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**KENDALL COUNTY  
HISTORIC PRESERVATION COMMISSION**  
111 West Fox Street • Rooms 209 and 210 • Yorkville, IL • 60560  
(630) 553-4141 Fax (630) 553-4179

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## **AGENDA**

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June 21, 2021 – 6:30 p.m.

### CALL TO ORDER

ROLL CALL: Eric Bernacki (Secretary), Elizabeth Flowers (Vice-Chair), Kristine Heiman, Jeff Wehrli (Chair), and One Vacancy

### APPROVAL OF AGENDA:

APPROVAL OF MINUTES: Approval of Minutes of May 17, 2021, Meeting (Pages 2-9)

### CHAIRMAN’S REPORT:

### PUBLIC COMMENT:

### NEW BUSINESS:

1. Report from Kristine Heiman Regarding May 28, 2021, Historic Preservation Training (Pages 10-114)
2. Discussion of Officers for 2021-2022

### OLD BUSINESS:

1. Discussion of Historic Survey Project; Commission Could Select Consultant and Township(s) of Study
2. Discussion of Cemeteries (Pages 115-116)
3. Discussion of Community Events Including Possible Meeting at Lyon Farm

### CORRESPONDENCE:

### PUBLIC COMMENT:

### ADJOURNMENT:

Microsoft Teams meeting  
[Click here to join the meeting](#)  
**Or call in (audio only)**  
+1 309-248-0701, United States, Rock Island  
Phone Conference ID: 480 853 196#  
[Find a local number](#) | [Reset PIN](#)  
Kendall County  
[Learn More](#) | [Meeting options](#) | [Legal](#)

If special accommodations or arrangements are needed to attend this County meeting, please contact the Administration Office at 630-553-4171, a minimum of 24-hours prior to the meeting time.

**KENDALL COUNTY**  
**Historic Preservation Commission**  
*Kendall County Office Building*  
*County Board Room (Rooms 209 and 210)*  
*111 W. Fox Street, Yorkville, Illinois*  
**6:30 p.m.**  
**May 17, 2021-Unofficial Until Approved**

**CALL TO ORDER**

Chairman Jeff Wehrli called the meeting to order at 6:31 p.m.

**ROLL CALL**

Present: Eric Bernacki (Secretary) (Attended Remotely), Elizabeth Flowers (Vice-Chairwoman) (Attended Remotely), Kristine Heiman (Attended Remotely), and Jeff Wehrli (Chairman)

Absent: None

Also Present: Matt Asselmeier (Senior Planner) and Lisa Wolancevich

**APPROVAL OF AGENDA**

Member Bernacki made a motion, seconded by Member Heiman, to approve the agenda.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

**APPROVAL OF MINUTES**

Member Heiman made a motion, seconded by Member Bernacki, to approve the minutes from the April 19, 2021, meeting.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

**CHAIRMAN'S REPORT**

Chairman Wehrli said that he was pleased with the attendance at the plaque dedication for Joseph Platt Brown and Ashby Farm.

**PUBLIC COMMENT**

Lisa Wolancevich, Kendall County Historical Society, announced a rededication of the Union School House with a ribbon cutting with the Yorkville and Oswego Chambers of Commerce at the Lyon Farm on May 26, 2021. There will be an open house and tours from 3:30 p.m. until 5:30 p.m. with the ribbon cutting occurring at 4:30 p.m. She invited Commissioners to the event. She also discussed the grant from Landmarks Illinois and

the private donation that funded the painting of the Union School House. The Kendall County Historical Society is also working on a fundraising program for a gazebo at Lyon Farm.

Discussion occurred about a centennial families' picnic and having other historic preservation groups at the property. Chairman Wehrli reported that he is still gathering information related to the logistics of doing this type of event.

**NEW BUSINESS**

***Approval of Plaque for Historic Preservation Award and Related Invoice from Leo's Trophies, Gifts and Engraving in an Amount Not to Exceed \$163.00; Related Invoice To Be Paid from Historic Preservation Commission Line Item (11001902-63830)***

Mr. Asselmeier presented the invoice and proof. The fee was Fifteen Dollars (\$15) higher than previous years because of the cost of adding updating County Seal.

Member Flowers made a motion, seconded by Member Heiman, to approve the proof and invoice.

The votes were as follows:

- Yeas (4): Bernacki, Flowers, Heiman, and Wehrli
- Nays (0): None
- Absent (0): None
- Abstain (0): None

The motion carried.

The Manthei family will be in attendance at the June 1<sup>st</sup> County Board meeting to receive the plaque.

**OLD BUSINESS**

***April 21, 2021 Letter from Robert F. Appleman to Scott R. Gryder Regarding the Property Tax Assessment Freeze Program***

Commissioners reviewed the letter.

***Discussion of Historic Survey Project***

Mr. Asselmeier stated that he reached out to two consultants that do historic surveys. He was impressed with the work of Ken Itle from CJE, the firm that did the historic surveys for Kankakee and Will Counties. Mr. Itle indicated that he could assist with the CLG grant application at no charge. The anticipated cost of the project would be around Thirty Thousand Dollars (\$30,000) if volunteers were used or Fifty Thousand Dollars (\$50,000) if no volunteers were used. There was also the potential of having Intergovernmental Agreements with some of the municipalities to do surveys within municipal boundaries. The choice of which township to survey first would be based on the Commission's preference.

Chairman Wehrli asked if this type of work was seasonal because of bad weather in the winter. Mr. Asselmeier responded that, to his knowledge, weather does not play a large factor.

The cost would be per township.

Mr. Asselmeier's suggestion was to pick a township that did not have a large number of municipalities was experiencing average growth, such as Lisbon or Seward Township.

In Kankakee County, the Historic Preservation Commissioners served as volunteers.

Historic Atlases, historic plat books, and the Commissions' previous research and pictures will be used as a starting point of research.

The County's GIS Department will be actively involved in the project.

The consensus of the Commission was to invite Mr. Itle to the next meeting to further discuss costs and which township to select to survey.

***Discussion of Recognizing Joseph Platt Brown and Ashby Farms***

Member Bernacki reported the turnout was good and a variety of other, local families attended. He suggested assisting farmers find plat maps. The estimate of attendees was twenty (20) people. Chairman Wehrli suggested doing a similar event in the future with another family.

***Discussion of Cemeteries***

There was no update on the cemeteries. Chairman Wehrli encouraged Commissioners to visit and research cemeteries and share pictures.

***Discussion of Community Events***

The May 26<sup>th</sup> Kendall County Historical Society's ribbon cutting was again mentioned. Discussion occurred regarding having an upcoming Commission meeting at Lyon Farm in the summer or autumn. Chairman Wehrli provided an update on the pig roast and he is still investigating interest.

**CORRESPONDENCE**

Mr. Asselmeier read a May 12, 2021, email from Jon Pressley regarding Section 106 Historic Preservation Training on May 18<sup>th</sup> and an Illinois specific training on May 28<sup>th</sup>. Member Heiman will attend the May 28<sup>th</sup> training and report back to the Commission in June.

**PUBLIC COMMENT**

Mr. Asselmeier announced that packets for the June meeting would be going out early because he will be out of the office the week prior to the June meeting. Remote attendance options for upcoming meetings was also discussed.

**ADJOURNMENT**

Member Bernacki made a motion, seconded by Member Flowers, to adjourn.

The votes were as follows:

Yeas (4): Bernacki, Flowers, Heiman, and Wehrli

Nays (0): None

Absent (0): None

Abstain (0): None

The motion carried.

The Historic Preservation Commission adjourned at 7:03 p.m.


Respectfully Submitted,  
Matthew H. Asselmeier, AICP, CFM  
Senior Planner

Enc.



**KENDALL COUNTY  
HISTORIC PRESERVATION COMMISSION  
MAY 17, 2021**

IF YOU WOULD LIKE TO BE CONTACTED ON FUTURE MEETINGS REGARDING THIS TOPIC, PLEASE PROVIDE YOUR ADDRESS OR EMAIL ADDRESS

NAME	ADDRESS (OPTIONAL)	EMAIL ADDRESS (OPTIONAL)
LISA Wolanczyk		

## Matt Asselmeier

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**From:** Lisa Wolancevich [REDACTED]  
**Sent:** Wednesday, May 12, 2021 10:07 AM  
**To:** Matt Asselmeier  
**Subject:** [External]Lyon Farm ribbon cutting

Hi Matt,

A year or so ago you gave me the contacts for the local historical society so I'm wondering if you could shoot that back out to me I can't find it. I want to invite you to the ribbon-cutting at Kendall County historical Society on May 26 330 to 5 both chambers will be present and We are rededicating the Union school house. We were awarded the Heritage grant from Landmarks Illinois and we had a donation for painting the Union school inside and out. After being closed for a year from Covid we are now cautiously re-opening. I would love to have you come out and see Lyon Farm. I would really like to give you the tour of the place. It is the history of Kendall County along with a genealogical research library for people of Kendall County we have information that you can find nowhere else. You can either give me a call, [REDACTED] or you can respond to this email let me know if you were able to attend. Lisa Wolancevich

Sent from Lisa Wolancevich's I phone



Become a Member



MENU

Ambassadors

« All Events


# Ribbon Cutting: Kendall County Historical Society/Lyon Farm

May 26 @ 4:30 pm

Leads Groups  
Committees

**Kendall County Historical Society**


RIBBON CUTTING 4:30PM  
OPEN HOUSE 3:30-5PM



*You're invited!*

**WEDNESDAY  
MAY 26**

Celebrate with the Yorkville and Oswego Chambers & tour the renovations at Lyon Farm



7935 IL Route 71, Yorkville

Please join us as we celebrate the newest renovations at Lyon Farm at 7935 IL Route 71, Yorkville.

3:30 -5 pm Open House

## Ribbon Cutting at 4:30pm

Come join members of the Oswego & Yorkville Chambers of Commerce along with members of the Kendall County Historical Society as we celebrate the rededication of our Union School, District No. 42, built in 1847. On March 22 the Union School received a new roof with financial support from the Landmark Grant. Guests will have the opportunity to visit the Union School, take a walk through the village and visit local artifacts in the museum.

We will have Volunteers there to speak about the farm and Kendall County Historical Society's origins. We will serve refreshments and give tours of the grounds.

[+ GOOGLE CALENDAR](#)

[+ ICAL EXPORT](#)

### Details

**Date:** May 26

**Time:** 4:30 pm

**Event Category:** Featured

### Venue

Lyon Farm

7935 IL-71

Yorkville, IL 60560

26 W. Countryside Parkway, Yorkville IL 60560

[Get Directions →](#)

[Become a Member →](#)

Phone: (630) 553-6853

Fax: (630) 553-0702

Sign up for Yorkville Chamber News



**Date:** May 18, 2021

**Time:** 10:00am - 12:00pm EST

**Who should attend:** HUD staff, grantees, and partners involved in the environmental review process.

*May 12, 2021 Email from Jon Kressky*

Region 5 Environmental Review practitioners,

Due to COVID-19, all in-person training events have been cancelled for the foreseeable future. However, the HUD Region 5 Environmental Team has planned a **Remote Environmental Training Series (RETS)** during this period. The next training session will focus on **Section 106 Historic Preservation** and takes place on **Tuesday, May 18, 2021 @ 10:00am-12:00pm EST**. The **State Specific** training will start the following week. Those registrations are listed below for each state.

Please plan to attend the live session as we will plan on having time at the end for a live Q&A. Questions can be submitted in the chat box during the presentations.

Presenters for this session:

- Melanie Castillo, Regional Environmental Officer, Chicago (Illinois, Indiana)
- David Nuccio, Field Environmental Officer, Minneapolis (Minnesota, Wisconsin)
- Omri Gross, Field Environmental Officer, Columbus (Ohio)
- Mary Weidel, Field Environmental Officer, Detroit (Michigan)
- Nancy Boone, Federal Preservation Officer, HQ

We will be using **Microsoft Teams** for this session. If you are unfamiliar with this platform, here is a [quick tutorial](#) on how to enter the session once you get the invitation email.

Use the links below to register for the sessions you'd like to attend:

**Section 106 Historic Preservation Overview**

May 18, 2021 @ 10am EST

**Minnesota: State-Specific Historic Preservation**

May 24, 2021 @ 10am CST

**Wisconsin: State-Specific Historic Preservation**

May 24, 2021 @ 2pm CST

**Indiana: State-Specific Historic Preservation**

May 25, 2021 @ 10am EST

**Ohio: State-Specific Historic Preservation**

May 27, 2021 @ 10am EST

**Illinois: State-Specific Historic Preservation**

May 28, 2021 @ 9am CST

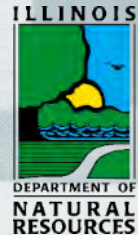
**Michigan: State-Specific Historic Preservation**

**To Be Determined, use the link to submit your email to be notified when registration is open.**

New Paris High School, Paris, Ill. 48102-r

# Illinois State Historic Preservation Office

Training for HUD Program 106 Reviews  
May 28, 2021



## Welcome

Carey L. Mayer, AIA  
Division Manager  
Deputy State Historic Preservation Officer  
Illinois State Historic Preservation Office  
Illinois Department of Natural Resources

217.761.0264

[carey.mayer2@illinois.gov](mailto:carey.mayer2@illinois.gov)



## Illinois Department of Natural Resources

“To manage, conserve and protect Illinois’ natural, recreational and cultural resources, further the public’s understanding and appreciation of those resources, and promote the education, science and public safety of Illinois’ natural resources for present and future generations.”

- DNR
  - State Historic Preservation Office

## Illinois Department of Natural Resources

- SHPO = State Historic Preservation **Office**
  - State staff who administer federally mandated historic-preservation programs
- SHPO = State Historic Preservation **Officer**
  - By statute, Illinois' SHPO is the director of DNR
  - On March 27, 2019, Gov. Pritzker appointed Colleen Callahan as Illinois' SHPO

MEMORANDUM OF AGREEMENT AMONG  
BSTP MIDWEST, LLC,  
THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, AND THE  
ILLINOIS STATE HISTORIC PRESERVATION **OFFICER**  
REGARDING DEMOLITION AND NEW CONSTRUCTION AT  
411 EAST JACKSON STREET IN JOLIET, ILLINOIS  
(SHPO LOG #004011017)

13  
WHEREAS, BSTP Midwest, LLC, is the contract purchaser and future owner (Owner) of the  
property commonly known as 411 East Jackson Street, Joliet, Will County, Illinois (Property)  
and Owner intends to close on the acquisition of the Property

# State Historic Preservation Office

- Sections
  - Certified Local Government
  - Cultural Resource Protection
  - Survey & National Register of Historic Places
  - Architecture & Tax Incentives
  
- Programs
  - National Register of Historic Places
  - Certified Local government Program
  - Cultural Resource Protection
  - Three Historic Tax Credits
  - Property Tax Assessment Freeze

# Cultural Resource Protection

## Programs:

- Federal and State Review
  - Section 106 of the National Historic Preservation Act
  - Illinois State Resources Protection Act (“Section 707”)
  - Archaeological and Paleontological Resources Protection Act

## Staff:

- Carol “CJ” Wallace, Cultural Resources Coordinator
- Rita Baker, Cultural Resources Manager
- Jeff Kruchten, Chief Archaeologist
- Tina Blankenship, Archaeology Secretary
- LaDonna Young, Cultural Resources Secretary

# Tax Incentives & Architecture

## Programs:

- Historic Tax Credits
- Property Tax Freeze
- Technical Assistance
- Design Reviews

## Staff:

- Carol Dyson, Chief Architect, Tax Incentives Manager
- Anna Margaret Barris, Project Designer
- Darius Bryjka, Project Designer
- Anthony Rubano, Project Designer



## Certified Local Government

### Programs:

- Local Preservation
- Ordinances
- CLG Grants
- State Preservation Plan

### Staff:

- Jon Pressley, Local Government Services Coordinator

## Executive Secretary

- Valerie Spurgeon

## National Register

### Programs:

- National Register
- Architectural Survey
- HARGIS

### Staff:

- Andrew Heckenkamp, Survey & National Register Coordinator
- Amy Hathaway, Survey & National Register Specialist

# Illinois SHPO website

## Contact Staff

[www2.illinois.gov/dnrhistoric/Preserve/Pages/Contact-Staff.aspx](http://www2.illinois.gov/dnrhistoric/Preserve/Pages/Contact-Staff.aspx)

- Programs, staff, and contact information listed

The screenshot shows the Illinois State Historic Preservation Office (SHPO) website. At the top, there is a banner with a COVID-19 icon and text: "View up to date information on Illinois' Covid-19 vaccine plan and vaccination eligibility from the [State of Illinois Coronavirus Response Site](#)". Below this is the navigation bar with the Illinois Department of Natural Resources logo, the "Historic Preservation Division" logo, and a search bar. The main navigation menu includes "About", "Visit", "Education", "Preservation", and "Get Involved". The page title is "IHPD > Preservation" and the main heading is "Contact the Illinois State Historic Preservation Office".

**General Questions**  
For general questions, please call 217-782-4836 between 8 a.m. and 5 p.m. CST, Monday-Friday.

**Administration**  
[Mayer, Carey](#) - Division Manager & Deputy State Historic Preservation Officer  
[Spurgeon, Valerie](#) - Executive Secretary, 217-785-1153

**Certified Local Governments (Local Preservation, Ordinances, CLG Grants)**  
[Pressley, Jon](#) - Local Government Services Coordinator, 217-785-5730

**Cultural Resource Protection - Federal/State Program Review (Section 106 of the Historic Preservation Act, Illinois State Resources Protection Act, Archaeological and Paleontological Resources Protection Act)**  
[Wallace, CJ](#) - Cultural Resources Coordinator, 217-785-5027  
[Baker, Rita](#) - Cultural Resources Manager, 217-785-4998  
[Kruchten, Jeff](#) - Chief Archaeologist, 217-785-1279

**PRESERVE HISTORY**

- Archaeology
- Architectural Services
- Cemetery Preservation
- Certified Local Governments
- Contact Staff**
- Federal/State Project Review
- Financial Incentives
- HARGIS
- National Register of Historic Places
- Preservation Laws
- Preservation Resources

# Illinois SHPO website

## Preservation Laws

[www2.illinois.gov/dnrhistoric/About/Pages/Laws.aspx](http://www2.illinois.gov/dnrhistoric/About/Pages/Laws.aspx)

- Links to all statutes and their regulations/rules that we administer
- Links to related statutes

The screenshot shows the Illinois State Historic Preservation Division website. The header includes the logo for the Department of Natural Resources and the Historic Preservation Division. A search bar is located in the top right corner. The main navigation menu includes links for Home, Experience, Research, Preserve, Get Involved, and Donate. The page title is "Preservation Laws". The content area lists several federal and state laws and regulations, including the National Historic Preservation Act, the Federal Historic Preservation Laws, Regulations, and Orders webpage, the Advisory Council on Historic Preservation, and several Illinois state laws (20 ILCS 3420, 20 ILCS 3435, 20 ILCS 3449, and 20 ILCS 3449.9). A sidebar on the right contains a section titled "ABOUT US" with links to "Frequently Asked Questions", "FOIA Requests", and "Seasonal Work Application".

ILLINOIS  
DEPARTMENT OF  
NATURAL  
RESOURCES

HISTORIC  
*Preservation*  
DIVISION

Home Experience Research **Preserve** Get Involved Donate IDNR

Home » About Us

### Preservation Laws

The [National Historic Preservation Act](#) is federal legislation intended to preserve historical and archaeological sites in the United States of America. Among many other things, the act created the National Register of Historic Places, the list of National Historic Landmarks, and the State Historic Preservation Offices.

Public Law: [No. 89-665, as amended by Public Law No. 96-515](#)

Administrative Rules: [36 CFR Part 800 - Protection of Historic Properties](#)

The [Federal Historic Preservation Laws, Regulations, and Orders webpage](#) of the National Park Service's website provides summaries of and links to federal laws and regulations, Presidential executive orders, and orders issued by the Director of the National Park Service that guide historic preservation in America.

The [Advisory Council on Historic Preservation](#) 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](#).

Several state laws guide the work of the Illinois State Historic Preservation Office.

The [Illinois State Agency Historic Resources Preservation Act](#) (aka "Section 707") requires state agencies to follow preservation protocols for projects receiving state actions (such as funding, permits, licenses, or approvals). The procedures parallel federal law under Section 106 of the National Historic Preservation Act.

Statute: [20 ILCS 3420](#)

Administrative Rules: [Title 17 of the Illinois Administrative Code, Chapter IV, Section 4180](#)

The [Archaeological and Paleontological Resources Protection Act](#) protects archaeological resources on public lands in Illinois.

Statute: [20 ILCS 3435](#)

Administrative Rules: [Title 17 of the Illinois Administrative Code, Chapter IV, Section 4190](#)

The [Human Skeletal Remains Protection Act](#) protects human burials and burial markers that are more than 100 years old and are not included in any registered cemeteries.

Statute: [20 ILCS 3449](#)

Administrative Rules: [Title 17 of the Illinois Administrative Code, Chapter IV, Section 4170](#)

The [Historic Residence Assessment Freeze Law](#) establishes the state property tax assessment freeze for residential, owner-occupied properties that meet preservation and expenditure requirements.

ABOUT US

- Frequently Asked Questions
- FOIA Requests
- Seasonal Work Application

# Illinois SHPO website

## One-page Program Descriptions

- As of January 1, 2021, please email your SHPO 106 & 707 documents to [SHPO.Review@Illinois.gov](mailto:SHPO.Review@Illinois.gov)



### Cultural Resource Protection—Section 106 and 707

**What is it?** Protecting historic, architectural, and archaeological sites as part of the public planning process is one of the Illinois State Historic Preservation Office's (IL SHPO) primary responsibilities. Section 106 of the National Historic Preservation Act of 1966, as amended, and the Illinois State Agency Historic Resource Preservation Act (Section 707) require state and federal agencies to consider the effects of their actions on historic properties listed or eligible for listing in the National Register of Historic Places. Those actions include projects that involve state and/or federal permits, licenses, and funds.

**Benefits** It is in the public good for cultural resources to be safeguarded when public monies or actions are being considered. Sections 106 and 707 ensure that the public is engaged in the decision-making process when state and federal actions have an impact on America's heritage.

**Provisions** Of the thousands of projects that the IL SHPO reviews every year, most do not involve places listed in or eligible for the National Register. But, when a project does involve such a site, state and federal agencies consult with the IL SHPO to avoid or lessen their projects' potentially harmful impacts. The following gives an overview of the review and compliance process. For more detailed information, please see the [Section 106 Regulations Users Guide](#) and [A Citizen's Guide to Section 106 Review](#). ▶ **Participants:** The lead state or federal agency undertaking the project must identify potential consulting parties, including the State Historic Preservation Office (SHPO), Tribal Historic Preservation Officer (THPO), local governments, applicants for federal assistance, interested parties, and the public. Additional parties may include groups with a demonstrated interest in a project, like a Main Street organization or historical society. The lead agency must invite parties to participate in consultation and provide basic information about the undertaking. In some cases, the Advisory Council on Historic Preservation (ACHP) will also participate. After considering the views of consulting parties, the lead agency is ultimately responsible for determining whether to proceed with the project. ▶ **Initiating Consultation:** First, the lead agency determines if a proposed action may affect historic properties and, if so, initiates consultation by providing the required documentation to the IL SHPO for review and comment. ▶ **Area of Potential Effects (APE):** The lead agency, in consultation with the IL SHPO, must identify geographical areas where its project could directly, indirectly, or cumulatively affect historic properties. The APE is influenced by the scale and nature of the project and generally is an area broader than the project footprint. ▶ **Identifying Historic Properties:** The lead agency must gather information to determine which properties in the APE are listed in or eligible for listing in the National Register and provide that information to the IL SHPO for comment. ▶ **Assessing Effects on Historic Properties:** The lead agency must determine whether the project will alter the characteristics of a property that qualify it for listing in the National Register. Effects can be direct or indirect and can be physical, visual, audible, or economic. If the IL SHPO concurs that no historic properties will be affected or that there will be no adverse effect on the historic properties in the APE, no further consultation is required. If the IL SHPO determines that the proposed project will have no adverse effect if certain conditions are met, the lead agency must follow those conditions, and no further consultation is required. If the IL SHPO determines that the project will have an adverse effect on historic properties, the lead agency must notify the ACHP, continue consultation with all parties, and seek public comment with the goal of avoiding, minimizing, or mitigating the adverse effects. ▶ **Resolving Adverse Effects:** If the lead agency agrees to revise the project to avoid all adverse effects, the project may proceed without further consultation. However, if the adverse effect cannot or will not be avoided, the lead agency must enter into a [Memorandum of Agreement](#) with the IL SHPO and potentially with other consulting parties. This legally binding agreement describes actions that will minimize or mitigate the adverse effect and allows the project to proceed as amended.

**Questions?** IL SHPO—Cultural Resources Manager  
Illinois Department of Natural Resources  
One Old State Capitol Plaza  
Springfield, Illinois 62701  
(217) 782-4836  
<http://www2.illinois.gov/ihpa/Preserve/Pages/Resource-Protection.aspx>

Produced by authority of the State of Illinois <http://www2.illinois.gov/ihpa/Preserve/Documents/summary-culturalresources.pdf> This file is available for download at

# Regulatory Review & Compliance

Rita Baker  
Cultural Resources Manager

217.785.4998

217.761.0082

[rita.e.baker@illinois.gov](mailto:rita.e.baker@illinois.gov)



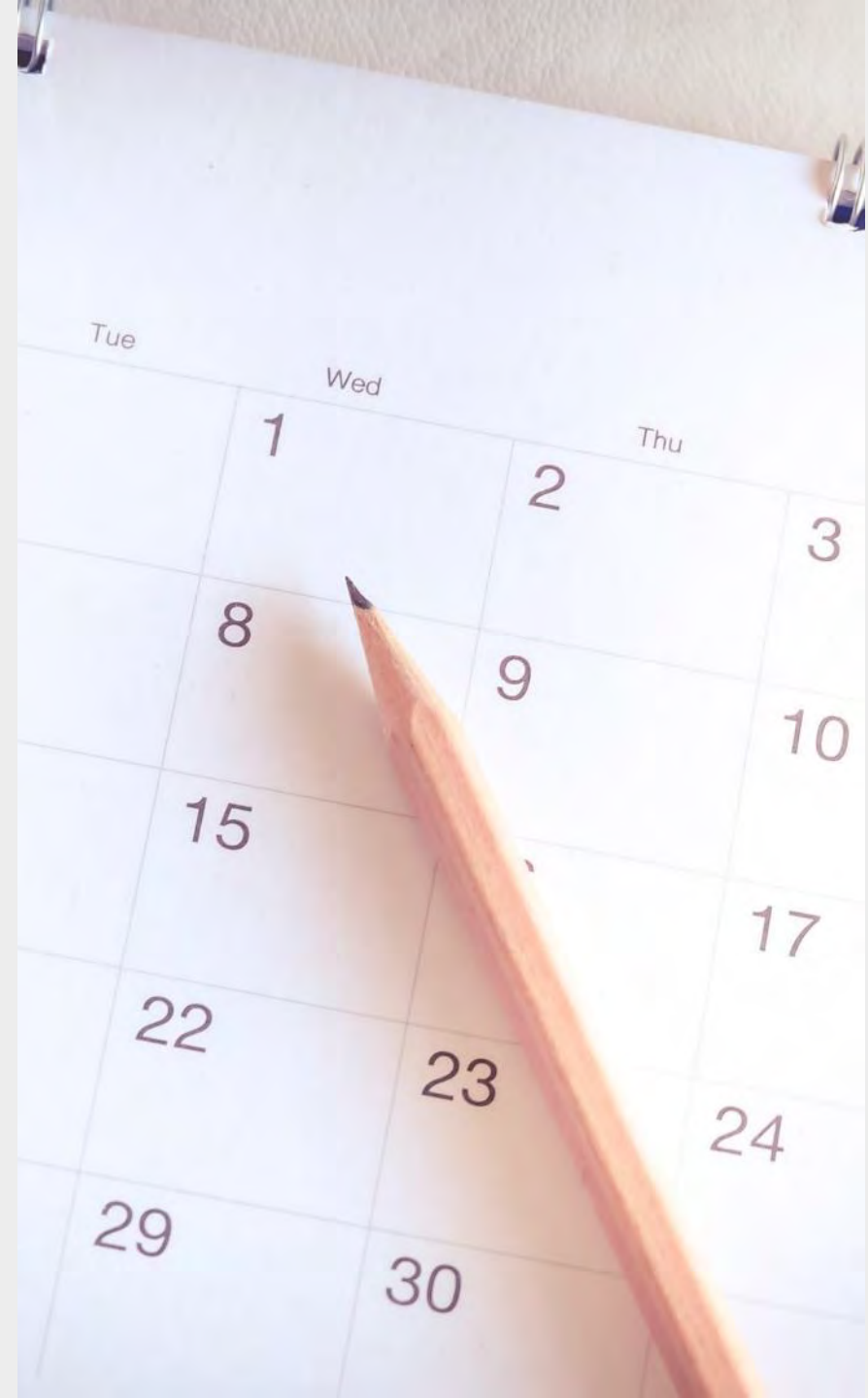
## Section 106 Basics

- Projects that have any Federal funding, licensing and/or permits need to be reviewed by SHPO for effects to historic properties.
- Most HUD projects are on not NRHP-eligible properties, and an eligible property is usually the exception.
- 106 review is a 30-day process.



## Section 106 Basics

- SHPO received and logged project on June 1<sup>st</sup>, so HUD agency should anticipate a SHPO response by July 1<sup>st</sup>.
- SHPO responds on June 15<sup>th</sup> requesting a map.
- SHPO receives map from HUD agency on June 18<sup>th</sup>.
- 30-day clock is restarted on June 18<sup>th</sup> creating a new anticipated SHPO response date of July 18<sup>th</sup>.



# Review Submission Guidelines

## Federal (106) and State (707) Project Review

- Visit website for any updates:
- [www2.illinois.gov/dnrhistoric/Preserve/Pages/resource-protection-submittal.aspx](http://www2.illinois.gov/dnrhistoric/Preserve/Pages/resource-protection-submittal.aspx)

The screenshot shows the Illinois Historic Preservation Division website. The header includes the logo for the Illinois Department of Natural Resources and the Historic Preservation Division, a search bar, and navigation links for About, Visit, Education, Preservation, and Get Involved. The main content area is titled "IHPD • Preservation" and "Cultural Resource Protection: Sections 106 and 707". The text informs users that as of January 1, 2021, SHPO 106 and 707 documents should be submitted digitally to [SHPO.Review@Illinois.gov](mailto:SHPO.Review@Illinois.gov). It provides a link to instructions for submission. The text explains the role of the SHPO in administering review processes for federal and state projects, mentioning the National Historic Preservation Act of 1966 and the Illinois State Agency Historic Resource Preservation Act. It notes that federal and state agencies must consider the effects of their actions on historic properties listed in the National Register of Historic Places. A link is provided for guidance on how to submit a project. The page also features a sidebar titled "PRESERVE HISTORY" with a list of services including Archaeology, Architectural Services, Cemetery Preservation, Certified Local Governments, Contact Staff, Federal/State Project Review (highlighted), Financial Incentives, HARGIS, and National Register of Historic Places.

ILLINOIS  
DEPARTMENT OF  
NATURAL  
RESOURCES

HISTORIC  
*Preservation*  
DIVISION

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IHPD • Preservation

### Cultural Resource Protection: Sections 106 and 707

As of January 1, 2021, please send your SHPO 106 and 707 documents DIGITALLY (email) to [SHPO.Review@Illinois.gov](mailto:SHPO.Review@Illinois.gov). See instructions for submission [HERE](#).

The Illinois State Historic Preservation Office (SHPO) helps protect historic, architectural, and archaeological sites by administering the cultural-resource review processes established by the [National Historic Preservation Act of 1966, as amended](#) and [its regulations](#) and the [Illinois State Agency Historic Resource Preservation Act](#) and [its administrative rules](#). The Federal ("Section 106") and the State ("Section 707") laws require that federal and state agencies consider the effects of their actions on historic properties listed in or eligible for listing in the [National Register of Historic Places](#) (National Register). If a public or private project is receiving **federal or state permits, licenses, or funds**, the project is subject to review under these laws by the Illinois SHPO.

[Click here for guidance on how to submit a project to this office under these two programs.](#)

When State and Federal agencies fund, permit, or license a project, they are required to identify any historic properties and resources within the project area, which may require hiring an archaeologist or [historian](#) to analyze the area for archaeological or historical significance.

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**PRESERVE HISTORY**

- Archaeology
- Architectural Services
- Cemetery Preservation
- Certified Local Governments
- Contact Staff
- Federal/State Project Review**
- Financial Incentives
- HARGIS
- National Register of Historic Places



# What is required for electronic initial submittal?

- Cover letter
- All Federal and State funding, licensing, permit information (i.e., CDBG, HOME, NSP)
- Previous SHPO number, if applicable
- Contact person's name, address, email & telephone number
- Project's address
- Year of construction
- Scope of work

The screenshot shows the Illinois State Historic Preservation Division website. The header includes the Illinois State Natural Resources logo and the text 'HISTORIC Preservation DIVISION'. A search bar is located in the top right corner. The main navigation menu includes 'About', 'Visit', 'Education', 'Preservation', and 'Get Involved'. The page title is 'IHPD > Preservation Cultural Resource Protection: Submitting a Project for Review'. The main content area contains the following text:

As of January 1, 2021, the Cultural Resource Protection program within the Illinois State Historic Preservation Office (SHPO) transitioned to an electronic submittal and review process.

- FCC small-cell installation submission guidelines are [HERE](#).
- Wind Farm submission guidelines are [HERE](#).
- Solar Farm submission guidelines are [HERE](#).

For all other undertakings subject to review under Section 106 (federal) or Section 707 (state), please follow these instructions. Individual undertakings must be submitted separately. Undertakings with multiple addresses but the same scope of work may be submitted together. If you have questions about how to submit your undertaking, please email us at [SHPO.Review@Illinois.gov](mailto:SHPO.Review@Illinois.gov). Please use the same address for your submittals.

**Cover letter on your organization's letterhead that includes the following:**

1. The project's county, street address, and municipality. If no street address is available, please provide nearest street, section, township, and range. For unincorporated areas, please provide the nearest municipality and county.
2. Complete description of your project, including any proposed ground-disturbing activity
3. The names of state and/or federal agencies and entities that are providing funding, licenses, permits, or approvals for your project
4. The name, email address, phone, and mailing address of the project contact
5. Previously assigned SHPO log numbers associated with your project (if any)

On the right side of the page, there is a sidebar titled 'PRESERVE HISTORY' with a list of links: Archaeology, Architectural Services, Cemetery Preservation, Certified Local Governments, Contact Staff, Federal/State Project Review, Financial Incentives, HARGIS, National Register of Historic Places, Preservation Laws, Preservation Resources, and State Historic Preservation Office.

## Problem Photograph

- Unclear map photo
- Taken in 2013
- Obstructed view of house
- Will hold up the review process until SHPO receives new photo



## Acceptable Photograph

- Current, clear photograph that clearly shows the building in its current condition
- Unobstructed view of the house
- Review will not be on hold because of photo



# Cultural Resource Protection: Submitting a Project for Review

As of January 1, 2021, the Cultural Resource Protection program within the Illinois State Historic Preservation Office (SHPO) transitioned to an electronic submittal and review process.

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**Cover letter on your organization's letterhead that includes the following:**

1. The project's county, street address, and municipality. If no street address is available, please provide nearest street, section, township, and range. For unincorporated areas, please provide the nearest

[www2.illinois.gov/dnrhistoric/Preserve/Pages/Resource-Protection.aspx](http://www2.illinois.gov/dnrhistoric/Preserve/Pages/Resource-Protection.aspx)

## PRESERVE HISTORY

- Archaeology
- Architectural Services
- Cemetery Preservation
- Certified Local Governments
- Contact Staff
- [Federal/State Project Review](#)
- Financial Incentives
- HARGIS**
- National Register of Historic Places



# HARGIS

[Enter HARGIS](#)



The Historic and Architectural Resources Geographic Information System (HARGIS) is the public portal to Illinois' historic buildings, structures, sites, objects, and districts. First launched in 2003, the database contains properties that have been listed in the National Register of Historic Places, determined eligible for listing, or surveyed without a determination. The newest version, just launched in 2021, is on the ArcGIS platform. **Please take note that the application is not fully complete. Comprehensive property reports will be available directly within HARGIS after the second phase is launched in the coming months. To learn about how to access National Register documentation, please scroll to the bottom of this page.**

While every effort has been taken to ensure the accuracy of the data in HARGIS, some factors are beyond our control. Properties may have been demolished or moved since surveys were taken, and addresses may have been changed or points placed on the map have been entered in error. In addition, the information contained in HARGIS may be outdated in some instances. This ArcGIS application functions as a research tool, not an up-to-the-minute inventory about every historic and/or architecturally significant property in the

## PRESERVE HISTORY

- Archaeology
- Architectural Services
- Cemetery Preservation
- Certified Local Governments
- Contact Staff
- Federal/State Project Review
- Financial Incentives
- HARGIS**
- National Register of Historic

# HARGIS

<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/HARGIS.aspx>



**Historic & Architectural Resources Geographic Information System - HARGIS**

Search or geocode here...

**Legend**

- National Register Properties**
  - Part of a NR Historic District
  - Determined eligible for the NR
  - Part of a NR Historic District - contributing
  - Entered in the NR
  - Undetermined
  - Other
- IL Boundary**
  - ▭
- National Register Districts**
  - ▭
- County Boundaries**
  - ▭



Map legend  
for HARGIS

# HARGIS

<https://www2.illinois.gov/dnrhistoric/Preserve/Pages/HARGIS.aspx>

Historic & Architectural Resources Geographic Information System - HARGIS

Illinois State Historic Preservation Office

301 E Lawrel

Address Look Up

- 301 E Lawrence Ave, Springfield, IL, 62703, USA
- 301 E Lawrence St, Middlebury, IN, 46540, USA

Map showing historical resources (colored dots) and geographical features (creeks, lakes, roads) in the Springfield, Illinois area. Key locations include Jacksonville, Chatham, Springfield, Athens, Petersburg, Logan, Sangamon, Macon, Pecatur, Lake Decatur, Moweaqua, Taylorville, Auburn, Pawnee, Sangchins Lake, and Winchester.

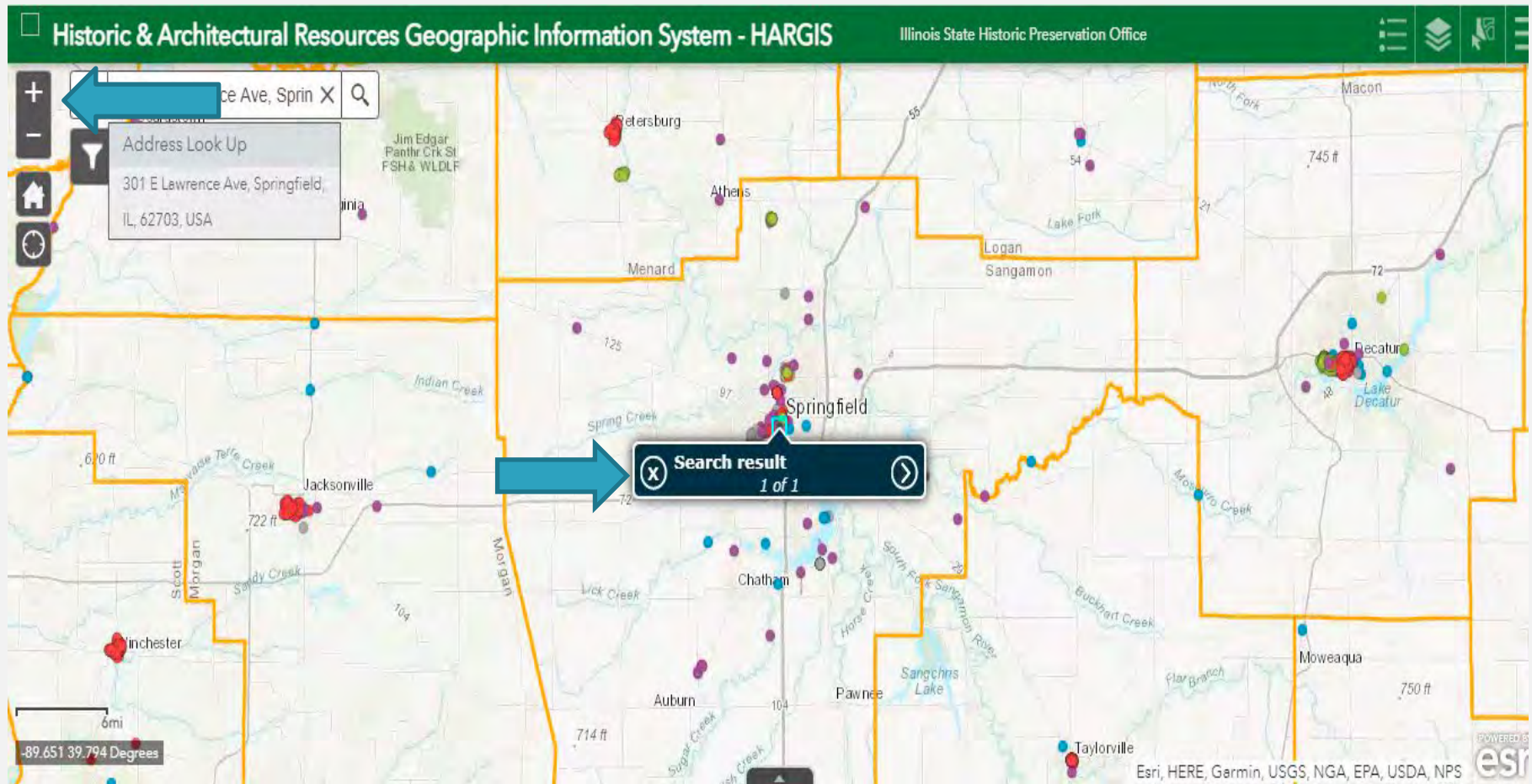
Scale: 0mi

Coordinates: -89.619 39.790 Degrees

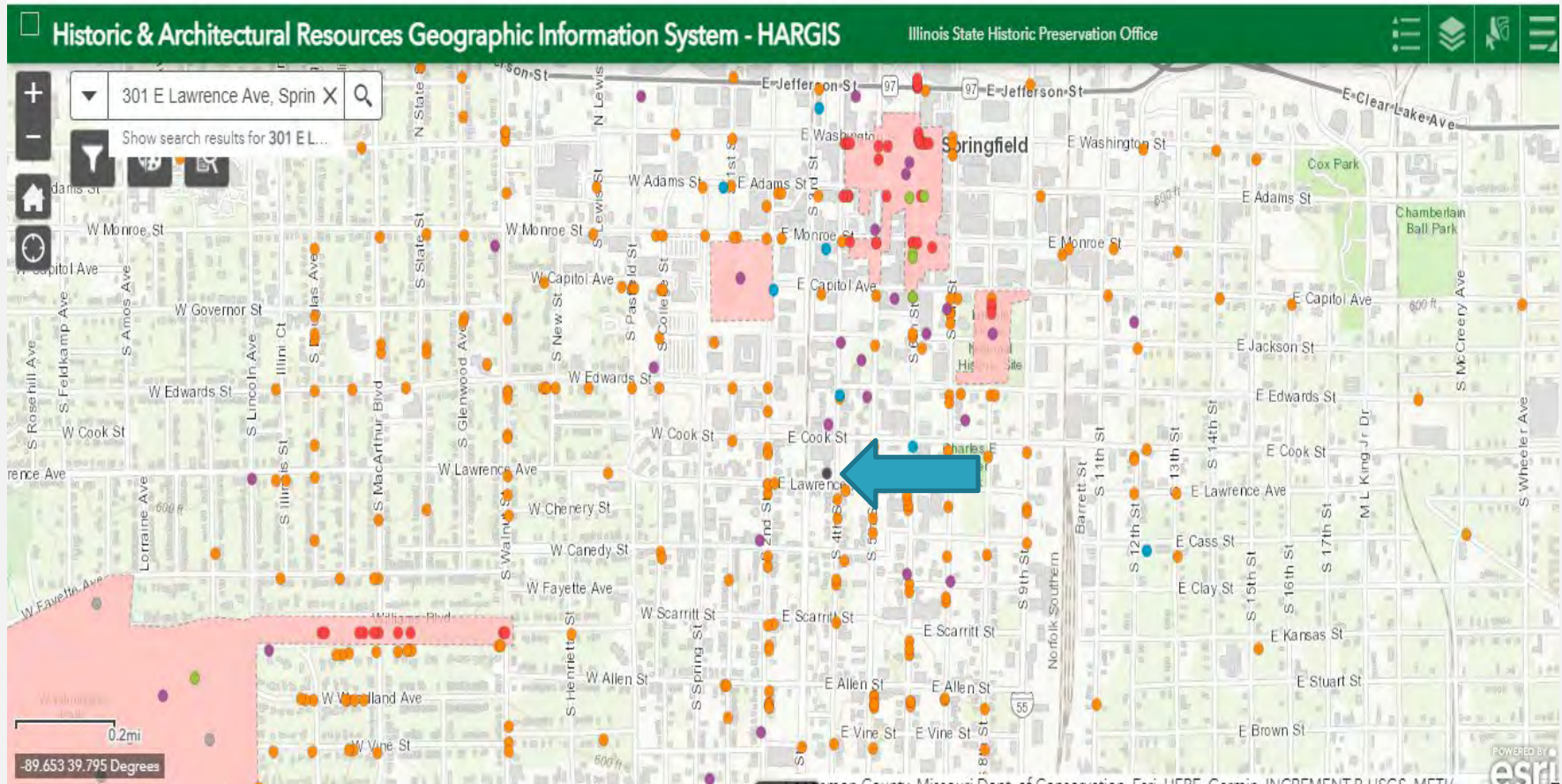
Powered by Esri

Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

# HARGIS



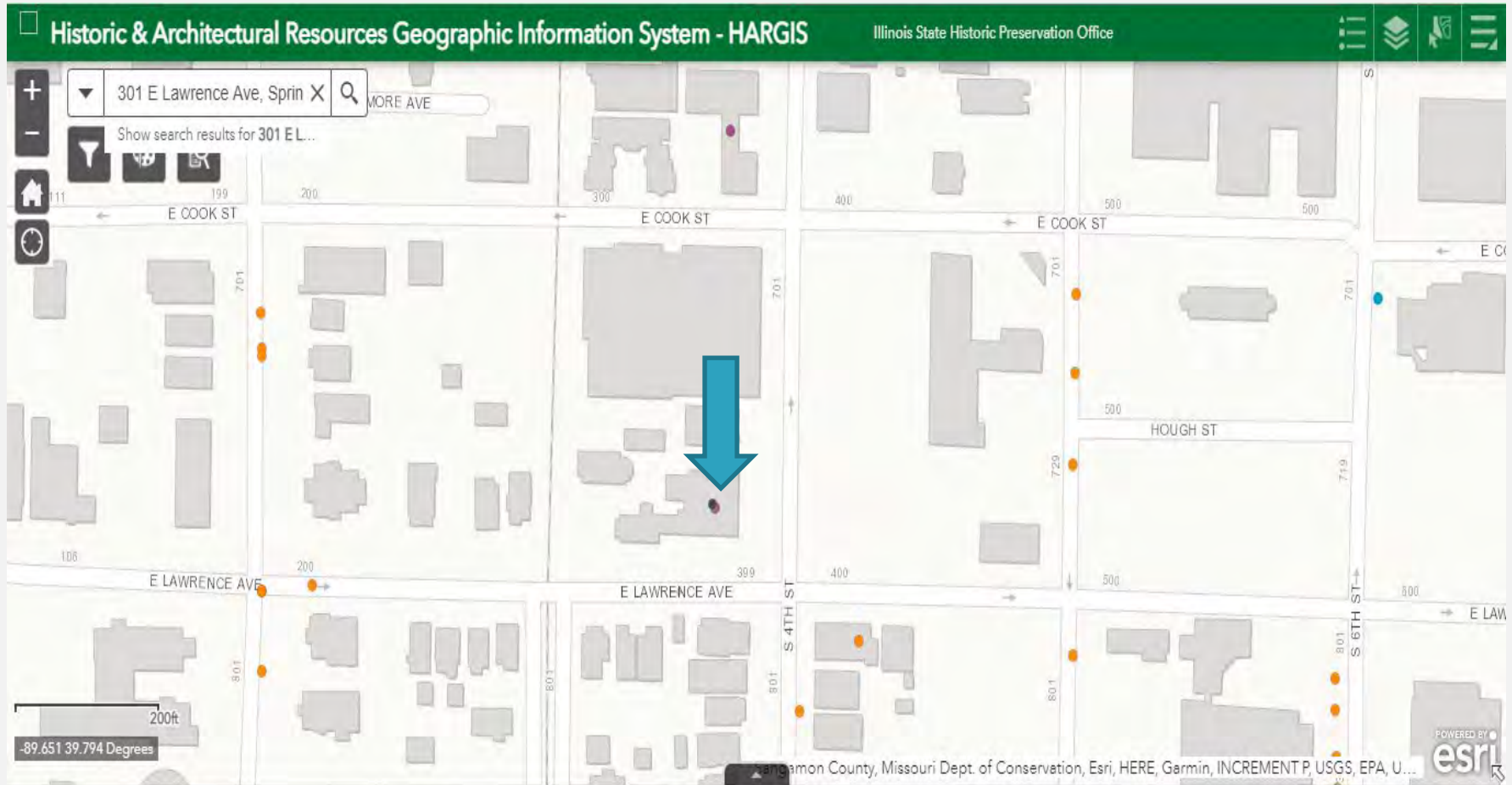
# HARGIS



301 E. Lawrence Street Springfield, IL 62703



# HARGIS



301 E. Lawrence Street Springfield, IL 62703

# HARGIS

- Purple dot = NRHP listed



Dana-Thomas House  
301 E. Lawrence Street, Springfield



## What if the property is considered historic or is in a historic district?

- What extra items are needed for submittal? Does this mean HUD cannot complete the project?
- More than one exterior photo
- Interior photos
- May need to reach out to Certified Local Government (CLG) or historical society
- SHPO may request more information
- Would need to be reviewed by SHPO staff architect
- May take longer to receive determination but will not end project

# HARGIS

Historic & Architectural Resources Geographic Information System - HARGIS

Illinois State Historic Preservation Office

123 W Main St, Rochester, X

Show search results for 123 W...

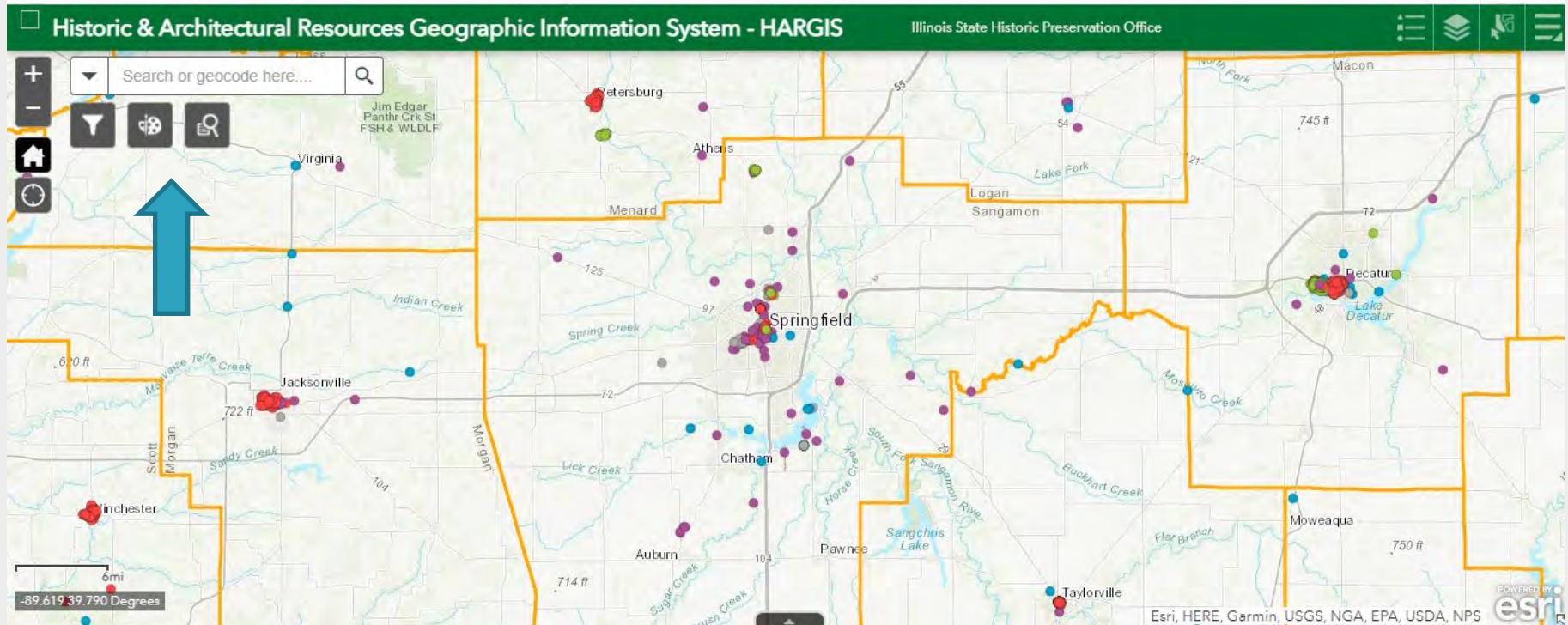
200ft

-89.537 39.750 Degrees

Powered by esri

Copyright © 2014 Missouri Dept. of Conservation, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, U...

# HARGIS



## Summary

- Cover Letter
- Photo or photos of the property
- HARGIS map
- SHPO website can be useful in getting the information you need for your submittals
- Most HUD properties are non-historic, and the few exceptions that are historic require a few more steps
- SHPO has 30 days to review the submittal
- SHPO is available to answer questions

# Regulatory Review & Compliance

Jeffery Kruchten  
Chief Archaeologist

217.785.1279

217.761.0094

[jeffery.kruchten@illinois.gov](mailto:jeffery.kruchten@illinois.gov)



## Archaeology Concerns

- Mainly ground disturbing activities
  - New construction in previously undisturbed areas, mostly
  - Sometimes in areas of previous development, but rarely
- Little to no concerns in structure rehabilitations, modifications, financing, etc.



# What is an Archaeological Survey

- An archaeological survey is conducted in order to identify historic properties that may be affected by development.
- Survey methods include:
  - Pedestrian survey (5m interval)
  - Shovel testing in 15m intervals
  - Deep testing in alluvial/colluvial environments
  - Remote Sensing

# Evaluating and Registering Archaeological Properties

- Place the site into prehistoric or historic context
  - Local, State, Regional, National significance
- Evaluate site significance
  - Can the site potentially yield significant information about the past or important persons, and events?
- Evaluate site integrity
  - Location, Design, Setting, Materials, Workmanship, Feeling, and Association

## Archaeological Testing – NRHP Evaluation Requirements

- Controlled surface collection
- Excavation of at least 2 percent of site area
- Excavation of a sample of exposed features
- Analysis of the site plan and artifacts
- Report of the findings

## Avoidance and/or Mitigation

- Avoidance of sites that are determined to be NRHP eligible is always our preference.
- If a site cannot be avoided, the effect may be mitigated through archaeological excavation and recordation.

## Tribal Consultation

- There are no Tribal Lands in Illinois, but...
- Many federally recognized Tribes claim portions of Illinois as ancestral territory.
- See HUD Exchange for information:
- <https://www.hudexchange.info/programs/environmental-review/historic-preservation/tribal-consultation/>
- Sometimes Tribes may request survey or additional work when SHPO does not.

## Architecture and Tax Incentives

Carol Dyson, AIA

Chief Architect & Tax Incentives Manager

Deputy State Historic Preservation Officer

217.524.0276

[carol.dyson@illinois.gov](mailto:carol.dyson@illinois.gov)



## Architecture & Tax Incentives Team

*From Left to Right in picture:*

- Carol Dyson, Chief Architect, DSHPO,  
Tax Incentives Manager
- Anthony Rubano, DSHPO  
Project Reviewer
- Darius Bryjka,  
Project Reviewer
- Anna Margaret Barris,  
Project Reviewer





## Architecture & Tax Incentives

- Manage the Tax Incentives programs
- Provide Design Review for all other SHPO programs







## Architecture & Tax Incentives

- 3 Historic Preservation Tax Credits
- Property Tax Assessment Freeze (Homeowners)
- Regulatory
  - Federal 106
  - State Project
- Technical Assistance
- Education & Training



## Tax incentives for Historic Building Rehabilitations

- Historic Preservation Tax Credits
  - Federal historic rehabilitation tax credits
  - River Edge Historic Tax Credit (5 Illinois cities)
  - Illinois Historic Preservation Tax Credit (Statewide)
- Property Tax Assessment Freeze (Homeowners)



## Federal Tax Credit Projects in Illinois

From the really big: The Old Chicago Post Office

- >\$800 million redevelopment plan
- 2.5 million square feet
- Largest historic rehabilitation in the country





## Federal Tax Credit Projects in Illinois

To the really small: East Garfield Street, Belleville

- 1856 residence in an historic district
- 450 square feet
- \$19,900 rehabilitation





## River Edge Historic Tax Credit

- Combine with Federal Credit
- Brings underutilized buildings back into use
- Entire neighborhoods and downtowns coming back online as a result



53  
Rockford Indoor Market



## Illinois Historic Tax Credit

- Statewide eligibility
- Priority given to
  - developers with non/low-profit partners
  - low-income neighborhoods
  - former government-owned buildings

Arsenal Courts, Rock Island  
affordable housing





# Property Tax Assessment Freeze

## Benefit to Community

- Encourages home ownership
- Encourages substantial rehabs, which increase property values
- Strengthens neighborhoods and housing stock
- Encourages district-wide reinvestment



# Architecture & Tax Incentives

## Regulatory Design Review

If a building is found to be “historic,”  
architectural design review will occur

Julia C. Lathrop Homes,  
Chicago





# Architecture & Tax Incentives

## Regulatory Design Review

Projects can have overlapping involvement

- Federal (Section 106)
- State (Section 707)
- Historic Tax Credit

Separate programs, but they can be simultaneous and are coordinated.

- We don't review plans or architectural work twice.

# Architecture & Tax Incentives

## Regulatory Design Review

SHPO may ask for additional information

- Plans or specifications
- Photos – exterior and interior
- More detailed information re. work to be performed or condition of building

## Architecture & Tax Incentives Regulatory Design Review

All our reviews apply the Secretary of the Interior's Standards for Rehabilitation

- Authorized by NHPA of 1966
- Adopted in 1976
- Used for thousands of projects per year across the country
  - Tax incentive projects
  - Federal & state regulatory projects
- Basis for most local design review (which is different from our review)

# The Secretary of the Interior's Standards for Rehabilitation



# The Secretary of the Interior's Standards for Rehabilitation

**STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING**

**standards for rehabilitation**

34 SPRA

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. Any new construction should be differentiated from the old and will be compatible with the historic building's massing, proportion, and materials, and new additions should be designed to protect the building's historic features and character.

Altering utilitarian or service entrances so they appear to be formal entrances adding panelled doors, fanlights, and sidelights.

**Entrances & Porches** **Protect and Maintain**

**recommended**

Protecting and maintaining the masonry, wood, and architectural metal that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.



**Wood porch protected with traditional painted finish**

**not recommended**



**Deteriorated porch resulting from inadequate maintenance requires repair.**

Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.

Failing to undertake adequate measures to assure the protection of historic entrances and porches.

**Entrances & Porches** **Repair**

**recommended**







## The Secretary of the Interior's Standards for Rehabilitation – not Restoration

- Don't have to freeze building in time.
- Can be rehabbed for same use or new use







## Standards for Rehabilitation

- Identify what's historic and significant



facades



spaces<sup>65</sup>



features



## Standards for Rehabilitation

- Retain and repair significant
  - Materials
  - Features
  - Finishes
  - Spaces
- The rest can usually be changed





## Exterior Significance

Less significant

- Less visible
- Lower quality materials and detailing





# Interior Significance

Retain and repair significant spaces and features





## Interior Significance

Less significant

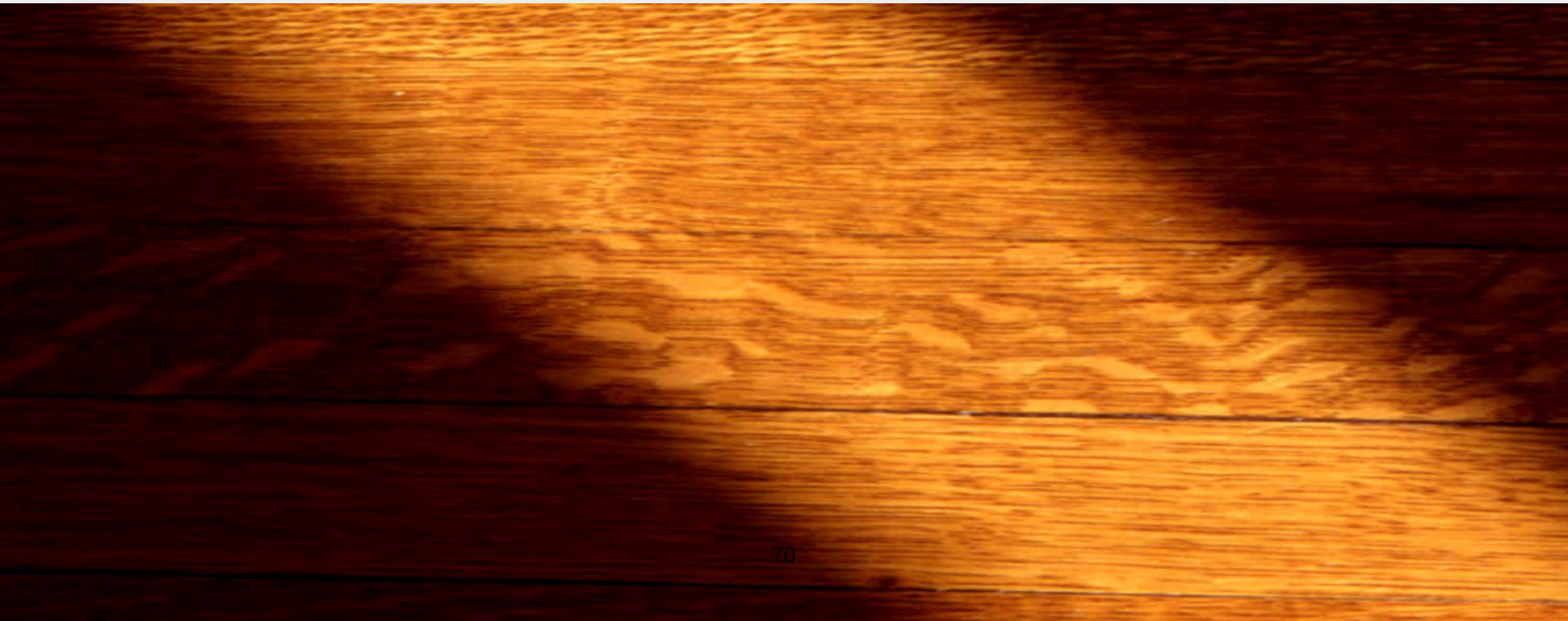
- Less public spaces
- Often changed before or lacking features





## Significant features

- Repair rather than replace
- When beyond repair, replace accurately











## Compatible and reversible

- Alterations
- Additions



FATHER'S DAY BUFFET JUNE 15  
PRIME RIB, STEAKS, SEAFOOD  
RESERVATIONS 277-5480  
TUES. GUYS \$8 DRAFT

OPEN

*The Belleville House*





## Architecture & Tax Incentive Team

Our goal is parallel to yours:

- Revitalizing historic buildings and communities to fulfill viable up-to-date, modern uses
- We want to provide timely reviews and guidance
- We see our role as problem-solvers to assist you in finding ways to meet your program in a cost-effective way, yet still keeping what makes a building significant.



## Architecture & Tax Incentive Team

Carol Dyson, AIA

Anthony Rubano

Darius Bryjka

Anna Margaret Barris

[carol.dyson@illinois.gov](mailto:carol.dyson@illinois.gov)

[anthony.rubano@illinois.gov](mailto:anthony.rubano@illinois.gov)

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[annamargaret.barris@illinois.gov](mailto:annamargaret.barris@illinois.gov)



## Mitigation

CJ Wallace

Cultural Resources Coordinator

Manager, Regulatory Review & Compliance

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217.761.0104

[carol.wallace@Illinois.gov](mailto:carol.wallace@Illinois.gov)





# Understanding Adverse Effects

Section 106 is a cooperative process.

- Sometimes, adverse effects cannot be avoided.
- Government agencies must assume responsibility for adverse effects.
- Adverse effects don't stop a project.
- SHPO works with you to resolve adverse effects before a project can proceed.
- The Advisory Council on Historic Preservation (ACHP) encourages government agencies to consult with SHPO and other parties to create a Memorandum of Agreement (MOA) or Programmatic Agreement (PA).
- ACHP can help reach <sup>79</sup>agreements.



# Mitigation Agreement Checklist for Adverse Effects (AEs)

1. Visit SHPO website to learn about mitigation and recordation.
2. Contact the SHPO Cultural Resources Coordinator (CJ Wallace).
3. Discuss whether the AE can be avoided or minimized.
4. Contact tribal organizations (THPOs), the ACHP, and other parties to consult.
5. Involve the public.
6. Set a timeline.
7. Consider the cost of mitigation in proportion to a project.
8. Discuss how a project and mitigation will begin.
9. Draft a Memorandum of Agreement (MOA), Programmatic Agreement (PA), or historic covenant.
10. Circulate, review, and sign legal documents.
11. Begin to fulfill the mitigation. <sup>80</sup>



# Heritage Documentation Programs (HABS, HAER, and HALS) as mitigation

- 106 calls for HABS-HAER-HALS (HHH) recordation as mitigation.
- Only qualified professionals may produce HHH
- HHH at the Library of Congress (LOC), the Abraham Lincoln Presidential Library (ALPL), and the SHPO website.





## HABS-HAER-HALS Checklist

1. Hire a historical consultant.
2. Contact the NPS Omaha Regional Office (Alesha Cerny, Architectural Historian, 402-661-1948, alesha\_cerny@nps.gov) for HHH number and title block.
3. Review NPS' HHH Standards & Guidelines.
4. Work with SHPO and NPS to meet NPS standards.
5. Seek SHPO approval for fieldwork and draft photography.
6. Seek approval from NPS and SHPO for all completed fieldwork.
7. Submit 95% draft to NPS and SHPO for approval.
8. Submit final HHH package to SHPO for LOC, ALPL, & the SHPO website.



## Mitigation beyond HHH recordation

- Salvage, storage, and/or reuse of components from demolition as a result of the undertaking
- Interpretive displays and/or websites about the historic resource, its neighborhood, its community, etc.
- Published books
- History/preservation-focused educational events
- Walking tours
- Oral history interviews
- Funds for historic preservation

# Certified Local Government

Jon Pressley  
Local Government Services  
Coordinator

217.785.5730

[jon.l.pressley@illinois.gov](mailto:jon.l.pressley@illinois.gov)



## Certified Local Government (CLG)

- A program of the National Park Service
- Operates in all 50 States
- Currently 83 CLG Communities in Illinois
- Administered in Illinois by the IL SHPO



# Certified Local Government

## CLG Program Requirements



An appointed HPC (Historic Preservation Commission) with vacancies filled



Regular, Open Meetings, monthly



HPC Authority to Designate Landmarks and Historic Districts



HPC Authority to Review Building and Demolition permits to protect resources

## Certified Local Government Benefits

---

Ordinance can be certified enabling financial incentive programs

---

Annual Federal Matching Grants available to the City

---

Technical assistance and consulting scholarships and workshops



# Certified Local Government

## Certificate of Appropriateness



For all Building permits affecting Landmarks or significant “Contributing” properties in historic districts



Hearing within 30 days



Final HPC decision within 45 days



Routine items can be done by staff or a small subcommittee within 5 days



## Architecture Section – Case Studies

Anna Margaret Barris  
Project Designer

217.785.7929

[annamargaret.barris@illinois.gov](mailto:annamargaret.barris@illinois.gov)





## Case Studies for Historic Properties

- Lead paint remediation – modest historic houses contributing to NRHP Districts
  - Scope of work – wrapping historic elements in coil stock and artificial siding
  - Replacing windows
- Affordable Housing
  - Tiger Senior Apartments, Paris High School



## Case Study: modest historic house

- Details are visible
- Differentiation of materials
  - Stucco
  - Wood trim
  - Verge boards
  - Facia
  - Soffit
  - Brackets



## Case Study: modest historic house

- Details are not visible
- Monolithic with no material variation
  - ~~Stucco~~
  - ~~Wood trim~~
  - ~~Verge boards~~
  - ~~Facia~~
  - ~~Soffit~~
  - Brackets





## Case Study: modest historic house

The soffit contains a lot of details that add depth & dimension

- Facia
- Beadboard eaves
- Brackets
- Crown molding
- Verge Boards
- Drip edge





## Case Study: historic house





## Case Study: historic house



Artificial siding covered many of these details:

- shingles on the dormers
- clapboard body
- wood trim
  - ~~Verge boards~~
  - ~~Facia~~
  - ~~Beadboard Soffit~~
  - ~~Brackets~~



## Case Study: lead paint

Lead-safe paint preparation for wet scraping:

- Eye goggles
- Dust mask
- 6 mil plastic
- Water misting tank and pump







## Case Study: lead paint

Lead safe stripping: Paint shaver + HEPA vacuum





## Case Study: lead paint and historic windows

- Historic character
- Distinctive features, finishes, construction techniques, and craftsmanship

Repair rather than replace





## Case Study: lead paint and historic windows

Address areas of friction

- Window stop
- Parting bead

These individual elements CAN & SHOULD BE replaced



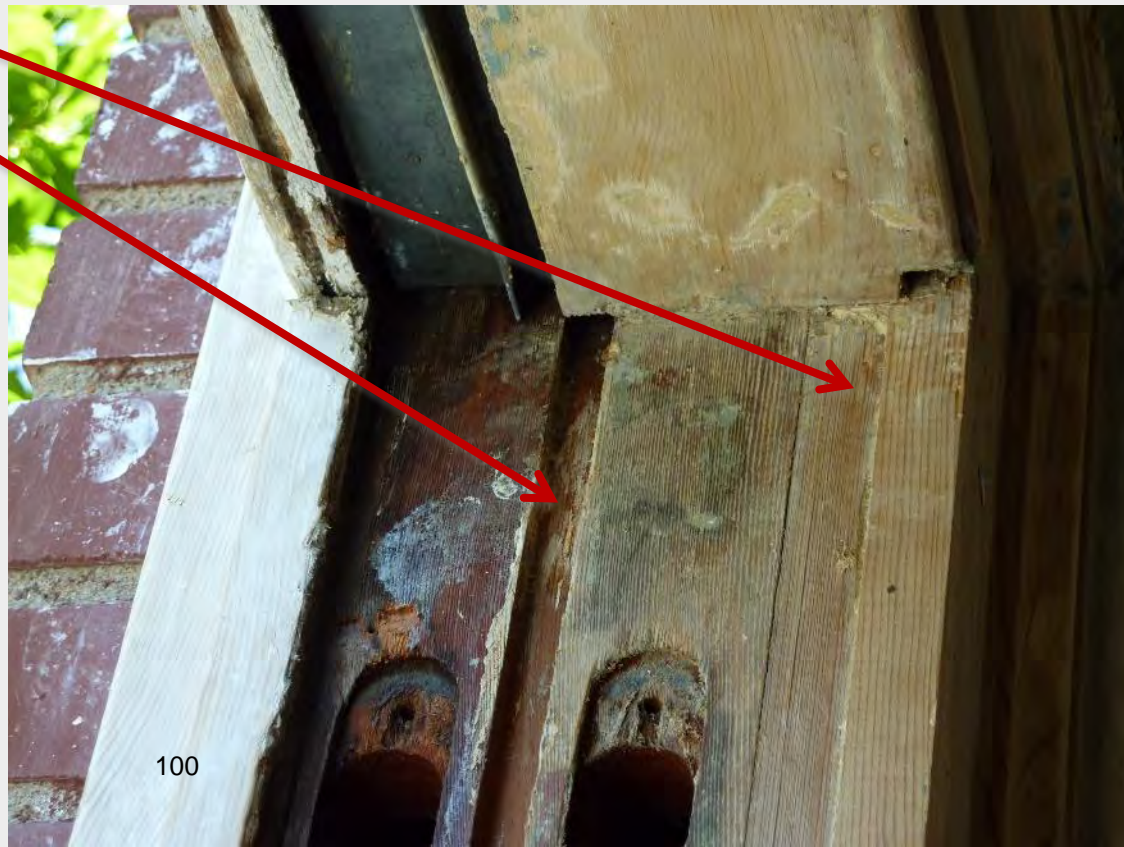


## Case Study: lead paint and historic windows

Address areas of friction

- Window stop
- Parting bead

These individual elements have been removed for replacement





## Case Study: lead paint and historic windows

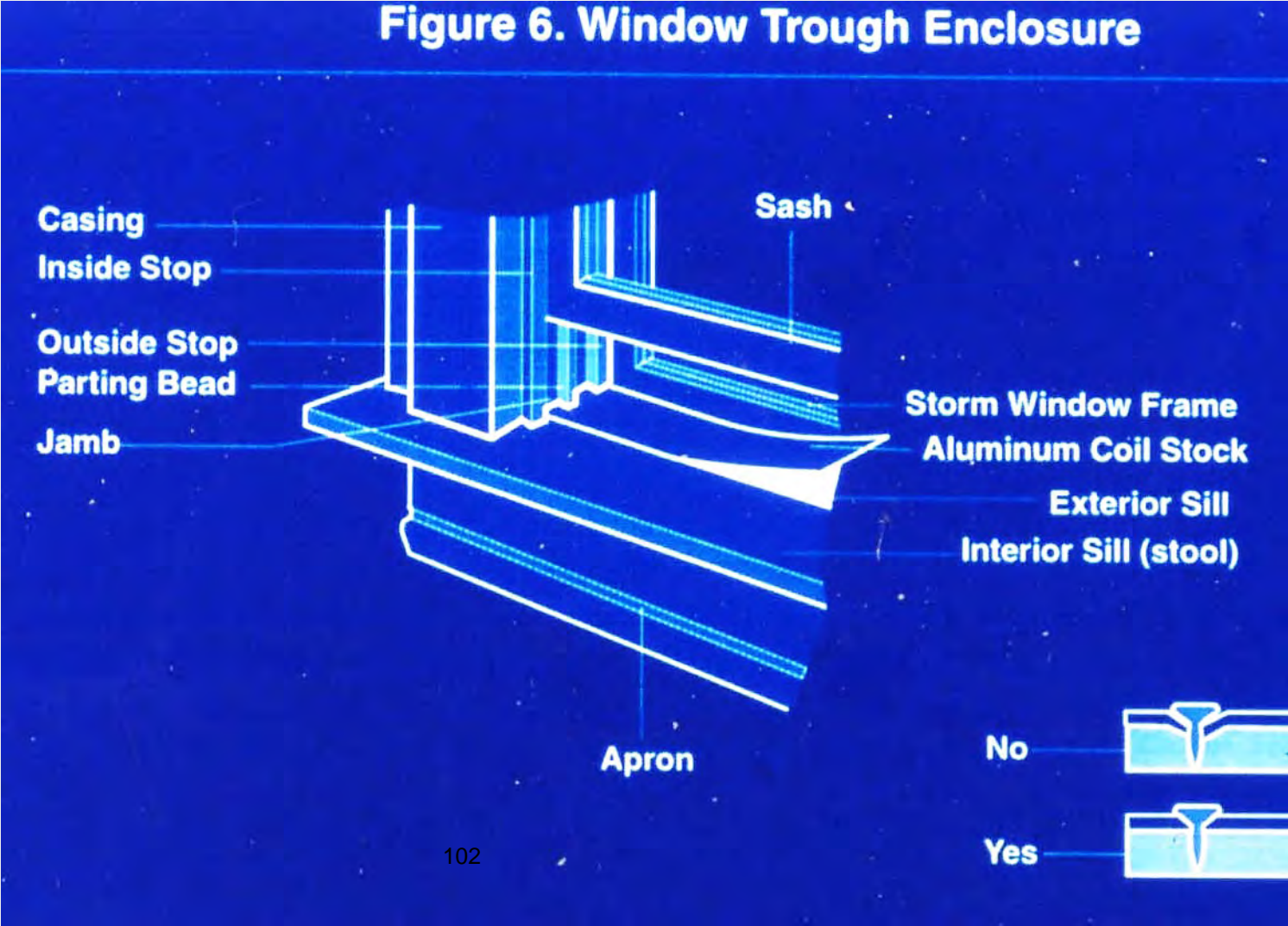
Once areas of friction have been addressed, new elements can be installed:

- Window stop
- Parting bead
- Jamb liners and weather stripping





# Case Study: lead paint and historic windows





## Case Study: historic windows & energy efficiency

### Double-glazed wood storm window

- Phoenix Window Restoration  
[www.phoenixwindow.net](http://www.phoenixwindow.net)
- Adams Architectural Millwork  
[www.adamsarch.com](http://www.adamsarch.com)
- Aluminum Storms





# Case Study: affordable housing

## Former Paris High School, Tiger Senior Apartments



Before rehabilitation





## Case Study: affordable housing

### Former Paris High School, Tiger Senior Apartments

Project as initially submitted to regulatory was very close to meeting the Standards, but...

- Proposed windows were vinyl
- Dropped ceilings too close to windows
- Some lowered ceilings in corridors





## Case Study: affordable housing

Former Paris High School, Tiger Senior Apartments

The property was listed to the NRHP concurrently with applying for Federal & State Historic Tax Credits





## Case Study: affordable housing

### Former Paris High School, Tiger Senior Apartments

- Historic schools convert well to apartments
- Typical classroom size works well for 1-bedroom, open-plan unit





## Case Study: affordable housing

### Former Paris High School, Tiger Senior Apartments

The Standards allow for more flexibility within the new units; however, where historic finishes exist, they should be maintained.

- Pressed-metal ceilings
- Curved window return
- Wood floors





## Case Study: affordable housing

Former Paris High School, Tiger Senior Apartments

The Standards allow for more flexibility on the rear and non-primary façades.

- Rehab removed an existing one-story addition
- Old masonry patches were exposed to view





## Case Study: affordable housing

### Former Paris High School, Tiger Senior Apartments



After rehabilitation



## Case Study: affordable housing

Former Paris High School, Tiger Senior Apartments



Total project cost =  
\$13,908,296

Value of tax credits  
(Fed+ IL)=  
\$5,540,264



## Helpful Tips

- Contact us; we are here to help!
- Hire professionals with historic preservation experience!



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# RETS 05: Historic Preservation Training

## IL State Historic Preservation Office

### May 28, 2021

### Q&A

1. You call for repair, but CDBG is all about replacement. Can you speak to this?

The standards for historic properties are very clear with the encouragement to repair instead of replacing. Windows are character-defining features and should be repaired whenever possible instead of replaced, especially on primary facades. Looking at long-term costs, repair will be less expensive than replacements.

I would not say that CDBG is all about replacement, but rehabilitation to serve an important continued use for the community such as affordable housing or a community landmark. As part of the program, we say that there are things in the environmental realm that are important; one of those things is the protection of historic properties. If a CDBG project includes historic properties, we want to look at repair first of historic features. If it is not technically or financially feasible to undertake a repair, then you start looking at the next option, which would be to do replacement in kind. CDBG is about rehabilitation and continued use for the community.

2. For CJ, please explain the 95% draft required before the final draft.

95% draft would be 95% completed work on the recordation on the HHH recordation. So it would include most everything it would need to be accessioned. It is not required for our office, but we encourage the professionals that do these recordations to reach out to CJ early and often in the process for feedback and guidance. CJ's can be reached at [Carol.Wallace@illinois.gov](mailto:Carol.Wallace@illinois.gov) or 217-785-5027.

3. Can you please explain the distinction between the agency and SHPO determining historical significance?

Part 36 CFR 800.4b says specifically the agency official shall take the steps necessary to identify historic properties within the area of potential effects. We use HARGIS at the SHPO office to get historical background information on the property location. It is the agency's duty to determine whether it is historic. When it is submitted to SHPO, we will use pretty much those same resources to determine if it is indeed historic. If it is not historic, the project will move right along. If it is, then we may need to do other actions such as moving the ADA ramp to the back of the house or weatherize the house in a manner in line with the rest of the area. The agency determines if it is historic and the SHPO will concur or disagree.

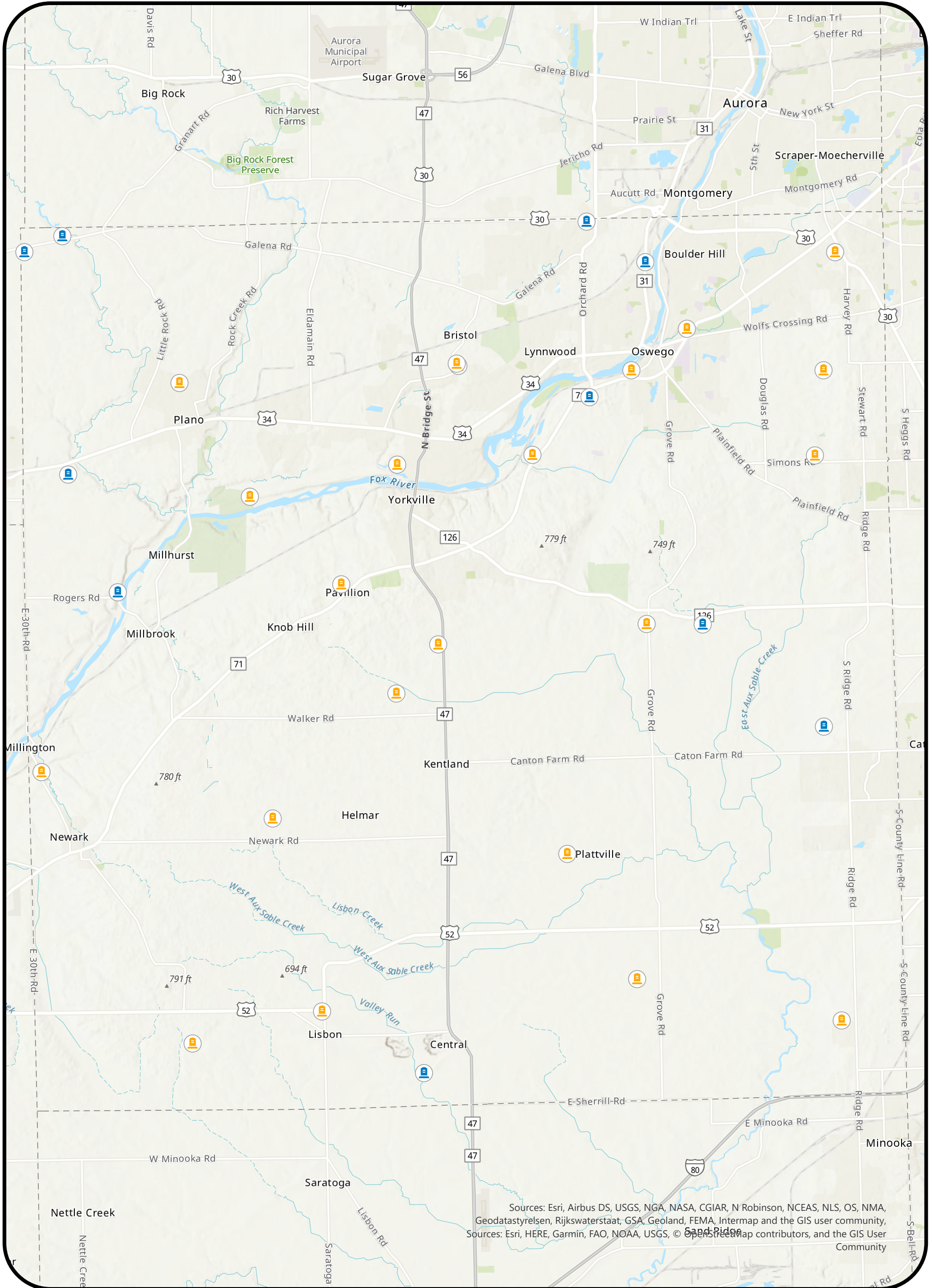
pin	name	Owner	twp	status
02-26-300-006	Cowdrey Cemetery	Cowdrey Cemetery	Oswego	Re-Activated
02-24-401-003	Doud Cemetery	<b>Oswego Township</b>	Oswego	Intact, Inactive
03-23-201-001	Evergreen Cemetery	<b>Oswego Township</b>	Oswego	Active
03-01-351-001,03-02-400-005	Lincoln Memorial Cemetery	Lincoln Memorial Park, Inc.	Oswego	Active since 1929
03-19-226-001	Oswego Cemetery	James Detzler	Oswego	Active
03-17-229-022	Pearce Cemetery	<b>Oswego Township (Inside Oswego)</b>	Oswego	Active
03-05-353-005	Wormley Cemetery	<b>Oswego Township</b>	Oswego	Intact, Inactive
02-29-451-008	Elmwood Cemetery	<b>Elmwood Cem-Bristol Kendall Twp (Inside Yorkville)</b>	Bristol	Active since 1866
02-01-200-001	Keck Memorial Cemetery: 1841-1936	Jack Keck	Bristol	Burials from 1841-1936
02-16-476-003	Oak grove Cemetery	<b>Bristol Township</b>	Bristol	Active
02-16-476-005	St Patricks Cemetery	<b>Diocese of Joliet</b>	Bristol	Active, Roman Catholic
01-30-476-008	Hart Cemetery	<b>Probably Mary Louise Mackenzie-Taylor</b>	Little Rock	Intact, Inactive
01-06-100-004	Hubbell Cemetery	<b>Unknown Owner</b>	Little rock	Despoiled
01-06-200-002	Ovitt Cemetery	Francis Dewey and Cynthia Westbrook (No Visible Cemetery)	Little Rock	Despoiled
01-15-300-003,01-15-300-004,01-	Plano Township Cemetery	<b>Little Rock Township</b>	Little Rock	Active
06-18-200-003	Aux Sable Grove Cemetery	Au Sable Grove Cemetery Association	Na-Au-Say	Active
06-26-200-001	Bronk Cemetery	<b>Unknown Owner</b>	Na-Au-Say	Abandoned
06-16-100-003	Sullivan Cemetery	<b>Oswego School District (No Visible Cemetery)</b>	Na-Au-Say	Despoiled
05-16-300-009	Cross Lutheran Cemetery	<b>Cross Evangelical Lutheran Church</b>	Kendall	Active
05-20-400-001	Immanuel Lutheran Cemetery	<b>Immanuel Lutheran Church</b>	Kendall	Active
05-07-176-010	Pavillion Cemetery	Pavillion Cemetery (Mailing Address as Elmwood)	Kendall	Active
04-30-355-013,04-31-126-001,04-	Millington-Newark Cemetery	Millington-Newark Cemetery (Inside Millington)	Fox	Active
04-08-200-008	Sacred Bluff Cemetery AKA Darnell Cemetery	<b>Kendall County</b>	Fox	Abandoned
09-19-400-001	Plattville Lutheran Cemetery	<b>Plattville Lutheran Church</b>	Seward	Active
09-26-200-002	Seward Mound	Connie Kloiber	Seward	Active
08-32-200-002	Munger Cemetery	<b>Unknown</b>	Lisbon	Abandoned
08-02-476-001	Plattville Cemetery	Plattville Cemetery Association (Inside Plattville)	Lisbon	Active
07-01-100-003,07-02-200-004	Helmar Lutheran Cemetery	Brad Mathre	Big Grove	Active
07-27-300-002,07-27-300-004	West Lisbon Cemetery	<b>Trustee of West Lisbon Church</b>	Big Grove	Active
07-24-400-005,07-24-400-018,07-	Lisbon Cemetery	<b>Lisbon Beth. Lutheran Church</b>	Big Grove	Active
03-26-300-003	Risen Lord Cemetery	<b>Diocese of Joliet</b>	Oswego	Active
01-35-252-001	Griswold Cemetery	<b>Little Rock Township</b>	Little Rock	Active

Red=Public

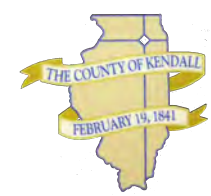
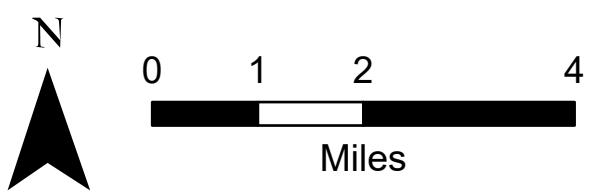
Blue=Religious

Black Bold=Unknown

# Kendall County Cemeteries



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



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