

Village of Kenilworth
National Register of Historic
Places Nomination

Spring 2008

Joint School Board/ Village Board Subcommittee

Initial Meeting

- Overview of National Register of Historic Places
Nomination and Process
- Identify the School Board's questions

What is the National Register?

- An inventory of buildings, districts, and sites at the local, state, or federal level that are significant to the history of our nation
- Important due to significant people, events, or as an example of a historical style or context
- Includes more than 80,000 listings representing more than 1.4 million significant resources and every state
- Illinois alone has over 1,500 listings on the National Register, many of which are districts
- Listing on the National Register does not cause review or restrict what an owner can do with his or her building, including demolition

History of the National Register

Recognizing historic properties important to our heritage became national policy over a century ago.

- The Antiquities Act of 1906
- The National Historic Preservation Act of 1966, which created the National Register of Historic Places

Why are Historic Suburbs Important?

Historic suburbs are special because their development required the synthesis of several aspects of design, including community planning, architecture, and landscape architecture.

Source: National Register Bulletin, "Historic Residential Suburbs", 2002

Why is the Architecture and Planning of Kenilworth Special?

- Conceived and designed by preeminent planners, architects and landscape architects
- Carefully planned with attention to detail
- Provided early residents with the finest modern amenities like sidewalks, paved roads, buried utilities, no alleys, and high quality, individually designed homes
- Unlike many communities, additions to our original Village were made over a relatively short period of time, and used the same planning concepts as the original Village, resulting in a “cohesive whole”.

National Register Research

Discover information about Kenilworth's place in history within a larger historic context

- Development of the North Shore
- Transportation and suburbanization
- Planning and development
- Architectural and landscape design

Which Other Communities are Listed on the National Register?

Communities which have one or more districts listed in the National Register include:

- North Shore: Evanston, Wilmette, Highland Park, Lake Bluff, and Lake Forest
- Other: Barrington, Elgin, Geneva, Glen Ellyn, Hinsdale, Naperville, Oak Park, River Forest, and Woodstock

Only two Illinois villages are currently listed in their entirety:

- Riverside
 - National Historic Landmark planned by Olmsted and Vaux in 1868
 - Significant due to its planning and landscape
- Elsah
 - a mid 19th century Mississippi River Village

Kenilworth Resident Input

- 2003 Building Review Commission Forum
- 2004 Village Survey
 - 73% of respondents (marking 6 or higher on a scale of 1-10) indicated a desire for historic districts to enable property owners to receive incentives for preserving or renovating existing homes
 - Second most repeated written comment: Village should preserve its existing character

Resident Input (cont.)

2004 – 2006 Ad Hoc Committee for Community Planning:

- Evaluated a wide range of approaches to recognizing and/or preserving Kenilworth's architectural and historic resources
- In 2006 recommended a National Register District to the Village Board:
 - As a positive, non-regulatory way to celebrate our history
 - To encourage renovation, while imposing no restrictions or review (unless voluntarily participating in an incentive program which requires review)

Public Input (Cont.)

- 2006 Comprehensive Plan Community Workshop
 - In answering the question, “list the top three issues in Kenilworth,” residents identified top concerns as preserving community character and historic structures alongside concerns about residential teardowns and Green Bay Road improvements.

2008 Comprehensive Plan

Residential Neighborhoods & Housing

- Goal:

“Maintain and enhance the existing historic and architecturally significant character of neighborhoods while accommodating appropriate sensitive infill redevelopment...”

- Objectives:

“Maintain the overall character and charm of the residential neighborhoods...”

“Seek ways to protect and preserve historic and architecturally significant homes and neighborhoods...”

Committee Meetings to Date

2006-2008

Numerous Ad Hoc Committee for
Community Planning and Village Board
Community Affairs Committee Meetings
and hosted:

- The Illinois Historic Preservation Agency
- Landmarks Illinois

NR Community Forums

- May, 2006 – Overview of the National Register with representatives from Wilmette and Hinsdale, (communities with recently created NR Districts)
- November, 2006 - An overview of the National Register by Landmarks Illinois
- January, 2008 - An overview of Kenilworth's historic and architectural significance and the National Register nomination process
- Scheduled: May 27, 2008 Community Forum to present the draft National Register nomination

Public Information to Date

- June, 2006 – four page letter to the community
- 2006-2008 – Three Village Newsletter Articles
- Regular updates in the Village Newsletter
 - Community Affairs Committee updates
 - The Village Board funding of the project by two different boards in two different budget years
 - The Village Board voted unanimously to:
 - Send out RFP for consultants
 - Hire consultants to research, write, present and submit the nomination

Why the National Register Vs. Local Historic District?

The National Register:

- Does not restrict an owner's ability to modify or demolish home or building
- Requires no review of rehabilitation work or new construction
- Allows the greatest number of structures to be eligible for designation and participate in financial incentives for rehabilitation

Historic Preservation Options

Non-Regulatory 

National Register of Historic Places Designation

- A one-time “award”
- No regulatory body
- Nationally designated
- No new regulations or review of change or demolition
- No ordinance

|-----|-----|-----| **Regulatory**

Local Historic Designation
(most regulatory version of local program):

- An on-going program created by municipality
- Municipal review body
- Designated by municipality
- Changes to structures require review and approval
- Requires ordinance

Both Designations Offer...

- Definition and recognition of historical and/or architectural significance
- Voluntary state and/or federal financial incentive programs for rehabilitation and/or preservation of historic structures
 - Participation in incentive programs may require review and approval of rehabilitation work

Why is the Village Board Nominating Kenilworth to the National Register?

Residents have consistently expressed strong support for preservation of community character and incentives for renovation.

Listing on the National Register:

- Addresses both preservation of community character and incentives for renovation in a non-restrictive, non-regulatory way
- Honors Kenilworth's heritage, but carries no review or restrictions on renovation, or demolition of property
- May enhance our marketability to prospective residents and commercial property owners who recognize the exceptional quality of our properties and village as a whole

(continued)

Listing on the National Register:

(continued)

- May increase knowledge of our homes and neighborhoods to enable property owners to make informed choices about changes to their properties
- May encourage rehabilitation of historic properties through financial incentive programs
- Provides rehabilitation and maintenance technical assistance to owners of designated commercial buildings
- May encourage rehabilitation of existing Kenilworth homes by enabling developers to pass tax benefits on to new resident owners of renovated properties

Steps for National Register Designation in Illinois

Steps 1-3 (2006 - 2007)

IHPA is contacted about possible National Register properties. Advisory staff opinion whether or not property is a likely candidate for the National Register

Step 4 (June, 2008)

Submit draft nomination form to the IHPA

Step 5 (Mid-August, 2008)

Property owners are notified of the intent to nominate, and are given at least 30 days before the Council's meeting to concur with or object to the nomination

Steps for National Register Designation in Illinois (Cont.)

Step 6 (Mid-September 2008)

Nomination is reviewed by the Illinois Historic Sites Advisory Council, which will make a recommendation to the State Historic Preservation Officer (SHPO) to approve the nomination if it meets the National Register criteria and is approved by property owners

Step 7 (post September meeting)

If the council advises for designation of the property, the nomination will be forwarded to the SHPO, who evaluates the place and can nominate it to the Register.

Step 8 (October, 2008)

The Keeper of the National Register in Washington, D.C. reviews the nomination and has the final authority to designate the district on the National Register of Historic Places.

Will Sears School Receive State Funding if it is Available?

- Likelihood of getting State funding in a non-emergency situation?
- Only two State capital funding periods during the last 40 years
- Without State funding of a capital project there is no IHPA or other non-ISBE review

Is There an Impact on Sears School Construction?

It is not National Register designation which triggers review of State funded capital projects, it is whether or not the building meets the IHPA's criteria for a historic property.

- All State funded capital projects are “subject to” review by the IHPA and other agencies
 - **Properties may be found “eligible” if they meet the NR criteria, *whether or not they are listed on the National Register***

Is There an Impact on Sears School Construction?

- Capital projects are “subject to” reviews, but are considered on an individual basis as to whether or not they are reviewed.
 - Sears School flood restoration project was not reviewed by the IHPA

Will the School's NR designation *exempt* it from review by the state?

Historic districts are based upon a unifying “theme” and properties are categorized as “contributing or non-contributing” to this theme

- If the school is found “contributing” (or eligible) it will most likely be reviewed IF it receives State funding
- If the school is found “non-contributing”, it will NOT be reviewed – and NR listing as non-contributing will prevent any future review