

LETTER OF
TRANSMITTAL



Department of Economic and
Community Development

State Historic Preservation Office

One Constitution Plaza, 2nd Floor
Hartford, Connecticut 06103

TO: Heritage Preservation Services National Park Service 1201 I Street NW Washington, DC 20005	DATE: March 30, 2017	NPS PROJECT NUMBER: 35,430
	ATTENTION: Kaaren Staveteig	
	RE: J.R. Montgomery & Company Industrial Complex	
	Canal Bank Windsor Locks, CT	

WE ARE SENDING YOU:


Attached
 Under Separate Cover Via _____ the Following Items

Part 1
 Part 2
 Part 3

Photographs
 Drawings
 Other

COPIES	DATE	DESCRIPTION
1	December 14, 2016	Part 2 Application
1	March 30, 2017	SHPO Review Sheet

REMARKS

COPY TO: Nina Caruso, Crosskey Architects, LLC	SIGNED 
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IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

Historic Preservation Certification Application
State Historic Preservation Office Review & Recommendation Sheet
Rehabilitation—Part 2/Part 3

Project Number: 35,430

Number 1	<u>J.R. Montgomery & Company Industrial Complex</u> (Property) <u>Canal Bank</u> (Property) <u>Windsor Locks, CT</u>	<input type="checkbox"/> Preliminary done <input type="checkbox"/> Non-standard billing
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Certified Historic Structure? Yes pending

Type of Request: Part 2
 Part 3 (Part 2 previously reviewed)
 Part 3 (Part 2 not previously reviewed)
 Amendment

Date application received by State 12/29/2017
Date(s) additional information requested by State 2/14/2017, _____, _____, _____, _____, _____
Complete information received by State 2/27/2017
Date transmitted to NPS 3/30/2017
Property visit by State staff _____ (before) _____ (during) _____ (after) rehab.

PROJECT SUMMARY REVIEW	
<input checked="" type="checkbox"/>	Fully reviewed by SHPO
<input checked="" type="checkbox"/>	No outstanding concerns
<input checked="" type="checkbox"/>	Owner informed of SHPO recommendation
<input type="checkbox"/>	In-depth NPS review requested

Number 2	STATE RECOMMENDATION:
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Julie Carmelich
who meet the Secretary of the Interior's Professional Qualification Standards, have reviewed this application.

The project:
 meets the Standards.

meets the Standards *only* if the attached conditions are met.

does not meet Standard number(s) _____ for the reasons listed on reverse.

warrants denial for lack of information.

This application is being forwarded without recommendation.

For completed work previously reviewed, check as appropriate:
 completed rehabilitation conforms to work previously approved.

completed rehabilitation differs substantively from work previously approved (describe divergences from Part 2 application on reverse).

3.30.17 Marie B. Dunne
Date State Official Signature Deputy SHPO

Number 3	ISSUES: <input type="checkbox"/> Additions, including rooftop <input type="checkbox"/> Alteration, removal, or covering of significant interior finishes or features <input type="checkbox"/> Changes in significant interior spaces or plan features (including circulation patterns). <input type="checkbox"/> Damaging or inadequately specified masonry treatments	<input type="checkbox"/> Alteration of significant exterior features or surfaces <input type="checkbox"/> Adjacent new construction, extensive site work, or demolition of adjacent structures <input type="checkbox"/> Window replacements on any major elevation that do not match historic configuration, material, and profiles <input type="checkbox"/> Other (explain)
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Number 4	Basis for Recommendation. Focus on how the issues checked in NUMBER 3 are being addressed. Where denial is recommended, explain fully. Comment on noteworthy aspects of the project, including any technical or design innovations, or creative solutions.
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STATE EVALUATION OF PROJECT & CONCERNS:

The enclosed Part 2 application proposes to rehabilitate an existing industrial complex into 160 units of housing. Of concern is the demolition of the 2-story dye house located east of Buildings 1-3 and G, which are proposed for rehabilitation. The building is in poor condition, however, site constraints and local regulations are driving its removal (see enclosed documentation). The rehabilitation plan for the remaining buildings includes interior and exterior structural repairs, new windows throughout, new circulation with upgraded elevator lobby and stairwells and new interior parking in Building 3 (plans for the work as described in the narrative are not illustrated in the drawings). It is the SHPO's opinion that the rehabilitation of Buildings 1-3 and G meet the Standards with the following conditions.

INNOVATIVE SOLUTIONS/NOTEWORTHY ASPECTS:

new technical process creative design solution noteworthy project

See attachments: plans specifications photographs other:
 Items sent separately: plans specifications photographs other:
 Other documentation on file in State:

NPS COMMENTS:

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: J.R. Montgomery Mill & Company

Project Number: 35,430

Property address: Canal Bank

Windsor Locks, CT

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Submission of updated drawings that reflect the narrative.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
3. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
4. The replacement windows as proposed do not meet the Standards, and a window better matching the historic window must be selected. Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted for review. Additionally, the SHPO does not recommend the use of an aluminum window at Buildings 1 and 2 as it is a material that does not match the historic. The SHPO recommends an all-wood replacement or an aluminum-clad wood replacement window at these buildings.
5. It appears that the proposed landscaping immediately around the buildings may alter the complex's historic industrial character. A color rendering that illustrates the complex from a street level view would be useful to review to ensure that the proposed site work meets the Standards.

3.30.17



Date

State Official Signature

Deputy SHPO

State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature

Telephone Number



Department of Economic and
Community Development

State Historic Preservation Office

April 11, 2017

Nina Caruso, Associate Preservation Architect
Crosskey Architects, LLC
750 Main Street, Suite 150
Hartford, CT 06103

RE: J.R. Montgomery & Company Industrial Complex, Buildings 1 and G, Windsor Locks
SHPO Project #101716

Dear Ms. Caruso:

Enclosed is a copy of the conditional approval for the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 300a for the above-named certified historic structure. *The applicant shall demonstrate compliance with the following condition(s) prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:*

1. Submission of updated drawings that reflect the narrative.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
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State Historic Preservation Office

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Department of Economic and
Community Development

State Historic Preservation Office

5. It appears that the proposed landscaping immediately around the buildings may alter the complex's historic industrial character. A color rendering that illustrates the complex from a street level view would be useful to review to ensure that the proposed site work meets the Standards.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300c, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 256-2762 or julie.carmelich@ct.gov, respectively.

Sincerely,

A handwritten signature in blue ink that reads "Julie Carmelich".

Julie P. Carmelich
Historian

State Historic Preservation Office

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Department of Economic and
Community Development

State Historic Preservation Office

FORM
ITC-300a
REV 8/16

CONNECTICUT HISTORIC REHABILITATION TAX CREDIT (C.G.S. §10-416C)
PART 2 APPLICATION: REQUEST FOR APPROVAL OF PROPOSED REHABILITATION PLAN

1. BUILDING DATA

a. Building Name: J.R. Montgomery and Company Industrial Complex - Building 1, 1891 and Building G, 1875

Address: Street: Canal Bank

Town: Windsor Locks

Zip: 06096

b. SHPO Project # 101716

c. The property is individually listed on the

National Register of Historic Places

State Register of Historic Places

Date of listing: _____

Or

Approval date of Part 1, "Determination of Historic Structure Status," Form ITC-300: 11/08/2016

2. CONTACT & OWNER INFORMATION

a. Contact Name Nina Caruso

Title Associate Preservation Architect

Business Entity Crosskey Architects LLC

Address: Street 750 Main Street, Suite 150

Town Hartford

State: CT

Zip 06103

Telephone # (860) 724-3000 x206

Email address ncaruso@crosskey.com

b. Owner Name Pamela Goodman

Title President of Beacon Communities Corp., Sole Member of Beacon Montgomery Mill LLC,
Managing Member of BC Montgomery Mill LLC

Business Entity BC Montgomery Mill, LLC

Address: Street Two Center Plaza, Suite 700

Town Boston

State: MA

Zip 02108

Telephone # (617) 574-1105

Email address PGoodman@BeaconCommunitiesLLC.com

Taxpayer SSN, FEIN or Tax Identification Number 36-4849637

c. Attachments

Certificate of Title or Title Insurance Policy

Statement of Authorization to Apply

3. REHABILITATION PROJECT DATA

a. Total square footage: Before: 57,114

After: 57,114

Square footage residential: 36,108

Square footage nonresidential: 21,006

Number of residential units: 38

Estimated Project Start Date: Septemeber 2017

Estimated Project Completion Date: March 2019

Number of Phases: 1

Time Frames: September 2017 - March 2019

Estimated Total Construction Costs: \$12,711,151

b. Affordable housing data: Please refer to the attached Unit Breakdown

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Municipality median income \$67,222

c. Are you applying for tax credits under the federal historic preservation tax incentives program?

yes no

1. If yes, fill in below

Date of approved federal Part 2-Description of Rehabilitation: _____

Date signed, SHPO Review and Recommendation Sheet: _____

2. If no, please provide the following information:

Description of Rehabilitation Plan

Architectural Drawings (incl. Site Plan, HVAC and Structural Plans)

Photographs

Other data, specify: _____

4. SIGNAGE AND ACKNOWLEDGEMENT REQUIREMENT

a. Attachment

Notarized Form

5. OWNER CERTIFICATION

I HEREBY ATTEST THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER OF THE BUILDING DESCRIBED ABOVE AND THAT THE INFORMATION I HAVE PROVIDED IS, TO THE BEST OF MY KNOWLEDGE, CORRECT. I UNDERSTAND THAT FALSIFICATION OF FACTUAL REPRESENTATIONS IN THE APPLICATION MAY BE SUBJECT TO LEGAL SANCTIONS.

SIGNATURE



DATE

April 4 2017

BC MONTGOMERY MILL LLC

BY: BEACON MONTGOMERY MILL LLC, ITS MANAGING MEMBER

BY: BEACON COMMUNITIES CORP., ITS SOLE MEMBER

BY: PAMELA GOODMAN, PRESIDENT

6. PREPARER (CONSULTANT) CERTIFICATION

I HEREBY ATTEST THAT I PREPARED THE APPLICATION FOR THE ABOVE-REFERENCED PROJECT AND THAT THE INFORMATION I HAVE PROVIDED IS, TO THE BEST OF MY KNOWLEDGE, CORRECT. I UNDERSTAND THAT FALSIFICATION OF FACTUAL REPRESENTATIONS IN THE APPLICATION MAY BE SUBJECT TO LEGAL SANCTIONS.

SIGNATURE Nina J. Russo DATE 4/5/2017

FOR OFFICE USE ONLY

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval only, since certification of rehabilitation can be issued to the owner of a certified historic structure only after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the attached conditions are met prior to filing an application for a preliminary certification and reservation of tax credits.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

Juli Corradi 4.11.17
Authorized Signature Date

April 11, 2017

Nina Caruso, Associate Preservation Architect
Crosskey Architects, LLC
750 Main Street, Suite 150
Hartford, CT 06103

RE: J.R. Montgomery & Company Industrial Complex, Building 2, Windsor Locks
SHPO Project #101717

Dear Ms. Caruso:

Enclosed is a copy of the conditional approval for the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 300a for the above-named certified historic structure. *The applicant shall demonstrate compliance with the following condition(s) prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:*

1. Submission of updated drawings that reflect the narrative.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
3. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
4. The replacement windows as proposed do not meet the Standards, and a window better matching the historic window must be selected. Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows, showing them in relation to the wall assembly, must be submitted for review. Additionally, the SHPO does not recommend the use of an aluminum window at Buildings 1 and 2 as it is a material that does not match the historic. The SHPO recommends an all-wood replacement or an aluminum-clad wood replacement window at these buildings.

State Historic Preservation Office

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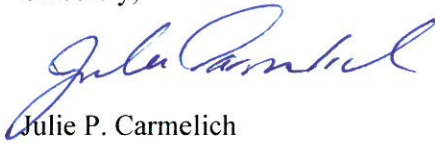
5. It appears that the proposed landscaping immediately around the buildings may alter the complex's historic industrial character. A color rendering that illustrates the complex from a street level view would be useful to review to ensure that the proposed site work meets the Standards.

If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300c, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 256-2762 or julie.carmelich@ct.gov, respectively.

Sincerely,



Julie P. Carmelich
Historian

State Historic Preservation Office

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Department of Economic and
Community Development

State Historic Preservation Office

FORM
ITC-300a
REV 8/16

CONNECTICUT HISTORIC REHABILITATION TAX CREDIT (C.G.S. §10-416C)
PART 2 APPLICATION: REQUEST FOR APPROVAL OF PROPOSED REHABILITATION PLAN

1. BUILDING DATA

a. Building Name: J.R. Montgomery and Company Industrial Complex - Building 2, 1904

Address: Street: Canal Bank Town: Windsor Locks Zip: 06096

b. SHPO Project # 101717

c. The property is individually listed on the National Register of Historic Places

State Register of Historic Places

Date of listing: _____

Or

Approval date of Part 1, "Determination of Historic Structure Status," Form ITC-300: 11/08/2016

2. CONTACT & OWNER INFORMATION

a. Contact Name Nina Caruso

Title Associate Preservation Architect

Business Entity Crosskey Architects LLC

Address: Street 750 Main Street, Suite 150

Town Hartford State: CT Zip 06103

Telephone # (860) 724-3000 x206 Email address ncaruso@crosskey.com

b. Owner Name Pamela Goodman

Title President of Beacon Communities Corp., Sole Member of Beacon Montgomery Mill LLC,
Managing Member of BC Montgomery Mill LLC

Business Entity BC Montgomery Mill, LLC

Address: Street Two Center Plaza, Suite 700

Town Boston State: MA Zip 02108

Telephone # (617) 574-1105 Email address PGoodman@BeaconCommunitiesLLC.com

Taxpayer SSN, FEIN or Tax Identification Number 36-4849637

c. Attachments

Certificate of Title or Title Insurance Policy

Statement of Authorization to Apply

3. REHABILITATION PROJECT DATA

a. Total square footage: Before: 65,068

After: 65,068

Square footage residential: 42,642

Square footage nonresidential: 22,426

Number of residential units: 42

Estimated Project Start Date: September 2017

Estimated Project Completion Date: March 2019

Number of Phases: 1

Time Frames: Septemeber 2017 - March 2019

Estimated Total Construction Costs: \$14,481,373

b. Affordable housing data: Please refer to the attached Unit Breakdown

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Municipality median income \$67,222

c. Are you applying for tax credits under the federal historic preservation tax incentives program?

yes no

1. If yes, fill in below

Date of approved federal Part 2-Description of Rehabilitation: _____

Date signed, SHPO Review and Recommendation Sheet: _____

2. If no, please provide the following information:

Description of Rehabilitation Plan

Architectural Drawings (incl. Site Plan, HVAC and Structural Plans)

Photographs

Other data, specify: _____

4. SIGNAGE AND ACKNOWLEDGEMENT REQUIREMENT

a. Attachment

Notarized Form

5. OWNER CERTIFICATION

I HEREBY ATTEST THAT I AM THE OWNER OR AUTHORIZED AGENT OF THE OWNER OF THE BUILDING DESCRIBED ABOVE AND THAT THE INFORMATION I HAVE PROVIDED IS, TO THE BEST OF MY KNOWLEDGE, CORRECT. I UNDERSTAND THAT FALSIFICATION OF FACTUAL REPRESENTATIONS IN THE APPLICATION MAY BE SUBJECT TO LEGAL SANCTIONS.

SIGNATURE P. Goodman

DATE April 4 2017

BC MONTGOMERY MILL LLC

BY: BEACON MONTGOMERY MILL LLC, ITS MANAGING MEMBER

BY: BEACON COMMUNITIES CORP., ITS SOLE MEMBER

BY: PAMELA GOODMAN, PRESIDENT

6. PREPARER (CONSULTANT) CERTIFICATION

I HEREBY ATTEST THAT I PREPARED THE APPLICATION FOR THE ABOVE-REFERENCED PROJECT AND THAT THE INFORMATION I HAVE PROVIDED IS, TO THE BEST OF MY KNOWLEDGE, CORRECT. I UNDERSTAND THAT FALSIFICATION OF FACTUAL REPRESENTATIONS IN THE APPLICATION MAY BE SUBJECT TO LEGAL SANCTIONS.

SIGNATURE Yvonne S. Caruso DATE 4/5/2017

FOR OFFICE USE ONLY

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval only, since certification of rehabilitation can be issued to the owner of a certified historic structure only after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the attached conditions are met prior to filing an application for a preliminary certification and reservation of tax credits.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

J. M. Carmichael 4.11.17
Authorized Signature Date



April 11, 2017

Nina Caruso, Associate Preservation Architect
Crosskey Architects, LLC
750 Main Street, Suite 150
Hartford, CT 06103

RE: J.R. Montgomery & Company Industrial Complex, Building 3, Windsor Locks
SHPO Project #101718

Dear Ms. Caruso:

Enclosed is a copy of the conditional approval for the state Part 2 application, Request for Approval of Proposed Rehabilitation Plan, Form ITC 300a for the above-named certified historic structure. *The applicant shall demonstrate compliance with the following condition(s) prior to filing the state Part 3 application, Request for Preliminary Certification and Reservation of Tax Credits:*

1. Submission of updated drawings that reflect the narrative.
2. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
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State Historic Preservation Office

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If, at any time prior to completion of the rehabilitation project, changes are contemplated to approved work, please use a Part 2 Amendment form to request approval from this office. The Part 2 amendment is solely for the purpose of ensuring that the project work continues to meet the program standards for rehabilitation.

In order to qualify for a reservation of tax credits, you are required to file a Part 3 application, "Request for Preliminary Certification and Reservation of Tax Credits," Form ITC 300c, with the necessary documentation. When that application is filed, a fee based on the estimated Qualified Rehabilitation Expenditures may be required.

If you have any questions, please contact me by telephone or e-mail at (860) 256-2762 or julie.carmelich@ct.gov, respectively.

Sincerely,

A handwritten signature in blue ink, appearing to read "Julie Carmelich".

Julie P. Carmelich
Historian

State Historic Preservation Office

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Department of Economic and
Community Development

State Historic Preservation Office

FORM
ITC-300a
REV 8/16

CONNECTICUT HISTORIC REHABILITATION TAX CREDIT (C.G.S. §10-416C)
PART 2 APPLICATION: REQUEST FOR APPROVAL OF PROPOSED REHABILITATION PLAN

1. BUILDING DATA

a. Building Name: J.R. Montgomery and Company Industrial Complex - Building 3, 1920

Address: Street: Canal Bank Town: Windsor Locks Zip: 06096

b. SHPO Project # 101716

c. The property is individually listed on the National Register of Historic Places

State Register of Historic Places

Date of listing: _____

Or

Approval date of Part 1, "Determination of Historic Structure Status," Form ITC-300: 11/08/2016

2. CONTACT & OWNER INFORMATION

a. Contact Name Nina Caruso

Title Associate Preservation Architect

Business Entity Crosskey Architects LLC

Address: Street 750 Main Street, Suite 150

Town Hartford State: CT Zip 06103

Telephone # (860) 724-3000 x206 Email address ncaruso@crosskey.com

b. Owner Name Pamela Goodman

Title President of Beacon Communities Corp., Sole Member of Beacon Montgomery Mill LLC,
Managing Member of BC Montgomery Mill LLC

Business Entity BC Montgomery Mill, LLC

Address: Street Two Center Plaza, Suite 700

Town Boston State: MA Zip 02108

Telephone # (617) 574-1105 Email address PGoodman@BeaconCommunitiesLLC.com

Taxpayer SSN, FEIN or Tax Identification Number 36-4849637

c. Attachments

Certificate of Title or Title Insurance Policy

Statement of Authorization to Apply

3. REHABILITATION PROJECT DATA

a. Total square footage: Before: 99,576
After: 99,576

Square footage residential: 72,265 Square footage nonresidential: 27,311

Number of residential units: 80

Estimated Project Start Date: September 2017 Estimated Project Completion Date: March 2019

Number of Phases: 1 Time Frames: September 2017 - March 2019

Estimated Total Construction Costs: \$22,161,388

b. Affordable housing data: Please refer to the attached Unit Breakdown

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Unit type and number _____ proposed rent or sale price _____

Municipality median income _____

c. Are you applying for tax credits under the federal historic preservation tax incentives program?

yes no

1. If yes, fill in below

Date of approved federal Part 2-Description of Rehabilitation: _____

Date signed, SHPO Review and Recommendation Sheet: _____

2. If no, please provide the following information:

Description of Rehabilitation Plan

Architectural Drawings (incl. Site Plan, HVAC and Structural Plans)

Photographs

Other data, specify: _____

4. SIGNAGE AND ACKNOWLEDGEMENT REQUIREMENT

a. Attachment

Notarized Form

5. OWNER CERTIFICATION

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SIGNATURE



DATE

April 4 2017

BC MONTGOMERY MILL LLC

BY: BEACON MONTGOMERY MILL LLC, ITS MANAGING MEMBER

BY: BEACON COMMUNITIES CORP., ITS SOLE MEMBER

BY: PAMELA GOODMAN, PRESIDENT

6. PREPARER (CONSULTANT) CERTIFICATION

I HEREBY ATTEST THAT I PREPARED THE APPLICATION FOR THE ABOVE-REFERENCED PROJECT AND THAT THE INFORMATION I HAVE PROVIDED IS, TO THE BEST OF MY KNOWLEDGE, CORRECT. I UNDERSTAND THAT FALSIFICATION OF FACTUAL REPRESENTATIONS IN THE APPLICATION MAY BE SUBJECT TO LEGAL SANCTIONS.

SIGNATURE Wanda J. Currier DATE 4/5/2017

FOR OFFICE USE ONLY

The CT State Historic Preservation Office has reviewed the Part 2 application, "Request for Approval of Proposed Rehabilitation Plan," for the above-listed building and has determined that:

- The proposed rehabilitation plan described herein meets the *Standards*. This is a preliminary approval only, since certification of rehabilitation can be issued to the owner of a certified historic structure only after the rehabilitation is completed.
- The proposed rehabilitation plan described herein meets the *Standards* **provided** the attached conditions are met prior to filing an application for a preliminary certification and reservation of tax credits.
- The proposed rehabilitation plan described herein does not meet the *Standards*. Comments attached.

John P. ... 4.11.17
Authorized Signature Date



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

RECEIVED
APR 04 2017

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 35430

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on 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 takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** J.R. Montgomery Company Industrial Complex

Street Canal Bank

City Windsor Locks County Hartford State CT Zip 06096

Name of Historic District J.R. Montgomery Company Industrial Complex

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

Located in a Registered Historic District; name of district _____

Part 1 - Evaluation of Significance submitted? Date submitted 10/20/2016 Date of certification _____

2. **Project Data**

Date of building 1891, 1904, 1920 Estimated rehabilitation costs (QRE) \$46,000,000

Number of buildings in project 4 Floor area before / after rehabilitation 221,758 / 221,758 sq ft

Start date (estimated) 09/2017 Use(s) before / after rehabilitation Vacant / Res

Completion date (estimated) 03/2019 Number of housing units before / after rehabilitation 0 / 160

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 65

3. **Project Contact (if different from applicant)**

Name Nina Caruso Company Crosskey Architects, LLC

Street 750 Main Street, Suite 150 City Hartford State CT

Zip 06103 Telephone (860) 724-3000 Email Address ncaruso@crosskey.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Pamela Goodman Signature *P. Goodman* Date 12-14-15

Applicant Entity BC Montgomery Mill LLC SSN _____ or TIN 36-484963

Street Two Center Plaza, Suite 700 City Boston State MA

Zip 02108 Telephone (617) 574-1105 Email Address PGoodman@BeaconCommunitiesLLC.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation 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 and, where applicable, with 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 complete.

the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

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.

Date 4/26/17 National Park Service Authorized Signature *Karen L. Stavetep*

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

Historic Preservation Certification Application

Property name: JR Montgomery Company Industrial Complex

Project Number: 35430

Property address: Canal Bank, Windsor Locks, CT

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

Conditions for all buildings:

1. Cleaning of exterior masonry must be accomplished using the gentlest means possible without damaging the surface of the masonry. This work must be accomplished in accordance with the guidance provided in Preservation Brief 1, *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Specifications and test cleaning samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after cleaning must be submitted with the Request for Certification of Completed Work.
2. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry both **before** and after repointing must be submitted with the Request for Certification of Completed Work.
3. The replacement windows as proposed do not meet the Standards, and windows better matching the historic must be selected. Replacement windows must match the appearance, size, design, proportions, and profiles of the existing windows and must have clear glazing. In order to ensure the proposed windows meet the Standards, detailed dimensioned drawings of both the existing and any proposed replacement windows (all types and pane configurations), as located in the wall assembly, must be submitted for review.
4. All original fabric/features not already mentioned must be retained in its original location including doors and transoms, fire doors, wainscoting, and etc. If for some reason they cannot remain in a particular location, it must be brought to the attention of the SHPO and the NPS and the removal must be approved. If possible the fabric/features removed with the approval of the SHPO should be relocated elsewhere in the complex.
5. Wood floors should be retained where they are in good condition. Wood floors in good condition must not be covered with a flowable leveling compound or gypcrete system. Floors that are not repairable can be covered with an underlayment and new floor where the underlayment serves as a bond breaker so that the wood can be uncovered without damage in the future.
6. Paint Removal From Interior Wood: Interior beams and ceilings that were originally painted should remain painted wherever possible, but especially in corridors, stairwells and public areas. Where paint is to be removed from wood in residential tenant areas, a sample of the paint removal method must be approved by the SHPO prior to the work being done to insure that the wood will not be eroded. Sandblasting of wood surfaces will not be approved. If other blasting is done such as baking soda, it must not raise the grain or feather the surface of the wood. See *Preservation Brief 6, Dangers of Abrasive Cleaning to Historic Buildings*. Specifications for this treatment, including type of grit, size, psi, and distance that the nozzle will be held from the surface, as well as test samples, should be reviewed and approved by the SHPO before proceeding with this work. Good quality overall and close-up color photographs both before and after sandblasting must be submitted with the Request for Certification of Completed Work. Aggressive sandblasting will not be allowed.
7. Paint Removal from Interior Brick: Interior brick walls that were originally painted should remain painted wherever possible, but especially in corridors, stairwells and public areas which includes retail and commercial spaces. Very often in mill buildings, the lower wall is painted a contrasting color from the lighter colored upper wall. This is a significant interior feature and should be maintained. Paint colors selected should be appropriate mill interior colors. Where paint is to be removed from walls in residential tenant areas, a sample of the paint removal method must be approved by the SHPO prior to the work being done to insure that the brick and mortar will not be eroded. Sandblasting must not raise the grain or feather the surface of the brick or wood. See *Preservation Brief 6, Dangers of Abrasive Cleaning to Historic Buildings*. Specifications for this treatment, including type of sand, grit, size, psi, and distance that the nozzle will be held from the surface, as well as test samples, should be reviewed and approved by the SHPO before proceeding with this work. Good quality overall and close-up color photographs both before and after sandblasting must be submitted with the Request for Certification of Completed Work. Aggressive sandblasting will not be allowed.

8. Any signage and/or canopy programs for this project including the design, material, location, installation and their lighting, must be in keeping with the industrial/historic character of the buildings and reviewed and approved by the SHPO and the NPS before the work begins.

9. The proposed landscape treatment introduces a residential character that does not appear to be in character with the historic site. In order to approve the proposed treatment, photo documentation is needed to show that areas of vegetation existed immediately adjacent to the building. Otherwise, submit drawings/renderings that show a plan more in keeping with the historic character of a mill complex. The revised plan must be reviewed and approved by the SHPO and the NPS before this work begins.

Conditions for individual buildings:

Building 1:

1. Drawings and site line studies must be submitted, reviewed and approved by the SHPO and the NPS showing the impact of the proposed chilling towers on roof.
2. Loading doors on the west elevation floors 1-5 must be preserved and repaired.
3. Interior lighting as proposed for lobby is not approved and must be more industrial in character. Revise and resubmit to the SHPO and the NPS for approval.

Building 2:

1. If terra cotta parapet replacement is required in Buildings 2, replacement methods and materials must be reviewed by the SHPO before this work begins.
2. Replacement windows should be aluminum clad.

Building 3:

1. Replacement sash for the double-hung on the second floor can be single hung but the lower sash must recede enough from the outer plane of the upper sash so that there is a visible shadow-line below the meeting rail.
2. Placement of the operable hopper in the proposed replacement industrial windows should match that of the existing historic.
3. Revised plans must be reviewed showing the new fixed-wall assembly proposed to resemble the original garage doors with transom above.
4. Drawings showing details of the proposed roof sign must be reviewed and approved before this work begins.

Building 4: Demolition . . . Applicant makes a better than usual case for the removal of this building; NPS will approve demolition due to life-safety concerns. Suggest marking the footprint of the dye house within the new parking area with a different paving material.

Building 5:

1. Narrative describes retention but this work is not shown on proposed plans. Submit revised plans for review and approval to the SHPO and the NPS.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

4/20/17

Date



National Park Service Signature