



ACTIONS

Preservation Commission

Tuesday, December 12, 2023

Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

1. PUBLIC COMMENT

Unless otherwise determined by the Chair, members of the public are afforded a maximum of three (3) minutes per person to provide testimony related to items listed under discussion and staff reports, 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 following presentation by the applicant in a manner and under time limits determined by the Chair.

2. CALL TO ORDER/DECLARATION OF A QUORUM

3. NEW BUSINESS

A. 23PRES-0233 - 748 Judson Avenue - Lakeshore Historic District

Studio Talo Architects, applicant on behalf of the homeowner, submit for a Certificate of Appropriateness to alter the homes west elevation fenestration, enclosing a basement window with brick to match existing, installing new windows and a door in new openings and replacing two existing double-hung basement windows with egress windows at the homes rear volume, and enclosing a second-story double hung window with brick to match existing at the homes east elevation.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, and 7]

Action: A motion to approve as presented was carried 7-0 with 1 abstention.

B. 23PRES-0228 - 1045 Maple Avenue - Landmark

Ken Hazlett, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to demolish an existing single-story one car detached garage and construct an alley accessible two-story coach house with ground floor parking and upper-story accessory dwelling unit.

Applicable Standards: Demolition [1-6]; and Construction [1-11; and 13, 14, and 17]

Action: A motion to approve with conditions was carried 8-0. Conditions include:

- The applicant shall explore the feasibility of donating and relocating the existing

detached garage to a portion of Twiggs Park, pending approval by the Parks and Recreation Department.

C. **Adoption of the 2024 Meeting Schedule**

Staff recommends adoption of the 2024 meeting schedule.

Action: A motion to approve as presented was carried 8-0.

4. **APPROVAL OF MEETING MINUTES**

A. **Minutes of November 14, 2024**

Action: A motion to approve with Commissioner Ziehms amendment to add Standard for Construction #10 to her dissent, was carried 8-0.

5. **DISCUSSION (NO VOTE WILL BE TAKEN)**

A. **Memorandum of Agreement (MOA) Regarding Demolition of Ryan Field**

Members of the Preservation Commission will discuss the proposed MOA to be made among Northwestern University, the Illinois Environmental Protection Agency, and the Illinois State Historic Preservation Officer (SHPO) regarding demolition of Ryan Field. The purpose of discussion is not to mandate a specific outcome. Rather, the Commission's task is to consider whether the proposed mitigations constitute an adequately appropriate response to the adverse impact that the SHPO has already identified. The Commission's comments, as well as public comment received during this meeting, will be sent to the Illinois State Historic Preservation Officer to inform fulfillment of the Illinois State Agency Historic Resources Preservation Act, as known as Section 707, 20 ILCS 3420.

Action: No vote was taken. The Commission suggested the following in order for the proposed mitigation to be proportionate to the loss of a significant structure eligible for listing in the National Register.

1. Under "stipulations" revise first section title to "I. Mitigation – Recordation"
2. Under 1.B., revise to refer to IDNR's document entitled "Historic Illinois Building Survey (HIBS) and Historic Illinois Engineering Record (HIER) Standards and Guidelines" and include the list of Level II recordation requirements as found on page 3 of that document. This is consistent with a SHPO LOG #02062722, MOA regarding demolition of 7260 Madison Street in River Forest
3. Under I.I.2., revise to indicate that a second archival copy of the recordation be offered to the Evanston Public Library for use in their public reference. If the Public Library cannot accept the record, it should be offered to the Evanston History Center.
4. Add a new section II. Mitigations – Salvage. This is consistent with the aforementioned MOA in River Forest SHPO LOG #02062722
5. Invite architectural salvage professionals and organizations such as the Evanston based Rebuilding Exchange, to tour the site before demolition to identify items that can and will be salvaged and deconstructed rather than demolished.
6. Add a new section III. Mitigations – Architectural and Cultural heritage

- Interpretative Signage/Markers/Displays. This is consistent with SHPO LOG #003051223, MOA regarding Chicago Avenue in Evanston.
7. Install interpretive signage and/or markers and displays to convey the historic significance of the demolished Ryan Field building, site, and a variety of historic contexts and perspectives from different population groups.
 8. Specify that the owner's contractor should seek input and guidance from Tribal Historic Preservation Offices of Tribal Nations whose land Northwestern and Evanston traditionally sit on about including information on the interpretative signage/markers regarding the sites native-focused history and significance.
 9. Preparation of the interpretive text and images should include review by the Evanston Preservation Commission, Tribal Historic Preservation Offices (assuming they want to include this information), and the State Historic Preservation Officer.
 10. Specify that the interpretive signage/markers/displays must be placed along a visible and publicly accessible exterior area or sidewalk.
 11. Add a new section IV. Mitigations – Permit Fee Waiver Program Fund
 12. Stipulate that the owner will provide seed funding for a need based permit fee waiver program for City landmark owners undertaking renovations that meet the standards but constitute a disproportionate cost in relation to the homes overall value. This targets vernacular landmark properties owned by low to middle income individuals.
 13. Specify that work may only begin once the recordation steps have been completed, rather than after final photography has been approved.
 14. Specify that the owners shall permit tribal monitors to be on-site during excavation, or that an archaeological survey be conducted prior to excavation.

6. REPORTS

A. 2024 Annual Work Plan Development

Staff will present an overview of initiatives from the Preserve 2040 Plan in progress or completed, as well as additional initiatives identified for implementation in years 1-3 for consideration as part of the Commissions annual work plan to be adopted in January. This aligns with initiative 2.11 within the Preserve 2040 Plan as well as Article 11 of the Commissions Rules and Procedures.

Action: None taken. Staff presented initiatives in progress or complete to date and asked Commissioners to return at the January meeting with initiatives to include in a 2024 work plan. Commissioners suggested formation of a working group to review and make suggest modifications to the existing applications as well as a working group to formalize a standard practice for listing properties on the Commissions eligibility study list – formally proposing properties for landmark designation.

B. Tribal Historic Preservation Officer Visit

Chair Dreller will report on her observations of a recent meeting organized by Northwestern University that emphasized bringing together Tribal Historic Preservation Offices of Tribal Nations whose land Northwestern and Evanston traditionally sit on and Native-focused Northwestern faculty and staff. The organizers'

key goal for this meeting was to begin developing long term, collaborative relationships around preservation best practices and Native-focused research. This aligns with initiative 1.4 and 1.7 within the Preserve 2040 Plan.

Action: None taken. Chair Dreller and Commissioner Klein provided input on the meeting and potential next steps to inform future collaboration.

7. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade Sterling at 847-448-8231