



# Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271  
www.dnr.illinois.gov

JB Pritzker, Governor  
Colleen Callahan, Director

**Cook County**  
**Chicago**  
**Rehabilitation, Island Terrace Apartments**  
**6430 S. Stony Island Ave.**  
**SHPO Log #006110322**

**December 22, 2022**

**Jessica Min**  
**City of Chicago, Illinois**  
**Department of Assets, Information and Services**  
**Bureau of Environmental, Health & Safety Management**  
**2 N. LaSalle St., Suite 200**  
**Chicago, IL 60602-3704**

**Dear Ms. Min:**

**Thank you for your submission of the proposed rehabilitation of Island Terrace Apartments at 6430 South Stony Island Avenue in Chicago, Illinois, which we received on November 3, 2022 with additional information from Preservation of Affordable Housing (POAH) received on December 2, 2022. Due to funding from the U.S. Department of Housing and Urban Development (HUD), our comments are required by Section 106 of the [National Historic Preservation Act of 1966](#), as amended, 54 U.S.C. § 306108 (Act), and its [implementing regulations](#) (36 CFR Part 800).**

**We concur with the established Area of Potential Effect (APE) and the identification of historic properties within the APE. The Island Terrace Apartments were determined eligible for listing in the National Register of Historic Places on July 10, 2018, as part of a separate undertaking (SHPO Log# 021081017).**

**We furthermore concur with the determination of effect for this undertaking. The proposed rehabilitation project does not meet the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and will adversely affect the historic resource due to the following:**

- 1. Incompatible window replacement. The proposed replacement windows do not match the documented historic window design and configuration. The introduction of air conditioning louvers also negatively affects the building's original design and aesthetic.**
- 2. Exterior painting. Painting historically unpainted concrete columns and aggregate concrete panels is not a recommended treatment under the Standards. Furthermore, usage of various accent colors for the spandrels alters the building's historic architectural expression.**
- 3. Building expansion. Enclosing portions of the first-floor arcade, underneath the projecting upper floors, alters one of the principal design features of the building.**
- 4. First floor fenestration changes. 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.**

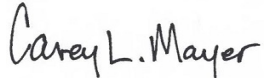
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5. **Alterations and demolition of interior primary spaces and/or features such as travertine walls in the lobby. Character-defining primary spaces and features should be retained and should remain in their original locations.**

**Please continue to work with this office to avoid, minimize, or mitigate the adverse effects pursuant to the Act.**

**Please contact CJ Wallace, Cultural Resources Coordinator, at 217/785-5027 or at [Carol.Wallace@illinois.gov](mailto:Carol.Wallace@illinois.gov) with any questions.**

**Sincerely,**



**Carey L. Mayer , AIA  
Deputy State Historic  
Preservation Officer**