

Midwest Regional Housing Privatization Project (MWRHPP)

Midwest Military Communities, LLC (MMC)

Annual Report 2009 – 2010

Historic Properties

October 1, 2009 through September 30, 2010



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 2009-2010.

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, 2009 through September 30, 2010.

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 at Marine Corps Base Hawaii.

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 –As reported in the prior reporting year, NPS entered the A National Register nomination for the *Non-Commissioned Officers' Quarters #339-355, Fort Sheridan, Illinois (Westover Road Housing)* into the National Register on October 1, 2009.



Also per Stipulation IV.B., the SHPO was consulted on a marketing plan and implementation schedule for the divestiture of Westover. A copy of the marketing brochure was provided to SHPO for review and SHPO approved the brochure as meeting the requirements per the Programmatic Agreement in February 2010. Marketing of the Westover community commenced February 2010 and proceeded during the reporting period. As of the end of the reporting period, no sale had taken place. MMC continues to actively market the property.

Water Damage – During the previous reporting period some of the Westover units suffered damage from flooding due to frozen pipes and subsequent water damage. MMC work to repair the water damage, beginning with replacement of the boiler system with a forced air system, is stalled pending outcome of insurance negotiations. In the meantime, units will be marketed in “as-is” condition. If unsuccessful, MMC will contact SHPO about a modified work scope.

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 prior to this reporting period. No new rehabilitation work was completed during the reporting period. Only remaining work is limited to the interior of Quarters K and is anticipated for completion upon departure of current resident.

Additionally, Buildings 65 and 67, garage units serving the Brick Row Homes, were transferred from the Navy to MMC in July 2010 in “as-is” condition. The garages are structurally sound and are continuing to serve the residents of Brick Row. No work is planned for those buildings.

A. Brick Row

The activities listed below include maintenance work not qualified as exempt and requiring SHPO review:

Quarters A



At Quarters A, MMC replaced the aging flagstone patio and rear sidewalk (non-historic) with a poured concrete patio and walk. In addition, a new concrete step was poured to replace a cracked and deteriorated entrance step. This work was reviewed and approved by SHPO in May 2010.

Quarters F



A metal hand rail was installed at the rear entrance of Quarters F as reviewed and approved by SHPO in January 2010.

B. Surgeon's Quarters

Rehabilitation of all units was completed during the previous reporting period.

Quarters 201H



As part of the annual inspection process, Quarters 201 was identified as needing repair to entrance columns. The exterior wood was scraped, areas of deterioration were consolidated and the column was painted. Where excessive decay had occurred, rotted wood was replaced in-kind.

C. Squirrel Hollow

Proposed installation of new gas meters was reviewed and approved by SHPO during prior reporting period. No date certain for work to be completed.



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 2010-11 Project Activities

Work 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)*** – *Rehabilitation of damaged interiors if sale cannot be executed in "as-is" condition.*
- ***Quarters K Rehabilitation***