



DEPARTMENT OF THE ARMY
INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY, GARRISON
PICATINNY ARSENAL, NEW JERSEY 07806-5000

REPLY TO
ATTENTION OF

SEP 09 2008

Office of the Garrison Commander

Mr. Daniel Saunders
Acting Administrator
Deputy State Historic Preservation Officer
State of New Jersey Historic Preservation Office
Department of Environmental Protection
Division of Parks and Forestry
501 East State Street CN 404
Trenton, New Jersey 08625-0404

SUBJECT: Demolition of Buildings 1510 and 1510B
FINAL Memorandum of Agreement for Signature

Dear Mr. Saunders,

Picatinny Arsenal has planned demolition of the above subject structure(s) in preparation for proposed Base Realignment and Closure Act (BRAC) development for the Fuze Engineering Complex, Explosive Research Laboratory (ERL). These BRAC development actions were approved by Congress for Picatinny in 2005. Both subject structures are contributing buildings to the Rocket Test (1500) Area Historic District. As a result of their demolition, a *FINAL Memorandum of Agreement (MOA)* is enclosed for your signature.

As discussed during our last meeting, August 11th, 2008, the information below and enclosed is supporting documentation for the installation's decision in siting the proposed BRAC development at 1510 and 1510B's location rather than an alternative area within the 1500 Area or the installation itself:

1. Similar and Existing Mission Research and Development Area across street at Building 1530;
2. Size of new ERL (3,280 sq ft) and Quantity Distance Safety Requirements - Existing Building 1530 and new ERL must be separated by an Unbarricaded Intraline Distance (ILD) of 66 ft requiring no hardening of the proposed structure;
3. Surface Water Restrictions - Category One Waterways (300 ft Buffer) and surrounding wetlands (150 ft Buffer) identified require new construction at a distance from all tributaries, waterways, and wetlands. Also, construction within previously disturbed/developed areas provides no increase to impervious coverage and minimal impact to surrounding floodplains. Additional wetland delineations and a Letter of Interpretation (LOI) are currently in process for the New Jersey Department of Environmental Protection, to meet regulatory requirements;
4. Surrounding Infrastructure Network - upgraded for Building 1530 (1982 build date) and current operations, adjacent to proposed site for ease of egress and right-of-ways to new ERL;

5. Current and Future Mission Operations - due to the BRAC construction, the installation is currently assessing reuse of many 1500 Area buildings. As a result, the Inhabited Building Distance of several surrounding buildings was investigated. Additionally, due to Building 1510's existing location and distance away from other surrounding buildings, future construction is more feasible for planning purposes;
6. Renovation of existing buildings - 1509, 1510, or 1512 - not feasible as the existing facilities would require major renovations and rehabilitations to meet current Safety requirements under Army Military Command Army Regulation 385-64 (http://www.wbdg.org/ccb/ARMYCOE/ARMYCRIT/ar385_64.pdf; http://www.army.mil/usapa/epubs/pdf/p385_64.pdf), U.S. Army Technical Center for Explosives Safety, and the Occupational Safety and Health Act (OSHA). Additionally, these facilities have major asbestos and lead-based paint remediation issues inherently within. These facilities are currently not in operation or receive limited use due to the state of current mission operations within the vicinity;
7. Historic Significance - Of the alternative locations for the proposed ERL,
 - a. Building 1509 was used previously as an Ordnance Facility and a Pyrotechnic Pressing Building;
 - b. Building 1510 was used previously as a Pyrotechnic Administration Building, Research and Development Office, and an Engineering Lab and Machine Shop;
 - c. Building 1510B was used previously for storage; and
 - d. Building 1512 was used previously as a Chemistry, Physics, Basic Chemistry, and Laser Laboratory Purposes.

All of the surrounding buildings, except for 1530, are contributing structures to the Historic District and are part of the Storage and Laboratory Area within (enclosed map). The 1500 Area is known as the former Army Rocket Test Area Historic District. Nolte et al.'s 2008 report for the '*Determination of Eligibility of 318 Buildings and Structures for Inclusion on the National Register of Historic Places*' (NRHP) assessed three areas as part of the larger Rocket Test Area Historic District:

- Testing (Rocket) Area of Buildings 1501 - 1508, and 1527 - 1529;
- Storage and Laboratory Area of Buildings 1509 - 1515, including 1530; and
- Extreme Environmental Testing Area of Buildings 1517 - 1522

Note: Nolte et al. assessed this Historic District as eligible for the NRHP during Spring to Fall 2007. A letter was sent to your office dated December 12, 2007 with no response received to date. At that time, no location had been chosen for the proposed ERL.

As a result of the above notes and constraints, the footprint of Building 1510 was chosen as the best location for the new ERL, while the adjacent structure, Building 1510B, was listed for demolition as it is within the ILD of the new structure (enclosed Structural Analysis of Building 1510). It was determined that from these three Historic District areas, the loss of Buildings 1510 and 1510B would be fundamentally acceptable as Buildings 1512 and 1512A are of a comparable appearance, design, and construction, and were also of a similar historic usage. Consequently, Picatinny realizes the loss of these two historic structures for this proposed facility.

The proposed ERL facility is currently in design to conform to the surrounding Cold War Period architecture of the Historic District. In addition, the new construction exterior walls will be designed to those of Building 1530 of cavity wall construction with a split face/ground face block veneer supported by CMU back-up walls with punched windows in limited locations, roof HVAC equipment screened by low walls, and a flat roof to blend with other surrounding structures.

Overall, to summarize consultations for this demolition project to date:

- a) DRAFT MOA sent to your office dated June 13th, 2008 with no response received to date;

- b) required documentation for Level II of the Historic American Building Survey and the Historic American Engineering Record performed by Panamerican Consultants, Inc. August 4 - 5, 2008 under contract with Parsons and the Army Corps of Engineers, Mobile District with their report is currently in production;
- c) meeting with yourself and Garrison personnel August 11th, 2008 to discuss this and other future projects across the installation; and
- d) strict BRAC timelines with our receiving customer for the project, Naval Reserve Center, Adelphi, Maryland

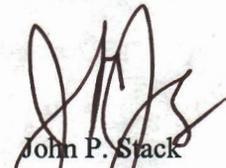
In conclusion, Picatinny Garrison as the Federal Agency lead for the project is proceeding with the FINAL MOA as we have assumed your concurrence from these previous consultations.

We respectfully request that your office sign the enclosed MOA by 29 September 2008 to meet our Installation timelines. Please send a copy of the signed MOA to the following address:

Mr. Jason Huggan
Cultural Resource Manager
Chugach Industries, Inc.
Environmental Affairs Office
Bldg. 319
Picatinny Arsenal, NJ 07806

Thank you in advance for your cooperation. If you require further information, please feel free to contact Jason Huggan at (973) 724-3664, jason.j.huggan@pica.army.mil.

Sincerely,



John P. Stack
Lieutenant Colonel, US Army
Garrison Commander

Enclosures

Cc: Mr. Don Klima
Director, Office of Federal Agency Programs
Advisory Council on Historic Preservation

**MEMORANDUM OF AGREEMENT
AMONG
U.S. ARMY PICATINNY ARSENAL GARRISON
AND
THE NEW JERSEY STATE HISTORIC PRESERVATION OFFICER
REGARDING MITIGATION REQUIREMENTS ARISING FROM
THE DEMOLITION OF BUILDINGS 1510 AND 1510B
ROCKET TEST AREA HISTORIC DISTRICT
PICATINNY ARSENAL
MORRIS COUNTY, NEW JERSEY**

WHEREAS, the U.S. Army Garrison Picatinny Arsenal proposes to construct a new facility within the Rocket Test Area Historic District for Base Realignment and Closure (BRAC), 2005 authorized action, for the realignment of functions and units, closure of installations, and disposal of excess and surplus property in a manner consistent with the BRAC Commission Report;

WHEREAS, Picatinny Arsenal determined the demolition and disposal of Buildings 1510 and 1510B within the Rocket Test Area Historic District for BRAC will have an adverse effect upon the structures and the district, an area determined to be eligible for inclusion in the National Register of Historic Places.

WHEREAS, Picatinny Arsenal is consulting with the New Jersey State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f);

WHEREAS, the new Fuze Engineering Complex, Explosive Research Laboratory for BRAC will conform to the surrounding Cold War Period architecture of the Rocket Test Area Historic District.

THEREFORE, Picatinny Arsenal and SHPO agree the Undertaking will be implemented in accordance with the following stipulations in order to take into account the adverse effect of the Undertaking on historic properties.

Stipulations

Picatinny Arsenal will ensure the following measures are carried out:

I. DOCUMENTATION

1. Recording and Reporting Activities

Prior to implementation of the Undertaking, Picatinny Arsenal will ensure all recording activities are carried out in accordance with the provisions of Appendix A of the Memorandum of Agreement (MOA). Picatinny Arsenal will be allowed to proceed with demolition activities required for the demolition of Buildings 1510 and 1510B as soon as the fieldwork for the recording process is completed. This planned fieldwork will begin in July 2008 with full completion by October 2008. Picatinny Arsenal will ensure the following measures are carried out:

- A. All recording, photo-documentation, and reporting activities described in Appendix A conducted by, or under the direction of an architectural historian, and other preparers, whom meet the standards set forth in the *Secretary of the Interior's Professional Qualification Standards* (48 FR 44738-9).
- B. Documentation to Level II Historic American Building Survey (HABS) and Historic American Engineering Record (HAER) Standards as defined in Appendix A for Buildings 1510 and 1510B will be prepared. Picatinny Arsenal will submit a draft of the report to SHPO for review. SHPO will provide comments to be incorporated

in the final report within 30 days of receipt.

- C. Final documentation will be forwarded to SHPO to accompany this document and their files, as well as offered to the National Park Service (NPS) for placement in their HABS permanent collection at the Library of Congress.
- D. Duplicate copies will be kept on file with Picatinny Arsenal and also at regional and local archives of similar interest. Additional copies shall be sent, upon request, to other interested parties (ie. ACHP etc.).

II. AMENDMENTS

A. If Picatinny Arsenal or SHPO request a revision to this MOA; the parties will then consult to consider whether such change is necessary.

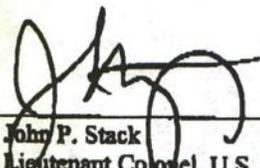
B. If it is determined revision is necessary, then Picatinny Arsenal and SHPO shall consult pursuant to 36 CFR 800.6(c) (7). Reviewing parties must comment on, or signify their acceptance of the proposed change(s) to the MOA in writing within thirty (30) days of their receipt.

III. DURATION OF THE AGREEMENT

This MOA will be in effect until Picatinny Arsenal, in consultation with SHPO, determines all of its terms have been satisfactorily fulfilled, not to exceed twelve (12) months. Upon a determination that all the terms of this MOA have been satisfactorily fulfilled, the document will terminate and have no further force or effect. Picatinny Arsenal will promptly provide the other signatories with written notice of its determination and termination.

Execution of this MOA by Picatinny Arsenal and SHPO, its subsequent transmittal to the ACHP, and the implementation of its terms, is evidence that Picatinny Arsenal has afforded the ACHP an opportunity to comment on the demolition of Buildings 1510 and 1510B and its adverse effect on the historic properties' and the Rocket Test Area Historic District, and that Picatinny Arsenal has taken into account the adverse effects of the Undertaking on historic properties.

U.S. ARMY, PICATINNY ARSENAL

By:  9/18/08 Date:

John P. Stack
Lieutenant Colonel, U.S. Army
Garrison Commander

NEW JERSEY HISTORIC PRESERVATION OFFICER

By:  Date: 9/29/2008

Daniel Saunders
Acting Deputy State Historic Preservation Officer

APPENDIX A

1. The architectural historian will conduct Level II HABS/HAER documentation of Buildings 1510 and 1510B within the Rocket Test Area Historic District, Picatinny Arsenal, New Jersey and provide documentation to Picatinny Arsenal, SHPO, ACHP, and other interested parties as required under NHPA. The NPS will also be provided documentation for placement in the HABS collection at the Library of Congress. The documentation must meet standards as outlined in *Secretary of the Interior's Standards and Guidelines for Architectural and Engineering Documentation* (NPS Guidelines) compiled by Caroline H. Russell, HABS/HAER, NPS. Washington, D.C.: HABS/HAER, 1990 (Reprint from the Federal Register, Vol. 48, No. 190, Thursday, September 29, 1983, pp. 44730-34).

A. The architectural historian will physically inspect and document Buildings 1510 and 1510B and available archival and historical records in order to obtain the necessary data, files, photographs, notes and information to complete Level II HABS/HAER documentation. This may include drawings, field photography, field records, large-format photography, sketch plans, etc., as defined by the NPS Guidelines.

B. The level of documentation must meet or exceed Level II of the NPS Guidelines which includes a selection of existing drawings, photographs, large-format negatives or photographs (estimate of 25 views), a written history and context of the building and a complete description of ancillary properties as necessary.

C. All documentation, recordation and written data must meet the approval of Picatinny Arsenal and SHPO.

D. A final curation package of the documentation will be submitted to Picatinny Arsenal, SHPO ACHP, NPS, and other interested parties as required and requested.