

Wyoming Army National Guard **Management Plan for Historic Properties at Camp Guernsey**

Prepared for the Wyoming Military Department
By
The University of Wyoming
American Studies Program

June 2007



Management Plan for Historic Properties at Camp Guernsey

This plan was prepared for

The Wyoming Military Department

by

**The University of Wyoming
American Studies Program**

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under

**Contract No.05030715801
8 June 2005**

Acknowledgements

The author would like to thank the following persons who assisted with this project:

Wyoming Military Department

Colonel Tammy J. Maas, Construction and Facilities Management Officer
Major Samuel House, Environmental Programs Manager
Karen Kempton, Cultural Resources Manager
John Mahoney, Master Planner/Landscape Architect
Jack Studley, Real Property Engineer
1LT Glenn Nicholson, Engineering Technician
Janice Triplett, Contract and Administration Specialist
Staff of the Construction and Facilities Management Office

Camp Guernsey State Military Reservation

Garrison Commander Colonel Steven Mount
MSG Thad Ehde, Project Manager
Pamela McClure, Environmental Specialist
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American Studies Program

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Students: Kendall Barking, Katie Farrer, Kathy Gerlach, Jonas Landes, Laura Lucero

Laramie, Wyoming
June, 2007

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SECTION A - BACKGROUND

“We’re proud of this Camp and its heritage, and we want to preserve it. It’s the right thing to do.”

Colonel Steven Mount, Commanding Officer, Camp Guernsey

1.0 Introduction

At a meeting with members of the Historic Buildings Management Planning team in October, 2006, Colonel Steven Mount, Commanding Officer of Camp Guernsey, expressed his support of preservation of the Camp’s historic resources, and his wish to “maintain the flavor of Camp Guernsey as we grow.” This *Management Plan for Historic Properties* is designed to facilitate this process.

The *Management Plan for Historic Properties (MPHP)* was prepared by the University of Wyoming American Studies Program to guide Wyoming Army National Guard (WYARNG) personnel in the management of historic buildings, structures and landscape features in the Cantonment Area of Camp Guernsey, and to aid in efforts to avoid or mitigate future impacts to individual historic properties as well as to the National Register eligible Camp Guernsey Historic District as a whole.

The *Management Plan for Historic Properties (MPHP)* is part of a three-part project initiated by the Department of the Adjutant General in 2005. The University of Wyoming American Studies Program submitted a proposal in response to a “Request for Proposals” from the Department of the Adjutant General. In June, 2005, a contract (CN:05030715801) was awarded to the University of Wyoming to 1) conduct a field inventory and evaluation of historic resources in the Camp Guernsey Cantonment Area and the Readiness Centers and Armories across the State of Wyoming; 2) prepare a *Management Plan for Historic Properties (MPHP)* for the Camp Guernsey Cantonment Area; and 3) prepare a *Facilities Excellence Plan* for the Camp Guernsey Cantonment Area. Work was begun on this project in Fall, 2005.

This plan is intended to support the training mission at Camp Guernsey, by presenting strategies for effectively managing historic resources in the context of an active military training site. It provides policies and Standard Operating Procedures to help WYARNG manage its resources while remaining in compliance with the numerous Federal laws and regulations that govern historic resources owned and/or managed by Federal agencies.

This document is intended to be used by the WYARNG Cultural Resources Manager, Camp Guernsey Training Site Managers, Construction and Facility Management Office personnel and project architectural and engineering contractors, as well as the Wyoming State Historic Preservation Office (WYSHPO). It is designed to be easily integrated into a Programmatic Agreement with the WYSHPO.

The **Background** section of the Plan outlines goals for the *MPHP*, provides a description and history of Camp Guernsey, and describes the mission and activities of the Camp Guernsey Training Area. The **Framework** section of the Plan describes the legal framework within which decisions concerning cultural resources are made, and provides information about previous cultural resource inventories and the historic resources found in the Cantonment Area. It describes the National Register eligible Camp Guernsey Historic District, and identifies all buildings that were documented as contributing to the Historic District in the *Camp Guernsey Historic Buildings Field Inventory and Evaluation* conducted by the University of Wyoming American Studies Program in 2006-2007.

The **Treatments** section of the plan deals with treatment of historic properties at Camp Guernsey. It presents a set of policies and Standard Operating Procedures for identification and management of historic resources, and provides general standards and guidelines for rehabilitation of historic buildings, new construction in the historic district, and maintenance of historic properties. These standards and guidelines are covered in more detail in the *Facilities Excellence Plan*.

The **Recommendations** section of the plan contains recommended strategies for preserving Camp Guernsey's historic resources, including strategies called for in the *Integrated Cultural Resources Management Plan (2004 – 2008)*. It includes recommendations for streamlining the external review process and developing a Programmatic Agreement with the Wyoming State Historic Preservation Office (WYSHPO), as well as ideas for adaptive use of buildings, education, interpretation and partnerships.

The *Management Plan for Historic Properties* was developed by faculty and students in the University of Wyoming American Studies program, as part of a semester-long seminar on historic preservation planning.

1.1 Goals of the Management Plan for Historic Properties at Camp Guernsey

At the start of the project, the project team developed the following goals to guide the development of the *Management Plan for Historic Properties*.

The Management Plan for Historic Properties (MPHP) will:

- Respect the primary mission of Camp Guernsey as a military training site
- Encourage preservation of historic resources
- Comply with Federal regulations and Department of Defense policies
- Result in efficient and effective processes
- Be readable and useable
- Be educational

2.0 About Camp Guernsey

2.1 Description of Camp Guernsey

Camp Guernsey is located in southeastern Wyoming and is the primary military maneuver and training site of the Wyoming Army National Guard. It is a state-owned facility, consisting of more than 60,000 acres. In addition to the core area just southeast of the Town of Guernsey, the training site includes an artillery firing range and impact area approximately 18 miles north of Guernsey, and an ammunition storage facility approximately seven miles north.

For purposes of this plan, the term “Cantonment Area” is used to describe the historic core of the training camp, which comprises about 80 acres (Figure 1). The Cantonment Area is bordered on the south by the North Platte River, and on the west and north by the Town of Guernsey. To the east lies the airfield which is jointly used by the town and the Army National Guard. The Burlington Northern Railroad runs to the north of the cantonment.

The Cantonment Area is mostly flat, with the airfield on a steep rise to the east. The land slopes down at the south, towards the North Platte River. The area consists of paved and gravel roads, gravel parking areas, a grass-covered parade ground, a park area in the northwest corner, and open fields to the north. There are approximately 70 buildings in the Cantonment Area.

The Camp Guernsey Cantonment Area has been determined eligible for the National Register of Historic Places. Further information about this designation, and a site plan showing proposed boundaries, can be found in Chapter 5 of this report.



Figure 1 - Camp Guernsey, looking northwest from airfield

2.2 Camp Guernsey Mission and Activities

Camp Guernsey is classified by the National Guard Bureau as a Maneuver Training Center – Heavy (MTC-H), focusing on training for multiple battalions and above task-force-level training. It is used as a training facility for annual training, inactive duty training, weapons qualification, command post exercises, field training exercises, field artillery schools and other activities. Most training activity takes place during Annual Training, between May and August. Active Duty Training and weekend training of National Guard and Reserve Units takes place throughout the year.

Emphasis is on field artillery training, but facilities are also available for infantry, engineer, aviation, maintenance, and medical units. In addition to its regular training opportunities, Camp Guernsey hosts the 213th Regiment Regional Training Institute, the Department of Defense Joint Robotics Program, the Defense Threat Reduction Agency, the United States Space command and the 20th Air Force. The Airport can handle up to C-130-sized aircraft for day and night operations. Camp Guernsey is known for its varied terrain, appropriate for training for several theaters of operation including Afghanistan, northern Iraq and Bosnia. It is also known for its robotics program, one of only 10 nationwide (MAJ House et al). Camp Guernsey is open to the public with proper coordination and check in.

The primary mission of Camp Guernsey is to provide a major training area and logistical support for annual training and weekend unit training activities while maintaining the military readiness of Wyoming Army and Air National Guard units. A secondary mission is to provide year-round training opportunities, including administration, training and logistical support, for other National Guard, Reserve, and Active military units, as well as local, state and federal law enforcement and fire fighting units.

To meet its primary mission, Camp Guernsey must provide adequate facilities and support for all training units on the installation, including billeting, dining facilities, health care, administration, procurement for and storage of supplies, maintenance facilities, fire fighting and air operations facilities. In addition, it provides facilities for recreation and shopping. More than 100,000 man days of training are accommodated at Camp Guernsey each year. (A “man day” is equivalent to one day’s work for one man.) More than 1,500 individuals can be accommodated at any one time. The Camp supports a full-time staff of about 130 individuals who pride themselves in offering an excellent product and excellent customer service (*Camp Guernsey website*).

Camp Guernsey has a goal of accommodating 450,000 man days per year by 2014. To meet this goal, the training camp will need an additional 600 beds, distinguished officers’ quarters and a new, larger, consolidated mess hall (MAJ House et al), as well as storage, vehicle maintenance and office facilities. The Wyoming Army National Guard *Draft Environment Assessment for Multiple Construction Projects at Camp Guernsey* (DEA), dated September, 2006, proposes eighteen construction projects to improve facilities and infrastructure for units training at Camp Guernsey, and to increase the training capacity of the site. Seven of these proposed projects are for the Cantonment Area. Currently new construction projects are proceeding at the rate of two per year.

While the Wyoming Military Department is a state agency, the Wyoming Army National Guard receives Federal funding through the National Guard Bureau, an agency of the Department of Defense. As such, the Wyoming Army National Guard shares a mission to defend the heritage of the United States. As stated in “Cultural Resources in the Department of Defense,”

It is essential that we conserve and defend the places, objects and records associated with our national heritage, and the ideas they embody for future generations. Protecting these resources is a fundamental part of the Department of Defense’s primary mission” (p. 2).

The need to provide adequate training and billeting facilities has the potential to impact the National Register eligible Camp Guernsey Historic District (see Chapter 5 of this plan). Because Camp Guernsey receives Federal funding through the National Guard Bureau, compliance with Federal historic preservation requirements is necessary (see Chapter 3).

This *Management Plan for Historic Properties* and the accompanying *Facilities Excellence Plan* are designed to guide new construction and rehabilitation in the Cantonment Area so that these actions will have the least possible impact on recognized historic buildings and will comply with Federal and Department of Defense guidelines, while not interfering with the ability of WYARNG to carry out its mission at Camp Guernsey.

2.3 Historical Background and Context

The following background and context is excerpted from the Wyoming Army National Guard Historic Buildings Field Inventory and Evaluation Report (UW American Studies, 2007).

The National Guard in Wyoming dates back to territorial days, when Territorial Governor John A. Campbell created three militia districts and authorized the commanding officer of each to organize a regiment of citizens to settle conflicts between Sioux Indians and settlers in the Wind River Valley and South Pass mining areas. With statehood in 1890, the constitution provided for a state militia consisting of “all able-bodied male citizens of the State between the ages of 18 and 45 years,” with units distributed throughout the state.

For more than 100 years the Wyoming Army National Guard has served the state and the nation, being called into duty to fight wars overseas, help with natural disasters at home, and participate in civil defense operations.

Creation of a Permanent Training Facility

In the 1930s, Wyoming Army National Guard Adjutant General R. L. Esmay recommended that the Guard’s training camp be moved from Pole Mountain (elevation 8600 feet) to a more accessible location with a milder climate. The area chosen for the new camp had been described almost 100 years earlier by explorer John C. Fremont as an excellent site for a military post. Fremont wrote in his diary in 1842: “There is a small but handsome prairie immediately below this place, on the left bank of the [North Platte] river, which would be a good locality for a

military post. There are some open groves of Cottonwood on the Platte. The small stream which comes in at this place is well timbered with pine and good building rock is abundant” (*Guernsey Gazette*, 25 Oct. 1940, 13-14). In addition to its natural features, the site was conveniently located next to a major rail line, within the boundaries of a small community.

In 1939, Adjutant General Esmay was informed that funds would be made available through the National Guard Bureau for construction and maintenance at Camp Guernsey. Additional funds were made available through the Works Projects Administration, one of Franklin D. Roosevelt’s “New Deal” programs designed to create jobs through public works projects.

Permanent construction at Camp Guernsey began after summer training in 1939. Construction of the camp was a cooperative effort between the National Guard Bureau and the State of Wyoming. The State provided the labor, paid for with WPA funds, while the Guard provided the plans, materials and project supervision by Adjutant General Esmay and Major Philip Rouse. The labor pool was drawn from the Guernsey area. Because the purpose of the WPA was to provide jobs for the unemployed, work was labor intensive and material costs were kept to a minimum by using local materials as much as possible. The buff-colored sandstone used to construct all of the original buildings was quarried seven miles from the site.

Soon after construction was started at Camp Guernsey, America began mobilizing for war, and work was speeded up so that the Camp might be used as a training camp in the event of war. This resulted in a change in the construction of the stone buildings, as reported in the *Guernsey Gazette* in January, 1941: “The plans which have been employed in the buildings heretofore are being changed, and the stone veneer on the outside of the buildings will be laid at random, increasing the speed in completing the buildings nearly two fold” (17 Jan. 1941).



Figure 2 – Construction of Building 101, Oct. 1940 (Meeden)

The *Plat of Building Site, Camp Guernsey, Wyoming*, dated July 28, 1941, shows buildings completed under the original WPA project, as well as those proposed under a second phase. The site plan shows twenty-one completed buildings: the Headquarters and Commissary (Figure 2), Officer’s Mess, Officer’s Bath, Infirmary, thirteen Enlisted Men’s Mess Halls, and four Enlisted Men’s Bath-houses. According to the plan, the Guard House, Motor Vehicle Garage, Pump House, Recreation Hall & Canteen, Ammunition Magazine, Utilities Building and Band Stand were to be constructed by a second, “new” WPA Project. In addition to the proposed construction of buildings, the new project also “contemplates the completion of sewer and water system; sidewalks; curb and gutter; roads and streets; completion of rifle range; target-house; picket lines and water troughs; fence building; concrete pavement; construction and installation of culverts; surface drainage; grading and landscaping.” The site plan also shows 169 concrete tent floors for troops located between the mess halls and the latrines (where 500-series buildings are today) and additional tent floors north of the Parade Ground for officers, squadron and medical staff and the camp commander and staff.

New Deal Era Construction at Camp Guernsey

Many of the original buildings at Camp Guernsey, like most 20th century military buildings, were based on Quartermaster General's standardized plans. Utilitarian in character, their architecture is generally restrained and plain, and designed to be adaptable to regional architectural styles and a variety of building materials, including wood, brick, stone, concrete and clay tile (U.S. Army Corps of Engineers 10). The military's standardized plans complemented the goals of the WPA to employ the maximum number of unskilled workers, and to use locally available materials. Because of the emphasis on labor-intensive construction, WPA buildings tend to exhibit a high degree of craftsmanship.



Figure 3– A typical latrine c. 1942 (Meeden)

Twenty-eight of the 70 existing buildings in the Camp Guernsey Cantonment were constructed during the New Deal era. The WPA buildings exhibit no particular architectural style, with the exception of the Colonial-Revival-style Headquarters Building (Building 101). Original plans located in the archives at F.E. Warren Air Force Base show that the designs for the mess halls and latrines at Camp Guernsey were adapted from Quartermaster General standardized plans. A local adaptation was the use of locally quarried sandstone instead of brick for the walls (Figure 3).

All but one (Building 011) of the New-Deal-era buildings at Camp Guernsey can be easily distinguished from later buildings by their construction and materials. Walls are faced with buff-colored sandstone, backed by clay tile, stone, or concrete. The eight earliest buildings, four latrines (Buildings 312, 313, 315 and 316), two mess halls (Buildings 211 and 212), the former Quartermaster Warehouse and Headquarters (Building 101) and the former Dispensary (Building 601), are marked by ashlar (cut stone) blocks laid in broken courses (Figure 4). The rest of the stone buildings are random rubble, using uncut stones laid in irregular patterns. An interesting aspect of these buildings is the frequent use of a triangular motif, which appears to mimic the form of Laramie Peak to the west (Figure 5). The difference in stone work marks the work order, as noted above, specifying random stone work to speed up the construction process (*Guernsey Gazette*, 17 Jan. 1941).



Figure 4 - Building 211



Figure 5– Building 214

The original windows consist of an outer steel grating of narrow, vertical lights, paired with an inner, operable (usually hopper) steel sash. Different sized versions of these windows still exist on several buildings. Original doors were constructed of wood, with five horizontal panels, and

consist of both single and double-leaf arrangements. Window and door lintels and window sills are made of poured concrete.

Some of the WPA buildings feature inscriptions reading “W.P.A.” in their concrete foundations and/or small metal shields affixed over doorways reading “Wyo. WPA 1940” (Figure 6). These inscriptions are common among WPA projects nationwide.



Figure 6— WPA Shield, Building 101

In addition to buildings, the Quartermaster General designed standardized landscaping plans, to “develop efficient, cohesive, and pleasant environments within reasonable expenditures” (Goodwin, *National Historic Context for Department of Defense Installations* Vol. 1 207). These plans included open spaces for playgrounds, large avenues, and abundant planting. The Quartermaster Report of 1927 suggested planting trees and shrubs to “harmonize with the general scheme for each post” (U.S. Army Corps of Engineers 57). The 1939 site plan for Camp Guernsey includes areas for a parade ground, city park and athletic field. These are further defined in the 1941 *Plat of Building Site*, which references a “landscape and planting plan” by the U.S. Horticultural Field Station in Cheyenne.

World War II and Post-War Construction at Camp Guernsey

During World War II, Camp Guernsey was leased to the U.S. Army and saw limited use as a training camp for army personnel stationed at Fort Warren until February 1945 when all troops and operations were moved to Ft. Carson, Colorado, and the camp was temporarily closed (*Guernsey Gazette*, 9 Feb. 1945). In spite of the termination of the WPA program in 1943 and the shortages of labor and raw materials during the war, construction work at Camp Guernsey continued, but at a much slower rate than prior to the outbreak of hostilities. Between 1941 and 1945, work was completed on all but two of the buildings in the original plan. Building 011 and Building 106 were not completed until after the war; however, but because they were designed as part of the WPA project, they are considered “New Deal era” buildings.

Cold War Era Construction at Camp Guernsey

Cold War era buildings at Camp Guernsey reflect a gradual increase in troop numbers and training opportunities, as well as changes in policies regarding the living conditions of troops and storage of supplies. They do not reflect any particular technological changes, military build-up or other forces directly relating to the Cold War itself. Thirty-five of the existing buildings in the cantonment area were built during the period 1948 – 1989. Of these, nineteen were constructed for residential purposes, including officers’ quarters, enlisted men’s barracks, latrines and mess halls. Ten were constructed for industrial purposes, such as storage and shops. Four were constructed for administrative purposes and two for personnel support.

Cold War era residential buildings reflect a continued trend toward more comfortable year-round accommodations for troops at military facilities, especially following the change to an all-volunteer military in 1973 (Goodwin. “Built on Strong Foundations”). The 1971 Camp Guernsey site plan shows that in the early 1970s, tent pads located between the row of mess halls and the

row of latrines were gradually being replaced with metal “hutments.” Officers’ quarters to the north of the parade ground (Buildings 403 – 408) were likewise being proposed to replace the tents that were still in use in 1971. A female barracks (Building 409) was added in 1986, reflecting the growing number of women who were serving in the military. A post exchange and NCO club (Buildings 801 and 802) were already in place by 1971, and additional mess halls (Buildings 224 and 225) and latrines (Buildings 302, 303, 311, 314, 317 and 318) had been constructed.

The new mess halls and latrines were designed with the same overall shape, size, massing and orientation as the original buildings, but in most cases concrete block was used instead of stone. Concrete block became the building material of choice for the military after the war, when labor was no longer cheap and concrete was readily available. The new barracks were likewise built of concrete block, and mimicked the rectangular, gable-roofed shape of the mess halls (Figure 7).



Figure 7– Building 405

After World War II, a change in policy necessitated the storage of additional supplies and rations on site, resulting in construction of several additional storage buildings. In addition, the increasing need of motorized vehicles necessitated the construction of additional facilities to house and work on them. The Army provided standardized plans for storage units including hangars, vehicle storage buildings, warehouses, and operational maintenance shops (OMS). Generally speaking, these units were of corrugated metal or structural steel frame, with masonry sidewalls, and flat or gable roofs (“Our Supplies, Vehicles, Need Housing, Too”). These plans were made flexible to accommodate varying activities, types of heating and cooling systems, and exterior materials. Buildings 13, 13A, 14, 16, 603 and 605 reflect several of these new, Cold-War-era designs (Figure 8, above).



Figure 8 – Building 014 constructed for storage in 1951

Post Cold War Buildings at Camp Guernsey

Seven buildings have been added to the Camp Guernsey cantonment since the end of the Cold War (1990 – present). Five of these are large, two-story barracks which replaced the hutments located between the mess halls and latrines south of the parade ground (Buildings 501-505). The other two are pre-engineered steel buildings used for industrial/storage purposes and located at the extreme south of the cantonment area (Buildings 38 and 112). Because of their location, size, scale, massing, orientation and design, the construction of the five new barracks buildings has had a significant impact on the historic character of the Cantonment Area.

SECTION B - FRAMEWORK

This section describes the framework within which cultural resource management policies and procedures are developed. It includes the relevant Federal and Department of Defense laws, regulations, directives and guidelines required for properties owned, licenses or funded by Federal agencies, and gives a summary of previous inventories of historic resources at Camp Guernsey. It also describes the National Register eligible Camp Guernsey Historic District.

3.0 Legal Framework

Even though it is a state facility, Camp Guernsey receives Federal funding from the National Guard Bureau, a unit of the Department of Defense, and therefore is subject to Federal laws and regulations involving cultural resources. In addition, there are specific Department of Defense, Army and National Guard Bureau regulations policies and directives that must be adhered to when dealing with historic resources.

Following are summaries of laws and regulations that govern the treatment of historic properties on Federally owned, operated and/or licensed sites. The chapter has been divided into Federal legislation, Presidential executive orders, and Department of Defense regulations and guidelines. Because the resources affected by this *MPHP* are buildings, structures and/or landscape features, statutes and regulations related to archaeology have not been included. Internet links to these and other resources are included in Chapter 11.

3.1 Federal Legislation

National Historic Preservation Act of 1966, as amended (NHPA)

The National Historic Preservation Act (NHPA) of 1966 establishes a program to preserve historic properties in the United States. The Act created the National Register of Historic Places, State Historic Preservation Offices (SHPOs), and the Section 106 review process.

Of particular relevance to this *Management Plan for Historic Properties* is Section 106, and its implementing regulations defined in the 36 Code of Federal Regulations Part 800 (36 CFR 800), which provide a process for assessing the impact of federal-agency actions on cultural resources. Chapter 6.3 of this *MPHP* provides detailed information about Section 106 and Standard Operating Procedures for complying with the NHPA Section 106 process. Section 110 of NHPA requires federal agencies to protect and maintain important cultural resources in their control. This includes, as far as possible, continuing to use historic properties and developing a preservation program that identifies, evaluates, and nominates properties to the National Register of Historic Places. Chapter 6.5 of this *MPHP* provides detailed information on the NHPA Section 110 requirements.

National Environmental Policy Act of 1969 (NEPA)

The passage of NEPA established a federal policy for protecting the environment and improving the quality of life for Americans by preventing or limiting damage to the environment, thus enhancing the understanding of ecological systems and natural resources. It also established a Council on Environmental Quality (CEQ) that analyzes environmental trends, as well as programs and activities of the Federal government, and recommends policies. NEPA requires that major federal actions that could potentially impact the environment undergo an environmental impact assessment study prior to being reviewed, and that issues be examined from natural and cultural resource perspectives. NEPA also requires that an Environmental Impact Statement (EIS) be written for all federal actions that will have severe environmental impacts. It requires an Environmental Assessment (EA) if federal actions will not have a adverse impact on the environment. Regardless of which document is written, NEPA requires the agency to fully disclose their plans in a public forum, but once this occurs, the agency is able to make the final decisions based on documents and studies.

As the Wyoming Army National Guard seeks to expand operations at Camp Guernsey, it is important that the impacts to both natural and cultural resources are considered. Both Environmental Impact Statements and Environmental Assessments are tools for examining the consequences of planned actions. Typically, WYARNG actions that impact a cultural resource will require some level of NEPA documentation in addition to the separate documentation and compliance requirements of NHPA and other applicable cultural resources statutes or regulations.

Americans with Disabilities Act (1990) (ADA)

The Americans with Disabilities Act (ADA) is legislation designed to make American society more accessible to persons with disabilities. The act is divided into five sections: employment, public services, public accommodations, telecommunications, and miscellaneous.

ADA sets design standards for public accommodations that need to be taken into account if new facilities are added to an existing building or if new structures are built. It is important to consider the character-defining features of historic buildings In designing projects to comply with applicable ADA regulations. A balance should be achieved between the highest level of access and the lowest level of impact on the resource.

3.2 Presidential Executive Orders

Executive Order 11593, May 11, 1971

In accordance with EO 11593, Federal agencies must manage their cultural resources (including properties) for future generations. This means that agencies should initiate measures that will facilitate the preservation, restoration and maintenance of federally owned sites, structures, and objects of historical, architectural or archaeological significance. Through working with the Advisory Council on Historic Preservation (established by the NHPA), agencies will create

procedures to ensure that Federal plans and programs also lend themselves to the preservation and/or enhancement of non-federally owned sites and structures. Also the agencies will nominate eligible properties to the National Register of Historic Places.

Executive Order 13287, March 3, 2003

EO 13287 states that it is the Federal government's policy to provide leadership in preserving America's history and heritage by responsibly preserving the historic properties it owns and manages. It calls on Federal agencies to recognize and manage their historic properties as assets that can support department and agency missions. Federal agencies are encouraged to use historic properties in carrying out their missions, and to develop partnerships with local groups to promote historic preservation and the resulting economic benefits. Each agency has the responsibility to examine its policies, procedures, and capabilities to ensure that its actions encourage, support, and foster public-private initiatives and investment in the use, reuse, and rehabilitation of historic properties. Federal agencies must report to the Advisory Council on Historic Preservation once every three years on how they are protecting and using historic properties. The order also states that no action taken under this EO should be allowed to interfere with Homeland Security.

3.3 Department of Defense Regulations and Guidelines

Following are several directives, regulations, standards, and policies provided by the Department of Defense regarding the management of cultural resources on military installations. Such documents provide a chain of command and a series of protocols to be followed in the management of cultural resources and the operation of installations.

Department of Defense Directive 4710.1, June 21, 1984

Directive 4710.1 outlines the division of labor for projects related to historic preservation, and encourages historic preservation planning, including nominating eligible sites to the National Register of Historic Places. It names the Assistant Secretary of Defense as the official responsible for issuing and monitoring policy related to management of archeological and historic resources on DoD properties, and calls on the heads of DoD components to communicate and cooperate with the Advisory Council on Historic Preservation, state historic preservation officers and the public regarding effects of events on archeological and historic properties. The Directive calls on each DoD installation to develop a historic preservation plan with local, state, and other federal historic programs, and to identify and list archeological sites and historic properties.

Army Regulation 200-4, October 1, 1998

Army Regulation 200-4 gives an overview of the major federal cultural resource laws and regulations that apply to Army activities, and requires installation commanders to comply with

applicable laws. The regulation also gives instructions on listing and delisting an installation on the National Register of Historic Places.

Army Pamphlet 200-4, October 1, 1998

This pamphlet provides guidance in implementing the requirements contained in Army Regulation 200-4. It outlines a cultural resources management strategy, including the “cultural landscape approach” to historic preservation, and procedures for complying with Federal cultural resource regulations. It also includes the “Army Historic Building Management Standards” and advice on developing Programmatic Agreements.

Cultural landscape approach: Spatial interrelationships and land use patterns should be part of the cultural resources survey, providing a framework for understanding the entire land use history of an installation. Cultural resource evaluations should include the relationship of cultural resources to each other, and to the surrounding landscape, so that resource significance is not determined in isolation, but within the entire complex of the landscape. This approach allows for more informed and defensible decision-making that considers the entirety of resources within their setting.

Army Historic Building Management Standards: These standards are based on the *Secretary of Interior’s Standards for Treatment of Historic Properties*, and provide specific directions for treatment of historic landscape and building elements. They identify certain character-defining attributes and offer guidance for their maintenance and rehabilitation. NOTE: *Further information on this topic is included in Chapter 7 of this MPHP. The “Army Historic Building Management Standards” are included in the Appendix.*

Army Regulation 870-20, January 11, 1999

This regulation defines the minimum requirements for an installation to have certified army museums, museum activities and historical collections. It also gives the procedures for how collections are to be managed, conserved and preserved.

NGR 870-20, February 1, 2002

This regulation describes the procedure for establishing and administering Army National Guard museums, museum activities, and historical property and gives a definition for each. Most Army National Guard museums will be classified as Army National Guard museum activities, because they will not meet the requirements for museums set in AR 870-20.

Department of Defense Legacy Resource Management Program

The Legacy Program provides financial assistance for Department of Defense efforts to protect, enhance, and conserve natural and cultural resources on DOD lands. The program is guided by the three principles of stewardship, leadership, and partnership.

Under Legacy Program Guidelines, two areas of emphasis have relevance for the preservation of historic resources at Camp Guernsey. The Cultural Resources Management area encourages

(among other things) “new approaches and creative partnerships to promote cultural resources management on DoD lands.” Under the area of Curation of Archaeological Collections, Associated Records and Documents and Management of Archaeological Sites, the Legacy Program seeks to rehabilitate at-risk DoD collections and to develop partnerships with institutions to curate the collections, including artifacts, records and material remains related to prehistoric or historic districts, sites, buildings, structures, or objects listed in, or eligible for inclusion in the National Register of Historic Places.

Commander’s Guide to Stewardship of Cultural Resources, 1993

The Commander’s Guide is specifically designed to inform an installation commander about the importance of protecting cultural resources. It encourages communication with the Cultural Resource Manager, stresses the importance of developing partnerships with a variety of preservation agencies and organizations, and provides a summary of major historic preservation legislation.

To be responsible stewards of cultural resources, including historic and prehistoric resources, Commanders must first be aware of what resources are present on the installation. They should develop and continue to monitor an Integrated Cultural Resources Management Plan (ICRMP) with the help of a Cultural Resource Manager who has been trained in cultural resource management law and regulations.



Figure 9– University of Wyoming students survey historic buildings at Camp Guernsey, May, 2006

4.0 Previous Cultural Resource Inventory Projects

This chapter is intended to place this *Management Plan for Historic Properties* and the *2007 Historic Buildings Field Inventory and Evaluation Report* into context with previous inventory, evaluation and planning efforts.

4.1 Previous Inventories

Previous inventories of historic properties at the Camp Guernsey Cantonment Area have been limited. Only one inventory, performed by Rosenberg Historical Consultants in 1992, is comprehensive and entirely relevant to this plan. There are many Class III Cultural Resource Inventories of National Guard properties on file at the Wyoming State Historic Preservation Office (WYSHPO); however, only one of these directly addresses the Cantonment Area. Instructors and students from the University of Wyoming American Studies Program performed a second comprehensive inventory of historic resources at the Cantonment Area in 2006. In addition to the inventories, the *Wyoming Army National Guard Integrated Cultural Resources Management Plan, 2004 through 2008 (ICRMP)*, contains information about previous and current cultural resource management policies and recommendations that are relevant to the development of this management plan.

Class III Cultural Resource Inventories (1990s)

Only one Class III Inventory, performed in 1991, deals specifically with the Cantonment Area at Camp Guernsey. The document is entitled *A Class III Cultural Resource Inventory, Wyoming Army National Guard, Camp Guernsey Encampment Area, Platte County, Wyoming*, and was completed by the Office of the Wyoming State Archeologist. Other Class III Cultural Resource Inventories from the 1990s deal with National Guard armory-related properties across the state. After reviewing the inventory that directly addresses Camp Guernsey, it is clear that it focuses entirely on archeological resources and not on historic properties. However, it does mention that an inventory of historic buildings in the Cantonment Area would be completed as a separate project. It is highly likely that this is the 1992 Rosenberg Inventory discussed below. All cultural resource inventories of Wyoming Army National Guard resources are on file in the Cultural Resources Program Area of the Environmental Management Section within the Construction and Facilities Management Office, Cheyenne, and at the Wyoming SHPO Cultural Records Office in Laramie.

Rosenberg Inventory (1992)

This survey was completed by Rosenberg Historical Associates for the WYARNG in 1992 and published with the title *Historic Survey of the Camp Guernsey State Military Reservation Cantonment Area, Platte County, Wyoming*. At that time the Cantonment Area was listed on the Wyoming State Inventory and considered National-Register eligible; however, an official survey had never been completed. Additionally, improvements were planned at the Cantonment Area that might potentially affect the historic integrity of the site and its individual features, which

Management Plan for Historic Properties

Chapter 4: Previous Cultural Resource Inventory Projects

heightened the need for an official survey at the time. Therefore, the goals of the survey as outlined by the final publication were twofold: (1) “to determine the National Register status of the site,” and (2) “to determine the effects of several miscellaneous training site facility improvements including the construction of three new barracks buildings and the renovation of several stone mess halls” (Rosenberg 1).

The most significant finding of the inventory was Rosenberg’s determination that the Camp Guernsey Cantonment Area was eligible for listing on the National Register of Historic Places as a historic district. The Wyoming SHPO later supported this determination (Thomas K. Larson et al 29). A historic district is a group of resources that are linked by location, design and historic context. Buildings and structures that lack individual distinction and therefore would not be considered *individually* eligible for the National Register may be considered significant for their contributions to a *historic district*. When identifying and evaluating historic properties on military installations, the Department of Defense recommends that groups of buildings and structures, such as the cantonment or main base area, be examined to determine if they meet the National Register Criteria for Evaluation as historic districts.

The Rosenberg survey also determined which individual structures within the Cantonment Area contributed to the eligible historic district. The survey of individual buildings was limited to those over 50 years of age. At the time of the survey this included thirty-two buildings, the majority of which were constructed by the WPA during the early 1940s. Of these, twenty-four buildings were determined to be contributing to the eligible historic district at Camp Guernsey. Rosenberg’s findings for individual buildings are listed directly below.

<u>Bldg. No.</u>	<u>Current Use</u>	<u>Bldg. Date</u>	<u>National Register Status</u>
010	Brigade Commanders Quarters	1940-1941	Noncontributing
012	Pump house	1940-1941	Noncontributing
017	Warehouse	ca. 1942	Noncontributing
018	Warehouse	ca. 1942	Noncontributing
021	Utility	1941	Contributing
101	Post Headquarters	1940-1941	Contributing
102	M.P. Headquarters	1940-1941	Contributing
103	Army Advisor	1941?	Noncontributing
104	Army Evaluator	1941?	Noncontributing
106	Classrooms	1944	Contributing
201	Consolidated Mess & Officers Club	1941-1941	Contributing
211-223	Mess Halls	1940-1941	Contributing
312-313	Enlisted Latrines	1940	Contributing
315-316			
401	Latrine-shower	1941?	Noncontributing
402	Latrine-shower	1941?	Noncontributing
601	Dispensary	1941	Contributing
602	Communications Center	1941	Contributing

The Rosenberg inventory also had implications and recommendations for the management of the buildings and the historic district at Camp Guernsey. The second purpose of the survey was to determine what effect proposed improvements to the site might have on the National-Register-eligible district and buildings. Rosenberg concluded that the construction of two-story barracks would have an adverse effect on the district and that the proposed renovation of original latrines and mess halls could have an adverse effect. Perhaps most significantly, he recommended that the WYARNG maintain a close working relationship with the Wyoming SHPO during improvements to contributing buildings. The call for a more established procedure for correspondence and cooperation between the Guard and the SHPO remains a common theme in cultural resource literature produced by and for the WYARNG.

In addition to his recommendations, Rosenberg commended the WYARNG for “maintaining a cooperative attitude toward the preservation of the historic buildings within the Camp Guernsey State Military Reservation Cantonment Area by maintaining them throughout numerous building expansion and renovation programs through the camp’s history” (1-2).

4.2 WYARNG Integrated Cultural Resource Management Plan

While not a survey of historic resources, the *WYARNG Integrated Cultural Resource Management Plan, 2004-2008 (ICRMP)*, completed in January 2004, has obvious implications for this more specific historic buildings inventory and management plan. The *ICRMP* looks at all WYARNG holdings across the state and attempts to develop management policies for the cultural resources, both historic and archeological, found on these holdings, including the historic resources at the Camp Guernsey Cantonment Area. It also reflects broader trends in cultural resource management by the National Guard and the Department of Defense that will directly affect the resources at Camp Guernsey.

The *ICRMP* explains that the WYARNG uses a cultural landscape approach as required by *Army Regulation Pamphlet 200.4*, and that this approach is related to the finding that the Camp Guernsey Cantonment Area is eligible for the National Register of Historic Places as a district (Thomas K. Larson et al 26). This cultural landscape approach calls for the consideration of the spatial relationship of all cultural resources within their natural setting. Of particular relevance to this plan is the inclusion of designed historic landscapes—usually found within the historic districts of cantonment areas—as a part of the broader cultural landscape approach (Department of the Army). This means that parade grounds, parks, recreation areas, sidewalks, curbs and gutters, motor pool areas and a host of other elements could be considered as contributing to the eligible Camp Guernsey Cantonment Area Historic District.

Also of relevance within the *ICRMP* is the call for a Programmatic Agreement (PA) between WYARNG and SHPO for proposed maintenance to structures within the eligible historic district. While this PA has yet to be developed, “an initiative is now underway to address construction and maintenance projects at the Camp Guernsey Cantonment Area that may affect historic buildings and the Historic District” (State of Wyoming Military Department). Programmatic Agreements are addressed in Chapter 8 of this *MPHP*.

Finally, the *ICRMP* addresses the need for an updated survey of the historic and potentially historic resources at the Camp Guernsey Cantonment Area, because many of the buildings had reached 50 years of age since the completion of the original (Rosenberg) survey in 1992. The contract with the University of Wyoming American Studies Program for a survey of historic resources at Camp Guernsey and Armory sites across the state is a direct result of this conclusion.

4.3 Historic Buildings Field Inventory and Evaluation Report (2006-2007)

In 2005, the WYARNG entered into a contract with the University of Wyoming American Studies Program to complete an updated comprehensive survey of historic resources within the Camp Guernsey Cantonment Area and at armories across the state. The survey assessed the eligibility of buildings for listing on the National Register of Historic Places, either as part of the eligible historic district at the Cantonment Area or individually. The contract also required that all buildings constructed prior to 1989 be assessed for their potential relevance to the Department of Defense’s Cold War Historic Context. The WYARNG also asked that the survey team recommend boundaries for the eligible historic district. In addition to fulfilling these requirements, the survey team also identified three Historic Character Areas within the camp. Detailed results of this survey in its entirety can be found in the *Historic Buildings Field Inventory and Evaluation Report* (2007). A summary of the results of the survey are provided here, along with a list of all eligible buildings (Table 1). An explanation of the eligible historic district and boundary justification are found in the following Chapter (Chapter 5).

Summary of Results of Historic Buildings Field Inventory and Evaluation

Buildings Surveyed in 1992:	33
Additional Buildings Surveyed in 2006:	30
Total Number of Buildings Surveyed:	63

Sixty-three buildings in the Camp Guernsey Cantonment Area were surveyed for this report. Of the 63 surveyed buildings, 33 had previously been inventoried, and 30 were recorded for the first time. Seven buildings were not surveyed because they were built after the end of the Cold War.

New Deal era buildings (1940 – 1947*):	28
Cold War era buildings (1946 – 1989):	35
Post Cold War buildings (1990 – 2002):	7

* Includes two buildings started during the New Deal but not completed until 1947

Of the 70 buildings in the Camp Guernsey Cantonment Area, 28 were constructed during the New Deal era (or directly after), 35 were constructed during the Cold War era and seven were constructed after the Cold War.

Contributing buildings, 1992:	25
Contributing buildings, 2006:	29
Contributing buildings with interior integrity:	9

Because Camp Guernsey had previously been identified as an eligible historic district under National Register Criteria A and C, buildings were evaluated as contributing or non-contributing to that district, and were not evaluated for individual eligibility for the National Register of Historic Places.

Of the sixty-three buildings surveyed at Camp Guernsey, 29 were evaluated as contributing to the historic district, and 34 were evaluated as non-contributing. In the previous survey (1992), 25 buildings had been evaluated as contributing. Survey findings in 2006 were consistent with the 1992 survey: no buildings that had been previously evaluated as contributing were found to be no longer contributing, and no buildings previously found to be non-contributing were found to be contributing in the 2006 survey.

Four buildings not previously evaluated were found to be contributing. One of these (Building 011) was part of the original New Deal-era plan, although it was not completed until 1947. The remaining three (Buildings 013, 014 and 016) are at least 50 years old but were not part of the original (New Deal-era) construction and thus were not considered contributing to the historic district in 1992. Having reached the 50-year mark and retained integrity, these buildings are now considered to contribute to the historic district.

Camp Guernsey buildings constructed after 1957 and before 1989 were carefully examined within the Cold War context to determine if any are exceptionally significant for their association with or representation of an important Cold War event or theme. None of these resources could be documented as having any significant association with a recognized Cold War event or theme. Rather, they are representative of the normal upgrading of equipment, facilities and training which occurs as funding support is made available.

Fourteen Cold War era buildings built between 1958 and 1975 were evaluated as retaining integrity from their period of significance. Although these buildings do not demonstrate the exceptional significance required to be listed before they reach the 50-year mark, they do reflect the on-going growth and development of Camp Guernsey as well as changes in military policies and architectural norms, and should be reevaluated once they reach the 50-year mark.

Virtually every building has experienced at least some exterior and interior alteration during its 50-year existence. Nine buildings retain integrity on the interior, and in those cases important interior elements are specifically identified in the individual survey forms. However, the majority of the building interiors are not considered historically significant.

The building ranking system is described in Chapter 5.1. Tables listing all of the buildings at Camp Guernsey that were surveyed for this report are included in the Appendix.

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Table 1 – Buildings Contributing to the Eligible Camp Guernsey Historic District (2006 – 2007 Survey)

Building #	Construction Date	As Built Property Type	Ranking	Interior Integrity
011	1947	Transportation	3	Yes
013	1948	Industrial/Storage	2	No
014	1951	Industrial/Storage	3	Yes
016	1950	Industrial/Storage	2	No
021	1941	Industrial/Storage	2	No
101	1940	Administration	3	No
102	1941	Administration	3	Yes
106	1944-1947	Personnel Support	3	No
201	1941-1942	Residential	3	No
211	1940	Residential	3	No
212	1940	Residential	3	No
213	1941	Residential	3	No
214	1941	Residential	3	No
215	1941	Residential	3	No
216	1941	Residential	3	No
217	1941	Residential	3	No
218	1941	Residential	3	No
219	1941	Residential	3	No
220	1941	Residential	3	No
221	1941	Residential	3	Yes
222	1941	Residential	3	Yes
223	1941	Residential	3	Yes
301	1941	Residential	3	Yes
312	1940	Residential	3	No
313	1940	Residential	3	Yes
315	1940	Residential	3	No
316	1940	Residential	3	Yes
601	1941	Health Care	3	No
602	1941	Personnel Support	2	No

5.0 Camp Guernsey Historic District

Buildings and structures are eligible for listing in the National Register of Historic Places if they 1) possess *significance* in relation to their historic contexts; and in addition to that significance, if they 2) possess *integrity*. In general properties must 3) be at least 50 years old in order to be considered eligible for the National Register; however, properties with exceptional significance may qualify for inclusion in the National Register prior to reaching 50 years of age.

The National Historic Preservation Act of 1966, as amended, identifies four specific criteria that are used to evaluate the significance of cultural resources. These criteria were developed to recognize the accomplishments of all peoples who have made a significant contribution to our country's history and heritage. The criteria are designed to guide state and local governments, federal agencies and others in evaluating resources that may qualify to be listed in the National Register of Historic Places.

The four criteria are as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That may be documented for their association with events that have made a significant contribution to the broad patterns of our history; or
- B. That may be documented for their association with the lives of persons significant in our past; or
- C. That may be documented to embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. That may be documented to have already yielded or be likely to yield information important to history or pre-history. (*National Register Bulletin 16, 37*).

In March, 1993, the Wyoming SHPO concurred with the finding of Rosenberg Historical consultants that the Camp Guernsey Cantonment Area was eligible for listing on the National Register of Historic Places as a historic district under Criteria A and C. The American Studies Inventory of 2006 confirmed this determination, updated the list of contributing and noncontributing buildings, and proposed boundaries for the eligible historic district (Figure 11).

The *Historic Buildings Field Inventory and Evaluation Report* includes the following Statement of Significance for the Camp Guernsey State Military Reservation Cantonment Area Historic District:

The Camp Guernsey State Military Reservation Cantonment Area is eligible for listing in the National Register of Historic Places as a historic district under Criteria A and C, with multiple areas of significance. The property has significance in the military history of Wyoming and the Wyoming Army National Guard as the state training center for the Army National Guard, the Army Reserve, the Naval Reserve and the active Army. It has also been used extensively by the Air Force. Guard members from all over Wyoming have trained at the Camp. The property also has significance in community planning and development, since it has played a major role in the development of the community of Guernsey. The property also has significance in politics and government, as a nearly intact representation of the federal works projects of the New Deal era. It is therefore associated with events that have made a significant contribution to the broad patterns of our history (Criterion A).

The original site was constructed with the aid of the Works Projects Administration, a major part of President Franklin D. Roosevelt's New Deal relief program. Many of the historic buildings were built with locally quarried sandstone and exhibit high levels of craftsmanship. Some buildings represent the military's use of standardized plans developed by the Office of the Quartermaster General, and later the Army Corps of Engineers, and the change in military building practices and materials following World War II. Because the site embodies the distinctive characteristics of a type, period, and method of construction, it is also eligible for the National Register of Historic Places under Criterion C .

The period of significance for the site is 1940 – 1957, extending from the date of construction of the first buildings until 50 years ago (University of Wyoming 7.1).

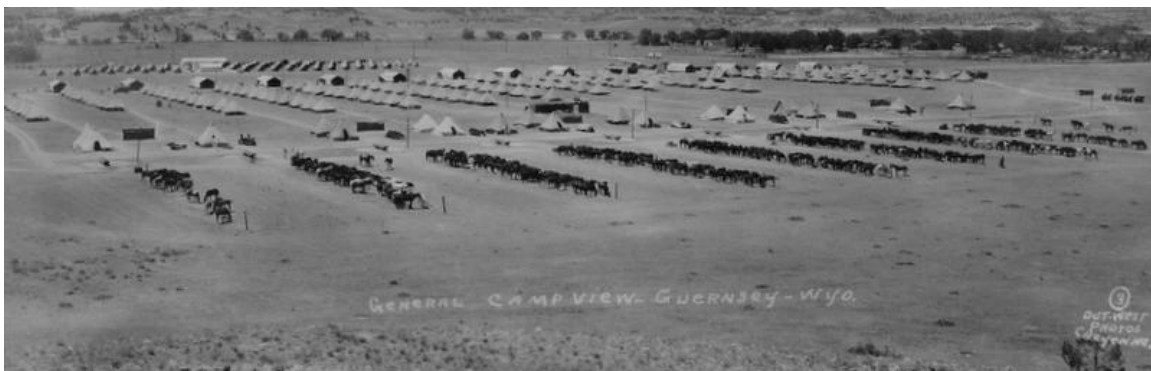


Figure 10 – Camp Guernsey c. 1941 (courtesy of the Sheridan Armory)

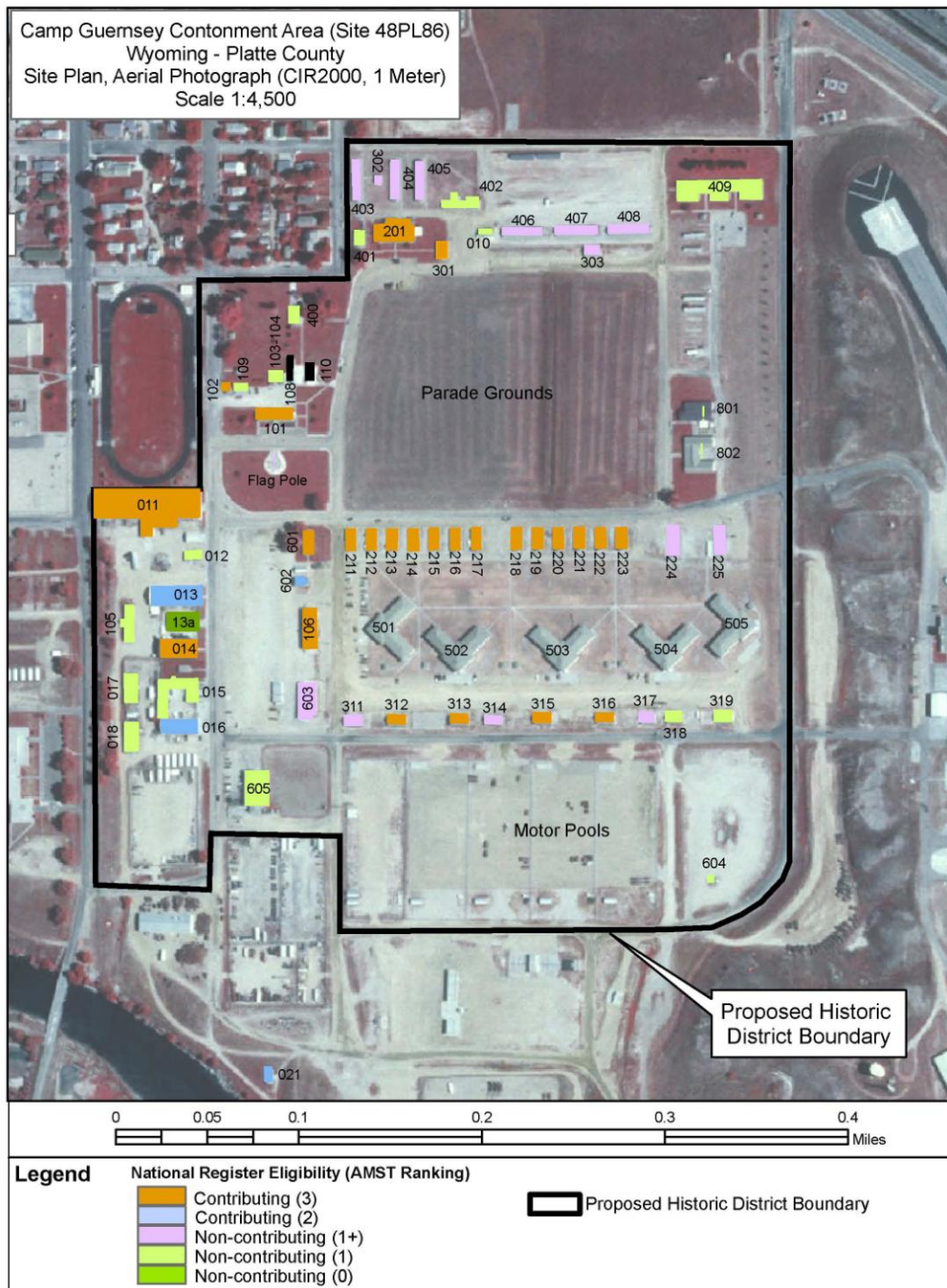


Figure 11 - Proposed Boundaries of National Register Eligible Camp Guernsey Historic District

5.1 Historic District Boundaries

A cultural landscape approach, as described above (Chapter 3.3), was used to determine the boundaries of the eligible Camp Guernsey State Military Reservation Cantonment Area Historic District. Boundaries were drawn to include all contributing buildings, their immediate surroundings and related landscape features, as well as historic land uses. Interrelationships among various components of the district were considered, in order to evaluate the entire setting as well as individual resources. For purposes of simplification and to encompass the entire historic landscape, boundaries follow major roads and fence lines and are not drawn specifically to exclude noncontributing buildings. The proposed boundaries are shown in Figure 11.

The corner of Custer Avenue and Portugee Phillips Road is the northeast corner of the historic district. From there the boundary proceeds south along Portugee Phillips Road, past the parade ground, mess halls, barracks and latrines to the motor pool area. The boundary continues to follow Portugee Phillips Road as it curves to the west, running along the south side of the Units Motor Pool Area to the fence line of the Operations Motor Pool Area (Hunton Drive), where it jogs to the north, around the Operations Motor Pool Area. At Sublette Avenue, north of the Operations Motor Pool Area, the boundary continues west to Fremont Avenue, where it jogs south to a point just south of the westernmost Motor Pool Area. From there the boundary proceeds west to the fence line marking the westernmost boundary of the Cantonment Area. The historic district boundary then follows the western fence line of Cantonment Area to Custer Avenue. It follows Custer Avenue east back to the starting point.

The boundary was drawn to encompass all of the buildings that are currently considered contributing to the historic district. On the north end, it includes a collection of 300 and 400-series buildings that are not currently contributing due to their age, but that retain integrity from their period of significance (1960s). This area is part of the original boundaries of the Cantonment, and was used for officers' quarters, tent pads, parking areas and latrines before the current buildings were constructed. It is included because of its visual and historical association with the rest of the historic district.

On the south end, the boundary includes the Motor Pool Area. This area represents a long history of transportation-related use. Although the Motor Pool Area does not contain specific historic buildings, it is an important landscape feature of the installation, and has been for more than 50 years. With its dirt and gravel surface and lack of permanent structures, the Motor Pool Area retains a physical resemblance to the area originally set aside for picketing horses.

5.2 Camp Guernsey Building Survey Ranking System

Because the Camp Guernsey Cantonment Area had previously been identified as eligible for the National Register of Historic Places as a historic district, the 2006-2007 survey evaluated

resources for their potential to contribute to that district. Twenty-nine buildings in the Camp Guernsey Cantonment Area were evaluated as contributing to the historic district, and thirty-four were evaluated as noncontributing.

For management purposes, a ranking system was developed to compare the significance and integrity of individual resources at Camp Guernsey. Resources were ranked on a scale of “3” to “0”, with “3” being those with the highest significance and integrity, and “0” being those with little or no significance or integrity. Buildings ranked “3” or “2” are considered *contributing* to the eligible National Register Historic District. Buildings ranked “1” or “0” are considered *noncontributing* to the National Register historic district.

This ranking system is most useful as a planning tool, because it distinguishes those resources that are exceptionally significant and should receive priority in terms of preservation. It also identifies resources that should be reevaluated once they reach the 50-year mark. The ranking system should not be construed to mean that lower ranked buildings are not subject to the review requirements of the National Historic Preservation Act and other regulations. Because the Camp Guernsey Cantonment Area is an eligible historic district, all activities within the district boundaries and surrounding viewshed must be considered for their potential adverse effects on individual historic resources and on the historic district as a whole.

Buildings or structures with a ranking of “3”

(Figure 12) are considered to be *contributing* to the historic district. This ranking includes buildings that are over 50 years old and 1) have undergone no or limited alterations with nearly intact historic integrity; and 2) still convey their original use despite any alterations and/or change of function.



Figure 12 – Building 201, Ranking 3

Buildings or structures with a ranking of “2”

(Figure 13) are also considered to be *contributing* to the historic district. This rank includes significant buildings that are over 50 years of age but have diminished levels of integrity. A ranking of “2” identifies buildings that have been altered, moved or both, but still retain enough integrity to convey their historic significance.



Figure 13 – Building 601, Ranking 2

Buildings or structures with a ranking of “1” (Figure 14) are considered *noncontributing* to the historic district. This ranking includes buildings that are temporary, mobile, less than 50 years old, and/or utilitarian, and buildings more than 50 years old that lack integrity. Although they do not contribute to the historic district, these buildings are not considered intrusive because their size and scale are compatible with their setting and they do not detract from the feeling and association of the site where they are located.



Figure 14 – Building 012, Ranking 1

Buildings or structures with a ranking of “1+” (Figure 15) are less than 50 years old and not significant under special Cold War consideration; therefore, they are *noncontributing* to the historic district. However, these buildings currently retain integrity from their period of significance and should be evaluated for the National Register once they reach the 50-year mark.



Figure 15 - Building 406, Ranking 1+

Buildings or structures with a ranking of “0” (Figure 16) are *noncontributing* to the historic district and are considered intrusive and out of character with the rest of the buildings in the district, due to their scale, design, materials and/or setting.



Figure 16 – 500-series Buildings, Ranking 0

5.3 Significance of National Register Listing

As outlined in Chapters 3 and 6 of this *MPHP*, Section 110 of the National Historic Preservation Act (NHPA), as well as several Executive Orders and DoD directives, stipulate that military installations are to survey their cultural resources and nominate eligible resources to the National Register of Historic Places. Listing a property on the National Register does not affect the review process as outlined under Section 106 of NHPA, since the law does not distinguish between resources that are *listed* and those that are *eligible for listing* in the National Register of Historic Places (36 CFR 800.4(c)(2); 800.16(l)(2)). Currently WYARNG is required to give consideration to the impact of its actions on the historic resources, develop plans with the least possible impact, and follow the regulatory process outlined in Chapter 6. This same process applies when the property is officially designated.

With the “cultural landscape approach” prescribed in Army Pamphlet 200-4, installations are encouraged to consider the landscape in which their historic resources exist. The eligible National Register Historic District, as proposed in this *MPHP* and the *Historic Buildings Field Inventory and Evaluation Report*, takes into account the cultural landscape of the Camp Guernsey Cantonment Area.

Listing the historic district on the National Register does not preclude construction of new buildings and/or rehabilitation of existing buildings within the district boundaries.

Benefits

While listing on the National Register does not add any additional burden to the existing regulatory process, it can result in some benefits to WYARNG.

Programmatic Agreement with WYSHPO: WYSHPO encourages listing on the Register for any properties for which a Programmatic Agreement is developed (see Chapter 8).

Awareness: Listing on the Register is official recognition that a property is significant in American history and culture, and will enhance efforts to make Camp Guernsey personnel and users aware of the significance of the historic buildings that they are using and occupying, and why the buildings deserve to be treated with care.

Marketing: National Register listing can also be used as a marketing tool when trying to attract new users to Camp Guernsey. It indicates that the site is more than just a collection of buildings, and that it has a certain character and significance that can enhance the training and/or meeting experience.

Funding: National Register listing can make Camp Guernsey eligible for certain funds set aside specifically for historic preservation projects. In Wyoming this includes the Wyoming Cultural Trust Fund, as well as some programs funded by the Wyoming Business Council. Nationally this includes the Department of Defense Legacy Program.

Interpretation: A National Register nomination tells what is significant, and why. It provides the historical background needed to interpret a site, and can be used for interpretive signs, brochures and other educational materials.

Visitation: Heritage tourism is a growing segment of Wyoming's economy. Preservation and interpretation of Camp Guernsey's National Register Historic District can increase visitor interest in the site.

SECTION C - TREATMENT

This section deals with the treatment of historic resources at Camp Guernsey. It presents a set of policies and Standard Operating Procedures for identification and management of historic resources, based on the applicable laws and regulations listed in Chapter 3. This section also includes general standards and guidelines for rehabilitation of historic buildings, new construction in the historic district, and maintenance of historic resources. The *Facilities Excellence Plan (FEP)*, a companion document to this *Management Plan for Historic Properties*, provides more detail on design issues for historic buildings. The *MPHP* references the *FEP* where appropriate.

6.0 Management of Historic Resources at Camp Guernsey

6.1 Policies

Following is a list of policy statements which govern the management of cultural resources at Camp Guernsey. These statements are taken from the *WYARNG Integrated Cultural Resources Management Plan, 2004 – 2008 (ICRMP)* and from Federal and DoD regulations listed in Chapter 3. Only those policies directly affecting historic resources in the eligible Camp Guernsey Historic District are included below.

- Buildings and structures included in the eligible historic district or otherwise found to be eligible for the National Register shall be afforded the appropriate level of protection to prevent loss through vandalism or misuse.
- All WYARNG personnel who are responsible for administering land management programs should consider the effect of their actions on the cultural resources. Specific activities that have a significant potential for the disturbance or destruction of historic resources include construction, repair, remodeling, maintenance or demolition of buildings and structures, and construction, modification, or repair of roads, sidewalks, curbs and gutters, trails, and other surface features. Since no Programmatic Agreement exists between WYARNG and the Wyoming SHPO concerning activities categorically excluded from review, nearly all activities are presently subject to the Section 106 review process.
 - NOTE: Recommendations for a Programmatic Agreement are included in Chapter 8.
- All Federal undertakings must be coordinated with the Cultural Resource Manager (CRM), who will proceed with appropriate actions to determine whether or not historic resources are present in the area of potential effects. All cultural resources will be

afforded the same level of protection as National Register resources until a formal evaluation has taken place and that assessment has the concurrence of the Wyoming SHPO, or in the case of a disagreement, resolution by the Keeper of the National Register (36 CFR 800.4(c)).

- All resources that have been determined *eligible* for the National Register of Historic Places are afforded the same level of protection under Section 106 of NHPA as those resources that have already been *listed* on the National Register. Listing on the Register does not increase the level of protection, or require any additional compliance steps.
- The CRM will coordinate the integration of the cultural resources program within the environmental compliance process. Under Section 106 of NHPA, all WYARNG construction and training activities on WYARNG facilities that may affect the physical landscape are subject to review for possible adverse impacts to identified or unidentified historic resources. The integration of NHPA review into the NEPA review process ensures that construction projects meet the compliance criteria associated with all Federal undertakings as defined in 36 CFR 800.
- Neither the NHPA nor the Advisory Council on Historic Preservation's regulations require that all historic properties must be preserved. They do, however, require WYARNG to consider the effects of proposed undertakings on historic properties.
- In the event that an undertaking may adversely affect a historic property, mitigation plans (including avoidance plans) will be coordinated with the Wyoming SHPO by separate Memorandum of Agreement in accordance with Section 106 of NHPA.
 - NOTE: In the event of execution of a Programmatic Agreement between WYARNG and WYSHPO, certain undertakings will not require a separate MOA (See Chapter 8).
- The identification, evaluation and treatment of historic properties on WYARNG-controlled areas shall consider the *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* and shall be conducted under the supervision of professionals who meet the applicable qualification standards set forth in 36 CFR 61, Appendix A.
 - NOTE: These *Guidelines*, and their application to historic resources at Camp Guernsey, are included in Chapter 7 of this plan and in the "Army Historic Building Management System "(see Appendix).
- The CRM shall monitor all construction activities within close proximity to known historic properties. Construction project managers shall furnish accurate maps of all planned construction activities, during the design phase, to the CRM for review.

6.2 Internal Standard Operating Procedures

The Standard Operating Procedures outlined below are based upon existing WYARNG practices and Federal government mandates. These procedures are intended to comply with the *Integrated Cultural Resources Management Plan, 2004 – 2008 (ICRMP)* and refer specifically to the treatment of the historic buildings and landscape in the Camp Guernsey Cantonment Area.

The following procedures refer to all construction projects proposed at Camp Guernsey.

1. The Proponent fills out a *Form 1* requesting a project and forwards it to the Work Order Specialist, Construction and Facilities Management Office (C&FMO).
2. CFMO determines if it is a viable project and current priority; if so,
3. CFMO assigns a project manager.
4. The project manager develops a scope of work, budget and timeline. If the scope of work is over \$1.5 million it goes through *Forms 1390-1391*; if the scope of work is under \$1.5 million it goes through *Form 420R*.
5. The project manager completes the first section of the Record of Environmental Consideration (REC Check) and forwards it to the Environmental Management Division (EMD) of the C&FMO.
6. The project is reviewed by OER and the appropriate level of action required by NEPA is determined (32 CFR 651). Section 10 of the REC Check applies specifically to Cultural Resources.
7. The EMD confirms the scope of work and requests authorization from the Adjutant General to consult with appropriate regulatory agencies. The Wyoming State Historic Preservation Office (SHPO) is the state review agency for historic structures and cultural landscapes (See Standard Operating Procedures for Section 106, NHPA, below).
8. Once consultation is complete, the Record of Environmental Consideration is signed, and project may begin.
9. Project manager uses a “Project Tracker” spreadsheet to officially track the project, and also reports on the progress of the project at a bi-monthly projects meeting.

6.3 Standard Operating Procedures for Section 106, NHPA

The following section describes the procedures that WYARNG personnel follow in order to comply with Federal and Department of Defense requirements for cultural resources. The specific legal authorities for these procedures are listed below.

- 16 U.S.C. 470a to 470w, National Historic Preservation Act (NHPA)
- 36 CFR 800, Advisory Council on Historic Preservation Regulations
- AR 200-4 and DA PAM 200-4, Cultural Resources Management

Section 106 of the National Historic Preservation Act (NHPA) requires that historic preservation considerations be taken into account for all projects in which the Federal government is involved. Section 106 and its implementing regulation "Protection of Historic Properties" (36 CFR 800), as revised in December 2000, is designed to identify possible conflicts between historic preservation objectives and a proposed activity, and to resolve those conflicts in the public interest through consultation. It requires that a Federal agency (or Federally-funded agency) identify and evaluate historic properties early in its project planning process in order to prevent last minute project delays. In addition to the Wyoming SHPO, WYARNG will plan to enter into discussion with other parties that have a vested interest in the project at hand and interested members of the public. WYARNG may also receive input from the Advisory Council on Historic Preservation (ACHP). The ACHP is an independent Federal agency that promotes the preservation, enhancement, and productive use of our Nation's historic resources, and advises the President and Congress on national historic preservation policy.

The WYARNG Cultural Resources Manager (CRM) is responsible for ensuring compliance with cultural resource laws and regulations. The CRM is housed in the Construction and Facilities Management Office (CFMO).

The *Integrated Cultural Resources Management Plan (ICRMP, 49-53)* outlines the steps involved in the Section 106 process (Table 2). The steps outlined below are taken from the *ICRMP*, and refer specifically to historic properties.

Step 1. Initiate the Section 106 Process

- Establish undertaking. WYARNG must decide whether the action meets the NHPA definition of an undertaking. *Undertaking* means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency (36CFR800.16).
- Determine the potential to cause effects. This assessment should be based on the type of activity taking place; knowledge about specific properties is irrelevant at this point. Assumptions about effect must be validated by proceeding with the review.

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- Coordinate with other reviews, especially NEPA. The CRM should plan to coordinate Section 106 compliance with other related laws and to use information developed for other reviews for Section 106 purposes.
- Identify consulting parties. The main consulting party for historic resources at the Camp Guernsey Cantonment Area will be the Wyoming SHPO. The SHPO will assist in identifying other consulting parties, which could include Certified Local Governments, the Alliance for Historic Wyoming, the Wyoming Historical Society and other statewide and/or local entities.

Step 2. Identification and Evaluation of Historic Properties

- Identify historic properties. WYARNG must determine whether any cultural resources listed in or eligible for inclusion in the NRHP, or currently unevaluated, are located in or near the project area. In part, this should be done by consulting recent cultural resource investigations that cover the APE. If the reports of these investigations have not been submitted for Section 106 review, consultation with the SHPO is critical during this phase.
 - NOTE: The *Historic Buildings Field Inventory and Evaluation Report for Camp Guernsey* (2006-07) contains a thorough survey and evaluation of all buildings and structures in the Cantonment Area, and identifies those that are currently contributing to the eligible historic district. However, more resources will become eligible as they reach the 50-year mark.
- Evaluate historic significance. Historic significance must be assessed in relationship to (1) identified property types (buildings, structures, objects, sites, districts of national, state or local significance), (2) eligibility criteria (association with events, association with important people, distinctive design/construction, or data potential), and (3) integrity (location, setting, design, materials, workmanship and/or feeling and association).
- Determine eligibility. WYARNG shall seek a consensus determination with the SHPO as to whether or not historic properties are present within the APE. If a consensus is not reached, the WYARNG and WYSHPO may ask for a determination from the Keeper of the National Register.
- A finding of "No Historic Properties Affected." This finding may be issued if (1) WYARNG has determined (through a consensus determination or determination by the Keeper) that no historic properties are present in the APE; or (2) historic properties are present but the undertaking will not have an effect on them.

Step 3. Assess Adverse Effects

WYARNG, in consultation with the SHPO, is responsible for determining whether a historic property is adversely affected. This determination is accomplished by applying the *criteria of adverse effect*. An adverse effect occurs when an undertaking alters the

characteristics of a historic property that influences its eligibility for inclusion in the National Register of Historic Places.

Step 4. Resolve Adverse Effects

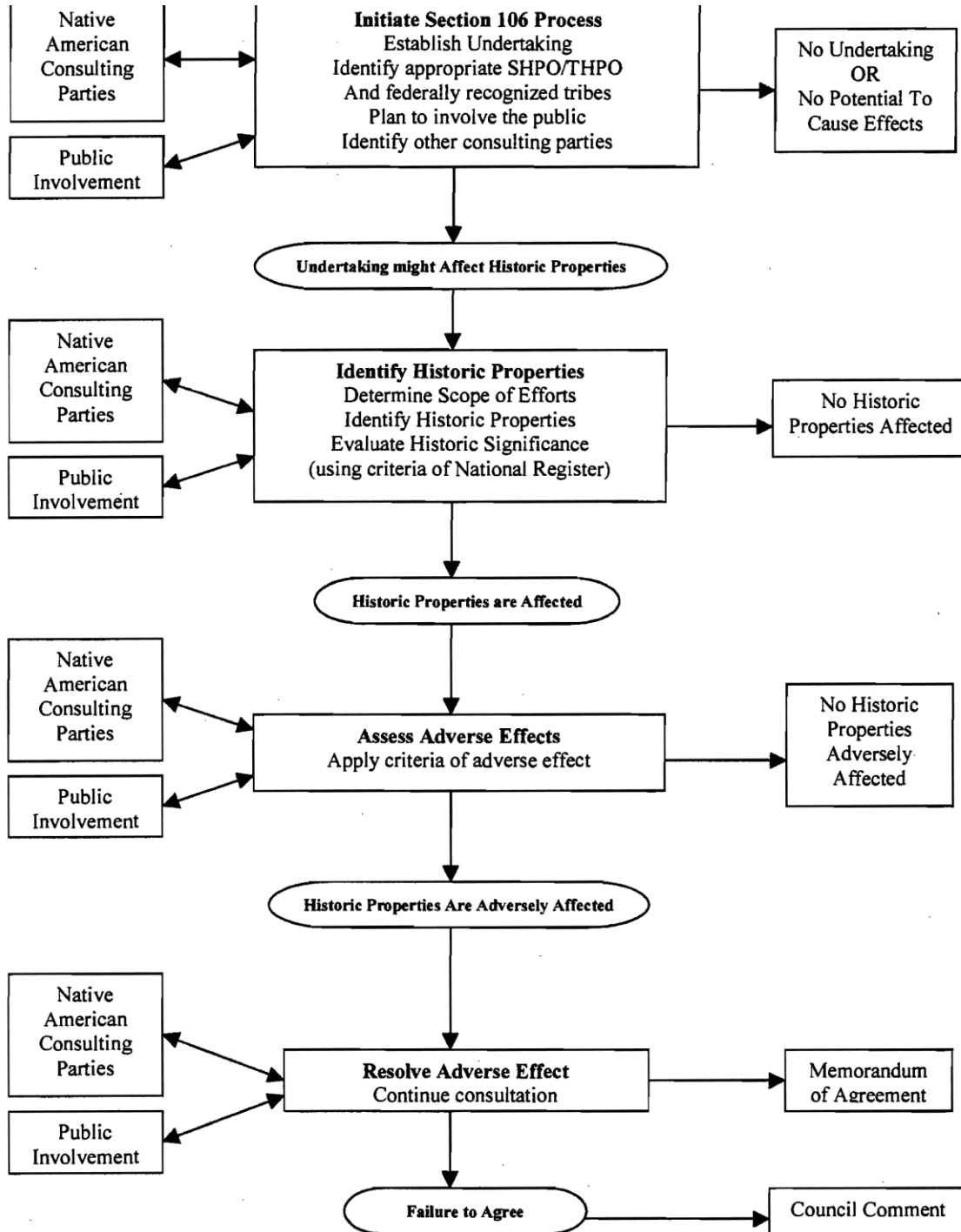
If the WYARNG's actions will adversely affect a historic property, consultation between the WYARNG, SHPO, and other consulting parties continues. Attempts are made to resolve the adverse effects through investigation of alternative project solutions that are prudent and feasible. Memoranda of Agreement (MOAs) can be negotiated which establish the measures that WYARNG will take in order to reduce, avoid, or mitigate the adverse effect the undertaking will have on the historic property(s).

- WYARNG must notify the ACHP for all adverse effect findings. That notification must include an invitation to participate if (1) WYARNG wants ACHP involvement, (2) a National Historic Landmark is adversely affected, or (3) a programmatic agreement (PA) is proposed. Appendix A of 36 CFR 800 establishes criteria for ACHP involvement in individual cases.
- WYARNG will provide for public participation during the resolution of adverse effects. Flexibility in the level and type of public involvement is allowed based on the magnitude of the undertaking, the nature of the effects, relationship of Federal involvement to the project, publication efforts at earlier steps, and confidentiality concerns.



Figure 17– Bandstand (Building 602) undergoing rehabilitation

Table 2 – Flow Chart Illustrating Section 106 Process



Source: ICRMP

6.4 Section 110 of NHPA

The National Historic Preservation Act also outlines certain responsibilities for management of cultural resources not related to a specific Federal agency undertaking. The most specific of these outlines are those contained in Section 110. There are seven standards that each Federal agency must meet in order to fulfill its obligations under Section 110.

- **Standard One:** Every Federal agency is expected to have a Historic Preservation Program headed by a qualified Cultural Resources Manager (CRM), who is responsible for ensuring that the agency adheres to NHPA regulations. The head of each agency is responsible for the preservation of historic properties the agency owns and manages.
 - This standard has been fulfilled with the creation of the Cultural Resources Manager (CRM) position in the Construction and Facilities Management Office.
- **Standard Two:** The agency is expected to provide timely identification and evaluation of historic properties owned or managed by the agency.
 - WYARNG has demonstrated an on-going commitment to identification and evaluation of historic properties, as evidenced by the 1992 and 2006 Historic Building Inventories.
- **Standard Three:** The agency is responsible for nominating historic properties deemed eligible to the National Register of Historic Places.
 - The Camp Guernsey Historic District was deemed eligible for the National Register of Historic Places in 1992. WYARNG has not yet completed the nomination process.
- **Standard Four:** The agency considers the consequences of any actions that may affect the historic properties.
 - WYARNG has reliably and consistently consulted with the Wyoming SHPO concerning the consequences of any actions that may affect the historic properties (Currit).
- **Standard Five:** The agency consults with knowledgeable and concerned outside parties about its preservation-related activities.
 - WYARNG does not currently have a public involvement plan, with the exception of policies regarding involvement of Native American tribes. Recommendations for such a plan are included in Chapter 9.2.
- **Standard Six:** The agency manages and maintains structures that exhibit historic, cultural and archeological significance.
 - WYARNG has done an admirable job of maintaining and continuing to use its historic buildings. All of the permanent buildings dating from the original camp construction are still extant and in use.

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- **Standard Seven:** The agency gives priority to the use of historic structures to carry out its agency missions.

The use of this *Management Plan for Historic Properties* and the accompanying *Facilities Excellence Plan* will assist in carrying out Standard Seven.

7.0 Treatment of Historic Buildings at Camp Guernsey

This section is intended to offer broad guidance for WYARNG personnel charged with managing Camp Guernsey's historic buildings. It discusses the particular importance of rehabilitation in the preservation process at Camp Guernsey, and offers some general guidelines for sensitive and non-intrusive new construction within and adjacent to the historic district. More specific information can be found in the *Facilities Excellence Plan*.

7.1 Guidelines for Rehabilitation

Rehabilitation of Historic Buildings at Camp Guernsey

In the document *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, the Secretary of the Interior offers broad guidelines for managing historic buildings. The *Standards* identify four separate treatments for historic properties: preservation, restoration, rehabilitation, and reconstruction. Each is defined below.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project (NPS, "Preserving").

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project (NPS, "Restoring").

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values (NPS, "Rehabilitating").

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location (NPS, "Reconstructing").

While preservation and restoration as defined above are certainly encouraged, it is recognized that Camp Guernsey is first and foremost a training facility, and must therefore manage its historic buildings and their uses in a flexible manner. Therefore, it is recommended that *rehabilitation* be the treatment of choice for most historic buildings at Camp Guernsey.

Rehabilitation allows buildings to be refitted for continued use or converted to new uses while retaining historical integrity. Future rehabilitation projects that are planned according to the *Secretary of the Interior's Standards* will allow the historic buildings in the Cantonment Area to maintain features that convey historic, cultural and architectural values while continuing to serve as useful elements of a functional training facility. Projects that do not follow the prescribed standards could threaten the historic, cultural and architectural integrity of the historic buildings at Camp Guernsey. The *Standards* are listed below. More detailed information about the application of these standards can be found in the *FEP*.

Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,

features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

7.2 Guidelines for New Construction

Sensitive new construction within or adjacent to historic districts requires designs that complement historic structures and landscapes, but are also easily distinguished from them. It requires planning that looks at the property and its surroundings as an integrated whole, while also considering cumulative and long-term impacts (Figure 18). Comprehensive planning and good design for new construction can help retain the historic character of Camp Guernsey, as well avoid potential problems during the Section 106 consultation process.

The construction of new landscape features such as driveways, walkways, walls, fences, and plantings and the construction of new buildings within a historic district both have a significant impact on the historic qualities of the buildings and landscape. In the case of Camp Guernsey, landscape features such as the parade ground, city park and motor pool are important to the history of the site, and should be taken into consideration when new site features are proposed. New building construction should be compatible with the size, scale, and character of the existing historic buildings, and should not significantly alter the historic relationship of the existing buildings to each other and to their immediate surroundings or obscure primary views of the historic property.

Specific guidelines for new construction in or near the historic Cantonment Area at Camp Guernsey can be found in the *Facilities Excellence Plan*.



Figure 18 – This view of Camp Guernsey from the Oregon Trail Ruts shows the cumulative impact of new construction on a historic district

7.3 Guidelines for the Maintenance of Historic Buildings

Maintenance and monitoring activities based on established historic preservation standards are the most important steps in preserving historic buildings. Maintenance is an ongoing process that involves monitoring, cleaning, adjusting, repair, replacement, periodic alterations and the protection of historic materials. The maintenance program at Camp Guernsey should endeavor to protect the historic significance of the property by preserving previously identified character-defining elements, while at the same time ensuring that Camp Guernsey can be used efficiently for the purposes of the WYARNG and its clients. This type of maintenance is sometimes referred to as “preventative maintenance.”

Preventative Maintenance: action to mitigate wear and deterioration of a historic property without altering its historic character by protecting its condition, repairing when its condition warrants with the least degree of intervention including limited replacement in-kind, replacing an entire feature in-kind when the level of deterioration or damage of materials precludes repair, and stabilization to protect damaged materials or features from additional damage (National Park Service, “NPS-28”).

Protection: Materials that are currently in good condition should be *protected* so that they will last. Treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; trimming trees and shrubs; removal of dirt and debris from around the building; and installation of fencing, alarm systems and other temporary protective measures may be necessary in order to *protect* historic materials.

Repair: When the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. Repair of historic materials such as masonry, wood, and architectural metals should begin with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading individual elements according to recognized preservation methods.

Replacement: Extensively deteriorated or missing features may require replacement. Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish. Replacement of historic building features is not considered part of routine maintenance.

More detailed guidelines for maintenance of historic buildings can be found in the *Facilities Excellence Plan*. Specific maintenance activities that might be exempted from individual Section 106 review through a Programmatic Agreement are found in Chapter 8 of this *MPHP*.

SECTION D - RECOMMENDATIONS

8.0 Programmatic Agreement

Programmatic Agreements are designed to streamline the review process, by defining certain activities that the Federal agency and the State Historic Preservation Office agree can be completed without individual requests for comments. A Programmatic Agreement (PA) is used to fulfill an agency's Section 106 responsibilities for a particular program, a large or complex project, or a class of undertakings that would otherwise require numerous individual requests for comments. Because WYARNG is responsible for the day-to-day operational management of a historic site, almost every activity that occurs in the Cantonment Area requires review under the National Historic Preservation Act (NHPA). A Programmatic Agreement could be used to cover review of routine management activities, including maintenance, repairs, and in some cases replacement of minor features, exempting these actions from individual review and thus streamlining the review process. The use of a PA in this instance is encouraged by Army Pamphlet 200-4 and the NHPA regulations contained in 36 CFR 800.12.3. Agencies are encouraged to list eligible properties on the National Register of Historic Places prior to execution of a PA (Currit).

A Programmatic Agreement is a legal document developed in consultation with the SHPO and the Advisory Council on Historic Preservation, as well as other interested parties. An approved Programmatic Agreement satisfies the Agency's Section 106 responsibilities for individual undertakings carried out in accordance with the agreement until it expires or is terminated.

A sample Programmatic Agreement from the Department of the Army Pamphlet 200-4 is included in this *MPHP* as Appendix 3. Suggestions for maintenance and repair activities that could be exempted from individual project review by use of a PA are listed below. WYARNG personnel and SHPO staff should refer to the *Facilities Excellence Plan* for specific design guidelines to include in the Programmatic Agreement.

8.1 Elements of a Programmatic Agreement

The Programmatic Agreement between WYARNG and the WYSHPO for Camp Guernsey should include the following:

1. Information about identification and evaluation of historic properties, and how these activities will be updated on a regular basis;
2. Internal review procedures to determine if a proposed action falls under the PA, or needs to be reviewed by WYSHPO;
3. Qualifications for personnel charged with making decisions under the PA;

4. Documentation requirements, including photographic documentation of all actions affecting a historic building and/or historic district;
5. Specific actions that are included under the PA (see below);
6. Stipulations for project monitoring;
7. Provisions for emergencies (see below);
8. Reference to and/or excerpts from specific documents (such as the *Secretary of the Interior's Standards and Guidelines for Treatment of Historic Properties*, the *Army Historic Building Management Standards* and the *Camp Guernsey Facilities Excellence Plan*) that stipulate treatment of historic buildings;
9. Stipulations for annual reporting of WYARNG to WYSHPO.

8.2 Routine Maintenance Activities

Routine maintenance operations, or Sustainment, Restoration and Modernization (SRM) projects, are projects costing less than \$750,000, and include cleaning, repair and sometimes replacement of building fixtures and elements on a routine basis. In order to allow for efficient maintenance at Camp Guernsey, while at the same time preserving the historic character of the Cantonment Area, routine maintenance activities that could potentially be **exempt** from the SHPO consultation and review process are identified below. It should be noted that these are just recommendations, to be finalized and codified in an official Programmatic Agreement between WYARNG, SHPO and the ACHP.

Routine maintenance at Camp Guernsey includes activities such as painting, replacement of roof sheathing, and grounds keeping. A general rule of thumb is that routine maintenance should not alter the historic fabric of a building. Routine maintenance and repair activities that might be **included** in a Programmatic Agreement are listed below. Also listed are activities that have the potential to alter historic fabric and thus would be **excluded** from the PA and subject to individual review.

Painting:

- **Include:** repainting of already painted surfaces, using the specific paint colors already approved for application, as noted in the *Facilities Excellence Plan*. The PA should specify the agreed-upon paint colors, and specific applications (e.g. wall surfaces, trim, etc.).
- **Exclude:** Use of new colors, or painting of previously unpainted buildings and/or building features.

Shingle Replacement and Re-roofing:

- **Include:** replacement of damaged shingles and/or application of new shingles following agreed upon specifications for design, weight, color and application.
- **Exclude:** any deviation from the agreed upon shingle specifications, or major changes to an existing roof.

Weatherizing:

- **Include:** steps taken to weatherize buildings, such as insulating, which are not visible on the exterior and do not damage significant interior spaces.

- **Exclude:** the replacement of historic windows or doors with more energy efficient components.

Interior Surfaces and Features:

- **Include:** modifications to interior surfaces already altered with non-historic elements, in buildings whose historic significance does not include the interior spaces.
- **Exclude:** any modification or removal of historic features and equipment from a building whose historic significance includes the interior spaces.

Custodial Services and Housekeeping:

- **Include:** Most cleaning/housekeeping activities can be included. However, the PA should specify appropriate cleaning solutions and methods that will not adversely affect historic building materials.

Pipes and Plumbing:

- **Include:** the routine maintenance of pipes and plumbing fixtures, and the timely repair of pipes and plumbing systems.
- **Exclude:** the removal of visible interior historic plumbing fixtures from a latrine that retains its historic interior.

HVAC:

- **Include:** routine maintenance and replacement in-kind that does not involve alterations to historic buildings or to the surrounding landscape.
- **Exclude:** activities that require removal or damage of historic exterior materials and exterior installation of new equipment.

Fire Suppression Systems:

- **Include:** the maintenance and repair of existing fire suppression systems and installation of new systems, such as sprinkler systems, in buildings that do not have significant interiors.
- **Exclude:** any installation requiring exterior changes to a historic building, or interior changes to a historic interior.

Water Heaters:

- **Include:** the maintenance, repair and replacement of water heaters, if these activities do not threaten a building's historic fabric.

Grounds-keeping:

- **Include:** the mowing of lawns, pruning, litter removal, and snow removal.
- **Exclude:** planting new trees or gardens, adding sidewalks or gutters, and other types of activities that change the landscape.

Road Maintenance:

- **Include:** activities such as in-kind repair of existing roads and routine grading of gravel roads.

- **Exclude:** The re-pavement of entire roads with a different material, and/or the construction of new roads in the Cantonment Area.

Miscellaneous Minor Repairs:

- **Include:** repairs or minor alterations to building interiors that lack historic integrity; minor exterior repairs that in no way alter the historic fabric of a contributing building.
- **Exclude:** actions such as replacing the original hardware on a historic door.

Existing Utilities and Safety Measures:

- **Include:** the maintenance and replacement-in-kind of most existing utility systems and safety measures not specifically mentioned here.

Replacement(s)-in-Kind:

The replacement of almost any equipment with identical or similar equipment may be exempted from the SHPO review process if it does not alter the historic fabric of a building.

The maintenance activities listed above constitute actions having the least potential impact on historic buildings. With proper, detailed specifications, additional repair and replacement activities could be considered for inclusion in a Programmatic Agreement, including:

- Cleaning and re-pointing of masonry walls and brick chimneys
- Repair and/or replacement in kind of damaged exterior wood members
- Repair and/or replacement in kind of damaged doors, windows and trim

8.3 Standard Operating Procedures for Emergencies

In certain emergency situations, WYARNG may be forced to make temporary repairs in a timely fashion, potentially before SHPO consultation, for the safety and comfort of Camp Guernsey staff, users and visitors or for structural stability of a building. Standard Operating Procedures for Emergencies should be incorporated into the PA. An example of potential procedures is presented below:

- Within 10 days of the formal disaster or emergency declaration, WYARNG will submit a letter to the SHPO documenting the nature of the damage or emergency, its potential or known effect on historic properties, both known and unknown.
- If a change of use is required for a historic building(s), (e.g., in the event of fire or tornado damage), data recovery/collection will be limited to photographs of all exterior and interior surfaces and features.
- If a historic building or structure is damaged, initial repair will be limited to stabilizing it and protecting it from further damage. Complete rehabilitation will take place according to the Secretary of Interior's Standards.

If the above or similar procedures are not incorporated into the PA, then emergency situations affecting historic properties require notification to the ACHP, the SHPO, and other consulting parties. If possible, WYARNG should provide these parties seven days to comment. WYARNG may use the provisions of 36 CFR 800.12 only for 30 days after an emergency or disaster has been declared unless an extension is sought (Thomas K. Larson et al 54).

9.0 Other Recommendations

This chapter presents additional strategies for preserving historic structures at Camp Guernsey and enhancing their use.

9.1 National Register of Historic Places Nomination

Nominate the Camp Guernsey State Military Reservation Cantonment Area Historic District to the National Register of Historic Places.

In addition to fulfilling the Federal and DoD directives, nomination of the Camp Guernsey State Military Reservation Cantonment Area to the National Register of Historic Places has certain benefits as outlined in Chapter 5. These include 1) satisfying WYSHPO conditions for execution of a Programmatic Agreement; 2) increased awareness among managers, users and the public of the value of the historic buildings; 3) marketing possibilities; 4) enhanced funding possibilities; 5) opportunities for education and interpretation; and 6) opportunities for increased visitation. Nomination will not alter the review process under the National Historic Preservation Act.

9.2 Cultural Resource Management Practices

Integrate sound cultural resource management practices into day-to-day facilities management at Camp Guernsey.

- Further develop Standard Operating Procedures for management and review of projects on and/or near historic buildings. These might include:
 - Pre-contract meeting with architects and contractors to go over the standards and guidelines contained in this *Management Plan for Historic Properties* and the *Facilities Excellence Plan*;
 - Insertion of language requiring adherence to the above mentioned guidelines in contracts with architects and contractors;
 - Requirement that historic buildings and landscape features in or near construction sites be flagged off to prevent inadvertent damage during construction process;
 - A process for periodic on-site review of projects by the Cultural Resources Management section of the Environmental Management Division, and for halting projects if damage is being done to historic buildings;
 - Specifications for photo documentation of all projects impacting historic buildings and/or the historic district.
- Work with a consultant to develop a set of product specifications in compliance with Federal regulations that can be used by the Contracts and Administration Specialist.

- Train maintenance and facilities management personnel on proper application of *FEP* standards and guidelines.
- Create a training video, booklet, or PowerPoint presentation for maintenance personnel and/or contractors to teach them about Camp Guernsey’s cultural resources and to communicate proper preservation techniques and considerations.
- Hold a day-long workshop with a preservation architect to train facilities and maintenance personnel on preservation considerations and techniques.
- Add information from the *Historic Buildings Field Inventory and Evaluation Report*, this *MPHP*, and the *FEP* to the WYARNG Cultural Resources Management Intranet.
- Host a stone masonry workshop or field class to introduce the public to Camp Guernsey’s unique stone structures and to train Camp Guernsey personnel and the general public in masonry preservation techniques.
 - Work with the WYSHPO, Wyoming State Parks and Cultural Resources, and/or the University of Wyoming American Studies Program to identify experts trained in stone masonry preservation/rehabilitation;
 - Encourage maintenance staff to attend such a workshop to learn to properly repair Camp Guernsey’s stone structures.

9.3 Adaptive Use of Historic Buildings

Enhance use of historic resources while maintaining the historic integrity of Camp Guernsey.

- Adaptive use is a highly recommended historic preservation strategy. Continue using historic structures such as mess halls, latrines, the bandstand, and dispensary as offices or for other purposes, including education and interpretation of Camp Guernsey’s history and significance. Continue to adaptively use “hutments” (c. 1970 metal barracks) for temporary storage and other uses around the camp.
- Use the Army’s “Layaway Economic Analysis” (LEA) to develop cost estimates for management alternatives for historic buildings.

9.4 Education and Interpretation

Educate Camp Guernsey users and the general public about the value of Camp Guernsey’s historic buildings.

- Apply for an honor award through the Advisory Council for Historic Preservation, National Trust for Historic Preservation, and/or the Department of Defense.
- Request that Camp Guernsey be included in the Department of Defense “Military Heritage Map: Western Region” and “Military Heritage Guidebook,” as well as the “Preserving American Heritage” page of the Defense Environmental Network & Information Exchange website (<https://www.denix.osd.mil/denix/Public/Library/NCR/heritagetourism.html#w>).
- Prepare a PowerPoint presentation and/or video about Camp Guernsey’s history and historic resources. This can be shown as part of orientation for troops using the training facility, as well as to outside groups including Guernsey residents and community and school groups.
- Develop an interpretive plan, including the following components:
 - Create a pocket-sized “fact sheet” on Camp Guernsey’s historic buildings similar to that developed for archeological resources;
 - Develop a “Cultural Resources” section of the Camp Guernsey website that displays pictures and information about historic buildings in a user-friendly format;
 - Use the material contained in the *Historic Buildings Field Inventory and Evaluation Report* to develop an illustrated booklet for general audiences on Camp Guernsey’s history and significance;
 - Develop appropriate interpretive signage to be placed near historic buildings;
 - Work with Wyoming State Parks and Cultural Resources to develop a Camp Guernsey highway sign or historical marker;
 - Preserve the exteriors and interiors of a latrine (Building 301, 313 or 316) and a mess hall (Building 221) for interpretive purposes.

9.5 Sustainable Practices

In keeping with the “Army Strategy for the Environment,” integrate sustainable practices into systems and facilities.

The U.S. Green Building Council’s LEED certification process encourages a whole-building approach that considers sustainable site development, water and energy savings, sustainable building materials selection, and indoor environmental quality.

- Consider the long-term environmental consequences and costs of demolition and new construction versus those of adaptively reusing historic structures;
- Consider green or sustainable building techniques when adding new structures to Camp Guernsey (<http://www.nrdc.org/buildinggreen/leed.asp>);
- Include the cost of the U.S. Green Building Council’s LEED certification process in budgeting proposals.

9.6 Partnerships

Enlist support from outside WYARNG to preserve historic buildings.

- Apply for participation in DOD's Legacy Resource Management Program to provide funds for preservation projects ;
- Develop partnerships with local organizations such as educational institutions, historical societies, Boy Scouts, and retired military personnel organizations to educate more audiences about the significance of Camp Guernsey and to promote local economic development;
- Enlist the help of partners for minor maintenance projects related to historic preservation that the maintenance staff may not have the time or resources to complete on their own;
- Enlist the help of partners to organize and catalog records, artifacts, and archives so that they can be used for research and education projects;
- Develop an internship program in partnership with the University of Wyoming and/or Eastern Wyoming College.



Figure 19 – Planning meeting at Camp Guernsey, with WYARNG personnel and UW American Studies faculty and students, October 10, 2006

SECTION E - RESOURCES

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10.1 Other Sources of Information

Technical Preservation Services, a division of the National Park Service, has published over forty *Preservation Briefs* that offer specific technical advice on a variety of preservation topics. These are available through the U.S. Government Printing Office or online at <http://www.cr.nps.gov/hps/tps/briefs/presbhom.htm>.

The *Secretary of Interior's Standards* for all preservation treatments are greatly expanded upon at the following online source:
http://www.cr.nps.gov/hps/tps/standguide/overview/choose_treat.htm.

APPENDIX

- 1. Army Historic Building Management Standards from Army Pamphlet 200.4 (1998)**
- 2. Tables from Draft Historic Buildings Field Inventory and Evaluation Report (2006)**
- 3. Sample Programmatic Agreement from Army Pamphlet 200.4 (1998)**

Appendix 1: Army Historic Building Management Standards from Army Pamphlet 200.4 (1998)

ological site(s)].

3. Within thirty (30) calendar days of the appropriate (name of State) Historic Preservation Officer's receipt of notification provided by (name of property recipient) pursuant to paragraph 2 of this covenant, the SHPO will respond to (name of property recipient) in writing as follows:

(a) That (name of property recipient) may proceed with the proposed undertaking without further consultation; or

(b) That (name of property recipient) must initiate and complete consultation with the (name of State) Historic Preservation Office before (he/she/it) can proceed with the proposed undertaking.

If the SHPO fails to respond to the (name of property recipient)'s written notice within thirty (30) calendar days of the SHPO's receipt of the same, then (name of property recipient) may proceed with the proposed undertaking without further consultation with the SHPO.

4. If the response provided to (name of property recipient) by the SHPO pursuant to paragraph 3 of this covenant requires consultation with the SHPO, then both parties will so consult in good faith to arrive at mutually-agreeable and appropriate measures that (name of property recipient) will employ to mitigate any adverse effects associated with the proposed undertaking. If the parties are unable to arrive at such mutually-agreeable mitigation measures, then (name of property recipient) shall, at a minimum, undertake recordation for the concerned property--in accordance with the Secretary of Interior's standards for recordation and any applicable State standards for recordation, or according to such other standards to which the parties may mutually agree--prior to proceeding with the proposed undertaking. Pursuant to this covenant, any mitigation measures to which (name of property recipient) and the SHPO mutually agree, or any recordation that may be required, shall be carried out solely at the expense of (name of property recipient).

5. [Name of recipient] shall make every reasonable effort to prohibit any person from vandalizing or otherwise disturbing any archeological site determined by the (name of SHPO parent organization) to be eligible for inclusion in the National Register of Historic Places. Any such vandalism or disturbance shall be reported to the (name of SHPO parent organization) promptly.

6. The (name of SHPO parent organization) shall be permitted at all reasonable time to inspect [parcel designation] to ascertain its condition and to fulfill its responsibilities hereunder.

7. In the event of a violation of this covenant, and in addition to any remedy now or hereafter provided by law, the (name of SHPO parent organization) may, following reasonable notice to [name of recipient], institute suit to enjoin said violation or to require the restoration of any archeological site affected by such violation. The successful party shall be entitled to recover all costs or expenses incurred in connection with any such suit, including all court costs and attorney's fees.

8. [Name of recipient] agrees that the (name of SHPO parent organization) may, at its discretion and without prior notice to [name of recipient], convey and assign all or part of its rights and responsibilities contained in this covenant to a third party.

9. This covenant is binding on [name of recipient], [his/her/its] heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be inserted by [name of recipient] verbatim or by express reference in any deed or other legal instrument by which [he/she/it] divests [himself/herself/itself] of either the fee simple title or any other lesser estate in [parcel

designation] or any part thereof.

10. The failure of the (name of SHPO parent organization) to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time.

11. The covenant shall be a binding servitude upon the real property that includes [official number(s) designation of archeological site(s)] and shall be deemed to run with the land. Execution of this covenant shall constitute conclusive evidence that [name of recipient] agrees to be bound by the foregoing conditions and restrictions and to perform the obligations herein set forth.^{3,4}

Appendix D Army Historic Building Management Standards

D-1. General

The Army Standards have been developed for application in the maintenance, and rehabilitation of historic buildings at installations and should be applied in conjunction with, and in supplement to, the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and the *Secretary of the Interior's Guidelines for the Treatment of Historic Landscapes* (Draft, 1992). In some instances the Army Standards are more specific than the Secretary of the Interior's Standards in addressing appropriate treatments for the buildings, structures, or site features. In these instances the Army Standards should take precedence. The Army Standards stress the importance of the repair, replacement, and rehabilitation of National Register eligible or listed buildings, structures, or site elements, while recognizing the need to accommodate current operation and fiscal responsibilities. In some instances, exterior and interior alterations to buildings may be needed to assure their continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, and finishes. The Army Standards identify certain character-defining attributes, and offer guidance as to their maintenance and rehabilitation. A least-cost, lifecycle economic analysis of major maintenance and rehabilitation projects should be conducted prior to initiation and include such factors as asbestos and lead paint abatement.

D-2. Site and Landscape

a. Preserve the relationship between buildings, historic military landscape elements, and open space. New construction shall be compatible with the architectural character of the Historic Property or District. Maintain grades sloping away from historic buildings.

b. Where historic landscaping has been neglected or where there is no landscaping, the installation may develop a Historic Military Landscape Plan that may be developed. Guidance for developing such historic landscape plans are included in "Guidelines for Evaluating Military Landscapes: An Integrated Approach" available in the Conservation/Cultural Resources section of the Army Environmental Center's Web site (aec-www.apgea.army.mil).

c. Retain site elements which are important in defining the overall character of the historic property. Retain and maintain structures, furnishings, and objects that remain from the period of significance.

d. Remove, and replace as required, furnishings and objects such as light fixtures, fences, benches, and trash receptacles that were placed in the landscape after the period of significance and which do not contribute to the overall character of the historic property.

e. Provide fencing enclosures that are appropriate and enhancing, (that is, cast aluminum fencing, stockade fencing, hedges, and brick

³ These Standards can be found in Department of the Army Pamphlet 200-4: Cultural Resources Management. They are Army-wide standards for the treatment of historic buildings and structures and may be included in PAs, as needed. Installations can add to these standards or develop their own, as appropriate.

⁴ If the installation has already developed design guidelines as part of the Master Planning process, these should be submitted to the consulting parties for review. If the consulting parties agree, the design guidelines should be referenced in the preface to the PA and appended to the PA. This stipulation would then be modified to simply require the installation to ensure that all new construction, rehabilitation, etc. is conducted in accordance with the design guidelines.

walls are more appropriate than chain link fencing which should be minimized and appropriately screened with planting).

f. Accommodate required parking including access for the physically disabled without intrusion to the buildings or to historically significant areas and spaces. Screen parking from public view to reduce its impact on historic properties.

g. Acquire landscape furnishings and objects, that are similar to those that existed in the landscape during the period of significance. New landscape furnishings and objects should match the original in size, materials, finishes, and placement within the site design.

h. Signage should be consistent with the character of historic properties.

D-3. Concrete/Masonry

a. Maintain concrete and masonry elements that are important in defining the overall historic character of each building or structure. Remove concrete that is inconsistent with the original concrete in color, texture and workmanship and replace with concrete to match the original. Remove masonry that is inconsistent with the original stone, brick, mortar, and stucco and replace with masonry to match the original.

b. Analyze existing concrete and mortar so that a compatible mix can be made for repairs. New concrete should match the original in color, texture and workmanship. Replacement mortar should be of the same strength and composition as the original.

c. Masonry surfaces shall be protected and maintained consistent with the original design. When repair is no longer practical, replacement of elements will be done to match the original. Repair chimneys to match original designs.

d. Repaint where spalling has occurred at lintels. Repair or replace stone steps and stoops where damaged by rusting ironwork. Remove exterior carpeting and concrete overlayers from steps and stoops. Infill with masonry to match original and remove non-original materials.

e. Retain the extant texture and color of masonry surfaces. Where masonry has been inappropriately painted return it, with proper documentation, to its original painted color.

D-4. Metals

a. Metal elements that contribute to the architectural character of a building or structure should be retained and preserved. Also, retain and preserve the size, the shape, and the type of finish, its historic color, and accent scheme.

b. Copper and bronze should not be painted or coated. Other metals should be painted to protect them from the elements.

c. Retain, rather than replace, architectural metal elements when repair of the element and limited replacement of deteriorated or missing parts can be accomplished.

d. Reinstall copper or other metal gutters and downspouts to match the original design where an inappropriate replacement material now exists. Reconfigure non-original roof leaders.

e. Clean and paint steel lintels prior to repointing. Rework iron railings with fewer penetrations into stone masonry. Remove rust; repaint and reinstall railings.

D-5. Wood

a. Interior and exterior wood elements that contribute to the historic character of the building should be retained and preserved. Original cornices and brackets, architraves, door surrounds, pediments, newels, banisters, railings, moldings, casings, mantels, paneling, cabinetwork, and other wood elements should remain as original fabric with repairs. Replace in-kind only if the original cannot be repaired. Replace functional elements that were once a part of the original fabric and are now missing.

b. Retain historic finishes and color schemes to preserve the historic character of the exterior. Repaint wood only as needed with materials and colors that are appropriate to the historic building or district.

c. Remove paint buildup from woodwork, sand, prime, and repaint; reglaze windows and doors as required. Caulk as required.

d. Avoid vinyl, aluminum, or other artificial sidings.

e. Repairs shall match the original woodwork in design, size and shape.

f. When necessary, replace wooden porch flooring and steps with weather-treated, painted wood.

D-6. Doors and Windows

a. Doors and windows and associated trim that contribute to the historic character of the buildings or the district shall be retained and preserved. Remove non-original doors and windows that compromise the integrity of the original and replace with units to match the original or that match adjacent structures. Retain, repair, and maintain historic hardware where it exists. Replacement hardware should match the original in size, shape, and configuration.

b. Maintain the operating condition of doors and windows. Locate weather-stripping to facilitate operation.

c. Maintain the historic appearances of windows and doors and their frames through retention of designs, materials, finishes, and colors including the configuration of sashes and muntins, depth of reveals, molding profiles, and the reflectivity and color of the glazing.

d. Combination storm and screen doors shall be simple and discreet, of one panel or with glazing or screening divisions that are aligned with the door it protects and without ornamentation.

e. The check rail of storm windows shall align with the check rail of the historic window. Glazing divisions shall coincide with the window it protects.

f. Provide protective glazing where the weather demands it. Protective glazing should be as unobtrusive as possible and should be removable without damaging historic fabric. Repair original leaded glass and replace where removed. Replacement elements shall match the original. (If using the same kind of materials is not feasible, then a compatible substitute material which conveys the visual appearance and design of the surviving parts and is physically compatible may be considered).

g. When feasible within the existing historic fabric of the house, use an interior door to create a heat-conserving vestibule. Absent this feasibility, provide storm doors.

h. Maintain appropriate existing storm windows and provide storm windows where nonexistent. Equip existing doors and windows with weather-stripping.

i. Maintain integrity of caulking and sealants at doors and windows.

D-7. Roofing

a. Retain character-defining roof shapes and roofing materials, rather than introducing incompatible materials and designs, or improper installation techniques. Retain the configuration of existing roofs without the addition of new elements that diminish the historic character.

b. Roofing material shall be appropriate to the style and period of the buildings or neighborhood. Retain original sound historic clay tile and historic slate roofing materials and architectural metal. Return nonconforming roofs to original when replacement is necessary.

c. All repairs shall match the original design and materials.

d. Retain roof ventilation to preserve elements of construction. Provide ventilation if it is nonexistent or adequate in an inconspicuous manner away from public view.

D-8. Porches/Entrances

a. Retain historic entrances and porches that are character defining elements of the building. Significant elements include doors, fanlights, sidelights, pilasters, entablatures, columns, brackets, rails, and stairs.

b. Where a porch has not been enclosed, it shall remain open. Where screening has been provided, paint the wood framing of the non-original porch screening a dark color to reduce visual impact of the framing.

c. Repair rather than replace an entire porch or entrance element when repair of the element and limited replacement of deteriorated or missing parts is appropriate.

d. When repair is no longer practical, replacement elements shall match the original. If using the same kind of material is not feasible, then a compatible substitute material which conveys the visual appearance and design of the surviving parts and is physically compatible may be considered.

e. In exception to the preceding standard, replace column bases with aluminum where deteriorated.

f. Provide barrier-free access where necessary through removable or portable, rather than permanent, ramps. Do not remove historic steps, but rather, ramp above them. Locate barrier-free access so as to minimize visual intrusion and impact on the structure.

D-9. Interiors

a. Retain and preserve interior elements and finishes that are important in defining the overall historic character of the buildings. These elements include but are not limited to columns, cornices, chair rails, baseboards, fireplaces and mantels, brick, stone, tile, light fixtures, paneling, built-in cabinetry, hardware, flooring, plaster and may include plumbing fixtures.

b. Public spaces such as reception halls, entrance spaces, entrance halls, parlors, dining rooms, and libraries are important in defining the overall historic character of the building. Size, configuration, and proportion of these spaces should be maintained. Where alterations have occurred they should be removed to restore the plan to the original design.

c. Maintain character-defining interior spaces by not cutting through floors, lowering ceilings, removing walls, or installing new partitions.

d. Reuse decorative material or elements that were removed during rehabilitation work including wall and baseboard trim, door molding, paneled doors, and wainscoting.

e. Remove excessive paint build-up from character defining elements with due regard to disposition of hazardous materials. Prime and repaint from approved palette of colors.

f. Maintain the finishes or colors of historic woodwork. For example, do not paint a previously varnished wood element, or strip historically painted wood surfaces to bare wood to create a "natural look," or remove historic plaster to expose brick.

g. New materials that obscure or damage character-defining interior elements shall not be installed. Likewise, paint, plaster, or other finishes on historically finished surfaces shall not be removed in an effort to create a new appearance.

h. Remove, clean, lacquer, and reinstall original hardware. Return original doors to designated openings.

i. Provide bathrooms with vanities, storage and modern plumbing only when necessary due to the deterioration of the original materials or fixtures. When replacement is necessary, bathroom fixtures should resemble the originals.

j. Provide kitchens with adequate cabinets, work surfaces and appliances. Provide closets and storage when necessary. Maintain consistency of design elements throughout. Historic cabinetry should be retained where feasible.

k. Encourage use of original wood floors with carpet as area rugs and stair runners.

l. Sand wooden floors only when it is absolutely necessary, rather than at the change of occupancy.

m. Promote accessibility for the disabled by providing toilet facilities on each floor level.

D-10. HVAC

a. Remove all asbestos from heating and water lines.

b. Install mechanical systems and service equipment when required, that causes minimal alteration to the building's floor plan and the principal exterior elevations, and the least damage to historic building materials and volume of principal rooms. Remove intrusive ductwork from principal rooms and provide alternate sources of supply.

c. Install mechanical systems and service equipment so that character-defining structural or interior elements are not radically changed, damaged, or destroyed.

d. Exterior walls shall not be cut for installation of HVAC units. Remove units that have been cut through exterior walls.

e. De-emphasize presence of exterior HVAC units with screening or landscaping.

f. Conceal kitchen and bath exhaust pipes from public view.

D-11. Electrical

Ensure proper service and distribution of electric current. Provide underground supply of power, phone and cable **provided that such installation does not affect archeological resources**. Rewire buildings to new service entries. Internally wire for cable and phone, removing existing conduits and wiring from exterior. Conceal all exposed conduits and ensure adequacy of outlets. Replace missing character-defining light fixtures with those appropriate to the character of the original exterior and interior. Where possible, replicate existing original fixtures or introduce fixtures appropriate to the period.

D-12. Structural

Verify structural loading of all floors to be occupied. Correct any structural deficiencies before rehabilitation or restoration.

D-13. Energy Conservation

Energy conservation will be achieved by appropriate insulation or other appropriate methods that do not radically change, damage or destroy character-defining features.

Appendix E

Prototype NAGPRA Comprehensive Agreement (CA) Regarding Inadvertent Discovery and Intentional Excavation

The following is a prototype agreement and should be used as a guideline for preparation of a NAGPRA CA regarding the inadvertent discovery or intentional excavation of human remains or cultural items, tailoring the information to the specific circumstances in each case.

Appendix 2: Tables from Draft Historic Buildings Field Inventory and Evaluation Report (2006)

Table 1: Historic Buildings Survey, Camp Guernsey Cantonment Area American Studies Program (Summer 2006) Listed by Building Number							
*Contributing buildings listed in bold and highlighted							
Building #	Historic Use(s)	Current Use(s)	Construction Date	As Built Property Type	Ranking	Interior Integrity	Record #
010	Unaccompanied Officer's Quarters	Headquarters Post Office, Brigade Officer's Quarters	1940-1941	Residential	1	No	1
011	Vehicle Storage, Maintenance, Offices	Training Center	1947	Transportation	3	Yes	2
012	Pump House	Paint Shop and Office	1941 & later	Industrial	1	No	3
013	Storage	Storage	1948	Industrial/Storage	2	No	4
013a	Storage	Storage	1984	Industrial/Storage	0	No	5
014	Storage	Storage	1951	Industrial/Storage	3	Yes	6
015	Administration	Camp Headquarters, Administration	1953	Administration	1	No	7
016	Storage, Maintenance, Offices	Storage, Maintenance, Offices	1950	Industrial/Storage	2	No	8
017	Unknown, possibly barracks	Warehouse, Storage	c. 1950	Residential (?)	1	No	9
018	Unknown, possibly barracks	Storage	c. 1950	Residential (?)	1	No	10
021	Storage, Utility Building	Not in use	1941	Industrial/Storage	2	No	11
101	Quartermaster Warehouse and Headquarters	Battalion Headquarters	1940	Administration	3	No	12
102	Guardhouse	Not in use	1941	Administration	3	Yes	13
103	Office	Office, Supply	unknown	Administration	1	No	14
104	Office	Office, Supply	unknown	Administration	1	No	15
105	Unknown	Office, Classrooms	1972	Administration	1	No	16
106	Classrooms	Recreation Building and Canteen	1944-1947	Personnel Support	3	No	17
109	Police Station	Shop	c. 1970	Administration	1	No	18
201	Officers' Mess Hall	Mess Hall	1941-1942	Residential	3	No	19
211	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1940	Residential	3	No	20
212	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1940	Residential	3	No	21
213	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	22

Table 1: Historic Buildings Survey, Camp Guernsey Cantonment Area
 American Studies Program (Summer 2006)
 Listed by Building Number

*Contributing buildings listed in bold and highlighted

Building #	Historic Use(s)	Current Use(s)	Construction Date	As Built Property Type	Ranking	Interior Integrity	Record #
214	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	23
215	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	24
216	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	25
217	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	26
218	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	27
219	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	28
220	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	No	29
221	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	Yes	30
222	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	Yes	31
223	Enlisted Men's Mess Hall	Enlisted Men's Mess Hall	1941	Residential	3	Yes	32
224	Mess Hall	Fitness Center	1958	Residential	1+	No	33
225	Mess Hall	Chapel	1959	Residential	1+	No	34
301	Latrine	Not in use	1941	Residential	3	Yes	35
302	Latrine	Latrine	1958	Residential	1+	No	36
303	Latrine	Latrine	1960	Residential	1+	No	37
311	Latrine; Recreation Center/Weight Room	Not in use	Unknown	Residential	1+	No	38
312	Enlisted Men's Latrine	Battalion Headquarters	1940	Residential	3	No	39
313	Enlisted Men's Latrine	Not in use	1940	Residential	3	Yes	40
314	Enlisted Men's Latrine	Not in use	unknown	Residential	1+	No	41
315	Enlisted Men's Latrine	Not in use	1940	Residential	3	No	42
316	Enlisted Men's Latrine	Not in use	1940	Residential	3	Yes	43
317	Latrine	Not in use	unknown	Residential	1+	No	44
318	Latrine	Communications Center	unknown	Residential	1	No	45
319	Latrine	Family Support, Recreation	c. 1975	Residential	1	No	46
400	Unaccompanied Officer's Quarters	General/Senior Officer's Quarters	1978	Residential	1	No	47
401	Unaccompanied Officer's Quarters	Field Grade Officers' Quarters	unknown	Residential	1	No	48
402	Officers' Quarters	Barracks	unknown	Residential	1	No	49
403	Barracks	Barracks	1972	Residential	1+	No	50

Table 1: Historic Buildings Survey, Camp Guernsey Cantonment Area
 American Studies Program (Summer 2006)
 Listed by Building Number

*Contributing buildings listed in bold and highlighted

Building #	Historic Use(s)	Current Use(s)	Construction Date	As Built Property Type	Ranking	Interior Integrity	Record #
404	Barracks	Barracks	1972	Residential	1+	No	51
405	Barracks	Barracks	1972	Residential	1+	No	52
406	Barracks	Barracks	1975	Residential	1+	No	53
407	Barracks	Barracks	1975	Residential	1+	No	54
408	Barracks	Barracks	1975	Residential	1+	No	55
409	Barracks	Barracks	1986	Residential	1	No	56
601	Dispensary	Offices	1941	Health Care	3	No	57
602	Bandstand	Under construction, vacant	1941	Personnel Sppt.	2	No	58
603	Storage	Storage	1965	Industrial/Storage	1+	No	59
604	Admin. General Purpose	Not in use	1975	Administration	1	No	60
605	Storage	Storage	1987	Industrial/Storage	1	No	61
801	Post Exchange	Post Exchange	c. 1950 & later	Personnel Support	1	No	62
802	NCO Club	All Ranks Club	unknown	Personnel Support	1	No	63

Table 2: Historic Buildings Survey, Camp Guernsey Cantonment Area
 American Studies Program (Summer 2006)
 Listed by Property Type

*Contributing buildings are listed in bold and highlighted

As-Built Property Type	Building #	Description	Construction Date	Construction Era	Historic Character Area	Ranking	Record #
Administration	015	Training Site Office Building	1953	Cold War	Industrial	1	7
Administration	101	Battalion Headquarters	1940	New Deal	Residential	3	12
Administration	102	Former Guardhouse	1941	New Deal	Residential	3	13
Administration	103	Army Advisor's Office	unknown	Cold War	Residential	1	14
Administration	104	Army Evaluator's Office	unknown	Cold War	Residential	1	15
Administration	105	Company Headquarters Building	1972	Cold War	Industrial	1	16
Administration	604	Admin Gen Purpose	1975	Cold War	Motor Pool	1	60
Administration	109	Shop	c. 1970	Cold War	Residential	1	18
Health Care	601	Dispensary	1941	New Deal	Residential	3	57
Industrial	012	Paint Shop	1941 & later	New Deal	Industrial	1	3
Industrial/Storage	013	US Property & Finance Office	1948	Early Cold War	Industrial	2	4
Industrial/Storage	013a	PFO Warehouse Contingency Storage	1984	Cold War	Industrial	0	5
Industrial/Storage	014	Storage GP Installment (PFOW)	1951	Early Cold War	Industrial	3	6
Industrial/Storage	016	Storage GP Installment (PFOW)	1950	Early Cold War	Industrial	2	8
Industrial/Storage	021	Utility	1941	New Deal	None	2	11
Industrial/Storage	603	Cold Storage Installation	1965	Cold War	Residential	1+	59
Industrial/Storage	605	Troop Issue Supply Activity (TISA)	1987	Cold War	Industrial	1	61
Personnel Support	106	Classrooms (BDE HQ BLDG TT)	1944-1947	New Deal	Residential	3	17
Personnel Support	602	Bandstand	1941	New Deal	Residential	2	58
Personnel Support	801	Post Exchange	c. 1950 & later	unknown	Residential	1	62
Personnel Support	802	All Ranks Club	unknown	unknown	Residential	1	63
Residential	010	Unaccompanied Officer's Quarters	1940-1941	New Deal	Residential	1	1
Residential	201	Consolidated Mess & Officers Club	1941-1942	New Deal	Residential	3	19
Residential	211	Mess Hall	1940	New Deal	Residential	3	20
Residential	212	Mess Hall	1940	New Deal	Residential	3	21
Residential	213	Mess Hall	1941	New Deal	Residential	3	22
Residential	214	Mess Hall	1941	New Deal	Residential	3	23
Residential	215	Mess Hall	1941	New Deal	Residential	3	24

Table 2: Historic Buildings Survey, Camp Guernsey Cantonment Area
 American Studies Program (Summer 2006)
 Listed by Property Type

*Contributing buildings are listed in bold and highlighted

As-Built Property Type	Building #	Description	Construction Date	Construction Era	Historic Character Area	Ranking	Record #
Residential	216	Mess Hall	1941	New Deal	Residential	3	25
Residential	217	Mess Hall	1941	New Deal	Residential	3	26
Residential	218	Mess Hall	1941	New Deal	Residential	3	27
Residential	219	Mess Hall	1941	New Deal	Residential	3	28
Residential	220	Mess Hall	1941	New Deal	Residential	3	29
Residential	221	Mess Hall	1941	New Deal	Residential	3	30
Residential	222	Mess Hall	1941	New Deal	Residential	3	31
Residential	223	Mess Hall	1941	New Deal	Residential	3	32
Residential	224	Athletic Facility	1958	Cold War	Residential	1+	33
Residential	225	Chapel	1959	Cold War	Residential	1+	34
Residential	301	Officer's Latrine	1941	New Deal	Residential	3	35
Residential	302	Latrine	1958	Cold War	Residential	1+	36
Residential	303	Latrine	1960	Cold War	Residential	1+	37
Residential	311	Former Enlisted Men's Latrine	unknown	Cold War	Residential	1+	38
Residential	312	Former Enlisted Men's Latrine	1940	New Deal	Residential	3	39
Residential	313	Former Enlisted Men's Latrine	1940	New Deal	Residential	3	40
Residential	314	Former Enlisted Men's Latrine	unknown	Cold War	Residential	1+	41
Residential	315	Former Enlisted Men's Latrine	1940	New Deal	Residential	3	42
Residential	316	Former Enlisted Men's Latrine	1940	New Deal	Residential	3	43
Residential	317	Former Enlisted Men's Latrine	unknown	Cold War	Residential	1+	44
Residential	318	Admin Gen Purpose	unknown	unknown	Residential	1	45
Residential	319	Rec. Center	c. 1975	Cold War	Residential	1	46
Residential	400	General/Senior Officers Quarters	1978	Cold War	Residential	1	47
Residential	401	Field Grade Officers Quarters	unknown	Cold War	Residential	1	48
Residential	402	Barracks	unknown	unknown	Residential	1	49
Residential	403	AT Enlisted Barracks	1972	Cold War	Residential	1+	50
Residential	404	AT Enlisted Barracks	1972	Cold War	Residential	1+	51
Residential	405	AT Enlisted Barracks	1972	Cold War	Residential	1+	52
Residential	406	AT Enlisted Barracks	1975	Cold War	Residential	1+	53

Table 2: Historic Buildings Survey, Camp Guernsey Cantonment Area
 American Studies Program (Summer 2006)
 Listed by Property Type

*Contributing buildings are listed in bold and highlighted

As-Built Property Type	Building #	Description	Construction Date	Construction Era	Historic Character Area	Ranking	Record #
Residential	407	AT Enlisted Barracks	1975	Cold War	Residential	1+	54
Residential	408	AT Enlisted Barracks	1975	Cold War	Residential	1+	55
Residential	409	Female Barracks	1986	Cold War	Residential	1	56
Transportation	011	NSST Training Center (Air Force)	1947	New Deal	Industrial	3	2
Unknown	017	Storage GP Installment	c. 1950	Cold War	Industrial	1	9
Unknown	018	Storage GP Installment	c. 1950	Cold War	Industrial	1	10

**Table 3: Historic Building Survey, Camp Guernsey Cantonment Area
American Studies Program (Summer 2006)
Buildings Not Surveyed, with Rationale**

***Buildings located in the Camp Guernsey Cantonment Area are in bold and highlighted**

Building Number	Description	Date	Rationale
001	General Installation	1984	Guernsey Armory -included in statewide WYARNG Armories Survey
002	Storage GP Installation	1988	Guernsey Armory -included in statewide WYARNG Armories Survey
007	Storage GP Installation	1997	Located at airfield/ constructed after Cold War Era
013b	CDSQ Building	1966	located at airfield
019	Admin Gen Purpose (Flam Mat Bld)	1954	demolished c. 2000
020	Flam Mat Str In	1954	demolished c. 2000
036	OMS	1999	Off site/constructed after Cold War Era
037	CSMS	1999	Off-site/constructed after Cold War Era
038	UTES	1999	constructed after Cold War Era
107	Afld Ops Bld	pre-1971	located at airfield
108	Water Tower	ca. 1942	located at airfield
110	Access Central Building (OMS no. 5 Office)	1969	not found; 4' x 4' building does not meet standard of size and scale
111	Access Central Building (Guard House)	1984	demolished c. 2004
112	Simulation Center	2002	constructed after Cold War Era
321	Sep Toil/ Shower	1988	located in South Training Area
330	Refuse/ Garbage Building	1995	Off-site/constructed after Cold War Era
331	Sewer/ Water Treatment	1995	Not a building/constructed after Cold War Era
501	Barracks	1995	constructed after Cold War Era
502	Barracks	1992	constructed after Cold War Era
503	Barracks	1994	constructed after Cold War Era
504	Barracks	1995	constructed after Cold War Era
505	Barracks	1995	constructed after Cold War Era
606	Health Clinic (Dispensary with Beds)	1984	Guernsey Armory -included in statewide WYARNG Armories Survey

Appendix 3: Sample Programmatic Agreement from Army Pamphlet 200.4 (1998)

PROGRAMMATIC AGREEMENT
AMONG
THE DEPARTMENT OF THE ARMY,
THE (NAME) STATE HISTORIC PRESERVATION
OFFICER, AND
THE ADVISORY COUNCIL ON HISTORIC
PRESERVATION
REGARDING THE OPERATION, MAINTENANCE,
AND DEVELOPMENT OF
THE (NAME OF INSTALLATION)
AT (LOCATION)

Whereas the Army proposes to continue to coordinate and administer an ongoing program of operation, maintenance, training, testing, and development at the [name of installation and location]; and,

Whereas the Army has determined that the aforementioned program may have an effect on properties [eligible for listing/listed] in the National Register of Historic Places (National Register) and has consulted with the Advisory Council on Historic Preservation (Council) and the [name of State] State Historic Preservation Officer (SHPO) pursuant to Section 800.13 of the regulations (36 CFR Part 800) implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f); and,

Whereas the [name of installation] is understood to be the property indicated on the Map at appendix A [also indicate here which subinstallations, if any, are included in the Programmatic Agreement]; and,

Whereas this Programmatic Agreement (PA) applies to all undertakings within the boundaries of [name of installation] that are under the direct or indirect jurisdiction of the Army including undertakings performed by the [name of installation] lessees or permittees; and,

Whereas the [name(s) of consulting party(ies)] has/have participated in the consultation and been invited to concur in this PA; and,

Whereas the Historic Building Treatment Standards¹ (Treatment Standards) are included in the Programmatic Agreement as appendix []; and,

Whereas the terms defined in appendix [] are applicable throughout this PA; and,

Whereas pursuant to Army Regulation 200-4 (AR 200-4), the Army has designated the installation commander (Commander) to serve as the agency official responsible for compliance with the requirements of Section 106 of the National Historic Preservation Act; and,

NOW, THEREFORE, the Army, the [name of State] SHPO, and the Council agree that Section 106 compliance at [name of installation] shall be administered according to the following stipulations to satisfy the Army's responsibilities for all individual undertakings associated with installation operations, maintenance, and development.

Figure C-1. Sample programmatic agreement

There may be additional information that is appropriate to include in the preface to the programmatic agreement. For example, any information regarding the status of historic property inventories would be included here. The prefatory section sets forth the basis for the agreement and includes information on actions that have already been taken, issues that have already been resolved, and information that is necessary to understand the program, historic properties, and historic preservation issues. The stipulations section is reserved for

those actions yet to be implemented.

Additional treatment standards might also be appended to the PA. The installation and SHPO, for instance might modify national standards to the specific property types at the installation. There might also be a list of exempt activities that do not require review pursuant to the PA. However, these are the kinds of issues that need to be addressed in consultation and based on the specific circumstances at the installation.

The preface to the agreement should also reference any existing Memoranda of Agreement or Programmatic Agreements whose stipulations the installation is still required to fulfill. Accordingly, the consultation to develop a PA must take into account such existing commitments, and or may terminate old agreements. Since a programmatic agreement establishes a long-term program that may take some time to implement, every agreement should include a section on interim procedures. These procedures should outline a simplified Section 106 review process that will be in effect until the other stipulations are fulfilled. The duration for the interim procedures should be directly related to the installation's completion of critical steps in program development outlined below.

The following language is inserted after the prefatory language to begin the stipulations section of the PA.

STIPULATIONS

The Installation Commander, on behalf of the Army, shall ensure that the following stipulations are implemented:

I. Planning and Coordination of Installation Activities

A. Personnel

1. The Army shall employ, maintain a contract with, or obtain through other means, qualified professionals that meet the *Secretary of the Interior's Professional Qualifications Standards* (48 FR 44738-9), in disciplines appropriate to the installation's historic properties. The installation commander shall ensure that the qualified professionals are in place or available for execution of this PA.

The installation commander shall ensure that the Cultural Resources Manager (CRM) participates in installation-level planning for projects and activities that may affect historic properties. The installation commander shall ensure that the CRM review all undertakings, which are carried out according to the terms of this PA.

B. Planning

1. By January 1, 1999, the installation commander shall ensure that installation documents are analyzed by the CRM to identify specific undertakings that may be subject to review pursuant to the terms of this PA over a 5-year planning cycle. The documents to be analyzed shall include but are not limited to the Master Plan, military construction plans, troop training and range operation plans, Integrated Natural Resource Management Plans, ITAM program plan, tenant activities, and historic property renovation and demolition plans that are scheduled for implementation within 5 years of the execution date of this PA.

2. The installation commander shall ensure that schedules and priorities are established and documented for identification, evaluation, and treatment of historic properties that might be affected by the herein identified undertakings. The installation commander shall ensure that all relevant offices at [name of installation] are informed of the schedules and priorities, the potential of these undertakings to affect historic properties, the requirement to ensure that an analysis of alternatives is fully considered as early as possible in project planning, and of the requirement for review of the undertaking pursuant to this PA.

3. The installation commander shall ensure that the herein identified undertakings and all related activities are planned, reviewed, and carried out according to the terms of this PA. The installation commander shall include a list of undertakings in the annual report required pursuant to Stipulation * [reference the section regarding annual reporting].

C. Review of undertakings identified in the 5-year planning cycle

1. The installation commander shall ensure that the CRM, at a minimum, reviews all proposed undertakings identified in the

installation's 5-year planning cycle to ensure that the planning and implementation of these undertakings is according to this PA. The installation commander shall ensure that the proponent of the undertaking addresses the comments of the CRM and revises project plans and specifications accordingly.

CRM Reviews:

This review is conducted to identify potential issues early in the planning process. Throughout the planning and execution of all projects, whether included in the 5-year plan or proposed subsequent to the plan, the CRM must review all undertakings. Accordingly, the PA must provide for CRM reviews of all programs and individual undertakings. The nature of such systems should be designed to accommodate the installation's decision-making process.

A review process must be developed and identified in the PA. The process should specify that all project plans and specifications, work orders, or other planning documentation be submitted to the CRM for a specified time period. All such projects must be carried out according to applicable standards developed in consultation with the SHPO. For example, the Army and the SHPO may decide to tailor the Secretary of Interior's Standards for Rehabilitation to the properties at the installation. These standards should be appended to the PA. The Army must then commit to conducting all projects according to these standards. CRM review should ensure that all projects are in conformance with these standards. The CRM review should replace the SHPO's review and be so stipulated in the PA.

Project Monitoring:

There must also be provisions for the CRM to monitor projects. In certain instances, proponents decide that a project can be accomplished more efficiently with slight modifications that turn out to have a tremendous impact on historic properties. For example, a slight modification to a contract for masonry repair could result in damage to the historic masonry. Therefore, the installation must commit to monitoring all of its undertakings to ensure that they are carried out according to approved plans and specifications.

Resolution of Adverse Effects:

The PA must also contain a process for resolving those projects which the CRM determines do not meet the applicable standards. The project must either be modified according to the standards or the project must be subject to consultation according to the procedures set forth in 36 CFR 800.4 through 800.6, or through alternate procedures that are stipulated in the PA.

Activities Subject to Review:

Actions that must include Council consultation and comment are:
 Those with significant public objection or controversy;
 Those that will adversely affect a National Historic Landmark;
 Those for which an adverse effect cannot be successfully resolved in consultation.

Exempt Activities:

It may be appropriate to include in the body of the PA or appended to the PA a list of activities that are exempt from review. This list should be the subject of consultation and should be given careful consideration by the consulting parties.

Examples of activities that could be exempt include—

Repair of existing architectural elements, or if beyond repair, then replacement in kind to exactly match the existing materials and design.

Replacement or installation of caulking and weather-stripping around windows, doors, walls, and roofs.

Installation of mechanical equipment that is not visible and/or will not require the installation of ductwork.

Installation of fire and smoke detectors.

Continued military use and operation of impact areas, firing ranges, and other designated "surface danger zones."

II. Identification and Evaluation

A. To meet its identification and evaluation responsibilities for historic properties, the installation, in consultation with the [name of State] SHPO, shall complete the following actions within # years of execution of this PA. All identification and evaluation shall be conducted according to the *Secretary of the Interiors Standards and Guidelines for Archaeology and Historic Preservation* or according to alternate standards developed and included in the PA.

Most installations have completed some level of inventory and evaluation of historic properties and a 2-year time frame to organize this information and complete any remaining identification is not unreasonable. However, if there are extenuating circumstances, and this deadline cannot be met, an alternative should be decided in consultation and included here.

B. Historic context and database

1. The installation shall develop a historic context for [name of installation] that takes into account national, State, and local themes. The installation historic context shall consider Army- and major command-wide historic contexts, as appropriate, and shall define the installation's role within these broader contexts. The installation historic context shall serve as the basis for updating existing National Register nominations according to AR 200-4, and formal determinations of eligibility, identifying, and evaluating historic properties on the installation, and for developing an inventory, computer database of historic properties, and predictive models. The Army shall seek the views of the SHPO in developing and finalizing the installation historic context. The Army may also seek the views of any interested Indian tribes or Native Hawaiian organizations and other knowledgeable parties.

2. Based upon the installation historic context, the installation shall update or develop, as appropriate, a database, of available historic, prehistoric, ethnohistoric, landscape, and environmental data to provide a context within which to evaluate historic properties and to develop projections about the distribution and nature of historic properties that may exist on the installation.

3. Prepare a map of the installation [GIS, if available] indicating the location of all historic properties that are listed in or determined eligible for listing in the National Register.

4. Provide all relevant offices at the installation with a copy of the map of historic properties, a summary of the historic properties at the installation, and guidance regarding the appropriate office or personnel where historic property information is available.

The following stipulations related to identification and evaluation are separated into buildings and structures, archeological properties, and properties of traditional religious and cultural importance. For installations that have numerous historic properties, this kind of distinction may be useful in managing properties. All programmatic agreements must include a section addressing identification and evaluation of historic properties.

C. Identification and evaluation of historic districts, buildings, structures, landscapes, and objects (above-ground properties)

1. The installation shall, in consultation with the SHPO and in the implementation of undertakings pursuant to this PA, clarify boundaries and identify contributing or individually eligible above-ground historic properties. The installation commander shall prepare the revised nomination[s] according

to AR 200-4(3-2b). The Army shall submit the updated nomination to the National Register according to 36 CFR Part 61 and AR 200-4.

2. The installation shall, prior to the implementation of undertakings subject to this PA, complete identification and evaluation, according to this agreement, of above-ground properties, including those that may be contributing properties to historic districts and those that may be individually eligible for listing in the National Register. According to Stipulation * [reference the section regarding planning], the installation shall identify and prioritize those areas of the installation that are scheduled for new construction, demolition, excessing, or other proposed undertakings to ensure that surveys and analyses of alternatives are completed early in the planning processes for these activities. Inventory efforts shall include, but not be limited to, the examination and synthesis of existing information such as photographs, maps, and drawings.

3. If inventory and evaluation results in the identification of properties that are eligible for the National Register, the installation shall update its existing inventory to include these properties and shall prepare and process National Register nomination forms according to AR 200-4(3-2b) and 36 CFR Part 61. If the reevaluation of above-ground historic properties results in changes in the existing inventory (the addition or removal of historic properties), the installation shall update the existing inventory to reflect these changes. The installation shall notify the SHPO, within 30 days, that the update is complete. The installation shall provide the SHPO with a completed inventory, either in electronic format or hard copy, if so requested by the SHPO. The installation shall update the inventory every 5 years and whenever the status of a historic property changes and shall notify the SHPO of such changes.

D. Identification and Evaluation of Archeological Properties

1. The installation, in consultation with the (name of State) SHPO and in the implementation of undertakings pursuant to this PA, shall clarify boundaries to reflect the integrity of archeological sites determined eligible for listing or listed in the National Register. The installation commander shall prepare revised nomination[s] according to AR 200-4(3-2b). The Army shall submit the updated nomination to the National Register according to 36 CFR Part 61.

2. Based on the information in the database, the Army shall develop a program for completing inventories of installation lands and for evaluating archeological properties for historic significance according to this PA. According to Stipulation * [reference the section regarding planning], the program shall identify those areas of the installation that are used for training exercises, testing, new construction, timber harvesting, or other ground disturbing activities. Prioritization of management activities, including inventories and analyses, shall be based on the likelihood and intensity of impacts to historic properties. Inventory efforts shall include, but not be limited to, the examination and synthesis of existing information such as previous archeological and geomorphological survey data, photographs, maps, and drawings (planning level survey information).

3. If inventory efforts result in the identification of properties that are eligible for the National Register, the Army shall update its existing inventory to include these properties and shall prepare and process National Register nomination forms according to AR 200-4(3-2b) and 36 CFR Part 61. The Army shall notify the SHPO, within 30 days, that the update is complete and provide the SHPO with a completed inventory, either in electronic or hard copy, if so requested by the SHPO. The Army shall update the inventory every 5 years and whenever the status of a historic property changes and shall notify the SHPO of such changes.

4. If inventories of areas proposed for ground-disturbance result in the identification of properties eligible for the National Register, the Army shall fulfill the requirements of

Stipulations * prior to undertaking the proposed activity. [The nature of the undertaking and the affected properties will determine which set of procedures to follow next.]

The following stipulations address consultation with Indian tribes or Native Hawaiian organizations to identify and evaluate historic properties of traditional religious and cultural importance.

E. Identification and evaluation of historic properties of traditional religious and cultural importance.

1. The installation commander shall identify Indian tribes or Native Hawaiian organizations that may ascribe traditional religious and cultural importance to historic properties within the installation.
2. The installation commander shall consult with such parties to solicit their assistance and advice in identifying properties of traditional religious and cultural importance within the installation, in identifying relevant preservation issues, and in resolving concerns regarding confidentiality of information on historic properties.
3. In consultation with those Indian tribes or Native Hawaiian organizations herein identified, the installation commander shall develop a program for completing inventories of installation lands to identify and evaluate properties of traditional religious and cultural importance according to this PA. According to Stipulation *[reference the section regarding planning], the program shall identify those areas of the installation that are used for training exercises, testing, new construction, timber harvesting, or other ground disturbing activities to ensure that inventories and analyses of alternatives are completed early in the planning processes for these activities. Inventory efforts shall include, but not be limited to, the examination and synthesis of existing information, consultation with appropriate members of Indian tribes or Native Hawaiian organizations and field investigations conducted in an appropriate manner.
4. If inventory efforts result in the identification of properties that are eligible for the National Register, the installation shall update its existing inventory to include these properties and, at the request of the appropriate group, the existence and location of such properties shall be available only for Army planning purposes and shall not be disclosed to the public. The installation shall notify the SHPO, within 30 days, that the update is complete. The installation shall provide the SHPO with a completed inventory, either in electronic format or hard copy, if so requested by the SHPO. To the extent compatible with Indian tribes and Native Hawaiian organizations involved, the installation shall prepare documentation for planning purposes and process National Register nomination forms according to AR 200-4(3-2b) and 36 CFR Part 61. The installation shall update its inventory every 5 years and whenever the status of a historic property changes, shall notify the SHPO of such changes.
5. If surveys of areas proposed for ground-disturbance result in the identification of properties eligible for the National Register that are of traditional religious or cultural importance to an Indian tribe or Native Hawaiian organization, the installation shall fulfill the requirements of Stipulation * [reference the sections regarding treatment of properties of religious and cultural significance] prior to undertaking the proposed activity. The installation shall also consider indirect effects such as noise, pollution, limited access, and other effects resulting from installation activities. Efforts to identify properties shall be made whenever there could be such an effect if properties are present.

III. Treatment of historic districts, buildings, structures, landscapes, and objects listed on or eligible for listing on the National Register of Historic Places.

A. Design Guidelines

1. The installation, in consultation with the SHPO, shall develop Design Guidelines (*Design Guidelines*) that preserve the integrity of significant viewsheds and landscapes within the installation identified pursuant to Stipulation * [reference the section regarding planning] and that ensure that rehabilitation and new construction are compatible with the historic and architectural qualities of historic properties at the installation. The *Design Guidelines* shall address issues of relationships, space, scale, massing, color, and materials, and be responsive to the recommended approaches in the Secretary of the Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, and to the *Treatment Standards*. The Design Guidelines shall be drafted by [date] and submitted to the SHPO for review and comment. If the SHPO does not respond within 30 days from receipt of the draft Design Guidelines, the installation shall assume that the SHPO concurs. Should the SHPO propose changes within 30 days, the installation shall consider the recommendations and revise the Design Guidelines as appropriate, or consult to resolve differences.

B. Rehabilitation

1. The installation shall develop plans for, and conduct rehabilitation of historic properties according to the *Design Guidelines* and *Treatment Standards*. Plans and specifications shall be submitted to the installation cultural resource manager responsible for reviewing architectural plans. If the CRM accepts the plans as they are submitted, or recommends modifications to the project to ensure that the project conforms to the *Design Guidelines* and *Treatment Standards*, and the installation makes such modifications, the project will not require further review pursuant to this PA.
2. The installation shall maintain a written record of all rehabilitation work performed according to the *Design Guidelines* and *Treatment Standards* and shall make this record available to the SHPO in its annual report [or inform the SHPO at the time of project planning; this should be determined in consultation as the PA is developed and will be dependent upon the ability of the installation to assess whether projects conform to the guidelines. If there is any question, the SHPO should maintain review role]. The installation shall utilize information included in the record in determining appropriate schedules for routine maintenance and treatments.
3. Should the installation CRM determine that a rehabilitation activity or project will not conform to the *Design Guidelines* and *Treatment Standards*, the installation commander shall notify the SHPO, and initiate consultation to resolve the adverse effect pursuant to 36 CFR Part 800.

C. Maintenance

1. The installation shall conduct cyclical inspections [need to determine the time frame for these in consultation and based upon the nature and integrity of historic properties] of historic properties and maintain a record of the results of the inspection. The installation shall use the inspection reports to identify maintenance problems and to prepare work/job orders and plans for maintenance and rehabilitation.
2. The installation shall conduct all maintenance of historic properties according to the *Treatment Standards* attached at appendix *. All such maintenance activities and the application of the *Treatment Standards* shall be monitored by the installation CRM to ensure conformance. If the CRM determines that maintenance is not being performed according to the *Treatment Standards*, the CRM shall notify the installation commander. The installation commander shall ensure that maintenance practices are modified according to the *Treatment Standards* and shall notify the SHPO of these

modifications, or comply with 36 CFR Part 800.4 through 800.6.

3. The installation shall maintain a record of maintenance activities and make this record available to the SHPO in its annual report. The installation shall apply the information included in the record in determining maintenance schedules and rehabilitation priorities.

Additional Stipulations in the PA May Address the Following:

Review of new construction:

It is suggested that a process be established for the review of all new major construction (buildings, roads, utilities, etc.). This type of undertaking could result in multiple effects including physical effects to archeological properties or landscape features or traditional cultural properties and visual effects to historic buildings, structures, landscapes, districts, or traditional cultural properties. New construction should include the consideration of historic properties early in the planning stages and should involve interested parties throughout the process.

Environmental remediation:

Another activity or program that may require a unique set of procedures is environmental remediation. The kinds of remediation the installation expects to perform should be discussed in consultation with the SHPO, Council, and other appropriate parties to determine if review procedures for new construction or rehabilitation might address the nature of the remediation work. If not, it is suggested that a separate set of provisions be developed.

Treatment of Archeological Properties Eligible for or Included in the National Register of Historic Places (Archeological Properties): Most PAs should include provisions for the protection and treatment of archeological properties. The installation should monitor the condition of archeological sites on a regular basis, document the condition, and have a procedure for determining the appropriate treatment if there is evidence of damage. The PA should also include provisions for in-place preservation of archeological properties. Data recovery should be employed only when there are no other options for treating archeological properties. Treatment of archeological properties requires consultation with interested parties such as Indian tribes or Native Hawaiian organizations that may have an interest in such properties.

Appropriate protection and treatment measures for archeological properties is an issue that warrants extensive and careful attention by the consulting parties. Installation planning processes should include early consideration of effects to archeological properties.

Consultation with Indian tribes and Native Hawaiian organizations: The installation should also develop procedures for consultation with Indian tribes or Native Hawaiian organizations who attach traditional religious and cultural importance to historic properties within the installation or that will be affected by installation activities. These procedures should be responsive to any protocols or guidelines established by the tribe and should be integrated into the overall project planning and review processes outlined in the agreement. They are meant to ensure that Indian tribes and Native Hawaiian organizations have a consultation role when a historic property of religious and cultural significance may be affected by an Army action. The procedures should be developed in consultation with each tribe or organization. Some suggested stipulations for such procedures are as follows:

D. Treatment of historic properties of traditional religious and cultural importance to an Indian Tribe or Native Hawaiian organization

1. Early in the planning process, and before approving the undertaking, the installation commander shall initiate consultation with any Indian tribe or Native Hawaiian organization

that attaches traditional religious and cultural importance to a historic property that may be affected by the proposed undertaking. Such consultation should follow any pre-existing agreements or arrangements that define how such consultation should proceed. The installation commander shall ensure that sufficient time is allowed during project planning to conduct such consultation.

2. Consultation shall include documentation regarding the proposed undertaking, including a description of the proposed undertaking, potential effects to historic properties, and the project schedule.

3. The installation commander shall ensure that the views and recommendations of the Indian tribe or Native Hawaiian organization regarding the effects of the undertaking and any proposed mitigation are taken into account in reaching a final decision about any undertaking. The installation commander shall report his decision regarding the undertaking to the Indian tribe or Native Hawaiian organization.

4. The installation commander shall withhold information about the location or character of a historic property of traditional religious and cultural importance if disclosure may cause a significant invasion of privacy or impede the use of a traditional religious site by practitioners.

Treatment of Human Remains:

Programmatic Agreements should also include procedures for the treatment of human remains other than those covered by NAGPRA. The views of consulting parties, particularly descendant groups, should be given deference to the maximum extent possible. A suggested approach is outlined below:

E. Treatment of human remains

1. If human remains are discovered during implementation of an undertaking or program activity, the installation shall ensure that all activity in the area immediately surrounding the discovery ceases and the appropriate installation CRM is notified of the find. The Army shall ensure that the remains are secured from further disturbance or vandalism until a plan for treatment has been developed.

2. If the installation determines that the remains are Native American or Native Hawaiian, the CRM shall immediately notify the installation commander to determine any actions necessary under authorities other than NHPA.

3. If the installation determines that the remains are not Native American or Native Hawaiian, and do not warrant criminal investigation, the installation shall immediately notify the SHPO and consult with the SHPO to identify descendants, a descendant community, or other interested parties, if any. The Army, in consultation with the SHPO and any interested parties, shall develop a plan for the respectful treatment and disposition of the remains.

Unexploded Ordnance:

Continued use of impact areas, firing ranges, and other designated surface danger zones should be categorically excluded from further consideration. However, the removal of unexploded ordnance to clear an area for a new use may be an undertaking and require Section 106 review. Accordingly, the installation should consult with the SHPO and Council to develop a special set of procedures for all activities associated with removing ordnance.

Tenant Activities:

Every installation that has tenant organizations should include in its programmatic agreement a section that addresses how the installation will ensure that tenant activities are conducted according to the terms of the agreement. Suggested language follows and should be tailored to the specific arrangements the installation has with its tenant activities:

IV. Tenant activities A. The installation shall ensure that the terms of this PA apply to all tenants and tenant activities on the

installation. The installation shall inform tenants of their responsibilities regarding historic properties and the terms of this PA.

Involvement of Interested Parties

All programmatic agreements should include a plan for involvement of interested parties in installation activities and programs that may affect historic properties. The installation should consult with the SHPO, interested parties, and the Council to determine the appropriate level and kind of participation. The provisions outlined below are introductory only and should serve only as examples of the kinds of provisions that could be developed. If appropriate, the agreement could also include additional provisions for consultation with, or involvement of, Indian tribes or Native Hawaiian organizations. It should be noted that interested parties are not necessarily consulting parties and signatories to PAs. Suggested language is as follows:

V. Involvement of Interested Parties

A. The installation, in consultation with the SHPO, shall identify parties that may be interested in the effects of Army undertakings on historic properties and develop a plan for involving such parties, as appropriate, in consultations to resolve adverse effects.

B. The installation, in consultation with the SHPO, shall develop a public participation program that includes, but is not limited to, popular publications regarding historic preservation activities at the installation, [and whatever else is appropriate for the installation, its mission, security, etc.]

The following provisions would apply to Indian tribes and Native Hawaiian organizations:

C. When an undertaking will affect Indian lands, the installation shall invite the Indian tribe or Native Hawaiian organization to be a consulting party and to concur in any agreement.

D. A Tribal Historic Preservation Officer (THPO) may participate in activities in lieu of the SHPO with respect to undertakings on Tribal lands.

E. When an undertaking may affect historic properties of traditional cultural and religious importance to an Indian tribe or Native Hawaiian organization on non-Indian lands, the installation shall afford the tribe the opportunity to participate as interested persons.

The Following Administrative Stipulations are Generally Included in All PAs:

VI. Administrative Stipulations

A. Alterations to Project Documentation. The installation shall not alter any plan, project specifications, or other document that has been reviewed and commented on pursuant to this PA, except to finalize documents commented on in draft, without first affording the appropriate party the opportunity to review the proposed change and determine whether it is consistent with the original document or requires further consultation. If one or more of the parties determines that further consultation is required, the Army shall consult according to the appropriate stipulations of this PA.

B. Anti-Deficiency Act Compliance. The stipulations of this PA are subject to the provisions of the Anti-Deficiency Act. If compliance with the Anti-Deficiency Act alters or impairs the Army's ability to implement the stipulations of this PA, the Army will consult according to the amendment and termination procedures found at Stipulations * and * [reference amendment and termination sections] of this PA.

C. Reporting and Annual Review

1. The Installation Commander shall provide the SHPO and the Council [add other parties as determined in consultation] with an annual report on or before January 1 of each year summarizing activities carried out under the terms of this PA.

a. Annual reports shall include a list of projects and program activities that affected historic properties, a summary

of mitigation or treatment measures implemented to address the effects of undertakings, and a summary of consultation activities and the views of the SHPO and interested parties where appropriate.

b. The signatories to this PA shall review this information to determine what, if any, revisions or amendments to the PA are necessary.

2. The installation commander shall ensure that the annual report is made available for public inspection, that interested members of the public are made aware of its availability, and that interested members of the public are invited to provide comments to the Army, the SHPO, and the Council.

D. Dispute Resolution

1. Should any signatory to this PA object to any action carried out or proposed by the Army with respect to implementation of this PA, the installation shall consult with the objecting party to resolve the objection. If the objection cannot be resolved through consultation, the installation shall forward all documentation relevant to the dispute to the Council. Within thirty calendar days after receipt of all pertinent documentation, the Council shall exercise one of the following options:

a. Advise the Army that the Council concurs in the Army's proposed final decision, whereupon the Army will respond to the objection accordingly;

b. Provide the Army with recommendations, which the Army shall take into account in reaching a final decision regarding its response to the objection; or

c. Notify the Army that the Council will comment pursuant to 36 CFR Section 800.6(b), and proceed to comment. The resulting comment shall be taken into account by the Army according to 36 CFR Section 800.6(c)(2) and Section 110(j) of NHPA.

2. Should the Council not exercise one of the above options within 30 days after receipt of all pertinent documentation, the Army may assume the Council's concurrence with its proposed response to the objection.

3. The Army shall take into account any Council recommendation or comment provided according to this stipulation with reference only to the subject of the objection; the Army responsibility to carry out all actions under this PA that are not the subject of the objection shall remain unchanged.

4. Should an objection pertaining to this PA be raised at any time by a member of the public, the Army shall notify the parties to this PA and take the objection into account, consulting with the objector and, should the objector so request, with any of the parties to this PA to resolve the objection.

E. Monitoring

The SHPO and the Council may monitor any activities carried out pursuant to this Agreement, and the Council will review any activities if so requested. The installation commander will cooperate with the SHPO and the Council should they request to monitor or to review project files for activities carried out pursuant to this Agreement.

F. Termination of the Programmatic Agreement

1. If the Installation Commander determines that the Army cannot implement the terms of this PA, or if the SHPO or Council determines that the PA is not being properly implemented, the Army, the SHPO, or Council may propose to the other parties to this PA that it be terminated.

2. The party proposing to terminate this PA shall so notify all parties to this PA, explaining the reasons for termination and affording them at least 30 days to consult and seek alternatives to termination.

3. Should such consultation fail and the PA be terminated, the Army shall:

a. Consult according to 36 CFR Section 800.13 to develop a new PA; or

b. Comply with 36 CFR Sections 800.4 through 800.6 with regard to each undertaking

G. Amendment of the Programmatic Agreement Any party to this PA may propose to the Army that the PA be amended, whereupon the Army shall consult with the other parties to this PA to consider such amendment. 36 CFR Section 800.13 shall govern the execution of any amendment.

H. Compliance with the Programmatic Agreement In the event that the Army can not carry out the terms of this Programmatic Agreement, the Army shall comply with 36 CFR Part 800 with regard to each individual undertaking at [name of installation].

I. Expiration and Renewal of the Programmatic Agreement This Programmatic Agreement shall take effect on the date it is signed by the last signatory and will remain in effect until [fill in a date 5 years from now] unless terminated pursuant to Stipulation * [reference stipulation regarding termination of the PA]. If not renewed or extended, this Programmatic Agreement will be terminated on December 31, [fill in the year]. No extension or modification will be effective unless all signatories have agreed in writing.

J. If the terms of this PA have not been implemented by [fill in the date], this PA shall be considered null and void. In such event the Army shall notify the parties to this PA, and if it chooses to continue the PA, shall reinstate review of this PA according to 36 CFR Part 800.13.

Execution and implementation of this PA evidences that the Army has afforded the Council a reasonable opportunity to comment on the closure and disposal of excess and surplus property at (name of installation), and that the Army has taken into account the effects of the undertaking on historic properties. Execution and compliance with this programmatic agreement fulfills the Army's Section 106 responsibilities regarding the closure and disposal of (name of facility).