

PROGRAMMATIC AGREEMENT
AMONG THE NAVAL TRAINING CENTER, GREAT LAKES, ILLINOIS,
OF THE DEPARTMENT OF THE NAVY,
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION,
AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER.
FOR OPERATION, MAINTENANCE, AND DEVELOPMENT UNDERTAKINGS
AT THE GREAT LAKES NAVAL TRAINING CENTER
GREAT LAKES, ILLINOIS

WHEREAS, the United States Department of the Navy (Navy) has determined that operation, maintenance, and development undertakings at the Great Lakes Naval Training Center (Center) may have an effect upon the Great Lakes Naval Training Center Historic District (Historic District), which is listed in the National Register of Historic Places, and

WHEREAS, the Navy has consulted with the Advisory Council on Historic Preservation (Council) and the Illinois 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. Sec. 470f) to develop a Programmatic Agreement regarding review of operation, maintenance, and development undertakings at the Center,

NOW THEREFORE, the Navy, the Council, and the Illinois SHPO agree that operation, maintenance, and development undertakings shall be administered in accordance with the following stipulations to satisfy the Navy's Section 106 responsibilities for such undertakings:

STIPULATIONS

The Navy shall ensure that the following are carried out.

I. Section 106 Review and the Historic and Archeological Resources Protection Plan.

- A. The Navy will develop an Historic and Archeological Resources Protection (HARP) Plan for the Center in accordance with "Guidance for Preparing Historic and Archeological Resources Plans at United States Navy Installations" by Greenhome & O'Mara, Inc., June 1990 (Appendix A).
- B. The review process set forth in the following stipulations will be followed pending development of the HARP plan and will be incorporated in the HARP plan procedures for Section 106 compliance.

II. Undertakings That Do Not Require Review

The following types of undertakings shall be considered to have no effect on the Historic District and may proceed without further review:

- A. Sidewalk, street, and gutter replacement or repair.
- B. Work outside the Historic District, except in the area immediately adjacent to the Historic District boundaries.
- C. Maintenance of existing landscaping and repairs to athletic fields.
- D. Interior rehabilitation of non-contributing buildings within the Historic District.
- E. Minor, in-kind repair or replacement of building or site features, elements or materials of non-contributing buildings.
- F. Minor, in-kind repair or replacement of building or site features, elements, or materials of contributing buildings such that original/significant historic fabric is matched in material, size, dimension, color, texture, finish, construction details, and all other visual qualities.
- G. Modification to HVAC, plumbing or electrical systems provided that such work does not affect the exteriors or significant interior features of contributing buildings.

III. Rehabilitation

- A. All rehabilitation undertakings on contributing structures within the Historic District shall adhere to "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Properties" (Standards) (Appendix B) and "Materials Conservation Analysis, Great Lakes Naval Training Center", by Hasbrouck Peterson Associates, April 1989 (Appendix C).
 1. Except for those undertakings consisting solely of actions exempt under Stipulation II, the Navy will provide documentation on each undertaking to the Illinois SHPO for a five (5) working day review period.
 2. If the window system of a contributing building will be affected, the Navy shall:
 - a. ascertain existing conditions using either a window-by-window survey or a predictive model;

- b. determine what actions would be necessary to retrofit the existing windows to meet program requirements and estimate the costs of such actions; and
 - c. perform a life cycle cost comparison between retaining and retrofitting the existing windows versus replacement.
- B. All rehabilitation undertakings that will significantly change the exterior of non-contributing buildings within the Historic District or buildings immediately adjacent to the Historic District boundaries shall be designed so that the exterior of such buildings will be no less compatible, and if possible more compatible with the Historic District in terms of size, scale, color, material, and character. Except for those undertakings consisting solely of actions exempt under Stipulation II, the Navy will provide documentation on each undertaking to the Illinois SHPO for a five (5) working day review period.
- C. If the Illinois SHPO determines that the proposed rehabilitation of a contributing building does not adhere to the Standards or that rehabilitation of a non-contributing building or immediately adjacent building will have a negative visual impact on the Historic District, further review will proceed pursuant to 36 CFR Part 800 rather than the terms of this Agreement. The Navy will initiate the procedure set forth at 36 CFR Section 800.5(e).

IV. New Construction

- A. New construction undertakings within the Historic District and immediately adjacent to the Historic District boundaries shall adhere to the recommended approaches in the Standards.
- B. To ensure adherence to the recommended approaches in the Standards, the Navy shall:
 1. Provide a description of the proposed project, indicating siting, to the Illinois SHPO for a five (5) working day review period.
 2. Provide 35% design information to the Illinois SHPO for a five (5) working day review period; and
 3. Provide progressive design information to the Illinois SHPO for a five (5) working day review period if the Navy determines that the said design is a radical departure from the 35% design in siting, footprint, massing, materials, or facade arrangement.

- C. If at any point during the review, the Illinois SHPO objects to the plans for new construction, further review will proceed pursuant to 36 CFR Part 800 rather than the terms of this Agreement. The Navy will initiate the procedure set forth at 36 CFR Section 800.5(e).

V. Demolition

- A. If a proposed undertaking involves the demolition of a contributing structure within the Historic District, the following documentation shall be provided to the Illinois SHPO and the Council for concurrent review:
1. current exterior and interior photographs;
 2. current structural report;
 3. reasons for proposed demolition; and
 4. any alternatives to demolition considered and reasons for their rejection.
- B. If the Illinois SHPO or the Council does not object to the proposed demolition within fifteen (15) working days, the Navy shall contact the Historic American Buildings Survey (HABS) and shall record the structure in accordance with the recommendations of that office. HABS must accept the recordation, and the Illinois SHPO and the Council must be notified of its acceptance, prior to demolition.
- C. If the Illinois SHPO or the Council object to the proposed demolition, further review will proceed pursuant to 36 CFR Part 800 rather than the terms of this Agreement. The Navy will initiate the procedure set forth at 36 CFR Section 800.5(e).
- D. If demolition of a non-contributing building within the Historic District is proposed, the Navy shall notify the Illinois SHPO prior to demolition.

VI. Documentation and Monitoring.

- A. The Navy shall retain documentation for all operation, maintenance, and development undertakings covered by this Agreement for a period of two years after completion of the undertaking. This documentation shall include photographs showing existing conditions prior to project start, work description, and photographs of the completed project.

- B. The Illinois SHPO may perform on-site reviews of documentation on completed projects to ensure compliance with this Agreement. The Navy shall be notified thirty (30) days prior to an on-site review and the review time shall not exceed one (1) day.
- C. A report summarizing projects undertaken pursuant to this Agreement shall be provided to the Illinois SHPO and the Council annually. Summarization of the work accomplished in each project shall be approximately one paragraph.
- D. The Illinois SHPO may provide training to the Naval Training Center preservation officials on the Navy's responsibilities pursuant to Section 106 of the National Historic Preservation Act.

VII. Dispute Resolution

- A. Should any party object to any actions proposed or undertaken pursuant to this agreement, the Navy shall consult with the objecting party to resolve the objection. If the Navy determines that the objection cannot be resolved, it shall request the further comments of the Council pursuant to 36 CFR Part 800.6 (b). Any Council comment provided in response to such a request shall be taken into account by the Navy in accordance with 36 CFR Part 800.6(c)(2) with reference only to the subject of the dispute; the Navy's responsibility to carry out all actions under this Agreement that are not the subject of the dispute shall remain unchanged.
- B. If any of the parties to this Agreement believe that the terms of the Agreement cannot be carried out, or that an amendment to the terms of the Agreement is required, that party shall immediately notify the other parties and request consultation to amend this Agreement. The process of amending the Agreement shall be the same as that exercised in creating the original Agreement.

VIII. Renewal

This Agreement shall be in effect for ten (10) years from the date of its execution. Before the end of the tenth (10th) year, the Agreement shall be reviewed by the Navy, the Illinois SHPO, and the Council for possible modifications, termination, or extension. At the request of any of the parties, this Agreement may be reviewed for possible modifications, termination, or extension at any time.

IX. Compliance With the Antideficiency Act

In the event that the Navy is unable to carry out the terms of this Agreement due to the provisions of the Antideficiency Act (31 U.S.C. 1341), the Navy shall advise the Illinois SHPO and the Council and shall comply with all requirements of 36 CFR Part 800.

Execution of this Agreement and carrying out its terms evidences that the Navy has satisfied its Section 106 responsibilities for all individual undertakings of the program addressed herein.

UNITED STATES DEPARTMENT OF THE NAVY

By: *James W. Emulgan*
JAMES W. EMULGAN, Rear Admiral, U. S. Navy
Commander, Naval Training Center
Great Lakes, Illinois

Date: 6/6/90

ILLINOIS STATE HISTORIC PRESERVATION OFFICER

By: *William C. Gabel*
Illinois State Historic Preservation Officer

Date: 10-29-90

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: *Roberta E. Beach*
Executive Director

Date: 1/3/91

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