

Section 106 Determination Fact Sheet
2008-12 S. Ashland Ave.

Proposed Undertaking Description

The proposed development would demolish three existing structures and construct a new three-story residential building with 16 affordable rental units, parking, and amenities on a site of approximately 0.22 acres. Units will be available for households making 60% or less of the area median income. Two existing buildings located at 2010 and 2012 S. Ashland Ave. and an interconnected structure, owned by TRP 2008-2012 S Ashland, LLC, a special purpose entity owned and controlled by The Resurrection Project (TRP), are proposed for demolition in order to accommodate the proposed development.

TRP purchased the property in 2020 and title will pass to Casa Durango, LP, a special purpose entity owned and controlled by TRP, when project financing closes. The Chicago Department of Housing (DOH) proposes to provide construction financing through its Multifamily Loan Program, funded, in part, with U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnership Program (HOME) grant funds. The Illinois Housing Development Authority will also provide construction financing via state HOME funding.

2008-12 S. Ashland Ave. Building Descriptions

The proposed site currently consists of three interconnected structures ranging from 1 to 2 stories of an approximate area of 5,000 square feet. The buildings are presently vacant and in various stages of disrepair; however, some rehabbing and/or demolition appears to have taken place. The proposed site is located in the Pilsen Historic District, and the building at 2012 S. Ashland Ave. is identified as a contributing structure to the district and as Undetermined in the Illinois Historic and Architectural Resources Geographic Information System (HARGIS). The proposed site is not listed in the Chicago Historic Resources Survey (CHRS).

Details for the property and structures are as follows:

- 2008 S. Ashland Ave. – Currently a vacant lot located to the north and east of the onsite structures, the eastern portion is paved whereas the western portion is gravel surfaced. Adjacent to 2012 S. Ashland Ave. and providing access to the garage at the rear of the property (2010 S. Ashland Ave.).
- 2010 S. Ashland Ave. – Currently occupied by a two-story masonry garage structure extending across the western edge of the property along the alley and connected to 2012 S. Ashland Ave. by a single-story frame structure.
- 2012 S. Ashland Ave. – According to the Cook County Assessor, this two-story masonry structure with basement was constructed circa 1891 and is connected to 2010 S. Ashland Ave. by a single-story frame structure.

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Sanborn Fire Maps indicate that the two current, two-story structures on the proposed site were present in 1914. By 1938 two additional, one-story auto garage structures were constructed at the site, one of which currently remains connecting the two 2-story structures.

SHPO Determination and Mitigation Proposed

Section 106 consultation was initiated by the Chicago Department of Assets, Information, and Services (AIS) on January 26, 2021. The Illinois State Historic Preservation Office (SHPO) determined that the proposed demolition would have an adverse effect on historic resources in its letter of March 12, 2021 (attached). Further consultation with SHPO indicated that the proposed plans and specifications for the new building appear to meet the Secretary of the Interior's Standards for New Construction.

SHPO proposed the following recordation process as mitigation for the adverse effect determination:

TRP shall retain a historical contractor(s) of its/their choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR 61) to complete the mitigation measures described below. The Contractor must consult with the SHPO prior to the initiation of the work to ensure that expectations are understood.

- A. Fieldwork: Site Visit, Photography, Measurements
 1. Prior to the start of any demolition work, the Contractor should contact the National Park Service (NPS) Regional Office to collect a Historic American Buildings Survey (HABS) # and Title Block. The Contractor shall take interior and exterior digital images of the Buildings. These photos should be used for reference in developing the architectural description outlined in I.B.4. Field notes/sketches should be used to create the digital sketch plans outlined in I.B.1.
 2. The Contractor shall submit draft digital images of the same or very similar views that are proposed for HABS photography to the SHPO for comment. Selection of views and quantity of images shall be done in consultation with the SHPO. Images must include elevations, distinctive exterior and interior architectural features, and primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final HABS photography as outlined in I.A.3.
 3. Final HABS photographs must be taken by a photographer with specific experience in HABS-approved photography and must include all the views agreed to in I.A.2. Photographs must be taken with a large-format film camera using 4" x 5" or larger black-and-white negatives, processed according to HABS guidelines, with in-camera perspective correction (as needed).
 4. Upon completion of I.A.1, 2, and 3, the Contractor shall digitally submit the images and copies of field notes to the SHPO for review and comment. Upon SHPO confirmation in writing that all of the information necessary to complete HABS recordation has been collected, the demolition of the Buildings may

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commence.

- B. Recordation components shall consist of the following items.
1. Sketch plans, as defined by HABS and drawn digitally, of the Buildings in their current condition printed drawing-size on vellum with either a large-format inkjet printer using a HABS-designated ink set or with a large-format laser printer (i.e., photocopier).
 2. HABS photographs. Prints from the negatives taken in I.A.3 must be either wet processed on regular (not resin-coated) photo paper or inkjet-printed, according to HABS guidelines. The size of the prints shall be the size of the negatives, and their mounting and labeling shall be done in accordance with guidance provided by the NPS. Final recordation package must contain the photo prints, original negatives, and a contact sheet, per HABS standards.
 3. Archival digital photography. This set of labeled photos are those taken as a part of the reconnaissance and agreed to as stated in I.A.1. They should be printed as directed by HABS staff.
 4. Narrative and description. A written historic narrative of the Buildings and the Pilsen NRHP historic district, including how these fit into the Bohemians' creation of cohesive community (1870s), the recent contribution of Mexican culture, and how Pilsen stands apart from the rest of Chicago. The description shall include an architectural description of the Buildings using HABS-designated outline format printed single sided on regular-weight, archival (non-recycled, with 25% cotton fiber content) bond paper.
 5. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
 6. Historic images and maps. Photographic copies of illustrative historic images and maps must be scanned, and printed, and labeled according to HABS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant inclusion in the recordation package. The Contractor must complete the HABS copyright release forms.
 7. CD/DVD. Digital versions of items I.B.1 through I.B.6 must be saved onto an archival CD/DVD.

AIS, DOH, and TRP are in agreement with SHPO regarding this proposed mitigation.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with AIS that an archeological survey would not be necessary due to the site being previously disturbed land. However, if potential historic properties are discovered or unanticipated effects on historic properties found, TRP shall consult with the SHPO immediately and make reasonable efforts to avoid, minimize, or mitigate adverse effects to such properties. In the event of an unanticipated discovery of human remains or burials, TRP understands and agrees that it must immediately stop work within the area of discovery, notify the SHPO, and consult with the SHPO.