



**HISTORIC PRESERVATION PLANNING AND
COMPLIANCE**

Liberty Mutual Expansion, 157 Berkeley Street
Boston, MA
**First Church of Christ Scientist Plaza Revitalization
Plan**
Boston, MA
The Clarendon
Boston, MA
Isabella Stewart Gardner Museum
Boston, MA
J. Michael Ruane Judicial Center / Salem Trial Courts
Salem, MA
JFK Library and Museum Expansion and Renovation
Boston, MA
Phillips Academy
Andover, MA
Wheaton College Preservation Plan
Norton, MA
Massachusetts State College Building Authority
Statewide, MA
**Massachusetts Institute of Technology, Sloan
School**
Cambridge, MA
Boston Children's Hospital Preservation Plan
Boston, MA
New Greenfield Trial Court Facility
Greenfield, MA
**Peddocks Island, Fort Andrews Preservation and
Adaptive Re-Use Plan**
Hull, MA
Northeastern University Preservation Plan
Boston, MA
New England Conservatory
Boston, MA
New Lowell Judicial Center
Lowell, MA

**STATE AND FEDERAL HISTORIC REHABILITATION TAX
CREDIT CERTIFICATION**

State Normal Training School
Westfield, MA
Bowdoin Manor Beacon Hill
Boston, MA
Franklin Savings Bank
Greenfield, MA
Pocasset Mill
Johnston, RI
Central Grammar School
Gloucester, MA
Salem Jail Complex
Salem, MA

Monument Square Hotel
Troy, NY
Stanley Woolen Mills
Uxbridge, MA
Moseley School
Westfield, MA
Brookings School
Springfield, MA
Hartford National Bank
Hartford, CT
Wood Mill
Lawrence, MA
56 Berkeley Street
Boston, MA
Ponemah Mills
Norwich, CT
Chapin School
Chicopee, MA
Lowney Chocolate Factory
Mansfield, MA
Clarke School
Northampton, MA
Waltham Watch Works
Waltham, MA

**TRANSPORTATION-RELATED HISTORIC
PRESERVATION REGULATORY COMPLIANCE**

MBTA Copley Station Access Improvement Project
Boston, MA
**Massachusetts Bay Transportation Authority
Greenbush Line Restoration Project**
South Shore, MA
**Vermont Department of Transportation Burlington
Railroad Enterprise Project 4F and Section 106
Review**
Burlington, VT
**Storrow Drive Tunnel, Massachusetts Department
of Conservation and Recreation**
Boston, MA

**ENERGY AND INFRASTRUCTURE HISTORIC
PRESERVATION REGULATORY COMPLIANCE**

**Springfield Technical Community College Biomass
Facility**
Springfield, MA
Veolia-Longfellow Bridge Pipeline
Cambridge to Boston, MA
National Grid Worcester Cable Project
Worcester, MA
Eversource Woburn to Wakefield Transmission Line
Worcester, MA



SERVICES PROVIDED

Section 106 compliance
State and local historic resource
regulatory review
State and Federal Historic
Rehabilitation Tax Credits
Preservation planning
Historic resources inventory and
research
National Register of Historic Places
nominations
Archival photography
Strategic planning and due diligence

**Epsilon's team of Historic Preservation Specialists
provides clients with the insight and guidance needed to
secure project approvals and clearances from local, state,
and federal agencies, State Historic Preservation Offices,
the National Park Service, and local historic district
commissions.**

Having previously worked at the Massachusetts Historical Commission, Boston Landmarks Commission, National Park Service, City of Newton Planning Department and other preservation planning organizations and firms, Epsilon's senior level historic preservation staff has a unique understanding of regulatory requirements and agency expectations..

We work closely with project proponents and their team members, including attorneys, architects, engineers and designers to provide strategic regulatory advice to ensure thorough and prompt approvals of real estate and infrastructure projects. We specialize in assisting clients in securing state and federal historic rehabilitation tax credits for the redevelopment of historic properties.





HISTORIC PRESERVATION



GREENBUSH COMMUTER RAIL

Braintree, Weymouth, Hingham, Cohasset, Scituate, Massachusetts

Epsilon served as Project Conservator overseeing the MBTA's restoration of the 17.8-mile Greenbush Line Commuter Rail. Epsilon's key task was to fill an independent monitoring and advisory role in assessing compliance with a Programmatic Agreement on stipulations addressing adverse effects to historic properties along the project corridor. Impact areas included noise, vibration, visual, traffic and access, atmospheric, landscape, and construction. Epsilon managed the Project Conservator team -- landscape architects, engineers, and archaeologists -- and oversaw extensive consultation with local, state, and federal agencies and interested parties over the ten years of construction and early operations.

Epsilon's Services: Section 106 compliance

LIBERTY MUTUAL EXPANSION

Boston (Back Bay), Massachusetts

Epsilon provided strategic historic preservation consulting services for Liberty Mutual's \$300 million expansion project in Boston's Back Bay neighborhood. The project included the demolition of the 1881 Benjamin Franklin Smith Printing Building and the 1952 Salvation Army Headquarters Building, the preservation of the historic 1916/1926 Salada Tea Building and the construction of a new 22 story corporate office building. Epsilon coordinated project reviews with the Massachusetts Historical Commission and Boston Landmarks Commission and developed appropriate measures to mitigate the Project's impacts to historic resources.

Epsilon's Services: Massachusetts Environmental Policy Act, Boston Planning & Development Agency, commercial real estate development, historic resources, air quality, acoustics and noise control

PONEMAH MILLS

Taftville, Connecticut

Epsilon prepared the State and Federal Historic Tax Credit Applications for the rehabilitation of the historic Ponemah Mills Apartments, a late 19th and early 20th-century former mill rehabilitated for use as affordable and market rate housing. The project received a Preservation Connecticut Award.

Epsilon's Services: Federal tax credits, state historic tax credits



BOSTON CHILDREN'S HOSPITAL PRESERVATION PLAN

Boston, Massachusetts

Epsilon prepared a campus-wide preservation plan to assist in the long-term management, treatment, and appropriate use of the Hospital's historic resources, which balanced preservation with the Hospital's ongoing program and mission requirements. The plan included survey and documentation of historic properties, development of preservation planning principles, assessment of the effects of hospital planning activities on the historic campus, and approaches to include preservation as a component in the campus master planning. Additionally, in cooperation with the Boston Landmarks Commission (BLC), the plan contains a review and compliance section with BLC.

Epsilon's Services: Preservation planning, historic resources inventory/ research, strategic planning and due diligence



VINEYARD WIND

Massachusetts

Epsilon led the Section 106 review process with the Bureau of Ocean Energy Management and the Massachusetts State Historic Preservation Office for the proposed offshore wind farm. Epsilon assisted with the execution of a Memorandum of Agreement outlining the project's compliance with Section 106 of the National Historic Preservation Act and prepared the Historic Resources Visual Analysis Study, including identification, documentation, and analysis of cultural resources within the area of potential effect in Massachusetts.

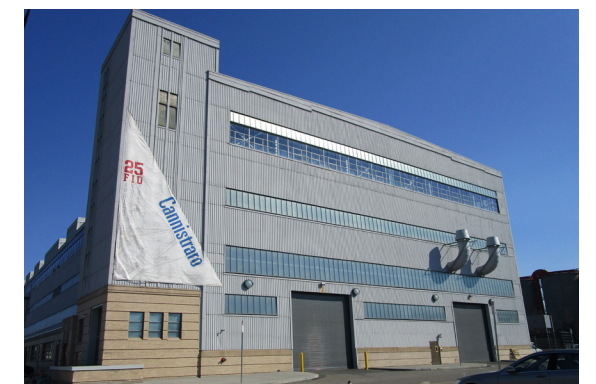
Epsilon's Services: Section 106 compliance, historic resources inventory/ research, strategic planning and due diligence

NAVAL ANNEX BUILDING #16 - 25 FID KENNEDY

Boston, Massachusetts

Epsilon prepared the State and Federal Historic Tax Credit Applications and a National Register nomination for the adaptive reuse of the former US Navy Machine Shop at 25 Fid Kennedy Avenue in the Flynn Marine Industrial Park. The project involved the conversion of this long-vacant building into a building systems mechanical contracting and fabrication facility.

Epsilon's Services: State and federal historic tax credits, historic resources inventory/research, National Register nomination





Epsilon has provided Historic Tax Credit consulting services for the rehabilitation of many historic schools across Massachusetts and New England. We take particular pride in our involvement in projects that have improved the communities in which they are located. Our projects have helped revitalize downtowns, preserve historic buildings and create hundreds of affordable housing units for the elderly, families, veterans, and other populations.

MOSELEY SCHOOL
Westfield, Massachusetts

Historic tax credits were used to rehabilitate this former school building into affordable housing, with six units specifically for homeless persons and families. The project received a Mayor Thomas M. Menino Legacy Award from Preservation Massachusetts.



BANCROFT SCHOOL
Auburn, Massachusetts

Historic tax credits were used to rehabilitate this former school, transforming it into affordable housing for the elderly. The completed building now houses 60 units, with 45 dedicated to elderly affordable housing.

BROOKINGS SCHOOL
Springfield, Massachusetts

The Elias Brookings School located in Springfield once served as an elementary school built in 1925. The school was badly damaged by a rare New England tornado and closed in 2011. The Brookings School was and remains an excellent example of Collegiate Gothic-style architecture. This affordable housing rehabilitation project is a Paul & Niki Tsongas Award recipient and was also recognized by the Springfield Preservation Trust with a Preservation Award.



CHAPIN SCHOOL
Chicopee, Massachusetts

The rehabilitation of the Chapin School involved converting this former school into apartments for veterans. The building now contains 43 units for veterans partially funded through historic tax credits.

PUTNAM SCHOOL
Cambridge, Massachusetts

Historic tax credits are being used to rehabilitate this former school for continued use as affordable housing for the elderly. The building currently provides affordable housing and will be upgraded with additional units, new finishes, and upgraded building systems.



CHESTER SCHOOL & LIBRARY
Chester, Massachusetts

Historic tax credits are being used to rehabilitate the former Chester High School and Hamilton Library for continued use as a library and affordable housing with updated units. When completed, the building will continue to house area residents with updated kitchens, baths, new building systems, and accessibility upgrades including a new accessible entrance and elevator.



BALDWINVILLE SCHOOL
Templeton, Massachusetts

Historic tax credits are being used to rehabilitate this former school for use as affordable housing. When completed, the building will be rehabilitated with an addition containing the accessibility accommodations and units.

BRIGHTWOOD SCHOOL
Springfield, Massachusetts

State and federal historic tax credits are being used to rehabilitate the former school for use as affordable housing. The building will be upgraded and with a proposed addition containing accessibility accommodations will add to Springfield's affordable housing stock. After project completion the historic building will be listed in the National Register of Historic Places.



CONSULTING SCIENTISTS,
PLANNERS & ENGINEERS

STATE AND FEDERAL HISTORIC TAX CREDITS



SERVICES PROVIDED

Massachusetts Historic Rehabilitation
Tax Credits

Connecticut Rehabilitation Tax Credits

Rhode Island Historic Preservation Tax
Credits

New York Historic Rehabilitation Tax
Credits

Maine Historic Rehabilitation Tax Credits

Substantial and Small Project
Rehabilitation Credits

Epsilon's team of Historic Preservation Specialists provides clients with the insight and guidance needed to secure project approvals from State Historic Preservation Offices and the National Park Service. Our historic preservation professionals have secured state and federal historic rehabilitation tax credits for hundreds of projects throughout the Northeast.

We work closely with project proponents and team members including architects, engineers, and designers to ensure compliance with the Secretary of the Interior Standards for Rehabilitation. We maintain strong working relationships with the staff of the National Park Service and New England State Historic Preservation Offices. Epsilon's historic preservation staff also has a unique understanding of program requirements, proponent needs, and agency expectations due to their prior employment with both state agencies and consulting firms.