

Section 106 Consultation
Humboldt Park United Methodist Church Adaptive Reuse
2120-28 N. Mozart St., Chicago, IL
Response to Consulting Party Comments – April 24, 2024

The Chicago Department of Fleet and Facility Management (2FM; formerly the Chicago Department of Assets, Information and Services) contacted potentially interested members of the public, organizations, and tribes (collectively, the “Consulting Parties”) to solicit comments to a draft Memorandum of Agreement (MOA) for the proposed undertaking. 2FM established a comment period which ended on October 13, 2023. Comments and questions from the Consulting Parties are summarized 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 and Public Comments Received

1. **Consulting Party:** Preservation Chicago
Date: September 25, 2023

Summary of Comments: Preservation Chicago indicated their support for the project and requested that the team re-share drawings of the proposed changes. Preservation Chicago hopes that the art glass/leaded glass windows will remain in the conversion, along with the architectural tracery, framing both the large and small windows, fronting and visible from Mozart Street.

Response: Latin United Community Housing Association (LUCHA) replied to Preservation Chicago on October 5, 2023, informing Preservation Chicago that LUCHA’s architects are putting together the latest drawings and notes on the elevations and plans for the windows. On December 12, 2023, LUCHA provided a PDF copy of the most recent drawing set to all Consulting Parties. LUCHA also provided the following response:

“The architect’s intent throughout the design process has been to acknowledge the important contributions of this existing church to the community, by preserving the historic character of the existing building, while judiciously making updates to provide functional, affordable, residential units. The exterior masonry will be repaired, tuck-pointed, and cleaned, and the Tudor-style detailing on the north and east elevations will be rebuilt with fiber cement paneling in keeping with the existing detailing. At the existing sanctuary side, the intent is to keep the existing wood frame and architectural tracery of the arched windows on the east and south sides of the sanctuary. The single-pane glass in these windows will be replaced with insulated glazing units that follow the existing geometry, and will be operational and/or tempered, as needed. The team consulted with a building envelope specialist as well as with a window contractor with extensive experience in historic preservation. Based on their analysis and feedback, this

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approach was considered the most cost-effective way to achieve code-compliance, required energy performance, and maintain the historic character of the building.”

Preservation Chicago replied on December 12, 2023 to indicate they are in support of the reuse project.

2. **Consulting Party:** Miami Tribe of Oklahoma
Date: November 27, 2023

Summary of Comments: The Miami Tribe of Oklahoma submitted comments to the MOA, requesting that Tribes need to be included in the Mitigation process and suggested that final recordation documentation also be submitted to Tribes. The Miami Tribe of Oklahoma included additional notation of Tribes in Stipulation III, Post-Review Encounters, and provided a copy of their recommended Inadvertent Discovery Policy.

Response: Although the Miami Tribe of Oklahoma’s comments were received after the close of the comment period, 2FM is in general agreement. However, while 2FM and SHPO respect the Miami Tribe of Oklahoma’s request to be involved in the Historic Illinois Building Survey (HIBS) process, the selection of the mitigation contractor is LUCHA’s responsibility, provided the contractor meets the Secretary of the Interior’s Standards. 2FM, SHPO, and LUCHA agree that final documentation, in digital format, will be provided to the Tribes at the completion of recordation. In the event of an unanticipated encounter of human remains or burials, or archaeologically significant materials, LUCHA will consult with the SHPO and representative Tribal Historic Preservation Officers, and follow, to the best of their ability and in accordance with all local, state, and federal laws, the Inadvertent Discovery Policy recommended by the Miami Tribe of Oklahoma. A copy of this policy will be included as an attachment to the MOA.