

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

Midwest Military Communities, LLC (MMC)

Annual Report 2008 – 2009

Historic Properties

October 1, 2008 through September 30, 2009



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 2008-2009.

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, 2008 through September 30, 2009.

I. Applicability, Baseline Information, and Professional Qualifications Standards

During the Annual Reporting period, Midwest Military Communities Project Manager and Senior Manager of Maintenance and Facilities coordinated repair, maintenance and rehabilitation activities 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). Also during the reporting period, FCMC Development Manager participated in a DoN sponsored Cultural Resource Management workshop in Portsmouth, NH.

II. Conveyance Activities

No new conveyance activities during the reporting period.

III. Recordation

No new recordation activities during the reporting period.

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. A National Register nomination for the *Non-Commissioned Officers' Quarters #339-355, Fort Sheridan, Illinois (Westover Road Housing)* was submitted by Department of the Navy (DoN) Federal Preservation Office to the IL SHPO in April 2008. The IL SHPO submitted the package to the National Park Service

(NPS) for listing on the National Register. NPS entered the Westover Road Housing into the National Register on October 1, 2009



Also per Stipulation IV.B., the SHPO will be consulted on a marketing plan and implementation schedule for the divestiture of Westover. Marketing of the Westover community will not commence until 2010. Materials will be forthcoming to IL SHPO during the next reporting period.

Water Damage – During the reporting period some of the Westover units suffered damage from flooding due to frozen pipes and subsequent water damage. Immediate stabilization work was limited to removal of the water and fan drying. Repair and rehabilitation work to be completed in next reporting period is limited to interiors (with exception of new condenser units) and includes the following:





HVAC – Remove damaged radiators, boilers and associated piping and replace with 90% high-efficiency forced air furnace, central air, ductwork, and registers/diffusers. Add air-condition condensers to the exteriors on pads or brackets, detached from the housing units and to the rear or side of the buildings. Remove, relocate and replace water heaters. Cutting and patching for ductwork limited to interior spaces, reviewed and approved by SHPO in email communication 3/20/2009.

Plumbing – replace broken water piping and fixtures as needed.

Plaster and Paint – Hand scrape, patch and paint all ceilings, walls, and millwork with evidence of loose paint. Skim coat plaster surfaces only where damage or deterioration is evident or where new HVAC shaft walls are installed .

Floors – Remove and replace in-kind flooring that is buckled or water damaged. Sand and refinish.

Electrical – Install hook-up for HVAC and condenser with existing systems assumed to be adequate and functional.

V. Historic Property Management for Ground Leased Properties

Exterior and interior rehabilitation of the historic properties in Brick Row and Hospital Cove, with the exception of Quarters K, was completed either during or prior to this reporting period. Remaining work is limited to the interior of Quarters K. General rehabilitation work not previously identified as Exempt (i.e. Stipulation VI.A), completed 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.



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 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 2nd floor doors. Kitchen flooring was replaced, the Master Bedroom Bath was redesigned to allow for additional storage and new fixtures. Bath 2, 3 and 4 received all or partial new fixtures. Bedrooms 5 and 6 received new wardrobe closets. The Basement boiler installation was reviewed and approved in September 2008. (Full description of work is provided in the previous year's reporting.)



Quarters K (11/08)



Exterior Only – As detailed in the previous year's report, work included masonry repointing, wood repair, hand sanding and painting and soil remediation and landscaping.

B. Surgeon's Quarters

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

Quarters 202H (9/08)



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-hung 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 work is indicated in parenthesis.

Gas Meters (7/09)

Proposed installation of new gas meters was reviewed and approved by SHPO June 2009. Work to be completed during a future reporting period.



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 2009-10 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 HVAC work