

MEMORANDUM OF AGREEMENT
BETWEEN THE
ILLINOIS HISTORIC PRESERVATION AGENCY
AND
ILLINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS
CONCERNING
RENOVATION/RESTORATION OF THE AUDITORIUM THEATER/BUILDING
LOCATED IN CHICAGO, COOK COUNTY, ILLINOIS

WHEREAS, the Illinois Department of Commerce and Community Affairs (DCCA) has entered into a grant agreement with the Auditorium Theater Council (ATC) for the Renovation/Restoration of the Auditorium Theater/Building, pursuant to PA 91-0708, Article 3, Section 51; and

WHEREAS, the Auditorium Theater/Building is a National Historic Landmark listed on the National Register of Historic Places on 17 April 1970; and

WHEREAS, DCCA has consulted with the Illinois Historic Preservation Agency (IHPA) concerning the Renovation/Restoration of the Auditorium Theater/Building in accordance with the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.) [the Act]; and

WHEREAS, DCCA has been advised by IHPA that the portions of the project proposing to demolish/alter the hydraulic lift stage constitute an adverse effect as defined in Section 3(d)(1) of the Act; and

WHEREAS, the Grantee, the Auditorium Theater Council (ATC), has been invited to participate in consultations regarding this undertaking, be a signatory to this Memorandum of Agreement and agrees to meet the stipulations presented within;

NOW THEREFORE, DCCA and IHPA agree that the following measures shall be implemented in order to take into account the known and potential adverse effects of the proposed undertaking on the Auditorium Theater/Building.

Stipulations

DCCA shall require the ATC to comply with the following measures by incorporating such requirements into its grant agreement with ATC through an appropriate Addendum.

1. Design documentation will be developed implementing the recommended approaches presented in the Secretary of Interior's *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and in consultation with IHPA.

2. IHPA has been and will be afforded 30 days to review and approve/comment on all design documentation submittals. All approvals must be received by ATC from IHPA in writing prior to implementation.
3. IHPA will be afforded the opportunity for review and approval of design documentation submitted after 1 June 2001 for Phase I, abatement and/or construction.
4. IHPA will be afforded the opportunity for review and approval of design documentation for subsequent phases of this project at the preliminary design stage and 50%, 95% and 100% working drawing stages.
5. IHPA will be afforded the opportunity for review and approval of design documentation regarding the proposed auditorium loggia partial reconstruction and the proposed alteration/demolition of any ticket booth in the entrance vestibule.
6. IHPA has been and will be afforded the opportunity for review and comment/approval on material conservation analyses/proposals as they are developed and prior to implementation.
7. IHPA has been and will be afforded the opportunity for review and approval of conservation plans for the protection of the plaster element of the stage proscenium reducer during abatement/construction operations and future stage productions. The conservation plan will be developed by the ATC and has been and will be adequately implemented by abatement and general contractors.
8. The proposed permanent stage lip design and dimensions for the proposed stage right/left speaker cabinet platforms closely matches either the historic or existing stage lip configuration.
9. IHPA will be afforded the opportunity for review and approval of the design for the proposed new stage lighting/lighting support elements. Required review documentation will include auditorium elevation drawings indicating positioning and details demonstrating how and where these elements will be attached.
10. Stage Lift Mechanisms
 - A. The central rear hydraulic ram will be lowered along with its attached floor area and associated operational mechanisms and kept in-situ under the dressing areas. An access door and lighting will be provided so that the lift equipment can be viewed in-situ. This element

shall generally be in accordance with Drawing H dated 1 June 2001 by Dan Coffey and Associates.

- B. The northeast hydraulic lift ram, along with the associated wooden stage floor, tracks, chains, hinges, spreader beams, portions of the continuous beams, braces and any other associated stage support and movement mechanisms, will also remain in-situ. The dimensions of this area, will be sufficient to display all of the working mechanisms and will be, in plan, a minimum of 10'-00" centered on the ram on the east/west axis, a minimum of 4'-6" south and 3'-0" north of the of the ram on the north/south axis. The final plan for this area will be approved by IHPA and must be sufficient to display all associated working mechanisms of the hydraulic lift ram. The hydraulic lift ram, designated stage floor area and above-mentioned associated equipment may be lowered to clear the new stage floor and mechanicals. It may be boxed in with drywall or other materials. If boxed in, at least a portion of one side must be clear-glazed, so that all related mechanisms can be viewed and/or adequate access must be provided in order to adequately view the entire stage movement mechanism system elements being retained.
- C. Missing operational components associated with the side hydraulic lift ram selected for preservation will be salvaged from other areas scheduled for demolition and installed within the area designated for preservation.
11. Historic American Building Survey documentation will be prepared as an addendum to HABS Project No. IL-1007. Administrative Requirements and Scope of Work for this documentation project are attached as Appendix A.
12. No abatement/demolition/construction shall commence in the areas designated for HABS documentation until written notification is issued to IHPA by the designated National Park Service HABS/HAER Division point of contact identified in Appendix A that a sufficient level of HABS documentation has been reviewed and accepted by NPS HABS. Abatement/demolition/construction in other areas may commence upon full execution of this memorandum.

Execution of this Memorandum of Agreement and implementation of its terms evidences that DCCA has afforded IHPA an opportunity to comment on the Renovation/Restoration of the Auditorium Theater/Building in compliance with the Act.

Pam McDonough *vb* *6-22-01*
ILLINOIS DEPARTMENT OF COMMERCE DATE
AND COMMUNITY AFFAIRS

Susan Magerman *6-22-01*
ILLINOIS HISTORIC DATE
PRESERVATION AGENCY

CONCUR:

AUDITORIUM THEATER COUNCIL DATE