of good faith negotiations between the Army and the final offeror, the Army is unable to conclude an acceptable offer that conforms to the rehabilitation and maintenance requirements of the Standards for the entire property or individual parcels that contain historic properties, the Army will consult with the parties to this agreement to modify the preservation covenant to facilitate sale of the entire property or individual parcels within established disposal timelines. The consultation shall be limited to modifying only those portions of the preservation covenant for which there is disagreement between the final offeror(s) and the Army.

II. Environmental Remediation

A. Fort Devens is a Superfund site and has been placed on National Priorities List for cleanup activities. Testing for environmental hazards has been taking place since the mid-1980s and is still ongoing as part of the BRAC property disposal process. After its closure and prior to its disposal, Fort Devens lands will be managed by Fort McCoy, Wisconsin, Army Reserve personnel. Cleanup studies will be coordinated between the Fort McCoy Cultural Resource Manager and the Fort Devens BRAC Environmental Coordinator (BEC) to identify any effects to historic properties, known or yet to be discovered.

B. All proposed remediation actions will be examined to determine whether they could potentially affect known historic properties. If it is determined that historic properties will be affected by a remediation action plan, the Army will consult with the SHPO to determine adequate measures for treatment.

C. Fort Devens remediation plans that may affect historic properties will be submitted to the SHPO for review and comment on the potential effects of remediation on historic properties.

1. The plans will provide descriptions of any potential conflicts between remediation and preservation of historic properties. Where feasible, recommendations on how to resolve such conflicts will be included.

2. In situations where remediation must proceed without taking steps to preserve historic properties, due to immediate risks to human health, safety, or the environment, the

remediation will be fully described and justified.

3. Where there is not an immediate threat to human health, safety, or the environment and where implementation of the plan will result in the demolition or substantial alteration of any historic property, data recovery and/or recordation may be implemented in consultation with the SHPO, taking into account health and safety constraints inherent in properties containing hazardous materials, resource availability or other constraints.

III. Artifact Curation and Display

A. The Army will curate, in accordance with the requirements of 36 CFR 79, Curation of Federally Owned and Administered Archeological Collections, all artifactual materials recovered or records generated as a result of the archeological surveys undertaken at Fort Devens.

B. If so requested, the Army will loan for display to the MGLB or other recognized local governmental authorities selected artifactual materials recovered by archeological surveys of Fort Devens, providing that the MGLB or other local governmental authorities agree to curate these artifacts in accordance with the requirements of 36 CFR 79. These loaned materials will remain the property of the Federal government.

IV. Dispute Resolution

A. Should the Massachusetts SHPO or Council object within thirty (30) days to any plans or other documents provided by the Army or others for review pursuant to this agreement, or to any actions proposed or initiated by the Army that may pertain to the terms of this agreement, the Army shall consult with the objecting party to resolve the objection. If the Army determines that the objection cannot be resolved, the Army shall forward all documentation relevant to the dispute to the Council. Within thirty (30) days after receipt of all pertinent documentation, the Council will either:

1. provide the Army with recommendations, which the Army will take into account in reaching a final decision regarding the dispute; or

2. notify the Army that it will comment pursuant to 36 CFR 800.6(b), and proceed to comment. Any Council comment provided in response to such a request will be taken into account by the Army in accordance with 36 CFR 800.6(c)(2) with reference to the subject of the dispute.

B. Any recommendations or comment provided by the Council pursuant to Stipulation IV.A. will pertain only to the subject of the dispute; the Army's responsibility to carry out all actions

under this agreement that are not the subjects of the dispute will remain unchanged.

C. At any time during implementation of the measures stipulated in this agreement, should an objection to any such measure or its manner of implementation be raised by interested persons, the Army shall take the objection into account and consult as needed with the objecting party, the SHPO, and the Council to attempt to resolve the objection.

V. Amendments

A. The Army, Massachusetts SHPO, and/or Council may request that this PA be revised, whereby the parties will consult in accordance with 36 CFR 800.13 to consider such revision.

B. If it is determined that revisions are necessary, the parties shall consult pursuant to 36 CFR Part 800.5(e)(5) to make such revisions. The Army will prepare the language for any proposed revisions and submit it to the other parties for review. Reviewing parties must comment on or signify their acceptance of the proposed changes to the PA within 30 days of receipt of the Army submission. Failure of a reviewing party to respond within 30 days will constitute the agreement of that party.

VI. Status Reports

In January and July of each year, until all excess Fort Devens' properties have been transferred from Army control in accordance with the terms of this agreement, the Army will provide status reports to the Council and Massachusetts SHPO to review implementation of the terms of this agreement and determine whether amendments are needed. If amendments are needed, the parties to this agreement will consult in accordance with Stipulation V. of this agreement to make such revisions.

VII. Termination of Agreement

The Army, Massachusetts SHPO, and/or Council may terminate this PA by providing thirty (30) days' written notice to the other parties, providing that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the Army will comply with 36 CFR 800.4 through 800.6 with regard to individual undertakings covered by this PA.

Execution and implementation of this PA evidences that the Army has afforded the Council a reasonable opportunity to comment on the Fort Devens undertaking, and that the Army has taken into account the effects of the undertaking on historic properties.

DEPARTMENT OF THE ARMY

for By: J.C. Menig Date: 3/8/96
FRANK L. MILLER, JR.
Major General, GS
Assistant Chief of Staff for Installation Management
J.C. MENIG, SES V
Dep Asst C of S
Installation Mgt
MASSACHUSETTS STATE HISTORIC PRESERVATION OFFICER

By: Judith B. McDonough Date: 1/22/96
State Historic Preservation Officer

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: John M. Soule Date: 3/20/96
Executive Director

Concur:

MASSACHUSETTS GOVERNMENT LAND BANK

By: Michael B. Hagan Date: 1/11/96
Executive Director

ATTACHMENT A

Fort Devens, Massachusetts
Historic Properties on or Eligible for
the National Register of Historic Places

Properties listed on the National Register

Fort Devens Historic District

P-1 through P-7
P-10 through P-13
P-23
P-25
P-40 through P-73
P-75 through P-82
P-84 through P-85
T-95
P-100 through P-105
P-107 through P-110
P-112 through P-126
P-129 through P-136
P-300
T-301
P-2003
P-2004

Properties considered to be eligible for the National Register

1. Civilian Military Training Camp

Building numbers:
P-1448 through P-1478
P-1649
P-1650

2. Red Cross Building and garage

T-3575 (Red Cross building)
T-3579 (associated garage)

3. Fort Devens Main Post cemetery

4. Sniper Tree

5. Archeological sites

Historic archeological sites
HS #3N - J. Lawton Farmstead
HS #8N - Edward James Farmstead

Historic archeological sites (continued)

HS #8M - E. Page Homestead

HS #20M - A. Farnsworth Homestead

Prehistoric archeological site

Shoppette site

The sniper tree has been moved to the Army Center for Military History curation center at Anniston Army Depot, AL.

ATTACHMENT B

LEASE LANGUAGE FOR FORT DEVENS HISTORIC PROPERTIES

Building number(s) xxx is/are [eligible for/on] the National Register of Historic Places. These buildings will be maintained by the Lessee in accordance with the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992) [Secretary's Standards]. Lessee will notify the Army and the State Historic Preservation Officer (SHPO) of any proposed rehabilitations, structural or landscape alterations to this/these building(s) prior to undertaking said rehabilitations/alterations. Any approved rehabilitations, structural or landscape alterations to this/these building(s) must adhere to the Secretary's Standards. If the Lessee does not receive a written objection from the Army or SHPO within 30 days, the Lessee may proceed with the proposed rehabilitations or alterations.

ATTACHMENT C: STANDARD PRESERVATION COVENANT FOR BUILDINGS AND STRUCTURES

1. In consideration of the conveyance of certain real property hereinafter referred to as (name of property), located in the Town of (name), State of Massachusetts, which is more fully described as: (Insert legal description.), (Name of property recipient) hereby covenants on behalf of (himself/herself/itself), (his/her/its) heirs, successors, and assigns at all time to the United States Army and the Massachusetts Historical Commission to preserve and maintain (name of property) in accordance with the recommended approaches in the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (U.S. Department of the Interior, National Park Service 1992) in order to preserve and enhance those qualities that make (name of property) eligible for inclusion in the National Register of Historic Places.
2. This restriction is authorized and governed by Massachusetts General Law, Chapter 184, sections 31-33 (1990 ed.)
3. No construction, alteration, remodeling or other modification shall be undertaken or permitted to be undertaken on (name of property) which would affect the integrity or appearance of this property without the express written permission of the Massachusetts Historical Commission.
4. The Massachusetts Historical Commission shall be permitted at all reasonable times to inspect (name of property) in order to ascertain if the above conditions are being observed.
5. The Massachusetts Historical Commission shall provide written notice of approval or denial of the proposed construction alteration, remodeling or other activity which offends the principles of clause one of this agreement. In the case of a denial, the reason or reasons shall be stated in the notice. In the event of approval, the Owner shall record with the Registry of Deeds (the "Registry") an Affidavit of Approval signed and acknowledged by the Owner (i) describing the approved construction, alteration, or remodeling, (ii) stating the date of the Commission's action, and (iii) referring to the Book and Page numbers of the Preservation Restriction in the Registry. The Owner shall also deliver a copy of the Affidavit of Approval to the Commission. The Affidavit of Approval shall be conclusive evidence in favor of every person dealing with the Premises as to the facts set forth therein.
6. In the event of a violation of this covenant, and in addition to any remedy now or hereinafter provided by law, the Massachusetts Historical Commission may, following reasonable

notice to (name of recipient), institute suit to enjoin said violation or to require the restoration of (name of property). The successful party shall be entitled to recover all costs or expenses incurred in connection with such suit, including all court costs and attorneys fees.

7. In the event that a Building or Restricted Facade (i) is substantially destroyed by fire or other casualty, or (ii) is not totally destroyed by such fire or casualty, but damage thereto is so serious that restoration would be financially impractical in the reasonable judgment of the Owner, this Preservation Restriction shall terminate on the date of such destruction or casualty. Upon such termination, the Owner shall deliver a duly executed and acknowledged notice of such termination to the Commission, and record a duplicate original of said notice in the Registry. Such notice shall be conclusive evidence in favor of every person dealing with the Premises as to the facts set forth therein.

8. (Name of recipient) agrees that the Massachusetts Historical Commission may at its discretion, without prior notice to (name of recipient), convey and assign all or part of its rights and responsibilities contained herein to a third party.

6. This covenant is binding on (name of recipient), (his/her/its) heirs, successors, and assigns in perpetuity, unless waived by the Massachusetts Historical Commission. Restrictions, stipulations, and covenants contained herein shall be inserted by (name of recipient) verbatim or by express reference in any deed or other legal instrument by which (he/she/it) divests (himself/herself/itself) of either the fee simple title or any other lesser estate in (name of property) or any part thereof.

7. The failure of the Massachusetts Historical Commission to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

The covenant shall be a binding servitude upon (name of property) and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that (name of recipient) agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.

ATTACHMENT D: STANDARD PRESERVATION COVENANT FOR ARCHEOLOGICAL SITES

In consideration of the conveyance of the real property that includes the [name of archeological site] located in the County of [name of county], Commonwealth of Massachusetts, which is more fully described as: [insert legal description]. [Name of property recipient] hereby covenants on behalf of [himself/herself/itself], [his/her/its] heirs, successors, and assigns at all times to the United States Department of the Army and the Massachusetts Historical Commission, acting under Massachusetts General Law Chapter 184, sections 31-33 (1990 ed.), to maintain and preserve the [name of archeological site], a location also known as the Preservation Area whose boundaries are described above, as follows:

1. Except as hereinafter provided in paragraph 2 below, the Preservation Area [name of archeological site] shall remain in its existing state in order to preserve potential archeological resources therein, and to that end, except as otherwise provided herein, the Owner, and his successors or assigns to that shall neither perform nor permit others to perform any of the following:

(a) The placement of any earth material or other substance on, above or below the ground;

(b) The excavation or removal of any earth material, plant material, mineral substance or other substance or material, except archeological resources retrieved pursuant to paragraph 7 below;

(c) The construction of any building or placement of any other structure on, above or below the ground surface;

(d) The conduct of any field investigation for any purpose, except the field surveys and subsurface investigations authorized by the Massachusetts Historical Commission pursuant to paragraph 7 below; and

(e) Any other activity which by disturbing, altering or otherwise affecting the existing surface or subsurface of the Preservation Area would be detrimental to the appropriate preservation of the archeological resources therein.

2. The activities in paragraph (1)(a) through (e) above shall not be undertaken or permitted to be undertaken on [name of archeological site] without the express prior written permission of the Massachusetts Historic Commission, signed by a fully authorized representative thereof. Should the Massachusetts Historical Commission require, as a condition of the granting of

such permission, that the [name of recipient] conduct archeological data recovery operations or other activities designed to mitigate the adverse effect of the proposed activity on the [name of archeological site], the [name of recipient] shall at [his/her/its] own expense conduct such activities in accordance with the Secretary of the Interior's Standards and Guidelines for Archeological Documentation (48 FR 44734-37), 950 CMR 70 - the State Archeologist's archeological permit regulations, and such other standards and guidelines as the Massachusetts Historical Commission may specify, including but not limited to standards and guidelines for research design, field work, analysis, preparation and dissemination of reports, disposition of artifacts and other materials, consultation with Native American or other organizations, and re-interment of human remains.

3. [Name of recipient] shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing the [name of archeological site], and shall promptly report any such disturbance to the Massachusetts Historical Commission.

4. This Preservation Restriction does not grant right of access to the Preservation Area, provided, however, that upon advance notice to the then-existing Owner, said Owner shall permit the Massachusetts Historical Commission access to the Preservation Area in the manner, time, and location reasonably specified by said Owner, for the purpose of allowing the Massachusetts Historical Commission to inspect the Preservation Area and determine whether the terms of this Preservation Restriction have been complied with.

5. [Name of recipient] agrees that the Massachusetts Historical Commission may at its discretion, without prior notice to [name of recipient], convey and assign all or part of its rights and responsibilities contained herein to another governmental body or charitable corporation or trust with like purposes.

6. Except as otherwise provided by Paragraph 7 below, this Preservation Restriction shall be perpetual in duration. These parties agree that it is and shall be considered an easement in gross, and as such, is inheritable and assignable and runs with the land as an incorporeal property interest in the Preservation Area enforceable by the the Massachusetts Historical Commission and its successors and assigns with respect to the Preservation Area and against the Owner and the Owner's heirs, successors and assigns.

7. If the Owner conducts and completes a study of the Preservation Area and retrieval of archeological resources and delivery of same to the Massachusetts Historical Commission, all under the supervision of, and to the satisfaction of, the

Massachusetts Historical Commission, the Massachusetts Historical Commission shall promptly hold a public hearing as specified in Massachusetts General Laws Chapter 184, Section 32, and execute a valid certificate of release of this Preservation Restriction and deliver said certificate of release in recordable form to the Owner or his successors or assigns.

8. The failure of the Massachusetts Historic Commission to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

9. Upon its execution, the Owner shall promptly record this Preservation Restriction with the appropriate Registry of Deeds and file a copy of the recorded Preservation Restriction with the the Massachusetts Historic Commission.

The covenant shall be a binding servitude upon the real property that includes the [name of archeological site] and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that [name of recipient] agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

Section 8

HISTORIC PRESERVATION CERTIFICATION

Overview

Since 1976 the National Park Service has administered a program with the Internal Revenue Service now which currently provides a 20% federal investment tax credit for the certified rehabilitation of historic structures. By benefit of its listing on the National Register of Historic Places, as a *contributing* resource, the Devens building for which this guide has been developed is eligible for this benefit. In order to qualify for the 20% ITC you must carry out a rehabilitation which conforms to the Secretary of the Interior's Standards for Rehabilitation. A list of standards can be found with this guide.

Your rehabilitation must be a substantial one. To meet this test the amount you spend on qualified rehabilitation expenditures (which may include certain "soft" costs as well as "hard" or capital costs) must exceed the adjusted basis in the real estate. The adjusted basis is roughly defined as the purchase price less the value of the land on which the building sits, i.e. the value of the building itself. The use to which you put the building must render it a depreciable asset (i.e. for business or rental residential use). It is strongly suggested that you consult your attorney or accountant to verify that the program is compatible with your financial needs.

The Federal historic preservation tax incentives are administered at the state level by the Massachusetts Historical Commission (MHC). Certification applications are filed with the State Historic Preservation Officer (SHPO) at the MHC, who in turn, forwards the materials to the National Park Service (NPS) for review and approval.

Procedures are described below. A sample Historic Preservation Certification Application form is provided in this guide.

The Historic Preservation Certification Application Process

The first step in the process of certifying your project is to identify an individual who is very familiar with the certification process and who will guide your project through from start to finish. This capability may be already on-staff with your architect. More likely it will be a professional preservation consultant who you will retain directly to assist your architect in developing plans and specifications which not only meet your needs but which will meet the Secretary of the Interior's Standards for Rehabilitation and qualify your project for the 20% federal ITC.

Your consultant can begin documenting the building photographically and drafting the Part 1 Description of Physical Appearance and a Statement of Significance as soon as you have identified your project and authorize him to do so.

Part 2 Description of Rehabilitation must be keyed to photographs of existing conditions which clearly show all exterior and interior surfaces to be affected by the construction work. Your preservation consultant will be in a position to assist your architect by suggesting parameters within which design should develop. Architects unfamiliar with the Secretary's Standards often make design decisions which the MHC/SHPO and NPS on review find unacceptable. This can delay the project by requiring you and your architect to redesign and resubmit plans and specifications. Your preservation consultant can be drafting Part 2 of the application as your architect's design is developing. However, final submission of Part 2, must be accompanied by detailed plans and specifications.

Input from the MHC staff should be solicited during the design development phase. This can be invaluable in avoiding redesign if a particular aspect of your proposed rehabilitation meets with opposition by the MHC.

Review of a completed certification application Parts 1 and 2 by the MHC/SHPO generally takes no longer than thirty (30) days. Review by the National Park Service of the same material if

forwarded to them by the SHPO with a recommendation for approval of the proposed rehabilitation takes another thirty (30) to sixty (60) days. Therefore it will be in your best interest to initiate review of the application as soon as you have schematic plans and specifications.

If your renovation concept is unchangeable due, for instance, to the nature of a manufacturing operation which requires certain equipment in certain spaces to function properly, you may wish to find out whether or not the MHC/SHPO and NPS will consider your renovation to be a certified historic rehabilitation eligible for the 20% ITC prior to going to the trouble and expense of completing a full application. In this case you or your consultant may send an abbreviated HPCA application package to the MHC staff for a preliminary review. These are second order priorities for the MHC staff and there is no guarantee of a one month review time-frame; however, the MHC staff is generally willing to provide comments in a timely fashion.

Once your application is reviewed and approved by the state and federal review agencies construction can be carried out without any further review and approvals by either the MHC/SHPO or the NPS (although they reserve the right to inspect construction in progress at any time). During the construction period it is critically important that your architect and preservation consultant monitor the ongoing work for compliance with the approved Part 2 of the application. Your contractor's superintendent or Clerk of the Works should be given his or her own copy of the application and should identify any aspect about which there is confusion. Construction changes which depart from the approved Part 2 can cost the project ultimate certification and result in denial of tax credits. Appeals of any denial which results from unauthorized changes, while heard by an Appeals Officer, rarely result in certification and ITC's after the fact.

Once the construction work is complete the Part 3 Request For Certification of Completed Work is prepared by your consultant and reviewed by NPS for compliance with the approved Part 2. Part 3 includes information on the allowable costs of the project and contains extensive exterior and interior photographs showing all material which needed to be retained as a condition of certification. This Part 3 review takes thirty (30) to sixty (60) days. Once approved you will be

issued a statement authorizing you to take your federal ITC. This must be attached to your tax return in any year you utilize the ITC to offset income. In the event your ITC exceeds your tax liability in a given year any unused ITC may be "carried forward" for use against future tax liabilities. Consult with your accountant on specific IRS regulations.

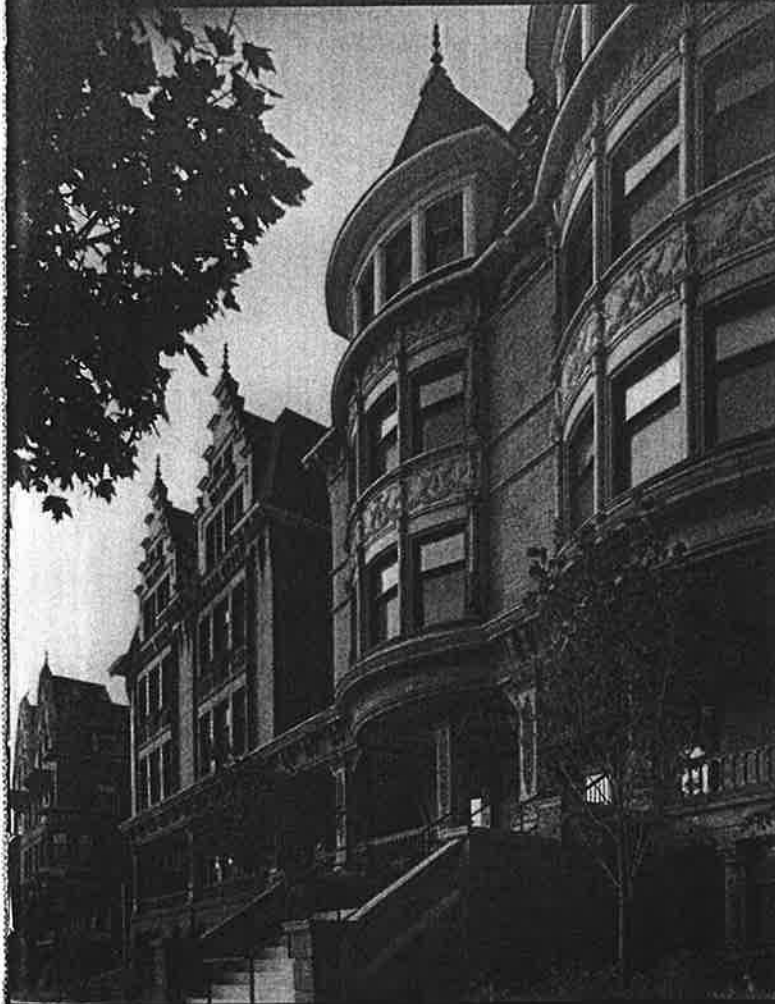
Once the construction is complete you will obtain an occupancy permit and begin operations. There is no need to wait for final Part 3 approval from the NPS before occupying and enjoying your new space.

Please note, once approved you must complete your rehabilitation within twenty-four (24) months or risk losing the 20% ITC altogether. An alternate approach for multi-phase projects is a Phased Five-Year Rehabilitation. This allows the work to be done in stages with the ITC taken by the building owner in each of five years. The application documents must be prepared with clearly identified phases. The work may be accelerated if funding and scheduling permit faster completion of the work. We recommend you consult with your accountant and attorney if a Phased Five-Year Rehabilitation appears to be preferable.

Proceeding with your project in advance of NPS approval is risky but not prohibited. Once the state level review suggests strong support for your concept you are likely to receive approval from NPS; however, it is not unheard of for the federal review to reverse the state level review. In such a case, having proceeded with the construction work may place you at risk of losing irretrievably, the ITC you seek. Therefore, for all but those projects on a very fast track, it is recommended that approval be in hand before proceeding. At the very least, all pre-rehabilitation photographic documentation must be complete and preliminary approvals by MHC/SHPO obtained before work commences.

The NPS charges fees for review and processing of applications. The fees are on a sliding scale based upon the cost of a given project. Please contact Massachusetts Historical Commission (MHC) or the National Park Service (NPS) directly.

Preservation Tax Incentives for Historic Buildings



U.S. Department of the Interior
National Park Service
Cultural Resources

Heritage Preservation Services

This booklet describes the Federal Historic Preservation Tax Incentives program in general terms only. For more detailed information, including copies of application forms, regulations, and other program information, contact one of the offices listed on pages 25–28. The Tax Reform Act of 1986, as amended, is complex. Readers should consult an accountant, tax attorney, or other professional tax advisor, legal counsel, or the Internal Revenue Service for help in determining the tax and other financial implications of any matter discussed here.

Department of the Interior regulations governing the procedures for obtaining historic preservation certifications are more fully explained in Title 36 of the Code of Federal Regulations, Part 67. The Internal Revenue Service regulations governing the tax credits for rehabilitation are contained in Treasury Regulation Section 1.48-12. These sets of regulations take precedence in the event of any inconsistency with this booklet.

Prepared by Michael J. Auer
Heritage Preservation Services
National Park Service
1996

Cover photo: The Brentwood, Philadelphia, Pennsylvania (1905). After undergoing rehabilitation for 43 units of affordable housing. Courtesy Brentwood Parkside Associates, a joint venture of Pennrose Properties, Inc. and the Parkside Historic Preservation Corporation. © 1996 Don Rouse Photographer.

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Federal Historic Preservation TAX INCENTIVES

National Park Service

*"Revitalizing America's Older Communities Through Private Investment"*American
BattlefieldsHistoric
BuildingsHistoric
LandmarksHistoric
LandscapesTribal
Communities

- Welcome
- What We Do
- Search
- E-Mail

Historic Preservation Certification Application Instructions for Parts 1, 2, and Request for Certification of Completed Work

PART 1 - EVALUATION OF SIGNIFICANCE

For buildings within registered historic districts, Part 1 of the application is reviewed and evaluated in accordance with the Secretary Of the Interior's Standards for Evaluating Significance Within Registered Historic Districts. The documentation in Part 1 applications for buildings within districts must be sufficient to enable the NPS to judge the building's relationship to the district as a whole and to determine what particular features of the building comprise its historic character.

In compiling this information, applicants should consult the National Register nomination for the district on file at the SHPO or the certified district nomination documentation on file at the local historical commission or the SHPO. It should not be necessary in most cases for the applicant to do detailed research to describe the building and to provide a statement of significance.

Owners of buildings that appear to meet the National Register criteria but are not yet listed in the National Register, or which are located within potential historic districts, may request preliminary determinations from the NPS as to whether such buildings may qualify as certified historic structures when the buildings or the districts in which they are located are listed in the National Register. Preliminary determinations become final as of the date of the listing of the individual building or district in the National Register.

Preliminary determinations may also be requested for buildings outside the period or area of significance of a registered historic district. Such determinations are preliminary only and are not binding upon the NPS. Applicants should consult the SHPO for guidance on preparing requests for these determinations.

The Secretary Of the Interior's Standards for Evaluating Significance Within Registered Historic Districts

1. A building contributing to the historic significance of a district is one, which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.
2. A building not contributing to the historic significance of a

- district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.
3. Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

PART 2 - DESCRIPTION OF REHABILITATION WORK

The Historic Preservation Certification Application - Part 2 must be completed by all owners of certified historic structures seeking to have rehabilitations certified by the Secretary of the Interior as being consistent with the historic character of the structure and, where applicable, the district in which the structure is located, thus qualifying as a certified rehabilitation. A processing fee for review of all Part 2 applications is charged, and no certification decision will be issued until receipt of appropriate remittance. **Whenever possible, Part 2 should be completed and submitted prior to the initiation of any rehabilitation work.**

The NPS reviews and evaluates all projects in accordance with the Secretary of the Interior's Standards for Rehabilitation. These ten Standards are broadly worded to guide the rehabilitation of all historic structures, such as industrial complexes, warehouses, schools, commercial structures, and residences. The underlying concern expressed in the Standards is the preservation of significant historic materials and features of a building in the process of rehabilitation. The Standards apply with equal force to both interior and exterior work, and the NPS reviews the entire rehabilitation project (including any attached, adjacent or related new construction) rather than just a single segment of work. Certification is based on whether the overall project meets the Standards.

The Secretary of the Interior's Standards for Rehabilitation The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and

- preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

REQUEST FOR CERTIFICATION OF COMPLETED WORK

A project does not become a certified rehabilitation eligible for tax incentives until it is completed and so designated by the NPS. Upon completion of the rehabilitation project, the owner(s) must submit a Request for Certification of Completed Work, including interior and exterior photographs of completed work. If a Part 2 application has not been submitted in advance of project completion, it must accompany the Request for Certification of Completed Work. If a Part 2 application has been submitted for review of proposed or ongoing work, submit only the Request for Certification of Completed Work.

Return the completed form to the SHPO. An authorized representative of the Secretary may inspect the completed project to determine if the

work meets the Standards for Rehabilitation.

PROCESSING FEES

Nonrefundable application processing fees are charged for reviews of requests for certifications of rehabilitation except for projects under \$20,000. Do not send payment until requested to do so. The NPS will notify the applicant of the amount to be submitted by return mail. Certification decisions cannot be issued until payment is received.

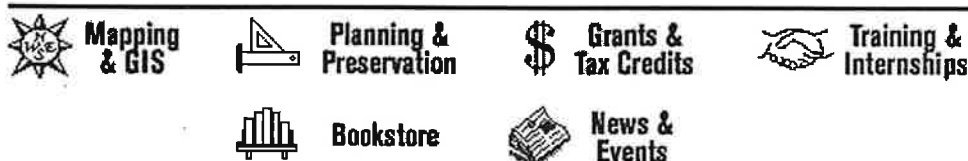
The fee for review of proposed or ongoing rehabilitation work for all projects over \$20,000 is \$250.

The fee for review of completed rehabilitation work is based on the dollar amount spent on the rehabilitation as follows:

Fee	Cost of Rehabilitation
\$500	\$20,000 to \$99,999
\$800	\$100,000 to \$499,999
\$1,500	\$500,000 to \$999,999
\$2,500	\$1,000,000 or more

If a proposed or ongoing rehabilitation project has been reviewed prior to submission of the Request for Certification of Completed Work, the NPS will deduct \$250 from the total owed for review of completed rehabilitation work.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing application. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets.

1. **Name of Property:** _____

Address of Property: Street _____

City _____ County _____ State _____ Zip _____

Name of historic district: _____

- National Register district
- certified state or local district
- potential district

2. **Check nature of request:**

- certification that the building contributes to the significance of the above-named historic district (or National Register property) for the purpose of rehabilitation.
- certification that the structure or building, and where appropriate, the land area on which such structure or building is located contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes
- certification that the building does not contribute to the significance of the above-named historic district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project contact:**

Name _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name _____ Signature _____ Date _____

Organization _____

Social Security or Taxpayer Identification Number _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 1" for the above-named property and hereby determines that the property:

- contributes to the significance of the above-named district (or National Register property) and is a "certified historic structure" for the purpose of rehabilitation.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes in accordance with the Tax Treatment Extension Act of 1980.
- does not contribute to the significance of the above-named district.

Preliminary determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district but is outside the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS.
- does not appear to qualify as a certified historic structure.

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 1

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

5. Description of physical appearance:

Date of Construction: _____ Source of Date: _____

Date(s) of Alteration(s): _____

Has building been moved? yes no If so, when? _____

6. Statement of significance:

7. Photographs and maps.

Attach photographs and maps to application

Continuation sheets attached: yes no

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only

NRIS No:

NPS Office Use Only

Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. Name of Property: _____

Address of Property: Street _____

City _____ County _____ State _____ Zip _____

Listed individually in the National Register of Historic Places; give date of listing: _____

Located in a Registered Historic District; specify: _____

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? yes no

If yes, date Part 1 submitted: _____ Date of certification: _____ NPS Project Number: _____

2. Data on building and rehabilitation project:

Date building constructed: _____ Total number of housing units before rehabilitation: _____

Type of construction: _____ Number that are low-moderate income: _____

Use(s) before rehabilitation: _____ Total number of housing units after rehabilitation: _____

Proposed use(s) after rehabilitation: _____ Number that are low-moderate income: _____

Estimated cost of rehabilitation: _____ Floor area before rehabilitation: _____

This application covers phase number ____ of ____ phases Floor area after rehabilitation: _____

Project/phase start date (est.): _____ Completion date (est.): _____

3. Project contact:

Name _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

4. Owner:

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name _____ Signature _____ Date _____

Organization _____

Social Security or Taxpayer Identification Number _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-named property and has determined:

- that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.
- that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date _____

National Park Service Authorized Signature _____

National Park Service Office/Telephone No. _____

See Attachments

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

Number 1	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 2	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 3	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 4	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

Number 5	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 6	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 7	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 8	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

Number 9	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 10	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 11	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____
Number 12	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature: Photo no. _____ Drawing no _____

**HISTORIC PRESERVATION
CERTIFICATION APPLICATION –
PART 2**

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

**Number
13**

Architectural feature _____

Approximate Date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no _____

Describe work and impact on existing feature:

**Number
14**

Architectural feature _____

Approximate Date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no _____

Describe work and impact on existing feature:

**Number
15**

Architectural feature _____

Approximate Date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no _____

Describe work and impact on existing feature:

**Number
16**

Architectural feature _____

Approximate Date of feature _____

Describe existing feature and its condition:

Photo no. _____ Drawing no _____

Describe work and impact on existing feature:

HISTORIC PRESERVATION
CERTIFICATION APPLICATION –

PART 2

Property Name _____

NPS Office Use Only

Project Number: _____

Property Address _____

Number 17	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition: Photo no. _____ Drawing no _____		
Number 18	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition: Photo no. _____ Drawing no _____		
Number 19	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition: Photo no. _____ Drawing no _____		
Number 20	Architectural feature _____ Approximate Date of feature _____	Describe work and impact on existing feature:
Describe existing feature and its condition: Photo no. _____ Drawing no _____		

CONTINUATION / AMENDMENT SHEET

Historic Preservation
Certification Application

Property Name _____

Property Address _____

Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

Name _____ Signature _____ Date _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____ National Park Service Authorized Signature _____ National Park Service Office/Telephone No. _____

See Attachments

CONTINUATION / AMENDMENT SHEET

**Historic Preservation
Certification Application**

Property Name

Property Address

CONTINUATION / AMENDMENT SHEET

**Historic Preservation
Certification Application**

Property Name

Property Address

Instructions. Read the instruction carefully before completing. Type, or print clearly in black ink. Use this sheet to continue sections of the Part 1 and Part 2 application, or to amend an application already submitted. Photocopy additional sheets as needed.

This sheet: continues Part 1 continues Part 2 amends Part 1 amends Part 2 NPS Project Number: _____

Name _____ Signature _____ Date _____

Street _____ City _____

State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

- The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- The National Park Service has determined that these project amendments will meet the Secretary of the Interior's "Standard for Rehabilitation" if the attached conditions are met.
- The National Park Service had determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date National Park Service Authorized Signature National Park Service Office/Telephone No.

See Attachments

CONTINUATION / AMENDMENT SHEET

**Historic Preservation
Certification Application**

Property Name

Property Address

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
REQUEST FOR CERTIFICATION OF COMPLETED WORK
PART 3

NPS Office Use Only

NRIS No:

Instructions: Upon completion of the rehabilitation, return this form with representative photographs of the completed work (both exterior and interior views) to the appropriate reviewing office. If a Part 2 application has not been submitted in advance of project completion, it must accompany the Request for Certification of Completed Work. A copy of this form will be provided to the Internal Revenue Service. Type or print clearly in black ink. The decision of the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Name of Property: _____
Address of Property: Street _____
City _____ County _____ State _____ Zip _____
Is property a certified historic structure? yes no If yes, date of certification by NPS: _____
or date of listing in the National Register: _____

2. Data on rehabilitation project:
National Park Service assigned rehabilitation project number: _____
Project starting date: _____
Rehabilitation work on this property was completed and the building placed in service on: _____
Estimated costs attributed solely to rehabilitation of the historic structure: \$ _____
Estimate costs attributed to new construction associated with the rehabilitation, including additions, site work, parking lots, landscaping: \$ _____

3. Owner: (space on reverse for additional owners)
I hereby apply for certification of rehabilitation work described above for purposes of the Federal tax incentives. I hereby attest that the information provided is, to the best of my knowledge, correct, and that, in my opinion the completed rehabilitation meets the Secretary's "Standards for Rehabilitation" and is consistent with the work described in Part 2 of the Historic Preservation Certification Application. I also attest that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.
Name _____ Signature _____ Date: _____
Organization _____
Social Security or Taxpayer Identification Number _____
Street _____ City _____
State _____ Zip _____ Daytime Telephone Number _____

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application - Part 2" for the above-listed "certified historic structure" and has determined:

- that the completed rehabilitation meets the Secretary of the Interior's "Standards for Rehabilitation and is consistent with the historic character of the property or the district in which it is located. Effective the date indicated below, the rehabilitation of the "certified historic structure" is hereby designated a "certified rehabilitation." A copy of this certification has been provided to the Department of the Treasury in accordance with Federal law. This letter of certification is to be used in conjunction with appropriate Internal Revenue Service regulations. Questions concerning specific tax consequences or interpretation of the Internal Revenue Code should be addressed to the appropriate local Internal Revenue Service office. Completed projects may be inspected by an authorized representative of the Secretary to determine if the work meets the "Standards for Rehabilitation." The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification, if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's "Standards for Rehabilitation."
- that the rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service

Date

National Park Service Authorized Signature

National Park Service Office/Telephone No.

See Attachments

REQUEST FOR CERTIFICATION OF COMPLETED WORK, *continued*

_____ NPS Project No.

Additional Owners:

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Name _____
Street _____
City _____ State _____ Zip _____
Social Security or Taxpayer Identification Number: _____

Section 9

REFERENCE DOCUMENTS

- Zoning By-Laws for the Devens Regional Enterprise Zone, 18 November 1994.
- Devens Enterprise Commission, Development Rules & Regulations, 1 November 1999.
- Devens ReUse Plan, 14 November 1994 and related Bylaws approved by a Special Town Meeting of the Towns of Ayer, Harvard and Shirley.
- Programmatic Agreement among United States Army, Advisory Council on Historic Preservation and Massachusetts State Historic Preservation Officer for the Base Closure and Disposal of Fort Devens, Massachusetts, 1996.
- National Register of Historic Places creating the Fort Devens Historic District, 10 June 1993.
- The Secretary of Interior's Standards for Rehabilitation, U.S. Department of Interior, National Park Service, revised 1990.
- Advisory Council On Historic Preservation, 36 CFR Part 800, 12 December 2000.

