



ACTIONS

Preservation Commission

Tuesday, January 30, 2024

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

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. PUBLIC COMMENT

Members of the public are afforded 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.

3. NEW BUSINESS

A. 24PRES-0001 - 1117 Sheridan Road - Landmark - Lakeshore Historic District

Jeanie Petrick, architect and applicant on behalf of the homeowner, requests a Certificate of Appropriateness to construct a wooden deck at the homes rear volume and alter the homes north and east elevations fenestration -- removing non-original windows and installing new windows and doors in new openings.

Applicable Standards: Alteration [1-10]; and Construction [3, 4, 5, 6, 7, and 12].

Action: A motion to approve as presented carried on a vote of 6-0.

B. Election of 2024 Officers

The Commission shall vote on the slate of electors for 2024 officer positions.

Action: A motion to approve the following Commissions for officer positions carried on a vote of 6-0.

- **Chair: Commissioner Dreller**
- **Vice-Chair: Commissioner Bodan**
- **Secretary: Commissioner Klein**

C. 2024 Annual Work Plan

Staff recommends review and adoption of the proposed 2024 annual work plan with

the following priority initiatives within Preserve 2040 identified for implementation: Initiative 2.10; Initiative 3.6; Initiative 4.4; and, Initiative 4.12.

Action: A motion to approve the following initiatives for implementation in 2024 carried on a vote of 6-0.

- **Initiative 3.6** (*amended to explore the feasibility of a deconstruction ordinance rather than to advocate for its adoption*).
- **Initiative 2.10**
- **Initiative 4.4**
- **Initiative 4.12**

4. APPROVAL OF MEETING MINUTES

A. Minutes of December 12, 2023

Action: Approved with amendments requested by Commissioner Klein

5. DISCUSSION (NO VOTE WILL BE TAKEN)

A. 1813-1815 Church Street - Mt. Pisgah Apartments - Review of Construction Management Plan

As part of the approved planned development, a condition was added to require the applicant, The Housing Opportunity Development Corporation, to work with the Preservation Commission before demolition to review the construction management plan, photo documentation of existing conditions, and a report issued by a certified structural engineer that documents measures taken to ensure the demolition and proposed construction of a multi-story affordable housing development, will not have an adverse structural impact on the adjacent Landmark property located at 1817 Church Street.

The Commission shall review and offer input to the applicant on further measures that could be considered for incorporation to ensure demolition and subsequent construction does not adversely impact the structural integrity of 1817 Church Street.

Action: The Commission suggested that the applicant install moisture monitoring devices in addition to vibration monitoring, and asked the presenter to explore how rain water would be managed at the point the Landmark property's roof face slopes toward and meets the proposed building.

B. Amending the Statement of Significance for 2603 Sheridan Road commonly known as the Harley Clarke Mansion.

Commissioner Smith will discuss amending the existing Statement of Significance or creating a separate Statement of Significances in order to adequately capture the property's varied character defining features which should be treated with sensitivity -- including the property's significant landscape composition and integrity of setting, and its cultural significance. Code Section 2-8-3 (G) 14.

Action: The Commission discussed and determined to amend the existing

statement of significance in order to capture the properties significant landscape composition and features designed by Jens Jensen and Alfred Caldwell, as well as draft a separate Statement of Significance for the property's dune landscape to the east which was identified as having significance both as an evolutionary aspect of the sites overall composition, spatial relationship, and sense and spirit of place, but also significance in its own right as an example of a contemporary landscape with deep cultural and historical associations with the 1970s environmental movement and associated oil crisis of 1973 and 1979 and designed by a master Landscape Architect. This item will be for action at the February meeting.

C. **2024 Rules and Procedures**

The Commission shall review and discuss potential changes to the Rules and Procedures, including the Commission's Rules of Circumstance regarding review of Certificates of Appropriateness applications. Staff recommends forming a working group of 2-3 Commissioners to analyze the Rules and Procedures and bring recommendations back to the full Commission for further discussion and future action. **Action: The Commission formed two working groups to facilitate this discussion item and bring forward actionable items at future meetings.**

6. ADJOURNMENT

The Commission adjourned at 9:25pm

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at: Preservation Commission Questions can be directed to Cade W. Sterling at 847-448-8231 or at csterling@cityofevanston.org. The city is committed to ensuring accessibility for all citizens; if an accommodation is needed to participate in this meeting, please contact the Planning and Zoning Division at (847-448-8687) 48 hours in advance so that arrangements can be made for the accommodation if possible.

Español - La ciudad de Evanston tiene la obligación de hacer accesibles todas las reuniones públicas a las personas minusválidas o a quienes no hablan inglés. Si usted necesita ayuda, favor contacte a Carlos D. Ruiz de la Oficina de Planificación y Zonificación llamando al (847/448-8687) o cruiz@cityofevanston.org con 48 horas de anticipación para acomodar su pedido en lo posible