

LAND USE

&

DEVELOPMENT

COMMITTEE

RESOLUTIONS



Draft - To Be Heard 01-13-09

Land Use, & Development Committee
Resolution #09-01

**RESOLUTION OF THE COUNTY BOARD
WILL COUNTY, ILLINOIS**

AUTHORIZING COUNTY EXECUTIVE TO ENTER INTO UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, PRESERVE AMERICA GRANT PROGRAM FOR WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY IN JACKSON AND WILMINGTON TOWNSHIPS

WHEREAS, Will County is in receipt of a grant from the United States Department of the Interior, National Park Service, Preserve America Grant Program in the amount of \$25,000.00 for the period from the date of final execution to October 31, 2010; and

WHEREAS, the Will County Land Use Department Director has requested that the County accept the grant award and authorize the County Executive to enter into said grant agreement; and

WHEREAS, the Preserve America Grant was awarded on a matching basis with the federal share being at 50% and the local share calculated at 50%; and

WHEREAS, the total grant project cost is \$50,000.00; and

WHEREAS, the United States Department of the Interior, National Park Service notice of the grant award for the County of Will is \$25,000.00; and

WHEREAS, the local share of the grant project is \$25,000.00; and

WHEREAS, the Land Use and Development Committee concurs with the request that the County accept the grant award and authorizes the County Executive to enter into said grant agreement with the United States Department of the Interior, National Park Service.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby authorizes the acceptance of the grant award in the amount of \$25,000.00 and also authorizes the County Executive to enter into said grant agreement with the United States Department of the Interior, National Park Service for the Will County Rural Historic Structures Survey in Wilmington and Jackson Townships.

BE IT FURTHER RESOLVED, that the Preamble of this resolution is hereby adopted as if fully set forth herein.

Adopted by the Will County Board this 15th day of January, 2009.

Vote: Yes _____ No _____ Pass _____ (SEAL)

Nancy Schultz Voots
Will County Clerk

Approved this _____ day of _____, 2009.

Lawrence M. Walsh
Will County Executive

MEMO



WILL COUNTY LAND USE DEPARTMENT

Planning and Zoning Division

Current Planning and Zoning Section

Long Range Planning and Historic Preservation Section

To: Will County Land Use and Development Committee

From: Amy Munro, Historic Preservation Manager, *Will County Land Use Dept.*

cc: Nick Palmer, Deputy Chief of Staff, *Office of Will County Executive Lawrence M. Walsh*
Curt Paddock, CEcD, AICP, Director of *Will County Land Use Dept.*
David Dubois, AICP, Planning and Zoning Director, *Will County Land Use Dept.*

Date: December 22, 2008

Re: *AUTHORIZING COUNTY EXECUTIVE TO ENTER INTO UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE, PRESERVE AMERICA GRANT PROGRAM FOR WILL COUNTY RURAL HISTORIC STRUCTURES SURVEY IN JACKSON AND WILMINGTON TOWNSHIPS*

On October 8, 2008, Will County received notification that the County was awarded a Preserve America Grant in the amount of \$25,000. The grant was awarded to assist in the County's rural structures survey efforts in Jackson and Wilmington Townships. The Will County Board approved the application for this grant project on June 19, 2008.

The total grant project cost is \$50,000 (Federal share: \$25,000 and Local share: \$25,000). The local match would be provided from the Land Use Department budget.

Respectfully, the Historic Preservation Commission seeks the approval of the Land Use and Development Committee and the Will County Board to authorize the County Board and County Executive to execute the attached grant agreement. Should you have questions or comments, please do not hesitate to contact Staff at (815) 774-3364.

Thank you.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

Preserve America Grant Agreement No. 17-08-AP-4113

Upon signature of both parties below, the National Park Service (NPS) will have obligated with this Grant Agreement the amount of \$25,000 appropriated from the National Recreation and Preservation (NR&P) for the Preserve America Grant Program by Public Law 110-161, which provides Fiscal Year 2008 appropriations to the Department of the Interior. The term of this grant agreement is:

Beginning Date: **October 1, 2008**

Ending Date: **October 31, 2010**

In accepting this grant for the project entitled "Will County Rural Historic Structures Intensive Survey" evidenced by signature below, the County of Will agrees to comply with Department of the Interior regulations and requirements governing Federal grants stipulated in Office of Management and Budget (OMB) Circular A-102 (Administrative Requirements for Grants to State and Local Governments; see 43 CFR 12.42-12.92); Circular A-87 (Cost Principles for Grants to State and Local Governments); and Circular A-133 (Audits of States, Local Governments and Non-Profit Organizations). These requirements are hereby incorporated by reference into this grant agreement. In accordance with 18 U.S.C. 1913, none of these funds may be used for lobbying purposes as defined in the special conditions contained on the following pages. These special conditions are also hereby incorporated into this grant award. The terms and conditions of this grant award shall be extended to subrecipients and subcontractors.

In witness thereof, the parties have executed this grant agreement as of the date entered below:

COUNTY OF WILL, ILLINOIS

NATIONAL PARK SERVICE

County Executive

Chief, Historic Preservation Grants Division

Date signed

Date signed

cc: Illinois State Historic Preservation Office

Attachments:

- SF 424 Application for Federal Assistance
- Budget Changes/Special Grant Conditions

Grant Agreement (Page 2 of 7)

APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

GRANT NUMBER:	BEGINNING DATE:	ENDING DATE:
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The terms of the grant award include the following special conditions necessary to obtain the objectives of the grant, facilitate administration of the grant, and to protect the interests of the Federal Government. Grantee noncompliance with these terms and conditions and the requirements of Office of Management and Budget (OMB) Circulars A-102 and A-87 will cause disallowance of costs incurred under the grant. In addition to other lawful remedies, in the event of noncompliance with any grant conditions, the grant may be suspended, terminated or annulled pursuant to OMB Circular A-102 (see 43 CFR 12.83-12.84).

The grantee shall not assign or otherwise transfer final responsibility for this Grant Agreement, the grant, or the project to any third party. The execution of subcontracts shall not alter or modify the obligations of the grantee. However, the grantee may subcontract for performance of project-related work summarized in this Grant Agreement. The grantee must administer this grant award free from conflict of interest, bribery, "kickbacks," cost-plus-a-percentage-of-costs contracts, and other procurement practices prohibited by 43 CFR 12.76.

Special Condition #1, Limitations on Grant Expenditures. The term of availability of these grant funds is from **October 1, 2008**, through **October 31, 2010**. All costs incurred must be billed to NPS by **January 31, 2011**. Expenses charged to this grant may not be incurred prior to the beginning date specified above, or subsequent to the grant end date specified above (unless the Grant Agreement's end date is formally extended in writing by NPS). Such expenditures may not exceed the maximum limits shown on this grant award, or amendments subsequently approved in writing by NPS. The grantee assumes fiscal liability, without recourse to NPS, for commitments that exceed the funds provided in the Grant Agreement.

Special Condition #2, Allowable Costs. All costs charged to the grant must be directly related to and necessary for the achievement of the approved objectives and budget of this grant, as specified in Grant Condition #15, below, unless an amendment is approved in writing by NPS. Expenses charged must be incurred only for eligible costs in accordance with OMB Circular A-102 and OMB Circular A-87; and supported by approved contracts, purchase orders, requisitions, bills, or other evidence of liability consistent with generally established purchasing procedures and generally accepted accounting principles.

Special Condition #3, Nonfederal Matching Share. At least **\$25,000** in eligible nonfederal matching contributions that are allowable and properly documented in accordance with 43 CFR 12.64 must be used during the grant period to share the costs for this grant. Failure to use the required non-Federal matching share will result in the disallowance of costs reimbursed, and/or the deobligation of remaining unexpended funds.

Special Condition #4, Fundraising Costs: In accordance with OMB Circular A-87, Attachment B, Item 21, costs of fundraising are not eligible costs chargeable to the grant for reimbursement or as eligible nonfederal matching share contributions.

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APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

GRANT NUMBER:	BEGINNING DATE:	ENDING DATE:
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Special Condition #5, Performance Reports. An acceptable Interim Progress Report must be submitted to NPS every six months during the grant period, with the initial Progress Report due not later than **April 30, 2009**, and the next report due not later than **October 31, 2009**. An acceptable Final Progress Report must be submitted by **January 31, 2011**. Failure to submit acceptable progress reports by the dates specified, and in the format prescribed by NPS, may result in suspension of funds or other action. The final progress report must include slides, photographs, copies of publication etc. showing the work accomplished under this grant. *Interim Reports and the Final Project Report must include the Standard Form 269A, Financial Status Report Short Form, which is used to document financial obligations and outlays during the previous year. The final payment will not be approved until all work is completed and an acceptable Final Progress Report is received by NPS.* The grantee agrees to maintain close liaison with the NPS Grant Awarding Official throughout the grant period. NPS reserves the right to request meetings, upon reasonable notice, with grantee project staff at intervals during the course of project work. The grantee agrees to promptly notify the NPS Grant Awarding Official should any of the following conditions become known to it:

- a) Problems, delays, or adverse conditions that will materially affect the ability of the grantee (or its subcontractors, if any) to attain project objectives, prevent the project from meeting planned timetables, or preclude the completion of approved work;
- b) The need for adjustment (revision) to the project budget; and
- c) The lack of nonfederal matching share to meet the amount required by this Grant Agreement.

Interim and Final Reports should be sent to your grant reviewer's attention at the National Park Service in Washington, DC. Address: 1201 I "Eye" St. NW (2256), 6th Floor, Washington, DC 20005.

Special Condition #6, Prior Approval Requirements. The grantee may not, without written approval by the NPS grant awarding official (that official whose signature/title appears on the grant award document, or his designee), make changes in the approved scope of work or budget that would substantively alter the approved scope of work (43 CFR 12.70).

Special Condition #7, Lobbying Prohibitions. Costs associated with activities or any form of communication designed to influence in any manner a Member of Congress to favor or oppose any legislation or appropriation are unallowable as a charge to this grant. None of the funds awarded may be used to process any grant or contract documents which do not include the text of 18 U.S.C. 1913 prohibiting lobbying with appropriated funds. Recipients shall not use any part of the appropriated funds for any activity or for the publication or distribution of literature that in any way tends to promote public support or opposition to any legislative proposal on which Congressional action is not complete.

Special Condition #8, Debarment and Suspension. In accordance with Executive Order 12549 "Debarment and Suspension" the grantee and its subgrantees must not make any award or permit any award (by subgrant or contract) at any tier to any party which is debarred or suspended or is otherwise excluded from or ineligible for participation in Federal assistance programs under Executive Order 12549.

APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

GRANT NUMBER:	BEGINNING DATE:	ENDING DATE:
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Special Condition #9, Financial Audit. The grantee shall obtain an audit of grant expenditure records in accordance with OMB Circular A-133, which requires a Single Agency Audit for any grantee who expends at least \$500,000 of Federal grant funds (from all sources) in a fiscal year. Financial audits that include costs incurred for this grant (including nonfederal matching share) must be transmitted to the Federal Audit Clearinghouse, Data Preparation Division, U.S. Bureau of the Census, 1201 E. 10th Street, Jeffersonville, Indiana 47132. A reasonable proportion of the costs of an acceptable audit performed in accordance with OMB Circular A-133 may be charged to this grant. The Clearinghouse information can be completed on line. The web address for the Federal Audit Clearinghouse is:
<http://harvester.census.gov/sac/>.

Simultaneously, the grantee must submit the audit reporting package and a signed copy of the Data Collection Form for Reporting on Audits of States, Local Governments, and Non-Profit Organizations, SF-SAC, to the National Park Service

Special Condition #10, Record Keeping. The grantee must maintain the property, personnel, financial, procurement and other records and accounts pertinent to the funds awarded by this grant in accordance with 43 CFR 12. The grantee and its contractors will permit on-site inspections by NPS representatives, and will effectively require employees and board members to furnish such information as, in the judgment of NPS representatives, may be relevant to a question of compliance with grant conditions and directives on the effectiveness, legality and achievements of project work.

Special Condition #11, Access to Records. The Secretary of the Interior and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access for the purpose of financial or programmatic audit and examination to any books, documents, papers, and records of the grantee that are pertinent to the grant at all reasonable times during the period of retention provided for in 43 CFR 12.

Special Condition #12, Publicity and Press Releases: Press releases about this project must acknowledge the grant assistance provided by NPS and copies of the press releases must be provided to NPS. The grantee must transmit notice of any public ceremonies planned to publicize the project or its results in a timely enough manner so that NPS, Department of the Interior, Congressional or other Federal officials can attend if desired.

Special Condition #13, Publications. The grantee must include acknowledgment of NPS grant support and a nondiscrimination statement in all publications and videos assisted with grant monies and/or concerning NPS grant-supported activities. At least three copies of each publication and video concerning NPS grant-assisted activities, or published with NPS grant assistance, must be furnished to the NPS Grant Awarding Official within 30 calendar days of publication. All publications, including video and audio tapes, must contain the following disclaimer and acknowledgement of NPS support: "This material is based upon work assisted by a grant from the Department of the Interior, National Park Service. Any opinions, findings, and conclusions or recommendations expressed in this material are those of the author(s) and do not necessarily reflect the views of the Department of the Interior." All consultants hired by the grantee must be informed of this requirement. The National Park Service shall have a royalty-free right to republish any published material generated by this grant.

APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

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Special Condition #14, Method of Payment. An SF-270, *Request for Advance or Reimbursement*, must be faxed to the NPS Grant Awarding Official for approval of payment requests. After NPS has notified the grantee by fax or e-mail that the payment request is acceptable, the grantee can transmit the payment request on the SMARTLINK payment system. Payment of grant funds will then be made by SMARTLINK electronic transfer of funds to a specified bank account of the grantee.

NPS approval of payment requests is based on satisfaction of grant conditions and documentation that matching funds have been expended at the same rate as federal funds. The final payment request (or approximately 15%) will be held until all grant conditions are met, including submission of an acceptable Final Project Report.

All approved advance payments must be expended within 30 days of the receipt of funds. An SF272, Cash Transaction Report, must be completed and submitted to NPS at the end of the 30 days documenting that the advanced funds have been liquidated.

Special Condition #15, Approved Budget and Scope of Work. The approved Summary of Objectives and Results to be performed with this grant award is as follows: inventory Will County's historic places and formulate a strategic plan for the preservation of its historical and cultural assets, in accordance with the *Secretary of the Interior's Standards for Archeology & Historic Preservation*. The survey will identify National Register-eligible landmarks and districts and will make recommendations for the preservation of these places, updating the County's Historic and Cultural Preservation Plan. The results of the survey will also be utilized for educational and interpretive purposes.

The approved Work/Cost Budget is summarized as follows:

Line Item	Federal Share	Matching Share	Total Budget
Consultant Fees	\$25,000	\$25,000	\$50,000
Total	\$25,000	\$25,000	\$50,000

Special Condition #16, Preagreement Costs. Any preagreement costs incurred must be approved in writing by NPS and authorized to be charged to this grant in accordance with OMB Circular A-87. Documentation of these preaward costs must be retained for review by the grantee's financial audit.

Special Condition #17, NPS Concurrence with Selection of Consultants. The grantee must submit resumes and responses to its Requests for Proposals, along with its justification for which consultant(s) it selects for grant-assisted work to the NPS Grant Awarding Official for concurrence by NPS. The consultant(s) must have the requisite experience and training in historic preservation to oversee the construction work to be performed and to manage this complex project. Contractors must be competitively selected. **Maximum hourly rates charged to this grant may not exceed 120% of a Federal Civil Service GS-15, step 10 salary, which for FY 2008 is \$85.67 per hour or \$685 per day.** Current salary tables can be found on the Office of Personnel and Management website: www.opm.gov.

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APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

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Special Condition #18, Compliance with Section 106 of the National Historic Preservation Act.

Pursuant to Section 106 of the National Historic Preservation Act, NPS and the grantee must complete the consultation process stipulated in the regulations issued by the Advisory Council for Historic Preservation in 36 CFR 800 prior to the commencement of any construction work or ground disturbance associated with this project. (Note that the NPS must receive a copy of the State Historic Preservation Officer's written approval of the methodology or plan to be used for any archeological testing or ground-breaking prior to conducting such testing or ground-breaking.) NPS has initiated the Section 106 consultation process with the State Historic Preservation Officer (SHPO), by notifying the SHPO of the grant and sending the SHPO a copy of the grant application. Now, to complete the Section 106 review, the grantee must submit plans and specifications for the project to the SHPO. The grantee then must submit to the NPS Grant Awarding Official copies of the following: 1) any written comments grantee receives from the SHPO in response to submission of plans and specifications for the project, including any suggestions for modifying the project, and 2) the SHPO's written concurrence with the project as proposed or as modified. In the event that the grantee and the SHPO cannot reach agreement, the grantee must notify NPS in writing so that NPS may participate in the conclusion of the consultation.

Special Condition #19, Compliance with the Secretary of the Interior's Standards. All grant-assisted construction or ground disturbance must be reviewed by NPS to ensure that it meets the Secretary of the Interior's *Standards for Archeology and Historic Preservation*, and the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. Work that does not comply with these Standards in the judgment of NPS will not be reimbursed, and may cause the grant to be terminated and funds deobligated.

Special Condition #20, NPS Review of Architectural Plans and Specifications. The grantee must submit plans and specifications for any construction or ground disturbance to the National Park Service for its review and approval for compliance with the Secretary of the Interior's *Standards for Archeology and Historic Preservation*, and the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, and with the Conditions listed in this Grant Agreement prior to the beginning of grant-assisted work on the property.

Special Condition #21, NPS Review of Draft Products and Requirement for Final Products. All reports and products produced with grant funds should be submitted to the National Park Service for review and comment no later than at 80% allocation of grant funds. After addressing NPS comments, the grantee must submit 3 copies of any publications, reports, studies, or similar materials which are produced with this grant assistance, including plans and specifications, historic structures reports, and feasibility studies. For items such as interpretive signs or tourism events, photographs of the signs or events must be submitted.

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APPLICATION AND BUDGET CHANGES/SPECIAL CONDITIONS

GRANT NUMBER:	BEGINNING DATE:	ENDING DATE:
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Special Condition #22, Requirement for Project Sign. The grantee must erect and maintain a project sign at the project site, if applicable. This sign must: be of reasonable and adequate design and construction to withstand weather exposure; be of a size that can be easily read from the public right-of-way, and be maintained in place throughout the project term as stipulated in this Grant Agreement. At a minimum, the sign must contain the following statement: “[Name of Project] is being supported in part by a Preserve America grant administered by the National Park Service, Department of the Interior.” Additional information briefly identifying the historical significance of the property or recognizing other contributors is encouraged and permissible. Photographs of the sign must be included with the Final Report submitted to NPS. The cost of fabricating and erecting this sign is an eligible cost for this grant.



Draft - To Be Heard 01-13-09

Land Use & Development Committee
Resolution #09-02

RESOLUTION OF THE COUNTY BOARD
WILL COUNTY, ILLINOIS

**DESIGNATING OGREN-OLSON-SMITH-REED HOMESTEAD AS A HISTORIC LANDMARK
(HISTORICALLY KNOWN AS THE HENRY AND SELMA OGREN HOMESTEAD)**

WHEREAS, the County of Will has enacted the Will County Historic Preservation Ordinance, adopted September 17, 1992, and providing for the creation of the Will County Historic Preservation Commission, and

WHEREAS, there exists a house and pond that is deemed significant located at 2565 Crystal Drive, Joliet, IL 60435, P.I.N: 06-03-25-315-001-0000, and

WHEREAS, the Will County Historic Preservation Commission has the authority to recommend to the Will County Board that the subject property be included on the Will County Register of Historic Places, and

WHEREAS, the Will County Historic Preservation Commission further has the authority pursuant to the Will County Historic Preservation Ordinance, Article IV, to recommend to the Will County Board, properties suitable to be designated as historic landmarks, and

WHEREAS, the property is commonly known as Ogren-Reed Homestead and historically known as the Henry and Selma Ogren Homestead, and

WHEREAS, a public hearing was duly held, and

WHEREAS, the Land Use and Development Committee recommended approval of this request.

NOW, THEREFORE, BE IT RESOLVED, BY THE WILL COUNTY BOARD AS FOLLOWS:

1. That this site, commonly known as the Ogren-Olson-Smith-Reed Homestead and meets the requisite number of criteria necessary for designation as a landmark under the Will County Historic Preservation Ordinance,
2. That this site, historically known as the Henry and Selma Ogren Homestead be recognized as a Will County Historic Landmark,
3. This resolution shall take effect, following its passage, approval, recording, inspection and publication, as may be required by law.

Adopted by the Will County Board this 15th day of January, 2009.

Vote: Yes ___ No ___ Pass _____ (SEAL)

Approved this _____ day of _____, 2009.

Nancy Schultz Voots
Will County Clerk

Lawrence M. Walsh
Will County Executive



**WILL COUNTY HISTORIC PRESERVATION COMMISSION
HISTORIC LANDMARK NOMINATION
STAFF REPORT**

CASE NUMBER: HPC 08-37 (Plainfield/25)
DATE: November 25, 2008

GENERAL INFORMATION

APPLICANT: Darcy Reed
ADDRESS OF APPLICANT: 2565 Crystal Drive, Joliet, IL 60435
DATE RECEIVED: July 28, 2008
DATE FILED: July 28, 2008
REQUESTED ACTION: Nomination as a Will County Historic Landmark
SITE ADDRESS: 2565 Crystal Drive, Joliet, IL 60435
PROPERTY OWNER: Darcy Reed
TAX NUMBER: 06-03-25-315-001-0000
COMMON NAME: Ogren-Reed Homestead
HISTORIC NAME: Henry & Selma Ogren Homestead
APPROXIMATE AGE: circa 1920s
NUMBER OF BUILDINGS/SITES NOMINATED: 1 house and pond
NUMBER OF BUILDINGS/STRUCTURES ON SITE: 3 (house, garage, shed)
LEGAL DESCRIPTION:
THE W 10 FT OF LOT 47 AND ALL OF LOTS 48 AND 49 IN CRYSTAL LAWNS SUBDIVISION, BEING A SUB IN THE E1/2 OF THE SW1/4 OF SEC 25, T36N-R9E.

STAFF ANALYSIS/FINDINGS

1. The applicants are seeking historic landmark certification for the property historically known as the Henry and Selma Ogren Homestead. The certification sought is for the house and pond.
2. The Will County Supervisor of Assessors lists the nomination applicant as the responsible party of P.I.N. 06-03-25-315-001-0000.
3. The nomination has been submitted by Darcy Reed. Adjacent property owners have been notified. No objections have been received.
4. Staff conducted a site inspection on August 25, 2008 and November 17, 2008. The nominated site appears to be in good condition.
5. According to the *Will County Historic Preservation Ordinance*, Article III, Section 3, landmark nomination eligibility requires the nominated property to meet at least one of the twelve (12) criteria as outlined in the Ordinance. Seven of the criteria as set forth in the *Will County Historic Preservation Ordinance* were applied to the subject nomination.¹ Staff believes six of the seven criteria are applicable to the landmark nomination.

The criteria are as follows:

(III)(4)(a) It has character, interest, or value, which is part of the development, heritage, or cultural characteristics of a local community, the County of Will, State of Illinois or the Nation;

¹ Please see complete application for Statement of Significance.

Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

Date: December 12, 2008
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According to the applicant's Statement of Significance, the subject residence was the first house built in the area known as Crystal Lawns. The applicant has also nominated the pond for landmark status.

The nominated site has had four property owners: Henry & Selma Ogren, Carl and Doris Olson, Ronald and Doris Smith, and Darcy Reed. Real estate records indicate that the Ogren's took ownership of the property in the 1930s; however, the applicant believes the house was constructed in the late 1920s.

(III)(4)(b) Property is the site of a significant local, county, state, or national event.

At the time of Staff's research on the property, it does not appear that the site is reflective of a significant local, state or national event; however, the house does have architectural significance as an example of Tudor Revival architecture.

ARCHITECTURAL SIGNIFICANCE

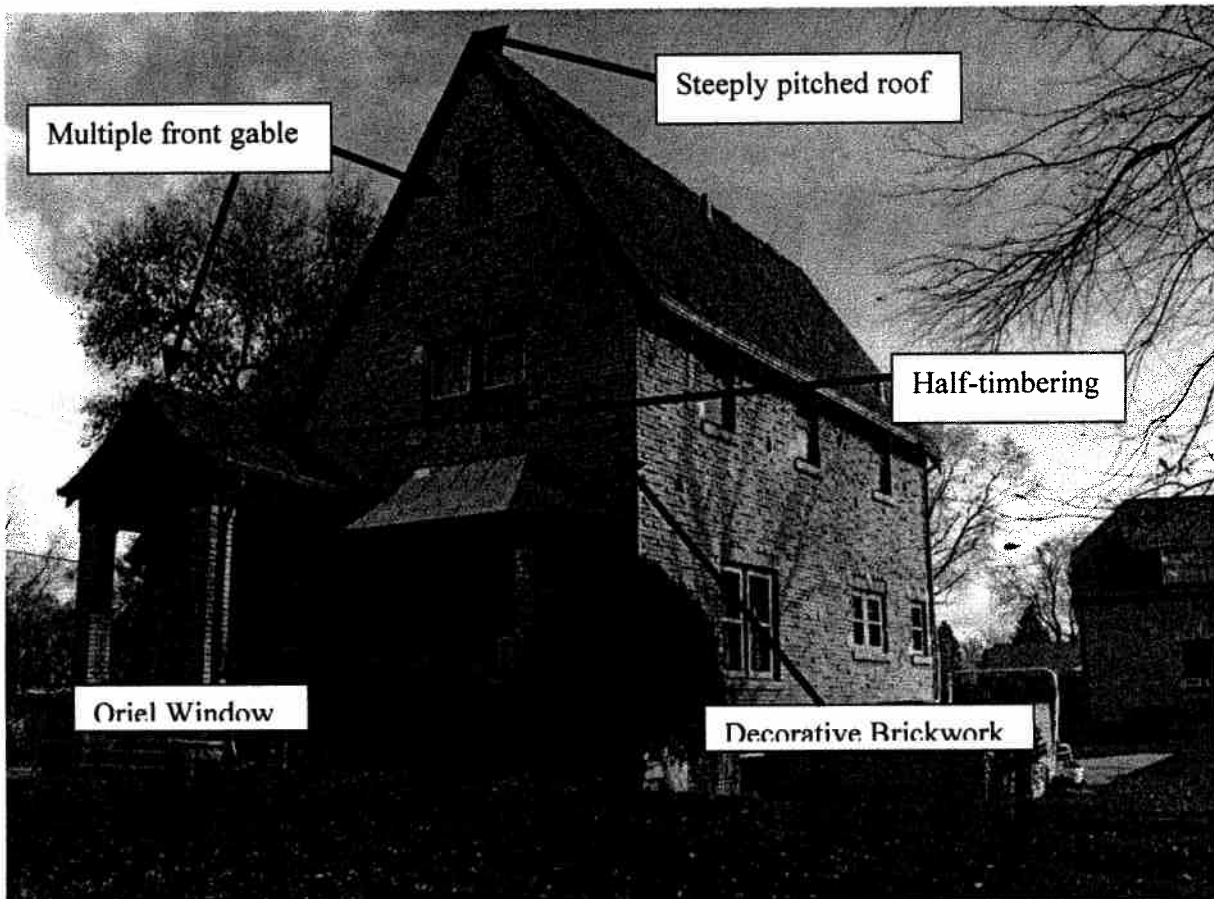
The nominated site meets the following criteria related to architecture:

(III)(4)(d) Structure(s) embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.

(III)(4)(f) Structure embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance which is recognized locally, regionally, or nationally.

(III)(4)(g) Structure embodies design elements that make the nominated property structurally or architecturally innovative.

(III)(4)(i) Structure(s) is a particularly fine or unique example of utilitarian structure with a high level



Henry & Selma Ogren Homestead Landmark Nomination
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of integrity, architectural significance and historic importance.

The house is an excellent example of Tudor Revival Architecture. In its neighborhood, it is the only house of its kind. Tudor Revival was popularized during the early 20th Century.

“From about 1910 to 1940, Tudor Revival was one of several fashionable revival styles in practice. Based on English late medieval architecture, the style was adapted to unique American building forms created by the balloon frame. Although Tudor Revival buildings were also built in stone, the use of wood and stucco to imitate a half-timbered appearance was a predominant feature. Often times only the ground or first floor was clad with stone while the upper story was clad with wood and stucco “half-timbering.” The style also utilized asymmetrical floor plans and massing, narrow multi-paned windows, prominent masonry chimneys, and steeply sloped roofs.” Excerpt taken from *Will County Rural Historic Structural Survey Wheatland, Plainfield, and Lockport Townships* (2000).²

The house was built during the 1920s by its first owners, Henry and Selma Ogren. The nominated building’s exterior brick wall cladding is characteristic of Tudor Revival architecture. Other notable Tudor Revival architectural details on the nominated building include features such as the following: patterned brickwork, oriel window, multi-pane windows, prominent gable on façade, half-timbering, steeply-pitched roof, and Tudor-arch door.³

(III)(4)(j) It is suitable for preservation or restoration.

The house is in excellent condition. Past alterations have been conducted in a manner that would respect the architectural integrity of the building. Examples of this include window replacement on the building’s rear elevation and roof replacement. Also nominated is the pond which was constructed at the same time as the house.

6. WILL COUNTY CULTURAL AND HISTORIC PRESERVATION PLAN (1976) AND
WILL COUNTY LAND RESOURCE MANAGEMENT PLAN (2002)

The 2002 Will County Land Resource Management Plan (LRMP) adopted the Will County Cultural and Historic Preservation Plan (1976). In its adoption of the County’s Cultural and Historic Preservation Plan, the LRMP recognizes the importance of protecting Will County’s heritage and historic character through the preservation of its historic built environment and landscape. To enhance Will County’s historic preservation efforts, the LRMP Guiding Principles outline several historic preservation goals and strategies. This landmark nomination addresses the following community issues and accomplishes the accompanying LRMP Goals and Strategies:

GROWTH AND COMMUNITY CHARACTER

GOAL: Will County will have a series of distinct communities, each with its unique character and “sense of place.”

² Wiss, Janney, Elstner Associates, Inc., *Will County Rural Historic Structural Survey Wheatland, Plainfield, and Lockport Townships*, Chapter I – 39. In Will County’s rural structures survey of Plainfield Township, this house was not included in the survey which is likely due to its proximity to the City of Joliet, and its location within a mid-twentieth century subdivision.

³ Works consulted: Gerald Foster, *American Houses: A Field Guide to the Architecture of the Home* (New York, NY: Houghton Mifflin, 2004), 318-320; Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, 1998), 354-375; Ward Bucher III, ed., *Dictionary of Building Preservation* (New York, NY: Preservation Press, 1996), 498; and Stephen C. Gordon, *How to Complete the Ohio Historic Inventory* (Columbus, Ohio: Ohio Historical Society, 1992), 109.

Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

The landmark nomination meets the growth and community character goal because nominating the site recognizes its importance in local history and its value to the Plainfield Township.

ECONOMY

STRATEGY: The County will emphasize the importance of "quality of life" issues such as open space and environmental preservation, development, quality, historic preservation and interpretation, pedestrian orientation and livability of communities, and quality infrastructure in attracting and retaining businesses in the County.

The landmark nomination addresses the role historic preservation plays in enhancing quality of life. Landmark designation is a protective tool to ensure that the historic character of a property and community is retained. The historic preservation of resources is attractive to many residents because of the way it distinguishes one community from another. A community's quality of life is enhanced when historic preservation measures are implemented to safeguard the community's sense of place. People are able to gain a greater sense of place and identity when historic places are identified and recognized.

STAFF RECOMMENDATION

1. Staff recommends approval of the nomination as a Will County Historic Landmark to the site historically known as the Henry and Selma Ogren Homestead with the following condition:
 - a. If granted landmark status, per the Will County Historic Preservation Ordinance, major exterior alterations require the property owner to file a Certificate of Appropriateness Application. Example alterations that fall into this category are changes such as window replacement, roof replacement, siding, redesign of the pond, and additions. Any alterations should be conducted in a manner sympathetic to the property's Tudor Revival architecture. The property owners should use replacement materials that are as close to the original materials as possible. In the event of economic hardship and an in-kind replacement of a historic feature is not possible, every effort should be taken to replace with a matching substitute material. (Prior to filing the Certificate of Appropriateness Application, the property owner is encouraged to contact historic preservation planning staff and/or the Will County Historic Preservation Commission for assistance in researching the historic rehabilitation options.)

COMMISSION FINDINGS

1. Based upon the provisions of the *Will County Historic Preservation Ordinance* and supplemental information submitted with the application, the subject landmark nomination application was considered complete and a public hearing was scheduled.
2. The information provided in the Commission Findings reflects the proceedings of the December 3, 2008 public hearing and regular Commission meeting.
3. At the December hearing, Staff presented a report on the nominated property and provided a brief overview regarding the historic significance of the nominated house and pond.
4. The Commission invited comments from the public. The property owner, Darcy Reed, expressed her support for the nomination. No objections were heard.
5. Following the conclusion of public comments, the public hearing was closed. The Commission discussed the nomination and its architectural and historic significance.

Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

Date: December 12, 2008
Page 5 of 8

COMMISSION RECOMMENDATION

1. Following the close of the meeting, the Commission voted on and unanimously approved recommendation to the Will County Board that the house and pond historically known as the Henry & Selma Reed Homestead commonly known as the Ogren-Reed Homestead be granted landmark status. The Commission based its decision on information provided in the application form, the report submitted by Staff, information obtained during the public hearing, and the view that the property satisfactorily meets the applied criteria set out in *Will County Historic Preservation Ordinance*, Article III, Section 4.

ATTACHMENTS

1. Will County Landmark Nomination Application
2. Site Map
3. Site Photographs

Prepared by Amy Munro, Will County Land Use Department, Planning & Zoning Division

Date of Site Inspection: August 25, 2008, September 24, 2008, and November 17, 2008

Date of HPC Hearing: December 3, 2008

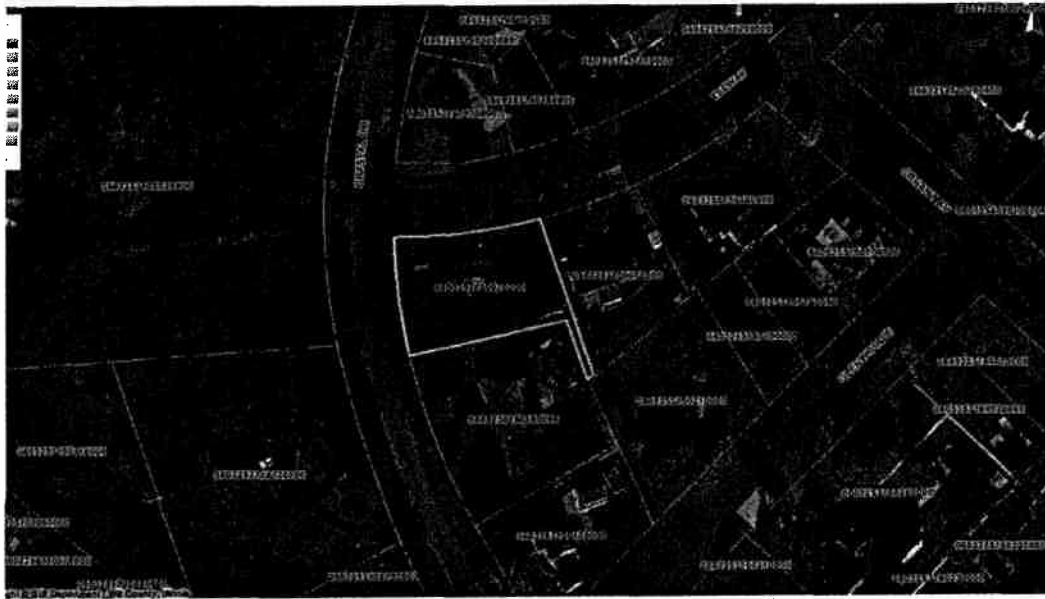
Date of LUDC Meeting: January 13, 2009

Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

Date: December 12, 2008
Page 6 of 8

HENRY & SELMA OGREN HOMESTEAD
AKA
OGREN-OLSON-SMITH-REED HOMESTEAD
DATE OF ESTABLISHMENT
CIRCA 1920S

PHOTOS TAKEN NOVEMBER 17, 2008



Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

HENRY & SELMA OGREN HOMESTEAD
AKA
OGREN-OLSON-SMITH-REED HOMESTEAD
DATE OF ESTABLISHMENT
CIRCA 1920S

PHOTOS TAKEN NOVEMBER 17, 2008



Photo 1: Façade, Faces West



Photo 2: North Elevation



Photo 3: Rear Elevation, Faces East



Photo 4: South Elevation

Henry & Selma Ogren Homestead Landmark Nomination
Case No. HPC 08-37 (Plainfield/25)

Date: December 12, 2008
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HENRY & SELMA OGREN HOMESTEAD
AKA
OGREN-OLSON-SMITH-REED HOMESTEAD
DATE OF ESTABLISHMENT
CIRCA 1920S

PHOTOS TAKEN SEPTEMBER 24, 2008



Photo 1: Pond, Looking Southwest

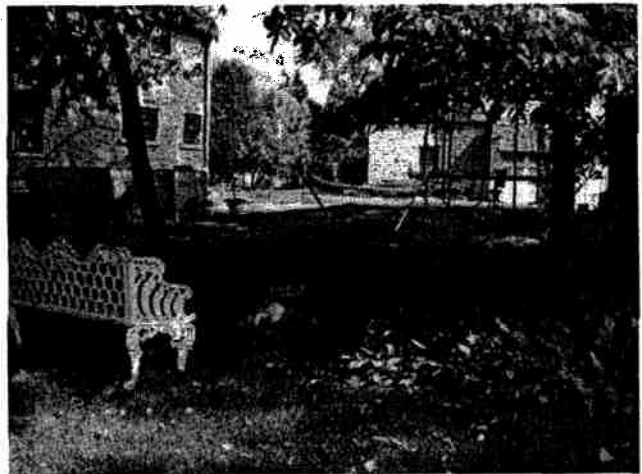


Photo 2: Pond, Looking Northeast



WILL COUNTY HISTORIC PRESERVATION COMMISSION

58 E. CLINTON STREET, SUITE 500 · JOLIET, ILLINOIS 60432
815/727-8430 · (Fax) 815/774-3386

HISTORIC LANDMARK NOMINATION FORM

Please print or type all requested information.

1. PROPERTY INFORMATION

Common Name:

**not sure could be Ogren*
** Ogren*
** O'Green-Reed*

Historic Name:

** O'Green* Henry + Selma Ogren

Property Classification:

Buildings *at 27 howlons* Structure Object Site Historic District Pond Landscape

Original Construction Date/Period of Significance (this can be a single date or range) 1926

Address (Include Street #, City, and Zip): 2565 Crystal Dr., Joliet, IL 60435

Township: Plainfield 36 Section: 25 Range: 9 east of 3rd

Names of Roads at Closest

Intersection: Hennipien + Rt 30 *Principal meridian*

Tax Assessor's Parcel Identification Number (P.I.N.) -03-25-315-001-0000

Description of Property Boundaries (or attach legal description):

The w. 10 feet of lot 47 and all of lots 48 + 49, in Crystal Lawns.

Please attach a map indicating the property location and the boundaries of the property and/or landmark location to be nominated. Attach photographs which show sufficient detail, important features, and significant structures of the property to be nominated. Historic photographs of the property to be nominated are encouraged. If possible, please also provide photographs in digital format.

2. EXISTING RECOGNITION INFORMATION

Is the property and/or landmark to be nominated, or any part of it, listed on or nominated to the Will County, Illinois, or the National Register of Historic Places? Yes No

If yes, which of the following: Will County Illinois National Register

Please attach a copy of the nomination form for any property which has achieved landmark status at either the County, State, or National levels.



Will County Historic Landmark Nomination Form (Cont'd.)
Document Number 18PE00-27

5. PROPERTY OWNERSHIP INFORMATION

Include the name, address, and telephone number of all legal owners of record of the nominated property. If the property has more than two (2) owners, use Attachment 3.

PLEASE NOTE: When nominating a landscape which incorporates more than one property or when nominating a district, Attachment 1-3 must be completed and submitted with this application.

Name: Darcy A. Reed
Address: 2565 Crystal Dr
Joliet, IL 60435
Telephone Number: 815/600-1109

Name: _____
Address: _____
Telephone Number: /

Has the applicant notified the property owner(s) that this property is being recommended for landmark designation to the Will County Historic Preservation Commission?

Yes No N/A

If yes, was notification made by the applicant _____ in person? _____ by telephone?
_____ in writing?

Has the property owner(s) indicated support or lack of support for nomination of this property?
_____ Support _____ Lack of support?

6. PROPERTY STATUS INFORMATION

At the time of the application, is the nominated property:
_____ threatened by demolition or neglect? (Please provide detailed explanation.)
_____ considered for new development? (Please provide detailed explanation.)
 likely to remain in its present condition?

Please note: Completion of Attachment 1 is necessary for historic district and landscape nominations only.

HISTORIC LANDMARK NOMINATION FORM



Will County Historic Landmark Nomination Form (Cont'd.)

Document Number WPL 08-37

4. APPLICANT INFORMATION

Include the name, address, telephone number, fax number, e-mail address, and signature of the person(s) submitting this nomination application.

Name: Darcy A. Reed

Address: 2565 Crystal Dr
Joliet, IL 60435

Daytime Telephone Number: 815 / 609 - 6105

Evening Telephone Number: 815 / 600 - 1109

Fax Number: 815 / 436 - 1950

E-mail: forthelifeofme@sbcglobal.net

Signature: Darcy A. Reed

Attach additional signature sheets if more than one person/family is making application.

ADDITIONAL INFORMATION AND PHOTOGRAPHS TO SUPPORT THIS NOMINATION MAY BE REQUIRED BY THE WILL COUNTY HISTORIC PRESERVATION COMMISSION IF THE PROPERTY IS FOUND TO HAVE MERIT FOR CONSIDERATION FOR LANDMARK DESIGNATION.

Commission Staff Use Only

Document Number: WPL 08-37

Application Complete? Yes ^{11/2/08} No

Date Received 7/28/08

Staff Acknowledgment: [Signature]

Commission Meeting Date: 11/05/08 - internal review public hearing 12/03/08

Action: HPC LUPZDC County Board

Distribution Date:

11/5/08 HPC Will County Land Use Planning, Zoning, & Development Comm.

Will County Exec. Committee Will County Board



Will County Historic Landmark Nomination Form (Cont'd.)
Document Number HPL 08-37

3. NOMINATION CRITERIA

Please indicate which of the following criteria apply to the nominated property. (Check all that apply.)

- Property has character, interest, or value which is part of the development, heritage, or cultural character of the community, county, state, or nation.
- Property is the site of a significant local, county, state, or national event.
- Property is identified with a person who significantly contributed to the development of the community, county, state, or nation.
- Structure(s) embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
- Property is identified with the work of a master builder, designer, architect, or landscape architect whose work has influenced the development of the area, community, county, state, or nation.
- Structure(s) embodies elements of design, detailing, materials, or craftsmanship that are of architectural significance which is recognized locally, regionally, or nationally.
- Structure(s) embodies design elements that make the nominated property structurally or architecturally innovative.
- Property has a unique location or physical location which makes the nominated property a familiar visual feature in the area.
- Structure(s) is a particularly fine or unique example of a utilitarian structure with a high level of integrity, architectural significance, or historic importance.
- Property is suitable for preservation or restoration.
- Property is located on the National Register of Historic Places.
- Property has yielded, or is likely to yield, information important to prehistory, history, or other areas of archaeological significance.

Attach a statement describing the property, its historical significance, and the reasons why it should be designated as an historic landmark. Please include a list of the sources of information and bibliographic references.



Will County Historic Landmark Nomination Form (Cont'd.)
Document Number HPL 08-37

ATTACHMENT 1

Tax Assessor's Parcel Identification Numbers (P.I.N.)

Complete this attachment when nominating a district or landscape. (If necessary, please attach additional sheets.)

1. 03-25-315-001
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

2565 Crystal Drive, Unincorporated Plainfield Township

Henry (+Selma) Ogren, began to built this home for his family in the mid 1920's. Ogren was originally a woodworker, who through the years became a contractor. During the depression his contracting company had work in Chicago. Ogren, it is said, would not let his workers work for money during the week in the city, unless they came to his house and built it on the weekends.

All three bedrooms are large rooms, with lots of closet space and a beveled full length mirror in each bedroom on one of the closet doors. Also the coat closet on the main floor has one of these mirrors. There is large carved wood trim on the ceiling of both the rooms on the main floor. There are two wood telephone boxes in the wall, one on the main floor and one in the hallway upstairs. The radiators on the first floor and in the upstairs bathroom are behind the wall, with blowers in the bottom of some of them. This would have been state-of-art for that time period. There is a large concrete pond in the side yard. Behind the home is a four car garage with an apartment above it. The garage is the same style brick and stone work, however it was built about 10 years later when the Ogren's need a place for their son to live. There are 4 different styles of plaster work throughout the home.

The most interesting part of the house may not be the architecture or the woodwork. Half of the basement has floor to ceiling beveled mirrors and tongue in grove hardwood paneling. There was also a half bath original to the basement. It was the first house in Crystal Lawns, and Crystal Lawns was a golf course. 2565 Crystal Drive was built right across from the club house and there is (or was) a tunnel connecting the two places. My basement use to be a speak-easy during prohibition.

I also believe that the house is haunted and most people who spend any time at all in the house, feel the same. It's not scary just obvious.

Ogren moved his family here from Lockport in 1928, and they lived here until they died. In March of 1968 it was sold to Ronald and Doris Smith. The Smith's raised their family here. It was Doris' dream home. Ronald past away about 6 years before Doris sold the home to us, in August of 1999. I have owned it since then.

**I got my facts from Doris Smith and neighbors who knew the Ogren's.
Also, from a book at the Plainfield Library, and County Title Records.**

Village of Plainfield - Microsoft Internet Explorer

Village of Plainfield GIS Data Viewer

Choose active layers

- Aerial Photos
 - Will County 2002
 - Will Co 2004
- Boundaries
- General
 - ComEd
 - Hydrs
 - Indian Boundary Line
 - Railroad
- Kendall County
 - Kendall County Parcels
- Planning
- Park Districts
- Public Works
- Village
 - Bike Trails

X,Y | 1038328.9, 1786590.2 Scale | 1:639 Tool | Zoom In

Overview
PIN
Address
Subdivision
Zoom In
Zoom Out
Zoom Last
Zoom Full
Move Map
ID Window
ID Many
Query
Line
Polygon
Set Scale
Clear
Print

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By entering the site you acknowledge that you agree to and understand the terms and conditions of using this service.

Enter Site - Small Window, maximized performance
Enter Site - Large Window, maximized map size

Old Club House
2565
Crystal

Village of Plainfield GIS Data Viewer

Choose active layer: Will Parcels

MAP LAYERS

LOCALITY

- Aerial Photos
 - Will County 2002
 - Will Co 2004
- Boundaries
- General
 - Cont'd
 - Hpdns
 - Indian Boundary Line
 - Railroad
- Kendall County
 - Kendall County Parcels
- Planning
- Park Districts
- Public Works
- Village
 - Bike Trails

X,Y: 1039448.3, 1786691.6 Scale: 1:1,917 Tool: Pan

TOOLBAR

- Overview
- PIN
- Address
- Subdivision
- Zoom In
- Zoom Out
- Zoom Last
- Zoom Full
- Move Map
- ID Window
- ID Many
- Query
- Line
- Polygon
- Set Scale
- Clear
- Print

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By entering the site you acknowledge that you agree to and understand the terms and conditions of using this service.

Enter Site - Small Window, optimized performance
Enter Site - Large Window, optimized map size

OGREN - REED HOUSE 2565 CRYSTAL DRIVE, JOLIET, IL 60435

