



# City of Galena, Illinois

## AGENDA

### HISTORIC PRESERVATION COMMISSION MEETING

THURSDAY, JANUARY 3, 2019

6:30 P.M. – CITY HALL 101 GREEN STREET

ITEM	DESCRIPTION
19HPC-001.	Call to Order by Presiding Officer
19HPC-002.	Roll Call
19HPC-003.	Establishment of Quorum
19HPC-004.	Public Comments <ul style="list-style-type: none"><li>• Not to exceed 15 minutes as an agenda item</li><li>• Not more than 3 minutes per speaker</li></ul>

### APPROVAL OF MINUTES

ITEM	DESCRIPTION	PAGE
19HPC-005.	Approval of the Minutes of the Regular Meeting of November 1, 2018	1-7

### PUBLIC HEARINGS

None.

### UNFINISHED BUSINESS

ITEM	DESCRIPTION	PAGE
19HPC-006.	<b>219 S. High St.:</b> Discussion and possible action on a request by Adam Johnson, applicant, and Don Geraeu, owner, to build an attached screen porch off the lower level of the house.	9-13

### NEW BUSINESS

ITEM	DESCRIPTION	PAGE
19HPC-007.	<b>1025 Fourth St.:</b> Discussion and possible action on a request by Faye Wrubel, owner, and Don Jerry, owner, to install three new windows and one new steel door double door in the location of the current sliding door.	14-21
19HPC-008.	<b>239 N. Main St.:</b> Discussion and possible action on a request by Eben Mond, owner and applicant, to change out the garage doors with more a more historic look door with glass panels, etc.	22-30
19HPC-009.	Discussion and possible action to create a policy for the installation of solar panels in the Galena Historic District. <ul style="list-style-type: none"><li>- Installing Solar Panels and Meeting the Secretary of the Interior Standards. Visit <a href="https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm">https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm</a></li><li>- Secretary of the Interior Standards for Solar Technology</li><li>- Interpreting the Secretary of the Interior Standards</li><li>- Solar Panels in Historic Districts (Article)</li><li>- Sunshot Initiative Installing Solar Panels on Historic Buildings</li><li>- Eureka Springs, Arkansas Solar Design Guidelines</li></ul>	31-33 34-35 36-53 54-62 63-64

### OTHER BUSINESS

ITEM	DESCRIPTION	PAGE
19HPC-010.	State Historic Conferences and Publications	65-80
19HPC-011.	Adjournment	

### CALENDAR INFORMATION

BOARD/COMMITTEE	DATE	TIME	PLACE
Historic Preservation Comm.	Thurs., Feb. 7, 2018	6:30 P.M.	City Hall, 101 Green Street

Posted: December 28, 2018

By: Shirley Johnson

MINUTES  
GALENA HISTORIC PRESERVATION COMMISSION  
101 GREEN STREET, GALENA, IL 61036  
November 8, 2018

**CALL TO ORDER**

Chairman Craig Brown called the meeting of the Galena Historic Preservation Commission to order at 6:30 PM on Thursday, November 8, 2018.

**ROLL CALL & DECLARATION OF QUORUM**

Upon roll call, the following members were present:

Craig Brown	Present
Carl Johnson	Present
Jack Dennerlein	Present
Katie Wienen	Present
William Gehrts	Present
Craig Albaugh	Present
Matt Carroll	Present

A quorum was declared.

**Public Comments:** None.

**Approval of minutes October 4, 2018:**

**MOTION:** Johnson moved, seconded by Carroll to approve the minutes. Albaugh abstained.

**Discussion of the motion:** None.

**PUBLIC HEARINGS**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

**18HPC-105: 116A SOUTH BENCH STREET.**

Discussion and possible action by Jim and Suzanne Sproule owner and applicant, to replace the exterior doors, add a window to the south wall, and add a French door to the rear wall.

Albaugh recused himself for this agenda item.

Jim and Suzanne Sproule stated:

- That they are requesting to add one or two windows to the south side of the building.
- Replace the front door with a new used door.
- Add a patio door on the rear of the building.

**MOTION:** Gehrts moved, seconded by Wiene to approve as presented.

**Discussion of the motion:** None.

Roll call was:

Dennerlein	Yes
Wiene	Yes
Carroll	Yes
Gehrts	Yes
Johnson	Yes
Brown	Yes

The motion passed.

Albaugh is back to hear the rest of the agenda items.

**18HPC-106: 525 SOUTH HICKORY STREET.**

Discussion and possible action on a request by Kenneth Robb owner and applicant, to build a new guest house on the property.

Chairman Brown stated that:

- Mr. Robb has a very historic home down the street, and he owns seven lots.
- He can easily distinguish and keep the new home away from the historic home.
- There is nothing about the new home that is distracting or problematic.

**MOTION:** Albaugh moved, seconded by Dennerlein to approve as presented.

**Discussion of the motion:** None.

Roll call was:

Albaugh	Yes
Wiene	Yes
Carroll	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Brown	Yes

The motion passed.

**18HPC-107: 219 S HIGH STREET.**

Discussion and possible action on a request by Adam Johnson applicant, Don Gereau owner, to build an attached screen porch off the lower rear level of the house.

Adam Johnson stated that:

- The owner is requesting to build an attached screen porch off of the lower rear level on the south side of the house.

The HPC stated that everyone thought that is was going to be on the opposite side. No one looked on the south side of the house.

**MOTION:** Albaugh moved, seconded by Carroll to table until everyone had a chance to look at the south side of the house.

**18HPC-108: 814 FULTON STREET.**

Discussion and possible action on a request by Adam Johnson applicant, Todd O'Brien owner, to build an attached garage with master suite on the top floor, replacing the existing metal roof with asphalt shingles, and refurbish the existing sheds, residing them to match the new garage.

Adam Johnson stated that:

- The applicant is requesting to add a garage with a master suite above it.
- The standing seam roof will stay on original house.

The HPC stated that the metal roof keeps the original structure intact but also creates the differential that is really going to help make it obvious what is the new addition and what is not the new addition.

**MOTION:** Gehrts moved, seconded by Wiene to approve with exception that the existing metal roof on the original structure be maintained as a metal roof. If the roof has a problem then it will have to be replaced with an appropriate standing seam metal roof.

**Discussion of the motion:** None.

Roll call was:

Carroll	Yes
Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Albaugh	Yes
Wiene	Yes
Johnson	Yes

The motion passed.

**18HPC-109: 413 S BENCH STREET.**

Discussion and possible action on a request by Adam Johnson applicant, Mark Schlenker owner, to excavate the north playground for new parking, a new ramp, and provide new concrete retaining walls to match existing.

Adam Johnson stated that:

- The Applicant has abandoned the idea of having parking on the North side.
- The applicant is requesting to expand the driveway on the South by six feet, parking will be available on the top of the driveway, add a new limestone wall.
- The North side will be some sort of recreation area.
- Remove the chain link fence, add a privacy fence.

**MOTION:** Albaugh moved, seconded by Wiener to approve the parking area and the widening of the driveway up to six more feet.

**Discussion of the motion:** None.

Roll call was:

Gehrts	Yes
Johnson	Yes
Dennerlein	Yes
Albaugh	Yes
Wiener	Yes
Carroll	Yes
Brown	Yes

The motion passed.

**18HPC-110: 109 N MAIN STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Jeff Zeal owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incencivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019.

**18HPC-111: 218 N COMMERCE STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Kevin Knautz owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incendiivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**18HPC-112: 223 S MAIN STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, David Sandlers owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incendiivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**18HPC-113: 221 DIAGONAL STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Catherine Kouzmanoff owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.

- There are state incendiivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**18HPC-114: 304 S MAIN STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Sean Loberg owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incendiivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**18HPC-115: 306 S MAIN STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Joe (Buzz) Springelmeyer owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incendiivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to look into other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**18HPC-116: 306 S MAIN STREET.**

Discussion and possible action on a request by Arrow Energy Solutions applicant, Michelle (Amy) Shanley owner, to install solar panels on the roof of the structure.

There was lots of discussion from: Catherin Kouzmanoff, Brett Temperly, and Aaron Abt.

- Accommodate solar panels.
- Time frame needed.
- There are state incencivities for solar that expire at the end of 2018.

The HPC Board stated that this board is requesting time to investigate other Historical area's in the Country and learn how they are reacting to solar panels in the Historic District.

**MOTION:** Albaugh moved, seconded by Gehrts to deny the request for further criteria and information from the HPC board, and the National Park Service. Request to bring more information about solar panels to the January 3<sup>rd</sup>, 2019 meeting.

**OTHER**

1. State Historic Conferences and Publications.

Jonathan Miller Building Official, stated:

- There was no conferences or publication information currently.

**ADJOURNMENT**

**MOTION:** Albaugh moved to adjourn.

Meeting adjourned by voice vote.

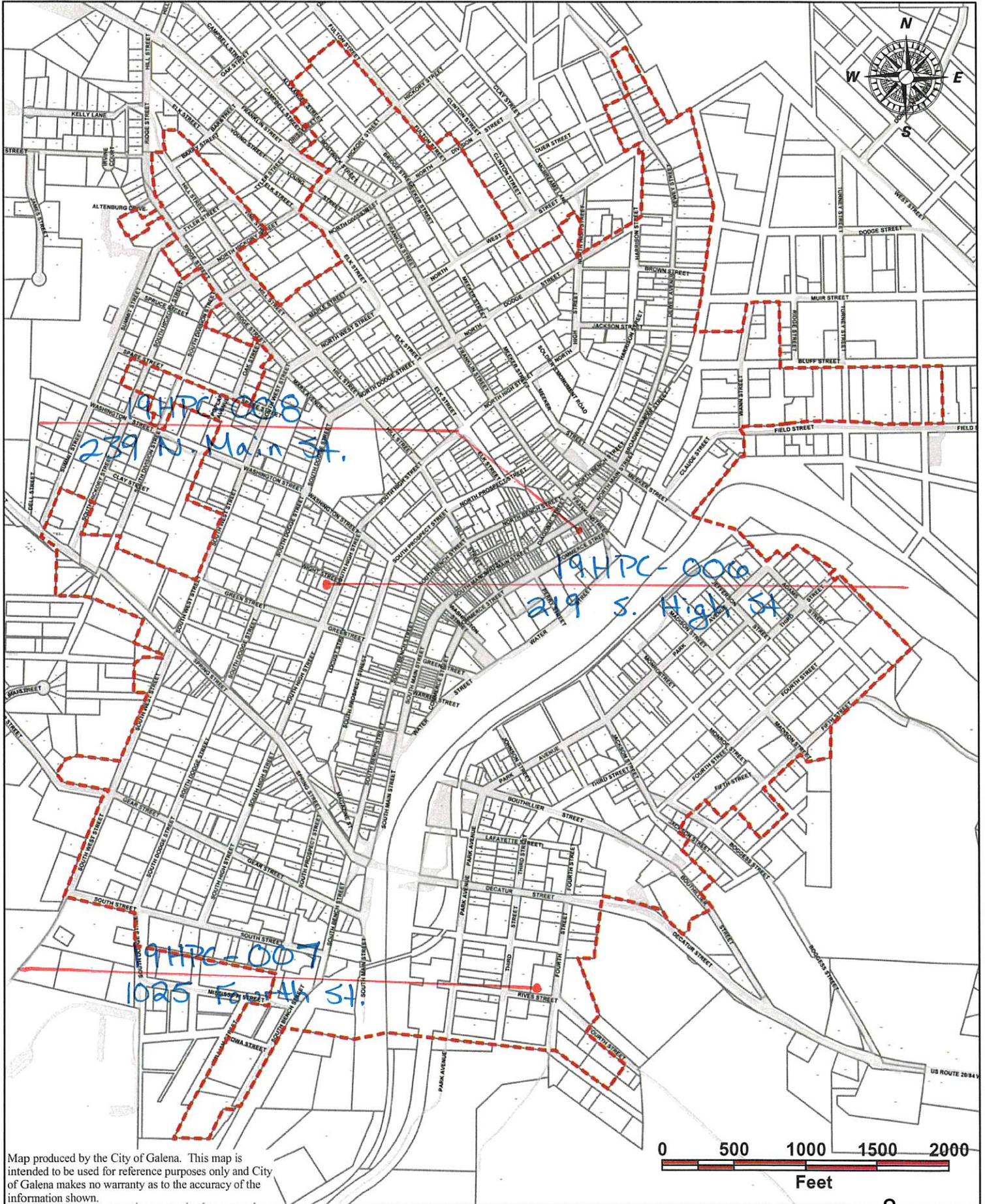
Meeting adjourned at 8:10 P.M.

Respectfully submitted,

Shirley Johnson  
GHPC Secretary

"These minutes are a summary of discussion on all matters proposed, deliberated or decided, and a record of any motions made and votes taken. The minutes are intended to convey the nature of discussions that ensued on each matter, but are not a verbatim transcript."

# City of Galena - Historic District



Map produced by the City of Galena. This map is intended to be used for reference purposes only and City of Galena makes no warranty as to the accuracy of the information shown.

0 500 1000 1500 2000  
Feet

to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

This Certificate of Appropriateness shall be valid only when signed by the Building Official and the Historic Preservation Secretary. The Historic Preservation Committee may be consulted prior to issuance of a Certificate. Construction work shall not be permitted within the Historic District of the City of Galena without a signed Certificate of Appropriateness.

**Applicant:** Adam Johnson **Phone #:** 815/281-1577

**Applicant Mailing Address:** 211 Fourth Street, Galena, Illinois 61036  
**City State Zip**

**Property Owner:** Don Geraeu

**Property Building Address:** 219 South High Street

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material list or other reliable information as described in the Certificate of Appropriateness application requirements.

Applicant shall provide all checked off items before application can be heard by the Galena Historic Preservation Commission:

- Site Plan  Elevations  Floor Plans  Materials  Photos

**Description of work to be performed:** \_\_\_\_\_

Build attached screen porch off lower level.

City of Galena Use Only

- Approved  Approved w/ Condition/Restrictions  Denied

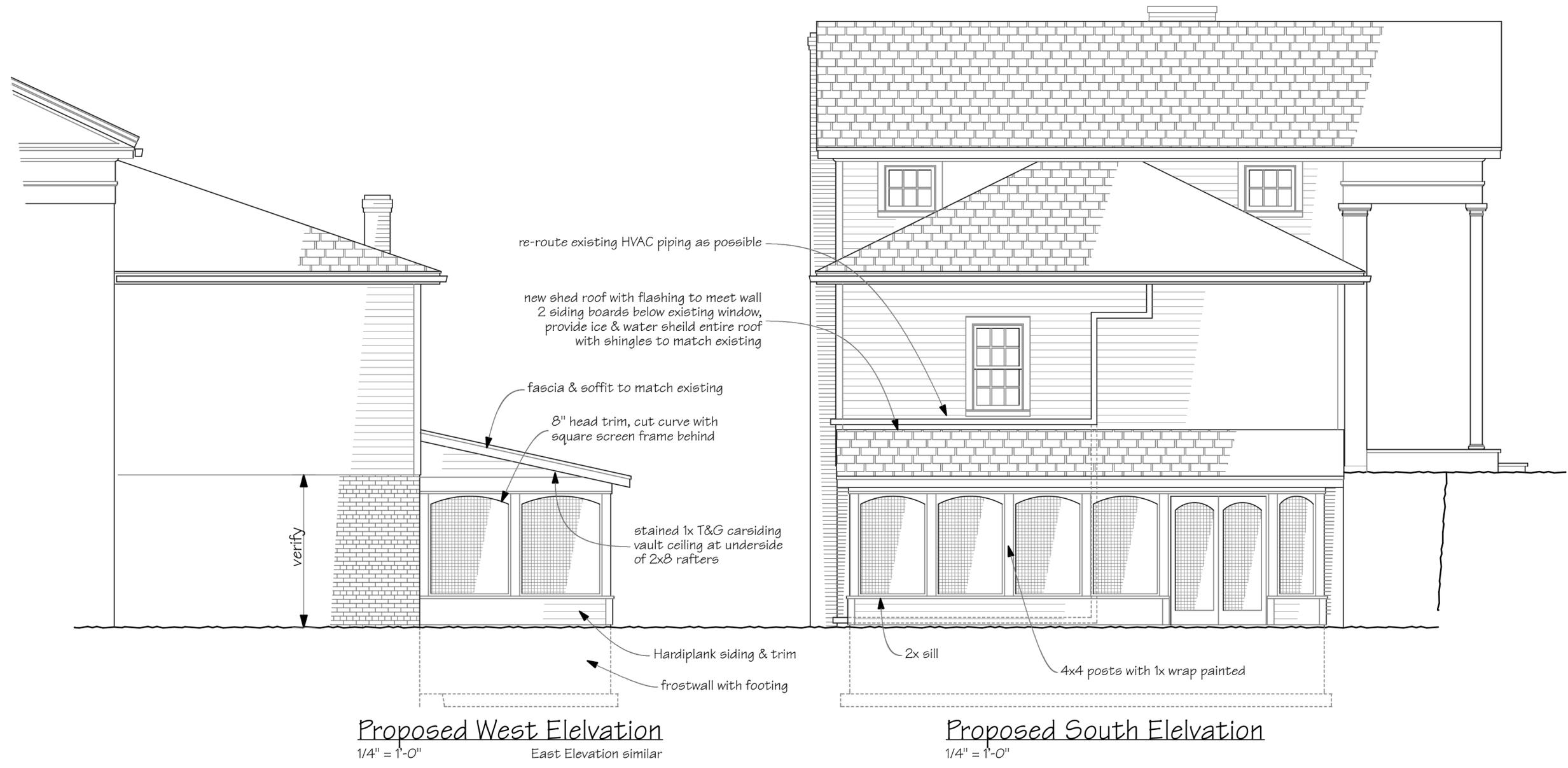
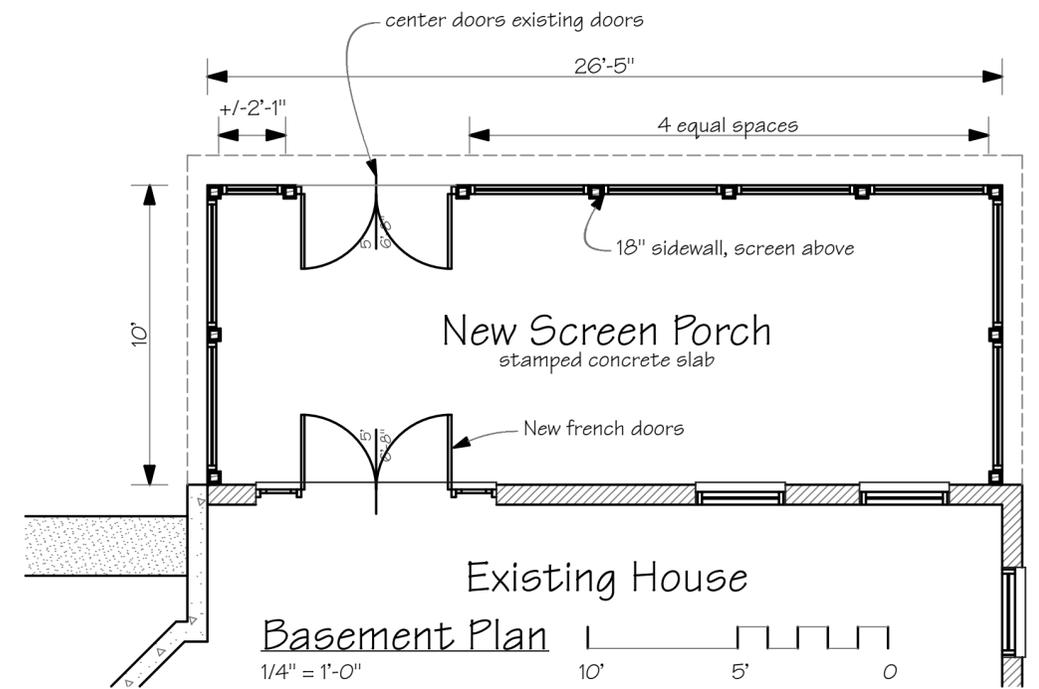
**Conditions:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Building Official** **Date**

\_\_\_\_\_  
**GHCP Secretary** **Date**

I understand and agree to the above listed conditions:

\_\_\_\_\_  
**Applicant's Signature** **Date**



1824 adamizso333@gmail.com

New Screen Porch Addition to  
**219 South High Street**  
 Galena, Illinois 61036

9/18/18  
 revisions:  
 sheet

1  
 of 1





Center for Historic Preservation  
Survey of the City of Galena, Illinois

March 2010

Street Address: 219 S High St		City: Galena		County: Jo Daviess		Local Tax ID Number: 22-100-615-00	
Common Property Name:				Historic Property Name: Scott House			
National Register Listed? <input type="checkbox"/> No <input type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input checked="" type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)							
Determination: <input checked="" type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):			Approx. Date(s) of Construction: c. 1850		
Current Function: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site		
Historic Function: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input type="checkbox"/> Landscape		
Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins			Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved		Stories: <input type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:		
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input checked="" type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> NeoClassical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 <sup>th</sup> /20 <sup>th</sup> Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input type="checkbox"/> Other:							
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other			Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input checked="" type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input type="checkbox"/> Side-Gable <input checked="" type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input type="checkbox"/> Flat <input type="checkbox"/> Other:				Roof Materials: <input checked="" type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:		Other Roof Features: 2 chimneys	
Window Type(s)/Features: <input type="checkbox"/> Fixed <input checked="" type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input checked="" type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				Window Lights: <input type="checkbox"/> 1/1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input checked="" type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input type="checkbox"/> Other:	Window Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal	
Door Type(s): <input type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Paneled <input type="checkbox"/> Batten <input type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input type="checkbox"/> Other Door Type:		Door Surround Details: <input checked="" type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input checked="" type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details: square columns		Door Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary	Door Material: <input type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal		
Wall Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input checked="" type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input checked="" type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:							
Foundation Material(s): <input type="checkbox"/> Limestone <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:							
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input checked="" type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:		Porch Height/Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full-Height Entry <input checked="" type="checkbox"/> Full-Height Entry <input type="checkbox"/> Full-Width, One-Story <input type="checkbox"/> Full-Width, Two- or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:		Porch Supports: <input checked="" type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input checked="" type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:		Porch Material(s): <input checked="" type="checkbox"/> Brick <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	Porch Age: <input checked="" type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input type="checkbox"/> Dentils <input type="checkbox"/> Modillions <input checked="" type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input checked="" type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other: eyebrow eaves in window pediment							
Additional Comments (if needed): Front works like stone, but rest of house is clapboard. Maybe stucco to look like stone? 2 segmental arch windows in basement possibly a later addition on south of house						Name of Surveyor: J & J	

National Register of Historic Places Status: <input type="checkbox"/> NHL <input type="checkbox"/> Individual Listing <input checked="" type="checkbox"/> District Listing – District Name: <u>Galena Historic District</u>			
Multiple Property Listing? <input type="checkbox"/> No <input type="checkbox"/> Yes – Name of Multiple Property Listing:			
Certification Date: <u>1969</u>		Significant Criteria: <input type="checkbox"/> A (Events) <input type="checkbox"/> B (Persons) <input checked="" type="checkbox"/> C (Architecture) <input type="checkbox"/> D (Potential to Provide Information)	
Date(s) of Significance:	# Contributing Resources:	# Non-Contributing Resources:	Approximate Acreage:
Area(s) of Significance: <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Architecture <input type="checkbox"/> Art <input type="checkbox"/> Commerce <input type="checkbox"/> Communications <input type="checkbox"/> Community Planning <input type="checkbox"/> Conservation <input type="checkbox"/> Economics <input type="checkbox"/> Education <input type="checkbox"/> Engineering <input type="checkbox"/> Entertainment/Recreation <input type="checkbox"/> Health/Medicine <input type="checkbox"/> Industry <input type="checkbox"/> Invention <input type="checkbox"/> Landscape Architecture <input type="checkbox"/> Law <input type="checkbox"/> Literature <input type="checkbox"/> Maritime History <input type="checkbox"/> Military <input type="checkbox"/> Performing Arts <input type="checkbox"/> Philosophy <input type="checkbox"/> Politics <input type="checkbox"/> Religion <input type="checkbox"/> Science <input type="checkbox"/> Social History <input type="checkbox"/> Transportation <input type="checkbox"/> Other:			

Additional Information: CHP feels this building would contribute to a National Historic Landmark District with a period of significance from 1820 to 1900.

answer any questions the Commission may have. Applications not received by the Building Department prior to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

This Certificate of Appropriateness shall be valid only when signed by the Building Official and the Historic Preservation Secretary. The Historic Preservation Committee may be consulted prior to issuance of a Certificate. Construction work shall not be permitted within the Historic District of the City of Galena without a signed Certificate of Appropriateness.

Applicant: Don Jerry Phone #: (815)-281-0212

Applicant Mailing Address: 1761 N. Blackjack Rd Galena, Al. 61030  
City State Zip

Property Owner: Faye Wrubel

Property Building Address: 1025 Fourth St. Galena, Al. 61030

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material list or other reliable information as described in the Certificate of Appropriateness application requirements.

Applicant shall provide all checked off items before application can be heard by the Galena Historic Preservation Commission:

- Site Plan  Elevations  Floor Plans  Materials  Photos

Description of work to be performed: Install Three new windows and one steel double door

City of Galena Use Only

- Approved  Approved w/ Condition/Restrictions  Denied

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Official Date

\_\_\_\_\_  
GHCP Secretary Date

I understand and agree to the above listed conditions:

\_\_\_\_\_  
Applicant's Signature Date







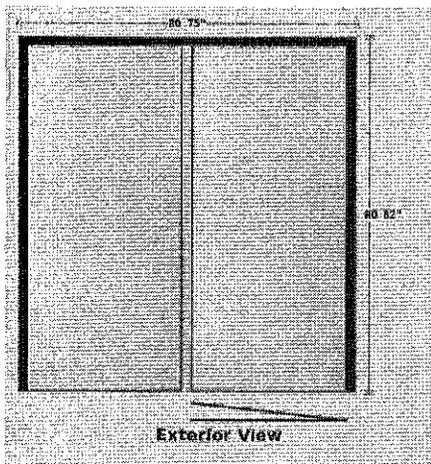


# Quotation

Spahn & Rose Lumber

Quote ID SQEFK014101-1 P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Waudena Millwork Exterior Door	1,252.06	1,252.06



**Door Configuration: Double Entry**  
**Unit Type: Assembled Unit**  
 Texture: Smooth Steel  
 Style: 1 (Flush)  
 Width: 6'-0" Height: 6'-8"  
 Hinging: Hinge Left/Right Hand Inswing  
 Hinge Type: Ball Bearing SatIn Nickel (US15)  
 2-3/4" Backset - 2-1/8" Deadbolt Bore  
 Slab PreFinish: No

**Jamb and Sill**  
 Jamb Type: Aluminum Clad Jamb Depth: 6-9/16"  
 Jamb PreFinish: No

Clad Type: Brickmold Nosing, Clad Color: 83 Brick Red  
 Nail Fin: Vinyl Nailing Fin  
 Sill Type: Adjustable Champagne  
 Belg. . . . on W/S and Sweep

**Door Opening Specifications (Width x Height)**  
 Frame Size/Unit Dimension: 74" x 81 3/4"  
 R.O. Size: 75" x 82"

**Note: The image shown is a representation of the product and may not reflect all options selected. Verify the details above for the actual configuration.**

All prices are in USD

<b>Adjusted Subtotal (Discounted)</b>		1,252.06
Tax	0.00%	0.00
Labor Tax	0.00%	0.00
Shipping and Handling	0.00	0.00
Other Charges (Specify)	0.00	0.00

**Total Quote Value** 1,252.06

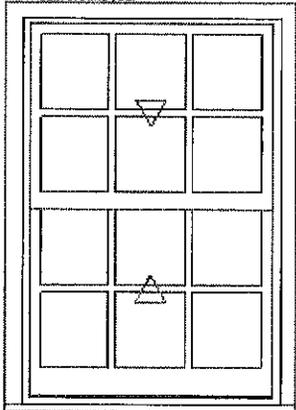
### LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:	USD	902.25
Qty: 1		Ext. Net Price:	USD	902.25



Built around you.



As Viewed From The Exterior

FS 35 3/8" X 53"  
 RO 36 3/8" X 53 1/2"  
**Egress Information**  
 Width: 31 13/16" Height: 20 1/4"  
 Net Clear Opening: 4.47 SqFt

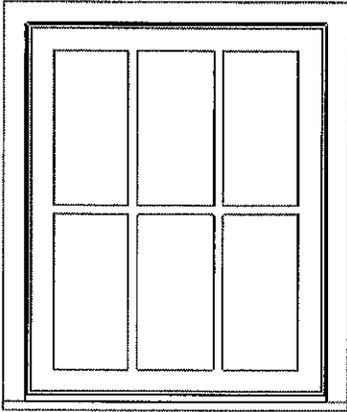
- Primed Pine Exterior ..... 28.50
- Bare Pine Interior
- Wood Ultimate Double Hung ..... 537.00
- CN 3022
- Rough Opening w/ Subsill
- 36 3/8" X 53 1/2"
- Top Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless ..... 141.75
- Rectangular - Standard Cut 3W2H
- Primed Pine Ext - Bare Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- Bottom Sash
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- IG
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless ..... 141.75
- Rectangular - Standard Cut 3W2H
- Primed Pine Ext - Bare Pine Int
- Ovolo Exterior Glazing Profile
- Ovolo Interior Glazing Profile
- White Sash Lock
- 1 Per Unit White Sash Lift ..... 8.25
- Beige Jamb Hardware
- Aluminum Screen
- Stone White Surround
- Charcoal Fiberglass Mesh
- 6 9/16" Jamb..... 45.00
- Primed Pine BMC
- Primed Pine Standard Subsill
- No Installation Method
- \*\*\*Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit:	Net Price:	USD	519.00
Qty: 1		Ext. Net Price:	USD	519.00



Built around you.

- Primed Pine Exterior ..... 28.50
- Bare Pine Interior
- Wood Ultimate Casement - Stationary ..... 335.25
- CN 2836
- Rough Opening w/ Subsill
- 29" X 36 9/16"
- Frame Size w/ Subsill
- 28" X 36 1/16"
- Primed Pine Sash Exterior
- Bare Pine Sash Interior
- IG - 3/4"
- Low E2 w/Argon
- Stainless Perimeter and Spacer Bar
- 7/8" SDL - With Spacer Bar - Stainless ..... 122.25

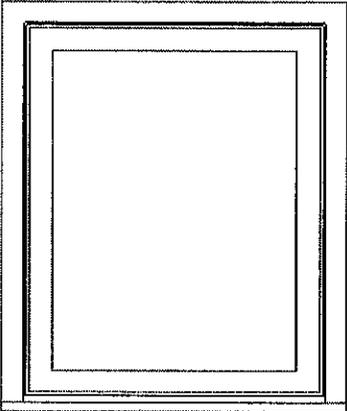


As Viewed From The Exterior

FS 28" X 36 1/16"  
 RO 29" X 36 9/16"  
**Egress Information**  
 No Egress Information available.

Rectangular - Standard Cut 3W2H  
 Primed Pine Ext - Bare Pine Int  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Solid Wood Covers  
 6 9/16" Jamb.....33.00  
 Primed Pine BMC  
 Primed Pine Standard Subsill  
 No Installation Method  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Line #3	Mark Unit:	Net Price:		396.75
Qty: 1		Ext. Net Price:	USD	396.75



As Viewed From The Exterior

FS 28" X 36 1/16"  
 RO 29" X 36 9/16"  
**Egress Information**  
 No Egress Information available.

Primed Pine Exterior .....28.50  
 Bare Pine interior  
 Wood Ultimate Casement - Stationary.....335.25  
 CN 2836  
 Rough Opening w/ Subsill  
 29" X 36 9/16"  
 Frame Size w/ Subsill  
 28" X 36 1/16"  
 Primed Pine Sash Exterior  
 Bare Pine Sash Interior  
 IG - 3/4" - 1 Lite  
 Low E2 w/Argon  
 Stainless Perimeter Bar  
 Ogee Interior Glazing Profile  
 Standard Bottom Rail  
 Beige Weather Strip  
 Solid Wood Covers  
 6 9/16" Jamb.....33.00  
 Primed Pine BMC  
 Primed Pine Standard Subsill  
 No Installation Method  
 \*\*\*Note: Unit Availability and Price is Subject to Change

Project Subtotal Net Price: USD	1,818.00
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	1,818.00

answer any questions the Commission may have. Applications not received by the Building Department prior to the deadline shall be scheduled for the following meeting. The Building Official may at his/her discretion place an item on the agenda if he believes the delay may be critical to a contractor or property owner.

Application for a Certificate of Appropriateness

This Certificate of Appropriateness shall be valid only when signed by the Building Official and the Historic Preservation Secretary. The Historic Preservation Committee may be consulted prior to issuance of a Certificate. Construction work shall not be permitted within the Historic District of the City of Galena without a signed Certificate of Appropriateness.

Applicant: Eben Mond Phone #: 513-513-6010

Applicant Mailing Address: 15 Arrowhead Dr. Galena, IL 61036  
City State Zip

Property Owner: Eben Mond

Property Building Address: 239 N. Main St.

The construction work for which this Certificate of Appropriateness is sought is described below. Further supplementing the application are the following attached photos, drawings, plans, colors, material list or other reliable information as described in the Certificate of Appropriateness application requirements.

Applicant shall provide all checked off items before application can be heard by the Galena Historic Preservation Commission:

- Site Plan  Elevations  Floor Plans  Materials  Photos

Description of work to be performed: Change out garage doors with more historic look - glass panels etc.

City of Galena Use Only

- Approved  Approved w/ Condition/Restrictions  Denied

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Building Official Date

\_\_\_\_\_  
GHCP Secretary Date

I understand and agree to the above listed conditions:

\_\_\_\_\_  
Applicant's Signature Date

## Current Look of 239 N. Main St.



The new door would be a mix of image one and two below. Glass panels on the red garage doors and the solid panels from the back garage door photo. I would either go a wood color or black. The photo off the black panel is to show texture

It will be a six panel garage door with bottom and top panel to be textured wood grain solid panels. And the rest would be glass.



**Image One (Below)**



**Cool Black with 6-Pane**

Image Two (Below)



# INSULATED STEEL 2000 SERIES

Not just beautiful, but these doors are among the most energy efficient doors on the market. Crafted of heavy gauge galvanized steel, these doors are 2" thick. Yet they feature an embossed woodgrain look and are filled with dense polyurethane foam insulation. Imagine what the design and craftsmanship of these doors can add to the beauty of your home.

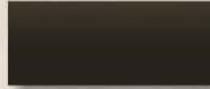


- 2" Thick with Full Thermal Break
  - 17.66 Calculated R-Value
  - CFC-Free Polyurethane Insulation
  - 26 Gauge Galvanized Steel
  - Air Infiltration Joint Seal
  - Full Thermal Break
  - Available with Wind Load
  - 21 Color Options
  - 9 Panel Options
- 
- 15 Residential Models
  - 41 Window Options
  - Available with Decorative Glass
  - Available with SelectView Options
  - Industry Leading Warranty
  - Lifetime Rust & Delamination
  - 10-Year Wood Grain Finish
  - 6-Year Hardware
  - 3-Year Spring

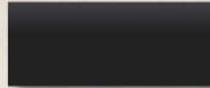
Available Aluminum Colors



Clear Anodized



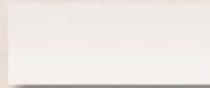
Dark Bronze Anodized



Black Anodized



Brushed Aluminum



Polar White



Almond



Sahara Tan



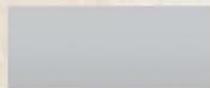
Sandstone



Brown



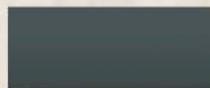
Hunter Green



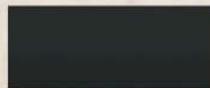
Gray



Painted Bronze



Charcoal



Painted Black

Available Powder Coated Wood Grain Colors



Oregon Douglas



National Oak



American Douglas



Knotty Pine



Colony Maple



European Cherry



Antique Cherry



Heritage Maple



Harvest Oak



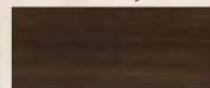
Coffee



Cherry with Flame



National Cherry



Spiced Walnut



Black Walnut

Matching solid panels also available

Due to the printing process, colors



Center for Historic Preservation  
Survey of the City of Galena, Illinois

March 2010

Street Address: 239 North Main St.		City: Galena		County: Jo Daviess		Local Tax ID Number: 22-100-173-00	
Common Property Name: AUTO SERVICE CENTER				Historic Property Name:			
National Register Listed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Non-Contributing in a NR District <input type="checkbox"/> Yes - Individual Listing (see back) <input type="checkbox"/> Contributing in a District (see back) <input type="checkbox"/> NHL (see back)							
Determination: <input type="checkbox"/> Contributing <input checked="" type="checkbox"/> Non-Contributing		Architect and/or Builder (if known):			Approx. Date(s) of Construction: 1940		
Current Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					Category: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/> Site		
Historic Function: <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Government <input type="checkbox"/> Vacant <input type="checkbox"/> Other:					<input type="checkbox"/> Landscape		
Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Ruins			Integrity: <input type="checkbox"/> Unaltered <input checked="" type="checkbox"/> Slightly Altered <input type="checkbox"/> Severely Altered <input type="checkbox"/> Moved		Stories: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> Other:		
Style(s)/Type: <input type="checkbox"/> Single-Pen <input type="checkbox"/> Double-Pen <input type="checkbox"/> Hall-and-Parlor <input type="checkbox"/> Central Passage <input type="checkbox"/> Gable-front <input type="checkbox"/> Double-Pile <input type="checkbox"/> Federal <input type="checkbox"/> Greek Revival <input type="checkbox"/> Gothic Revival <input type="checkbox"/> Italianate <input type="checkbox"/> 2nd Empire <input type="checkbox"/> Queen Anne <input type="checkbox"/> Queen Anne Cottage <input type="checkbox"/> NeoClassical <input type="checkbox"/> Craftsman <input type="checkbox"/> American Foursquare <input type="checkbox"/> Prairie <input type="checkbox"/> California Bungalow <input type="checkbox"/> Side-gabled Bungalow <input type="checkbox"/> Western Bungalow <input type="checkbox"/> Dormer-Front Bungalow <input type="checkbox"/> Colonial Revival <input type="checkbox"/> Tudor Revival <input type="checkbox"/> Pueblo Revival <input type="checkbox"/> Minimal Traditional <input type="checkbox"/> Art Deco <input type="checkbox"/> Art Moderne <input type="checkbox"/> Tract Ranch <input type="checkbox"/> Traditional Ranch <input type="checkbox"/> Minimal Ranch <input type="checkbox"/> Massed Ranch <input type="checkbox"/> Split-Level <input type="checkbox"/> Shed <input type="checkbox"/> Neo-Eclectic <input type="checkbox"/> Neo-Victorian <input type="checkbox"/> Neo-Craftsman <input type="checkbox"/> Neo-Mansard <input type="checkbox"/> One-/Two-Part Commercial Block <input type="checkbox"/> Parapet-Front <input type="checkbox"/> 19 <sup>th</sup> /20 <sup>th</sup> Century Functional <input type="checkbox"/> Pole Barn <input type="checkbox"/> Frame Barn - Type: <input checked="" type="checkbox"/> Other:							
Plan: <input type="checkbox"/> Square <input checked="" type="checkbox"/> Rectangular <input type="checkbox"/> L-Plan <input type="checkbox"/> T-Plan <input type="checkbox"/> H-Plan <input type="checkbox"/> Other			Appendages: <input type="checkbox"/> Dormers <input type="checkbox"/> Tower <input type="checkbox"/> Cupola <input type="checkbox"/> Dome <input type="checkbox"/> Bay Window <input type="checkbox"/> Other:				
Roof Shape: <input type="checkbox"/> Side-Gable <input type="checkbox"/> Front-Gable <input type="checkbox"/> Cross-Gable <input type="checkbox"/> Gambrel <input type="checkbox"/> Shed <input type="checkbox"/> Saltbox <input type="checkbox"/> Hipped <input type="checkbox"/> Cross-Hipped <input type="checkbox"/> Mansard <input type="checkbox"/> Deck <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Other:				Roof Materials: <input type="checkbox"/> Asphalt Shingles <input type="checkbox"/> Clay Tile <input type="checkbox"/> Wood <input type="checkbox"/> Slate <input type="checkbox"/> Metal <input type="checkbox"/> Membrane <input checked="" type="checkbox"/> Not Visible <input type="checkbox"/> Other:		Other Roof Features: steel sheathing covers cornice	
Window Type(s)/Features: <input checked="" type="checkbox"/> Fixed <input type="checkbox"/> Double- or Single-Hung <input type="checkbox"/> Casement <input type="checkbox"/> Sliding <input type="checkbox"/> Hopper <input checked="" type="checkbox"/> Awning <input type="checkbox"/> Louver <input type="checkbox"/> Palladian <input type="checkbox"/> Ribbon <input type="checkbox"/> Chicago/Picture <input type="checkbox"/> Storefront <input type="checkbox"/> Segmental Arch <input type="checkbox"/> Round Arch <input type="checkbox"/> Pointed Arch <input type="checkbox"/> Tudor Arch <input type="checkbox"/> Transoms <input type="checkbox"/> Hood Molding /Crowns <input type="checkbox"/> Molding Around Windows <input type="checkbox"/> Other:				Window Lights: <input type="checkbox"/> 1 1 <input type="checkbox"/> 2/1 <input type="checkbox"/> 3/1 <input type="checkbox"/> 2/2 <input type="checkbox"/> 6/6 <input type="checkbox"/> 6/9 <input type="checkbox"/> 9/6 <input type="checkbox"/> 9/9 <input checked="" type="checkbox"/> Other: 1 6		Window Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary	Window Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Aluminum <input type="checkbox"/> Vinyl <input type="checkbox"/> Other Metal
Door Type(s): <input checked="" type="checkbox"/> Glazed <input type="checkbox"/> Unglazed <input checked="" type="checkbox"/> Paneled <input type="checkbox"/> Batten <input checked="" type="checkbox"/> Flush <input type="checkbox"/> Recessed Entry <input checked="" type="checkbox"/> Other Door Type: overhauled door		Door Surround Details: <input type="checkbox"/> Transom <input type="checkbox"/> Sidelights <input type="checkbox"/> Fanlight <input type="checkbox"/> Pilasters <input type="checkbox"/> Pediment/Broken Pediment <input type="checkbox"/> Molding Around Door <input type="checkbox"/> Other Surround Details:		Door Age: <input type="checkbox"/> Original or Historic <input checked="" type="checkbox"/> Contemporary		Door Material: <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Vinyl <input checked="" type="checkbox"/> Glass <input type="checkbox"/> Aluminum <input type="checkbox"/> Other Metal	
Wall Material(s): <input checked="" type="checkbox"/> Brick <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Concrete Block <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Terra Cotta <input type="checkbox"/> Glazed Brick <input type="checkbox"/> Metal Tiles <input type="checkbox"/> Porcelain Tiles <input type="checkbox"/> Glass <input type="checkbox"/> Wood Clapboards/Siding <input type="checkbox"/> Asbestos Siding <input type="checkbox"/> Asphalt Siding <input type="checkbox"/> Stucco <input type="checkbox"/> Aluminum Siding <input type="checkbox"/> Vertical Metal Siding <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Other:							
Foundation Material(s): <input type="checkbox"/> Limestone <input type="checkbox"/> Brick <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Not Visible <input type="checkbox"/> Other:							
Porch Roof: <input type="checkbox"/> Half-Hipped <input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Front-Gable <input type="checkbox"/> Extension of Main Roof <input type="checkbox"/> Other:		Porch Height Plan: <input type="checkbox"/> L-Inset <input type="checkbox"/> Less than Full Height Entry <input type="checkbox"/> Full Height Entry <input type="checkbox"/> Full Width, One-Story <input type="checkbox"/> Full Width, Two or More Stories <input type="checkbox"/> Wrap <input type="checkbox"/> Enclosed <input type="checkbox"/> Other:		Porch Supports: <input type="checkbox"/> Classical <input type="checkbox"/> Chamfered <input type="checkbox"/> Square <input type="checkbox"/> Turned Spindles <input type="checkbox"/> Heavy Squared Piers <input type="checkbox"/> Piers with Slanted Sides <input type="checkbox"/> Ironwork <input type="checkbox"/> Other:		Porch Material(s): <input type="checkbox"/> Brick <input type="checkbox"/> Wood <input type="checkbox"/> Limestone <input type="checkbox"/> Poured Concrete <input type="checkbox"/> Ornamental Concrete Block <input type="checkbox"/> Concrete Block <input type="checkbox"/> Other:	
Decorative Features: <input type="checkbox"/> Quoins <input type="checkbox"/> Decorated Verge Boards <input type="checkbox"/> Spindlework <input type="checkbox"/> Belt Course <input type="checkbox"/> Pilasters <input type="checkbox"/> Wall Surface Pattern <input type="checkbox"/> Dentils <input checked="" type="checkbox"/> Modillions <input type="checkbox"/> Cornice Molding <input type="checkbox"/> Panels Along Cornice <input type="checkbox"/> Cornice Returns <input type="checkbox"/> Cornice Brackets <input checked="" type="checkbox"/> Brick Corbelling/Decorative Brickwork <input type="checkbox"/> Faux Half-Timbering <input type="checkbox"/> Roof-line Balustrade <input type="checkbox"/> Porch Balustrade <input type="checkbox"/> Tracery <input type="checkbox"/> Window Grilles <input type="checkbox"/> Molding Over/Around Windows or Doors <input type="checkbox"/> False Exposed Gable Ends <input type="checkbox"/> Other:							Porch Age: <input type="checkbox"/> Original or Historic <input type="checkbox"/> Contemporary
Additional Comments (if needed): limestone sill on windows						Name of Surveyor: JW + DK	



## Technical Preservation Services



[Home](#) > [The Standards](#) > [Rehabilitation Standards & Guidelines](#) > [Sustainability](#) > Solar Technology



**Not Recommended** Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.



**Recommended** Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



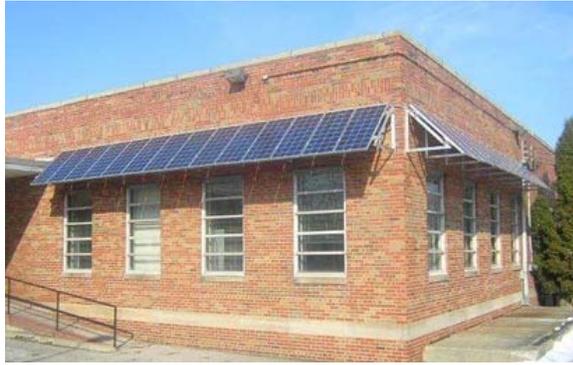
**Recommended** Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



**Recommended** Free-standing solar panels have been installed here that are visible but appropriately located at the rear of the property and compatible with the character of this industrial site.



**Not Recommended** Solar roof panels have been installed at the rear, but because the house is situated on a corner, they are highly visible and negatively impact the character of the historic property.



**Recommended** Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building.



**Recommended** Solar panels, which also serve as awnings, were installed in secondary locations on the side and rear of this historic post office and cannot be seen from the front of the building.

**Recommended** Solar panels placed horizontally on the roof of this historic building are not visible from below.



**Not Recommended** Although installing solar panels behind a rear parking lot might be a suitable location in many cases, here the panels negatively impact the historic property on which they are located.

**Recommended** Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.



**Recommended** Solar panels were installed appropriately on the rear portion of the roof on this historic row house that are not visible from the primary elevation.

## Solar Technology

**Recommended**

**Not Recommended**

Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.

Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.

Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.

Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.

Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.

Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.

Installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility.

Investigating off-site, renewable energy options when installing on-site solar devices would negatively impact the historic character of the building or site.

Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.

Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.

Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.

Installing a solar device on the historic building without first considering other locations.

Installing a solar device in a prominent location on the building where it will negatively impact its historic character.

Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.

Removing historic roof features to install solar panels.

Altering a historic, character-defining roof slope to install solar panels.

Installing solar devices that are not reversible.

Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.



**ITS**  
NUMBER 52

# Interpreting The Secretary of the Interior's Standards for Rehabilitation

## Subject: Incorporating Solar Panels in a Rehabilitation Project

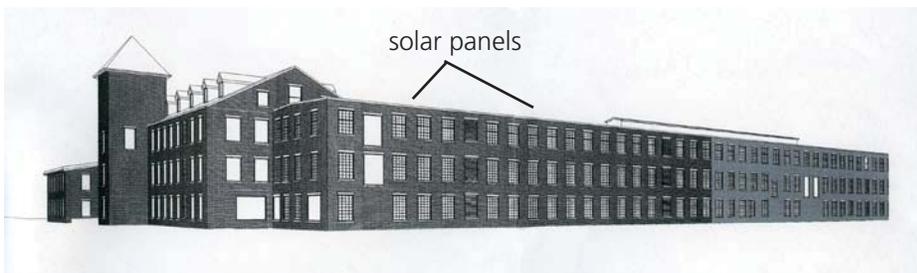
Applicable Standards: 2. Retention of Historic Character  
9. Compatible Additions/Exterior Alterations

**Issue:** Enhancing the energy efficiency of a historic building is important. To that end, it is often possible to install features such as solar panels and photovoltaic cells provided they are installed in a sensitive manner. Because these elements must be positioned to take advantage of unobstructed sunlight, the roof of a historic structure is an obvious location. The roofline of a historic building is often a distinctive feature. Therefore, the installation of solar panels should conform to guidance regarding rooftop additions, i.e. that they be minimally visible, to avoid altering the historic character of the building. Historic buildings with a flat roof or parapet can usually accommodate solar panels because the panels will be hidden, while properties with a hipped or gabled roof are generally not good candidates for a rooftop solar installation. Solar panels on historic buildings should not be visible from the public right of way such as nearby streets, sidewalks or other public spaces.

In circumstances where solar collectors are not placed on rooftops, they should only be positioned in limited or no-visibility locations in secondary areas of the property. Vegetation or a compatible screen may also be an option to further reduce the impact of these features on a historic property. For some historic buildings, it may not be possible to incorporate solar panels and meet the Secretary of the Interior's Standards for Rehabilitation.

### Application 1 (*Compatible treatment*):

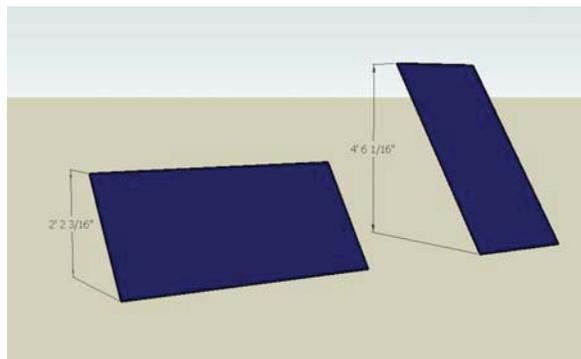
The rehabilitation of this mid-nineteenth century mill incorporated a large, roof-mounted photovoltaic installation. Although the historic building does not have a parapet wall at the roofline, the height of the building and the arrangement of the panels render the entire installation invisible from the ground. It is important to note that the panels are placed horizontally. Had the panels been installed with a vertical tilt, the angle required to maximize efficiency would have caused the panels to extend significantly higher above the roof. Simply changing the direction in which the panels are tilted can affect their visibility and reduce their impact on the character of the historic property.



*Because of the size of this historic mill, a large array of solar panels could be installed on the flat roof without being seen from the ground.*



*Solar panels installed on the flat roof.*



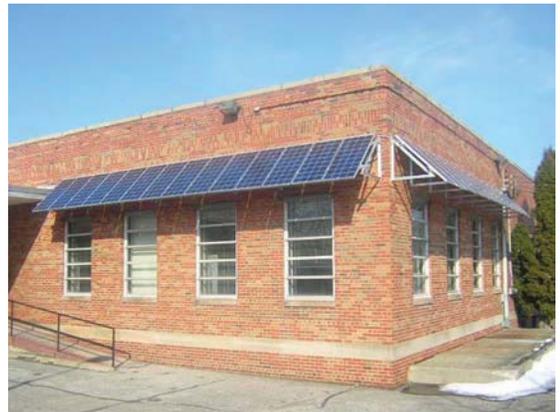
*By placing the panels horizontally, the overall height of the installation and its visibility is reduced.*

**Application 2 (*Incompatible treatment*):** During the rehabilitation of this late-nineteenth century commercial building, a conspicuous rooftop monitor with prominent solar panels and skylights was constructed on the one-story structure. The size and finish of this rooftop addition are incompatible with the historic character of the building. However, the building could have accommodated both skylights and solar panels if they had been installed differently. An alternative design that could have met the Standards would have included low-profile skylights and solar panels concealed behind the parapet wall.



*The addition of a large rooftop monitor featuring skylights on the front slope and solar panels on the rear slope is not compatible with the historic character of this small, one-story commercial building.*

**Application 3 (*Compatible treatment*):** The rehabilitation of this historic post office incorporated solar panels as dual-function features: generation of electricity and shading for south-facing windows. In this instance, the southern elevation of the building is also a secondary elevation with limited visibility from the public right of way. Additionally, because this area of the building is immediately next to the post office’s loading dock, it has a more utilitarian character than the primary facades and, therefore, can better accommodate solar panels. Because the panels are in a suitable location at the rear of the property and are appropriately sized to serve as awnings, they do not affect the overall historic character of the property. Additionally, a screen of tall plantings shields the solar panels from view from the front of the building, further limiting their visibility.



*Above: Shown from the rear of the property, these solar panels serve a secondary function as awnings to shade south-facing windows. Because of their location at the back of the building immediately adjacent to a loading dock, the installation of these panels does not affect the historic character of the property.*



Tall plantings shield solar panels from view from the front of the building.

*Left: The solar panels are not visible from the front of the building. Additionally, even if the vegetation were removed, the installation would only be minimally visible along an alley at the rear of a secondary side elevation.*

Jenny Parker, Technical Preservation Services, National Park Service

These bulletins are issued to explain preservation project decisions made by the U.S. Department of the Interior. The resulting determinations, based on the [Secretary of the Interior's Standards for Rehabilitation](#), are not necessarily applicable beyond the unique facts and circumstances of each particular case.

August 2009, ITN Number 52

## 4 Collaboration between Historic Preservation and Solar Disciplines

Collaboration between the historic preservation community and the solar discipline is imperative given the growing prominence of sustainable operations and the large number of buildings and districts designated, or that qualify to be designated, as historically significant. Criteria for successful identification and installation of solar PV are necessary, as is consideration of the technical, cultural, and institutional values that exist.

### 4.1 Criteria for Success

Each project and solar installation is unique. It is important to establish and understand the required levels of review and permitting at the very beginning of a project, as well as the expected savings and efficiencies of an installed system. There is no one single technical solution that will work in all applications. Therefore, defining an effective process for identification and installation is necessary. The criteria for successful projects can be broken into two different categories: a) solar and b) historic preservation. Successful solar projects establish criteria related to performance and economics. Historic preservation criteria are in the form of impacts to the character of an historic property.

#### 4.1.1 Solar

Criteria for a successful solar project are predominantly driven by PV system performance and economics, both of which are largely dependent on project siting and location. A detailed overview of these considerations is provided in section 3.2.

##### Performance

The performance of a PV system is dependent on the type of technology selected as well as site characteristics, such as the available solar resource, impact of shade, and orientation and tilt angle. A detailed overview of these considerations is provided in section 3.2.

##### Economics

The economic feasibility of a project is dependent on the performance of the PV system; cost factors, such as the cost of avoided electricity, initial system cost, operating and maintenance (O&M) costs, availability of incentives; and other economic factors, such as discount rate and fuel escalation rate.

#### 4.1.2 Historic Preservation

Criteria for a successful historic preservation project are largely driven by the impacts to the historic character of a historic property or district. There is the need to balance these impacts with the economics and energy savings of a given project.

##### Impacts

The various guidelines, such as the Secretary's Standards for Rehabilitation and local design guidelines, help define the appropriate treatments for historic preservation, rehabilitation, restoration, and reconstruction. Based on feedback and dialogue during the June 2010 workshop, and based on the definitions of the four treatments, rehabilitation is generally the most appropriate approach for integrating solar projects onto historic buildings or into historic districts. In general, this is the most widely

used preservation approach: “Of the four treatments, only rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.”<sup>35</sup> Rehabilitation is defined as, “altering or adding to a historic property to meet continuing or changing uses while retaining the property’s historic character.”<sup>36</sup>

Working with preservation professionals to identify the character-defining features and the potential location for a PV system is an important early step in the process to ensure that the system does not negatively impact these features.<sup>37</sup> Professional preservationists, preservation agencies, and preservation organizations are the best references in determining the character of a historic property. In some cases, local design guidelines will be in place to provide a set of guidelines for identifying character-defining features. The property owner would work with the local preservation commission to determine the effects of the PV system on the historic site.

It is helpful to reference NPS’s guidance for “energy efficiency/accessibility considerations/health and safety code considerations.”<sup>38</sup> This guidance provides information on retrofitting measures to improve energy efficiency. It states:

Although this work is quite often an important aspect of rehabilitation projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building’s historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.<sup>39</sup>

It is also important to note that NPS’s guidance recommends retaining plant materials, trees, and landscape features that perform passive solar energy functions such as sun shading and wind breaks. This is generally in line with common practice in the solar industry, which most often does not advocate removing these items in an effort to improve solar access.<sup>40</sup>

The project team should encourage outcomes that meet solar criteria while maintaining the integrity of historic resources. This involves minimizing the visual effects of solar panels and maximizing the preservation of historic features, materials, and spatial relationships. The National Trust provides the following guidance in the application of solar panels on historic properties.

<sup>35</sup> [www.nps.gov/history/hps/tps/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_approach.htm). Accessed June 2011.

<sup>36</sup> [www.nps.gov/history/hps/tps/standards\\_guidelines.htm](http://www.nps.gov/history/hps/tps/standards_guidelines.htm). Guidance on identifying, retaining, and preserving character-defining features can be found on the NPS’s web feature called “Walk through Historic Buildings.” See [www.cr.nps.gov/hps/tps/walkthrough/](http://www.cr.nps.gov/hps/tps/walkthrough/). Accessed June 2011.

<sup>37</sup> [www.nps.gov/history/hps/tps/standguide/rehab/rehab\\_energyeff.htm](http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_energyeff.htm). Accessed June 2011.

<sup>38</sup> [www.nps.gov/history/hps/tps/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_approach.htm). Accessed June 2011.

<sup>39</sup> [www.nps.gov/history/hps/tps/standguide/rehab/rehab\\_approach.htm](http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_approach.htm). Accessed June 2011.

<sup>40</sup> [www.nps.gov/history/hps/tps/standguide/rehab/rehab\\_energyeff.htm](http://www.nps.gov/history/hps/tps/standguide/rehab/rehab_energyeff.htm). Accessed June 2011.

1. **Locate solar panels on the site of a historic resource.** If possible, use a ground-mounted solar panel array. Consider solutions that respect the building's historic setting, locating the solar panel arrays in an inconspicuous location, such as a rear or side yard, low to the ground and sensitively screened to further limit visibility.
2. **Locate solar panels on new construction. In cases where** new buildings or new additions to historic buildings are proposed and approvable, encourage the placement of solar panels on the new construction. To achieve overall compatibility with the historic building and its setting, consider solutions that integrate the solar panel system in **less visible areas of the new design.**
3. **Locate solar panels on non-historic buildings and additions.** If the site cannot accommodate solar panels, and the project does not include new construction, consider placing solar panels on an existing, non-historic addition or accessory structure, thereby minimizing the impact of the solar installation on the significant features of the **historic resource as well as specifically protecting historic fabric against alteration.**
4. **Place solar panels in areas that minimize their visibility from a public thoroughfare.** The primary façade of a historic building is often the most architecturally distinctive and publicly-visible, and thus the most significant and character-defining. To the greatest extent possible, avoid placing solar panels on street-facing walls or roofs, **including those facing side streets. Installations below and behind parapet walls and dormers, or on rear-facing roofs, are often good choices.**
5. **Avoid installations that would result in the permanent loss of significant, character-defining features of historic resources.** Solar panels should not require alterations to significant or character-defining features of a historic resource, such as altering existing roof lines or dormers. Avoid installations that obstruct views of significant architectural features, such as overlaying windows or decorative detailing, or intruding on views of neighboring historic properties in an historic district.
6. **Avoid solutions that would require or result in the removal or permanent alteration of historic fabric.** Solar panel installations should be reversible. Use of solar roof tiles, laminates, glazing and other technologies that require the removal of historic fabric or would permanently damage such fabric must be avoided. Consider the type and condition of the material upon which installation is proposed as well as the method of installation and removal down the road. For example, metal and slate roofs may be able to accommodate solar panels better than other types of materials. It may also be possible, through the use of brackets, to minimize the points of attachment to a structure.
7. **Require low profiles.** Solar panels should be flush or mounted no higher than a few inches above the roofing surface and should not be visible above the roofline of a primary façade.
8. **On flat roofs, set solar panels back from the edge.** Flat roofs often provide an ideal surface for solar arrays. To minimize visibility, ensure that the panels are set back from the edge and adjust the angle and height of the panels as necessary.

- 9. **Avoid disjointed and multi-roof solutions.** Panels should be set at angles consistent with the slope of the supporting roof. For example, avoid solutions that would set panels at 70 degree angles when the roof slopes at a 45 degree angle. In addition, panels should be located on a single roof and arranged in a pattern that matches the configuration of the roof upon which they are mounted.
- 10. **Ensure that solar panels, support structures and conduits blend into the resource.** The visibility of solar panels and support structures can be substantially reduced if the color matches the historic resource and reflectivity is minimized.

**Figure 5. National Trust for Historic Preservation guidance in the application of solar panels on historic properties<sup>41</sup>**

According to the National Alliance of Preservation Commissions (NAPC), there are a handful of local jurisdictions that have adopted detailed application review guidelines for the installation of solar panels in historic districts.<sup>42</sup> The National Trust for Historic Preservation collected examples of municipalities and their solar guidelines relating to historic properties as a component to a policy guide: *Practical Approaches to Installing Solar Technology on Historic Properties*. See Table 3 for a summary of guidelines used across the United States.<sup>43</sup>

**Table 3. Local Solar Panel Guidelines in Use across the United States<sup>44</sup>**

Jurisdiction	Description	Contact Information
Alexandria, Virginia	Alexandria provides guidance on the use of solar collectors as part of its Design Guidelines for the Old and Historic Alexandria District and the Parker Gray District, adopted in 1993.	Planning and Zoning Department City of Alexandria 301 King Street, Rm. 2100 Alexandria, VA 22314  Tel: 703-746-3833  Website: <a href="http://www.alexandriava.gov">www.alexandriava.gov</a>
Boulder, Colorado	Along with developing a "Green Points System" for new development projects, Boulder has adopted guidelines on using solar collectors and improving overall energy efficiency as part of its Design Guidelines for Historic Districts and Landmarks. See § 3.1 and 8.3.4. It has also prepared a "Historic Building Energy Efficiency Guide."	Planning & Development Services/ Long Range Planning City of Boulder 1739 Broadway Boulder, CO 80302  Tel: 706-542-4731  Website: <a href="http://www.bouldercolorado.gov">www.bouldercolorado.gov</a>

<sup>41</sup> National Trust for Historic Preservation. "Practical Approaches to Installing Solar Technology on Historic Properties." 2011.

<sup>42</sup> The Alliance Review, National Alliance of Preservation Commissions. Athens, GA. "Going Green: Solar Panels in Historic Districts." March/April 2008.

<sup>43</sup> National Trust for Historic Preservation. "Practical Approaches to Installing Solar Technology on Historic Properties." 2011.

<sup>44</sup> Ibid.

Breckenridge, Colorado	The town has developed a "Solar Panel Policy" for projects on structures located in its conservation district (which includes the historic district). As of January 1, 2009, all development projects in Breckenridge must comply with its sustainable building code.	Community Development Department Town of Breckenridge 150 Ski Hill Road Breckenridge, CO 80424 Tel: 970-453-3160  Website: <a href="http://www.townofbreckenridge.com">www.townofbreckenridge.com</a>
Eureka Springs, Arkansas	Eureka Springs proactively developed guidelines to achieve both the goal of historic preservation and energy conservation. These guidelines are meant to ensure that one goal is not achieved at the expense of the other.	City of Eureka Springs Eureka Springs City Hall 44 S. Main Eureka Springs, AR 72632 Tel: 479-253-9703  Website: <a href="http://www.cityofeurekasprings.org">www.cityofeurekasprings.org</a>
Grand Rapids, Michigan	The city's preservation commission takes into consideration five factors in evaluating solar panel installation, including the structure's historic character and architectural importance, the purpose of the installation, alternative means to conserve energy, visibility from adjacent public streets and adjoining properties, and the project's design and compatibility with the structure.	Grand Rapids Historic Preservation Commission City of Grand Rapids 1120 Monroe Ave., N.W. 2nd Floor Grand Rapids, MI 49503 Tel: 616-456-3451  Website: <a href="http://www.grand-rapids.mi.us">www.grand-rapids.mi.us</a>
Howard County, Maryland	Howard County has developed guidelines on the use of solar panels in historic districts in an effort to achieve balance between historic preservation and energy conservation measures. Titled "Use of Solar Panels and Other Solar Devices in Historic Districts," the guidelines identify both recommended and discouraged actions.	Howard County Department of Planning and Zoning 3430 Court House Drive Ellicott City, MD 21043 Tel: 410-313-4428  Website: <a href="http://www.howardcountymd.gov">www.howardcountymd.gov</a>
Montgomery County, Maryland	The county's preservation commission includes design guidelines for the installation of solar panels in its design guidelines. While solar panels are permissible, they must be located "in unobtrusive places," with preference given to locations away from the public view and on the grounds of the resource, new construction, and secondary resources.	Montgomery County Historic Preservation Office Montgomery County Planning Department 8787 Georgia Ave. Silver Spring, MD 20910 Tel: 301-563-3400  Website: <a href="http://www.montgomeryplanning.org">www.montgomeryplanning.org</a>

Ypsilanti,  
Michigan

The Ypsilanti Historic Preservation Commission has developed a number of fact sheets, including one on alternative energy systems. This fact sheet provides guidance on the installation of solar power systems based on the Secretary of the Interior's Standards for Rehabilitation.

Planning and Development  
Department  
City of Ypsilanti  
City Hall, 4<sup>th</sup> Floor  
One South Huron  
Ypsilanti, MI 48197

Tel: 734-483-9646

Website: [www.cityofypsilanti.com](http://www.cityofypsilanti.com)

## 5 Process for Implementation

The steps, challenges, and solutions associated with the process for implementing solar PV projects on historic buildings and in historic districts were identified during the aforementioned workshop held in June 2010. Through large and small group discussions at the workshop, a process was devised for the successful implementation of solar PV projects.

The steps identified in this process are:

- Identify potential projects and stakeholders
- Engage stakeholders
- Follow appropriate review requirements
- Implement projects
- Evaluate impact of completed project.

Each step in the process is outlined below in the following steps.

### 5.1 Step 1: Identify Potential Projects and Stakeholders

When considering PV on a historic building or in a historic district, it is essential to identify relevant stakeholders and potential project locations.

#### *Identifying Stakeholders*

An initial step is to determine whether the property has been designated as historic at the local, state, or national level. The designation of a property will determine which set of stakeholders to engage. Projects will have a greater chance of success with abundant stakeholder contributions and advance logistical and technical considerations.

success. Stakeholders may include facilities engineers and solar installation companies that can assist with the implementation of the project. Easement holders and private and commercial property owners are also important due to their control over the property or land where installations might be possible. Others include federal, state, and local governments that may have funding and renewable energy targets that need to be met, as well as financiers with knowledge of rebates, grants, third-party financing, and tax credits. For projects that receive federal funding, Section 106 review of that project is required. Programs may currently exist for funding opportunities that will dictate specific criteria of projects. For example, a federally funded grant project may require that a certain percentage of the funding be contributed by the state in which the installation is occurring. Therefore, reviewing the criteria related to these programs and engaging the relevant stakeholders is important. With all historic projects, it is important to engage the relevant governmental agencies, such as SHPOs, THPOs, and local preservation commissions, at an early stage to ensure that requirements for historic preservation are being met. Table 4 provides an overview of the leading public agencies responsible for implementing the historic preservation regulations, designations, and incentives relevant to solar PV applications on historic buildings and in historic districts.

**Table 4. Public Agencies Responsible for Administering Historic Preservation Regulations, Designations, and Incentives Pertinent to Solar PV Installations on Historic Properties and in Historic Districts**

	National Park Service	Advisory Council on Historic Preservation	Tribal Historic Preservation Office	State Historic Preservation Office	Certified Local Government/ Historic Preservation Commission
<b>Regulations</b>	Section 106 of the NHPA	X	X	X	
	State Preservation Law			X	X
	Local Preservation Ordinance				X
<b>Designations</b>	National Register of Historic Places	X	X	X	
	State Register of Historic Places			X	
	Local Landmark				X

<b>Incentives</b>	<b>Federal Rehabilitation Tax Credit</b>	X	X	X	X*
	<b>State Rehabilitation Incentives</b>			X	X*
	<b>Local Rehabilitation Incentives</b>				X

\* Some responsibilities may be delegated to the local commission or planning office.

### **Identifying Projects**

The identification of potential projects ideally begins with an initial goal-setting exercise. Determining, with appropriate stakeholders, what the motivations for and goals of the project are will help define and drive the project development throughout the entire implementation process. For example, goals could be related to municipality energy reduction or renewable energy use goals, building or neighborhood LEED certification requirements, or building owner and tenant motivations. Project identification may include an analysis of building stock to determine which buildings have the most feasibility for PV, an assessment of the potential impact to the character-defining features, consideration of electricity costs or good PV incentives, and an understanding of to-date energy efficiency measure implementation.

A detailed overview of PV siting considerations is provided in section 3.2. High costs of energy combined with the incentives and rebates for solar installations and historic building rehabilitations, along with legislation and the need for energy security, are all drivers for considering installation of solar projects on historic properties. Solutions other than the roof of a historic structure should also be considered, such as a carport over a parking area or a ground mounted array elsewhere on the property. There will be times when it is not possible to roof-mount a PV system on a historic building without negatively impacting its character-defining features, so one of these out-lying locations may be a viable alternative.

Siting PV may not be limited to locating solar on a single site or structure. There is potential for “district solar” and/or more distant solar locations than the site allows. District solar could make sense in some historic district situations, where grouping panels on a large institutional rooftop, open field or over a parking lot might be preferred; or a historic campus where locating PV in a hidden area could be a better solution than placing all the systems on visible rooftops. Lamar Buffalo Ranch in Yellowstone National Park is an example where the PV was placed away from the cluster of historic cabins. It should be noted that there are technical issues related to distance, as well as legal and regulatory issues when more than one property is involved.

### **5.2 Step 2: Engage Stakeholders**

Stakeholders are those with a compelling or regulatory stake in the completed project. After project stakeholders have been identified, it is important to engage them to ensure requirements of historic preservation are met, resources are fully utilized, and more informed decisions are made. This will ultimately increase the likelihood of project success. The process for engaging stakeholders depends on the location and scale of the project. Different stakeholders will be involved in different phases of the process.

The project goals, type, and financing mechanism dictate the type of people who should be involved as stakeholders. For example, Section 106 of the NHPA will define the level of federal involvement on a project; however, state and local governments may have separate processes. Although not an exhaustive list, stakeholders may include the following:

Adjacent property owners

Technical assistance providers such as National Trust for Historic Preservation

Local preservation commissions

U.S. Green Building Council  
State historic preservation officers (SHPOs)  
Tribal historic preservation officers (THPOs)  
Tribal government and stakeholders  
Public recipients of grants or funding  
Planners  
Contractors  
Engineers  
Property owners  
Federal agencies  
Non-profit preservation and environmental groups  
Local government.

Entities in the construction process prior to completion, such as the manufacturers, contractors, and others with a vested interest in the promotion of or the sale and installation of the solar PV products, may be consulted for technical information relevant to the discussion, but not labeled as stakeholders. Members of the Association for Preservation Technology, for example, may consult and be paid for their professional involvement and review, but would be acting as individuals, not the association, and would be considered consultants rather than stakeholders.

The process of engaging various entities could be partially stipulated by legal requirements or local code. The process of engagement could be done through third-party advocates, public notices, statutes and mandates, internet announcements, conferences, workshops, awards, newsletters, solar advertisements, funding announcements, or public hearings.

By exploring all avenues available and considering various entities, a project will most likely be more successful as it will have the contributions of a number of stakeholders.

### **5.3 Step 3: Follow Appropriate Review Requirements**

Introduced in section 2.1, the historic preservation review process for solar installations varies according to the type of designation for the property and whether the installation involves a government agency or government property.

**Locally designated properties.** Historic properties may be identified and protected through a local historic preservation or landmark preservation ordinance. Most ordinances provide for the designation of both individual properties and historic districts. Historic districts generally include both “contributing” and “non-contributing” properties. Contributing properties are those that retain their historic integrity and contribute to the overall significance of the district. Design standards or guidelines may be in place for both contributing and non-contributing properties in local historic districts.

**State register listed properties.** State registers include both individual properties and historic districts. State review processes vary greatly, so it is important to contact the SHPO for guidance regarding the review process in each state.

**National register listed properties.** The National Register of Historic Places includes both individually listed properties and historic districts. As noted above, properties that are determined eligible for listing receive the same federal review as those that are listed. Contact the SHPO for information regarding National Register listed properties or determinations of eligibility. If a federal agency is involved in a project affecting a national register listed or eligible property, it must go through Section 106 review.

Other review processes may also be required. State and federal environmental protection processes should be examined. Some historic properties are protected by preservation or conservation easements. The easement holding entity should be involved in the solar installation from the earliest phase.

Requirements may be relevant to Section 106 (federal and state equivalent), National Environmental Policy Act (NEPA), local zoning and ordinances, local and national code requirements, electrical codes, structural integrity of properties, federal, state and local environmental goals, Secretary's Standards, setback codes, or Leadership in Energy and Environmental Design (LEED) requirements in certain cities (such as Boston). There may also be requirements to meet for funding mechanisms such as grants or incentives or third-party financing agreements (such as an Energy Savings Performance Contract [ESPC], Utility Energy Services Contract [UESC], or Power Purchase Agreement [PPA]).

If requirements are not observed, lawsuits may be actioned and responsible parties may be fined or issued stop work orders or citations. All of these consequences are costly, both in terms of money and time. It is essential to research requirements of all mandates, statutes, codes, and funding options before beginning work on a solar project on historic properties or in historic districts.

#### **5.4 Step 4: Implement Project**

The project is ready to be implemented once the project location, PV technology, and size have been identified, stakeholders have been engaged, and all requirements have been considered and met. Implementation may involve a number of stakeholders previously mentioned and requires open communication between the solar installation industry and the historic preservation community. Consideration should be given to the impact of project implementation and construction on the function of the building or district and its occupants. Also, projects must be implemented to maintain structural and historical integrity while ensuring solar projects are installed to maximize generation of energy.

#### **5.5 Step 5: Evaluate Effects of Project**

Evaluating a project after installation is a beneficial approach to take when installing solar projects on historic properties. By reviewing what was successful in the project implementation process, as well as what could be improved upon, the overall process can be improved to increase the rate of success of such projects in the future. Case studies or best practices can be created in order to share the experiences with other entities trying to replicate similar projects as

well as with the public. Evaluations may be required through Section 106 during consultation, funding mechanisms (e.g., often grants will not be awarded in full without a post-installation evaluation), or for tax purposes. Evaluations are not typically done by historic preservation officers, but this may represent an area for improvement.

The project should be reviewed both during the process and after installation to analyze the coordination of preservation planners, installers, property owners, utilities, and bill payees. The review should also consider impacts on historic integrity, policies, neighbors, appeal boards, SHPOs, and the like.

Review criteria to consider include three key measures:

1. Energy savings and system performance. Did the installation produce the energy savings expected?
2. Impact on historic integrity. Did the installation affect the historic integrity of the property? Impacts may include physical impacts on historic fabric as well as visual impacts.
3. Financial impact. Was the installation cost effective? Over what period?

In all instances, whether beneficial or negative, there is much to be learned from evaluating the process after the installation has been completed. The results of the evaluation should be shared with all stakeholders in order to inform future projects. The installed project can also be used for outreach and education to the historic and solar communities and the general public. Educational opportunities include print and online outreach documents, in-building real-time displays of PV electricity produced and greenhouse gas (GHG) emissions avoided, Web-based PV system performance tracking, and interpretive displays or verbal tours. An example of a Web-based PV tracking system is provided in Figure below.

**Figure 6. Web-based PV performance display. *Graphic by Lucid Design Group***

## **5.6 Barriers**

Multiple barriers often challenge the implementation of solar projects on historic buildings or in historic districts. Potential barriers were highlighted at the June 2010 workshop. While not an

exhaustive list, these examples are presented to illustrate the potential challenges facing solar projects on historic properties.

If building owners do not encourage or understand the energy efficiency measures that should be implemented prior to renewable energy installation for reduced energy requirements and lower energy costs overall, the renewable energy is less cost-effective.

The cumulative effect of multiple installations on one historic property may exceed what each project displays individually.

A lack of involvement by local government and industry professionals early in the planning and identification process may lead to additional challenges or prolong the project implementation process.

Time constraints associated with funding may prove challenging to project managers in the planning and implementation phases.

Review processes may be time consuming (e.g., applications for Certificates of Appropriateness) and may increase overall delivery time on the project and disengage stakeholders.

Stakeholder time and resources may be limited, which makes it difficult to allocate staff and staff time to complete paperwork and reviews.

Stakeholders may not be familiar with specific guidelines, which may increase the time and effort required for project implementation.

Stakeholders may perceive that PV technology is rapidly advancing, which may discourage investment now due to the view that more aesthetic, smaller, more efficient, and potentially more cost-effective panels may be about to enter the market.

The capital costs of PV projects can be inhibitive.

Engaging stakeholders may be difficult in a variety of ways, including identifying the right person to take action, keeping the project team focused, and understanding the PV project implementation process.

Requirements and enforcing agreements may be challenged by the lack of knowledge of the value of historic preservation or the details of the implementation process as a whole.

Technical setbacks, like an existing historic electrical infrastructure that may not be capable of supporting a grid-connected PV installation, could present increased costs and project delays.

While the challenges facing every project are unique, this document intends to identify best practices that increase the likelihood of successful implementation of solar PV projects on historic properties. This information is intended to inform decision-makers and provide a starting point for the implementation process.

## 6 Case Study

The Colorado Capitol Complex comprises 18 buildings in downtown Denver, Colo., including the Colorado State Capitol, which was built between 1895 and 1903. Maintenance staff faced a limited budget for controlled maintenance, causing them to look for innovative ways to take care of the buildings. Over a period of four years, energy efficiency upgrades were made to the Capitol while protecting its historic integrity. In October 2008, Governor Bill Ritter announced that the Capitol was to become the first in the nation to obtain the U.S. Green Building Council's new Leadership in Energy and Environmental Design (LEED) certification for Existing Buildings (LEED-EB): Operations & Maintenance.

The LEED certification system provides an outline for buildings to use less energy, water, and natural resources, and improve the indoor environment. The LEED-EB certification is awarded to those who can certify that an existing building has been retrofitted in a manner that demonstrates certain efficiency standards for its ongoing operations and maintenance. The Colorado State Capitol received 41 out of 44 points submitted to attain certification. Other buildings within the Capitol Complex have received LEED certification as well.

**Figure 7. PV Panels on Denver Capitol Photo by Eliza Hotchkiss, NREL/PIX 18594**

The annual budget for energy within the Capitol Complex is approximately \$3 million. Approximately \$1 million is being saved annually because of the energy-saving retrofits, specifically lighting upgrades; the improvements to windows, boilers, and chillers; and the electricity offset by the PV panels.

Building-specific improvements that have been made to the Capitol in order to obtain LEED-EB certification include:

- Water conservation efforts such as low-flow toilets
- Use of low-energy light bulbs and T-8 light fixtures
- Improved energy controls
- Use of green cleaning products

- Initiation and maintenance of a recycling program
- Purchase of Energy Star® electronics and equipment
- Use of environmentally friendly landscaping products and plans
- Installation of 10-kW PV system.

The 10-kW PV system (approximately 40 panels) on the roof of the Capitol was intended as a demonstration project with educational benefits. The attic was converted into an educational area, called Mr. Brown's Attic, where visitors can learn about Colorado's early history, construction of the Capitol, and the legislative process. From Mr. Brown's Attic, visitors can ascend 99 steps to an interior observation area that provides a panoramic 360-degree view of downtown Denver as well as a view of the PV system.<sup>45</sup>

With special access, visitors can also view the two inverters that convert the energy being produced by the solar panels from direct current (DC) into alternating current (AC) electricity so it can be used within the building's electrical systems. The panels are situated on the roof, just below the Capitol dome, so that they are not visible from street level. They face due south and due west to determine the decrease in efficiency between south-facing (optimal placement) and west-facing (less efficient) panels.

This project was funded through an Energy Savings Performance Contract (ESPC) with Chevron Energy Solutions. An additional project has been funded by a grant of \$4.7 million from DOE for a ground-source, heat pump heat/cool project in the Capitol as part of the Chevron Energy Savings Performance Contract, which is estimated to cut utility bills by 30%. The savings associated with this additional work is \$100,000 per year.

From the early stages of project identification to the installation and analysis of the PV system's effects, this case study can serve as a valuable example of the importance of each step in the implementation process.

- Identify potential projects and stakeholders

The Capitol was selected as a demonstration project due to a number of considerations, including funding mechanisms and project timing. It is involved in a performance contract that allows the excess savings from the utility budget to be used to fund energy-related projects. The Governor's Energy Office suggested a PV installation on the governor's residence, which is a historic property. However, this was not a viable option due to structural integrity. A PV system was installed on the carriage house roof instead. The Capitol was chosen because of an existing attic educational area renovation, the available funding from the performance contract and tax credits, as well as approval from both the SHPO and Capitol Building Advisory Committee for the installation with the agreement that the PV panels not be visible from the grounds of the capitol. The stakeholders involved were the Governor's Energy Office, the SHPO, the Capitol Building

<sup>45</sup> [www.colorado.gov/cs/Satellite/CGA-LegislativeCouncil/CLC/1200536135302](http://www.colorado.gov/cs/Satellite/CGA-LegislativeCouncil/CLC/1200536135302). Accessed June 2011.

Advisory Committee, the Department of Personnel and Administration, energy savings performance contractors, and the PV installers.

- Engage stakeholders

Stakeholders were engaged throughout the project. The engagement process was driven by the funding options available and the knowledge of potentially interested parties. Engagement occurred primarily through conversations and meetings relating to various requirements. For example, solar installers were engaged through the ESPC in relation to the funding and contract mechanism, whereas the historic preservation community was engaged during impact reviews by the State Office of Archeology, which represents the State Historic Preservation Officer. As part of the ESPC, the LEED-EB certification process was used to provide a third-party review of the energy conservation work performed. The LEED process and recertification process are part of ongoing maintenance and accountability to maintain energy performance.

Key to teamwork among stakeholders is mutual empathy for those involved. There may be a sense of doubt that the solar industry could or would be sensitive to historic considerations. Solar companies certainly can work with the historic building community, but it would help to have each party approach the project without a preconceived idea that the other is trying to be difficult. Both renewable energy and historic preservation are important objectives. The language of historic preservation speaks in terms of impact on a resource; solar projects seek renewable energy yield. Conflict may arise when there is an impact and a redesign would lower yield. Both points of view benefit from a clean energy source and lower operating cost while successfully protecting an historic resource.

- Follow appropriate review requirement

Requirements for historic preservation were met by ensuring the PV panels were not visible from the Capitol grounds, thus preserving the character and integrity of the historic features of the Capitol. The PV system was installed as an educational feature as part of the Capitol's attic museum. The PV system is tied into the presentation on the history of energy usage in the Capitol. The system was also installed as a demonstration project with half of the PV panels facing south and the other half facing west to compare the impacts on panel orientation. It is important that the installation can be easily removed or reversed without impacting the property.

During construction, weekly meetings were held to discuss progress and the observation of all project requirements. The PV installation required a state electrical permit, was validated by Xcel Energy for compliance with their rebate program, and was reviewed by a LEED consultant as part of the certification process.

- Implement Projects

The PV system was funded through tax credits and performance contracting. The length of the project was dictated by contractual challenges and stakeholder concerns relating to insurance and

liability. The community was informed of the project through the approval processes associated with the Capitol Building Advisory Committee and the Colorado Historical Society.

- Evaluate impact of completed project

The response to the PV project by the public, historic community, solar installer, and the Governor's Energy Office has been positive. Power generation is monitored through a motion-sensing display in the attic, as well as an online PV monitoring system with secure log-in<sup>46</sup>. The geothermal heat pump project will connect to the same online monitoring system to export information relating to production. The project monitoring system has proven that the south-facing PV panels are producing energy within the PV installers' estimated range and shown that the west-facing panels are below the estimated production. The only drawback of the Capitol PV system is that not all tax benefits were captured to offset the initial costs of the project.

<sup>46</sup> [www.fatspaniel.com/](http://www.fatspaniel.com/). Accessed June 2011.

## 7 Summary

... For implementation of a solar energy source project, it is very necessary to recognize applicable stakeholders and possible project locations. After identifying stakeholders and potential projects, they should be engaged to ensure protection of area or location, full utilization of resources and good decision making [32]. On the absence of needed requirements after appropriate review, lawsuits may be taken or work orders can be cancelled. ...

Addressing the barriers associated with siting PV installations on historic properties can help address the nation's potential solar resources while also protecting its historic resources. All legal formalities and orders and funding activities before beginning of the work on this project [31].

... All legal formalities and orders and funding activities before beginning of the work on this project [31].

of all authorizations, laws, and preservation committees can work together to meet the growing renewable energy needs.

### A brief overview of solar and wind energy in Libya: Current trends and the future development

The first step to overcoming barriers successfully is to better understand the processes for both historic preservation and solar PV project implementation and to work with professionals in each sector to receive appropriate buy-in and guidance. Establishing criteria for each sector assists in achieving a successful project. Solar PV projects can be assessed based on performance, cost, and economic payback of the system. Historic preservation can be assessed based on impacts to the historic character of the site, economics, and energy savings.

### Equity Preservation Workshop Final Report

Ultimately, historic preservation and solar PV work toward achieving a shared objective: resource conservation. Educating key stakeholders and tracking project implementation is imperative to achieving success. This publication and the June 2010 workshop represent the benefits of partnership between the two fields to facilitate shared discussions and education.

### Architectural integration of photovoltaic systems in historic districts. The case study of Santiago de Compostela

Conference Paper Full-text available

Sep 2014

Elena Lucchi · David Moser · Laura Maturi · Giulia Garegnani

View Show abstract

### Life-Cycle Assessment of Electric Power Systems

Article

Oct 2013

Anand Gopal · Pei Zhai · Yuan Chang · Eric Masanet

View Show abstract

... Recently, however, in addition to the engineering aspect, researchers are examining the fallout of these systems on the architectural quality of the building in which they are located. The attention to architectural quality of the proposed solutions is interesting historic buildings both in Europe [2,3] and internationally [4]: we refer to buildings which cannot be treated in the same way as modern and contemporary ones because they characterize the city with their cultural value. These buildings are stone documentations of architectural culture of pre-modern communities and they need bonds or preservation criteria (to be considered also opportunities) for the purpose of keeping intact the identity of cities in which they are inserted. ...

### Historic Buildings in Mediterranean Area and Solar Thermal Technologies: Architectural Integration vs Preservation Criteria

Article Full-text available

Jul 2013

Angela Moschella · Sanfilippo Giulia · Privitera Azzurra · Alessandro Lo Faro

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### Renewable Energy Applications for Existing Buildings: Preprint

Article Full-text available

S. J. Hayter · Alicen Kandt

View Show abstract

Recommendations

[Discover more publications, questions and projects in Historical](#)

## SunShot Initiative

The U.S. Department of Energy SunShot Initiative is a collaborative national effort to dramatically reduce the costs of solar energy, making it cost-competitive with other forms of energy before the end of the decade.

Under the SunShot Initiative, DOE invests in competitive research and development for solar technologies that promise to transform the way we generate, store, and utilize energy. To make solar energy more accessible and affordable, SunShot aggressively drives innovation by investing in private companies, academia, and national laboratories to reduce the cost of solar electricity to about \$0.06 per kilowatt-hour. This cost reduction will enable broad deployment of solar energy systems across the country and allow solar-generated power to account for roughly 14% of America's electricity generation by 2030.

Inspired by President Kennedy's "moon shot" program that put the first man on the moon, SunShot requires a national effort to use the best of our energies and skills to accomplish its goals. Since its launch in 2011, SunShot has invested approximately \$250 million in more than 100 projects to help shape the next generation of solar energy technologies, remove regulatory and market barriers, and make it faster, easier, and cheaper for Americans to go solar.

SunShot Initiative advancements will ultimately benefit every American by:

- Providing clean, low-cost energy for homeowners, communities, businesses, and government;
- Enhancing America's global technology leadership through advanced solar photovoltaic technologies and smart grid innovation;
- Creating U.S. jobs through domestic solar manufacturing and distribution; and
- Reducing greenhouse gas emissions and protecting the environment.

Learn more about SunShot and DOE's efforts to expand clean, accessible, and inexpensive solar energy across the nation by the end of the decade by visiting [www.energy.gov/sunshot](http://www.energy.gov/sunshot).

## **National Trust for Historic Preservation**

The National Trust for Historic Preservation, a privately funded non-profit organization, works to save America's historic places.

Chartered by Congress in 1949, the organization is now supported entirely by private contributions. We take direct on-the-ground action when historic buildings and sites are threatened. Our work helps build vibrant, sustainable communities. We advocate with governments to save America's heritage. We strive to create a cultural legacy as diverse as the nation itself so that all of us can take pride in our part of the American story.

Changes in our energy production and consumption must be made at all scales – from historic buildings to Main Streets to vast public lands – as an element of sustainable development. At the same time, the National Trust for Historic Preservation works alongside preservationists nationwide to protect our nation's historic places by advocating for appropriate siting of renewable energy systems within a historic context.

Energy use – whether in our homes, commercial spaces, schools or other buildings – directly affects the integrity of our private and public lands. When we use less energy, less energy in turn must be produced. It is for this reason that the National Trust supports the removal of unreasonable regulatory barriers to the use of solar panels on historic sites, buildings and structures.

## **North Carolina Solar Center**

The North Carolina Solar Center serves as a clearinghouse for solar and other renewable energy programs, information, research, technical assistance, and training for the citizens of North Carolina and beyond. Through its programs and services, the N.C. Solar Center seeks to stabilize energy costs for consumers, stimulate local economies, reduce dependence on foreign fuels, and mitigate the environmental impacts associated with fossil fuels. Established in 1988, the North Carolina Solar Center is operated by North Carolina State University's College of Engineering at North Carolina State University.

## TABLE OF CONTENTS

<b>SECTION 1: Practical Approaches to Installing Solar Technology on Historic Properties</b>	<b>5</b>
<b>SECTION 2: Understanding the Technology</b>	<b>6</b>
Glossary	7
<b>SECTION 3: Public Policy Framework for Historic Preservation</b>	<b>9</b>
The Secretary of the Interior’s Standards for Rehabilitation	9
The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings	10
State Solar Access Regulation	10
Local Solar Access Regulation	12
Local Building Standards	12
Local Preservation Ordinances and Zoning Codes	13
Design Review within Historic Preservation Ordinances	14
Sample Design Principles	15
<b>SECTION 4: Moving the Conversation Forward</b>	<b>17</b>
<b>SECTION 5: Further Reading</b>	<b>18</b>
<b>Appendix I: State Solar Access Law</b>	<b>23</b>
<b>Appendix II: State Statutory Provisions Addressing Historic Preservation</b>	<b>27</b>
<b>Appendix III: Solar Panel Preservation Design Guideline Examples</b>	<b>33</b>

## Section 1: Practical Approaches to Installing Solar Technology on Historic Properties

Across the country, individuals, businesses, organizations and governments are all making efforts to minimize their impact on the environment by reducing their dependence on non-renewable energy sources. While environmentally sustainable practices can and do come in a variety of forms, certain technologies, such as solar panels, have taken on particular importance. Indeed, with the adoption of financial incentives and the removal of regulatory impediments to the use of solar as a viable power source, solar energy systems are being installed on buildings in urban and rural communities throughout the United States. As solar technology improves and solar panels become more affordable, this trend is likely to continue at an ever-increasing rate. The question is, then, when and how are solar panels to be installed on historic buildings, in historic districts or at historic sites?

The answer is not simple. On one hand, communities recognize that historic buildings present special circumstances and that, without careful review, solar panels can have a direct and irreversible impact on the same character-defining features of a historic building or its setting that make it significant to the community and thus worth preserving. On the other hand, not every alteration to a historic resource is detrimental to those same values, and indeed, solar panels can be (and have been) installed without adversely affecting the significance or integrity of historic resources.

Often these historic resources are owner occupied properties, such as schools, institutions or other long-term owners who would benefit from the potential low operating cost structure offered by solar energy installations. In many parts of the nation-especially those supported by strong solar access laws, rising energy costs and financial incentives-solar energy systems are generating an increasing portion of on-site energy needs for these buildings. However, in many jurisdictions, regulatory limitations and strict interpretations of historic standards may prevent adoption of solar technology where demand otherwise exists in the market.

Through the careful articulation of policies guiding the use of solar panels, communities can embrace practices that both promote renewable systems and support the protection of historic resources. Allowing solar to be installed on non-significant additions, previously altered areas (those that have diminished integrity), or perhaps less significant areas of a historic building can allow the property to meet sustainable energy goals without compromising or destroying the historic resource's significance or integrity.

### Learn about . . .

- Basics on solar technology
- Trends in state and local solar access laws
- Solar panel design review under preservation ordinances

It is important to recognize, that even with the aid of well developed and market driven solar energy and historic preservation policies, there will be certain historic properties for which solar energy systems may not be appropriate. Such installations will likely be denied by historic preservation regulatory bodies found on either the local, state or national level. Designated historic landmarks, which represent properties of elevated status and importance to a community, are likely to comprise the majority of these restricted properties. Other properties that may face this constraint include those with historically significant landscapes that shade potential installation sites, or conversely, those historic landmarks with little to no open space for installations.

This guide offers a pathway to better integration of solar energy systems onto historic resources. The sections within this document provide an explanation of solar energy technology, descriptions of the current regulatory context governing the use of solar panels on historic properties at the state and local level, and propose regulatory solutions that take into consideration the value of both historic and energy resources. The guide also sets forth suggested design review principles that are intended to encourage solar siting solutions that protect historic features, materials and spatial relationship. Sources for additional information are located at the end of this publication.

## **Section 2: Understanding the Technology**

There are two types of solar energy technologies: photovoltaic and thermal. Photovoltaic systems convert the sun's energy into electricity through the use of photovoltaic (PV) cells, typically composed of crystalline silicon, which are connected together into panels and mounted on a frame. Electricity generated from the cells is normally passed through an inverter which converts the direct current (DC) electricity produced by the panels into alternating current (AC) electricity. That current is then consumed, stored, or routed into the grid system (see definitions). In solar thermal systems, one or more solar collectors or panels heat water, air, or antifreeze. The solar heated air or liquid is then transferred into rooms or water supply.

Typically, photovoltaic systems located on or near a building or structure are used to meet the electricity needs of that site. If a solar energy system does not meet a site's full electricity demands, additional energy can be provided through conventional electrical systems. If a solar energy system produces surplus electricity, most jurisdictions allow this surplus energy to enter the grid and be used to offset future electricity purchases this arrangement is generally referred to as net metering, though the details vary from state to state and sometimes from utility to utility. This practice is often illustrated by an image of a customer's meter spinning backwards, subtracting on-site surplus energy from grid-supplied energy over a given billing cycle. More information on net metering and other renewable energy policies can be found through the Database of State Incentive for Renewables and Efficiency (DSIRE) or the Interstate Renewable Energy Council (IREC).

The size and viability of solar energy systems as an alternative energy source for a specific historic site depend on several variables including the local climate, installation costs, how the system will be used, and the characteristics of the buildings, structures, and site. A large building will, for example, typically require more solar panels than a smaller building or structure in order to offset required energy load. Ideally, solar panels should be oriented south; if oriented to the east or west, the panels will need to be tilted to achieve optimum performance. Moreover, in some cases, neighboring buildings and trees can interfere with ongoing access to the sunlight necessary to power solar panels.

Currently, solar panels are generally mounted on an existing roof plane or located on the ground. As research and product development evolves, however, this could change. Already, solar panels come in different shapes, and some have the appearance and function of traditional building materials, such as roof shingles or tiles. This type of solar system is usually referred to as Building Integrated Photovoltaic System (BVIP).

### **Terms You Should Know . . .**

**Active System.** A solar heating or cooling system that requires technological assistance to transport collected heat. Examples include solar hot water heaters and photovoltaic systems.

**Array.** A set of photovoltaic modules or panels connected together that function as a single unit.

**Building.** Defined by the National Parks Service as structures intended to shelter some sort of human activity. The term building, as in outbuilding, can be used to refer to historically and functionally related units.

**Cell.** The smallest component of a solar panel, acting to convert sunlight into electricity.

**Electrical Grid.** The system, in a given geographical area, that distributes electricity to buildings, structures and sites. A “grid-connected” solar energy system uses the grid as a backup power source. In most areas, surplus energy produced by a solar energy system is allowed to enter the grid.

**Inverter.** The device used to convert direct current (DC) into alternating current (AC).

**Module.** Several connected cells. Synonymous with panel.

**Mount.** A method of attaching solar panels to the roof or ground.

**Net Meter.** An electrical meter that spins both forward and backward, depending upon whether electricity is flowing into or out of the grid.

**Passive System.** A system of heating and cooling buildings by natural energy resources, without technological assistance (e.g. pumps), by incorporating building features that absorb heat and then release it slowly to maintain the temperature within a building. Such building features often include large windows, masonry walls, stone flooring and building orientation

**Photovoltaic (PV).** Technology that converts sunlight (photons) into electrical energy through the use of silicon crystals or another semiconductor.

**Site.** Defined by the National Parks Service as discrete areas significant solely for activities in that location in the past, such as an historic battlefield, archaeologically significant area or designed landscape, and other locations whose significance is not related to the building or structure.

**Solar Panel.** A general term for the smallest discrete unit of a system that captures solar energy, usually measuring several feet on each side. It may refer to an electrical device consisting of an array of connected solar cells which converts solar energy into electricity or a device that captures thermal solar energy for space heating or domestic hot water production. Solar energy devices are commonly referred to as photovoltaic (PV) panels.

**Solar Device.** Solar membranes, solar shingles, solar in glass, non-PV technology, and solar hot water systems, and other solar technologies.

**Solar Thermal.** The process of creating heat by using sunlight to heat water or another fluid such as antifreeze.

**Structure.** Defined by the National Parks Service to differ from buildings, in that they are functional constructions meant to be used for purposes other than sheltering human activity.

**Tilt.** The angle of a solar panel. An ideal or optimum tilt would absorb the most sunlight.

**Tracking Panels.** Solar panels that change direction as the sun moves.

With increasing concern over the environmental impacts of fossil fuel usage and the depletion of conventional energy resources, a number of states have adopted new measures that promote solar energy systems and remove financial and logistical impediments to their widespread use.

Virtually every state encourages solar and other renewable energy technologies by offering some form of policy support, such as tax incentives and other subsidies to individuals, utilities, businesses, and other organizations. When combined with the federal government's 30% income tax credit for the cost of solar panels (available through 2016), state financial incentives provide property owners with even greater incentive to install solar panels by lowering upfront costs and reducing breakeven points.

The breadth and depth of state support is dramatically different from state to state and as a consequence solar development has historically been concentrated in a relatively small number of states with exceptional policies, such as California and New Jersey. However, in recent years the proliferation of state incentives coupled with rapidly declining costs and a maturing industry has helped create new and expanded opportunities throughout the country. Additionally, states often supplement direct financial incentives with other mechanisms that assist solar development, such as improved procedures for getting systems connected to the grid and policies that facilitate the use of innovative financing.

### **Section 3: Public Policy Framework for Historic Preservation**

#### **3.1 The Secretary of the Interior's Standards for Rehabilitation**

Historic preservation boards and commissions are charged with the preservation of a community's identified historic resources, which may include individual sites as well as entire historic districts. Proposed alterations to these historic resources, although often permissible, are measured against standards and guidelines, including those established by the National Park Service (NPS) and called the Secretary of the Interior's Standards for the Treatment of Historic Properties. The most common set of applied regulations for historic district review are the Standards for Rehabilitation, which provides a framework for alteration of historic resources to meet continuing or changing uses while retaining the historic character of the building, site, and district. The Standards are intended to be regulatory, while accompanying NPS Guidelines are advisory and illustrate how the Standards may be reasonably applied.

Often, local design guidelines for historic buildings and/or historic districts are either directly modeled after the Secretary of the Interior's Standards for Rehabilitation or borrow heavily from their foundation. Two Standards are particularly pertinent to solar energy projects:

**Standard 2:** The historic character of a property will be retained and preserved.

**Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the

historic materials, features, size and proportion, and massing to protect the integrity of the property and its environment.

The full set of Rehabilitation Standards can be found at:

[www.nps.gov/tps/standards.htm](http://www.nps.gov/tps/standards.htm)

### **3.2 The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings**

The Guidelines on Sustainability supplement the existing Guidelines to the Secretary of the Interior’s Standards for Rehabilitation. These guidelines offer recommendations for improving the energy efficiency of a building while still preserving the character of historic resources.

The Guidelines on Sustainability stress the inherent sustainability of historic buildings and offer general guidance for efficiency related improvement. Treatments are either “recommended” or “not recommended,” depending on whether a measure may negatively impact a building’s historic character. Additionally, illustrations of both types of treatments are included. The Guidelines are designed to assist building owners in planning rehabilitation projects that will meet the standards for Rehabilitation.

The NPS Guidelines on Sustainability can be found at:

[www.nps.gov/tps/standards/rehabilitation.htm](http://www.nps.gov/tps/standards/rehabilitation.htm)

### **3.3 State Solar Access Regulation**

States have become increasingly interested in removing barriers to installation solar and wind energy systems and the development of practical approaches to the installation of renewable energy technology.

Many states have enacted laws make prohibitions against solar energy systems (typically found in restrictive covenants and other deed restrictions) void and unenforceable. These are often referred to as “solar rights” laws, and may apply to either private restrictions (e.g., such as those promulgated by homeowner’s associations), public restrictions (e.g., local zoning laws and ordinances) or both. In addition, a growing number of states are adopting solar access laws that protect access to the sun and easement laws that facilitate the adoption of voluntary solar access easements. Solar access easements allow the owner of a solar energy system to secure the rights to continued access to sunlight from a neighboring property owner.

**DSIRE** (Database of State Incentives for Renewables & Efficiencies), a project run by the NC Solar Center and the Interstate Renewable Energy Council and funded by the Department of Energy, provides comprehensive information on renewable energy policies and programs and tracks individual state laws, policies and programs. Go to: <http://www.dsireusa.org>.

## Eureka Springs, Arkansas Historic District Design Guidelines

### 41. Solar and Other Energy Conservation Equipment

*Contemporary energy conservation equipment additions have no visual historic counterpart and make a strong impact on existing buildings. Both goals of historic preservation and energy conservation are important, and care must be taken that one is not achieved at the expense of the other. Before installing a large, publicly visible energy retrofit, owners should first improve the building's energy efficiency. It is much less expensive to reduce heating, cooling and lighting demand than it is to satisfy that demand with a high-tech solar energy system.*

*The Eureka Springs Historic District Commission will use the US Department of the Interior Guidelines for Rehabilitation Historic Buildings: Energy Retrofitting as a basis for Design Review in this section. See Page xx.*

A. Character defining features of existing buildings (i.e. roof line, chimneys, dormers) must not be damaged or obscured when introducing new roof or exterior wall-mounted energy conservation systems such as solar devices, skylights, or water retention systems.

B. Equipment should be screened or hidden to the greatest possible while still achieving maximum function and effectiveness. *The goal should be high performance with low public visibility.* Installation of an energy conservation system at a publicly visible location may be permitted if the Commission determines that the placement does not have an adverse effect on the character defining features of the building, street, or the District as a whole.

C. Publicly visible solar devices mounted on roofs shall be evaluated on the basis of: size; least visible/high-performance location; panel arrangement and design; system infrastructure; color contrast with roof, and glare.

D. Preferred location for arrays of solar devices on roofs shall be on a non-character defining roof line of a non-primary elevation which is not readily visible from public streets -- the least visible location where at least 85% of optimal system performance can be achieved. Location on the rear façade or ancillary structures is preferred. If the south side is publicly visible, solar devices should be installed on the west or east side if less publicly visible and shade factors are appropriate. (If solar panels are flat or installed at a 5 degree angle there will be only a slight decrease in productivity.) Shadow tolerant panels should also be considered for use in a less visible location.

E. On pitched roofs, solar arrays shall run parallel to the original roof line and shall not rise above the roof line. On flat roofs, solar arrays shall be set back from the edge and may be set at a slight pitch if not highly visible from public streets.

F. Solar devices shall be considered part of the overall design of the structure. Color, shape and proportions of the solar array shall match the shape and proportions of the roof. Single

installations on single-plane roofs are preferable to disjointed arrays or arrays on multiple roof-planes. If more than one array is needed, it shall be limited to one panel section on each side of the structure with rear location preferred. Scattered or disjointed arrays are not appropriate.

G. Roof and building color and pattern shall be coordinated as much as feasible with the color and pattern of the solar devices. Darker roofing colors are preferred as better compliments to mounted solar energy systems.

H. Solar panels shall not be mounted to project from walls or other parts of the building.

I. Large skylights should be flat, not the bubble type. Smaller (under 12" diameter) solar tubular skylights may be considered appropriate. Neither type should be mounted on primary facades.

J. Detached arrays of solar devices may be located in the rear or side yard if the arrays are not highly visible from public streets and do not detract from other major character defining aspects of the site. Visibility from adjacent properties shall be reduced to the greatest extent possible.

K. Solar greenhouses shall be treated as ancillary structures and located at least 2/3 back from the front façade of the primary structure.

L. Porch enclosures designed to be passive solar elements shall observe the guidelines for porches. Any exterior metal shall be finished to blend with surrounding building materials.

M. Wall energy conservation systems such as trombé walls and solar energy siding will be considered on a case-by-case basis for new construction or additions only.

N. COA applications for new construction are encouraged to include appropriate building integrated solar devices and other energy conservation equipment into the initial building design (while still maintaining compatibility with existing structures in the vicinity).

O. Before applying for a Certificate of Appropriateness for solar energy devices, applicants should be certain that enough sunlight is available to make the proposed system operative. Applicants are reminded to follow the rules and procedures in the Eureka Springs Municipal Code Chapter 7.56 "Tree Preservation" for all tree removals.

P. Applicants are reminded that the proposed system is subject to approval by the Building Official based on the Arkansas Mechanical Code, Chapter 14 "Solar Systems" and other applicable Codes.

Q. Application for a COA for a solar retrofit system shall follow Level III public notification procedure.

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**From:** Landmarks Illinois <kmcavoy@landmarks.org>  
**Sent:** Thursday, December 20, 2018 9:47 AM  
**To:** Jonathan Miller  
**Subject:** Top Preservation News of 2018



## TOP PRESERVATION NEWS OF 2018

Read about Landmarks Illinois' major advocacy efforts and projects around the state that made headlines during 2018. LI thanks all its local partners, on-the-ground advocates, members and supporters for helping us save important places this year. We hope you will join us in 2019 for our continued efforts preserving historic sites in Illinois!

\*News articles linked throughout text and under "Read more" sections

### Harley Clarke Mansion: EVANSTON



Landmarks Illinois' preservation advocacy efforts for the Harley Clarke Mansion in Evanston [date back to 2015](#), before including the locally designated and National Register-listed landmark on its [2016 Most Endangered Historic](#)

[Places in Illinois](#). However, the future of the city-owned building on Evanston's lakefront was put in the spotlight in 2018 as city officials took major steps toward demolition despite widespread public support for

preservation. LI's preservation advocacy efforts, as a result, jumped into high gear this year.

LI President & CEO Bonnie McDonald and Director of Advocacy Lisa DiChiera have [testified at public meetings](#) throughout 2018, [written numerous letters to city officials](#), met and strategized with local advocates and partner organizations, advised with legal experts and brought in historic building experts to confirm Harley Clarke's viability for reuse.

In 2016, LI provided pro-bono to the city a WJE-conducted condition assessment on Harley Clarke. In October, LI gathered more than 30 professional experts to testify at a Preservation Commission meeting on Harley Clarke's architectural and cultural significance, as well as its stable and repairable condition. The [Commission voted unanimously at that meeting](#) against the city's request to demolish the 1927 building.

In a surprise vote earlier this month - influenced by a successful November referendum where [more than 80% of voters supported preservation](#) - the City Council [decided not to appeal the Commission's decision](#). This was despite the offer of funds by a small group of private citizens to financially support demolition. The vote, for now at least, signals the city will not pursue demolition and will reevaluate next steps.

LI will continue to work with local advocates and partners, as it has done so for years, to ensure the preservation of this local and national landmark and to find viable reuse solution.

Read more in the news:

[Evanston's Harley Clarke Mansion Saved by Council](#)

One Illinois, December 11

[State Partnership Could Spare Harley Clarke Mansion: State Reps](#)

Evanston Patch, October 6

[City Manager Signs MOU With Evanston Lighthouse Dunes](#)

Evanston Roundtable, September 5

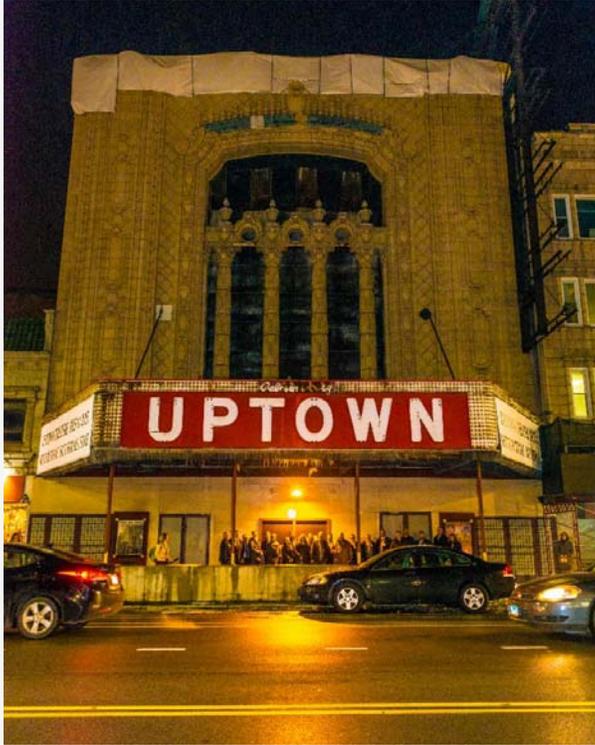
[Wake up, Evanston leaders. You've got a treasure on your hands. Don't demolish the Harley Clarke Mansion.](#)

Chicago Tribune, June, 24

[Raising Questions, Questioning Razing an Evanston Landmark](#)

Evanston Roundtable, June 13

## Uptown Theatre: CHICAGO



Credit: Pivot Photography

In June 2018, the City of Chicago [announced the historic Uptown Theatre would be rehabilitated and reopened to the public](#) in the near future for the first time in more than three decades.

Landmarks Illinois has advocated for preserving the 1925, Rapp & Rapp-designed theater for over 20 years. The building was [included on LI's Most Endangered Historic Places in Illinois four times](#) between 1996 and 2014, and LI representatives have made numerous appearances in building court on the theater's behalf over the past two

decades.

Leading the estimated \$75 million Uptown Theatre rehabilitation is theater owner Jam Productions and Farpoint Development. LI's ongoing commitment to campaigning for the federal historic tax credit program and the creation of a state historic tax credit program was critical in knowing projects like the Uptown Theatre will depend on these incentives.

Landmarks Illinois teamed up with Jam Production and Farpoint in November to [host a unique event for LI's Real Estate & Building Industries Council members and supporters](#), offering event guests a rare tour inside the impressive landmarked theater that closed in 1981. Tentative plans call for the restoration project to be complete and the theater to [reopen by early 2021](#).

Read more in the news:

[Uptown Theatre Owner Looks To Restore Former Glory](#)

WBEZ, November 29

[Community Development Commission signs off on \\$75M Uptown Theatre restoration](#)

Chicago Sun-Times, November 13

[Why the Uptown Theatre Restoration is a Big Deal](#)

Chicago Magazine, July 5

[Chicago's legendary Uptown Theatre to come back to life](#)

The Architect's Newspaper, July 2

## Historic Preservation Tax Credit: STATEWIDE



After years of advocating for state historic tax credit legislation, working with legislators, providing testimony, research and expertise, [Landmarks Illinois was ecstatic to share the news in June](#) that the Illinois General Assembly passed a bill creating a statewide Historic Preservation Tax Credit, which was [signed into law in July](#).

The new law, passed with nearly unanimous support, expanded and improved the existing River Edge Redevelopment Zone Historic Tax Credit (RERZ) and opened up this vital incentive to communities across the state.

The legislation was authored by primary sponsors Rep. Jehan Gordon-Booth (D-Peoria) and Sen. Steve Stadelman (D-Rockford) - [two of the Illinois legislators](#) LI honored at the [2018 Landmarks Illinois Richard H. Driehaus Foundation Preservation Awards](#) in September.

Beginning in 2019 in application rounds held by the State Historic Preservation Office, the Historic Preservation Tax Credit Act will [provide a state income-tax credit](#) equal to 25% of a project's qualified expenditures

to owners of certified historic structures who undertake a certified rehabilitation. [Read more about the new statewide historic preservation tax credit here.](#)

Read more in the news:

[B-N officials optimistic about tax credits for historic sites](#)

The Bloomington-Pantagraph, July 28

[Historic tax credits expanded statewide](#)

Illinois Times, June 14

[New state historic preservation tax credit could be boon for developers](#)

The Real Deal, June 4

[Column: A small win for preserving the past: General Assembly backs an expansion of state tax credit](#)

Chicago Tribune, June 1

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## Old Kendall County Residence & Jail: YORKVILLE



Landmarks Illinois [has worked with Yorkville city officials this year](#) to market the former Kendall County Sheriff's Residence & Jail for rehabilitation and reuse, avoiding demolition of the historic and unique property.

In October, Yorkville City Council [twice decided to delay a vote](#) on demolishing the former residence and jail, included on [LI's 2003 Most Endangered Historic Places in Illinois](#) when it was owned by Kendall County. The next month, the city [issued a request for proposal \(RFP\) for the sale of the site](#) for those interested in purchasing and rehabbing the property.

Landmarks Illinois has assisted the city by providing building experts who have confirmed the structural stability of the old residence and jail and

[provided information on financial incentives for the RFP](#) to attract a preservation-minded buyer. Additionally, Director of Advocacy Lisa DiChiera has advised local advocates and city staff on potential reuse scenarios for the old sheriff's residence and jail, which has helped to save the structure from demolition at this time.

The building is eligible for the National Register of Historic Places, and therefore, a potential buyer could take advantage of the [20% Federal Historic Preservation Tax Credit](#) as part of a redevelopment project and apply for the [25% statewide historic tax credit](#) set to take effect in 2019. TIF assistance from the City of Yorkville is available as well. The city is [accepting RFPs for the site until March 26, 2019](#).

Read more in the news:

[Our View: One more chance for the old county jail](#)

Kendall County Now, November 21

[Yorkville City Council considers future of former county jail](#)

Kendall County Now, March 9

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## Old Cook County Hospital: CHICAGO



Landmarks Illinois has advocated for the reuse of the Old Cook County Hospital for nearly 20 years, and in 2018, Cook County [announced a developer would undertake a massive rehabilitation and redevelopment project](#) for the eight-story Beaux-Arts building originally constructed in 1914. In June, the development

team and public officials [broke ground on the redevelopment project](#), expected to transform the long-vacant and long-threatened former hospital, listed on the National Register of Historic Places.

LI first called attention to Old Cook County Hospital by including it on its [Most Endangered Historic Places in Illinois in 2001](#), a year before it was vacated. It again included the building on its Most Endangered list in 2003, 2004 and 2005. In 2003, LI delivered to county commissioners a [comprehensive reuse plan](#) designed by Antunovich and Associates and again in 2016 as part of a county sponsored charrette that helped lead to the current redevelopment plan.

LI was excited to be part of the groundbreaking event to celebrate this major preservation project in Chicago, which will take advantage of federal historic tax credits. The building will transform into a mixed-use development, including a 210-room hotel, Cook County medical office space and retail space. LI will honor the developer, Murphy Development Group, at its [2019 Legendary Landmarks Celebration](#).

Read more in the news:

[A look inside 'old' Cook County Hospital's \\$145M facelift](#)  
WGN, November 7

[Cook County Hospital hotel conversion lands \\$90M interior build-out permit](#)  
Curbed Chicago, August 13

[Historic Cook County Hospital restoration and redevelopment breaks ground in Chicago](#)  
The Architect's Newspaper, June 15

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## Rock Island County Courthouse: ROCK ISLAND



Landmarks Illinois included the Rock Island County Courthouse on its [2018 Most Endangered Historic Places in Illinois](#), and has continued to be heavily involved throughout the year in the fight to save the 1897 structure, which was determined eligible for inclusion in the National Register of Historic Places.

During 2018, Rock Island County officials have continued to pursue a path to tear down the courthouse, recently approving a demolition bid and moving existing county offices out of the building into the newly constructed Justice Center Annex.

In November, however, Landmarks Illinois [brought attention to a potential regulatory issue with demolition](#), and Director of LI's Springfield Office Frank Butterfield sent a letter to the State Historic Preservation Office (SHPO). The letter established that the proposed courthouse demolition is part of the overall Justice Center Annex project, and thus should be subject to state review. In response, SHPO notified local officials that it has [reopened the regulatory review process](#) and that the demolition plans need to be submitted for review.

With the development community expressing interest in the building, Landmarks Illinois is advocating for a process to transfer the building to the private market for reuse.

Read more in the news:

[Efforts to save courthouse continue as demolition bids are considered](#)  
Dispatch Argus, November 29

[County board votes to tear down courthouse](#)  
Dispatch Argus, July 17

[Letter: Don't raze courthouse, explore reuse](#)  
Dispatch Argus Letter to the Editor, May 20

[Editorial: Enough dithering; RICo leaders, do your duty](#)  
Dispatch Argus Letter to the Editor, May 20

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## Top Facebook Post of 2018: MAY 2, 2018

On May 2, 2018, Landmarks Illinois posted on Facebook a highlight on the Rock Island County Courthouse, a site included on this year's Most Endangered Historic Places in Illinois. The post, which included information on the courthouse's historic significance and the demolition threat it faced, received more than 500 reactions, comments and shares from Facebook users. The post was shared 55 times, reaching an audience of more than 6,400 people. Thanks to everyone who helped spread the word on social media about this threatened historic site!



Landmarks Illinois

Published by Kaitlyn McAvoy [?] · May 2 ·

The Rock Island County Courthouse is one of LI's 2018 Most Endangered Historic Places in Illinois. Built in 1897 and featuring Spanish Renaissance or Roman-style architecture, the courthouse has served as seat of the Rock Island county government since it was constructed and was determined eligible for the National Register of Historic Places in 2017. The historic building could be without a use in a year, however, as a new Justice Center is being constructed where courthouse... [See More](#)



[If you don't yet, follow Landmarks Illinois on Facebook @landmarksill.](#)

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## James R. Thompson Center: CHICAGO



For the second year in a row, Landmarks Illinois included the James R. Thompson Center on its [Most Endangered Historic Places in Illinois in 2018](#). In doing so, it joined a small handful of historic sites LI has named more than once to its [annual Most Endangered list](#), demonstrating the significant threat the one-of-a-kind Postmodern building faces.

LI continues to call attention to the state-

owned Thompson Center, constructed in 1985 and designed by noted architect Helmut Jahn, as the state still considers vacating and selling the building in an effort to make up for state budget shortfalls. However, unlike other past repeat Most Endangered sites, Landmarks Illinois took its advocacy efforts to a new level this year for the Thompson Center. In conjunction with the 2018 Most Endangered announcement, [LI released renderings](#) that visually demonstrated a possible reuse scenario for the Thompson Center that also accommodates a new tower. [The renderings](#), which were created in conjunction with Jahn and visualized concepts, show how the building in the heart of Chicago's Loop could be privately redeveloped as an exciting mixed-use destination and still allow a developer to capitalize on the site's zoning, which enables a new super tower.

As Chicago Tribune Architecture Critic Blair Kamin [wrote in November](#), preservationists experienced a "sense of relief, if only a temporary one" when the state announced it would not seek to sell the building in 2019. As the state's future plans for the building remain unknown, LI will continue to advocate for the building, which is Chicago's best example of grand-scaled, Postmodern architecture.

Read more in the news:

[Sale of Chicago's iconic Thompson Center delayed through 2019](#)  
The Architect's Newspaper, November 21

[Preservationists push to landmark Helmut Jahn's postmodern Thompson Center](#)

Curbed Chicago, September 26

[Ambitious Thompson Center reuse visualized in new renderings from Landmarks Illinois](#)

Curbed Chicago, April 26

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## National Register Historic Districts: PRINCETON



In January 2018, the [National Parks Service announced](#) it had added Princeton's two downtown districts to the National Register of Historic Places. It was [welcomed and celebrated news at the start of the New Year](#), and followed a long effort by Landmarks Illinois and the City of Princeton to

receive national recognition for the community's historically significant downtown areas.

Since 2016, Landmarks Illinois has been on hand in Princeton, providing assistance, resources, expertise and guidance where needed to list the downtown district. In the summer of 2016, for example, LI awarded the City of Princeton a grant through its Barbara C. and Thomas E. Donnelley II Preservation Fund for Illinois to support Phase 1 of a feasibility study of the North Main Street Business District, a project that consisted of a one-day assessment and analysis of the historic and cultural resources by a team of preservation professionals and the compilation of an illustrated report.

The following year, LI was awarded a generous grant from the Richard H. Driehaus Foundation, which allowed LI to continue working with Princeton to preserve its historic resources and cultural heritage. Frank Butterfield, LI's Springfield Office Director, attended numerous public meetings in 2017 to discuss tax incentives and other benefits of a National Register District and also led educational sessions in Princeton to help local

residents, property and business owners as well as community leaders understand what such a listing would mean for the city.

LI has been proud to partner with Princeton residents and city officials in the successful effort, and featured Princeton's ongoing preservation work in a session at PastForward, the National Trust For Historic Preservation's annual conference held in San Francisco this November.

Read more in the news:

[First comes National Register, next comes tax credit benefits](#)

Bureau County Republican, March 6

[Princeton's business districts recognized](#)

Bureau County Republican, January 23

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## Old Main Post Office: CHICAGO



Another massive building in Chicago that has long sat vacant experienced positive steps toward preservation in 2018 - the Old Main Post Office.

In April, the [City of Chicago officially designated the building a Chicago Landmark](#), a move that recognized the architectural and historic significance of the 2.5

million-square-foot, Art-Deco-era structure and granted an extra layer of protection. The landmark designation also provides other economic incentives for the building's new developer and owner, 601W Companies. The original structure was designed by Graham, Anderson, Probst & White and built in 1921, with additions constructed in 1932. The massive building straddles the Eisenhower Expressway and is an iconic entry point into the Loop.

Later this year, [Walgreens announced it would move 1,800 employees](#) to a redeveloped 200,000-square-foot space inside the former post office.

Walgreens [became the first tenant to commit to leasing space](#) inside the historic structure. Just last week, [Ferrara Candy announced](#) it would move its headquarters to the Old Main Post Office.

Landmarks Illinois included the Old Main Post Office on its [1997 Most Endangered Historic Places in Illinois](#) and has continued over the last two decades to advocate for its significance and reuse potential. As with Uptown Theatre and Old Cook County Hospital, the federal historic tax credit is a critical financing tool for this complicated redevelopment.

Read more in the news:

[The Old Main Post Office: Before and After](#)

Chicago Magazine, July 28

[19 million letters a day! How old main post office used to work](#)

Chicago Tribune, June 22

[Peek inside Old Main Post Office, Emanuel's hopeful future business hub](#)

Chicago Sun-Times, June 19

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## Black Hawk Statue: OREGON



The Black Hawk Statue in Oregon, also known as the Eternal Indian, has been suffering deterioration for many years with a lack of funding needed to preserve it. [Finally in 2018, it was announced that enough money had been raised](#) through various fundraising efforts to officially begin the long-needed repairs to the statue, which was designed by noted Chicago sculptor Lorado Taft and dedicated in 1910. Fundraising and preservation efforts through the year were a group effort including local and state entities, demonstrating a shared commitment to saving the

48-foot-tall statue that overlooks Lowden State Park.

Landmarks Illinois included the statue on its [2015 Most Endangered Historic Places in Illinois](#) and has provided legislative advocacy and technical support throughout this campaign. [In September, it was announced](#) that work to complete repairs on the many cracks and chips to the Black Hawke Statue would begin in spring 2019. It was set to be wrapped for the winter to protect it from the elements until work can begin.

Read more in the news:

[Black Hawk restoration goal met](#)  
Rochelle News-Leader, October 6

[Plans and paperwork progress for Black Hawk statue repairs](#)  
Ogle County News, June 29

[\\$500K needed to restore of Oregon's Eternal Indian statue](#)  
Rockford Register Star, May 15

[Past efforts to restore Illinois' crumbling Eternal Indian statue have fallen apart. Will this time be different?](#)  
Chicago Tribune, November 24

## Top Instagram Post of 2018: FEBRUARY 14

A Valentine's Day post featuring pictures of the Landmarks Illinois' Skyline Council's heart bombing event at Kanye West's childhood home was a favorite among LI followers in 2018, receiving the most "likes." Scroll through LI's [Instagram page](#) to see the full post and more pictures from the event held in partnership with the former Donda's House organization.



[Make sure to follow LI on Instagram @landmarksillinois!](#)

This is a special edition of *Preservation News*, a monthly service Landmarks Illinois provides to its members, offering our supporters a roundup of the latest news in historic preservation from around the state of Illinois.

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