



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, December 12, 2023

7:00 P.M.

Members Present: Carl Klein, Sarah M. Dreller, Beth Bodan Amanda Ziehm, John Jacobs, Joshua Bowes-Carlson, Charles Smith, Thomas Ahleman, Aleca Sullivan

Members Absent: Samantha Steele, Stuart Cohen,

Staff Present: Cade W. Sterling, Carlos D. Ruiz

Presiding Member: Sarah M. Dreller, Chair

Minutes Taken by: Cade W. Sterling

Public Comment

- The Commission received three letters of public comment, all related to demolition of Ryan Field. In addition to the two letters within the Commissions packet at the time of the meeting, Chair Dreller read a third letter by Davidsarah Black Otter Kaplan of the Pokagon Band of the Potawatomi Nation into the record.
- The letter encouraged the State of Illinois to mandate an exploratory archaeological survey of the stadium prior to its demolition to be proactive in the discovery of Native remains or items rather than be reactionary.

NEW BUSINESS

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]

- Commissioner Ahleman recused himself from the discussion and vote,

returning to the chamber following completion of the case.

- Jennifer Parker Holtz, and Nataliya Silyarska presented a summary of the proposal. The proposed alterations are limited to the north and west elevations. On the north elevation, the applicant proposes removal of a double hung window to accommodate interior alterations. The window in question is not located on the principal volume of the home and is set further back from the street than the elevation drawings depict. The opening will be infilled with brick salvaged from the rear volume of the building so there will be a very close match with no change in general appearance.
- The proposed alteration to the east elevation include the addition of new windows and doors in a currently minimally fenestrated volume/extrusion of the rear elevation as well as new egress windows required for interior alterations to the basement level of the building.
- The proposed windows are aluminum clad wood fixed and double-hung units matching the existing windows substantially in proportion and general appearance. The brick removed at the rear volume to accommodate new openings will be used for infill on other portions of the building to ensure a consistent aesthetic and brick match.
- Commissioner Smith commented on the large fence at the properties side and rear that blocks the majority of the view of the rear elevation.
- Commissioner Klein asked about the windows operating styles, which were noted as fixed and double-hung (at both ends of the new rear entryway), both are evident on the home already.
- Commissioner Bowes-Carlson commended the approach to salvage the existing and original brick at the rear for use at the front elevation.
- Commissioners generally applauded the design, seeing it as a sensitive and compatible solution to changes in the interior programming of the structure.
- Commissioners debated standards for construction #3, proportion of openings, and construction #4 rhythm of solids to voids, noting they were most applicable to the proposal, and agreeing that they were met, and that the rhythm of solids to voids at the rear volume was improved upon.
- A motion to approve as presented was made by Commissioner Bodan, seconded by Commissioner Bowes-Carlson. The motion carried unanimously.

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]

- Ken Hazlett, provided an overview of the proposal, including demolition of the single-car non-original garage and construction of a new two-story accessory dwelling unit with ground floor parking and upper-story dwelling unit.
- Commissioners asked the applicant about the existing detached garage, including its current condition and whether it was original or not.

- The applicant noted that it was likely non-original unless it had been constructed originally as a barn or storage shed. Given the date of construction for the home, it would be logical that the garage was constructed two decades or more after, in the 1920s or 30s. The existing garage is in a state of deterioration, but is serviceable. Its removal is more to do with the practicality of a single-car garage as well as a desire for the homeowners to have a separate dwelling unit for use by a family member.
- Commissioners asked about the need to remove a large oak tree on the property to accommodate the new construction, and asked staff if the tree preservation ordinance was in effect yet.
- The applicant stated the tree was proposed to be removed, and was currently growing into the side of the garage, and has created some structural issues.
- Mr. Sterling stated that the tree preservation ordinance adopted by the City Council was not in effect until a certified arborist had been hired by the City, which he believes has not occurred.
- Commissioners asked the applicant about the proposed design and materials for the new ADU.
- The applicant stated that all the materials as well as detailing including bracketing, exposed rafter tails, half-timbering etc. would match the existing home. The proposed windows are aluminum clad wood units with lite divisions to match the home.
- Commissioners asked if the windows used simulated or true divided lites. The applicant stated they would use SDL's.
- Commissioners asked about the proposed fenestration at the ADU's stairway, creating an unusual rhythm/pattern of fenestration atypical for a home of this vintage. It was asked what the precedent was for this.
- The applicant stated that there was no precedent and that some artistic license was being asked for here. The windows step up to provide ample light into the stairway, which also acts as a light well for the ADU, providing as much light as possible. The applicant noted that this was on the elevation least visible from a public way.
- Commissioners debated the mass and size of the proposed ADU, coming to consensus that its mass was appropriate and compatible with its surroundings. Commissioner Ahleman stated that even though its mass is larger, this is exactly what the ADU ordinance intends, and that in its location, it helps support a continuous street wall along Greenleaf, and its access from the alley is an improvement.
- Commissioners asked again about the current condition of the proposed garage, noting it had been stated it was in serviceable condition, and many Commissioners found the garage to be charming and well designed – contributing to its surroundings.
- Commissioners deliberated and made a suggestion that the applicant and homeowner look to salvage the entire garage, relocating it to a new location, and potentially donating it for use by the City or some other organization that could use it for programming at a local park.
- Commissioners found this to be a potential solution that would meet the

standards for demolition, but wondered about the standards for relocation, whether they would be met.

- Mr. Sterling read the standards for relocation, noting they appeared to be met in this instance.
- Commissioners asked the applicant if they would be open to this approach. The applicant and homeowner agreed.
- Commissioner Smith made a motion to approve with the recommendation that they seriously explore the feasibility of relocating the existing garage to a new location rather than demolish it outright, and if relocation is not feasible, the garage materials should be salvaged and donated to the rebuilding exchange. This was seconded by Commissioner Sullivan. The motion carried unanimously.

Adoption of the 2024 Meeting Schedule

Staff recommends adoption of the 2024 meeting schedule.

- Mr. Sterling noted that the majority of the meetings fall on the regularly scheduled second Tuesday of each month except for the upcoming January meeting, scheduled for the third Tuesday as well as the July meeting scheduled for the third Tuesday, both due to conflicts with holidays and review timing for Commissions as well as application deadlines for applicants.
- Mr. Sterling noted that the schedule includes an August recess which follows past schedules due to typically low case loads and difficulty meeting quorum for that meeting.
- The Commission adopted the 2024 meeting schedule as presented.

4. APPROVAL OF MEETING MINUTES

Minutes of November 14, 2024

- Mr. Sterling noted that he received one change from Commissioner Ziehm, including additional standards she identified when voting against a proposal at the November meeting. This change will be incorporated prior to the minutes being posted.
- The Commission approved the minutes as presented with incorporation of the change requested by Commissioner Ziehm.

5. DISCUSSION (NO VOTE WILL BE TAKEN)

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.

- The Commission reviewed the proposed mitigation proposed by Northwestern – recordation of the historically and architecturally significant stadium listed as eligible for the National Register of Historic Places.
- In order to proportionally mitigate the demolition of this resource, which was identified as being part of the City’s cultural heritage and architectural legacy, the Commission recommended that the following be added to the draft memorandum of agreement between Northwestern, the Illinois EPA, and Illinois State Historic Preservation Officer.
 - Under “stipulations” revise first section title to “I. Mitigation – Recordation”
 - 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
 - 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.
 - Add a new section II. Mitigations – Salvage. This is consistent with the aforementioned MOA in River Forest SHPO LOG #02062722
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.

- Specify that the interpretive signage/markers/displays must be placed along a visible and publicly accessible exterior area or sidewalk.
- Add a new section IV. Mitigations – Permit Fee Waiver Program Fund
- Stipulate that the owner will provide seed funding for a 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 was discussed as largely targeting vernacular landmark properties owned by low to middle income individuals, but additional Commissioners thought this should apply to all owners of historic properties.
- Specify that demolition and subsequent work may only begin once the entirety of the recordation steps have been completed, rather than after final photography has been approved.
- Specify that the owners shall permit tribal monitors to be on-site during excavation, or that an archaeological survey be conducted prior to excavation, and encourage an archaeological survey of the stadium site prior to excavation.

6. REPORTS

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.

- Mr. Sterling reviewed the Commissions progress of implementation for the Preserve 2040 Plan, noting that although the plan has only been adopted for less than a year, the Commission and City have made significant progress including but not limited to ongoing survey work, development of the legacy business program, advocating for the tree preservation ordinance, actively recruiting commissioners to broaden the bodies experience and backgrounds, implementing a quarterly newsletter, and an ongoing speak series.
- Mr. Sterling asked the Commissioners to review both in-progress initiatives identified in the staff report as well as those not started that are identified as year 1-3 priorities and to come back at send him their preferences for inclusion in a 2024 work plan.
- Mr. Sterling explained that next steps would be a deeper discussion about specific initiatives, and hopeful adoption of a work plan at the January 2024 meeting.

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.

- Chair Dreller and Secretary Klein provided an overview and summary of a meeting they attended on November 29 as representatives of the Commission.
- The November 29 meeting with numerous THPOs and tribal designees primarily consisted of a detailed and in depth discussion on Tribal Consultation with Tribal Nations about the Ryan Field development. There also was discussion on the new law “The Human Remains Protection Act.” The discussion was not limited to Section 707 review.
- Northwestern organized this meeting, which had been scheduled for many months as a multi-day event with a primary focus of bringing together Northwesterns Native Focused Research team, the Preservation Commission, City of Evanston representatives, and Tribal Historic Preservation Officers to discuss ways to collaborate in the future.
- After this had been scheduled, the issue of Ryan Fields demolition and requirement to undertake a Section 707 review came up and that was added to the meeting agenda but was not the primary focus.
- Commissioner Klein brought to the attention of the Commission a letter sent from the Tribal Historic Preservation Office of the Pokagon Band of the Potawatomi Indians which expressed concerns about Northwestern University's proposed stadium rebuild. In this letter, there was a request that Section 106 review be followed and that archeological oversight occur before, during, and after any such proposed rebuild.
- Key takeaways included:
 - That these tribal representatives consider Evanston their home. They feel like they are part of this Community even though they no longer physically live here, being relocated to multiple states across the country.
 - That the City needs to put in the work to deserve their attention. They hold valuable information and histories of this place, but we need to be worthy of receiving that information.
 - That if they were to come to Evanston and see the iconography and symbols of their nations and peoples incorporated into buildings and physical spaces, they would feel more at home here. Visual representations are important to them.
 - The representatives of the various Tribes made it clear that they were not there individually, but rather that they were acting as formal representatives of an entire Nation. They are Sovereign Nations.
 - The Lighthouse complex (Harley Clarke property, Grosse Point

Lighthouse, Lighthouse Park District Property, is highly culturally significant to these Nations.

- Numerous THPOs requested Section 106 review and for an update on what procedures are in place to follow the new law “The Human Remains Protection Act.”

ADJOURNMENT

The Commission adjourned at 10pm