

**Section 106 Adverse Effect Finding  
Island Terrace Apartments, 6430 S Stony Island Ave  
Project Summary Fact Sheet**

Building Description

The current high-rise building proposed for rehabilitation and redevelopment is located at 6430 S Stony Island Avenue in Chicago, Illinois, known as “Island Terrace”. The proposed site is eligible for listing on the National Register of Historic Places (NRHP). Island Terrace is one of the early buildings by the partnership of Dubin, Dubin, Black & Moutoussamy one of the first African-American architects to become a partner in a major firm. The building is 21 stories tall and concrete framed with a flat roof. Three tones and textures of concrete and brick cladding give definition to the facades. The building is set only slightly back from the sidewalk and is raised on thin, square columns. The first story is set back from the façade, providing protected pedestrian space on the north, east, and south sides. A later, low-rise parking garage with an open-air upper level is entered on the south from S. Stony Island Avenue and wraps around the building on the south and west sides. The building sits mid-block across from Jackson Park and the Jackson Park Field House. It has three residential elevators. Its 20 residential floors all have the same floor plan with twelve units per floor, with a total of 80 one-bedroom units (four per floor), 120 two-bedroom units (six per floor) and 40-three bedrooms (two per floor).

Proposed Undertaking Description

Renovations will include replacing unit plumbing and electrical service, replacing windows, repairing and improving the building envelope, renovating units, adding accessibility scope and upgrading community spaces, including accessible offices, expanded community room and amenity spaces, including an outdoor patio and children’s play space. The units are heated by radiant hydronic systems in the concrete slab flooring. We will add air conditioning units at built-in window sleeves in all units and new central fresh air supply and exhaust to all units.

The proposed project would be partially funded with City of Chicago HOME funds. Due to the proposed use of U.S. Department of Housing and Urban Development (HUD) federal funds, the project requires Section 106 consultation with the State Historic Preservation Office (SHPO). SHPO determined that some of the proposed alterations would constitute an adverse effect to historic resources. Proposed changes include windows replacement, the introduction of air conditioning louvers, and possible exterior painting of concrete columns in kind. The proposed enclosure of the first-floor arcade, underneath the projecting upper floors, alters one of the principal design features of the building. Introduction of large storefronts at the ground floor’s principally brick façade significantly alters the building’s original design in a primary, highly visible location. The project includes alterations and demolition of interior primary spaces and/or features such as travertine walls in the lobby.

Proposed Mitigation

Due to the adverse effect determination, the following Level III Historic Illinois Building Survey (HIBS) recordation mitigation is proposed by SHPO, in agreement with the City of Chicago:

- A. Recordation
  - 1. Fieldwork: Site Visit, Photography, Measurements

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- a. The Contractor shall take site, interior, exterior, and detail digital images of the Building. These photos should be used for reference in developing the architectural description outlined in I.A.2.d. Field notes/sketches should be used to create the digital sketch floor plans outlined in I.A.2.a.
  - b. The Contractor shall submit preliminary digital images of the same or very similar views that are proposed for large format (4" x 5") HIBS photography to the SHPO for comment. Selection of view and quantity of images shall be done in consultation with the SHPO. Images must include site, elevations, distinctive exterior and interior architectural features, primary interior spaces, and representative non-primary interior spaces. Upon SHPO concurrence in writing of the selected draft views, the Contractor may proceed with taking the final large format HIBS photography as outlined in I.A.1.c.
  - c. Final HIBS photographs must be taken by a professional photographer and must include all the views agreed to in I.A.1.b. Photographs must be taken with a large-format film camera using 4" x 5" negatives, processed according to HIBS guidelines, with in-camera perspective correction (as needed).
  - d. Upon completion of I.A.1.a, b, and c, 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 HIBS recordation has been collected, the renovation of the Building may commence.
2. Recordation components shall consist of the following items.
- a. A sketched floor plans and a Key to Photographs shall be included in the documentation. These can be generated as sketch plans, as defined by HIBS guidelines. These components will be included as figures at the end of the relevant report(s) and printed in accordance with HIBS Guidelines.
  - b. HIBS photographs. Prints from the negatives taken in I.A.1.c must be processed according to HIBS guidelines.
  - c. Narrative and description. A written contextual historical narrative and an architectural/site description of the Building using HIBS-designated outline format printed according to HIBS standards.
  - d. Original and/or historic drawings. If available, any original and/or historic drawings of the Buildings scanned may be scanned and added to the recordation according to HIBS guidelines. Verify that the original/historic plans can be reproduced in accordance with the U.S. Copyright Act, as amended. The Contractor must consult with the SHPO to determine which extant plans warrant scanning and inclusion in the recordation package.
  - e. Original field notes, if applicable (i.e., field sketches, laser-scan info, photogrammetric data info.)
  - f. Historic images and maps. Photographic copies of illustrative historic images and maps may be scanned, and printed, and labeled according to HIBS guidelines. The Contractor must consult with the SHPO to determine which historic images and maps warrant inclusion in the recordation package.
  - g. Copyright release form. Photographic copies and images that appear as figures within a historical report must be copyright free and a release form provided as part of the documentation package. A fillable copyright release form example can be found at [https://www.nps.gov/hdp/standards/Copyright\\_fill.pdf](https://www.nps.gov/hdp/standards/Copyright_fill.pdf)
  - h. CD/DVD. A digital version of the HIBS recordation must be saved to an archival CD/DVD.

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3. Draft submission. The Contractor shall email of the 95% draft of the items in I.A.2.a through g in .pdf format to the SHPO for review and comment. When the SHPO accepts in writing the 95% draft submission, the Contractor shall incorporate into the recordation any comments that the SHPO provides and complete the final documentation as directed in I.A.4.
4. Final submission. Upon completion of the final documentation, the Contractor shall submit the following to the SHPO:
  - a. One (1) HIBS recordation package containing all items required for the HIBS recordation, inside of an archival clamshell.
  - b. Digital version of the HIBS recordation uploaded to the State of Illinois file transfer site: <https://filet.illinois.gov/filet/pimupload.asp> with "SHPO.review@illinois.gov" as the recipient.

Upon final approval, the SHPO will deposit the recordation package with the Abraham Lincoln Presidential Library in Springfield, Illinois, and display the recordation on the SHPO website.

Additional Potential Historic Resources Protection Measures

The SHPO agrees with AIS that an archeological survey would not be necessary because the site contains an existing building, not new or proposed construction. However, if potential historic properties are discovered or unanticipated effects on historic properties found, the developer and the DOH 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, the developer and the City of Chicago understand and agree that it must immediately stop work within the area of discovery, notify the SHPO, and comply with the Human Skeletal Remains Protection Act (20 ILCS 3440) as administered by the SHPO, which provides that no human skeletal remains shall be disturbed without a permit issued by the SHPO.

*Updated 02/23/2023 to exclude possible exterior painting historically unpainted concrete columns and aggregate concrete panels and usage of various accent colors for the spandrels.*