



## **MEETING MINUTES**

### **PRESERVATION COMMISSION**

Tuesday, March 11, 2025

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Amanda Ziehm, Stuart Cohen, John Jacobs, Beth Bodan,  
Matthew Johnson, Charles Smith,

Members Absent: Sarah M. Dreller, Joshua Bowes-Carlson, Thomas Ahleman, Lesa Rizzolo

Staff Present: Cade W. Sterling

Presiding Member: Carl Klein, Chair

Minutes Taken by: Cade W. Sterling

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## **CALL TO ORDER/DECLARATION OF A QUORUM**

## **PUBLIC COMMENT**

Members of the public are afforded three minutes per person to provide testimony related to items listed under discussion, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so during those agenda items in a manner and under time limits determined by the Chair.

- No comment received.

## **PRESENTATIONS**

### **1600 Dodge Avenue - Evanston Township High School - Landmark**

Representatives from Perkins & Will will provide an overview of Phase 1 of the Evanston Township High School Centennial Projects which include construction of

an arts and innovation wing. The high school is a local landmark recently determined eligible for the National Register of Historic Places. The project does not require a Certificate of Appropriateness per City Code Section 2-8-8 (A) since school projects are reviewed by the State and do not require building permits from local governments.

- Marney Gedey and Michael Dolter, architects with Perkins and Will, provided background on the history and evolution of ETHS and the ongoing role of Perkins and Will.
- The proposed additions are to the south volume of the structure and are intended to expand the schools arts, music, and innovation classes. It also includes a small corridor extension as an enabling project for future expansion.
- The proposed design vocabulary for the additions closely matches those of the 1950s and 1960s additions to the building, acknowledging that these additions may have historic significance in their own right, and that the original Collegiate Gothic structure is obscured by them.
- The pattern of fenestration is similar to the existing additions except for the proposed black box theater space which includes additional glass area to bring light into the space so it can be used as an adaptable space for classrooms, or a small auditorium.
- Proposed exterior alterations to the site include regrading and new drain tiles to improve use of the south lawn for band practice. A large tree is also proposed to be removed as a security risk.
- Additional alterations include window replacement at a later addition to the north of the proposed expansion. The existing windows are non-original, but are single glazed and inefficient. The proposed replacements closely match existing in proportion and operating style, but includes additional fixed windows due to a lesser need for passive ventilation within the space.
- Commissioners asked about the proposed window replacement and some discrepancy between the drawings and the proposal. The architects noted that this was a rendering error in the elevations, and that the proposed windows do closely match existing with only modest change in general appearance.
- Commissioners asked about the alteration to the sites environment, noting the significance of the tree proposed for removal.
- The architects explained that they agreed that the tree contributes to the spirit of the site, but it was identified as a security risk due to its ability to be

climbed and provide opportunities for entry into the building through proximate windows. The City's tree preservation coordinator has approved its removal, and the school will replace the required number of trees on-site as new plantings in more appropriate locations.

- Commissioners applauded the overall design composition and acknowledged that the school and architects were not required to present to the Commission, but they appreciated the opportunity.

## NEW BUSINESS

### **25PRES-0016 - 732 Judson Avenue - Lakeshore Historic District**

David Schroeder, architect and applicant on behalf of the property owner, submits for a certificate of appropriateness to alter the fenestration of the homes north and south elevations by infilling five existing windows with stucco to match existing, construct a single-story bay addition to the structures rear volume, replace a rear entry door at the homes west elevation, and install two skylights.

**Applicable Standards:** Alteration [1-10]; and Construction [1-8; 10-13; and 15]

- David Schroeder provided an overview of the proposal which primarily includes a rear bay addition to the home to accommodate expansion and reorganization of the kitchen area as well as enclosure of windows to accommodate new orientation of the stair to the top level of the home to meet code requirements.
- The proposed materials for the bay would match the existing materials on the home which are predominately stucco. The bay would have additional glazing to capture as much light as possible into the kitchen area and afford views into the rear yard.
- The bay provides additional articulation and formality to the rear elevation of the home that is currently a single wall plane that is an abrupt contrast to the remaining elevations of the home.
- Commissioners applauded the skillful rearrangement of space on the interior of the home.
- Commissioners asked about the rear bay and why it was supported on thin piers rather than flush against the house or canted since it has such a shallow depth.
- The applicant stated that they reviewed several alternatives. One reason it was placed on piers was due to the extant basement window that the client

wanted to retain. The bay could not be canted due to placing unsupported load on the floor joists, and correcting this would have significantly increased the cost. The proposed form seemed compatible while reducing cost and increasing function.

- Commissioners largely agreed that the way the bay interacts with the principal volume of the home, as well as how it embraces the ground plane does not meet the standards related to the scale of the structure and relationship of projections. The piers are too thin in scale, and the bay seems disconnected and almost reads independently from the remainder of the home.
- Commissioners suggested the applicant proposed alternatives such as stucco piers that taper and mimic other elements of the home and the treatment of existing bays.
- The applicant stated that he was happy to review alternatives for the Commissions review.
- Commissioners stated a preference for these alternatives to be prepared and reviewed administratively in consultation with Commissioners Cohen and Jacobs.
- Commissioners asked about the windows proposed to be removed and the reason why they could not be retained.
- The applicant noted that the proposed stair would bisect one of the windows, and the other would have its sill height at the level of the treads. The safety risk here outweighed the need to retain or alter these window openings, and altering their size was thought to be more impactful to the composition than their removal.
- Commissioners noted it would be nice to light the stairwell with a window, but agreed it had little impact to the integrity of the side elevation. It was noted that the infill with stucco needed to be very skillfully done and it was recommended that the entire elevation be re-painted to which the applicant agreed.
- Commissioners asked about the proposed skylights.
- The applicant noted that they are barely visible, being obscured by the roof line and toward the rear volume of the structure.
- A motion to approve with conditions carried on a vote of 8-0.
  - Condition: For administrative review and approval during permitting.  
The applicant shall further study how the rear bay is supported and

the relationship between the proposed bay and the ground plane and overall composition of the rear elevation.

## **APPROVAL OF MEETING MINUTES**

### **Minutes of February 11**

- Approved with amendments to speaker names identified in public comment

### **Minutes of February 20**

- Approved with amendments to include additional testimony regarding the historic and cultural significance of the Civic Center that was identified during the meeting

## **DISCUSSION (NO VOTE WILL BE TAKEN)**

### **Envision Evanston 2045 - Comprehensive Plan Draft 2**

The Commission shall assist in the development and review of the preservation components within the second draft of the Envision Evanston 2045 Comprehensive Plan. The Commission shall provide written testimony and recommendations on the plans appropriateness for the protection and continued use of existing landmarks and properties, structures, sites, or objects within historic districts, as well as their potential affect on other historically, culturally, architecturally, or archaeologically significant areas, sites, structures, and objects throughout the City.

The Commission will develop comments and recommendations for consideration by the Land Use Commission and City Council, the recommending and determining bodies for these matters.

- The Commission acknowledged the work City staff has put into the second draft of the plan.
- Specifically, the second draft contains more overt support for implementing Preserve 2040, the transformative nature of Neighborhood Conservation Districts, collaborating with Native American and Indigenous tribal

representatives, and combatting displacement. The second draft contains additional metrics and data that can start guiding decision-making and citations if additional context is needed. A Community Systems Chapter has been added that describes Evanston's network of essential services and encourages partnerships that could increase efficiency and opportunities for enrichment. Finally, adaptive use features vary prominently throughout this revision, not only in the Preservation Chapter but also for its ability to advance key affordability, economic, and climate resilience goals.

- The Commission was happy to see a proposed neighborhoods and places chapter, but asked that its underlying framework be modified noting that residents likely do not associate their neighborhood's sense of place and unique character with its ward.
- Utilizing this as the chapter's framework does not adequately represent Evanston's unique character.
- The Commission asked that a specific policy be included in the Environment Chapter that references adoption of a deconstruction ordinance.
- The Commission asked that more specific reference be included in the Environment Chapter to the cultural significance of trees and landscapes.
- The Commission asked that the Parks and Recreation Chapter include a new policy statement that addresses the cultural and historical significance of parks and the importance of those associations in future decision making.
- The Commission asked to further support organizational structures and new capacity building approaches necessary for the preservation program to meet the needs of the community over the next two decades.
- The Commission asked for a revised historic resources map that reflects current conditions including the location of all individual landmarks, the structures within the thematic suburban apartment buildings district, eligible districts and landmarks, african american heritage sites, and legacy businesses. Visually representing these is critical to inform future land use decisions that respect cultural heritage.
- The Commission asked to include a new policy statement and associated actions that address the preservation ordinance and the treatment of existing and eligible landmarks and historic districts.
- Although the plan's current policies and actions address many ways the preservation program will evolve and grow to meet the City's vision for the future, it is silent on the treatment of existing and eligible historic resources. The comprehensive plan should affirm the City's commitment to retaining,

safeguarding, and actively managing our historic resources for their indispensable role in communicating and maintaining the visual character, social fabric, and cultural heritage of our community.

- Not including this commitment as a clear policy in drafts 1 or 2 has created significant uncertainty within the community regarding the relationship between the draft comprehensive plan and the City's preservation program and preservation ordinance.
- The Commission recommended further developing the implementation chapter to meet the recommendations offered by the Commission during review of the first draft. It is nice to have an implementation chapter now, but it reads more as a statement of intent not a guide for oversight and accountability. Without changes, the plan risks being ineffective or performative.

The meeting adjourned at 9:10pm