

Historic District

Residential

Design Standards

And Guidelines

PROTECTION DISTRICT DESIGN STANDARDS & GUIDELINES

Overview

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

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

They include:

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

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

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

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

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

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

Methodology

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

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

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

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

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

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

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

PROTECTION DISTRICT DESIGN STANDARDS AND GUIDELINES

Auman Street Architectural Protection District

The Auman Street Architectural Protection District encompasses within it the following structures (originally single family & non-commissioned officer quarters):

Bungalow Style, Single-Family Housing

P-100, P-101, P-102, P-103, P-104, P-105, P-107, P-108, P-109, P-110, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121, P-122, P-123, P-124, P-125 and P-126.

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

1. LAND & STREETScape

a. Landscaping

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

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

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

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

b. Street Lighting

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

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

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

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

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

c. Curbing

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

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d. Fencing

Currently there are no fences in place. Fences are not specifically addressed by the Devens Enterprise Commission, Rules & Regulations because screens and buffers are noted as being "purely qualitative measures." Internal, privacy fences between houses, further defining lot boundaries, should be actively discouraged. If however they are to be allowed, they should be restricted to natural wood (painted or natural), not to exceed 5' 0" in height measured from mean grade to top of post, picket, board or panel. Site lines should not be restricted. No fences should be allowed in front yards between houses and the street.

e. Service Road

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

2. BUILDING ELEMENTS

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

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a. Entry Steps and Stairs

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

b. Rear Entry Railing

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

c. Entryways/ Doors

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

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

3. EXTERIOR WALLS

a. Masonry (brick and concrete)

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

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b. Rear Arched Infill:

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

4. WINDOWS, WINDOW OPENINGS AND TRIM

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

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

a. Sash and Lights

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

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

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

b. Sills and Lintels

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

c. Window Grilles

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

d. Storm Windows and Screens:

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

5. ROOFS

a. Roofing Material:

New roofing shingles shall be asphalt type, Class A, color to match the existing universal light gray tone of the neighborhood unless an alternate color is approved on application.

b. Skylights:

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

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

c. Dormers:

Dormers shall not be allowed.

d. Metalwork

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

6. DEMOLITION

Demolition of entire structures is prohibited except when in the opinion of 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 additions (such as rear enclosures) is encouraged but is nevertheless subject to review on a case-by-case basis.

7. EXPANSIONS AND ADDITIONS

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

