

**Midwest Regional Housing Privatization Project  
(MWRHPP)**

**Midwest Military Communities, LLC (MMC)**

**Annual Report 2007 – 2008**

**Historic Properties**

**October 1, 2007 through September 30, 2008**



This annual report, in accordance with the Naval Station Great Lakes Programmatic Agreement (PA) for the Midwest Regional Housing Privatization Project (MWRHPP), provides specific information to the Illinois State Historic Preservation Office (SHPO) on all of Midwest Military Communities' (MMC) projects affecting the historic properties identified in the PA during the federal fiscal year 2007-2008.

While the intent of this document is to provide a condition report on "all proposed, in-progress and/or completed projects affecting historic properties" (Stipulation IX), other activities addressing the effective implementation of the PA are also addressed. For ease of reference, this report responds to the relevant Stipulations or PA Attachments addressed during the reporting period of October 1, 2007 through September 30, 2008.

## **I. Applicability, Baseline Information, and Professional Qualifications Standards**

During the Annual Reporting period, Midwest Military Communities hired a new Project Manager who coordinated with the FCMC Development Manager responsible for oversight of MMC's compliance with the PA. The Development Manager is a qualified preservation professional meeting the Professional Qualifications Standards for Architectural History as defined in the Federal Register 36 CFR 61 and referenced in PA Stipulation I.D. and the Architectural Preservation Covenant, Attachment A, Section (2)(a).

## **II. Conveyance Activities**

No new conveyance activities during the reporting period.

## **III. Recordation**

### ***A. Building 142***

As referenced in Stipulation III.A., Building 142 at Fort Sheridan was demolished in June, 2007 after receiving IL SHPO approval for the HABS recordation. Historic brick material was palletized for salvage and reuse.



### ***B. Quadruplex and Fishbowl Buildings***

As referenced in Stipulation III.B., HABS recordation of the Quadruplex (Building 204H) and Fishbowl (Buildings 205H – 209H) was completed by MMC and accepted by the IL SHPO during the prior reporting period. Historic brick from these buildings was stripped for salvage and reuse. Demolition of these buildings was completed by February 2008.



## IV. Westover Housing Divestiture

**National Register Nomination** – MMC contracted with MacRostie and Associates to complete, per Stipulation IV.B., a National Register of Historic Places (National Register) submission for the Westover Housing properties. While the PA originally indicated the submission would be in the form of an amendment for the Fort Sheridan National Register Historic Landmark District, in consultation with the SHPO it was determined that a separate National Register nomination for the *Non-Commissioned Officers' Quarters #339-355, Fort Sheridan, Illinois (Westover Road Housing)* would be submitted. The nomination was submitted to the IL SHPO in November 2007. It was determined that Navy submission of the nomination was required and in April 2008, the DoN's Federal Preservation Office signed-off on the nomination. The IL SHPO submitted the package to the National Park Service (NPS) for listing on the National Register. A final determination on listing was not forthcoming from NPS as of the end of the reporting period.



Also per Stipulation IV.B., the SHPO will be consulted on a marketing plan and implementation schedule for the divestiture of Westover. As of the ending date of this Annual Report, neither a marketing plan nor implementation schedule was developed nor a plan for marketing the property.



During the reporting period the Westover units were vacated, with the last resident moving out January 2008. Residential management staff secured each unit, left on minimal utilities (heat/water) as needed to protect the unit and monitored the properties on a regular basis.

**Fort Sheridan / Patten Road and Walker Avenue Gate and Fencing** – A work scope was developed for the gates and fencing at Fort Sheridan, including dismounting and removing the main gates, pulling out and disposing the posts and bollards, repointing the brick piers, patching the limestone caps, removing and disposing of non-historic light fixtures and cleaning and painting the wrought iron fence. SHPO reviewed and approved the scope of work in September 2008. During the reporting period only the removal of the gates, posts, and bollards was completed.



## V. Historic Property Management for Ground Leased Properties

Rehabilitation of the historic properties in Brick Row and Hospital Cove continued during the reporting period. General rehabilitation work not previously identified as Exempt (i.e. Stipulation VI.A), completed or underway, includes the following:

**Interiors** – reuse of existing doors and trim; painting of first and second levels; patching and filling of wall area during removal or infill (as described for each unit below); repair of historic light fixtures, removal of plaster walls and replacement with drywall on existing frame in kitchens and bathrooms; addition of bedroom closets; rehab of kitchen including new cabinets, granite countertops, appliances and ceramic tile flooring; rehab of upstairs bath including new vanity and countertops, tub, shower enclosure, lighting and fixtures; and new carpeting for staircase and second floor.

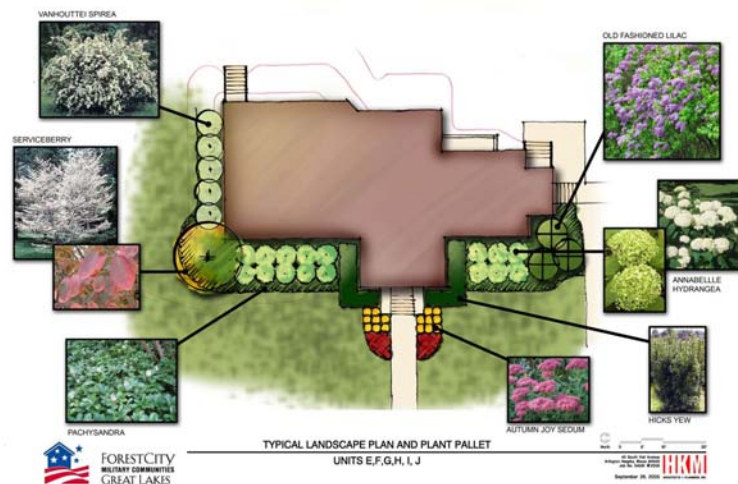


**HVAC and Electrical** – installation of new “Unico” mini-duct central air conditioning system and electrical panel replacement.

**Exteriors** – repair and reuse of existing doors and windows; addition of new wood doors and windows (matching existing in height and width), as needed; hand sand, paint/stain wood trim, pillars, columns, and shutters, as appropriate; repair of degraded wood with epoxy or in-kind replacement; scrape and repaint wood / sheet metal cornices, soffits, downspouts and gutters, as appropriate; replace non-original gutters to match originals; match new exterior infill finishes to surrounding material, repoint by hand, matching historic color and composition of mortar; installation of freestanding trash enclosures; and repair of historic light fixtures on porches and front facades.



**Landscaping** – replace landscaping around perimeter of Brick Row units as detailed in Landscaping Plan referenced in Section A of this report.



**Hospital Point Surgeon's Quarters Side Porches** – As determined in consultation with the SHPO, the enclosure for the side porches at Hospital Point Surgeon's Quarters (Units 201H, 202H, and 203H) were removed and the original open porch configuration restored. SHPO consultation during the prior reporting period addressed the appropriate method of paint removal for the exterior painted brick, acceptable new windows and door, and in-kind replacement pavers for the porch floor.



**Rehabilitation Scope** – Photos and rehabilitation work underway or completed for each building included within this reporting period are discussed below.

### ***A. Brick Row***

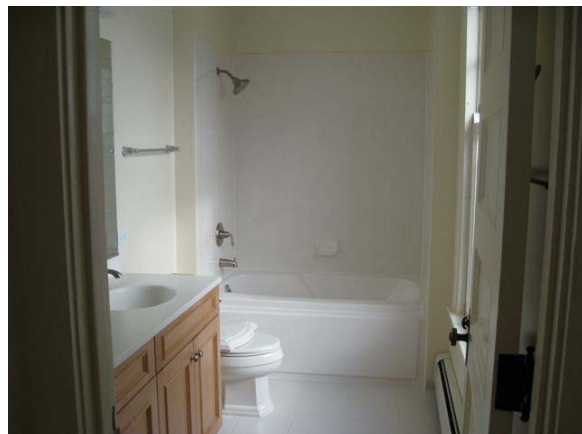
The activities listed below include primarily those unique to each unit or room, not previously referenced in the above general rehabilitation work description. Unless called out specifically, all work referenced was previously reviewed and approved by SHPO through the design review process prior to the beginning of the PPV work.

**Brick Row / Completed** – For those properties listed as completed, the date of completion is indicated in parenthesis.

**Quarters A (2/08)**



**Master Bedroom & Bath** – Remove wardrobe and linen closets and entry door, create new linen and walk-in wardrobe closets, create new entry and reuse existing door, remove all existing plumbing fixtures, relocate entry and create new Master Bath with new water closet, bathtub and double bowl vanity.



**Bathroom 2** – Remove existing plumbing fixtures and reconfigure layout with new water closet, vanity and bathtub.

**Powder Room** – Remove existing plumbing fixtures, replace water closet and pedestal sink, and change door swing



**Kitchen** – Remove existing kitchen cabinets, appliances and fixtures, retain existing Butler’s Pantry cabinets but add new counter tops, remove non-historic pantry at rear entry, remove wall between kitchen and rear entry, create new kitchen layout with sink, dishwasher, cooktop, wall oven and island, and create a new breakfast nook.



**Quarters D (2/08)**



**Master Bedroom & Bath** – Remove wardrobe and linen closets and entry door, create new linen and walk-in wardrobe closets, create new entry and reuse existing door, remove all existing plumbing fixtures, relocate entry, and create new Master Bath with new water closet, bathtub and double bowl vanity.



**Bathroom 2** – Remove existing plumbing fixtures and reconfigure layout with new water closet, vanity and bathtub.

**Powder Room** – Remove existing plumbing fixtures, replace water closet and pedestal sink, and change door swing.

**Kitchen** – Remove existing kitchen cabinets, appliances and fixtures, retain existing Butler's Pantry cabinets, but add new counter tops, remove non-historic pantry and bar sink, remove wall between kitchen and rear entry, create new kitchen layout with sink, dishwasher, cooktop, and wall oven, and create a new breakfast nook.



**Quarters E (5/08)**



**Master Bedroom & Bath** – Remove wardrobe closets and second entry door, create new walk-in and wardrobe closets, remove all existing plumbing fixtures, relocate entry, and create new Master Bath with new water closet, bathtub, double bowl vanity, and linen cabinet.



**Bathroom 2** – Remove existing plumbing fixtures and reconfigure layout with new water closet, vanity and shower.

**Powder Room** – Remove existing plumbing fixtures, replace water closet and pedestal sink.

**Kitchen** – Remove all non-original kitchen cabinets, appliances and fixtures, infill existing entry into kitchen from dining room, create new entry from entry hall, create new kitchen layout with sink, dishwasher, cooktop, wall oven, island and pantry cabinet.



**Quarters 63 (2/08)**



**Kitchen** – Remove all kitchen cabinets, appliances, fixtures, existing pantry and non-original door and door connecting kitchen to study, infill pantry and study door openings, create new kitchen layout with cooktop, wall oven, new center island, and cabinets, create new pantry, and remove wall and cabinets between pantry and hall.



**Master Bedroom & Bath** – Remove wardrobe closets, Master Bathroom door between Bedroom 2 and Master Bedroom and door opening leading from hallway into Master Bedroom, create a new walk-in closet, infill door between Bedroom 2 and Master Bedroom, create a new Master Bathroom with double-bowl vanity, bathtub, shower and linen closet and create a new entry to Master Bedroom from hall.



**Bedroom 2 & Bath 2** – Remove fire escape from rear, remove door between Bedroom 2 and 3, remove wardrobe closet and linen closet from hall to create new hallway to Bedroom 2, create new wardrobe closet and new entry into Bedroom 2 from hall, infill wardrobe closet door opening, create new entry from hall to new linen closet, reuse door from wardrobe closet, and create new bathroom with new water closet, vanity and tub.



**Bathroom 3** – Remove plumbing fixtures and create new walk-in closet for Bedroom 4.

**Bedroom 4** – Remove wardrobe closet door and relocate to create a linen closet accessible from hall.

**Powder Room** – Remove existing plumbing fixtures, replace water closet and pedestal sink.



**Entry, Dining Room and Living Room** – Install wood flooring over ACM tile to encapsulate. SHPO reviewed and approved this change January 2008.

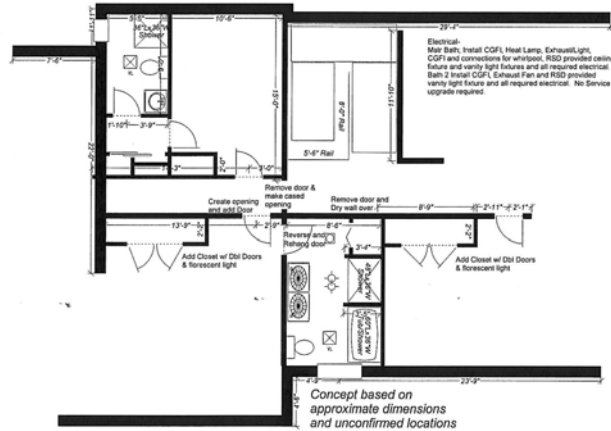


**Brick Row / In-Progress** – Dates anticipated for completion of rehabilitation work are indicated, as available.

**Quarters AA (10/08)**



SHPO Review and Approval -- SHPO reviewed proposed rehabilitation scope, providing approval for all interior work in July 2008. As part of the approval, interior door casings, which were never replaced after a fire in the late 1960s, were replicated for all 2<sup>nd</sup> floor doors. Basement boiler installation was reviewed and approved in September 2008.



**Master Bedroom & Bath** – Remove walls between Bedroom 6 closet, hall linen closet and Master closet to create a new walk-in closet, fill in linen and bedroom 6 closet doorways, add a wall to separate enclosed porch and create sitting rooms with French doors. Create new Master bath by removing two linen closets in hallway between two bedrooms and installing new shower, tub, double bowl vanity and linen closet.





**Bath 2** – Install new water closet, new vanity and new shower and fixtures.



**Bedroom 3** – Build new wardrobe closet and install new doorway from hallway.



**Bedroom 5** – Build new wardrobe closet and remove original wardrobe closets to create access to Bath 3.

**Bedroom 6** – Build new wardrobe closet.

**Bath 3** -- Demo bath and reduce width for closet at Bedroom 5. Install new water closet, new double bowl vanity and new tub/shower and fixtures.

**Bath 4** – Replace water closet.

## **Quarters K (11/08)**



**Exterior Only** – As detailed earlier in the report, work included masonry repointing, wood repair, hand sanding and painting and soil remediation and landscaping (before and after below).



## **Landscaping**

A Landscaping Plan was developed for Brick Row and Surgeon's Quarters to address damage from excavation due to required soil remediation for lead contamination. Overgrown perimeter landscaping was also trapping water against the masonry. The Landscape Plan, which required regrading of soil to slope away from house foundations, retaining berms and replacing overgrown plant materials, was designed and submitted to IL SHPO for review. Approval was provided in January 2008. Planting was completed June 2008.



CONCEPTUAL LANDSCAPE PERSPECTIVE  
UNIT A



## ***B. Surgeon's Quarters***

**Surgeon's Quarters / Completed** – Dates for completion of rehabilitation work are indicated in parenthesis.

### **Quarters 203H (9/07)**



**Kitchen** – Remove cabinets, appliances and fixtures and existing butler's pantry, infill entry into kitchen from dining room, create new kitchen layout

with sink, dishwasher, cooktop, wall over and cabinets, and create new entry into kitchen from entry hall.



**Master Bedroom & Bath** – Remove wardrobe closet and niche, infill wall between master bedroom and bathroom 2 and create new wardrobe closet, remove non-original Master bedroom Sun Porch structure, remove master bath fixtures and door and infill existing doorway from master bathroom to hallway/bedroom 2, create new Master Bathroom with water closet, double bowl vanity and bathtub, and create new doorway from Master Bath to Master Bedroom.





**Bedroom 3** – Remove wardrobe closet, create combined wardrobe and linen closet opening into hallway.

**Bedroom 4** – Create new wardrobe closet.



**Bedroom 2 & Enclosed Porch** – Demolish non-original porch enclosure and infill with compatible exterior brick, insert new double wood windows into previous doorway as approved by SHPO, remove wardrobe closet and relocate.

**Enclosed East Sun Porch** – Demolish non-original structure, walls, flooring, windows and concrete foundation and restore exterior space to a grassy terrace.



**Enclosed South Porch** – Demolish non-original structure, walls, and windows, retain concrete curbing and brick piers, reconstruct roof, repair and/or replace cedar bead board ceiling and brick paver floor as approved by SHPO. Add compatible wood French door in existing masonry opening to Living Room.



### ***C. Squirrel Hollow***



**Completed** – Date for completion of rehabilitation work is indicated in parenthesis.

#### **Quarters Z (11/07)**

Unico Space Pak System – Install with minimal impact on historic walls and hide chases in closets.



### **VI. Exempt Activities**

General operation and maintenance activity conducted in accordance with the Secretary of the Interior's Standards for Rehabilitation and illustrated guidelines for rehabilitation historic buildings (Standards).

### **VII. Unanticipated Archaeological Discoveries**

As addressed in the PA, no sites of archaeological significance were located within the PPV area.

## **Attachment A: Architectural Preservation Covenant**

As referenced in the 2005-06 Annual Report, MMC incorporated into leasing agreements for tenants of historic properties at Naval Station Great Lakes pertinent conditions of the PA, so that the integrity of the properties' character-defining features will not be compromised during that property's occupation.

## **Attachment B: Historic Covenant (Westover Road Units)**

The Westover Units have and will be maintained by MMC LLC to a level of preservation acceptable under the Secretary's Standards, until such time as the Westover Road Historic Properties are divested and the responsibilities of the Westover Units Historic Covenant are assigned to the new owner.

## **Review of 2008-09 Project Activities**

Documentation anticipated for completion in compliance with the PA during the next Annual Reporting period:

- Non-Commissioned Officers' Quarters #339-355, Fort Sheridan, Illinois (Westover Road Housing)" – Marketing Plan and Implementation Schedule

Rehabilitation and restoration activity currently underway with proposed dates (in parenthesis) for completion:

- Brick Row -- AA Perry (10/08), Quarters K (11/08)