

APPENDIX E:
PRESERVATION STANDARDS AND CRITERIA

APPENDIX - : Preservation Standards and Criteria

DCR requires that the exterior of the property be preserved in its existing architectural style. Interior space may be adaptively used, but remaining original detail is to be retained to the greatest extent possible. Preservation work and maintenance will be done by the Curator with plans, specifications and the work itself reviewed and approved by DCR, in consultation with the Massachusetts Historical Commission (MHC) and any other pertinent authority.

1. Historic Standards

The following general standards, as well as the *Secretary of the Interior's Standards for the Treatment of Historic Properties; 1992* (below) should govern the specific approach to preservation and use of the exterior and interior of the property:

- a. Every reasonable attempt shall be made to provide for compatible uses that require minimal alterations.
- b. The proposed uses of the property must maximize both immediate and long range preservation of the structure and its environment.
- c. The distinguishing qualities and character of the property shall not be destroyed. Distinctive architectural and/or significant site features are not to be altered, and any historic material identified in the course of renovations is not to be removed from the building without the express approval of DCR.
- d. All treatment that may affect surface or subsurface disturbances within the lease area must be evaluated by an archaeologist for potential effects to archaeological resources. If it is determined that an archaeological survey is necessary it should be conducted under permit from the state archaeologist at the Massachusetts Historical Commission in accordance with 950 CMR 70. Should artifacts be discovered in the course of the project, they should be investigated and recorded by an archaeologist permitted by the State Archaeologist, and turned over to the appropriate curatorial facility in accordance with Massachusetts General Laws, Chapter 9 Sec. 27c.
- e. With regard to the interior of the property, DCR's preference is for historical fabric to be preserved. However, DCR is prepared to cooperate with a successful Proposer in developing an adaptive reuse program which insures the economic viability of the project while satisfying the Department's objective of preserving the property.

2. Construction Standards

DCR requires that all improvements to the property comply with the following codes and standards:

- a. Massachusetts State Building Code (most recent edition);
- b. State Plumbing Code;
- c. DEP Title V;
- d. Chapter 91;
- e. all other applicable state and local codes, laws and regulations

All work shall be reviewed and by DCR. All work to the building and plumbing system is subject to review and approval by the State Building and Plumbing Inspectors. Electrical work is subject to the review and approval of the local electrical inspector. Septic system work is regulated by the Department of Environmental Protection, in consultation with the local Board of Health. Fire protection, safety and projects that impact watershed resources fall under the authority of local officials.

Secretary of the Interior's Standards for the Treatment of Historic Properties

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 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.