

Gebhards, Grant M.

From: Wallace, Carol
Sent: Wednesday, November 23, 2022 3:02 PM
To: Billy Ocasio; Cobb, Dawn; Gleason, Heather; Tiffany Sostrin
Cc: Rubano, Anthony; Malik, Claudine; Escareno, Rosa; Coogan, Joan; David Hernandez; Luis; Juan Calderon; Dorimar del Río
Subject: RE: [External] NMPRAC's New Construction Project

Hi Billy,

I can answer a few of these.

1. Is this the current process for all the Museums In The Park using Capital Dollars? [Each review is unique, but if the same situation occurred for a review project at another museum at the park, we would ask for consultation with the property owner.](#)
2. Is this a requirement to proceed? [You must satisfy SHPO consultation process/requirements in order to receive your grant.](#)
3. Please specifically define this process; how and why were these groups selected? Are these officially registered non-profit organizations, how long have they been in existence, what other projects are they consulting on or have they consulted with? [The SHPO and agencies/entities involved in a review can request consulting parties be invited, based on their interest and/or expertise. I am not sure about the consulting parties' status. We don't have a large enough staff to take on that kind of research.](#)
4. I'm requesting that Chicago's Puerto Rican Agenda non-profit organization be added as a new consulting party. [That's great! Dawn will likely add them to the list for correspondence.](#)
5. What's the next step? [Dawn will schedule a meeting.](#)
6. How do we proceed?
7. How is the final decision made and how long will this take? [We will discuss the project, the SHPO will evaluate the project according to the Secretary of the Interior's Standards, and the SHPO will take comments under consideration to address any necessary mitigation.](#)

['The greenest building is the one that already exists' \(architectsjournal.co.uk\)](#)

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

Regulatory Review & Compliance Manager

Illinois State Historic Preservation Office

Office 217-785-5027 Mobile 217-761-0104

Carol.Wallace@Illinois.gov

Member – IDNR Diversity, Equity, Accessibility, and Inclusion (DEAI)



From: Billy Ocasio <billyo@nmprac.org>
Sent: Monday, November 21, 2022 10:41 AM
To: Wallace, Carol <Carol.Wallace@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; Gleason, Heather <Heather.Gleason@chicagoparkdistrict.com>; Tiffany Sostrin <tiffany.sostrin@chicagoparkdistrict.com>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Malik, Claudine <claudine.malik@chicagoparkdistrict.com>; Escareno, Rosa <Rosa.Escareno@chicagoparkdistrict.com>; Coogan, Joan <Joan.Coogan@chicagoparkdistrict.com>; David Hernandez <drh37@hotmail.com>; Luis <lmart0601@sbcglobal.net>; Juan Calderon <juanc@prcc-chgo.org>; Dorimar del Río <dorimardr@gmail.com>
Subject: [External] NMPRAC's New Construction Project

Good Morning,

Since the process is being changed and new members are being added to the consulting group I have questions for the State Departments and the Chicago Park District:

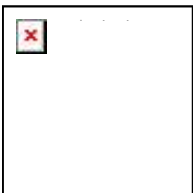
For context, in over the past twenty years working diligently with our Board of Directors, Board of Trustees, the Puerto Rican Agenda of Chicago and elected officials to raise funds, in order to save and preserve the Historic Humboldt Park Stables, and create the National Museum of Puerto Rican Arts and Culture, we have not had to go through this type of process. That is why I am asking all these questions because I have to understand it in order to explain this new development.

Sincerely,

Billy Ocasio

Billy Ocasio

Chief Executive Officer
National Museum of Puerto Rican Arts & Culture
3015 W. Division Street | Chicago, IL 60622
[773 486-8345](tel:7734868345)



Gebhards, Grant M.

From: Wallace, Carol
Sent: Monday, November 21, 2022 1:54 PM
To: Cobb, Dawn
Cc: Rubano, Anthony
Subject: RE: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Thanks.

[‘The greenest building is the one that already exists’ \(architectsjournal.co.uk\)](https://www.architectsjournal.co.uk)

CJ Wallace

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Carol.Wallace@Illinois.gov

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From: Cobb, Dawn <Dawn.Cobb@illinois.gov>
Sent: Monday, November 21, 2022 1:30 PM
To: Wallace, Carol <Carol.Wallace@Illinois.gov>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: RE: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

I'll contact the Grant Administrator and invite her to be a part of future discussions and will ask about how "our" stopping the review process could affect their overall grant process.

If you have any questions or need additional information, please contact me at your convenience.

Dawn E. Cobb

Archaeologist

Office of Realty & Capital Planning

Illinois Department of Natural Resources

217/785-4992 (office)

217/836-8890 (work cell)

From: Wallace, Carol <Carol.Wallace@Illinois.gov>
Sent: Monday, November 21, 2022 12:45 PM
To: Cobb, Dawn <Dawn.Cobb@illinois.gov>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: FW: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Would you like to reach out to the parties involved? I didn't want to answer Billy without your guidance.

[‘The greenest building is the one that already exists’ \(architectsjournal.co.uk\)](http://architectsjournal.co.uk)

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

Regulatory Review & Compliance Manager

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From: Billy Ocasio <billyo@nmprac.org>
Sent: Monday, November 21, 2022 9:57 AM
To: Wallace, Carol <Carol.Wallace@Illinois.gov>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; David Hernandez <drh37@hotmail.com>; Luis <lmart0601@sbcglobal.net>; Tiffany Sostrin <tiffany.sostrin@chicagoparkdistrict.com>; Gleason, Heather <Heather.Gleason@chicagoparkdistrict.com>; Malik, Claudine <claudine.malik@chicagoparkdistrict.com>
Subject: Re: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Besides these two questions, So how do we proceed? What's the next step?

How is the final decision made?

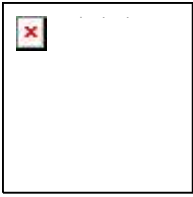
Billy Ocasio

Chief Executive Officer

National Museum of Puerto Rican Arts & Culture

3015 W. Division Street | Chicago, IL 60622

773 486-8345

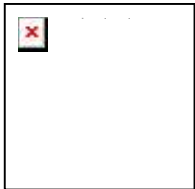


On Mon, Nov 21, 2022 at 9:55 AM Billy Ocasio <billyo@nmprac.org> wrote:

So how do we proceed? What's the next step?

Billy Ocasio

Chief Executive Officer
National Museum of Puerto Rican Arts & Culture
3015 W. Division Street | Chicago, IL 60622
[773 486-8345](tel:773-486-8345)



On Mon, Nov 21, 2022 at 9:51 AM Wallace, Carol <Carol.Wallace@illinois.gov> wrote:

Billy,

Thank you for your email and the design revisions. We also received information from the Chicago Park District last week. Our official SHPO response to the additional information is attached to this email (we are requesting that consulting parties be added to this review). Please feel free to email if you have questions.

[‘The greenest building is the one that already exists’ \(architectsjournal.co.uk\)](https://www.architectsjournal.co.uk)

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

Regulatory Review & Compliance Manager

Illinois State Historic Preservation Office

Office 217-785-5027 Mobile 217-761-0104

Carol.Wallace@Illinois.gov

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From: Billy Ocasio <billyo@nmprac.org>
Sent: Monday, November 21, 2022 9:13 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; David Hernandez <drh37@hotmail.com>; Luis <lmart0601@sbcglobal.net>
Subject: Fwd: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Good Day!

Just wanted to follow up on this. Please let me know if you need anything else.

The three documents are attached.

Billy

----- Forwarded message -----

From: **Billy Ocasio** <billyo@nmprac.org>

Date: Tue, Nov 15, 2022 at 10:40 AM

Subject: Fwd: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

To: Rubano, Anthony <Anthony.Rubano@illinois.gov>

Cc: Wallace, Carol <Carol.Wallace@illinois.gov>, Cobb, Dawn <Dawn.Cobb@illinois.gov>, Luis <lmart0601@sbcglobal.net>, David Hernandez <drh37@hotmail.com>

Good Day!

Attached are the three documents updating the design as per your suggestions yesterday and also explaining the exterior materials. A2 is the revised exterior wall detail that reflects the Hardie Board & Batten exterior. Our intent was to always have a finished exterior.

North elevation has the revised windows

have a wonderful and blessed day.

Billy

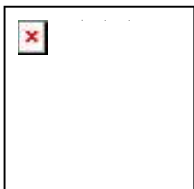
Billy Ocasio

Chief Executive Officer

National Museum of Puerto Rican Arts & Culture

3015 W. Division Street | Chicago, IL 60622

[773 486-8345](tel:7734868345)



----- Forwarded message -----

From: **Rubano, Anthony** <Anthony.Rubano@illinois.gov>

Date: Mon, Nov 14, 2022 at 2:14 PM

Subject: RE: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

To: Billy Ocasio <billyo@nmprac.org>

Cc: Wallace, Carol <Carol.Wallace@illinois.gov>, Cobb, Dawn <Dawn.Cobb@illinois.gov>, Luis

<lmart0601@sbcglobal.net>, David Hernandez <drh37@hotmail.com>

All? I had suggested reducing the size of the second floor windows. Do you want to email me a front elevation sketch with no first floor windows and redesigned, shutterless second-floor windows?

As I'm looking at the plans, I am trying to understand the exterior material. The elevations on A-300 show vertical battens on the exterior walls, but the wall sections on A-200 are showing concrete masonry units. What's the exterior facing material going to be?

Once we're settled on a direction, bubbled plans showing the changes would be all we'd need to issue a new letter.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Billy Ocasio <billyo@nmprac.org>

Sent: Monday, November 14, 2022 1:51 PM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Cc: Wallace, Carol <Carol.Wallace@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; Luis

<lmart0601@sbcglobal.net>; David Hernandez <drh37@hotmail.com>

Subject: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Thank you Anthony. Let's go along with your suggestions. We will eliminate all the windows.

Throughout the past decades you have steered us in the right direction. We will follow your recommendation.

When will you be ready to send out the letter?

Billy

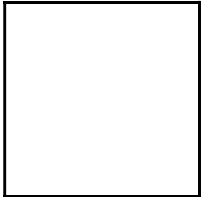
Billy Ocasio

Chief Executive Officer

National Museum of Puerto Rican Arts & Culture

3015 W. Division Street | Chicago, IL 60622

C 773 551-5581



On Mon, Nov 14, 2022 at 11:42 AM Rubano, Anthony <Anthony.Rubano@illinois.gov> wrote:

Hi Billy,

Thanks for the images of the horse barns. Although the Turner Farm barn was built in 2009 and the Broadview Farm barn was built in 2012, they do indeed look like traditional horse barns/stables, but unfortunately the archive building in its current form does not. The sketch submitted in 2020 looked more agricultural and stables-like than the redesigned building. Currently, its proportions are very different from those of a 19th century barn, which is partly why the new design looks more like a 2-story colonial suburban house than a historic barn or stable. The roof

slope appears too shallow. The wide front porch with a railing and man-sized center doors look domestic than agricultural. At 5' square, the faux windows appear too large. Their center mullions makes them look like casement windows, which is not a typical window type for barns and stables. They often were out-swinging hopper windows for ventilation. The presence of shutters also make the building look more domestic than agricultural. Incidentally, the front elevation on sheet A-300 shows windows on the first floor, but the plans on sheet A-200 do not.

In the time since this project was originally submitted to us in 2020, the proposed building has grown from 1,500 square feet to 6,800 square feet with an 800 square foot porch. We were not given the opportunity to review the change in scope between the 2020 sketch and the permit set submitted on 10/31/22. We are trying to keep the new, enlarged building compatible and appropriate despite its quadrupling in size. My thought is that by eliminating the shutters and the first floor faux windows and reducing the size and maybe changing the proportions of the faux windows on the second floor, the building will look more specifically agricultural. Do you or your architect have other suggestions?

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: Billy Ocasio <billyo@nmprac.org>

Sent: Friday, November 11, 2022 8:53 AM

To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>

Subject: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Good Day Anthony!

I just wanted to follow up and get your feedback on the below email.

Thank you and have a wonderful and blessed weekend!

Billy

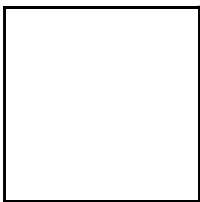
Billy Ocasio

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On Thu, Nov 3, 2022 at 12:29 PM Billy Ocasio <billyo@nmprac.org> wrote:

Hello Anthony,

Thank you for your response. We are trying to honor our existing structure by making the new building complimentary. I've attached two images as an example. In trying to stay with the character of the existing building, which has lots of windows, we included facade windows to our archive and collection building to make it more aesthetically pleasing so it does not look like a large warehouse, but more of an equestrian house barn feel. Our renovated hay loft has the loft double doors as well as many windows. Our current first floor also has lots of windows.

Can we just reduce the amount on the second floor and keep the first floor windows? I'm hoping by giving you context it will give you a vision for what we are trying to accomplish in honoring the historical nature of our existing structure.

Please let me know if you have any questions.

Billy

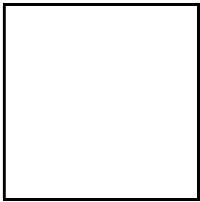
Billy Ocasio

Chief Executive Officer

National Museum of Puerto Rican Arts & Culture

3015 W. Division Street | Chicago, IL 60622

C 773 551-5581



On Wed, Nov 2, 2022 at 4:38 PM Rubano, Anthony <Anthony.Rubano@illinois.gov> wrote:

Hi all,

Thanks again for meeting with us on 10/31 and for the additional information. We will issue a letter containing our comments to Dawn Cobb here in DNR, who will process it and send it to you. I wanted to share our comments with you sooner than later. Our letter will state:

Thank you for the plans for the new archive building that we received on 10/31/22. The plans are of a different design than that which was submitted in 2020 and require a new review by our office.

The undertaking is proposed to occur within Humboldt Park, which was listed to the National Register of Historic Places (NRHP) on 2/20/1992.

The proposed the new building will be located southwest of the historic Receptory, which is a contributing building within the Humboldt Park historic district. The location at 3015 West Division Street is about 300 feet west of Humboldt Drive and about 200 feet south of West Division Street, behind the Receptory and nearest its least-visible facades (West and South). Because the proposed location is set back from West Division and Humboldt Drive and is surrounded to the west and south by existing, non-historic playing fields, we find that the location does not adversely affect historic Humboldt Park.

We find the proposed exterior design to be compatible with the historic character of the Receptory and with Humboldt Park. The new building is intended to look like a barn or agricultural outbuilding. Its design is deferential to the Receptory, while its proposed colors evoke those of the historic building. The proposed change to painted or colored HardiePlank board and batten that we learned about during our 10/31/22 meeting is approved, as HardiePlank in new construction is a compatible material. However, we feel that the faux windows make the building look residential in character, as agricultural outbuildings did not have windows. Therefore, we have one condition that will allow the building to come into conformance with the Standards for Rehabilitation and avoid an adverse effect to the Receptory and the historic district:

1. The Faux windows must be eliminated from the north elevation.

If the project's scope of work changes from that which has been submitted to and approved by this office, you must email those changes to SHPO.Review@Illinois.gov and to Anthony Rubano (Anthony.Rubano@Illinois.gov) for review and comment. Failure to submit project changes for review and comment may result in an adverse effect determination pursuant to the Act.

I'm hoping that the elimination of the fake windows will also save you some money. I think they and the shutters make the building look like a 2-story colonial house, which we would want to avoid. Without the windows, it looks like a barn, which was the intention. Many barns did have a small square window or two, but not this many and not in these locations. Don't hesitate to contact me or CJ if you have any questions.

Anthony Rubano, Deputy State Historic Preservation Officer

Illinois State Historic Preservation Office

Illinois Department of Natural Resources

One Old State Capitol Plaza

Springfield, Illinois 62701

Please contact me through email rather than my office phone:

anthony.rubano@illinois.gov

From: david hernandez <drh37@hotmail.com>
Sent: Monday, October 31, 2022 10:33 AM
To: Cobb, Dawn <Dawn.Cobb@illinois.gov>; Wallace, Carol <Carol.Wallace@Illinois.gov>; Billy Ocasio <billyo@nmprac.org>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Luis <lmart0601@sbcglobal.net>
Subject: Re: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

From: Cobb, Dawn <Dawn.Cobb@illinois.gov>
Sent: Wednesday, October 26, 2022 10:31 AM
To: Wallace, Carol <Carol.Wallace@Illinois.gov>; Billy Ocasio <billyo@nmprac.org>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Luis <lmart0601@sbcglobal.net>; David Hernandez <drh37@hotmail.com>
Subject: RE: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Yes, I am available.

If you have any questions or need additional information, please contact me at your convenience.

Dawn E. Cobb

Archaeologist

Office of Realty & Capital Planning

Illinois Department of Natural Resources

217/785-4992 (office)

217/836-8890 (work cell)

From: Wallace, Carol <Carol.Wallace@Illinois.gov>
Sent: Wednesday, October 26, 2022 9:59 AM
To: Billy Ocasio <billyo@nmprac.org>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; Luis

<lmart0601@sbcglobal.net>; David Hernandez <drh37@hotmail.com>

Subject: RE: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Billy,

Good Day to you! I am available Monday the 31st at 10 – does that work for everyone?

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

Regulatory Review & Compliance Manager

Illinois State Historic Preservation Office

Office 217-785-5027 Mobile 217-761-0104

Carol.Wallace@Illinois.gov

Member – IDNR Diversity, Equity, Accessibility, and Inclusion (DEAI)



From: Billy Ocasio <billyo@nmprac.org>

Sent: Wednesday, October 26, 2022 9:56 AM

To: Wallace, Carol <Carol.Wallace@Illinois.gov>

Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>; Cobb, Dawn <Dawn.Cobb@illinois.gov>; Luis <lmart0601@sbcglobal.net>; David Hernandez <drh37@hotmail.com>

Subject: [External] Re: Exterior and Interior Rehabilitation & New Construction SHPO Log #007092320

Good Day Everyone!

Thank you for reaching out to set up a meeting.

Can we do Friday at 9:30am or Monday Morning?

I will also be including our architect and engineer, if that's alright with everyone.

Looking forward to hearing from you!

Billy

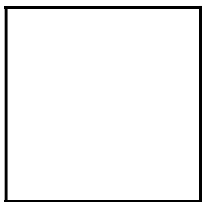
Billy Ocasio

Chief Executive Officer

National Museum of Puerto Rican Arts & Culture

3015 W. Division Street | Chicago, IL 60622

C 773 551-5581



On Mon, Oct 24, 2022 at 12:04 PM Wallace, Carol <Carol.Wallace@illinois.gov> wrote:

Billy,

Hello. I am reaching out because our office received complaints about the latest project we have on file for your organization (SHPO Log #007092320) and I wanted to assure you that the regulatory review process under the Illinois State Agency Historic Resource Preservation Act (Section 707) has been fulfilled. Would you mind if we schedule a brief call with our office and Dawn Cobb at IDNR to discuss the situation? If so, I am happy to schedule a Webex call, based on your availability.

[‘The greenest building is the one that already exists’ \(architectsjournal.co.uk\)](http://architectsjournal.co.uk)

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

Regulatory Review & Compliance Manager

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Gebhards, Grant M.

From: Cobb, Dawn
Sent: Monday, November 21, 2022 9:59 AM
To: Wallace, Carol
Subject: RE: National Museum of Puerto Rican Arts and Culture

Received. Thank you-

If you have any questions or need additional information, please contact me at your convenience.

Dawn E. Cobb

Archaeologist
Office of Realty & Capital Planning
Illinois Department of Natural Resources
217/785-4992 (office)
217/836-8890 (work cell)

From: Wallace, Carol <Carol.Wallace@Illinois.gov>
Sent: Monday, November 21, 2022 9:45 AM
To: Cobb, Dawn <Dawn.Cobb@illinois.gov>
Cc: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: National Museum of Puerto Rican Arts and Culture

Dawn,

There is a new letter for you at the CTS link (also attached).

[‘The greenest building is the one that already exists’ \(architectsjournal.co.uk\)](https://www.architectsjournal.co.uk)

CJ Wallace

Pronouns: she/her/hers ([Tell me more!](#))

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