

measures for those impacts found to be unavoidable; and 6) development of a financing plan that identifies sources of funding and the timing of their availability.

This report documents the historic properties investigations for built resources and landscape features completed for the Tier Two Section 106 studies. Based on the detailed alignment(s) and design options, impacts to environmental, historic, and archaeological resources will be assessed as part of the Tier Two Section 106 studies and summarized in the Tier Two NEPA studies.

2.0 Section 106 Scope of Work and Methodology

The Illiana Corridor is subject to compliance with the National Historic Preservation Act (NHPA) of 1966, as amended (16 USC 470 et seq.) and its implementing regulations (36 CFR 800). Specifically, Section 106 of the NHPA requires that the responsible Federal agency consider the effects of its actions on historic properties, which are properties listed in or determined eligible for listing in the National Register of Historic Places (NRHP), and provide the Federal Advisory Council on Historic Preservation (ACHP) an opportunity to comment on the undertaking.

Per Section 106 requirements, the lead Federal agency, in consultation with the State Historic Preservation Officer (SHPO), develops the Area of Potential Effects (APE), identifies historic properties (i.e., NRHP-listed and NRHP-eligible) in the APE, and makes determinations of the proposed project's effect on historic properties in the APE. Section 106 regulations require that the lead Federal agency consult with the SHPO and identified parties with an interest in historic resources during planning and development of the proposed project. The ACHP may participate in the consultation or may leave such involvement to the SHPO and other consulting parties. ACHP, if participating, and SHPO are provided an opportunity to comment on the proposed project and its effects on historic properties. They participate in development of a Memorandum of Agreement (MOA) or Programmatic Agreement (PA) to avoid, minimize, or mitigate adverse effects, as applicable. Stipulations in a MOA or a PA must be implemented. If a National Historic Landmark (NHL) is located within the APE and would be adversely affected by the project, the Federal agency must also comply with Section 110(f) of the NHPA. Section 110(f) requires that the agency undertake, to the maximum extent possible, planning and actions to minimize harm to any adversely affected NHL and afford the ACHP an opportunity to comment. The ACHP regulations require that the National Park Service (NPS), an agency of the U.S. Department of the Interior, be notified and be invited to participate in the consultation involving NHLs.

The APE is defined in Section 106 of the NHPA as “the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.”

Historic properties are listed in or determined eligible for listing in the NRHP by applying the NRHP Criteria for Evaluation to evaluate a property's historic significance. The Criteria state that the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that:

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

Above-ground resources are typically evaluated under Criteria A, B, and C; Criterion D applies primarily to archaeological resources.

If a property is determined to possess historic significance, its integrity is evaluated using the following seven Aspects of Integrity to determine if it conveys historic significance: location, design, setting, materials, workmanship, feeling, and association. If a property possesses historic significance under one or more Criteria and retains integrity to convey its significance, the property was determined eligible for the NRHP during the Section 106 process of this project.

In the Tier One Section 106 studies, identification of historic and archaeological resources within the project area was limited to database and records searches for known historic and archaeological properties listed in or eligible for inclusion in the NRHP or previously identified as meeting the 50 year age criterion in previous surveys. No field survey was completed to identify additional cultural resources and no determinations of eligibility for resources meeting the 50 year age criterion were completed in Tier One. The 50 year age criterion is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the NRHP is a list of truly historic places.

To establish a framework for the Tier Two Section 106 studies and consultation, FHWA prepared and executed a Programmatic Agreement (PA) in consultation with the Illinois and Indiana SHPOs, Illinois Department of Transportation (IDOT), and Indiana Department of Transportation (INDOT) for inclusion in the Tier One FEIS and ROD (January 2013). The PA establishes that all work will conform to established Section 106 and SHPO reporting standards and that formal NRHP determinations of eligibility will

be submitted to the appropriate SHPOs for concurrence on any resources more than 45 years of age within the APE.

To comply with Section 106 of the NHPA, its implementing regulations (36 CFR 800), and the Tier One PA, this report documents the following:

1. Identification and survey of above-ground resources in the APE, outside of the 2,000-foot wide Corridor B3, and
2. Determinations of eligibility for built resources and landscape features using the NRHP Criteria for Evaluation.

The Assessment of Effects will be discussed in a forthcoming separate report.

2.1 Area of Potential Effects

During the Tier One Section 106 studies, FHWA consulted with the Illinois and Indiana SHPOs to develop a consistent project APE across both states for identification of built resources, landscapes, and archaeological resources. This consistent APE was identified in the Tier One study's PA and has been carried forward into the Tier Two study.

The APE for above-ground resources in Indiana and Illinois is based on the width of the 2,000-foot wide Corridor B3, which contains the working alignment, and extends an additional mile north and south of the corridor's boundary to accommodate potential visual, noise, and vibration effects to historic properties. The APE's total width for above-ground resources is approximately 2.37 miles. The project's architectural historians identified and evaluated above-ground resources within this APE.

Maps depicting the APE, the project corridor, and surveyed above-ground resources are appended to this report (Appendix A).

2.2 Identification of Historic Properties

The content of this report fulfills Section 106 studies for built resources and landscape features in Illinois for only the Corridor B3 APE, outside of the 2,000-foot wide Corridor B3. Properties in the 2,000-foot wide Corridor B3 are evaluated in a separate report. As part of this effort, IDOT consulted with staff at the Illinois SHPO to determine requirements and discuss areas of concern. All work completed as part of this effort follows established state standards, requirements, and guidelines.

2.2.1 Literature Review

Architectural historians who meet the Secretary of the Interior's Professional Qualifications Standards conducted research to review the published literature and to identify and obtain sources of information pertinent to the history and architecture of Will County, and specifically, Wilmington, Florence, Peotone, Will, and Washington townships. Architectural historians consulted and obtained relevant documentation from the following databases and repositories:

- NRHP-listed properties in the National Park Service records; and
- Historical collections and county histories housed at the Joliet Public Library and Peotone Public Library.

The architectural historians also identified and researched a variety of sources to inform the documentation and evaluation of previously and newly surveyed properties. Current aerial imagery and property data as well as historical plat maps and aerial photography aided in determining an individual property's development and past ownership. These sources included, but were not limited to, the following:

- Will County Rural Historic Structural Survey for Wilmington Township (December 2009) from Will County Historic Preservation Commission;
- Will County Rural Historic Structural Survey for Florence Township (August 2011) from Will County Historic Preservation Commission
- Current property data, including year built dates, from the Will County Assessor's Office and local township assessors;
- NRHP nominations of Alternate Route 66, Eagle Hotel, and Peotone Mill acquired from the IL SHPO's Historic Architectural and Archaeology Resources Geographic Information System (HARGIS);
- Plat maps of Will County between 1862 and 2003;
- Published aerial photographs of Will County farms in 1955;
- Published county histories of Will County;
- Family histories acquired from various published histories; and
- Centennial Farms and Sesquicentennial Farms records acquired from Illinois Department of Agriculture.

To supplement the information on the qualities and characteristics of specific property types in order to evaluate eligibility for inclusion in the NRHP, the architectural historians consulted the following publications:

- National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*;
- National Register Bulletin, *Guidelines for Evaluating and Documenting Rural Historic Landscapes*;
- Minnesota Department of Transportation, *Historic Context Study of Minnesota Farms, 1820-1960*;
- Georgia Transmission Corporation, *The Ranch House in Georgia: Guidelines for Evaluation*; and
- National Cooperative Highway Research Program Report 723, *A Model for Identifying and Evaluating the Significance of Post-World War II Housing*.

The information gathered from these sources was used to develop specific historic contexts as they apply to Will County in order to evaluate NRHP eligibility. These interpretive contexts focused on rural patterns of occupation, use, development, agricultural history, and the roles of potential historic properties in local, state, and regional history, as well as their architectural significance. These sources were also used to develop individual resource histories to evaluate a resource's historical and architectural significance for evaluation of NRHP eligibility. Specifically, the plat maps, aerial photographs, family histories, local histories, and the information provided in the Will County Rural Historic Structural Surveys for previously surveyed properties were important to establishing an individual property's historic context and significance.

See the bibliography for a complete listing of sources consulted.

2.2.2 Fieldwork

Fieldwork was undertaken by one survey team led by an architectural historian. Prior to survey, Notice of Survey letters were sent to all property owners in Corridor B3. The survey team also carried copies of the letter and project business cards. For each property surveyed, the survey team entered the property and attempted to contact property owners. If access was not obtained, the historians conducted the survey from the public right-of-way if adequate photographs and observations regarding the property's characteristics could be made.

Project architectural historians made several site visits to the project area and utilized public records to assist with identifying all properties within the APE older than 45 years of age. Properties 45 years of age or older (rather than the standard 50 year age limit) were evaluated to accommodate the Illiana Corridor's schedule and to account for properties that may reach fifty years of age during the course of the study. The cut-off date for surveyed properties was 1967. Fieldwork commenced with reconnaissance-level survey, which entailed driving the entire APE to identify and photograph all properties more than 45 years of age or older within the APE requiring detailed investigation. The survey teams took photographs of individual properties as well as representative viewscape and streetscape photographs, as needed, and kept a photography log. The location of each property was later recorded within the project's geographical information system (GIS) and verified through the Will County Assessor's GIS database.

All properties identified during the reconnaissance-level survey were documented in two separate photo logs, which also included mapping. The first photo log documented the 63 properties located in Corridor B3 and the second photo log documented the 507 properties located in the greater APE outside of the 2,000-foot wide Corridor B3. Both photo logs were submitted to the IDOT-BDE's Cultural Resources Unit staff for an initial review and screening of the surveyed resources to identify any resources that were clearly not architecturally or historically significant based on the resources' appearance and any resources that appeared to retain architectural or historical significance. IDOT-BDE's staff identified those properties that may be potentially eligible for listing in the NRHP and should be additionally researched and evaluated. Their findings were

reviewed and finalized during a meeting with the SHPO on April 25, 2013 and documented in the “Illiana B3 Corridor – Assessment of Architectural Resources” memorandum dated May 1, 2013.

Following the identification of properties requiring further consideration, one survey team led by an architectural historian completed additional intensive-level survey of those properties. Similar procedures to the earlier reconnaissance-level survey were completed and the survey team also completed a photography log and recorded any observations regarding the physical characteristics of the buildings, structures, objects, or associated landscape elements.

Surveyed properties documented in the Corridor B3 APE photo log that were not identified as requiring further evaluation for NRHP eligibility are included in Appendix C of this report and an individual determination of NRHP eligibility form was not completed for them. These properties typically lacked architectural and/or historical significance and a lack of integrity.

2.3 Consultation with SHPO and INDOT

Following issuance of IDOT-BDE’s “Illiana B3 Corridor – Assessment of Architectural Resources” memorandum in May 2013, additional consultation conference calls were held with IDOT-BDE staff to discuss the findings and level of documentation. At the suggestion of IDOT-BDE staff, a similar level of documentation as the Indiana Historic Property Report for each of the identified properties would be completed by the project architectural historians with appropriate mapping and photographs to support the evaluations of NRHP eligibility.

Additional consultation will occur with the Section 106 consulting parties to provide comments on the Section 106 findings of NRHP eligibility, the assessment of effects, and the resolution of any adverse effects.

2.4 NRHP Determinations of Eligibility

Following the identification of properties in the Corridor B3 APE requiring further research and evaluation, the historians evaluated each identified property for NRHP eligibility. Properties were evaluated under NRHP Criteria A, B, and C for their architectural and historical significance; Criterion D was not applied as part of this assessment because the surveyed properties do not have the potential to yield significant information. It will be applied as part of the archaeological investigations that will be conducted within the project corridor.

2.4.1 Individual Properties

For individual properties, evaluations of NRHP eligibility focused on historic significance. If significance was established, then integrity assessments determined if the property was able to convey its significance. The presence of alterations to a

property did not immediately preclude them from NRHP eligibility if that property continued to convey its significance.

For the three NRHP-listed properties and one previously determined NRHP-eligible property in the Corridor B3 APE, only photographs were taken to document their current state and no additional documentation was completed per the request of IDOT-BDE.

The historians completed additional research for the twenty-five properties identified by IDOT-BDE that warranted additional investigation. These properties were documented in formal NRHP determinations of eligibility and are included in Appendix B of this report.

Eleven of these identified properties were previously surveyed and documented in the Will County Rural Historic Structures Survey for Wilmington Township completed in 2009 and for Florence Township completed in 2011. The Will County Rural Historic Structures Survey has been undertaken by the Will County Historic Preservation Commission since 1988. The survey program is a continuing intensive-level historic properties survey and inventory program being completed for each of the 24 townships in Will County. To date, 18 of the 24 townships in Will County have been surveyed and each survey report with the township inventory, historic context, and methodology as well as the original survey forms, maps, and photographs was filed with the Will County Land Use Department. The inventory is used to assess the county's development and its impact on the historic and cultural landscape as well as a tool for the county to develop appropriate planning measures to preserve its sense of place. The survey includes determinations of local landmark significance and determinations of potential NRHP eligibility.

The survey assigned a rating of "Non-Contributing," "Contributing," "Local Landmark Potential," or "National Register Potential" to surveyed properties based on their historical significance, architectural merit, environment, and integrity. For the purposes of the survey, the "National Register Potential" rating was based upon the National Register of Historic Places (NRHP) Criteria for Evaluation, but was not a substitute for final NRHP eligibility determinations. Those properties rated "Local Landmark Potential" may be considered eligible for listing as a local Will County landmark, either individually or as part of a historic district; this rating was based upon the Will County Preservation Ordinance criteria for consideration of nomination. Properties rated "Contributing" could be considered contributing to a potential historic district, particularly in the case of farmsteads or supporting rural sites; contributing sites are ones that retain a coherent appearance as a farmstead or their original function. Properties rated "Non-Contributing" lacked integrity, were significantly altered, or were abandoned.

Of the properties surveyed in the Will County Rural Historic Structural Surveys and located in the Corridor B3 APE, formal NRHP determinations of eligibility were completed for eleven properties. The historians established the evaluated property's historical context and significance, or lack thereof, to determine the property's NRHP

eligibility. Detailed architectural descriptions and historic context statements were written and the NRHP Criteria for Evaluation were applied to make a determination of eligibility for each of these properties. For properties determined to have historic or architectural significance, the historians completed integrity assessments. If the properties retained integrity, the historians determined periods of significance, and delineated historic boundaries. For each property, a survey data form was completed; each form includes current photographs and individual locator maps, regardless of its eligibility determination. These survey data forms are included in this report in Appendix B.

2.4.2 Farms and Farmsteads

The historians evaluated complexes of buildings, most commonly farms or farmsteads, in several different ways. First, each building, site, structure, or object on the farmstead was considered regarding its individual eligibility for listing in the NRHP. In most cases, farmsteads in the APE did not retain single buildings that warranted individual NRHP assessments. Second, each farmstead was evaluated in its entirety, which included the farmhouse, outbuildings, and any other features integral to the complex. Finally, the historians evaluated farms as a whole, considering the farmstead complex in relationship to extant field patterns or land features comprising the entire farm. The farm is a parcel of land comprised of the farmstead headquarters complex and its associated surrounding acreage while the farmstead complex served as the farm's operations headquarters, consisting of the farm buildings and work areas grouped around a farmyard accessed by a main driveway. This method of evaluation allowed the historians to evaluate the NRHP eligibility of individual elements and potential combinations of farms, buildings, and landscapes. Tax parcel boundaries were used to delineate the farm or farmstead boundaries and evaluate NRHP eligibility; in some cases, current parcel boundaries or subsequent subdivisions were ignored to evaluate the remnants of farms previously located on one or more parcels. If a farmhouse was significantly altered and its integrity compromised, but the other buildings comprising the farmstead appeared to retain their integrity as a whole, then the farmstead was still considered for NRHP eligibility. Compromised integrity of one built component did not automatically preclude the farmstead complex from consideration of NRHP eligibility. Likewise, a farmstead that included modern or recently constructed outbuildings among an otherwise intact historical complex of buildings was not excluded from consideration of eligibility because it may reflect the evolution of an active farmstead. For an entire farm to be NRHP eligible, it needed to retain distinctive, recognizable historic field patterns and landscape elements. Few farms in the APE retained historic field patterns or other historic landscape features.

Given the number of farms and farmsteads in the APE, the historians considered the possibility of one or more historic rural districts; however, based on field observations, research, and integrity, no rural historic districts were identified. The majority of the properties have been altered or subdivided since their establishment and no longer convey their significant historical associations that would qualify them for listing in the NRHP. Furthermore, due to the subsequent division of these farmsteads' acreage, a large number of non-historic, recently constructed houses have been added in various

locations throughout the corridor. These non-historic houses outnumber the farmsteads and significantly diminish their integrity of setting, feeling, and association as well as the relationships between farmsteads. For these reasons, the architectural historians determined that no rural historic district existed in the APE.

2.5 Conclusions

The project architectural historians inventoried 570 properties as part of this study, which included 507 properties located in the Corridor B3 APE. Three NRHP-listed properties, Alternate Route 66, Wilmington to Joliet, Eagle Hotel, and Peotone Mill and one previously determined NRHP eligible property, Downtown Wilmington Historic District, are located in the Corridor B3 APE.

Of the twenty-five evaluated properties, six properties are being recommended as eligible for listing in the NRHP.

- Soldiers' Widows' Laundry House at 745 Widows Road, Wilmington (Survey ID 137) under Criterion A for its historically significant association with the progressive reform period for war veterans in the state of Illinois;
- John R. Baskerville Farmstead at 19076 West Peotone Road, Wilmington (Survey ID 182) under Criterion A for its intact farmstead buildings and layout that cohesively convey its historically significant association with late nineteenth and early twentieth century cattle farming in Florence Township;
- Stauffenberg Farmstead at 11743 North 2000E Road, Manteno (Survey ID 333) under Criterion A for its intact farmstead buildings and layout that cohesively convey its historically significant association with early twentieth century dairy farming in Manteno Township;
- Will County Fairgrounds at 710 South West Street, Peotone (Survey ID 340) under Criterion A for its historically significant association as a county agricultural and recreational fair that significantly contributed to the promotion and development of agriculture in Will County and served as a center of entertainment and recreation for county residents;
- Farmhouse at 2444 West Corning Road, Peotone (Survey ID 416) under Criterion C as a good local example of a late nineteenth century Queen Anne-style farmhouse incorporating spindlework detailing and complex, irregular massing; and
- Beecher Mausoleum on Horner Lane at South Hillcrest Road, Beecher (Survey ID 440) under Criterion A for its historically significant association with the national movement during the early twentieth century to create sanitary, beautiful, and honorific burial places, and under Criterion C as an excellent example of a Neoclassical-style funerary building designed by notable mausoleum architect Cecil E. Bryan.

A list of all surveyed properties in the Corridor B3 APE is presented in Appendix C. The individual findings of eligibility are in Appendix B. Maps depicting the NRHP-listed and eligible properties, as well as the properties evaluated for NRHP eligibility are presented in Appendix A.

3.0 Survey and Research Personnel

Architectural historians who meet the Secretary of Interior’s Professional Qualifications Standards (36 CFR Part 61) completed the field investigations and property research, and prepared the determinations of NRHP eligibility in this report.

Table 3-1. Architectural Historians

| Name | Qualification | Primary Responsibilities |
|--|---|---|
| Stephanie S. Foell Senior Supervising Architectural and Landscape Historian Parsons Brinckerhoff | M.H.P., Historic Preservation B.S., History and Psychology 17 years of experience | Technical guidance and review |
| Aimee D. Paquin Architectural Historian Parsons Brinckerhoff | M.S., Historic Preservation B.A., History and American Studies 4 years of experience | Principal Investigator HPR Methodology Field Investigations Property Research Determinations of NRHP Eligibility |
| Scott Slagor Architectural Historian Intern Parsons Brinckerhoff | M.S., Historic Preservation (in progress) B.A., Public History 2 years of experience | Property Research Determinations of NRHP Eligibility |
| Gregg Cornetski Lead Systems Analyst Parsons Brinckerhoff | M.S., Computer Science B.A., Foreign Affairs 12 years of experience | Area of Potential Effects Map Determinations of NRHP Eligibility Locator Maps |