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Preservation Services



March 13, 2003

Jocelyn Stoller
Wacker Apartments Hotel
111 West Huron
Chicago, Illinois 60610

Dear Ms. Stoller:

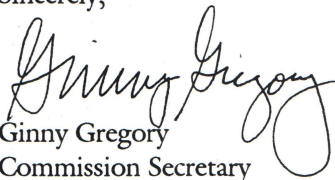
Congratulations on your purchase of the former Illinois National Guard Armory in downtown Rockford. This is a wonderful building that has played a key role in this community's history.

As I am sure you are aware, the Armory has been designated as a landmark by the City of Rockford and is also listed on the National Register of Historic Places. These designations bring with them certain restrictions as well as opportunities. I've outlined these below.

1. Designation of the Armory as a landmark by the City of Rockford means that any exterior changes that are visible from a public right-of-way must be approved by the Historic Preservation Commission. A copy of our design guidelines is enclosed to give you a clear idea of the types of changes the Commission would consider appropriate.
2. The quitclaim deed under which ownership of the Armory was transferred from the Illinois Department of Military Affairs to OIC, the previous owner, contains provisions mandating the written approval of the Illinois Historic Preservation Agency (IHPA) of any changes to the Armory which would affect its structural integrity, appearance or setting. This requirement runs with the land and is not affected by any change in ownership. A copy of the deed is also enclosed for your information.
3. As I'm sure you are aware, the building's listing on the National Register means that its renovation could be eligible for a 20% federal income tax credit. On the off chance that you're not familiar with the program, I've also enclosed a brochure that gives you basic information about it.

Should you have any questions about how our Commission operates or about the guidelines, please don't hesitate to call me. My phone number is 815-987-5618, or you can e-mail me at ginny.gregory@ci.rockford.il.us. I look forward to hearing from you.

Sincerely,


Ginny Gregory
Commission Secretary

cc: Anne Haaker, Illinois Historic Preservation Agency