

**CITY OF BELVIDERE  
HISTORIC PRESERVATION COMMISSION  
A G E N D A  
Tuesday, August 27, 2019  
Boone County Museum of History  
314 South State Street  
5:30 pm**

**ROLL CALL**

**Members:**

Lisa Kummerow, Chair  
David Kummerow, Vice-Chair  
Anna Pivoras  
Kris Bryan  
Becky Tobin  
Filitsa Platopoulos  
Alexandra Omiotek

**Staff:**

Gina DelRose, Community Development Planner

**Ex-Officio:**

Mike Chamberlain, Mayor

**MINUTES: Approve Minutes—July 23, 2019**

**PUBLIC COMMENT**

**NEW BUSINESS:**

Website presentation

CLG Grant- Courthouse Square III- review and approve submitted RFPs  
401 N. Main Street- purchase local landmark plaque

**UNFINISHED BUSINESS:**

Work Plan

2020 Awards Program:  
Promotional/Fundraising Events: Ghost Tour  
Leath Warehouse Update:  
Maintenance Small Grant:  
10 Year Plan: Implementation  
Expenditures: None  
Friends of Preservation: None

**OTHER BUSINESS:**

Images of America Belvidere and Boone County

Royalties- No update  
Book Sales- No update

**DISCUSSION:**

Newsletter

US Route 20- signs

**COMMUNICATIONS/PLANNING REPORTS:**

Staff Report:

Next Meeting Date: TBD

**ADJOURNMENT**

**CITY OF BELVIDERE  
HISTORIC PRESERVATION COMMISSION MINUTES  
July 23, 2019  
5:30 pm  
City Hall Council Chambers  
401 Whitney Boulevard**

**ROLL CALL**

**Members Present:**

Lisa Kummerow, Chair  
David Kummerow, Vice Chair  
Becky Tobin  
Alexandra Omiotek  
Anna Pivoras

**Staff Present:**

Gina DelRose, Community Development Planner

**Members Absent**

Kris Bryan  
Filitsa Platopoulos

With a quorum present, Chair Lisa Kummerow called the meeting to order at 5:36 pm.

**MINUTES:** It was moved and seconded (Tobin/D. Kummerow) to approve the minutes from the June 25, 2019 meeting. The motion carried unanimously.

**PUBLIC COMMENT:** None

**NEW BUSINESS:** None

**UNFINISHED BUSINESS:**

**Work Plan**

**2020 Awards Program:** Gina DelRose stated that it was suggested that Russ Caldwell receive an award next year for downtown revitalization.

**Promotional/Fundraising Events:** Gina DelRose stated that the Commission earned \$115 at the Sips and Sprinkles Chef's Night Out fundraiser.

Gina DelRose stated that the cemetery tour fundraiser was moved to October 12<sup>th</sup> and Kathi Kresol has agreed to participate in that event. Ms. DelRose stated that since there are multiple events happening on October 12<sup>th</sup>, the day is going to be called "Get Familiar with Belvidere and Kathi Kresol". The cemetery tour, cat adoption, book signings and ghost tour will all be advertised together in an effort to reach a wider audience.

Gina DelRose questioned the Commission if there would be two or three groups of tickets sold and if there would be psychics at each house.

The Commission discussed the logistics of the ghost tour and decided that there would be three groups of tickets sold and the night would end at the Boone County Museum of History where people could discuss the houses and Kathi Kresol could offer a recap and book signing event.

**City of Belvidere**  
**Historic Preservation Commission**  
**July 23, 2019**  
**Page 2 of 3**

Gina DelRose stated that there would be different appetizers at each house with water and soda. A cash bar will be available for beer and wine.

The Commission decided that a total of 75 tickets can be sold and tickets will be \$50 a piece. A minimum of two commission members will be present at each house to assist with the tour.

The Commission discussed entering all the tickets into a door prize that would be awarded at the museum.

The Commission decided the event would be from 5:30pm-9:30pm, with the last hour occurring at the museum.

Leath Warehouse Update: No updates.

Maintenance Small Grant: Gina DelRose stated that the grant recipient notified her that the painter has not begun the project yet and he may need a time extension.

10 Year Plan: No updates.

Expenditures: No updates.

Friends of Preservation: No updates.

**OTHER BUSINESS:**

**Images of American Belvidere and Boone County**

Royalties: No updates.

Book Sales: Gina DelRose stated that the book was for sale at the Belvidere Walgreens.

**DISCUSSION:**

**Newsletter-** None.

**US Route 20-** Gina DelRose stated that the US Route 20 signs have arrived and the next step would be to present them to the City Council and have the Street Department install them.

**CLG Grant- Courthouse Square III-** Gina DelRose stated that 59 RFPs were mailed out and are due back on August 16, 2019.

**COMMUNICATIONS/PLANNING REPORTS:**

**Staff Report:**

Gina DelRose noted that the Boone County Museum of History's Ice Cream Social and the Belvidere Sister Cities' Road Rally were both occurring in August.

Gina DelRose stated that Planet Fitness should be starting member registrations for their new downtown location.

**City of Belvidere**  
**Historic Preservation Commission**  
**July 23, 2019**  
**Page 3 of 3**

Gina DelRose stated that the next meeting will be at the Boone County Museum of History where there will be a presentation by a web designer that specializes in marketing of local landmarks and historic places.

David Kummerow stated that Lisa Kummerow and himself will not be able to attend the September meeting and it should be rescheduled due to the Ghost Tour.

**NEXT MEETING DATE:** August 27, 2019

**ADJOURNMENT:** The meeting was adjourned at 6:32 pm.

Recorded by

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Gina DelRose  
Community Development Planner

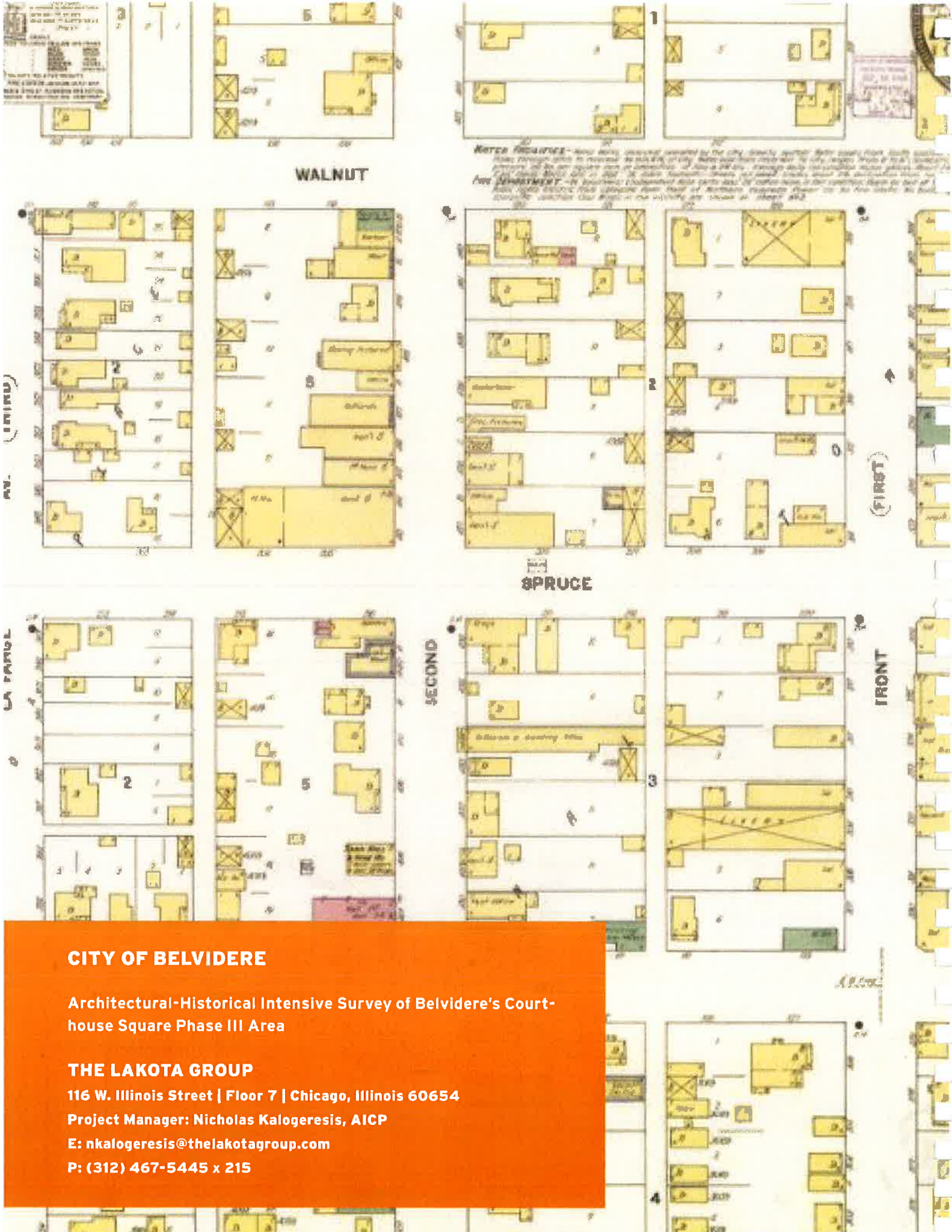


**CITY OF BELVIDERE**  
ILLINOIS

**Architectural-Historical Intensive Survey of Belvidere's Courthouse Square  
Phase III Area**

**August 15, 2019**

**THE  
LAKOTA  
GROUP.**



WALNUT

SPRUCE

SECOND

FRONT

**CITY OF BELVIDERE**

Architectural-Historical Intensive Survey of Belvidere's Court-house Square Phase III Area

**THE LAKOTA GROUP**

116 W. Illinois Street | Floor 7 | Chicago, Illinois 60654

Project Manager: Nicholas Kalogeresis, AICP

E: [nkalogeresis@thelakotagroup.com](mailto:nkalogeresis@thelakotagroup.com)

P: (312) 467-5445 x 215

August 15, 2019

Gina DeRose  
Community Development Planner  
City of Belvidere  
401 Whitney Boulevard  
Belvidere, Illinois 61008

116 West Illinois Street  
Floor 7  
Chicago, Illinois 60654  
p 312.467.5445  
f 312.467.5484  
thelakotagroup.com

**Re: City of Belvidere Architectural-Historical Intensive Survey  
of Belvidere's Courthouse Square Phase III Area**

Dear Gina:

On behalf of **The Lakota Group** we want to thank you for the opportunity to present our professional services submittal for the preparation of an **intensive-level survey of historic resources** for the City of Belvidere, Illinois.

Since 2009, The Lakota Group has provided comprehensive preservation planning services to communities seeking to preserve their architectural and historical resources as key elements to maintaining community character and in revitalizing neighborhood and traditional commercial districts. Over the last several years, our firm has completed a variety of preservation planning assignments, including National Register nominations, historic resource surveys, community preservation plans, design guidelines, preservation-based neighborhood and commercial district revitalization plans, and Main Street revitalization consultations.

What separates our preservation planning work from others is how we prepare high-quality surveys and survey reports. We also bring highly-experienced preservation planners and surveyors into the field. We also know historic architecture, both high-style and vernacular forms.

Our firm also understands that this project assignment represents an important opportunity for the City of Belvidere to address historic preservation in a comprehensive manner. We look forward to discussing our experience and approach with you. Please call us with any questions.

Nick Kalogeresis, AICP, Associate Principal, will be the primary contact person for this RFP. I can be reached at 312-467-5445, ext. 215.

Cordially:

Nicholas P. Kalogeresis



Nicholas P. Kalogeresis, AICP  
ASSOCIATE PRINCIPAL

# Delve In

## Table of Contents

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<b>Firm Profile</b>	<b>5</b>
<b>Project Team</b>	<b>9</b>
<b>Experience</b>	<b>16</b>
<b>Survey Approach</b>	<b>36</b>
<b>Project Timeline</b>	<b>42</b>
<b>References</b>	<b>43</b>
<b>Cost Proposal</b>	<b>45</b>

*“ We shape our buildings, thereafter they shape us.” - Winston Churchill*







# Preservation Heart and Soul

The Lakota Group is a team of talented historic preservation planners and strategic thinkers powered by a passion to provide creative solutions to community preservation issues.

The Lakota Group brings extensive experience in community historic preservation planning, architectural and historical surveys and context statement development, property documentation, and historic preservation-based economic development, and will work closely with the City of Belvidere, its Historic Preservation Commission, and other key stakeholders including property owners and members of the public in the preparation of an *intensive-level Historic Resources Survey*.

**Our firm's mission is simple:**

***We want to improve communities through the power of preservation.***

Lakota will be responsible for survey and inventory work, map production, report production and other tasks related to the completion of this assignment.

Recent survey projects have included an intensive-level survey of downtown DeKalb, Illinois; a Village-Wide survey and inventory of 3,000 properties in River Forest, Illinois; an inventory of over 400 Evanston, Illinois landmarks; and an intensive-level survey of over 900 properties in Downers Grove, Illinois.

Since the firm's founding in 1993 in Chicago, Illinois, Lakota has completed planning assignments in more than 300 cities, suburbs and small towns across the country, gaining recognition for its work in historic preservation, community planning, urban design, and landscape architecture.

## **Contact Information:**

Nicholas P. Kalogeresis, AICP  
Associate Principal  
THE LAKOTA GROUP  
116 West Illinois Street, 7th Floor  
Chicago, Illinois 60654  
T. 312-467-5445, ext. 215

Lakota is an Illinois S-Corporation and is currently available to undertake a project of this scope and importance.

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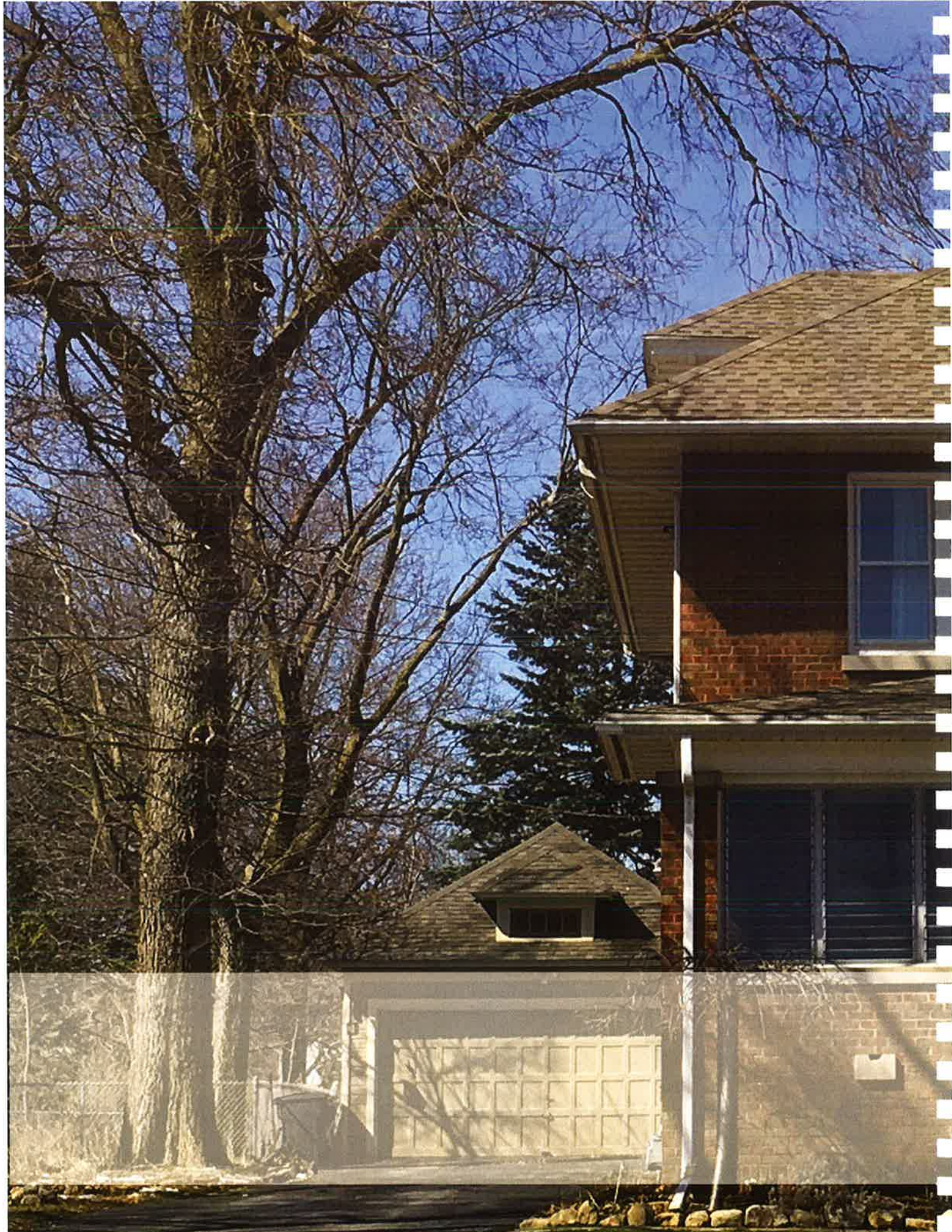
***The Lakota Group enjoys the opportunity to work with local communities, which is reflected in its name: "Allies," the English translation of the Native American word, Lakota.***

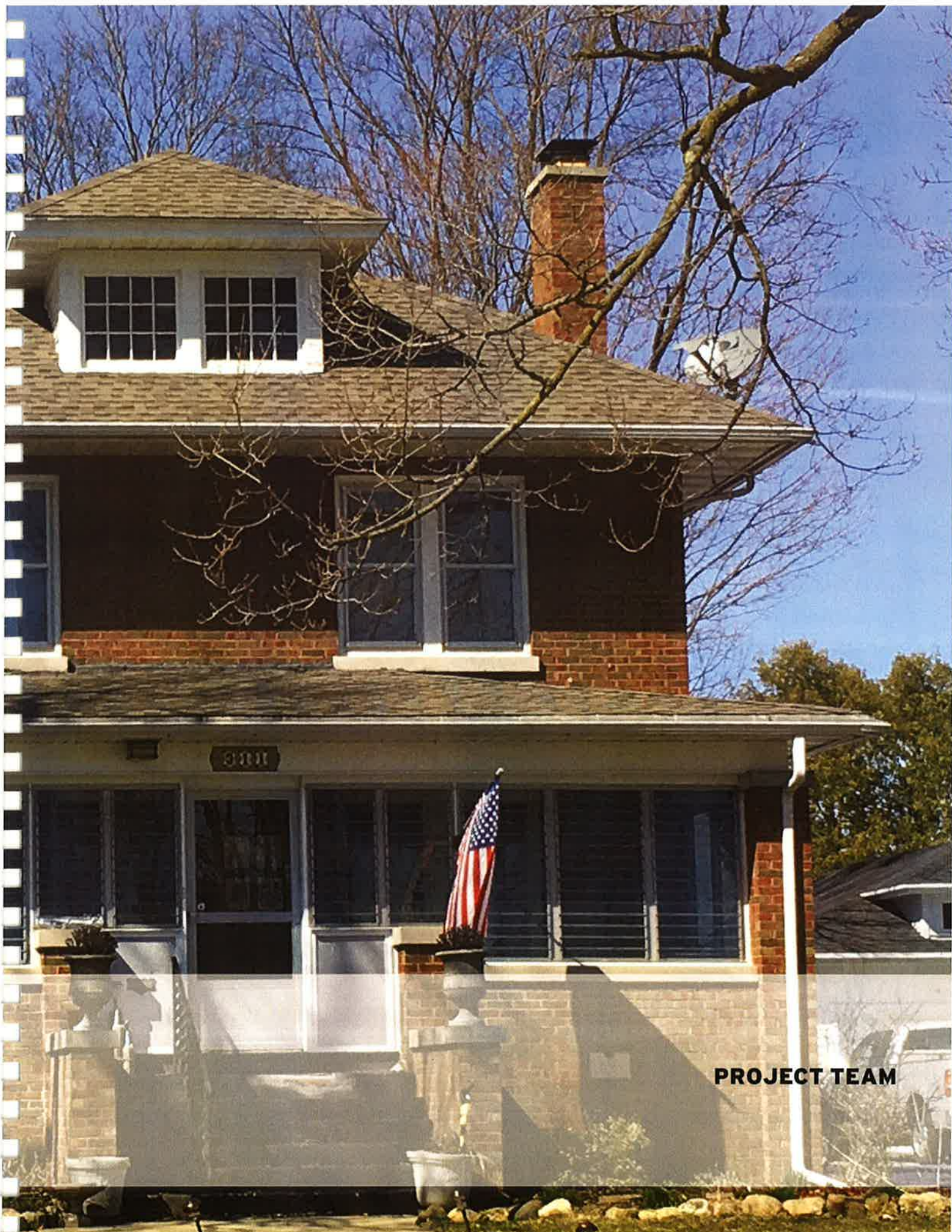
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## **OUR SERVICES**

Planning • Urban Design • Landscape Architecture • Historic Preservation • Community Engagement

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**PROJECT TEAM**

# Project Team



The Lakota Team has the skills and expertise necessary to assist the City of Belvidere with a successful historic resources survey process. The following personnel will be participating as key staff during the survey process:

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### The Lakota Group

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**PROJECT MANAGER  
ASSOCIATE PRINCIPAL**

**NICHOLAS KALOGERESIS AICP Associate Principal - [nkalogeresis@thelakotagroup.com](mailto:nkalogeresis@thelakotagroup.com)**

Nick brings 28 years of professional experience in historic preservation planning, survey and documentation, National Register nominations, design guidelines, Main Street revitalization, and preservation-based economic development. Nick has led historic resource surveys in River Forest, Downers Grove and Evanston, Illinois. He is currently working on Historic Preservation Plans for Albany, New York, Denton, Texas and Maui County, Hawaii. Previous to Lakota, Nick worked for the National Trust for Historic Preservation's Main Street Center where he consulted with clients across the United States. Nick is also a frequent writer and has presented at conferences for the American Planning Association, Congress for New Urbanism, and New Partners for Smart Growth, among others. Nick is certified under 36 CFR Part 61 Secretary of the Interior Professional Qualifications Standards as an architectural historian.

Nick will be the day-to-day contact and lead surveyor and project manager for this project.



**SENIOR  
ASSOCIATE**

**DOUGLAS KAARRE AICP Senior Associate - [dkaarre@thelakotagroup.com](mailto:dkaarre@thelakotagroup.com)**

Douglas brings 20 years of planning and historic preservation experience with an emphasis on local government. He has served as both city planner and preservation planner for several Illinois municipalities, and has significant experience with projects important to local communities, including neighborhood planning, education and outreach, historic district management, historic resource surveys, preservation plans, design guidelines/design review and Local and National Register nominations. He recently served as president of the *Illinois Association of Historic Preservation Commissions*, a non-profit education and advocacy organization for training local government commission members and staff. He has presented at conferences for the National Trust for Historic Preservation, the American Planning Association and the Illinois State Historic Preservation Conference, among others. Douglas is certified under 36 CFR Part 61 Secretary of the Interior Professional Qualifications Standards as an architectural historian.

Douglas will assist in field work and report preparation and production.



**PROJECT  
MANAGER**

**SIRAJ ASFAHANI AIA Project Manager - [sasfahani@thelakotagroup.com](mailto:sasfahani@thelakotagroup.com)**

Siraj is an architect and urban planner with experience in different fields of design. His portfolio includes a range of projects, such as historic preservation, downtown planning, placemaking, park and recreational master plans, urban regeneration, and wayfinding and interpretive systems. His skill set ranges from computer-aided graphics, renderings, and branding to construction drawings and onsite fieldwork. Multidisciplinary design is his strong point, as he combines his architectural training with his urban design knowledge.

Siraj will assist in report preparation and production.



Nicholas Kalogeresis, AICP

**Associate Principal | 2008-Present**

Nick brings 25 years of historic preservation experience in small towns, suburbs, urban neighborhoods, and large cities, and brings diverse skill sets in preservation planning, traditional neighborhood and commercial district revitalization, historic resource surveys, and National Register nominations. Nick is also a frequent writer and has presented at conferences for the American Planning Association, the National Main Street Center, and the Illinois State Historic Preservation Conference, among others. Nick is certified as an architectural historian under 36 CFR Part 61.

**SIGNATURE PROJECTS**

**Strategic Historic Preservation Plan - San Antonio, TX**

Worked with a 30-member steering committee to prepare a strategic plan to enhance the city's historic preservation program; developed guidelines for creating resource surveys and established processes for landmark designations. Nick was the project manager for this assignment.

**Rock Island Preservation Plan - Rock Island, IL**

Lakota prepared a Heritage Resources Plan plan for the Rock Island to enhance its historic preservation program and address key issues related to survey and documentation, design guidelines, neighborhood revitalization, heritage tourism and economic development, and education and advocacy. Nick was the project manager for this process. Nick was the project manager for this assignment.

**Central Berwyn Bungalow National Register District - Berwyn, IL**

A National Register District Nomination for 1,500+ residential homes that comprise the largest collection of Chicago Bungalow-styled homes outside the City of Chicago. The project also included development of an on-line database of contributing and non-contributing buildings. Nick was the project manager for this assignment.

**Central Springfield National Register District Expansion - Springfield, IL**

Completed a boundary expansion of an existing National Register District in downtown Springfield; the expansion included 150+ new properties in the District ranging in styles from Art Deco to Mid-Century Modern and Contemporary resources. Nick was the project manager for this assignment.

**Cermak Road Architectural and Historic Survey - Berwyn, IL**

An intensive level survey of architectural and historic building resources; included in-depth archival research, field documentation and evaluation of 155 properties for potential eligibility for the National Register of Historic Places. Nick was the project manager for this assignment.

**River Forest Architectural and Historical Survey - River Forest, IL**

A reconnaissance and intensive level survey of over 2,900 architectural resources was conducted in River Forest, Illinois where a number of Frank Lloyd Wright's first independent commissions are located. The project also included in-depth archival research. Field documentation was conducted using an Apple iPad and customized software. Nick was the project manager for this assignment.

**Historic Building Design + Resource Manual - Naperville, IL**

Prepared design guidelines for the locally-designated Historic District that contains primarily residential resources and a college campus. The document is used for Certificate of Appropriateness review processes and preservation education activities. Nick was the project manager for this assignment.

**Education**

University of Illinois at Urbana-Champaign, Masters of Urban Planning (1991)

Elmhurst College  
Bachelor of Arts - Urban Studies & History (1988)

**Organizations**

- American Planning Association
- American Institute of Certified Planners
- National Trust for Historic Preservation
- Village of Oak Park Historic Preservation Commission
- Society of Architectural Historians
- Chaddick Institute of DePaul University's Municipal Design Review Network

**Recent Publications**

- **Main Street Now**, "Incorporating Sustainability into Downtown Master Plans and Codes" May/June 2011
- **Revitalizing Main Street**, "Chapter 16: Master Planning," "Chapter 17: Zoning and Other Land Use Regulatory Tools" 2009
- **Main Street News**, "Form-Based Zoning: The New Urbanism Comes to Main Street," March 2008

**Accreditations**

- American Institute of Certified Planners

**Experience**

Years with Lakota: 10  
Years of Practice: 27





Douglas Kaarre, AICP

### Senior Associate | 2019-Present

Douglas brings 20 years of planning and historic preservation experience with an emphasis on local government. He has served as both city planner and preservation planner for several Illinois municipalities, and has significant experience with projects important to local communities, including education and outreach, historic district management, historic resource surveys, preservation plans, design guidelines and Local and National Register nominations. He has presented at conferences for the National Trust for Historic Preservation and the American Planning Association, among others. Douglas is certified as an architectural historian under 36 CFR Part 61.

### SIGNATURE PROJECTS

#### Maui County Historic Preservation Plan - Maui County, HI

Lakota is working with Maui County and its Cultural Resources Commission to prepare a County-wide Historic Preservation Plan that will identify important preservation issues, constraints, and opportunities to strengthen the County's preservation program and improve its effectiveness in conserving the County's significant historic and archaeological resources and landscapes on three of the four islands within county jurisdiction.

#### Denton Historic Preservation Plan - Denton, TX

Lakota is working with the City of Denton and its Historic Landmark Commission to update its Historic Preservation Plan that will build on prior preservation programs and initiatives, highlight community-supported preservation planning policies, and provide key strategies for short and long-term implementation.

#### Albany Historic Preservation Plan - Albany, NY

Lakota is working with the City of Albany and its Historic Resources Commission to provide an assessment of the City's preservation program with the goal of strengthening its policies and procedures through long-term strategies for implementation.

#### Online Architectural Resources of Oak Park - Oak Park, IL

Utilizing the RuskinARC online historic resources documentation tool, Douglas organized the uploading of thousands of surveyed and designated properties into the community's historic resources page. This often involved documenting properties in historic districts that had not been surveyed in 40 years.

#### Revisions to the Architectural Review Guidelines - Oak Park, IL

In conjunction with a preservation consultant and the Oak Park Historic Preservation Commission, Douglas managed the process of revising the 1994 Guidelines to reflect modern design review issues such as sustainability, solar energy and replacement materials while presenting the Guidelines in a user-friendly format utilizing photographs and line drawings.

#### Frank Lloyd Wright-Prairie School of Architecture National Register Historic District - Oak Park, IL

In conjunction with a preservation consultant and the Oak Park Historic Preservation Commission, Douglas managed the survey of 2,000 properties, the creation of an updated National Register nomination report, including a boundary expansion of over 400 properties, and the successful listing in the National Register.

### Education

The School of the Art Institute of Chicago  
Master of Science in Historic Preservation (2000)

University of Cincinnati  
Master of Community Planning (1991)

Central Michigan University  
Bachelor of Science in Geography (1989)

### Organizations

- American Planning Association
- National Trust for Historic Preservation
- Landmarks Illinois
- National Alliance of Preservation Commissions
- Illinois Association of Historic Preservation Commissions (former president)

### Accreditations

- American Institute of Certified Planners

### Experience

Years of Practice: 20

\*Completed with previous employer



Siraj Asfahani AIA

**Associate | 2016-Present**

Siraj is an architect and urban planner with experience in different fields of design. His portfolio includes a range of projects, such as downtown planning, placemaking, park and recreational master plans, unconventional public spaces, wayfinding and urban restoration. Siraj believes that good design is innovative, practical, and long lasting. His skill set ranges from computer-aided graphics, rendering, and branding to construction drawings and onsite fieldwork. Multidisciplinary design is his strong point, as he combines his architectural training with his urban design knowledge.

**SIGNATURE PROJECTS**

**San Antonio Mission District Design Guidelines - City of San Antonio, TX**

The City of San Antonio's Office of Historic Preservation (OHP) and World Heritage Office (WHO) worked with The Lakota Group to create a Design Manual specific to the Mission Historic District and the historic and other building resources located within the World Heritage Buffer Zone. Objectives of the design manual include articulating the unique and character-defining features and geographic areas within the District that exemplify the cultural attributes or themes that distinguish the District. Siraj assisted the planning team in research, graphic production, and the public outreach process.

**Belvidere 10-year Historic Preservation Plan - City of Belvidere, IL**

The Lakota Group is working with the City of Belvidere to initiated a community planning process to prepare a 10-Year Historic Preservation Plan. The 10-Year Historic Preservation Plan focused on key implementation strategies that identify important implementation partners and key short and long-term actions to strengthen the City's preservation program. Siraj assisted the planning team in research, graphic production, and the public outreach process.

**DeKalb Downtown Survey and Design Guidelines - DeKalb III**

The Downtown Survey and Design Guidelines for DeKalb is the outcome of the City's strong desire to identify and preserve its significant remaining Downtown architectural resources that physically embody the City's history and heritage for future generations. Siraj assisted in the production of design guideline illustrations and elevations of rehabilitated historic facades.

**Arts and Culture Master Plan - Niles, IL**

Lakota led the creation of represents a set of policies and strategies in guiding the expansion and enhancement of Niles' arts and culture sector in the years ahead, acknowledging that arts and culture contributes to the community's economic competitiveness and quality of life. The process included an assessment of existing cultural arts assets and opportunities and the engagement of local stakeholders and residents in determining short and long-term planning priorities and cultural arts initiatives. Siraj assisted in research, graphics and creation of engagement materials.

**Vision Clark Street Master Plan - Chicago, IL**

Lakota is working with the Rogers Park Business Alliance to help engage the community and create a shared vision for the revitalization of their downtown. Branded materials created for the project brought visual unity to the engagement and planning process and were woven into concepts for placemaking and urban design improvements. Siraj aided the team in producing renderings, marketing for the public events, and facilitating the community open house.

**Education**

DePaul University  
Master of Sustainable Urban  
Development  
Chicago, IL  
(2017)

Harvard School of Design  
Executive Studies in Urban Design  
(Walkable City - Jeff Speck)  
Boston, MA  
(2016)

Lebanese American University  
Bachelor of Architecture  
Minor in Graphic Design  
Beirut, Lebanon  
(2015)

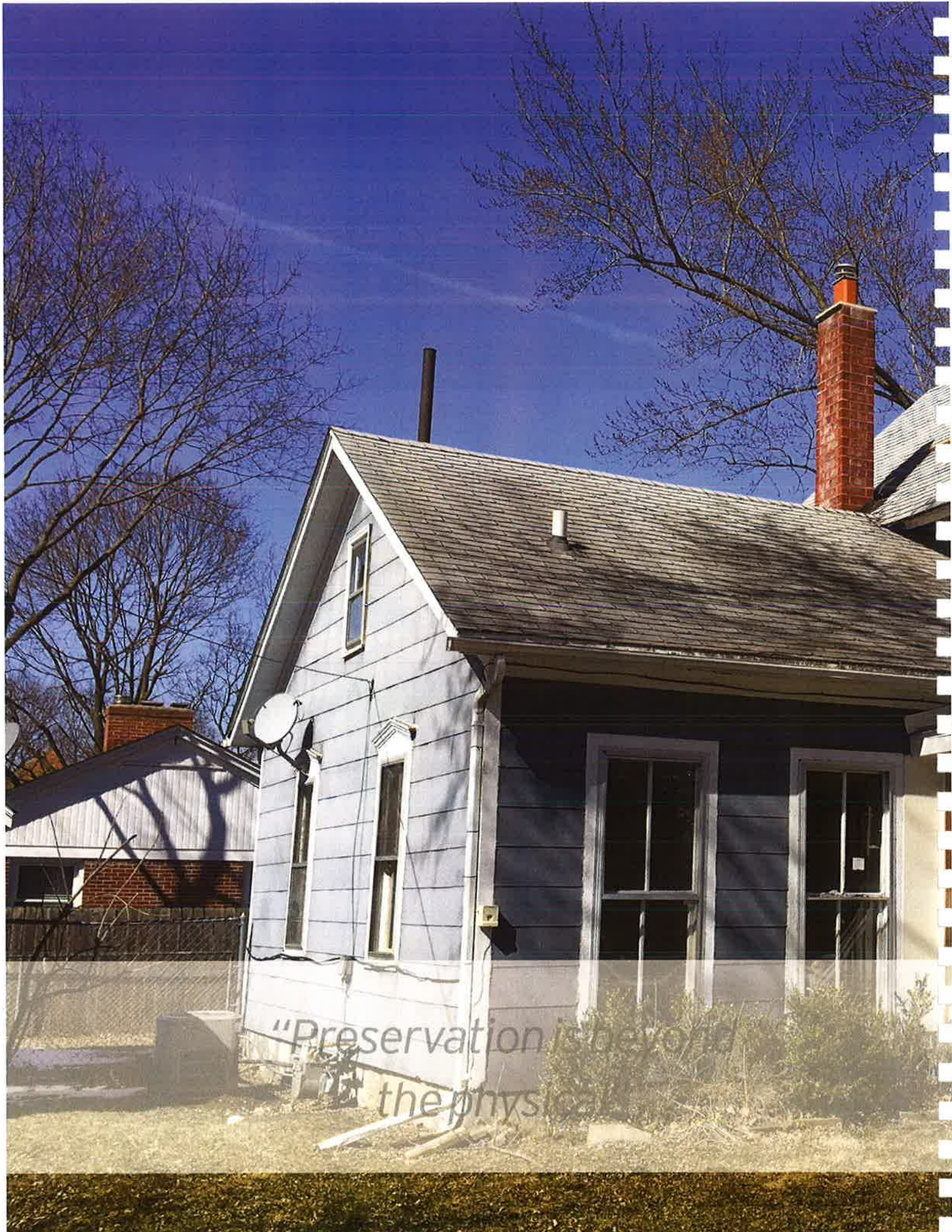
**Organizations**

- American Institute of Architects
- Chicago Architecture Foundation
- Young Architecture Forum
- Chaddick Institute

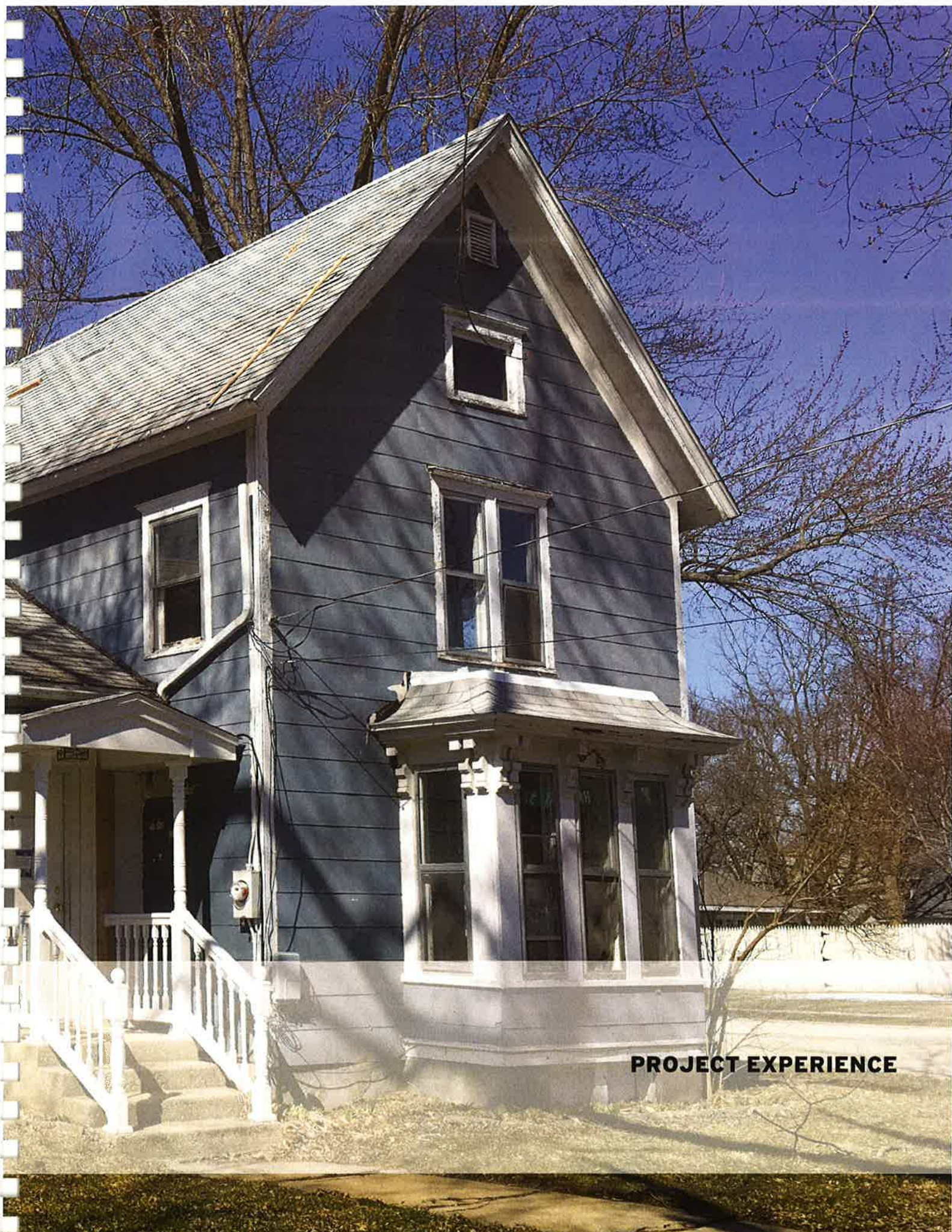
**Experience**

Years with Lakota: 2  
Years of Practice: 5





"Preservation is beyond  
the physical"



**PROJECT EXPERIENCE**

# THE LAKOTA ALLIES GROUP. IN PLACE

Planning  
Urban Design  
Landscape Architecture  
Historic Preservation  
Community Engagement



## **Village-Wide Architectural & Historical Survey** River Forest, Illinois

Lakota led a team of architectural historians and surveyors in completing a community-wide architectural and historical survey of buildings and properties within the Village of River Forest. River Forest is known for its diverse collection of Queen Anne, Prairie School, Tudor and Colonial Revivals, and Mid-Century Modern homes and commercial buildings. It is also known for the William H. Winslow House, Frank Lloyd Wright's first independent commission. The survey included the field documentation and evaluation of over 2,900 properties, including 800 buildings already located in River Forest's existing National Register Historic District, and a comprehensive context statement serving as a framework for understanding the architectural and historical significance of River Forest's architectural heritage. It also included documentation of three Jens Jensen-designed parks. The on-site survey work was completed using an Apple iPad and customized survey software. A complete context statement was also prepared as part of the assignment.

After the conclusion of the project, the Village updated its historic preservation ordinance to add a demolition delay provision – a provision that would apply to architecturally and historically significant properties identified in the survey.

## **Statistics**

Start Date: May 2012  
Completed: August 2013

## **Reference**

Lisa Scheiner  
Assistant Village Administrator  
Village of River Forest

(708) 714-3554

# THE LAKOTA ALLIES GROUP. IN PLACE

Planning  
Urban Design  
Landscape Architecture  
**Historic Preservation**  
Community Engagement



## Landmark Inventory City of Evanston, Illinois

Lakota led a team of surveyors in completing an inventory of more than 400 Evanston Landmarks located outside the City's existing National Register and Local Historic Districts. The inventory included field documentation using an Apple iPad and customized survey software, and extensive building permit research carried out by a team of volunteers managed by the Evanston Preservation Commission. Historic resources documented as part of the inventory included a mix of residential, commercial and institutional building types and architectural styles ranging from Queen Anne and Revival Styles to Art Deco, Mid-Century and other Modern expressions. Several academic and residential buildings located on the campus of Northwestern University were also inventoried as part of this assignment. This project was funded by a Certified Local Government Grant from the Illinois Historic Preservation Agency.

The inventory will allow the Preservation Commission to gain a more thorough understanding of each landmark's existing integrity and past alterations – information critical to conducting effective Certificate of Appropriateness reviews.

## Statistics

Start Date: March 2015  
Completed: November 2015

## Reference

Carlos Ruiz  
Preservation Coordinator  
City of Evanston

(847) 448-4311  
cruiz@cityofevanston.org

# THE LAKOTA ALLIES GROUP. IN PLACE

Planning  
Urban Design  
Landscape Architecture  
Historic Preservation  
Community Engagement



## Architectural & Historical Survey Downers Grove, Illinois

Lakota led a team of architectural historians and surveyors in completing an architectural survey of buildings and properties in portions of downtown Downers Grove and three residential districts and subdivisions. The residential districts included a mix of architectural styles and building forms from Queen Anne, Prairie School, Foursquare, Tudor and Colonial Revivals, Chicago Bungalows, and Mid-Century Modern ranch homes. The survey included the field documentation and evaluation of over 900 properties and the development of a comprehensive context statement serving as a framework for understanding the architectural and historical significance of properties located in these survey areas. The on-site survey work was completed using an Apple iPad and customized survey software.

An important finding from the survey was the eligibility of two of the residential subdivisions for listing in the National Register of Historic Places. This project was funded by a Certified Local Government Grant from the Illinois Historic Preservation Agency.

## Statistics

Start Date: May 2013  
Completed: October 2013

## Reference

Stan Popovich  
Community Development Director  
Village of Downers Grove

(630) 434-5115  
spopovich@downers.us



# THE LAKOTA ALLIES GROUP. IN PLACE

Planning  
Urban Design  
Landscape Architecture  
Historic Preservation  
Community Engagement



## **Cermak Road Architectural and Historical Resources Survey** Berwyn, Illinois

Lakota conducted an intensive survey of architectural and historic building resources located along the Cermak Road commercial corridor in Berwyn. The survey included in-depth archival research, field documentation, and the evaluation of 155 properties (considered on both the individual and collective district levels) for potential eligibility for the National Register of Historic Places. A context statement was also prepared as a framework for understanding the architectural and historical significance of Cermak Road's building resources. Cermak Road's architecture varies from the Classical and Tudor Revival buildings of the 1920s to the sleek, glass wall Modern structures of the 1950s.

### **Statistics**

Start Date: April 2010  
Completed: February 2011

### **Reference**

Brian Pabst  
City Manager  
City of Berwyn

(708) 788-2660 x6432  
bpabst@ci.berwyn.il.us



## **Racine Historic Preservation Plan** Racine, WI

In many legacy cities across the country - places of past industrial innovation experiencing significant economic change - historic preservation has played an indispensable role in shaping and maintaining the visual character, social fabric and resiliency of older neighborhoods and traditional commercial districts. In that spirit, the City of Racine, Wisconsin, worked with The Lakota Group to prepare a Heritage Preservation Plan, a policy document that outlines key strategic directions for conserving Racine's distinctive architecture and heritage as means for enhancing community economic vitality, quality of life, and sense of place. This Heritage Preservation Plan builds on Racine's preservation assets - seven National Register Historic Districts, an intact traditional downtown, historic homes and schools, churches, parks, among others - and seeks to advance a preservation vision that engages both the public and private sectors in its implementation, both now and into the future. Just as important, the Plan addresses historic preservation not only in the context of identifying future historic districts and landmarks but also in positioning

## **Statistics**

Start Date: November 2017  
Anticipated Adoption: February 2019

## **Reference**

Matthew G. Sandowski, AICP  
Principal Planner, Planning Manager  
City of Racine, Department of City  
Development, Division of Planning and  
Redevelopment

(262) 626-9151  
msadowski@cityofracine.org

# THE LAKOTA ALLIES GROUP. IN PLACE

Planning  
Urban Design  
Landscape Architecture  
Historic Preservation  
Community Engagement



## Downtown Peoria Historic District - Survey and Nomination Peoria, IL

The Downtown Peoria Historic District represents a diverse collection of commercial building types – retail and department stores, theaters, corporate headquarters, courthouses, and fraternal halls – all embodying downtown’s commercial development during the period of significance of 1867-1967. The district’s architectural styles range from the Italianate to the International Style and Modern expressions of the Post World War II period. The majority of buildings retain their historic appearance and integrity, especially those constructed at Mid-Century where such buildings have been relatively unaltered. Storefront alterations are common, and, in many cases, such changes are within the period of significance and contribute to the historic character of the district. The resources of the Historic District tell the story of a downtown that prospered from Peoria’s industrial and commercial growth during the 1870s through the turn of the century, and beyond to the 1950s and 60s when, in attempts to forestall downtown’s economic decline, urban renewal and the new Modernist building expressions would forever change downtown Peoria’s landscape.

The Downtown Peoria Historic District was listed in the National Register of Historic Places in December of 2018.

## Statistics

Start Date: November 2017  
End Date: December 2018

## Reference

Amy Hathaway  
National Register Specialist  
Illinois State Historic Preservation Office

(217) 782-8588  
Amy.Hathaway@Illinois.gov

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## Belvidere 10-Year Historic Preservation Plan Belvidere, IL

The Lakota Group along with the City of Belvidere, Illinois and Belvidere citizens and stakeholders, initiated a process to create a 10-Year Historic Preservation Plan – a plan that will guide local decision-making on the identification, conservation, and stewardship of Belvidere’s architecturally and historically significant buildings and places. Like many similarly-sized Midwestern communities, the City of Belvidere is seeking ways in which to encourage growth and economic development while preserving and maintaining the assets that make their communities distinct from others – assets that include traditional neighborhoods and downtown commercial districts, historic churches, schools, industrial buildings, and other heritage resources that contribute to a community’s sense of place, identity and quality of life. This 10-Year Historic Preservation Plan was created to provide a strategic direction for historic preservation in Belvidere – one that builds on past preservation successes, strengthens public-private partnerships, and promotes more certainty and predictability in the roles historic preservation will play going forward in shaping Belvidere’s built environment and economic vitality.

## Statistics

Start Date: January 2017  
Completed: January 2018

## Reference

Becky Tobin  
Historic Preservation Commission, Chair  
401 Whitney Blvd.

City of Belvidere  
(815) 544-2612

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## Heritage Resources Plan Rock Island, Illinois

Lakota prepared a Heritage Resources Plan plan for the City of Rock Island to enhance its historic preservation program and address key issues related to survey and documentation, design guidelines, neighborhood revitalization, heritage tourism and economic development, and education and advocacy. The Plan also included an analysis of Rock Island's historic preservation ordinance in order to update and strengthen provisions related to landmark/district designation processes, demolition delay, roles and responsibilities of the Preservation Commission, and design review procedures. The Plan also recommended the establishment of a neighborhood conservation district program.

## Statistics

Start Date: September 2015  
Completed: June 2016

## Reference

Brandy Howe, AICP  
Senior Community Development Planner  
City of River Falls, Wisconsin

(715) 426-3431  
bhowe@rfcity.org

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## Central Springfield National Register Historic District Boundary Expansion and Additional Documentation - Springfield, Illinois

Lakota was engaged by the City of Springfield to complete a boundary expansion and additional documentation of the existing Central Springfield National Register Historic District, first listed in 1977. The District is mainly comprised of commercial buildings located around and near the Old State Capitol Building, constructed between 1837-1840, and the Lincoln-Herndon Law Office Building (1940). The boundary expansion added more 70 buildings to the Historic District representing a variety of architectural styles from Greek and Romanesque Revivals to Art Deco and Mid-Century Modern.

### Statistics

Start Date: November 2014  
Completed: October 2015

### Reference

Norm Sims  
Executive Director  
Springfield-Sangamon Regional  
Planning Commission

(217) 535-3110

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## **Central Berwyn Bungalow National Register Historic District Inventory and Nomination** – Berwyn, Illinois

Lakota was engaged by the City of Berwyn, a western suburb of Chicago, and the non-profit City of Homes of Organization (CoHo) to conduct an inventory of historic resources and to prepare a National Register nomination for the Central Berwyn Bungalow Historic District. The District is comprised of 1,500 residential resources predominately designed as Chicago Bungalows, the distinctive housing type developed in Chicago during the early part of the 20th century. The survey/inventory and mapping was conducted with Apple iPads using customized database software accessible through the Internet. The district is the largest residential bungalow district of its kind in the United States.

### **Statistics**

Start Date: November 2014  
Completed: August 2015

### **Reference**

Nasri Mansour  
President  
City of Homes Organization

[nasri.mansour@gmail.com](mailto:nasri.mansour@gmail.com)

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## **Preserve America Wayfinding & Cultural Tourism** Ferndale, Michigan

The Lakota Group led a consultant team that developed a comprehensive wayfinding plan for Ferndale, Michigan, as well as interpretive historic and cultural signage and web-based self-guided tours of the city. The new branding campaign and signage package has enhanced the growing vitality of this Detroit suburb. Based on public process, Lakota developed a wayfinding master plan to serve as the roadmap for all future city signage projects and advanced plan details for a first-phase construction project. The preferred design and branding theme was inspired by Ferndale's Radio City Theater marquee that is featured prominently in historic photos but was unfortunately demolished in 1975. The project was funded through a grant from the National Park Service's Preserve America program, a matching-grant program that supports preservation efforts.

## **Statistics**

Start Date: October 2009  
Completed: March 2012

## **Reference**

Cristina Sheppard-Decius  
Executive Director  
West Dearborn Downtown  
Development Authority

Former Ferndale Downtown Development  
Authority

(313) 943-3088  
csdecius@ci.dearborn.mi.us



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## **Downtown Master Plan** Mokenca, Illinois

Lakota was engaged by the City of Mokenca and Main Street Mokenca, a non-profit downtown revitalization organization, to prepare a master plan for its historic downtown commercial district. The majority of downtown Mokenca is listed in the National Register of Historic Places and is located along a scenic portion of the Kankakee River. The master plan addressed land use, streetscape, wayfinding signage, historic preservation, building improvements, and the adaptive use of key historic commercial buildings and properties. Two conceptual riverfront development schemes were also prepared to provide a vision and direction for future improvements including a new riverwalk, community facilities, an interpretive trail, and a landscaped amphitheater for downtown events. The Downtown Master Plan was funded through grants from two local community foundations.

## **Statistics**

Start Date: August 2011  
Completed: March 2012

## **Reference**

Janine Loftus  
Executive Director  
Main Street Mokenca

(815) 472-3861  
mainstreetmokenca@sbcglobal.net

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## Creating Energy Efficient Main Streets

Main Street Iowa, Iowa Department of Economic Development

The Lakota Group – with the assistance of Tom Liebel, FAIA of Marks-Thomas Architects, Baltimore, Maryland – conducted specialized training services to eight Main Street Iowa communities that focused on adapting sustainable design and energy efficiency practices for historic commercial buildings. Communities selected to receive the training included Bloomfield, Mount Vernon, Elkader, Colfax, Charles City, Jewell, Sac City, and Corning. Training subject areas included the inherent sustainable design features of historic commercial buildings, building envelope improvements, and mechanical and alternative energy generating equipment. A 20-page “Creating Energy Efficient Main Street Guide” was also developed as part of the training services.

## Statistics

Start Date: March 2011  
Completed: June 2011

## Reference

Michael Wagler  
Main Street Iowa, Iowa DED  
(515) 348-6184  
mainstreet@iowaeda.com

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## **Texas Main Street Consultation – Texas Main Street Program**

Lakota provided downtown design, planning and historic preservation consultation services to six communities participating in the Texas Main Street Program, a historic preservation-based economic development program for traditional commercial districts developed by the National Trust for Historic Preservation. The primary focus of the consultations included building and facade rehabilitations, preservation planning, urban design and streetscape enhancements. Communities participating in the assessments included Bastrop, Denton, Luling, Marshall, Nacagdoches and Waxahachie.

## **Statistics**

Start Date: March 2010  
Completed: September 2011

## **Reference**

Debra Farst, State Coordinator  
Texas Main Street/Texas Historical  
Commission

(812) 463-5758

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## Enos Park Neighborhood Master Plan Springfield, Illinois

Lakota was engaged by the Enos Park Neighborhood Association and Mansur Real Estate Services to prepare a master plan for the historic Enos Park neighborhood, located north of downtown Springfield and within the Mid-Illinois Medical District. The master plan included several implementation strategies, such as a program for home rehabilitation, the establishment of an LLC to purchase vacant lots for infill development, and recommendations for funding a permanent development organization. In the end, the master plan created a vision and action strategy for future revitalization activities encompassing 36 blocks of residential, commercial, and institutional properties.

## Statistics

Start Date: April 2010  
Completed: August 2010

## Reference

Michelle Ownbey  
President  
Enos Park Neighborhood  
Improvement Association  
(217) 553-4629  
michelle@springfieldbusinessjournal.com

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## HISTORIC BUILDING

DESIGN AND RESOURCE MANUAL



### Historic Design & Resource Manual Naperville, Illinois

Lakota and Bailey-Edward Architecture prepared a set of design guidelines for Naperville's National Register and locally-designated Historic District. The District is primarily composed of residential resources and is also the location of North Central College's main campus. The guidelines address building rehabilitation and restoration methods, new additions and construction, landscape elements, and green and energy efficiency techniques. The document will be used by the Naperville Historic Preservation Commission for its Certificate of Appropriateness review processes and for preservation education activities.

### Statistics

Start Date: February 2010  
Completed: August 2010

### Reference

Gabrielle Mattingly  
Assistant Planner  
City of Naperville

(630) 305-5316

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## **Strategic Historic Preservation Plan** San Antonio, Texas

Lakota prepared a strategic plan for the City of San Antonio to strengthen and enhance its historic preservation program and initiatives. Working with a 30-member steering committee, Lakota focused on several strategic planning, zoning, and program areas, including resource survey and landmark/district designation processes, neighborhood planning, incentives, design guidelines, form-based zoning, economic development, and education. The plan included strategic goals and action strategies for multiple agencies and civic partners.

## **Statistics**

Start Date: February 2009  
Completed: August 2009

## **Reference**

Shannon Miller, AICP  
City of San Antonio  
Office of Historic Preservation

(210) 207-0035

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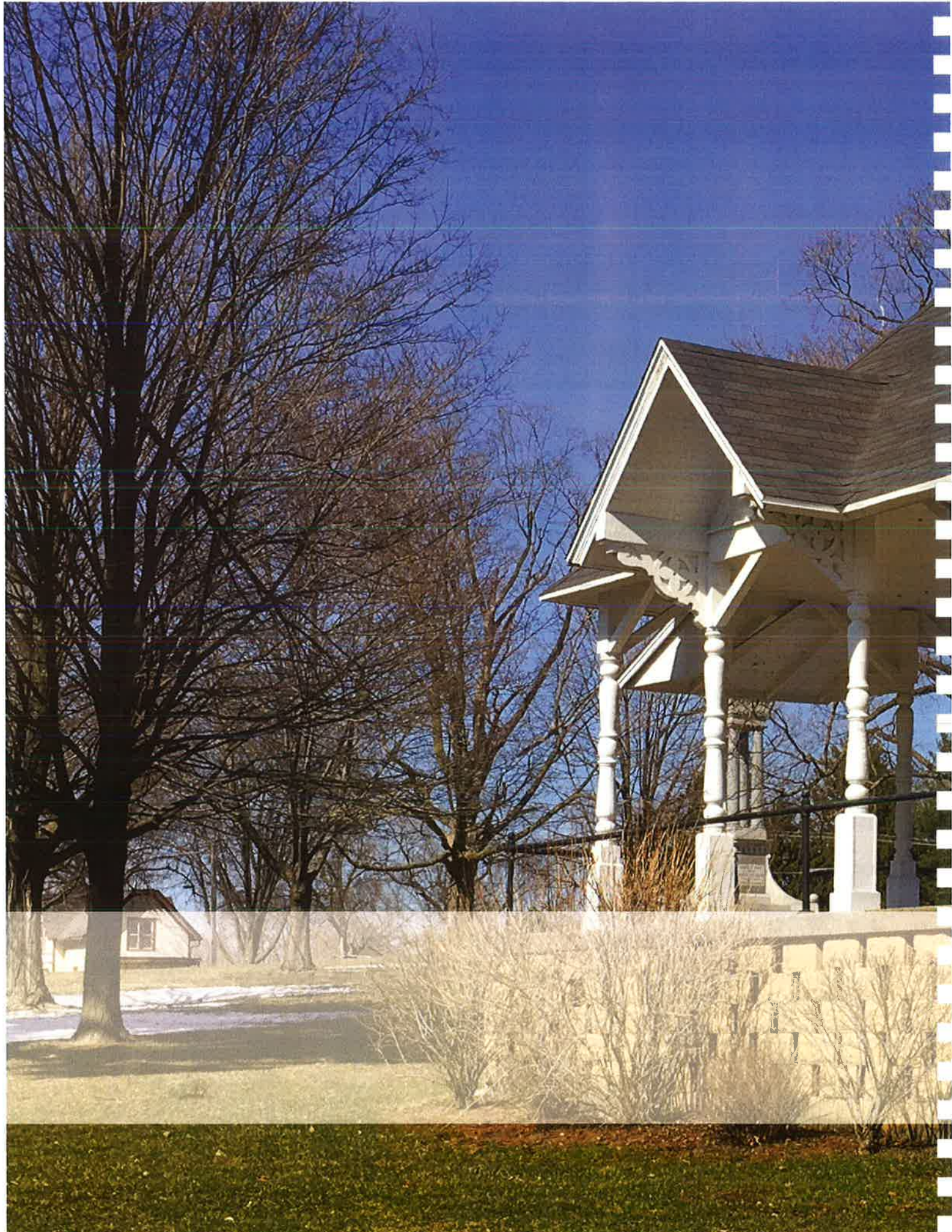


## DeKalb Downtown Survey and Design Guidelines DeKalb, IL

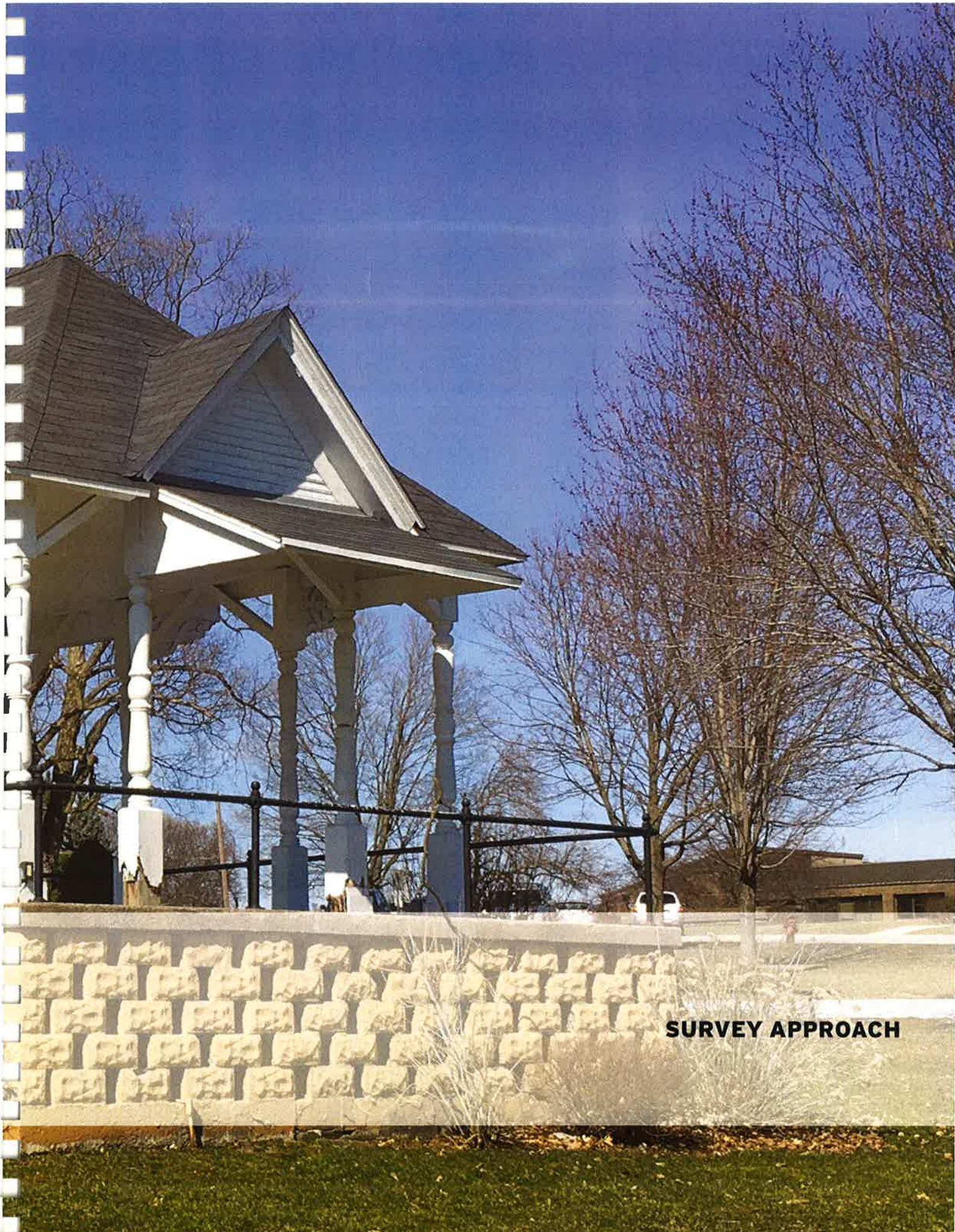
DeKalb is widely recognized for its diverse residential, institutional and commercial architecture and has had an active community preservation program for more than thirty years. The City of DeKalb was seeking to survey and inventory the properties in their Downtown District in order to determine their architectural and historical significance, as well as their eligibility for local and National Register listing. The City also wished to prioritize individual buildings in need of rehabilitation and to create a set of design guidelines. The Lakota Group conducted an intensive-level survey, identified individual rehabilitation projects, and prepared a set of Design Guidelines for the Downtown District. The Guidelines address building rehabilitation and restoration methods, additions, landscape elements, and green and energy efficiency techniques. The Guidelines document will be used by the DeKalb Landmark Commission for

## Statistics

Start Date: November 2016  
Completed: August 2018







**SURVEY APPROACH**

# Project Approach

The City of Belvidere is seeking a qualified professional consultant team to conduct an intensive-level Historic Resources Survey of 282 mostly residential parcels. Lakota will conduct background and historical research for all parcels within the survey area necessary for placing them in their architectural and historic contexts. Background research will take place before and after the on-site survey work and in the preparation of the Draft and Final Survey Reports. The Lakota Team will conduct research utilizing a number of resources and methods, including, but not limited to, the following:

## PREVIOUS SURVEYS AND DOCUMENTATION

Lakota will review any existing data and information from the previous Courthouse Square surveys, including the property and context research. This review will help determine relevant information on architects, builders, significant people, and architectural styles that could be used in understanding the historic and architectural significance of Belvidere's historic residential resources. Such information will be incorporated in the context statement within the Draft and Final Survey Reports. In addition, relevant National Register and local district and landmark nomination reports will be reviewed to determine relevant information on architects, styles and builders that could assist in understanding the significance of the residential properties in the survey area. Such information will be incorporated in updated context statement within the Draft and Final Survey Reports. Any previously prepared landmark designation reports will also be accessed and studied through the City or through the Illinois State Historic Preservation Office.

## PUBLICATIONS

Lakota will consult several publications and research materials in the preparation of the Survey Report, including, but not limited to:

- *A Field Guide to American Houses (second edition). Virginia Savage McAlester. Alfred A. Knopf, 2013.*
- *Preservation Briefs. National Park Service. Various briefs related to material preservation and other architectural information related to historic residential resources.*
- *Belvidere 10-Year Historic Preservation Plan.*
- *Other publications related to the history of Belvidere may be consulted and referenced, as well as magazines, newspapers and periodicals. The Team will access available resources through the Belvidere Public Library and the Boone County Museum of History.*

## BUILDING PERMITS

If available, building permits can be a chief source of historical information regarding dates of construction, builders and/or architects, original owner and dates of building changes and alterations. Lakota will work with the Historic Preservation Commission and other entities to locate permits and previous building permit research. It is understood that not all buildings will have original permits and the City, and the Commission, may elect to not pursue building permit research as part of this assignment. How much permit research will be undertaken for this assignment can be determined during the Project Start Meeting (see Project Tasks).

## BIOGRAPHICAL FILES

Lakota will locate files comprising obituaries, newspaper articles and original documents that will aid in field survey work and in developing historic contexts. These files may be available at the Boone County Museum of History.

## MAPS

Plat and Sanborn Fire Insurance maps will be located and studied. Sanborn maps show street names, building addresses and other information necessary for documenting the history of individual properties. Other maps and atlases may be used in background research on an as-needed basis.

## CITY DIRECTORIES

City directories, as available, provide important information on building owners, businesses and other prominent citizens and historical figures associated with Belvidere.



## SURVEY FORM

As suggested for this assignment, an intensive-level survey of all parcels in the survey area will be conducted. The survey will document all elements and features of each property that can be viewed from the public right-of-way; each property will also be numbered and keyed to a resource map that will be prepared and included as part of the Draft and Final Survey Reports. Lakota will work closely with City staff, Illinois SHPO and the Historic Preservation Commission to create an appropriate and acceptable Survey Form that will be used in the field and, potentially, incorporated as part of the City's Geographic Information System, if desired. Lakota will also consult with the Illinois SHPO on the development of the survey form. Two sets of survey forms will be prepared: one for the Historic Preservation Commission and one for the Illinois State Historic Preservation Office.

## ON-SITE SURVEY

Lakota will conduct the field survey from the sidewalk or property boundary and will document all buildings and structures within the defined survey area on an intensive level, including all exterior property features, materials, and alterations. Every property/parcel will be inventoried. Lakota will photo-document all building elevations; garages and other secondary structures viewed from the public right-of-way will also be photographed. Photography requirements will follow those stipulated in the RFP; digital copies will also be provided at the requirement of 1600 X 1200 pixels at 300 pixels per inch. All photos will be taken in a 8-bit or larger format and labeled according to the National Park Service naming requirements and burned to a CD-R Archival Gold disk. All other digital photos taken by Lakota will be provided to the City and the Illinois SHPO in a compact disc at the conclusion of the assignment.

## PROPERTY EVALUATION METHODOLOGY

All surveyed buildings will also be evaluated for eligibility in the National Register of Historic Places, individually or potentially as part of a district. Evaluation for local landmarking according to the City of Belvidere's Historic Preservation Ordinance will also be undertaken. According to the National Register criteria, individual properties must be at least 50 years old, maintain their historic integrity and meet at least one of the following:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or,
- B. That are associated with the lives of significant persons in our past; or,
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- D. That have yielded or may be likely to yield information important in history or prehistory.

The Lakota Team will also use the designation criteria from the Belvidere Historic Preservation Ordinance for determining locally significant properties eligible for the Belvidere Landmark Register. This criteria is summarized as follows:



1. It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Belvidere, County of Boone, State of Illinois, or United States of America (hereinafter, in this chapter, respectively, city, county, state or nation);
2. It was the location of a significant local, county, state or national event;
3. It is identified with a person or persons who significantly contributed to the development of the city, county, state or nation;
4. It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials;
5. It is identified as the work of a master designer, architect or landscape architect whose individual work has influenced the development of the city, county, state or nation;
6. It is one of the few remaining examples of a particular architectural style or use, or is an example which clearly represents a major architectural style and has undergone little or no alteration since its construction;
7. It is one of a contiguous grouping of properties having a sense of cohesiveness expressed through a similarity of characteristic of style, period or method of construction;
8. It embodies elements of design, detailing, materials or craftsmanship that make it structurally or architecturally significant or innovative;
9. It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
10. It is associated with an antiquated use due to technological or social change, including but not limited to blacksmith shops, covered bridges and hitching posts; or it has character as a particularly fine or unique example of a utilitarian structure, including but not limited to farmhouses, gas stations, or other commercial structures, with a high level of integrity or architectural significance;
11. It is a monument to or a cemetery of historic personages.

Generally, buildings determined individually eligible to the National Register would most likely qualify for the Belvidere Landmark Register.

In evaluating for building integrity, Lakota will use National Register evaluation guidelines as set forth in National Register Bulletin: How to Complete the National Register Registration Form, where historic integrity is the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's prehistoric or historic period." Qualities of historic and architectural integrity include:

- Location
- Design
- Setting
- Materials
- Workmanship
- Feeling
- Association

In other words, historic integrity enables a property to illustrate significant aspects of the past. All seven qualities are important to understanding a building's integrity but they need not all be present.

It is recognized that changes occur over a particular building's life span but its integrity can be maintained if the "overall sense of past time and place are evident." An individual building's overall architectural integrity will be factored in to all evaluation ratings. The following rating system may be used during on-site survey work in consultation with the City, if necessary:

- *Excellent* — a high degree of integrity is exhibited if the property retains all of a particular style's architectural features, detailing and ornamentation, with no historic building materials covered or removed. Exceptions to be considered include minor alterations to detailing and other features, including signage and awnings.
- *Good* — a good degree of integrity is exhibited if the property retains a majority of its architectural features but may have

alterations to materials and wall surfaces, and detailing and ornamentation. The building still must maintain its major features including its roof shape, window openings and window configurations, and storefront components and dimensions. Exceptions to be considered include historic changes to building elements that have not compromised a building's overall integrity.

- *Poor* — a poor degree of integrity is exhibited if the building's materials and details are missing or completely covered, or have unsympathetic, irreversible alterations that greatly compromise the building's character. Poor integrity may also be measured by missing original ornamentation, covered window openings, and changes to roof shape and storefront entrances.

Once building integrity has been understood and important historic contexts established, each building will be rated for significance according to the following:

- *National Register/City Landmark* — a building, structure or site that has already been listed individually in the National Register of Historic Places or designated a City Landmark.
- *Significant* — a building, site or structure that is at least 50 years old and individually eligible under one or more of the Evaluation Criteria of the National Register of Historic Places. The building, site or structure, must possess a high distinction of architectural style or building type, or itself be valuable for understanding of a historic period or context, method of construction, use of indigenous materials, exceptional craftsmanship, or work of a master builder or architect. Significant historic resources must possess the architectural features and elements typical to its style and form, and a high degree of integrity of location and setting, as well as its association with important events or people, architects, and builders. Some exceptions regarding integrity may be made if alterations, such as window replacements for example, did not detract from the building's overall appearance.
- *Potentially Contributing* - a building, site or structure that is at least 50 years old that possesses a moderate to good degree of integrity and a majority of its original architectural features



and elements. It may also be valuable for the understanding of a historic period or context, method of construction, or use of indigenous materials. The building itself may possess no particular architectural distinction as compared to others of its style and building type.

- *Non-Contributing - Building Less than 50 Years Old.* A building, site or structure that is less than 50 years old and thus not eligible for listing under the National Register Criteria.
- *Non-Contributing - Altered Building.* A building, site, structure that is less than 50 years old, has poor integrity with most or all historic materials and details missing or completely covered, has alterations that are not reversible, or has significant changes in massing and scale due to incompatible additions and new construction.
- *Noteworthy Buildings Less Than 50 Years Old -* buildings that may meet one or more eligibility criteria for the National Register of Historic Places but are less than 50 years of age (built after 1966). The National Register Criteria currently excludes properties that achieved significance within the last fifty years unless they are of exceptional architectural and historical importance. However, such properties may be included within a future National Register district nomination if they are considered essential properties within a district's period of significance.

Once the on-site survey is completed, the survey will be uploaded to Lakota's GIS program to produce the survey map. If desired or necessary, Lakota will work with the City to format the survey to the City's GIS system. The survey will also be delivered in other requested formats, including Microsoft Excel or Access.

## INVENTORY DATABASE

Customized internet-based software will be utilized by Lakota to conduct the on-site survey. The Survey Form will be formatted for use over the internet so that the City and the Historic Preservation Commission can readily access the individual inventory forms for data and information input. As an option, properties can be depicted in a Google Maps screen so that the City and survey team can view where the property is located. The individual Survey Forms can be designed in a variety of formats for upload to the City's GIS system. The software will be licensed to the Lakota Group during the duration of this assignment and is included in the proposal cost for this assignment.

## HISTORIC CONTEXT

A historic context statement will be developed to understand the context(s) and historical forces in which Belvidere developed. The context statement will document the architect(s), builder(s), developer(s), and owners of the subject properties, as well as provide a narrative for the community's development and the forces that shaped its design and architectural character. The statement will also serve to understand the significance of the properties at the local, state and national levels. The context will expand upon the existing context research completed for prior Courthouse Square residential neighborhoods.

## SURVEY REPORT

At the conclusion of the research and on-site survey phases, a Survey Report will be produced and delivered to the City and will include the following elements or chapters:

- » Survey Purpose and Introduction
- » Grant Information and Disclaimer
- » Inventory Methodology and Evaluation Criteria
- » Historic context essays or themes – specific contexts may be identified and described for specific architects, developers, builders, personalities or significant persons associated with Belvidere.
- » Predominant Architectural Styles and Building Types.
- » Survey Summary and Findings – including quantitative survey summaries by resource or building type and including findings for potential eligibility for the National Register of Historic Places or Local Landmarking. Other factors or conditions impacting the integrity of existing landmarks properties will also be noted.
- » Community and Survey Area Maps
- » Bibliography
- » Survey Form Sheets for all Subject Properties

Draft and Final versions of the Survey Report will be prepared for review and comment by the City, Preservation Commission and Illinois SHPO. At the conclusion of the project, Lakota will furnish two printed copies of both the Survey Report and Survey Forms, one to the City and one to Illinois SHPO. Two CDs will also be provided with Survey Report, Forms, and all images.

## PROJECT MANAGEMENT

Lakota recognizes the need for effective project management given the nature of this assignment. The Team will work closely with the City to implement an efficient project management process to ensure timely project completion. Our project management approach includes:

- » *Project Start Meeting.* Lakota will meet with the City and the Historic Preservation Commission at the beginning of the process to identify the survey properties/boundaries, discuss project timeline, key milestone dates, resource people, and survey logistics. A tour of the properties can also be scheduled if needed.
- » *DropBox Folder.* The Lakota Team can set up a web-based DropBox folder where documents and research gathered from the City can be placed into for easy access by the Lakota Team as it prepares the inventory. The DropBox will then be deleted after completion of the assignment.
- » *Weekly Conference Calls.* Lakota can organize weekly conference calls, if needed, to discuss progress in completing the assignment, and any special needs and issues related to the survey.
- » *Monthly Reports.* The Lakota Team will be preparing monthly reports to the City documenting Lakota's progress in completing the assignment, and any special needs and issues related to the on-site inventory. As an option, a conference call or on-site meeting can be scheduled with the City to review the monthly report and project status.
- » *Project Web Site and other Digital Media Strategies.* Although not specified in the Request for Proposals, Lakota Team can develop a project website as an option that provides information on the inventory project to the Belvidere community. This website would be temporary until the inventory database is delivered to the City near or at the conclusion of this assignment.

# Work Plan

## TASKS

The following is a suggested project work plan that can be adjusted and modified to accomplish survey goals and objectives.

### **TASK 1: PROJECT START MEETING (SEPTEMBER/OCTOBER 2019) MEETING #1**

Conduct a project start meeting with City/Commission and other stakeholders to introduce Lakota personnel and discuss the following:

- » Determine method for identifying survey properties
- » Project Work Plan and Schedule
- » Project Duties for Lakota and the City/Commission
- » Draft Survey Form and Evaluation Criteria
- » Research Resources
- » Historic Context Information
- » Community Engagement Needs and Information Flyer

The Project Work Plan and Schedule will be refined based on input received during the Project Start Meeting. A more specific calendar of meeting and milestone dates will be developed and forwarded to the City. Discussion during the Project Start Meeting will focus on a draft survey form, evaluation criteria, research resources and roles between Lakota and the City. A walking tour around the proposed survey area can also be conducted to determine final survey area boundaries, if needed.

### **TASK 2: FINAL SURVEY FORM (OCTOBER 2019)**

Lakota will prepare a Final Survey Form in consultation with the City/Commission; if desired, consultation with the Illinois State Historic Preservation Office to review the survey form will also be conducted. Apart from a paper version, the Survey Form will also be prepared in an electronic version using the online software.

### **TASK 3: INFORMATION FLYER (OPTIONAL) (OCTOBER 2019)**

As an optional task, Lakota can develop a well-designed information flyer that could be distributed electronically and/or by paper by the City to inform property owners and the public about the survey process.

### **TASK 4: CONTEXT RESEARCH (OCTOBER 2019)**

Lakota will initiate property background research to understand the context for their development, including architect(s), developer(s), and contractor(s) known to have played important roles in the construction of Belvidere's buildings.

### **TASK 5: PROJECT REVIEW CONFERENCE CALL (OCTOBER) MEETING #2**

A conference call with the City and Historic Preservation Commission to review all context research completed to date and to determine additional research and data collection needs. Some aspects of the context research, such as permits, construction dates, known architects and builders, etc., may be inserted in the electronic survey form at this point. The overall Project Schedule may also be adjusted.

### **TASK 6: ON-SITE INTENSIVE FIELD SURVEY (OCTOBER - DECEMBER, 2019)**

An intensive-level on-site inventory of selected properties will be conducted by Lakota.

### **TASK 7: MAPPING (DECEMBER 2019)**

Based on completed survey forms and other data, Lakota will prepare a map(s) documenting the location of each property within the larger context of the community and their evaluation rating – whether they are significant, potentially contributing or non-contributing.

### **TASK 8: DRAFT SURVEY REPORT (JANUARY 2020) DELIVERABLE #1**

Lakota will prepare a Draft Survey Report which will include all relevant chapters as outlined in the Project Approach.

### **TASK 9: PROJECT REVIEW CONFERENCE CALL (JANUARY 2020) (MEETING #3)**

A conference call with the City/Commission to review all completed tasks to date, including the Draft Survey. The overall Project Schedule may also be adjusted at this point.

### **TASK 10: FINAL SURVEY REPORT (FEBRUARY 2020) DELIVERABLE #2**

Revised Final Reports will be prepared and delivered to the City of Belvidere. One (1) electronic copy and two (2) hard copies will be delivered as specified by the RFP document.

### **TASK 11: HISTORIC PRESERVATION COMMISSION MEETING (FEBRUARY-MARCH 2020) MEETING #4**

Conduct a presentation to the Historic Preservation Commission regarding the project process and methodology, major findings and conclusions drawn from the survey.

### **TASK 12: COMMUNITY MEETING (MARCH 2020) (MEETING #5)**

Conduct a presentation to the community regarding the project process and methodology, major findings and conclusions drawn from the survey.

### **TASK 13: CITY COUNCIL MEETING (NOVEMBER 2019) VISIT #5 / MEETING #6 (OPTIONAL)**

Conduct a presentation to the City Council regarding the project process and methodology, major findings and conclusions drawn from the survey.

## CONCLUSION

Lakota will work closely with the City of Belvidere on crafting a concise and effective project work plan if selected to undertake this assignment. Lakota appreciates the opportunity to provide the City and the Historic Preservation Commission with professional Historic Preservation Services.



# Project Timeline



SEPTEMBER 2019 - MARCH 2020



# References

## **Village-Wide Architectural and Historical Survey (River Forest, Illinois)**

Lisa Scheiner  
Assistant Village Administrator  
Village of River Forest  
(708) 714-3554

## **Architectural and Historical Survey (Downers Grove, Illinois)**

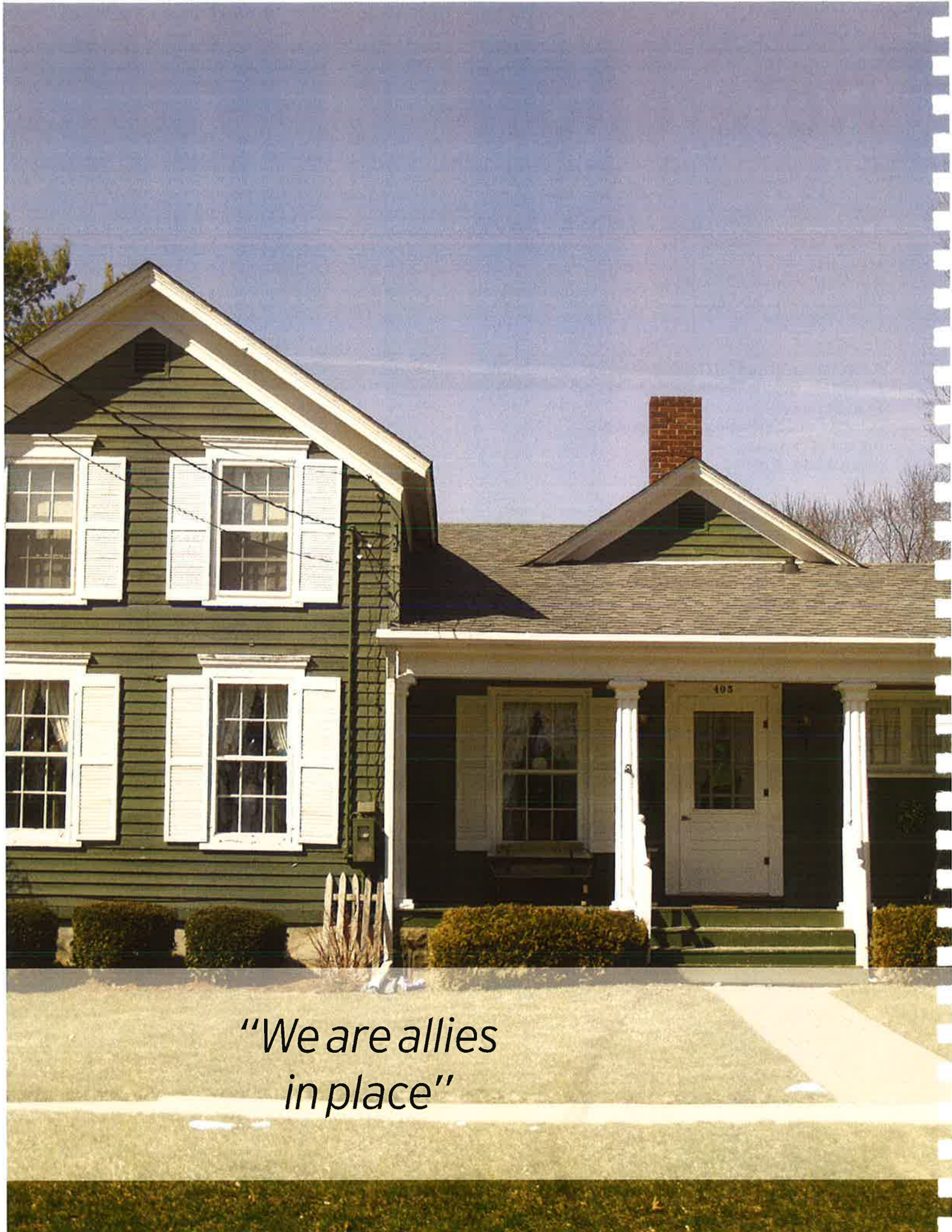
Stan Popovich  
Director of Community Development  
Village of Downers Grove  
(630) 434-5500

## **Racine Heritage Preservation Plan**

Matthew G. Sadowski, AICP  
Principal Planner, Planning Manager  
City of Racine, Department of City Development  
(262) 626-9151

## **Texas Main Street/Texas Historical Commission (Austin, Texas)**

Debra Drescher  
State Coordinator  
Texas Main Street/Texas Historical Commission  
(812) 463-5758



*"We are allies  
in place"*

# Cost Proposal

The Lakota Group will work closely with the City of Belvidere and the Historic Preservation Commission to refine the project scope, schedule and deliverables. Our firm has the resources, experience, and expertise to conduct a preservation assignment of this scope.

## Professional Fees and Expenses

Professional fees and reimbursable expenses for this assignment are estimated as follows:

Phase III:	\$13,320
Travel and Expenses:	\$666
<b>Total Budget</b>	<b>\$13,986</b>

Fee estimates are negotiable and can be adjusted based on clarifications or changes to the work scope made by the City of Belvidere. The fee estimate includes all phases including engagement, travel, and final report production as outlined in this RFP response. If requested by the City, Lakota will provide fee estimates for additional tasks. Any additional services requested of the Lakota Group will be billed on an hourly rate basis according to the firms current hourly rates:

## Lakota Hourly Rates

Associate Principal:	\$110.00
Senior Associate:	\$100.00
Associate:	\$100.00

***No additional fees will be charged to the City of Belvidere without the prior written consent by the City.***

## References

Additional references can be furnished upon request.

<b>Belvidere Phase III Courthouse Square Intensive Survey</b>						
<b>Professional Fee Estimate</b>						
<b>August 16, 2019</b>		<b>LAKOTA</b>				
		Staff Hours				
<b>Work Scope/Phases/Tasks/Hours/Fees</b>		<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
<b>PHASE 1: Historic Resources Survey (50 Properties)</b>						
Task 1: Project Start Meeting (Meeting #1)			2	2		
Task 2: Final Survey Form				2		
Task 3: Information Flyer (Optional)					2	
Task 4: Context Research			2	10		
Task 5: Project Review Conference Call (Meeting #2)			2	2		
Task 6: On-Site Intensive Field Survey			20	35		
Task 7: Mapping				2	8	
Task 8: Draft Survey Report (Deliverable #1)			4	8		
Task 9: Project Review Conference Call (Meeting #3)			2	2		
Task 10: Final Survey Report (Deliverable #2)			4	6		
Task 11: Historic Preservation Commission Meeting (Meeting #4)			2	2		
Task 12: Community Meeting (Meeting #5)			2	4	2	
Task 13: City Council Meeting (Meeting #6) (Optional)			2			
Subtotal Hours		0	42	75	12	0
Subtotal Fees		\$0	\$4,620	\$7,500	\$1,200	\$0
Total Phase 1 Fee by Firm		\$13,320				
<b>Total Phase 1 Fee: \$13,320</b>						
Subtotal Hours		0	0	0	0	0
Subtotal Fees		\$0	\$0	\$0	\$0	\$0
Total Phase 2 Fee by Firm		\$0				
<b>Total Phase 2 Fee: \$0</b>						
Subtotal Hours		0	0	0	0	0
Subtotal Fees		\$0	\$0	\$0	\$0	\$0
Total Phase 3 Fee by Firm		\$0				
<b>Total Phase 3 Fee: \$0</b>						
Subtotal Hours		0	0	0	0	0
Subtotal Fees		\$0	\$0	\$0	\$0	\$0
Total Phase 4 Fee by Firm		\$0				
<b>Total Phase 4 Fee: \$0</b>						
<b>Total Hours by Staff</b>		<b>0</b>	<b>42</b>	<b>75</b>	<b>12</b>	<b>0</b>
<b>Subtotal Fee by Staff</b>		<b>\$0</b>	<b>\$4,620</b>	<b>\$7,500</b>	<b>\$1,200</b>	<b>\$0</b>
<b>Total Fee by Firm</b>		<b>\$13,320</b>				
		<b>Staff Categories</b>				
Project Fee Total =		\$13,320	A. Principal		\$130	
Expense Fee (5 percent of fee)		\$666	B. Associate Principal		\$110	
Total Project Budget =		\$13,986	C. Senior Associate		\$100	
			D. Project Planner/Designer		\$100	
			E. Associate		\$100	

**THE  
LAKOTA ALLIES  
GROUP. IN  
PLACE**

**THANK YOU!**



August 16, 2019

Gina DelRose  
Community Development Planner  
Belvidere Community Development Department  
401 Whitney Boulevard  
Belvidere, IL 61008

Re: Architectural/Historical Intensive Survey of Belvidere's Courthouse Square Phase III Area: Part B

### FEES

For the completion of an Architectural/Historical Intensive Survey a Fixed Fee including expenses of \$14,500.

This includes:

Hourly Rates	2019	2020
Principal	\$187.00	\$197.00
Historic Preservation Specialist	\$75.00	\$79.00

10 Hours - Anne McGuire, Principal

100 Hours - Erica Ruggiero, Project Manager/Historic Preservation Specialist

60 Hours - Amy Gauen, Historic Preservation Specialist

\$150- Proposed cost of materials required for the project including but not limited to printing, three rings binders, paper, CDs, etc.

\$550- Travel costs

### PAYMENT SCHEDULE

Invoices will be submitted on an agreed upon schedule with the City of Belvidere and Illinois State Historic Preservation Office (ILSHPO). With each certified invoice, MIA will submit a detailed report of the services rendered to the department. MIA understands that the ILSHPO requires a minimum of six (6) weeks to complete disbursement, after documents have been received.





**Request for Proposals:  
Architectural/Historical Intensive Survey  
of Belvidere's Courthouse Square Phase III Area**

**For:  
City of Belvidere**

**August 16, 2019**

**McGuire Iglesias & Associates, Inc.  
1330 Sherman Avenue  
Evanston, IL 60201  
847.328.5679**



August 16, 2019

Gina DelRose  
Community Development Planner  
Belvidere Community Development Department  
401 Whitney Boulevard  
Belvidere, IL 61008

Re: Architectural/Historical Intensive Survey of Belvidere's Courthouse Square Phase III Area: Part A

Dear Ms. DelRose:

In response to the request by the City of Belvidere seeking a qualified consultant to conduct an architectural/historical intensive survey of Belvidere's Courthouse Square Phase III area, the firm of McGuire Iglesias & Associates, Inc. (MIA) is pleased to submit this proposal.

MIA proposes to perform the tasks outlined in the RFP "Consultant Services to prepare an Architectural/Historical Intensive Survey of Belvidere's Courthouse Square Phase III Area" from the City of Belvidere. Additionally, this proposal outlines the tasks required to comply with all federal, state, and local laws, rules, and regulations under the Certified Local Government (CLG) grant program.

## **SCOPE OF WORK AND SERVICES**

### PHASE I: Project Kick-Off, Survey, and Field Work

1. MIA will attend an initial meeting with designated representatives of the City of Belvidere (COB) and Illinois State Historic Preservation Office (ILSHPO) to review the project and methodology. At this meeting an "Information Packet" assembled by COB will be given to MIA containing:
  - a. definitive list of the sites to be included
  - b. base map of study area, suitable for reproduction
  - c. map indicating study area within the community
  - d. list of contact persons with telephone numbers for any local resources
  - e. a "Letter of Introduction" for field work
  - f. copies of previous surveys and reports will be made available for review at this meeting
2. MIA will also provide two copies (one for COB and one for ILSHPO) of the proposed field inventory survey form for review and evaluation by the COB and ILSHPO. The inventory survey form will include the required information detailed in Attachment C of the RFP.
3. Sites will be surveyed from adjacent public property, walkways, or roads. Data will be recorded on all principal and secondary structures and site in the field, onto individual property survey forms. Photographs of each property will be taken per the requirements outlined in the "Photographic Requirements" section on pages 7 and 22 of the RFP.
4. MIA will create a digital base map indicating the survey boundaries and approximate location of each resource keyed to a comprehensive building inventory database (Excel).
5. MIA will create a digital building inventory database from information gathered during the survey process including but not limited to: address, architectural style(s), building typology, materials, height, architect/builder, historic name/function, condition, and National Register and

local landmark eligibility evaluation. The building inventory database will aid in the evaluation of resources described in 1.e of Phase III below.

## PHASE II: Research and Evaluation

1. All surveyed properties will be evaluated for National Register or local landmark designation eligibility.
2. Survey properties will be evaluated initially on age and integrity. Then survey properties will be evaluated under the Evaluation Criteria of the National Register of Historic Places established by the National Park Service and by the local Landmark Designation Criteria outlined in Article III Section 58-61 of the City of Belvidere's Municipal Code.
3. MIA will gather information, as available, on local builders/architects and owners of historic structures and provide dates of construction (actual or circa dates). See Clarification No. 8.
  - a. If a definitive date of construction cannot be located, buildings will be circa dated based on maps, style/typology, construction method, materials, and field observation.
4. Research for additional information about each property will be conducted as the survey progresses. Research materials may include but are not limited to: local histories, pamphlets and newspaper archives, maps, survey plats, Sanborn Fire Insurance maps, construction catalogs (e.g., American Contractor), and historic photographs.
5. All information from field survey forms and research will be compiled into the digital survey inventory created in Phase I.

## PHASE III: Intensive Survey Report

1. MIA will prepare an Intensive Survey Report which will include but is not limited to the requirements outlined on page 6-7 and 21-22 of the RFP.
  - a. Introduction
  - b. Survey Methodology
  - c. Evaluation Criteria
  - d. Description of the Survey Area
    - i. General map of the City of Belvidere with delineated survey area boundaries
  - e. Evaluation of Resources in the Survey Area
    - i. Tabulation of Properties
      1. Number of Resources Surveyed
      2. Number of Resources by Decade of Construction
      3. Number of Resources by Architectural Style
      4. Number of Resources by Building Typology
      5. Number of Resources by National Register/Local Landmark Evaluation
  - f. History and Development of the Survey Area, City of Belvidere, and Boone County
    - i. Identification of specific themes and development patterns
  - g. Architecture of Belvidere and Survey Area
    - i. Architectural Styles
    - ii. Building Typologies
    - iii. Character-Defining Features

- h. Conclusion & Recommendations including National Register and local landmark designation, present condition and future preservation of resources in the survey area, impact/threat assessment, losses, and strategies/priorities for preservation
- i. Bibliography
- j. Appendix including but not limited to:
  - i. Building Inventory Database (Excel) and Keyed Map
  - ii. Map of Eligibility Evaluations
  - iii. Map of resources by decade
  - iv. Completed inventory forms

#### PHASE IV: Final Deliverables

1. MIA will submit a digital draft copy of the Architectural/Historical Intensive Survey Report including inventory forms with original photographs to COB and ILSHPO for review and comment and present all initial Survey findings to the COB and ILSHPO.
2. MIA will submit two printed final copies and two searchable, digital final copies (one for COB and two for ILSHPO) in PDF on a CD/DVD of the Architectural/Historical Intensive Survey Report with inventory forms and original photographs as required on page 6 and 21 of the RFP.
3. The City's report and inventory forms with original photographs will be bound in a three-ring binder, spirally bound, or in a format chosen by MIA and approved by COB, which can be reproduced and distributed.
4. ILSHPO's report and inventory forms will be unbound as specified on page 21 of the RFP.

#### **CLARIFICATIONS**

For the purposes of submitting a lump sum bid, we include the following clarifications to the Scope of Services. It is assumed:

1. The total number of properties to be reviewed is roughly 282 within 90 acres, roughly bounded by North State Street on the west, Menomonie Street on the south, Blaine Street on the east, and Belvidere Cemetery on the north.
2. All properties will be surveyed from the public-right-of-way.
3. MIA will provide hard copy all the research and completed survey forms.
4. The base maps provided by the City of Belvidere will be suitable for reproduction and adequate for locating and representing the properties.
5. MIA will provide monthly progress reports to the City of Belvidere.

6. All publications, audio or video media, and/or printed materials developed as part of this project will contain the federal disclaimer statement: "The activity, which is subject to the (type of publication) has been financed..." found on page 8 of the RFP.
7. All publications or printed materials developed as part of this project and distributed to the public will contain the federal disclaimer statement: "This program receives federal assistance..." found on page 8 of the RFP.
8. No title searches will be performed as part of the information gathering aspect of this survey. Properties will be circa dated based on architectural styles and/or map dating and knowledge of local development periods except when specific local information i.e., on a cornerstone, archival permit records, and historical society information, etc. is available.
9. Additional meetings or presentations beyond those described under Scope of Services will be considered as an Additional Service.
10. Additional copies of the survey report and inventory forms will be considered as an additional reimbursable expense.

## **SCHEDULE**

We anticipate development of the project timeline with considerable input from the City of Belvidere and Illinois State Historic Preservation Office which will meet the September 30, 2019 deadline.

See the following proposed schedule.

ARCHITECTURAL/HISTORICAL INTENSIVE SURVEY: BELVIDERE'S COURTHOUSE SQUARE PHASE III AREA		<div style="display: flex; justify-content: space-between; align-items: center;"> <span style="color: red;">■</span> McGuire Iglesias &amp; Associates (MIA) Action  <span style="color: green;">■</span> City of Belvidere (COB) Action  <span style="color: blue;">■</span> State Historic Preservation Office (ILSHPO) Action                 </div>																																					
PROPOSED PROJECT SCHEDULE		2019-2020																																					
Task	Date/Duration	9-Sep	16-Sep	23-Sep	30-Sep	7-Oct	14-Oct	21-Oct	28-Oct	4-Nov	11-Nov	18-Nov	25-Nov	2-Dec	9-Dec	16-Dec	23-Dec	30-Dec	6-Jan	13-Jan	20-Jan	27-Jan	3-Feb	10-Feb	17-Feb	24-Feb	2-Mar	9-Mar	16-Mar	23-Mar	30-Mar	6-Apr	13-Apr	20-Apr	27-Apr	4-May			
<b>PHASE I:</b>																																							
Kickoff meeting / set schedule.	Week of September 9	X																																					
Receive "Information Packet" from COB.	1 week																																						
Prepare information for survey and fieldwork.	2 week																																						
Prepare draft Survey Form for COB and ILSHPO review.	1 week																																						
COB and ILSHPO review of proposed Survey Form.	1 week																																						
Survey and fieldwork.	3 weeks																																						
Submit monthly report.	Week of October 7					x																																	
<b>PHASE II:</b>																																							
Property research and evaluation.	3 weeks																																						
Compile digital building inventory.	2 weeks																																						
Submit monthly report.	Week of November 11											x																											
<b>PHASE III:</b>																																							
Prepare Intensive Survey Report.	6 weeks																																						
Submit monthly report.	Week of December 9														x																								
Submit draft Survey Report and Inventory Forms with photographs to COB and ILSHPO for review.	Week of January 6																																					x	
Submit monthly report.	Week of January 6																																					x	
CLG and IHPA review period.	4 weeks																																						
Submit monthly report.	Week of February 3																																					x	
Revise draft submittal, as required per COB and ILSHPO review comments.	3 weeks																																						
Submit monthly report.	Week of March 9																																					x	
<b>PHASE IV:</b>																																							
Prepare final hard copy and digital submittal.	2 weeks																																						
Submit completed Survey Report and Inventory Forms with photographs to COB and ILSHPO.	Week of March 9																																					x	
Project End Date, upon receipt and approval of 100% submission by ILSHPO.	Week of May 4																																						x





## **FIRM QUALIFICATIONS**

McGuire Iglesias and Associates, Inc. is an architectural firm specializing in historic restoration and preservation. The firm has seven employees. This firm, with principals Anne McGuire and Mark Iglesias as principals and architectural historian Erica Ruggiero, with a Master's degree in Historic Preservation and experience in historic surveys, will perform the survey. Anne McGuire will be responsible for the overall project.

Previous survey projects completed include:

- Kinzie Industrial Corridor Multiple Resource Evaluation, Chicago, IL, 2019.
- Downtown Rock Island Survey and National Register District Nomination, Rock Island, IL, 2019.
- Downtown Aledo Survey and National Register District Nomination, Aledo, IL, 2016.
- Geneva Survey and National Register District Update, Geneva, IL, 2015.
- Cermak Road Bridge Historic District, Chicago, IL, 2013.
- LaSalle Street Financial Historic District Nomination, Chicago, IL, 2013.
- Intensive Survey of Targeted Area Lockport, Phases I, II & III 2002, 2003 & 2004.
  - Intensive Survey (Resurvey) of Two National Register Districts, Wayne, IL, 2003 .
  - Village of Glenview Downtown Architectural Study, Glenview, IL, 2000.
  - Rural History Survey, Orland Township, IL, 1995.
  - Old Orland Historic District, Orland Park, IL, 1991.
  - Historic Landmarks Survey, Schaumburg, IL, 1992.
  - Central Business District Historic Survey, Whitewater, WI, 1989.

Please see the following firm qualifications, project staffing, organizational chart, key personnel resumes, and project profiles. Examples of similar projects have been supplied with the digital submission of this proposal.

# MIA

## McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*

### **ORGANIZATION AND SERVICES**

McGuire Iglesias & Associates, Inc. is an architectural firm offering the full range of professional services with a special expertise in historic preservation. Our skilled staff includes architects and historic preservation specialists, giving us a wide base of knowledge for working with all building types. The firm is a corporation with Anne McGuire and Mark Iglesias as principals and owners. Our office is located in Evanston, Illinois.

### **Services include:**

- Evaluation, Analysis, Planning and Design
- Existing Conditions Assessments
- Terra Cotta Restoration; Material Conservation
- Building Restoration, Rehabilitation and Adaptive Reuse
- Compatible Additions to Existing Buildings
- Historic Structure Reports, & HABS Documentation
- Preservation Consulting & Planning; Historic Surveys & Design Guidelines

McGuire Iglesias & Associates, Inc. is a member of the USGBC with LEED Accredited Professionals on staff. We integrate the needs of the modern user, providing state of the art design and technology solutions while respecting the building traditions, historic materials and qualities of the past which contribute to the historic character of the building or site.

### **Projects include:**

- Façade inspections, assessments and restoration including Center on Halsted, Krause Music Store (2 right), Legacy at Millennium Park.
- Restoration and Adaptive Reuse of Hotel Florence State Historic Site; Humboldt Park Stable for Puerto Rican Arts and Culture Center and Loder Hall for Garrett-Evangelical Seminary.
- Preservation consulting for projects for private and public clients including State of Illinois, Cook County, Chicago Park District, Village of Brookfield, Roosevelt University and CTA including ornamental plaster, roofing, terra cotta, masonry, concrete, windows, timber and tile. (Old Chicago Post office 4 right).
- Renovation projects for educational clients, including restoration, repair, preservation planning, ADA and life safety upgrades, adaptive use and additions. Clients include Chicago Public Schools, Roosevelt University, Northwestern University, Columbia College Chicago, University of Illinois Chicago and Urbana-Champaign and the University of Chicago.
- Historic Building Conditions Assessments and Preservation Planning for museum and educational facilities including Field Museum, Shedd Aquarium, Columbia College Chicago, Northwestern University, The Fortnightly of Chicago and Robert R. McCormick Museum.

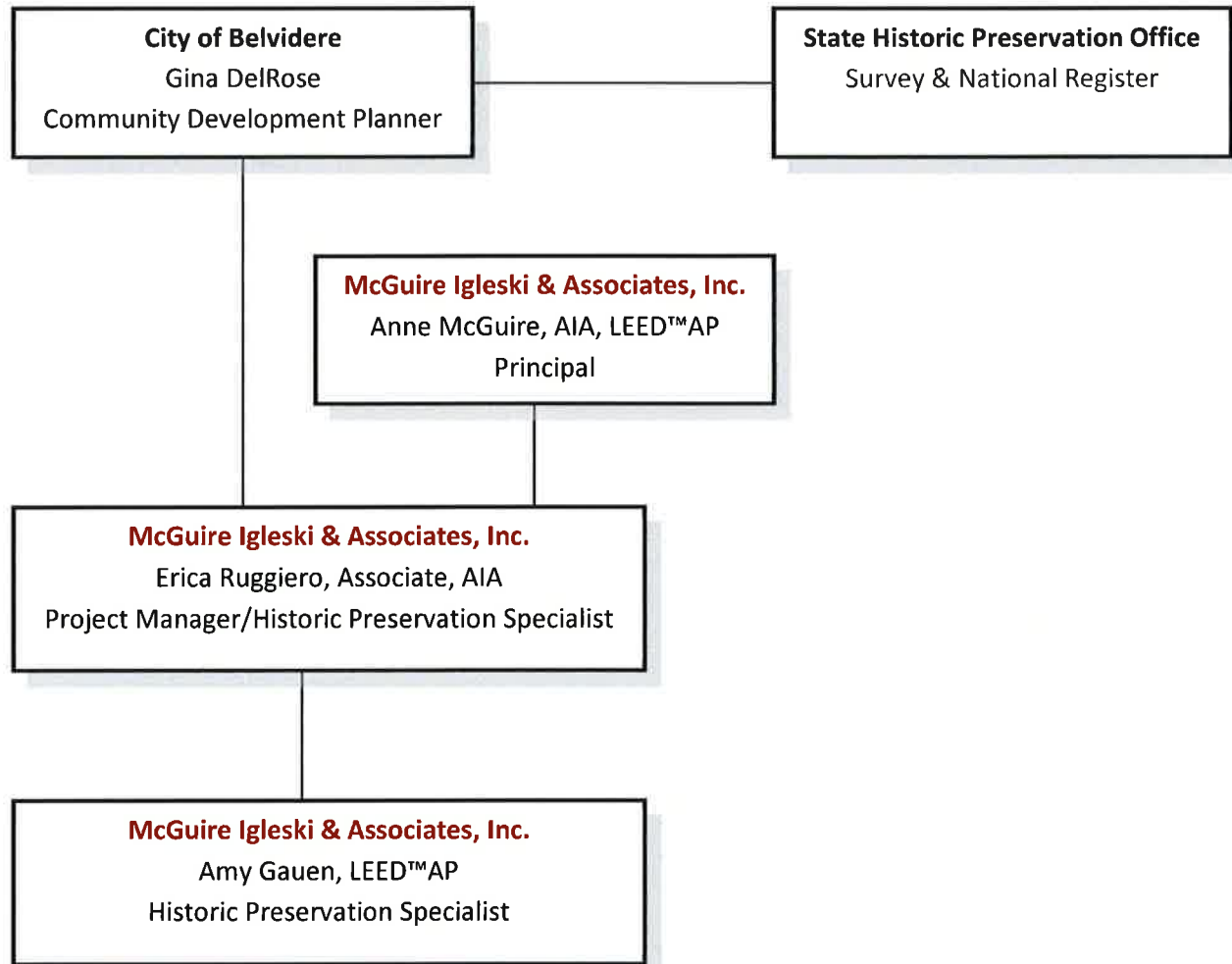


Photos t to b: Leslie Schwartz (1,3), Steve Hall (2), and MIA (4).

# MIA

McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*



# MIA

## McGuire Igleski & Associates, Inc.

*Architecture, Preservation, Planning*

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### PROJECT STAFFING

McGuire Igleski & Associates (MIA - WBE) will perform the scope of services described above with Anne McGuire, as the principal in charge of project administration and quality control. Erica Ruggiero, MIA, will be project manager and lead historic preservation specialist, coordinating COB/ILSHPO and MIA staff, overseeing survey work, research, and writing of the survey report. Below is a list of key project staff with titles and a brief description of relevant project experience. Resumes and project profiles are attached.

#### Anne McGuire, MIA, President and Project Administration



Ms. McGuire is in charge of project leadership and, prior to forming MIA, was sole proprietor for 15 years. For private and public clients, Anne provides a full range of architectural services with her survey, assessment, restoration and rehabilitation expertise. Her extensive experience in existing conditions analysis, and her comprehensive understanding of complex material performance issues, guides restoration projects to a successful completion. As a LEED Accredited Professional, Anne implements energy and environmental design principles that are inherent in the sustainable values of historic preservation.

#### Erica Ruggiero, MIA, Project Manager and Architectural Historian/Historic

##### Preservation Specialist



Ms. Ruggiero has comprehensive architectural and existing conditions survey, design guideline development, and federal and local landmark evaluation experience including her work on the survey update and National Register amendments for the North and Central Geneva Historic Districts (789 resources/217 acres); Historic Preservation Plans and National Register Amendments for the Bryn Mawr Avenue, Uptown Square, and West Argyle Street Historic Districts (162 resources/70 acres) as part of the CTA Red-Purple Modernization Transit-Oriented Development Plan; the Aledo Downtown Historic District National Register nomination (84 resources/29 acres); Downtown Rock Island Historic District National Register nomination (168 resources/83 acres); and the Kinzie Industrial Corridor Multiple Property Evaluation (806 resources/704 acres).

As part of her professional development, she has undertaken the survey of 995 acres of industrial property once owned and managed by the Central Manufacturing District of Chicago. She has listed 360 acres on the National Register of Historic Places as part of the Original East District and Pershing Road District and is currently working on a Determination of Eligibility for the Kedzie Tract (56 resources/86 acres).

#### Amy Gauen, MIA, Architectural Designer and Historic Preservation Specialist



Ms. Gauen has played an active role in the development of programming and feasibility studies since joining MIA in 2005. With experience of working on small and large-scale planning studies, she offers a broad-range of knowledge on evaluation and assessment of construction types and reuse options. Specifically, her recent project experience on the Hotel Florence and Lathrop Homes Development consisted of multiple use/ building type evaluations and code implications.

# MIA

## McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*

### **ANNE MCGUIRE, AIA, LEED AP**

#### **Principal**

Anne is the principal in charge of project administration and, prior to forming McGuire Iglesias & Associates, was sole proprietor for 15 years. Anne serves private and public clients offering a full range of architectural services as well as survey, assessment, restoration and rehabilitation expertise. Her extensive experience in existing conditions analysis and her comprehensive understanding of complex material repair issues, guides restoration projects to successful completion. As a LEED Accredited Professional, Anne implements energy and environmental design principals, consonant with the inherent sustainable values of historic preservation.

#### **Education**

Master of Architecture  
University of Pennsylvania  
Graduate School of Fine Arts

Boston Society of Architects Design Award,  
Boston Architectural Center,  
School of Architecture

Bachelor of Arts in Studio Arts cum laude,  
Newton College of the Sacred Heart

#### **Professional Licensing & Accreditation**

Registered Architect: Illinois  
NCARB Certificate  
LEED Accredited Professional

#### **Professional Affiliations**

American Institute of Architects  
Chicago Chapter  
National Trust for Historic Preservation  
Association for Preservation Technology  
Landmarks Illinois  
U.S. Green Building Council

#### **Professional Activities**

Illinois Historic Sites Advisory  
Council, Appointed for 1995-1997 term

Evanston Preservation Commission  
Member, 2008-present  
Member, 1987-1990 Chair: Review and  
Technical Assistance Committee; Associate  
Member, 1985-1986

Heritage Preservation Conservation Assessment  
Program, Advisory Committee, 2010

#### **Teaching**

The School of the Art Institute of Chicago,  
Historic Preservation Masters Program;  
Instructor: 1994-2000

#### **SELECTED PROJECTS**

- **Main Post Office, Chicago, IL.** Architecture and historic preservation consulting services for the restoration of the 15,000 SF Lobby of the Old US Post Office in Chicago including the two elevator lobbies and adjacent service lobbies.
- **Town Hall Apartments, Chicago, IL.** Architectural and historic preservation consulting for adaptive reuse of historic police station for offices and community use.
- **National Register Nominations: West Loop – LaSalle Street and the Cermak Road Bridge Historic Districts,** Oversaw the preparation of two nominations for City of Chicago.
- **Fulton-Randolph Market Design Guidelines** for Chicago's First Industrial Landmark District. Responsible for development of Design Guidelines for general maintenance, alteration, and new construction for Chicago's recently landmarked Fulton-Randolph Market Historic District.
- **Historic Structure Reports, IL.** Directed the evaluation and analysis of historic buildings with data and recommendations compiled into an historic structure report. Projects include: The Junior League Club of Chicago, Fortnightly of Chicago, R. R. McCormick Museum, at Cantigny, the Illinois Supreme Court, and the Frances Willard Museum National Historic Landmark.
- **Historic Building Preservation Plans.** Intensive survey, analysis, determination of significance and report for long-term planning including: Field Museum of Natural History, John G. Shedd Aquarium, Northwestern University's Annie May Swift Hall and Harris Hall.
- **Historic Surveys/Design Guidelines.** Directed multiple surveys for: Lockport, Orland Park and Aurora. Prepared Design Guidelines for historic districts in Aurora and Orland Park to support planning activities.
- **Columbia College Chicago: Campus Preservation Plan and Design Guidelines.** Directed survey, identification, analysis and determination of the historic significance of nine buildings for long term planning.

### **ERICA RUGGIERO, ASSOCIATE AIA, MSHP**

Erica is an historic preservationist specialist and architectural historian with experience in preservation planning, building surveys, feasibility study reports, rehabilitation and adaptive reuse design, façade restorations, Historic American Building Survey, and building condition assessments. With degrees in both historic preservation and interior design, Erica has a demonstrated understanding of maintaining the authenticity, integrity, and character of a time and place, while adapting it for more modern uses.

#### **EDUCATION**

Master of Science  
Historic Preservation  
School of the Art Institute of Chicago  
Chicago, IL

Master of Science  
Bachelor of Science  
Interior Design  
Florida State University  
Tallahassee, FL  
Graduate Certificate: Urban Design

#### **Professional Affiliations**

Chicago for Chicagoans  
Landmarks Illinois  
Skyline Council of Landmarks Illinois

#### **Professional Activities**

##### Conference on Illinois History:

Presenter  
Springfield, IL October 2016

Presenter  
Springfield, IL September 2013

##### National Register of Historic Places:

Garfield Farm and Garfield Tavern  
Amendments and Boundary Extension  
Campton Hills, IL February 2016

Central Manufacturing District: Original East  
District, Chicago, IL October 2015 (*Amended for  
Statewide Significance, February 2017*)

Central Manufacturing District: Pershing Road  
Development, Chicago, IL June 2015

Kosciuszko Park Field House,  
Chicago, IL, June 2013

##### Landmarks Illinois:

Easement Monitor,  
Statewide, IL 2014 and 2015

#### **SELECTED PROJECTS**

- **Chicago Transit Authority, Chicago, IL.** Prepared amendments to the National Register forms of the Bryn Mawr Avenue, West Argyle Street, and Uptown Square Historic Districts including: amendments to the period of significance, additional documentation for the statement of significance, and re-evaluation of NR-eligibility of the existing building inventory. Prepared Historic Preservation Plans for each district which included: documentation of existing conditions, definition of character-defining features, building typologies, and architectural styles, and development of recommendations for design principles/guidelines and available incentives and programs for preservation.
- **Geneva National Register Historic Districts, Geneva, IL.** Prepared a field survey report for 775 properties including; architectural assessment, contextual history, and evaluation of National Register eligibility. Upon completion of survey work, amended the North and Central Geneva National Register districts with an updated period of significance, boundaries, and historic narrative.
- **Historic Building Preservation Plans.** Primary preparer for Historic Building Preservation Plans for the Junior League of Chicago, University of Chicago, and Northwestern University buildings. The reports document existing conditions, identify significant historic spaces and features, and develop recommendations for restoration, adaptive reuse, or rehabilitation.
- **Kinzie Industrial Corridor, Chicago, IL.** Primary preparer of a Multiple Property Evaluation (MPE) Report for the City of Chicago Kinzie Industrial Corridor. The project included a resource survey of 800 properties in the corridor, including National Register (NR) and City of Chicago (COC) Landmark evaluation, research to determine date of construction and historic use/name, and identification of character-defining features, architectural style, building typology, and alterations/changes over time. Upon completion of the survey, MIA prepared an MPE which provided a description of the survey area and methodology, narrative on the history and development of the corridor, architectural description of the corridor, a comprehensive identification of industrial building typologies, and recommendations for the preservation of the corridor including NR listing and COC Landmark designations.
- **National Register of Historic Places (NRHP), IL, Statewide.** Primary preparer of nominations, including architectural survey and eligibility evaluations. Projects include: **Corron Farm**, Campton Township, IL; **Aledo Downtown National Register Historic District**, Aledo, IL; **Potter & Barker Grain Elevator**, La Fox, IL; **Downtown Rock Island Historic District**, Rock Island, IL.

### **AMY E. GAUEN, MSHP, LEED AP**

Amy is a project architect and LEED Accredited Professional with experience in the design of building additions, interior remodeling, façade restorations, accessibility upgrades, building surveys, and feasibility study reports. With degrees in both architecture and historic preservation, Amy has a demonstrated understanding of the unique issues and challenges of making improvements to meet contemporary user expectations while respecting the integrity of historic buildings.

#### **Education**

Master of Science  
Historic Preservation  
School of the Art Institute of Chicago  
Chicago, IL

Bachelor of Architecture  
Rensselaer Polytechnic Institute  
Troy, NY

#### **Professional Affiliations**

LEED Accredited Professional  
Association for Preservation Technology  
International

#### **Professional Activities**

Association for Preservation Technology,  
Annual Conferences:  
Halifax, NS 2005  
Atlanta, GA 2006

National Trust for Historic Preservation: Preserve  
and Play Conference,  
Chicago, IL 2005

Juror:  
Hinsdale Preservation Awards, 2005

#### **SELECTED PROJECTS**

- **General Services Administration, Region 5.** Modern -Era Buildings National Register of Historic Places Eligibility Assessment GSA Great Lakes Region (Region 5); evaluation of 42 sites in Illinois, Indiana, Minnesota, Ohio, and Wisconsin.
- **Loder Hall Rehabilitation, Garrett-Evangelical Theological Seminary, Evanston, IL.** LEED NC Gold rehabilitation of 1960's four story dormitory with new food service, student center, classroom and bookstore included geo-thermal heating and cooling system.
- **University of Illinois-Chicago Exterior Repair, Chicago, IL.** Exterior repair of brick and limestone and window replacement including evaluation, design, construction documents and construction administration.
- **Northwestern University Swift Hall Accessibility Alterations, Evanston, IL.** Evaluation, design and construction administration for accessibility alterations. Work included code analysis, assessment, and design and construction documents for accessible entrances new elevator and new lift.
- **Ruggles Elementary School, Chicago Public Schools, IL.** Exterior rehabilitation and restoration of brick and terra cotta clad building. Work included masonry & terra cotta restoration, repointing; rebuilding of parapet walls; roof repair; and selective interior repairs.
- **State of Illinois Capital Development Board: Hotel Florence Restoration, Chicago, IL.** Stabilization and phased restoration of landmark.
- **Kenilworth Assembly Hall, Kenilworth, IL.** Design and Construction Administration of new commercial kitchen, bathrooms and accessibility upgrades.
- **Trinity United Methodist Church, Wilmette, IL.** On-site evaluation and program planning for future life safety upgrades.
- **Loder Hall, Garrett Evangelical Theological Seminary, Evanston, IL.** Rehabilitation study of existing building and additions for new student center with lecture halls, dormitories and office space.
- **Hotel Wacker, Critical Façade Examination, Chicago, IL.** Assisted in the façade inspection and evaluation of existing conditions as part of the restoration of this 12-story, terra cotta and brick hotel.

# MIA

## McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*

### PROJECT PROFILE

<i>Project Name</i>	Kinzie Industrial Corridor
<i>Location</i>	Chicago, IL
<i>Firm's Contribution</i>	Multiple Property Evaluation and Resources Survey
<i>Completion Date</i>	2019
<i>Client/Contact</i>	Erika Sellke City of Chicago Dept. of Planning and Development 121 N. LaSalle Street, Rm 1006 Chicago, IL 60602 (312) 744.9146



MIA was selected by the City of Chicago to prepare a Multiple Property Evaluation (MPE) Report for the Kinzie Industrial Corridor. The project included a resource survey of the 800 properties in the corridor, including National Register (NR) and City of Chicago (COC) Landmark evaluation, research to determine date of construction and historic use/name, and identification of character-defining features, architectural style, building typology, and alterations/changes over time. Upon completion of the survey, MIA prepared an MPE which provided a description of the survey area and methodology, narrative on the history and development of the corridor, architectural description of the corridor, a comprehensive identification of industrial building typologies, and recommendations for the preservation of the corridor including NR listing and COC Landmark designations.

*Located in the Near West Side Community area, the Kinzie Industrial Corridor is one of Chicago's first industrial areas. Development was spurred by the arrival of Chicago's first railroad, the Galena & Chicago Union, and Chicago's first stockyards, Bull's Head, in 1848. National industrial companies which established plants in the corridor included firms like the H.J. Heinz Company, Dixie-Vortex Company, and Kraft Foods Company. Today, the corridor remains a center for manufacturing and industry and represents Chicago's industrial heritage from the mid-to-late nineteenth century to present day.*





### **PROJECT PROFILE**

**Project Name** Chicago Transit Authority Red-Purple Modernization Program Transit-Oriented Development Plan

**Location** Chicago, IL

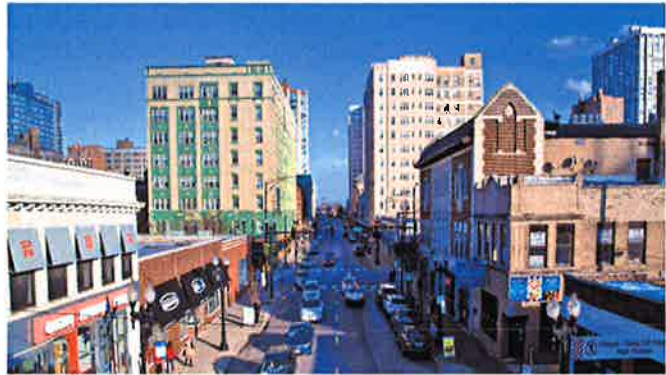
**Firm's Contribution** Primary preparer of preservation planning documents

**Completion Date** 2018

**Client/Contact** Teresa Foucher, AIA LEED AP Associate  
Solomon Cordwell Buenz  
625 N. Michigan Ave.  
Chicago, IL 60611  
(312) 896.1133

McGuire Iglesias & Associates prepared Historic Preservation Plans (HPP) for the Uptown Square, Bryn Mawr Avenue, West Argyle Street Historic Districts as part of the Transit-Oriented Development Plan for the Red-Purple Modernization Program. HPPs included an architectural survey of each district to document existing conditions, National Register eligibility evaluation, development of historical context, and definition of architectural or visual features. Plans provide recommendations including prioritized preservation goals and design principles/guidelines to encourage preservation and appropriate adaptive reuse or new development per the Secretary of the Interior's Standards for Preservation Planning.

*The Uptown Square, Bryn Mawr Avenue, and West Argyle Street Historic Districts are listed on the National Register of Historic Places, and the Uptown Square Historic District is also listed as a City of Chicago local landmark district. Each district is recognized for its architecture and its historic culturally, ethnically, and economically diverse communities. Together the three districts encompass 70 acres and 162 principal buildings or structures.*



*Bryn Mawr Avenue Historic District*



*Uptown Square Historic District*



*West Argyle Street Historic District*

# MIA

McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*

## PROJECT PROFILE

<i>Project Name</i>	Central and North Geneva Historic Districts
<i>Location</i>	Geneva, IL
<i>Firm's Contribution</i>	Architectural Survey and Amendments to National Register Historic District Nominations
<i>Completion Date</i>	2016
<i>Client/Contact</i>	Michael A. Lambert, Preservation Planner City of Geneva, Illinois 22 South First Street Geneva, Illinois 60134 Phone: 630.938.4541 <a href="mailto:mlambert@geneva.il.us">mlambert@geneva.il.us</a>

McGuire Iglesias and Associates, Inc. was selected to prepare an architectural survey for 770 properties with 582 principal buildings or structures located in the North Geneva and Central Geneva National Register Historic Districts. Survey work included a new inventory and map of properties with Federal and local historic district boundaries and a report which detailed the findings of the survey including: descriptions for building typologies and architectural styles, a context statement on the settlement and development of Geneva, history of the governmental, religious, educational, recreational, and industrial properties in the survey area, and National Register eligibility evaluation for all properties.

MIA then amended the existing National Register nominations to reflect the NRHP 50-year rule, updated the building inventory to reflect the findings of the eligibility evaluations, amended the statement of significance, and prepared boundary revisions.



# MIA

McGuire Igleski & Associates, Inc.

*Architecture, Preservation, Planning*

## PROJECT PROFILE

*Project Name* Fulton – Randolph Market District Design Guidelines

*Location* Chicago, IL

*Firm's Contribution* Development of design guidelines for general maintenance, alteration and new construction for Chicago's recently landmarked Fulton-Randolph Market Historic District

*Completion Date* 2014

*Client/Contact* Lawrence Shure  
City of Chicago  
Dept. of Housing and Economic Development  
Historic Preservation Division  
121 N. LaSalle Street, Rm 1101  
Chicago, IL 60602  
(312) 742-1835

MIA prepared guidelines for Chicago's First Industrial Landmark District. Guideline development included the review of existing documentation within the study area, a visual survey of the historic district to identify character defining features, architectural styles and building types. Streetscape guidelines developed with consultant Site Design Group addressed unique district features including raised sidewalks, street furniture and loading docks.

*The proposed Fulton-Randolph Market District illustrates primary themes of the city's history. It conveys Chicago's importance as a wholesale market, as a meat-packing area, and it includes a significant number of industrial and warehouse buildings that exemplify the importance of manufacturing in the city's development.*



### PROJECT PROFILE

<b>Project Name</b>	Cermak Road Bridge Historic District
<b>Location</b>	Chicago, IL
<b>Firm's Contribution</b>	National Register of Historic Places, Historic District Nominations
<b>Completion Date</b>	2013
<b>Client/Contact</b>	Matt Crawford (West Loop) City Planner IV City of Chicago Dept. of Housing and Economic Development Historic Preservation Division 121 N. LaSalle Street, Room 1006 Chicago, IL 60602 (312) 742-0276

McGuire Iglesias and Associates, Inc. was selected by the City of Chicago for the survey and preparation of National Register Nominations for two historic districts. The Cermak Road Bridge district was listed in the National Register in May 2012.

*Located in the Pilsen Industrial Corridor, the Cermak Road Bridge HD includes the historic Scherzer Rolling Lift Bridge at the South Branch of the Chicago River as well as four manufacturing buildings representing the typical activity of the area between 1901 and 1924. The district is significant as part of Chicago's industrial history and for its extant architectural and engineering resources.*



# MIA

## McGuire Iglesias & Associates, Inc.

*Architecture, Preservation, Planning*

### PROJECT PROFILE

<b>Project Name</b>	GSA Modern -Era Buildings National Register of Historic Places Eligibility Assessment
<b>Location</b>	GSA Great Lakes Region (Region 5); Selected sites in Illinois, Indiana, Minnesota, Ohio, and Wisconsin
<b>Firm's Contribution</b>	Conducted National Register eligibility assessment for 30 GSA properties.
<b>Completion Date</b>	2013
<b>Client/Contact</b>	Prime: Dewberry Gerry Guerrero, Principal 401 SW Water St., Suite 701 Peoria, IL 61602 (309) 282-8132  Owner: GSA Regina Nally, Regional Historic Preservation Officer 230 S. Dearborn St., Ste 3600 Chicago, IL 60604 (312) 886-5573

McGuire Iglesias & Associates conducted a National Register eligibility assessment for 30 Modern-era properties managed by GSA within its five-state, Great Lakes Region (Region 5). These properties contain a total of 42 buildings constructed between 1942 and 1979. MIA traveled to the selected federal sites in Illinois, Indiana, Minnesota, Ohio, and Wisconsin to conduct on-site evaluation of each property. Limited local research was also performed and MIA met with the SHPO of each state to discuss local context of Modern-era architecture.

*Built from the 1940s through the 1970s, so-called "Modern-era" or "Mid-century" buildings account for an estimated 30% of GSA's owned inventory. These buildings are quickly becoming part of our recent past and their potential historic merits need to be considered and evaluated.*



*Federal Building in Indianapolis, Indiana*



*Federal Building in New Albany, Indiana*



*Federal Building, Ann Arbor, Michigan*





