

**AMENDMENT #1 TO THE MEMORANDUM OF AGREEMENT AMONG THE HISPANIC
HOUSING DEVELOPMENT CORPORATION, THE U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT, AND THE ILLINOIS STATE HISTORIC PRESERVATION
OFFICER REGARDING DEMOLITION, NEW CONSTRUCTION, AND PARTIAL
REHABILITATION OF A HOUSING DEVELOPMENT AT 1539 N. PULASKI RD. IN
CHICAGO, ILLINOIS (SHPO LOG #006103119)**

WHEREAS, the Hispanic Housing Development Corporation (Owner), the U.S. Department of Housing and Urban Development (HUD), and the Illinois State Historic Preservation Officer (Officer) executed a Memorandum of Agreement (MOA) to resolve the adverse effects of the demolition, new construction, and partial rehabilitation of a housing development at 1535 N. Pulaski Rd. (now 1539 N. Pulaski Rd.) in Chicago, IL on December 12, 2024; and

WHEREAS, 1539 N. Pulaski Rd. in Chicago, IL (formerly 1535 N. Pulaski Rd.) (Building), formerly known as the Pioneer Arcade (ca. 1925), is eligible to be listed on the National Register of Historic Places (NRHP) under Criterion C for significance as an important architectural example modeled after 17th- and 18th-century Spanish Baroque style, designed by Jens J. Jensen; and

WHEREAS, the completion of a Historic American Buildings Survey (HABS) was stipulated as mitigation to be completed by the Owner, per I. Mitigation of the MOA; and

WHEREAS, the Owner, Officer, and HUD agree, in accordance with the MOA, per stipulations in VI. Amendments, to amend the MOA, as the completion of a HABS is no longer feasible; and

WHEREAS, the Owner, Officer, and HUD have agreed that a Historic Illinois Buildings Survey (HIBS) will now serve as a suitable and appropriate mitigation activity for the adverse effect to the Building; and

WHEREAS, the City of Chicago has assigned a new address to the Building, formerly located at 1535 N. Pulaski Rd. and now located at 1539 N. Pulaski Rd.

NOW, THEREFORE, the Owner, Officer, and HUD agree to amend the MOA title, Stipulation I., Stipulation II., and the document as follows (Amendment):

- I. Stipulation I. is deleted in its entirety and the following is inserted in lieu thereof:
 - A. Mitigation
 - A. The Owner shall retain a historical contractor(s) of its choice (Contractor) who meets the Secretary of the Interior's Qualifications (36 CFR Part 61, https://www.nps.gov/history/local-law/arch_stnds_9.htm) to complete a Level II Historic Illinois Buildings Survey (HIBS) of the Building according to the measures described below.
 - 1. The Owner will ensure that the mitigation is completed by the Contractor, as stipulated in I. Mitigation.
 - 2. The recordation must follow the HIBS guidelines established by the Officer, according to the specifications listed in Attachment A.
 - 3. The Contractor must consult with the Officer prior to the initiation of the work to ensure that expectations are understood.
 - 4. The Officer may approve alterations to the format and/or requirements of the HIBS, depending on the circumstances of the project.

5. Fieldwork, in the form of a site visit, draft photography, measurements, and final photography must take place before the Project may commence.
6. Upon completion of draft photography, the Contractor shall digitally submit the images and copies of field notes to the Officer for review and comment.
7. Upon Officer confirmation in writing that all of the final HIBS photographs to complete HIBS recordation have been collected, the Project may commence.
8. The Contractor shall prepare and email a 95% draft of the HIBS recordation in .pdf format to the Officer for review and comment.
9. When the Officer accepts the 95% draft submission, in writing, the Contractor shall incorporate into the recordation any comments that the Officer provides and complete the final documentation.
10. Upon completion of the final documentation, the Agency and/or Contractor shall submit the following to the Officer:
 - a. One archival clamshell of sufficient size to encapsulate the HIBS recordation.
 - b. One copy of the HIBS recordation, on archival materials, according to HIBS specifications for deposit in the Abraham Lincoln Presidential Library and Museum.
 - c. One digital record (download, link, flash drive, CD, or DVD) with the complete HIBS recordation for posting on the SHPO website.

II. Stipulation II. is deleted in its entirety and the following is inserted in lieu thereof:

2. Duration

- A. This Agreement shall terminate if its stipulations are not carried out within two (2) years from the date of the execution of this Amendment. Prior to such time, the Owner may consult with other signatories to reconsider the terms of the Agreement and amend it in accordance with Stipulation VI. AMENDMENTS below.

III. The title of the document shall be deleted and replaced with the following text:

“AMENDMENT #1 TO THE MEMORANDUM OF AGREEMENT AMONG THE HISPANIC HOUSING DEVELOPMENT CORPORATION, THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND THE ILLINOIS STATE HISTORIC PRESERVATION OFFICER REGARDING DEMOLITION, NEW CONSTRUCTION, AND PARTIAL REHABILITATION OF A HOUSING DEVELOPMENT AT 1539 N. PULASKI RD. IN CHICAGO, ILLINOIS (SHPO LOG #006103119)” All references to “1535 N. Pulaski Rd.” in the MOA shall be replaced with “1539 N. Pulaski Rd.”

IV. Except as set forth herein, all other terms and conditions of the MOA shall remain in full force and effect.

[Signatory pages to follow]

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SIGNATORY

HISPANIC HOUSING DEVELOPMENT CORPORATION (OWNER)



Signature: _____ Date: July 25, 2025

Name: Tony Hernandez

Title: President & CEO

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SIGNATORY

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

SEEMA

RADHAKRISHNAN

Digitally signed by: SEEMA RADHAKRISHNAN
DN: CN = SEEMA RADHAKRISHNAN C = US O
= U.S. Government OU = Department of Housing
and Urban Development, Office of Housing
Date: 2025.08.08 11:35:56 -05'00'

Signature: _____ Date: _____

Name: _____

Title: _____

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SIGNATORY

ILLINOIS DEPUTY STATE HISTORIC PRESERVATION OFFICER (OFFICER)

By: Carey L. Mayer Date: 8/6/2025
Carey L. Mayer, AIA
Deputy State Historic Preservation Officer
Illinois Department of Natural Resources