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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DEC 19 2016 OMB Approved
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Form 10-168
Rev. 2014

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JUL 27 2017
NATIONAL PARK SERVICE
HISTORIC PRESERVATION CERTIFICATION APPLICATION

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Project Number 30490

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name Campana Factory

Street 901 North Batavia Avenue

City Batavia County Kane State IL Zip 60510

Name of Historic District _____

- Listed individually in the National Register of Historic Places; date of listing 4/6/1979
- Located in a Registered Historic District; name of district _____
- Part 1 - Evaluation of Significance submitted? _____ Date submitted _____ Date of certification _____

2. Project Data

Date of building 1936; 1960s; 1990s Estimated rehabilitation costs (QRE) \$20,815,100

Number of buildings in project 1 Floor area before / after rehabilitation 131,911 / 131,911 sq ft

Start date (estimated) 09/01/2017 Use(s) before / after rehabilitation Comm. / Res./Comm

Completion date (estimated) 09/30/2018 Number of housing units before / after rehabilitation 0 / 30

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 64

3. Project Contact (if different from applicant)

Name John Cramer Company MacRostie Historic Advisors LLC

Street 53 W Jackson Blvd., Suite 1142 City Chicago State IL

Zip 60604-3606 Telephone (312) 973-3904 Email Address jcramer@mac-ha.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name David Block Signature [Signature] Date 12.6.2016

Applicant Entity EREG Development, LLC SSN _____ or TIN _____

Street 566 W Lake Street, Suite 400 City Chicago State IL

Zip 60661-1414 Telephone (617) 905-6690 Email Address dblock@evergreenreg.com

Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 10/12/17 National Park Service Authorized Signature [Signature]

NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET

Historic Preservation Certification Application

Property name: Campana Sales Company Factory

Project Number: 36496

Property address: 901 N Batavia Avenue, Batavia, IL 60510

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Samples of the matching green-glazed brick, blonde brick, and glass block needed for repairs must be reviewed and approved by the State Historic Preservation Office (SHPO) and the NPS before any replacement work using these materials is begun.
2. Samples of matching brick to be used as replacements for the first floor west elevation original historic brick must be reviewed and approved by the SHPO and the NPS before any replacement work of these historic materials begins.
3. The removal and relocation of the existing cellular antennas to the top of the tower and mounted behind the parapet wall is approved but must be done in a manner so as not to further damage the historic tower. The existing damaged tower masonry must be repaired and repointed as needed. Masonry cleaning, repointing and matching brick replacement samples for the tower must be provided and approved by the SHPO prior to the start of work. Approved samples must be maintained throughout construction. Any necessary masonry cleaning must not damage or substantially alter the physical characteristics of the masonry surfaces. Repointing mortar must match the color, texture, strength, joint width, and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the SHPO before proceeding with this work. Good quality overall and close-up color photographs of the masonry both before and after cleaning/repointing must be submitted with the Request for Certification of Completed Work.
4. The proposed screen wall to be installed on top of the tower due to the relocation of the cell antennas must be installed in the same plane as the exterior face of the masonry wall, be no more than 7 feet tall, and of the same color and relative texture as the tower masonry. Samples of and specifications for the screening panels must be reviewed and approved by the SHPO and the NPS before it is installed. The color of the fiberglass screen must be colorfast, allowing for minimal color change/fading from UV exposure.
5. The historic Campana sign must be assessed to determine if it requires structural repair or stabilization. Such an examination will afford the opportunity to inspect and properly repair the masonry behind it. Copies of the assessment report must be reviewed and approved by the SHPO before work begins.
6. All exterior signage, commercial build-out, and exterior or landscape lighting must be reviewed and approved by the SHPO and the NPS when available and before this work begins.
7. New window openings along the east elevation (shown in drawing # A2-1, revised and submitted to NPS August 15, 2017) may be cut into the masonry, one brick wythe below the glass block bands. The new subsill windows proposed to infill these openings must be frameless awning windows with a fritted finish to help blend in with the surrounding blonde brick. Fritted glass samples must be reviewed and approved by the SHPO and the NPS when available and a mock-up window installed in either the north or south wing. This mock-up installation must be reviewed and approved by the SHPO and the NPS before this new window work begins.
8. New window openings may be cut into the glass block on west and north elevations, floors 2 and 3. Vertical slit windows, divided in half with a fixed upper sash and an out-swing casement in the lower half may be installed as shown on the revised plans/elevations dated September 11, 2017. The glass must be clear and the frames must have a Kynar or compatible finish in a dark neutral color.
9. Samples of matching granite for use at the front entrance must be reviewed and approved by the SHPO before this work begins. Details of the three proposed railings at the main entrance must also be reviewed and approved when available and before installation.
10. MEPFP plans, including locations of surface-mounted conduit in the tower, must be reviewed when developed and approved by the SHPO and the NPS before this work begins.
11. The terrazzo flooring and curbing in both galleries must be protected and this treatment is not indicated in demo drawings D1-2 and D1-3. Revise and resubmit these drawings to the SHPO to ensure this approach is taken.

Cont pg. 2.

12. Throughout the main stair, landings, and galleries, the following must be reviewed and approved by the SHPO and the NPS before this work begins: proposed metal enclosures for historic radiator niches, location and design of any new and replacement equipment, and new closer hardware on all doors.
13. The detail of the proposed terrazzo tile that supplements the existing terrazzo gallery curbing must be reviewed and approved by the SHPO before this work begins.
14. In the second and third floor galleries, the proposed applied molding must be shiny and metallic, made either of metal or chromed plastic. The proposed painted wood introduces a vocabulary that is not appropriate to the building.
15. Portions of the west façade are readily visible from the adjacent Fabyan Parkway. The loading dock function and architectural treatment of the glass block reflect the distinct architectural style and function of this building. A greater effort must be made to maintain this character, including the sense of vehicular openings and retention of more glass block on the first floor. Revised drawings must be reviewed and approved by the SHPO and the NPS before work begins.
16. The original porcelain water fountain and original clock system and cabinet must be retained in their current location and be repaired if necessary.

Some of the proposed treatments, in particular the new windows and the cellular antennas, are treatments that would not generally meet the Standards, but, in the context of the specific facts and circumstances of the building and the project, are acceptable in this limited instance as part of an overall project that otherwise meets the Standards.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing prior to execution to ensure that the proposed project continues to meet the Standards.

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

10/12/17

National Park Service Signature

Karen R. Clavette