

The Evanston Preservation Ordinance and Preservation Commission



Learning Objectives

Modules

This training/orientation document contains a suite of three discrete but related presentations. Each presentation is roughly 20-30 minutes in length followed by questions and answers.

Module 1: Historic Preservation Past and Present

Module 2: Program Administration

Module 3: Foundation for the Future

The training has the following overarching learning objectives:

1. Understanding what historic preservation is and its relevance to our community
2. Understanding the role and importance of the Preservation Commission
3. Understanding what historic resources are and how and why they are actively managed
4. Understanding how historic preservation can evolve and maintain relevance to our community into the future

Module #1

Historic Preservation Past and Present

Learning Objectives

1. Where we came from
2. Historic preservation and its diverse value to our community
3. Legal framework for historic preservation
4. National and local history and evolution of preservation
5. The purposes and objectives of Evanston's Preservation Ordinance
6. Local accomplishments and current body of resources

Historic Preservation

Preservation is intersectional

Preservation is multi-faceted and provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?"

Evanston's history is diverse and historic preservation helps tell those stories. Sometimes historic preservation involves celebrating events, people, places, and ideas that we are proud of; other times it involves recognizing moments in our history that can be painful or uncomfortable to remember.

“Historic preservation is a conversation with our past about our future.”

Historic Preservation

Value and Importance

- Historic preservation as a powerful planning and land-use tool
- Historic preservation as steward of collective memory and community identity
- Historic preservation as contributor to community health and wellbeing
- Historic preservation as inherent sustainability
- Historic preservation as powerful economic development tool
- Historic preservation manages change, it does not stop it

Preservation is a process whereby the community determines what elements of its past it wants to carry with it as part of its future. The Preservation Ordinance is a powerful tool – accessible to, and working for, the broad community.

Historic Preservation

Legal Authority

- 10th Amendment of the Constitution - division of police power
- 5th Amendment of the Constitution - due process
- Illinois Compiled Statutes: 65 ILCS 5/11-13-1 - “Zoning Enabling Act”
- Evanston City Code, Titles 2 (Boards, Commissions and Committees) and 6 (Zoning)
- Evanston Ordinance 29-0-18 “Preservation Ordinance”
- Guiding and adopted policy documents including the Comprehensive Plan and Preserve 2040

The Commission exercises the police power when undertaking design review and resource management activities and is obligated to provide due process and avoid capricious and arbitrary decisions through application of a common set of standards

Historic Preservation

Evolution and common misconceptions

- **Early examples**
 - Hasbrouck House (1850); Mount Vernon (1858); New Orleans French Quarter (1925); Federal Government Heritage Documentation Programs (New Deal and 2nd New Deal) (1930s); Charleston S.C. Ordinance (1930); National Trust established (1949)
- **Historic Preservation has evolved significantly over the past two decades** from a focus on high-style architectural resources from the late 19th and early 20th centuries to living heritage, preservation-based economic development, environmental resources and sustainability, cultural and social resources, and storytelling
- **Preservation is often clouded in myth, misconception, and misunderstanding**
 - One major misconception is that historic preservation stops change, that homeowners can't do anything to their property, or that the majority of requests for alteration and construction are denied

Evanston has a significant opportunity to not just follow historic preservation best practices, but to lead in their discovery and implementation as a powerful tool to meet the City's goals

Historic Preservation

Evolution and common misconceptions

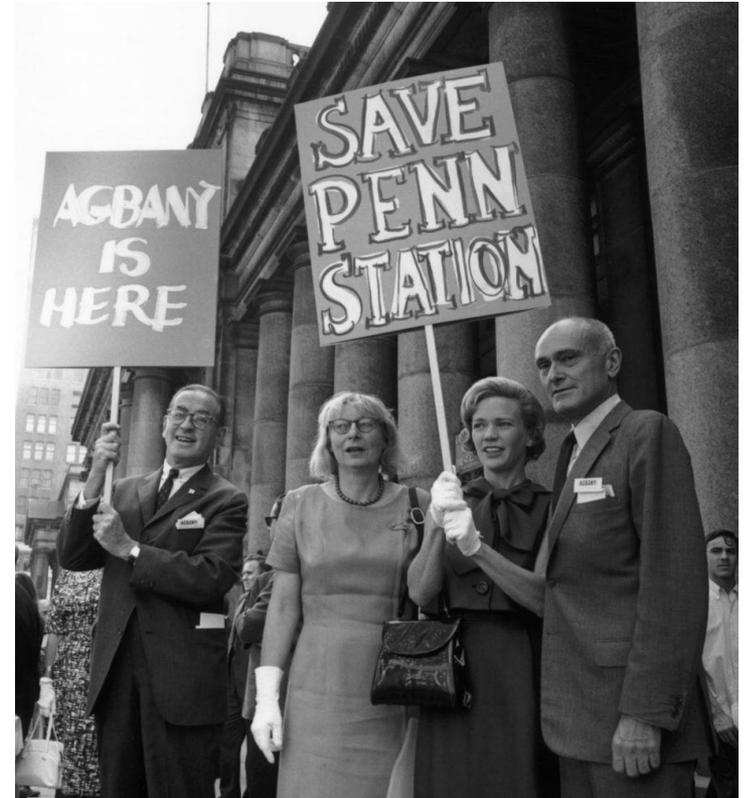
An effective 21st Century preservation program lives at the intersection of affordability, economic vitality, sustainability, and celebration of our diverse places, people, and stories.

Historic Preservation

Building a National Movement

Key Events

- HUD VA Home Loan Program for single-family homes and the rise of suburbia (1944);
- HUD Housing Act authorizing slum clearance and urban redevelopment (1949);
- Creation of the Interstate Highway System (1956);
- Socially isolating development patterns and nationwide Urban Renewal - the decline of American urbanization (1950s-1980s);
- Demolition of Penn Station and galvanizing New York City (1964), and;
- Passage of the National Historic Preservation Act, creation of the National Register of Historic Places, and Section 106 review and state companion legislation (Section 707 in Illinois) (1966).



Historic Preservation

Building a Local Movement

Evanston was not immune to urban renewal and saw significant and rapid changes to its residential built environment between the 1920s and the late 1950s, and later to its downtown between the 1960s and into the early 2000s. These were largely a response to nationwide events conducted at a local and regional level.

- Building boom and construction of multi-family housing. Later housing shortage of 1940s and 1950s., Subdivision of large estates for new attainable housing typologies.
- Removal of the City's streetcar system
- Construction of I-94, the rise of suburbia
- Construction of Old Orchard and dramatic changes in retail and market conditions
- Significant changes to Evanston's built environment, zoning reforms, changes in market conditions and preferences, and an attempt to compete with auto-centered, and suburban retail and office trends
- Street widening and traffic efficiency projects, and off-street parking as a right
- Widespread demolition of significant resources across the City but primarily in and around downtown.

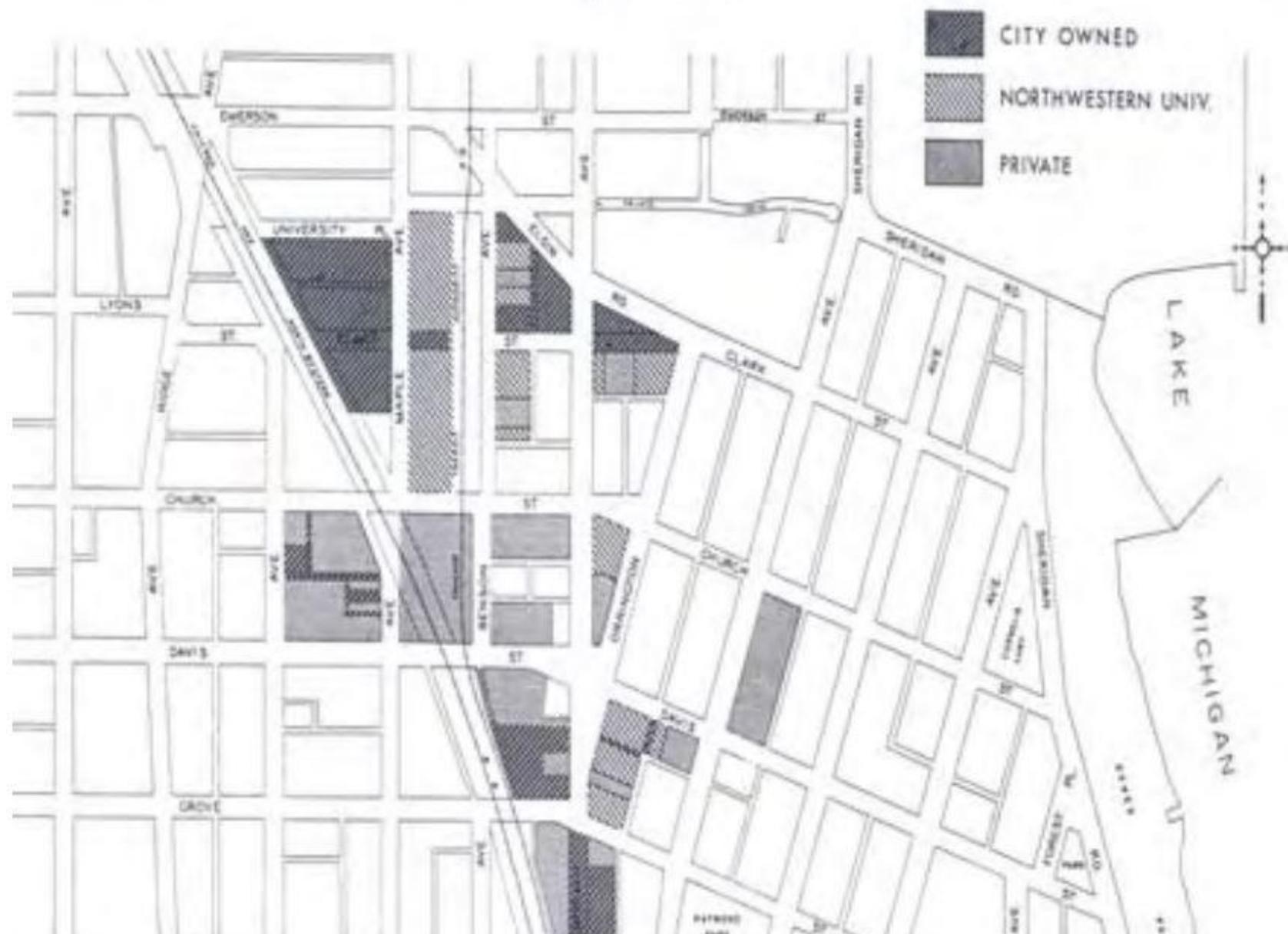
Evanston's early preservation movement was galvanized in part by these events and led to adoption of the first Preservation Ordinance



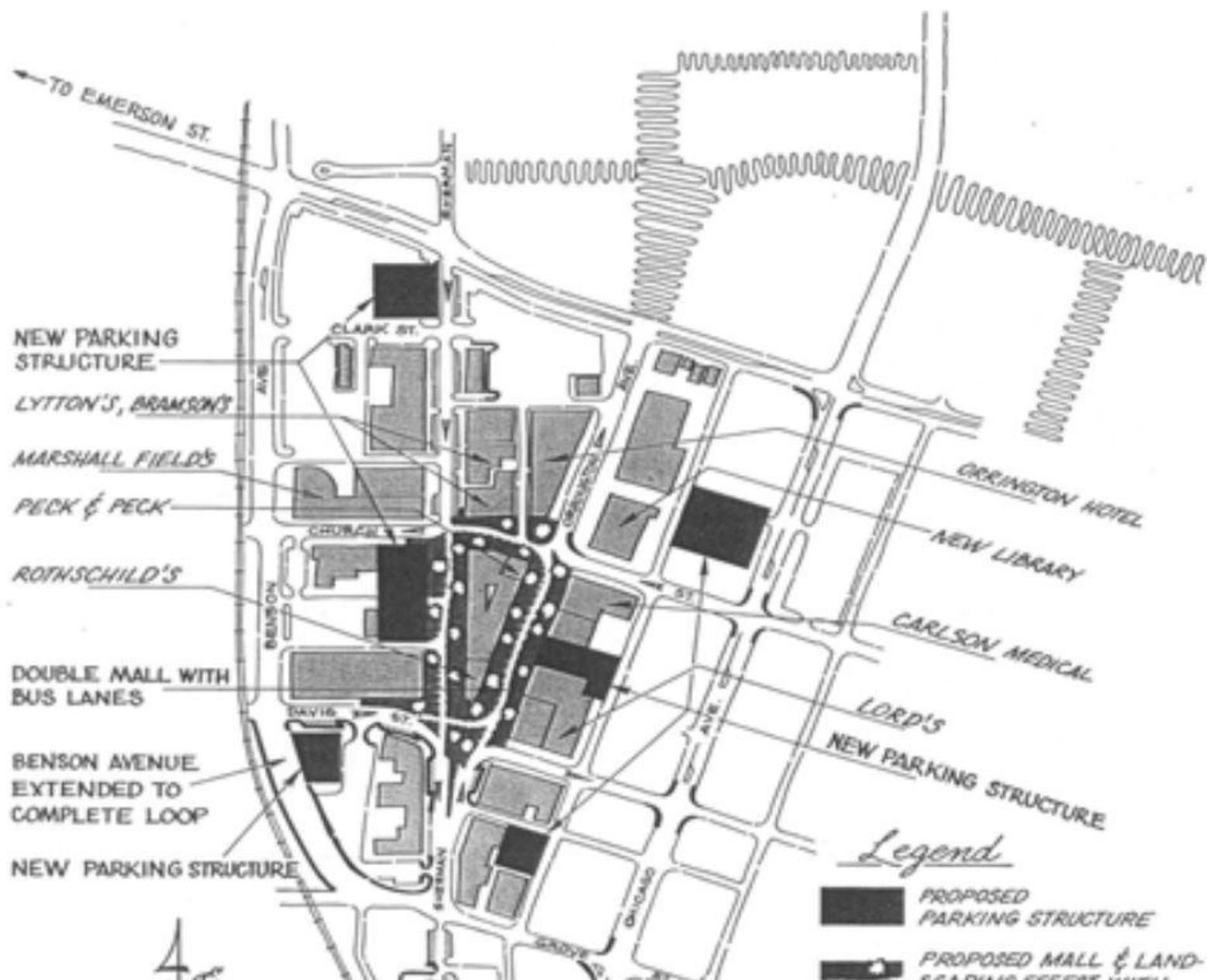
POTENTIAL REDEVELOPMENT SITES

FOR DOWNTOWN EVANSTON, ILLINOIS

AS OF 1971

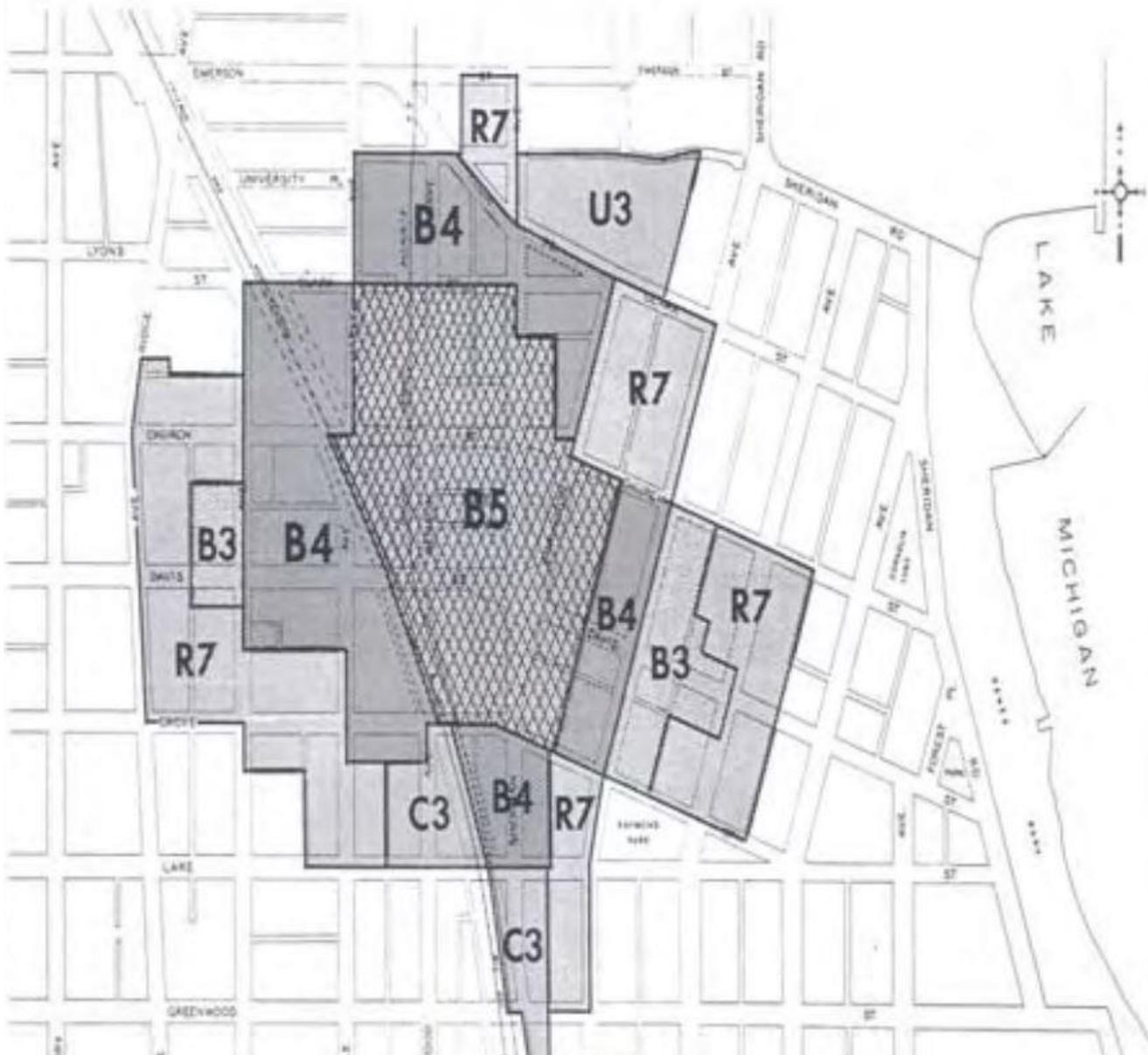


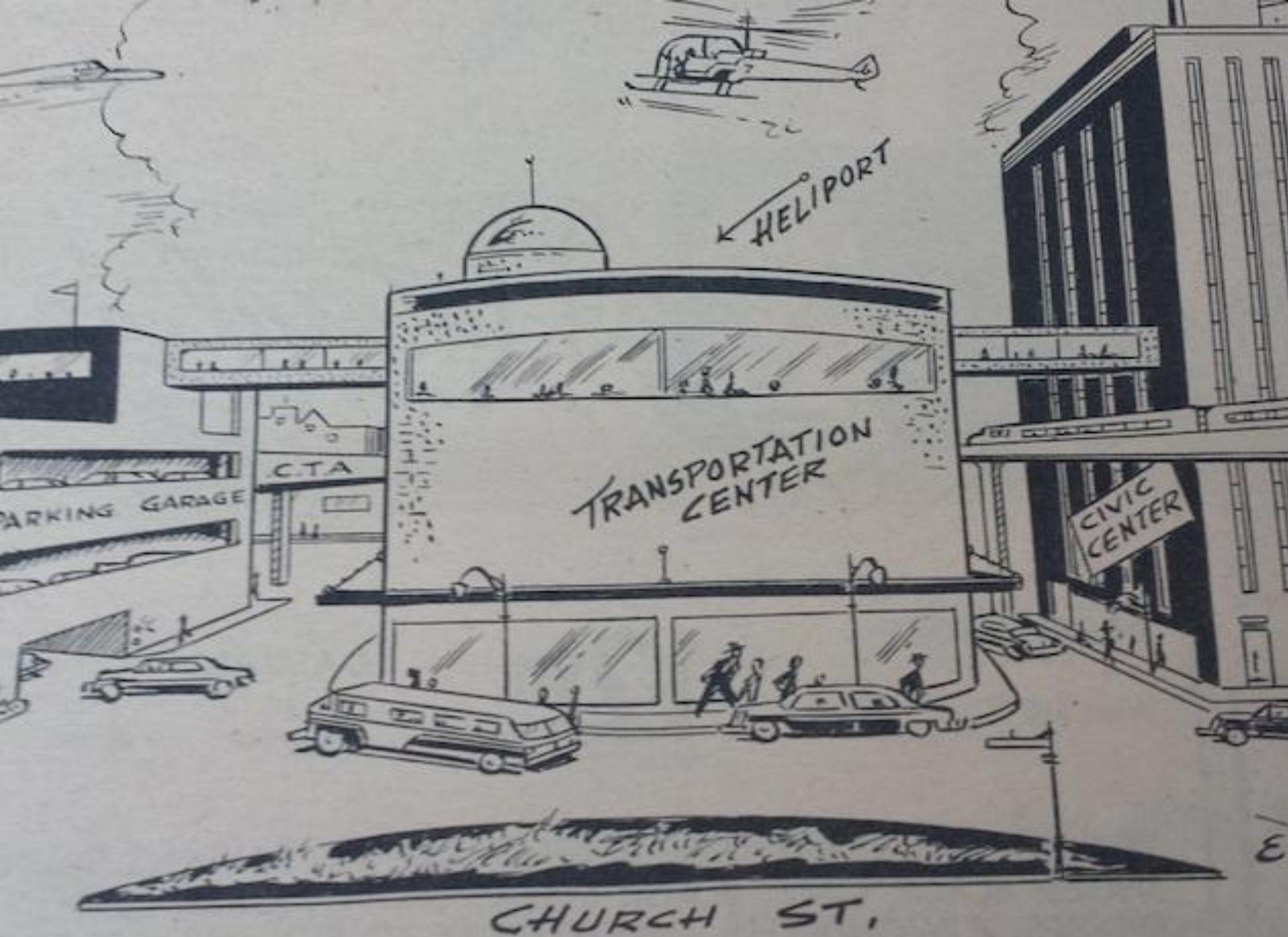
STAGE 2 SCHEDULED FOR COMPLETION IN 10 YEARS, FROM 1960 TO 1970



ZONING

FOR DOWNTOWN EVANSTON, ILLINOIS
1966





HELIPORT

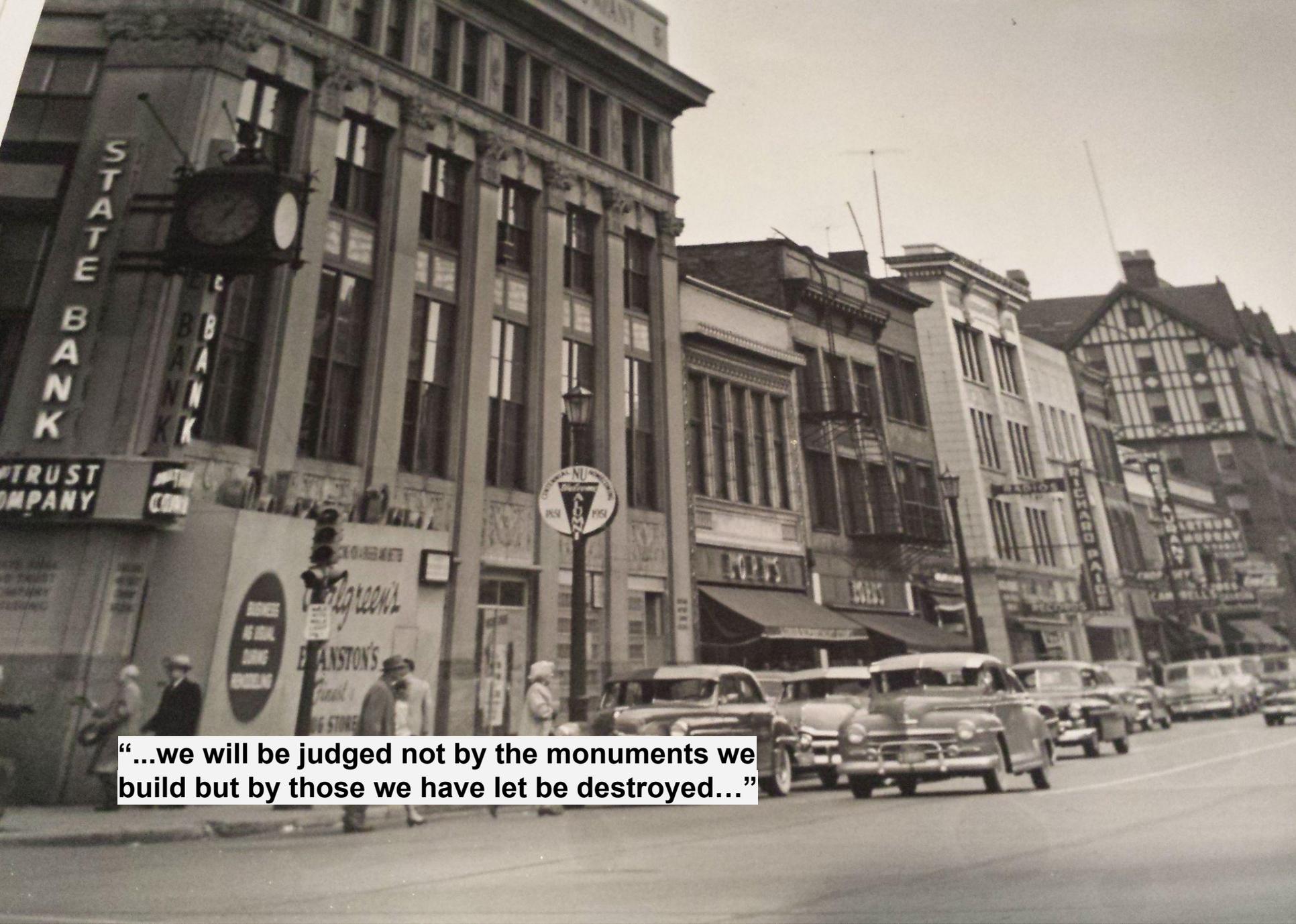
TRANSPORTATION CENTER

CIVIC CENTER

CTA

PARKING GARAGE

CHURCH ST.



“...we will be judged not by the monuments we build but by those we have let be destroyed...”







STREET CORNER

EVANSTON, ILL.



EVANSTON PUBLIC LIBRARY, EVANSTON, ILL.

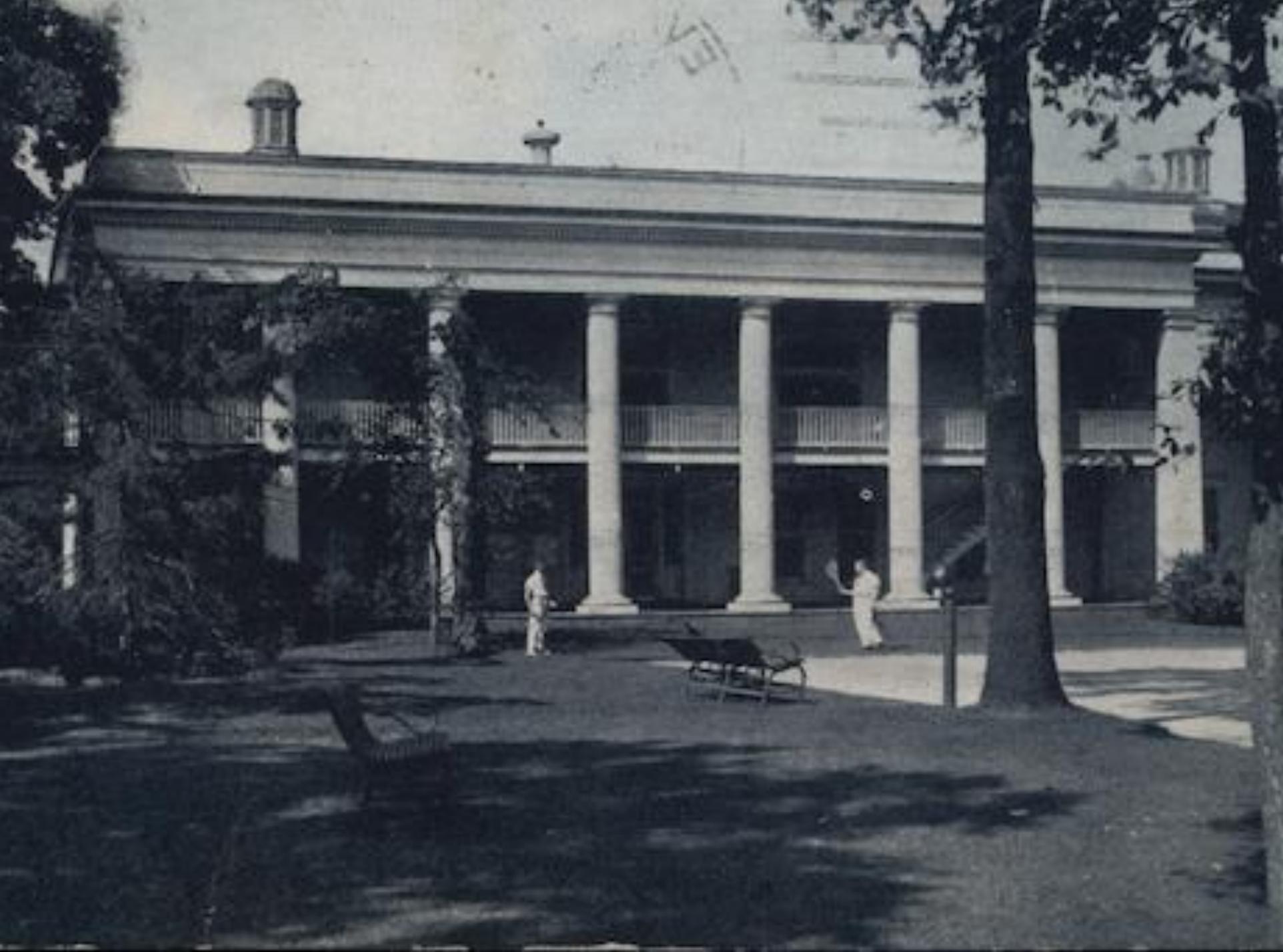


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An aerial view of the newly paved Fountain Square. At the left center is what remains of the Rood building, gutted by fire in February 1946.



An aerial view of the newly paved Fountain Square. At the left center is what remains of the Rood building, gutted by fire in February 1946.





Emerson St

Ridge Ave

Lake St

Chicago Ave

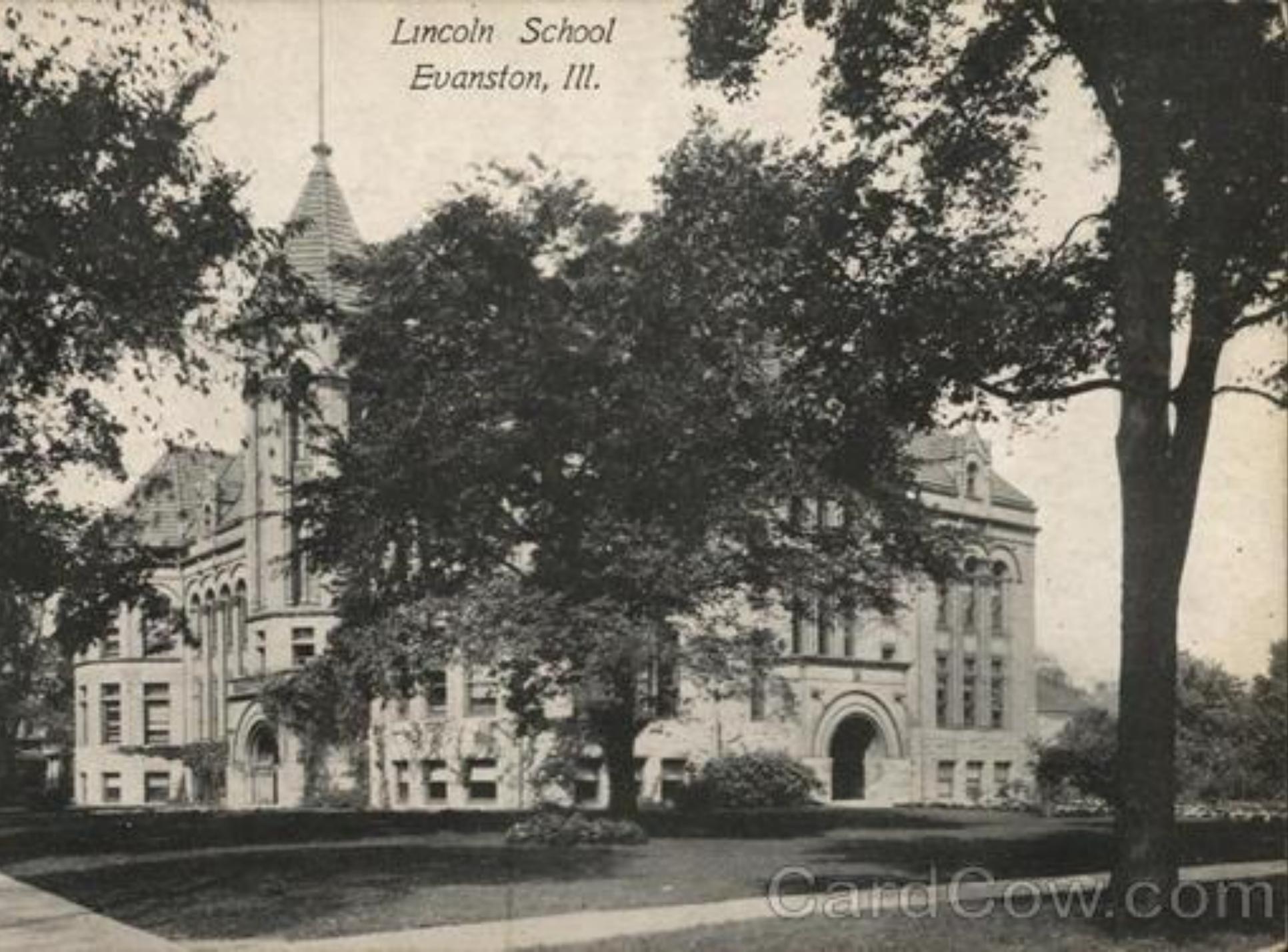
“Demolition is a decision of easiness and short-term. It is a waste of many things – a waste of energy, a waste of material and a waste of history. Moreover, it has a very negative social impact. For us, it is an act of violence.”

Anne Lacaton, *Pritzker Architecture Prize* awardee

6-38

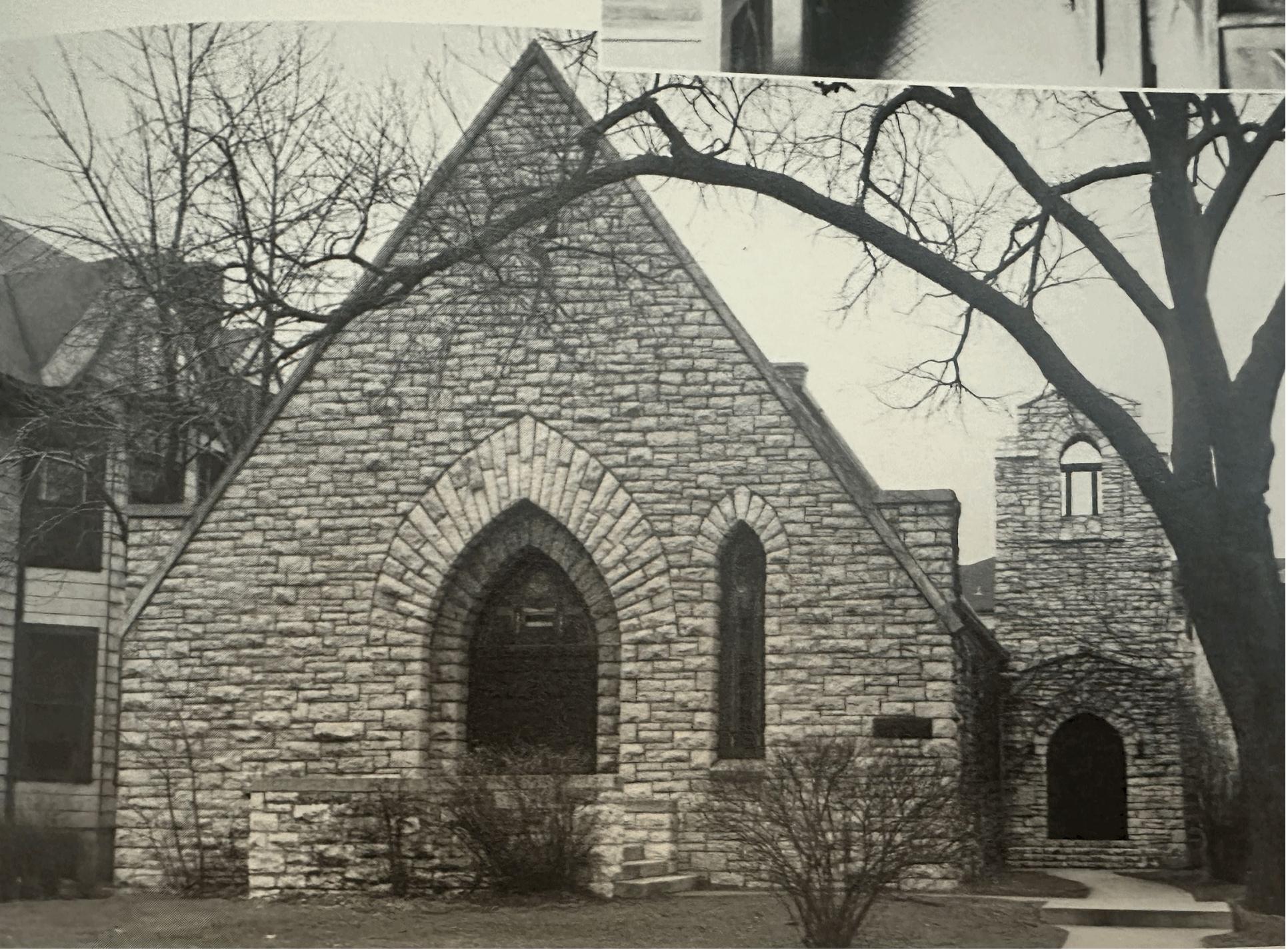


*Lincoln School
Evanston, Ill.*









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Preservation Ordinance

Organization and Purpose

- Creates the Preservation Program and establishes the Preservation Commission and outlines the Preservation Programs purpose and goals
- Establishes the Commission's powers and duties to advance the programs purpose and goals
- Provides procedures and standards associated with ongoing identification & registration of resources
- Provides checks on development pressure, and opportunities for cultural and historical considerations to be part of the City's entitlement and development processes for non as-of-right proposals related to eligible resources proposed for future nomination and designation
- Affords applicants due process, establishes consistent procedures and objective standards for reviewing applications and making decisions that follow national best practices and important legal benchmarks
- Provides processes for special considerations, appeals, and outlines penalties and enforcement procedures when the ordinance is not followed and the law is broken.

The purpose of the Ordinance is to, “promote the educational, cultural, economic, and general welfare of the City”

Preservation Ordinance

Goals and Objectives

The Preservation Program has nine (9) [goals and objectives](#). Only one goal explicitly supports binding design review activities, although this has become the bulk of the Commissions work.

Additional key goals that advance the purpose and spirit of the Ordinance include those related to:

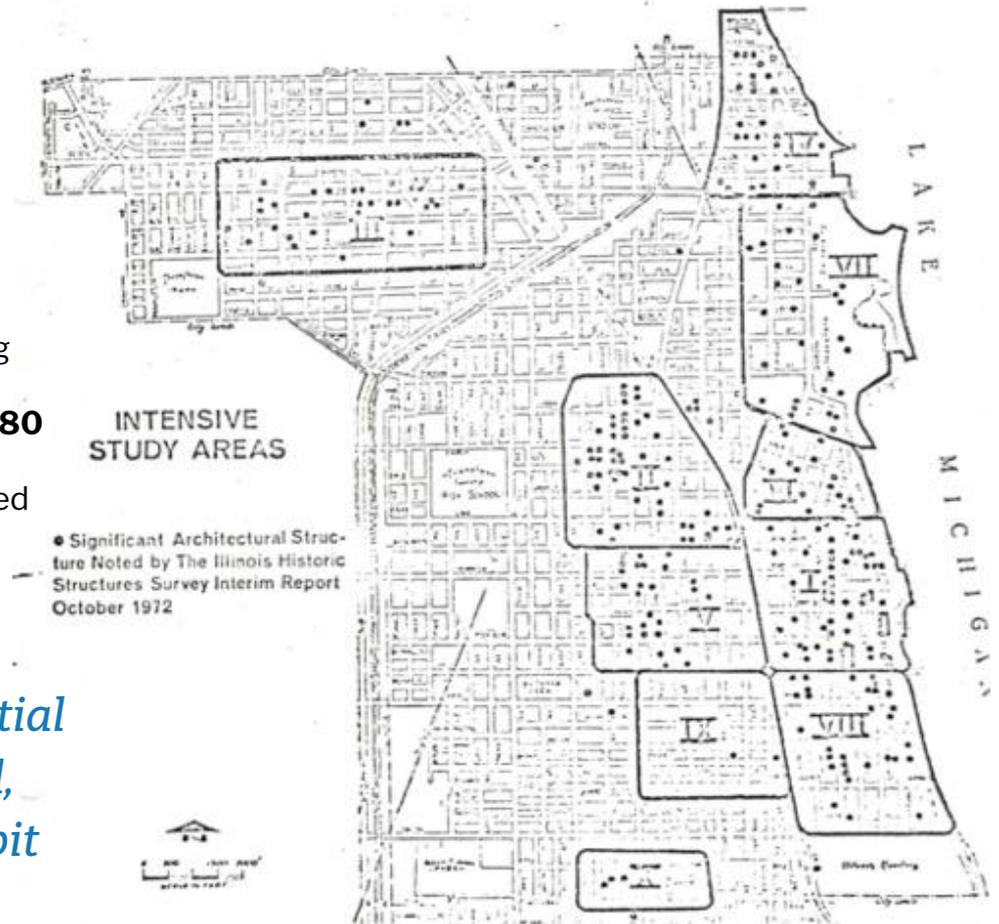
- Preservation based economic development and heritage tourism
- Identification, celebration, and registration of historic and cultural heritage in addition to architectural heritage
- Encouraging, fostering, and providing guidance and education on the value of adaptive use and rehabilitation of resources that already exist and contribute to many of our land use goals
- Fostering civic pride in our built environment and maintaining ongoing education and advocacy efforts
- Neighborhood stabilization programs
- Encouraging future development that considers the value of retaining irreplaceable built fabric that is associated with Evanston's spirit and identity
- Ongoing survey and documentation efforts including maintaining an ongoing survey and study list of eligible resources

Historic Resources

Study Areas (1975)

- **Historic Structures Survey**
 - 276 structures and 23 sites
- **1974 Comprehensive Plan**
- Preservation conferences
- Hired Consultant (Bill Westfall)
- Resident Volunteers and Crowdsourcing
 - 1976 citywide survey
 - ~1200 resources identified **by 1980**
 - representing 6 of 10 study areas
 - 550 of those would be landmarked
 - ~100 more shortly afterward
- Professional Staff
- Evaluation Committee
- Preservation Commission

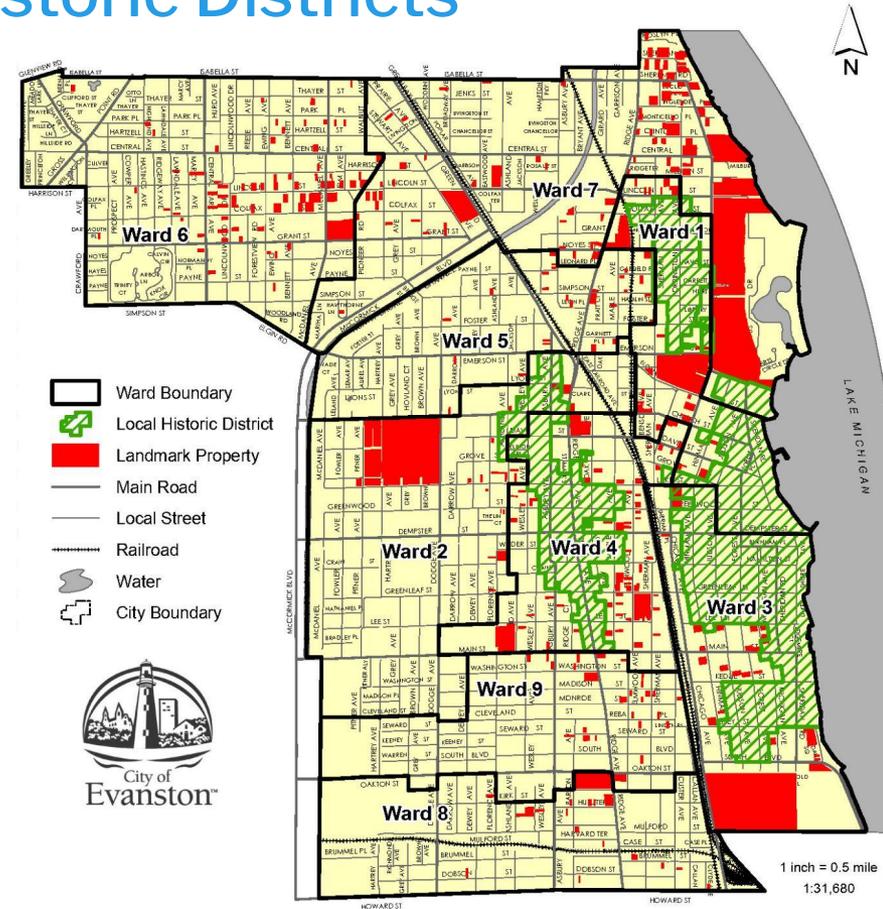
“To protect and conserve the residential character of the community...” and, “preservation of homes which exhibit historical or architectural value”



Historic Resources

Evanston Landmarks and Historic Districts

- **850 Local Landmarks**
 - including 430 outside of a District
- **4 Local Historic Districts**
 - Lakeshore Historic District
 - Ridge Historic District
 - Northeast Historic District
 - WCTU Historic District
- **5 National Register Historic Districts**
 - Lakeshore Historic District (1980)
 - Ridge Historic District (1983)
 - Northeast Historic District (1999)
 - Oakton Historic District (2005)
 - Suburban Apartments (1984)
- **3 National Historic Landmarks**
 - Frances Willard House
 - Charles Dawes House
 - Grosse Point Lighthouse
- **African American Heritage Sites**



Historic Resources

Evanston Landmarks and Historic Districts

- Evanston is well known today for its rich diversity of residential architecture.. Primarily early and late victorian styles as well as early revival styles, and types from the arts and crafts and progressive movements including the prairie style.
- **Prominent architects include:**
 - Cobb and Frost
 - Edgar Ovet Blake
 - Daniel Burnham D.H. Burnham and Company
 - Holabird and Roche
 - James Egan
 - Myron Hunt
 - Stephen A. Jennings
 - Dwight Perkins
 - George Maher
 - Robert Spencer
 - Ernest Mayo
 - Gurdon Randall
 - James Gamble Rogers
 - Robert Seyfarth
 - Shepley Rutan and Coolidge
 - Tallmadge and Watson
 - Frank Lloyd Wright
 - Joseph Sillsbee
 - John August Nyden
 - Howard Van Doren Shaw

Historic Resources

Evanston Landmarks and Historic Districts

- Evanston's built environment had evolved overtime with significant contemporary architects leaving an indelible mark on the City's built environment
- **Prominent architects include:**
 - Larry Perkins
 - Philip Will Jr.
 - David Haid
 - Walter Nettle
 - Edward Dart
 - George Fred Keck
 - Bertrand Goldberg
 - Booth and Nagle
 - Harry Shaxted

“The early Commissions also made a purposeful effort to document and protect representative examples of Evanston’s everyday or vernacular architecture as well as cultural and historic sites that may lack architecture distinction”

Historic Resources

Evanston Landmarks and Historic Districts

- Reflective of our unique character, history, and culture as a community
- Tangible links to our past and diverse identities
- Opportunities for community storytelling
- Collective character and the ability to communicate a sense of place and spirit. Binding residents to their physical environments
- Decommodification of the built environment and inherent sustainability
- Artistic and cultural value
- Community identity and orientation
- Neighborhood stabilization and resiliency

“Evanston’s heritage is inexorably linked to its past”

Questions