

Island Terrace Apartments 6430 S Stony Island Avenue

The Chicago Department of Assets, Information and Services (AIS) contacted potentially interested members of the public, organizations, and tribes on February 23, 2023, to request participation as a consulting party and to solicit comments to the proposed undertaking. AIS included a summary fact sheet which described the project, discussed the Illinois State Historic Preservation Office (SHPO) determination of an adverse effect, provided the proposed Area of Potential Effect (APE), and detailed a proposed mitigation strategy. Additionally, a public notice seeking comments on the undertaking was published in the Tribune on four dates: February 20, February 27, March 6, and March 13, 2023. AIS established a 30-day comment period which ended on March 25, 2023. Comments and questions from the consulting parties are presented below in order of receipt. This document has been developed to meet documentation requirements under 36 CFR 800.4 and is intended to provide a response to the comments received.

Consulting Party Comments Received

1. **Consulting Party:** Preservation Chicago

Date: February 23, 2023

Summary of Comments: Preservation Chicago requested consulting party status and suggested inviting additional individuals and organizations to participate. Preservation Chicago are opposed to the ground floor arcade infill and the removal of the travertine marble of the first-floor lobby. Preservation Chicago considers that the proposed actions would appear unnecessary and would significantly and adversely alter the building's appearance. Preservation Chicago requests that such alterations be reconsidered and removed from the scope of work.

Response from City of Chicago: The City of Chicago provided a public notice in the Tribune seeking comments on the undertaking which were published on four dates: February 20, February 27, March 6, and March 13, 2023. The Public Notice provided the website and email address to request participation.

Response from POAH: POAH is proud to preserve Island Terrace's important architectural contributions to the design of moderate-income housing in the late 1960s and the artistic vision of architect John Moutoussamy. However, the proposed rehabilitation of the building must balance the goals of historic preservation with the equally important goals of affordable housing. Faced with undersized circulation, management, and amenity spaces that are not compliant with accessibility code, we plan to make thoughtful and complementary updates to increase the functionality of the building's shared amenity and office spaces to better accommodate the needs of tenants in 2023 and without sacrificing residential units on the upper floors. Our updates therefore include enclosing the north arcade to expand the first floor to net 2,000 square feet of community space. Our expansion uses storefront to keep the visual effect of the open massing of the open arcade. The arcade itself is shaded from sunlight at every hour of the day, is below grade and currently used as storage and an outdoor smoking area. The enclosure of the arcade as a community room will open out onto a new outdoor landscaped amenity space and playground area for kids while making this area much more usable for tenants. The expanded

community room also enables us to shift the office to the front of the building from a cramped mezzanine that is only accessible by a flight of stairs and in such a way that improves customer service and security by having eyes on the lobby. The mailboxes are not at regulation height or USPS standard size and the property is overwhelmed with packages without proper storage. Laundry machines are not accessible in the laundry room and do not have proper accessible clearances. The ground floor expansion solves both the mail/package and laundry issues. While the renovations to the first floor require that we take down the travertine walls -we are planning to reuse this material for smaller areas of wall paneling in the lobby to keep the same look and warmth of the historic lobby. We will fully comply with the SHPO's requirements for documentation of first floor conditions prior to undertaking new improvements and we look forward to installing a permanent exhibit about the building's architect and unique design.

2. **Consulting Party:** Forest County Potawatomi Community

Date: February 27, 2023

Comments: The Tribal Historic Preservation Office (THPO) staff has reviewed the information you provided for this project. Upon review of site data and supplemental cultural history within our Office, the FCPC THPO is pleased to offer a finding of No Historic Properties affected of significance to the FCPC, however, we request to remain as a consulting party for this project.

As a standard caveat sent with each proposed project reviewed by the FCPC THPO, the following applies. In the event an Inadvertent Discovery (ID) occurs at any phase of a project or undertaking as defined, and human remains or archaeologically significant materials are exposed as a result of project activities, work should cease immediately. The Tribe(s) must be included with the SHPO in any consultation regarding treatment and disposition of an ID find.

Further Action Needed: Not at this time, unless conditions change.

3. **Consulting Party:** Advisory Council on Historic Preservation (ACHP)

Date: April 11, 2023

Summary of Comments: ACHP provided a formal letter indicating nonparticipation as a consulting party for this project since they failed to provide a response within their 15-day timeline to participate.

Response needed: Not at this time, unless conditions change.

4. **Consulting Party:** Miami Tribe of Oklahoma

Date: March 16, 2023

Comments: The Miami Tribe offers no objection to the above-referenced project at this time, as we are not currently aware of existing documentation directly linking a specific Miami cultural or historic site to the project site. However, given the Miami Tribe's deep and enduring relationship to its historic lands and cultural property within present-day Illinois, if any human remains or Native American cultural items falling under the Native American Graves Protection and Repatriation Act (NAGPRA) or archaeological evidence is discovered during any phase of this

project, the Miami Tribe requests immediate consultation with the entity of jurisdiction for the location of discovery.

Response needed: Not at this time, unless conditions change.

5. **Consulting Party:** City of Chicago Department of Planning and Development

Date: February 23, 2023

Comments: Responding for the Historic Preservation Division of the Department of Planning and Development, our office concurs with the mitigation measures proposed by SHPO. Thank you for the invitation to participate as a consulting party; our office declines.

Response needed: Not at this time.