



AGENDA
Preservation Commission
Tuesday, January 21, 2025
Lorraine H. Morton Civic Center, Council Chambers, Room 2800 7:00 PM

Page

1. CALL TO ORDER/DECLARATION OF A QUORUM

2. 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 following presentation by the applicant in a manner and under time limits determined by the Chair.

3. OLD BUSINESS

A. 1314 Judson Avenue - Lakeshore Historic District - 24PRES-0170 3 - 18

Jeanie Petrick, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to raise the ceiling height and alter the roof form of an existing two-story addition to the structures south elevation, alter the homes pattern of fenestration including replacement windows in existing and new openings, and truncating the existing volume and roof of a rear elevation screened porch. **Continued from December 10, 2024.**

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

[1314 Judson STAFF REPORT](#)

[1314 Judson Survey Sheet](#)

[1314 Judson Revised Drawings](#)

4. NEW BUSINESS

A. Election of 2025 Officers

5. APPROVAL OF MEETING MINUTES

A. Minutes of December 12, 2024 19 - 24 [20241212_HPC_Minutes](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. Envision Evanston 2045 - Draft Zoning Code

Pursuant to City Code Sections 2-8-3 (G) 15, 20, and 24 the Commission will review the [draft City-initiated amendments](#) to the Zoning Ordinance -- providing written testimony and recommendations on their 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. Recommendations by the Commission will be used to inform potential revisions to the draft Zoning Ordinance.

B. 2025 Annual Work Plan

25 - 27

In preparation for adoption of a 2025 annual work plan to advance initiatives within the City's preservation plan, *Preserve 2040*, staff recommends discussion of priorities and interests for the upcoming calendar year.

[Annual Work Plan Draft](#)

7. ADJOURNMENT

Order & Agenda Items are subject to change. Information about the Preservation Commission is available at the Preservation Commissions website. 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.



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1314 Judson Avenue - Lakeshore Historic District - 24PRES-0170
Date: December 3, 2024

Public Notice

Jeanie Petrick, architect and applicant on behalf of the property owner, submit for a Certificate of Appropriateness to raise the ceiling height and alter the roof form of an existing two-story addition to the structures south elevation, alter the homes pattern of fenestration including replacement windows in existing and new openings, and truncating the existing volume and roof of a rear elevation screened porch.

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

Construction Period:

Circa 1884

Style:

Stick Style

Architect of Record:

Unknown

Condition:

Good

Integrity:

Fair

Status:

Contributing

Setting:

1314 Judson Avenue is located in the northwest portion of the Lakeshore Historic District on the west side of Judson Avenue mid-block between Greenwood Street to the north and Dempster Street to the south. The block was predominantly developed at the turn of the century with some early 1870 examples of vernacular housing and a high-styled Gothic Revival landmark at 1325 Judson Avenue. The majority of homes built in the Queen Anne style and more working class and vernacular Gable Front homes and cottages with sympathetic forms but spare detailing and ornamentation. The block retains significant integrity of setting and contains seven landmarked homes.

Significance:

The home is within the Districts period of significance, and contributes to its historic character by way of its compatible form, massing, materials, and spare detailing, being representative in form of a vernacular housing type once common throughout the City and a good example of a more refined or spare Stick Style with historic alterations that is uncommon throughout Evanston.

Stick Style:

The Stick Style is a transitional style between the preceding Gothic Revival and the subsequent and heavily popularized Queen Anne. Stick style homes are often Gothic in their overall massing and verticality but look toward the Queen Anne in their complexity both in form and in detailing and use of materials. Unlike Gothic Revival houses, the Stick Style stressed the wall surface itself as a decorative element, rather than as a plane surface, with decorative detailing applied around the windows, doors, or gables. Patterned wall treatment was carried even further in the Queen Anne Style. Like the Italianate and Gothic Revival styles, the Stick Style was popularized through house pattern books. Examples were commonly found in pattern books published in the 1860s and 1870s, but the style did not reach Evanston until the 1880s. The style, however, was far less widespread than the closely related Queen Anne style that was to replace it.

Typified by gabled roofs, Stick Style houses often have decorative trusses or other ornamental elements at the apex of the gable. The walls are typically clad in shingles or clapboards, interrupted by patterns of horizontal, vertical, or diagonal boards creating, "sticking", calling attention to the homes underlying framing.

Public Comment

None.

Applicable Standards

Staff recommends the following standards be applied. Additional standards may be applied at the Commission's discretion. Determination of whether the standards have been met is exclusively afforded to members of the Commission.

Staff may provide a professional opinion on the proposal at the Commission's request.

Alteration

1. Every reasonable effort shall be made to adapt the property, structure, site, or object in a manner that requires minimal alteration of the property, structure, site, or object and its environment.

2. The distinguishing original qualities or character of a property, structure, site, or object and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible except when retention represents a hazardous or dangerous condition.

3. All properties, structures, sites, and objects shall be recognized as products of their own time. Alterations to sites, buildings, structures, or objects that have no historic basis shall be discouraged.

4. Changes that may have taken place in the course of time are evidence of the history and development of a property, structure, site or object and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features, materials, finishes, examples of skilled craftsmanship, or examples of distinctive construction techniques that characterize a property, structure, site or object shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.

7. The surface cleaning of buildings, structures or objects shall be undertaken with the gentlest means possible. Treatment methods that will cause damage to the historic materials of the structure, site, or object must not be used.

8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

9. Innovative design for alterations to existing properties shall not be discouraged when such alterations do not destroy significant historic, cultural, architectural or archaeological material, and such design is compatible with the features, size, scale, proportion, massing, color, material and character of the property, neighborhood and environment.

10. Wherever possible, alterations to structures and objects shall be done in such a manner that if such alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Construction

1. *Height.* Height shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

2. *Proportion of facades.* The relationship of the width to the height of facades shall be visually compatible with properties, structures, sites, public ways, objects, and places to which it is visually related.

3. *Proportion of openings.* The relationship of the width to height of windows and doors shall be visually compatible with properties, structures, sites, public ways, objects and places to which the building is visually related.

4. *Rhythm of solids to voids in facades.* The relationship of solids to voids in the facades of a structure shall be visually compatible with properties, structures, sites, public ways, objects and places to which it is visually related.

5. *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects and the setback from the public ways shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

6. *Rhythm of entrance porches, storefront recesses and other projections.* The relationship of entrances and other projections to sidewalks shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

7. *Relationship of materials and texture.* The relationship of the materials and texture of the facades shall be visually compatible with the predominant materials used in the existing structures to which it is visually related.

8. *Roof shapes and roof mounted equipment.* The roof shape of a structure including any roof mounted equipment shall be visually compatible with the structures to which it is visually related.

10. *Scale of a structure.* The size and mass of structures in relation to open spaces, windows, door openings, porches and balconies shall be visually compatible with the properties, structures, sites, public ways, objects and places to which they are visually related.

11. *Directional expression of facades.* A structure shall be visually compatible with the properties, structures, sites, public ways, objects, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

12. *Original qualities.* For additions to existing structures, the distinguishing original qualities or character of a property, structure, site or object and its environment should be preserved. The alteration of any historic material or distinctive architectural features should be avoided when possible.

13. *Archaeological resources.* Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to any project.

15. *New additions.* Wherever possible, new additions to structures or objects shall be done in such a manner that if such additions were to be removed in the future,

the essential form and integrity of the historic property and its environment would be unimpaired.

BEGINNING STREET #

END STREET #

STREET # SUFFIX

STREET NAME

SUFFIX

PIN



LOCAL

WITHIN LOCAL DISTRICT?

LOCAL DISTRICT CONTRIB/NON-CONTRIB?

LOCAL LANDMARK? YEAR

LOCAL LANDMARK ELIGIBLE?

CRITERIA:

NATIONAL REGISTER

WITHIN NR DISTRICT?

NR DISTRICT CONTRIB/NON-CONTRIB?

NR LANDMARK? YEAR

NR ELIGIBLE? CRITERIA

PHOTO ID

ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CURRENT USE

CONDITION HISTORIC USE

INTEGRITY SECONDARY STRUCTURE

NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Stick Style (altered)"/>	ROOF TYPE	<input type="text" value="Multi-gable"/>
DETAILS	<input type="text"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1884 (circa)"/>	FOUNDATION	<input type="text" value="Stone"/>
OTHER YEAR	<input type="text" value="1907/1946"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Tract book; alteration permits"/>	WINDOW MATERIAL	<input type="text" value="Wood; glass block"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text" value="Aluminum/vinyl"/>
WALL MATERIAL 2 (current)	<input type="text"/>	WINDOW TYPE	<input type="text" value="Double hung; fixed"/>
PLAN	<input type="text" value="Irregular"/>	WINDOW CONFIGURATION	<input type="text" value="6/6; 1/1; 9/9; multi-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

1314 JUDSON AVENUE

ALTERATIONS

See HISTORIC FEATURES for historic alterations to house--fixed shutters on façade; 1-story SE corner addition; some 1/1 windows on side elevations appear to be non-historic replacements--SEE CONTINUATION SHEET

HISTORIC INFORMATION

OLD ADDRESS (city dir.year)

214n Judson Ave (Mershon), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

ORIGINAL OWNER

Mershon, Stephen L.(?)

ORIGINAL ARCHITECT

ARCHITECT SOURCE

BUILDER

BUILDING MOVED?

No

MOVED FROM

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-18-419-015-0000-2.jpg



PHOTO ID3 \images\11-18-419-015-0000-3.jpg

OTHER PINS

SURVEYOR

Lara Ramsey

SURVEYOR ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

2/28/2012

Historic Info Compiler

aoe

SURVEYAREA

EVANSTON LAKESHORE PHASE II

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

1314 JUDSON AVENUE

OLD ADDRESS (city dir.year)

214n Judson Ave (Mershon), Village of Evanston. In 1893 the City of Evanston renumbered the once-separate villages of Evanston (n) & South Evanston (s).

DATE OF CONSTRUCTION 1884 (circa)

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # **DATE**

MOVED FROM

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # Tract Book **DATE** 1884?

BUILDING PERMIT DESCRIPTION [2½-story dwelling on 1899 Sanborn map]

COST

ORIGINAL OWNER Mershon, Stephen L.(?)

ORIGINAL OWNER OCCUPIED? yes if Mershon (1884EvD)

ORIGINAL ARCHITECT

ARCHITECT SOURC

BUILDER

EXTERIOR ALTERATION PERMITS

BP3080, 1907.09.05, alter & add 38x56x36, 9 rooms (incl bathrm) \$5000, owner Scudder, archt WM Walter, carp WM Carter. BP24792, 1946.03.20, WRECK front porch; new front entry, enlarge & enclose side porch \$500, owner Ralph Lane.

OTHER PERMIT INFO

BP12572, 1924.06.25, WRECK frame garage 25x20x25, owner WT Scudder. BP12614, 1924.07.08, 2-story stucco garage 33x20x20'h \$1500, owner/carp WT Scudder, archt JH Bristle. BP25073, 1946.09.26, improve & add dormer to 2d floor garage apt, owner RH Lane.

COA INFO

2011 - Strip asphalt shingled roof to wood. Apply new asphalt shingled roof. Replace existing stockade wood fence in kind (6' H x 93' L), located along the north side property line.

HISTORIC INFO

Stephen L. Mershon bought Lot 6 Block 37 in 1884 (Tract Book).

OTHER SOURCES

ELHD n/a. PHOTO at EHC: Sadler & Hultman 1954; George J. Cyrus & Co 1971.

HISTORIC INFO COMPILER ace

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 1314

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

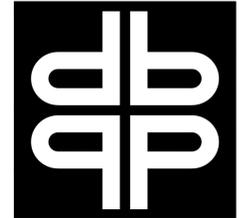
Front gable bay intersected on north and south sides by 2.5-story side gable bays; south bay features 2nd story overhang, 1st and 2nd-story multi-light windows, 1st story cutaway corners; 1-story south side window bay (2nd story added later); north side gable features delicate corner brackets and verge board.

Historic alterations dating from 1907 (see building permit and 1920 Sanborn map) include stucco cladding; 2nd story addition to south side 1-story window bay toward rear; likely that oversized brackets, exposed rafter tails, and two-part window were added to front gable during this period.

Historic alterations dating from 1946 include removal of wraparound front porch; entry porch on north side of front gable bay, with wrought iron supports; 6/6 wood windows and multi-light picture window on façade probably also added at this time.

Alterations

See HISTORIC FEATURES for historic alterations to house--fixed shutters on façade; 1-story southeast corner screened porch addition (post-1950); some 1/1 windows on side elevation appear to be non-historic replacements; glass block window on 2nd story of north elevation replacement front steps/terrace.



PETRICK ARCHITECTURE

ARCHITECTURE + INTERIORS
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JP@PETRICKARCHITECTURE.COM

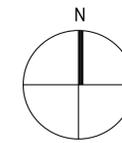
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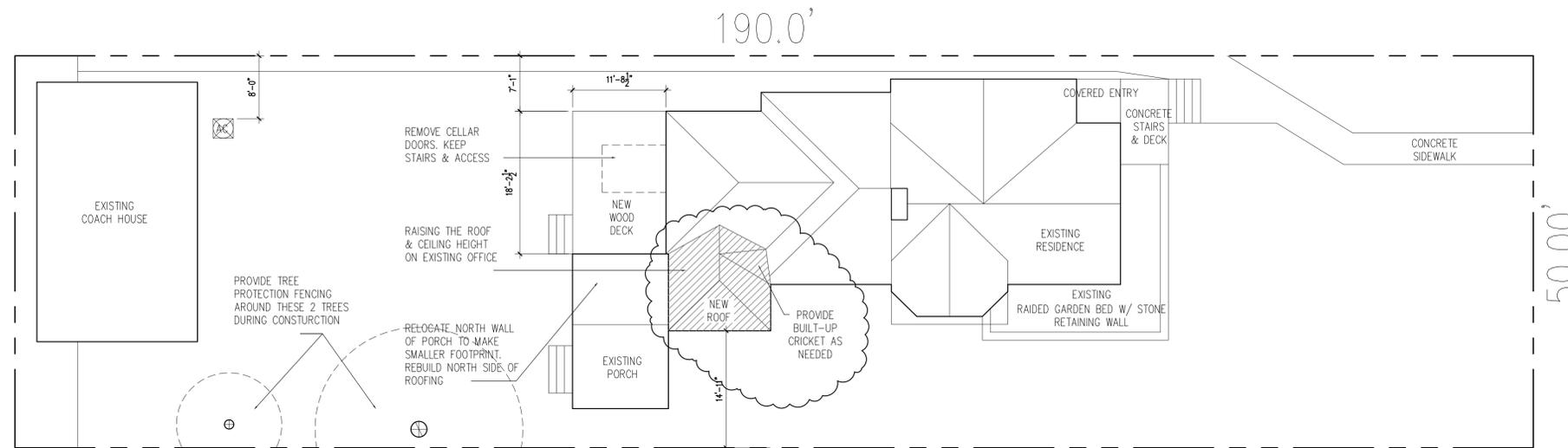
**GRANCHELAK
RESIDENCE**
1314 JUDSON AVENUE

28 OCT 2023	27 DEC 2023	15 SEPT 2024	01 OCT 2024	09 JAN 2025
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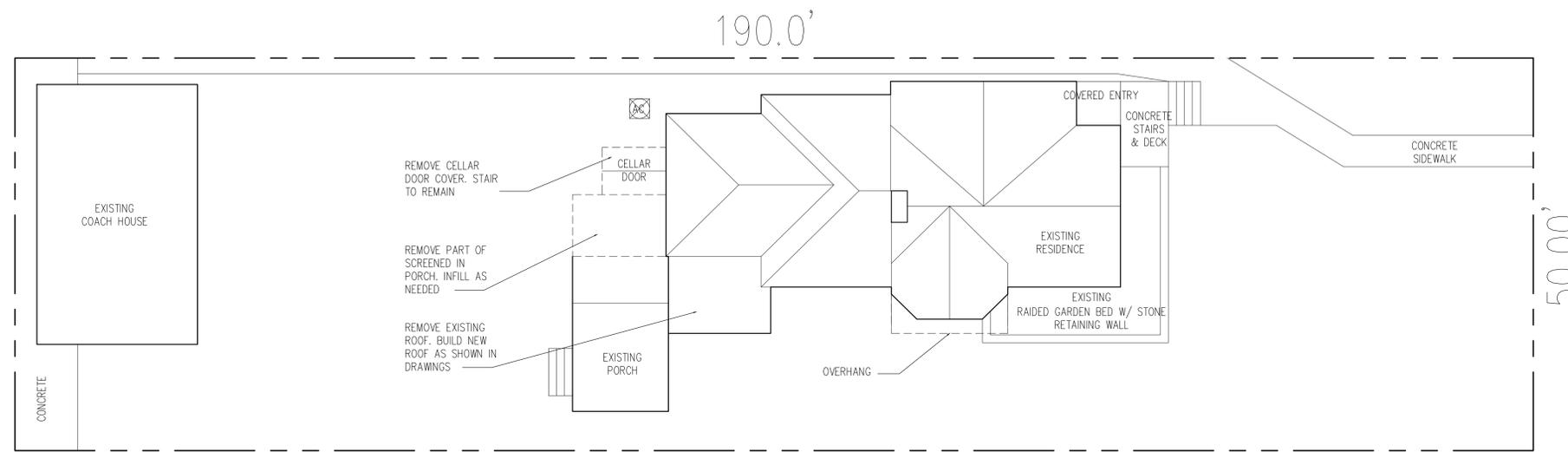


SCALE:
AS NOTED
DATE:
09 JANUARY 2025

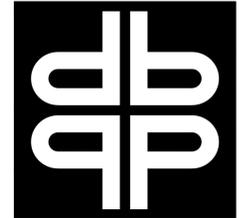
A0



2 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



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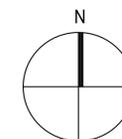
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1314 JUDSON AVENUE

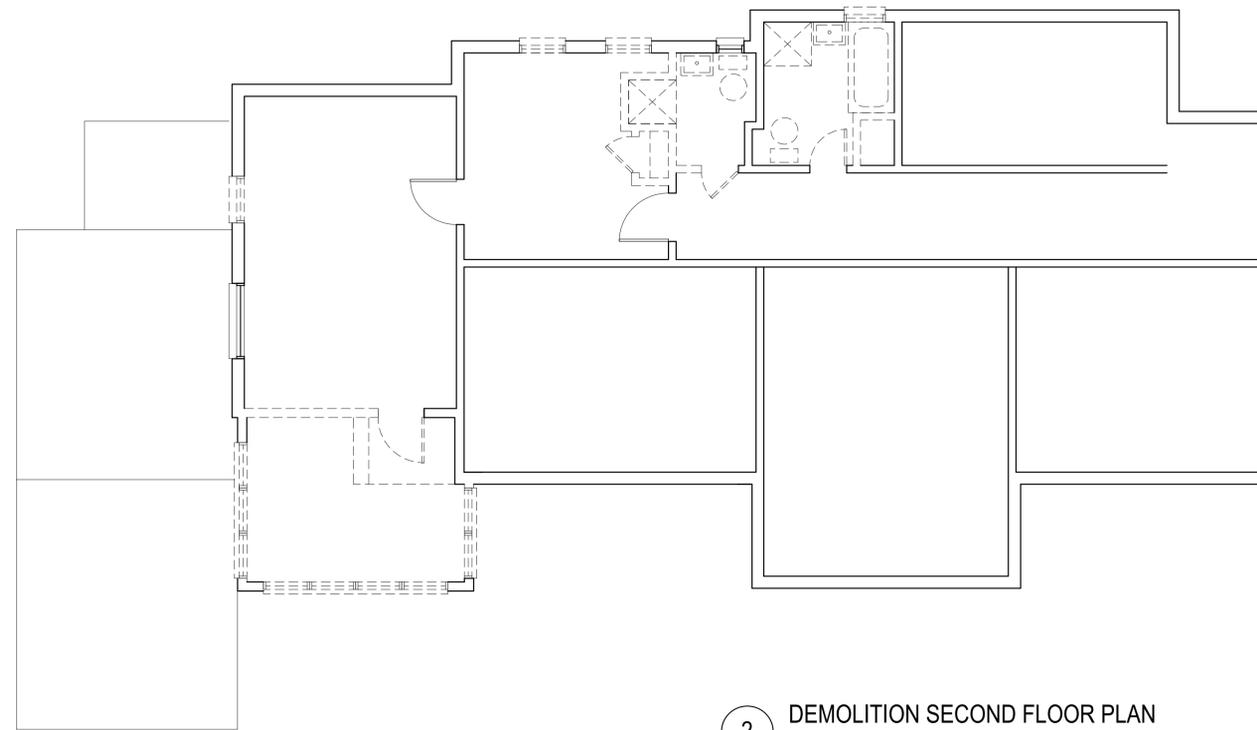
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- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- ISSUE FOR PERMIT
- PERMIT REVISION NO. 1
- PERMIT REVISION NO. 2
-
-

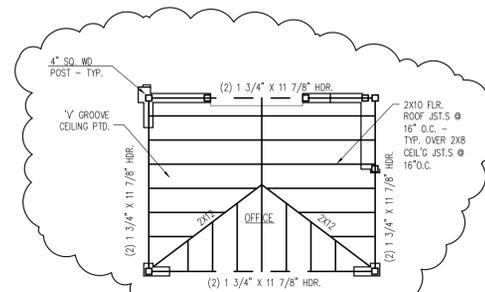


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09 JANUARY 2025

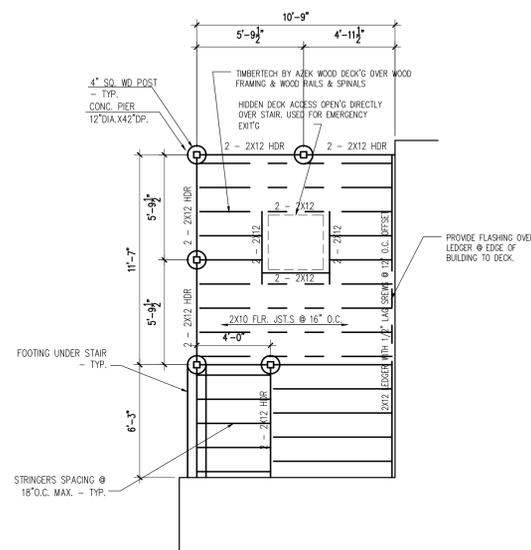
D1



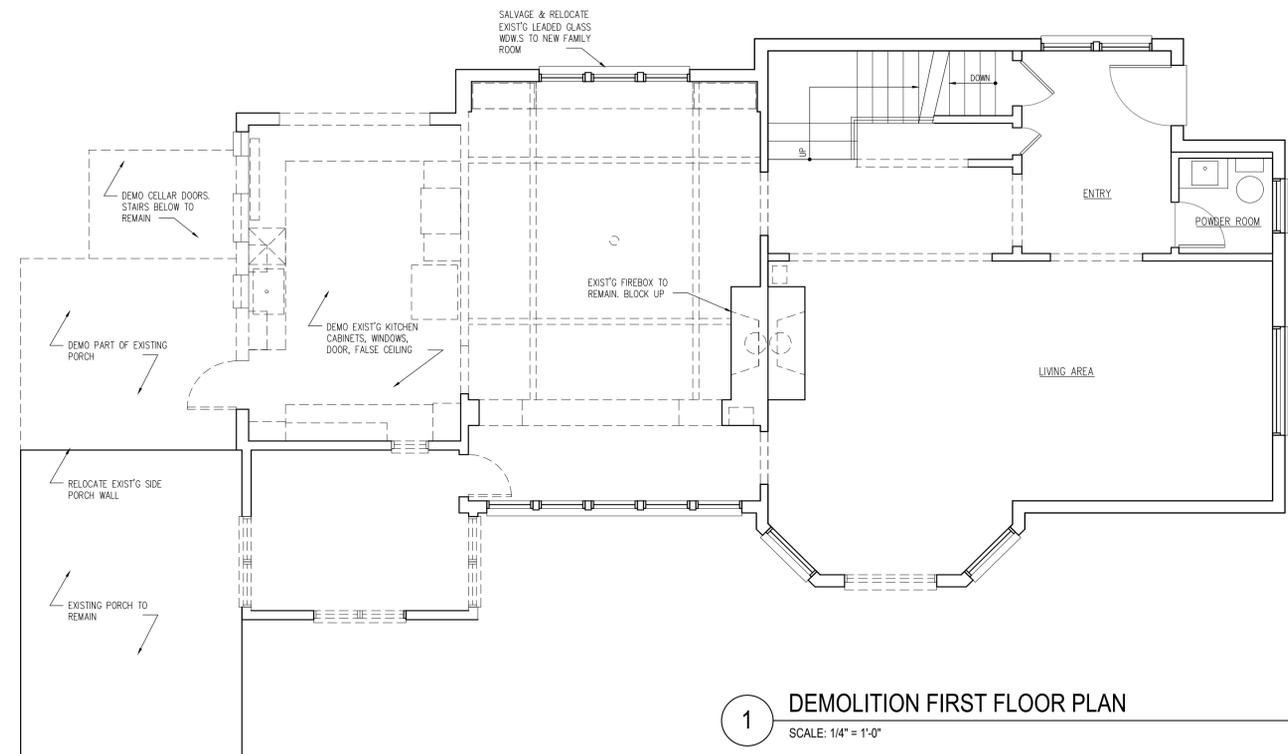
2 DEMOLITION SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



4 OFFICE ROOF FRAMING
SCALE: 1/4" = 1'-0"



3 WOOD DECK FRAMING
SCALE: 1/4" = 1'-0"



1 DEMOLITION FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- MECHANICAL TO BE SUPPLIED BY EXISTING HVAC. MECH/ CONTRACTOR TO VERIFY LOADS REQUIRED.
- PROVIDE ELECTRICAL OUTLETS PER N.E.C. ARTICLE 210-52 REQUIREMENTS. SEE LOCATIONS ETC.
- ALL STRUCTURAL MEMBERS OVER OPENINGS LESS THAN 5'-0" WIDE ARE TO BE 2" x 2" UNLESS OTHERWISE NOTED.
- ALL ELEC. FIXTURES TO BE CENTERED IN ROOM UNLESS OTHERWISE NOTED.
- ALL NEW STRUCT. BEAMS TO BE ALIGNED WITH EXISTING FLOOR JOISTS.
- WINDOW SILLS AT MINIMUM 2"-OFF. HEAD HEIGHTS TO MATCH EXISTING.
- ALL RECTANGLE OUTLET SPACING IN ALL OF KITCHEN TO COMPLY WITH 2020 NEC ARTICLE 210.8(A). GFI PROTECTION.
- ALL CIRCUITS SUPPLYING RECEPTACLES, LIGHTING & SMOKE DETECTORS/CARBON MONOXIDE DETECTORS REQUIRE AFCI PROTECTION.
- ALL RECEPTACLES TO BE TAMPER RESISTANT TYPE WITH EXCEPTION OF RECEPTACLES SUPPLYING APPLIANCES NOT EASILY MOVED.
- REPLACE ALL EXPOSED LEAD PLUMBING PIPES WITH PVC PIPES.
- VERIFY DECORATIVE LIGHTING LOCATION WITH ARCHITECT BEFORE INSTALLATION.
- ALL NEW INTERIOR DOORS TO MATCH EXISTING IN STYLE AND HEIGHT, MATERIALS.
- ALL LIGHT FIXTURES INSTALLED WITHIN TUB AND SHOWER COMPARTMENTS SHALL BE MARKED SUITABLE FOR DAMP/WET LOCATIONS PER 2020 NEC, ARTICLE 410.10(D).
- ALL EXHAUST FANS MUST VENT DIRECTLY TO EXTERIOR.

SCOPE OF WORK:

- DEMOLISH EXISTING KITCHEN CABINETS, APPLIANCES AND SINK AND FALSE CEILING.
- OPEN UP WALL BETWEEN KITCHEN AND DINING ROOM.
- PROVIDE NEW KITCHEN CABINETS, APPLIANCES AND PLUMBING FIXTURES.
- REMODEL EXISTING FIRST & SECOND FLOOR AS SHOWN ON PLANS.
- INSTALL NEW WOOD DECK, STAIRS & RAILS.
- REMODEL EXISTING 2 BATHROOMS ON SECOND FLOOR & MAIN BEDROOM.
- EXTEND EXISTING CEILING IN SECOND FLOOR SUNROOM/OFFICE. PROVIDE NEW ROOFING.

SPECIFICATIONS:

INTERIOR DOORS - WOOD PRIMED DOORS TO MATCH EXISTING STYLE BY TRUSTLE. RELOCATE & REPURPOSE EXISTING DOORS AS MUCH AS POSSIBLE.

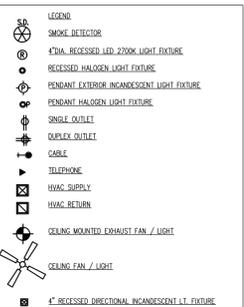
EXTERIOR WINDOWS & DOOR - ALL WOOD BY MARVIN UNLESS NOTED OTHERWISE.

INTERIOR TRIM - PTD. WOOD TO MATCH EXISTING IN SIZE AND PROFILE.

EXTERIOR STUCCO - PATCH AND REPAIR AS NEEDED TO MATCH EXISTING.

DECKING - TIMBERTECH IN BROWNSTONE.

DECK RAILINGS & FRAMING - ALL WOOD PTD. WHITE TO MATCH EXISTING TRIM.

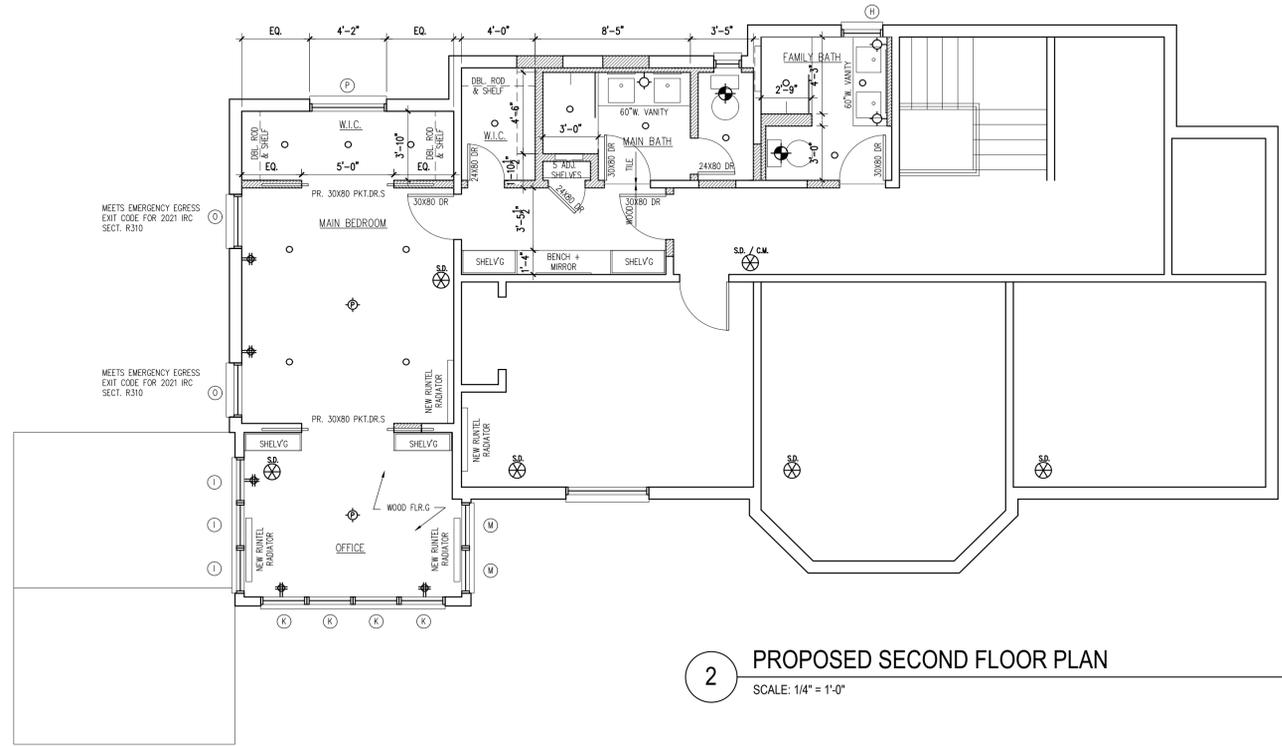


DOOR & WINDOW SCHEDULE		WINDOWS & DOOR BY MARVIN	
TYPE	UNIT SIZE	REMARKS	
A	ALUM-CLAD CASEMENT WINDOW	2'-6"W. X 5'-0"H.	
B	EXISTING LEADED GLASS WINDOWS RELOCATED	2'-6"W. X 2'-6"H.	SALVAGED
C	3 FIXED + 1 OPERABLE ALUM. CLAD DR.S	(4)3'-0"W. X 8'-0"H.	
D	FIXED PICTURE WDW.	4'-2"W. X 3'-10"H.	VERIFY IN FIELD
E	1 OPERABLE ALUM. CLAD DR	2'-6"W. X 6'-8"H.	
F	FIXED PICTURE WDW.	5'-0"W. X 4'-5"H.	
G	CASEMENT	2'-2"W. X 4'-5"H.	
H	ALUM-CLAD DBL. HUNG	2'-2"W. X 4'-5"H.	
I	ALUM-CLAD CASEMENT	2'-7"W. X 5'-6"H.	V.I.F.
J			
K	ALUM-CLAD CASEMENT	2'-5"W. X 5'-6"H.	V.I.F.
L			
M	ALUM-CLAD CASEMENT	2'-3"W. X 5'-6"H.	V.I.F.
N			
O	ALUM-CLAD DBL. HUNG	3'-0"W. X 6'-0"H.	EGRESS WDW
P	EXISTING FIXED WDW. RELOCATED	4'-3"W. X 4'-0"H.	SALVAGED

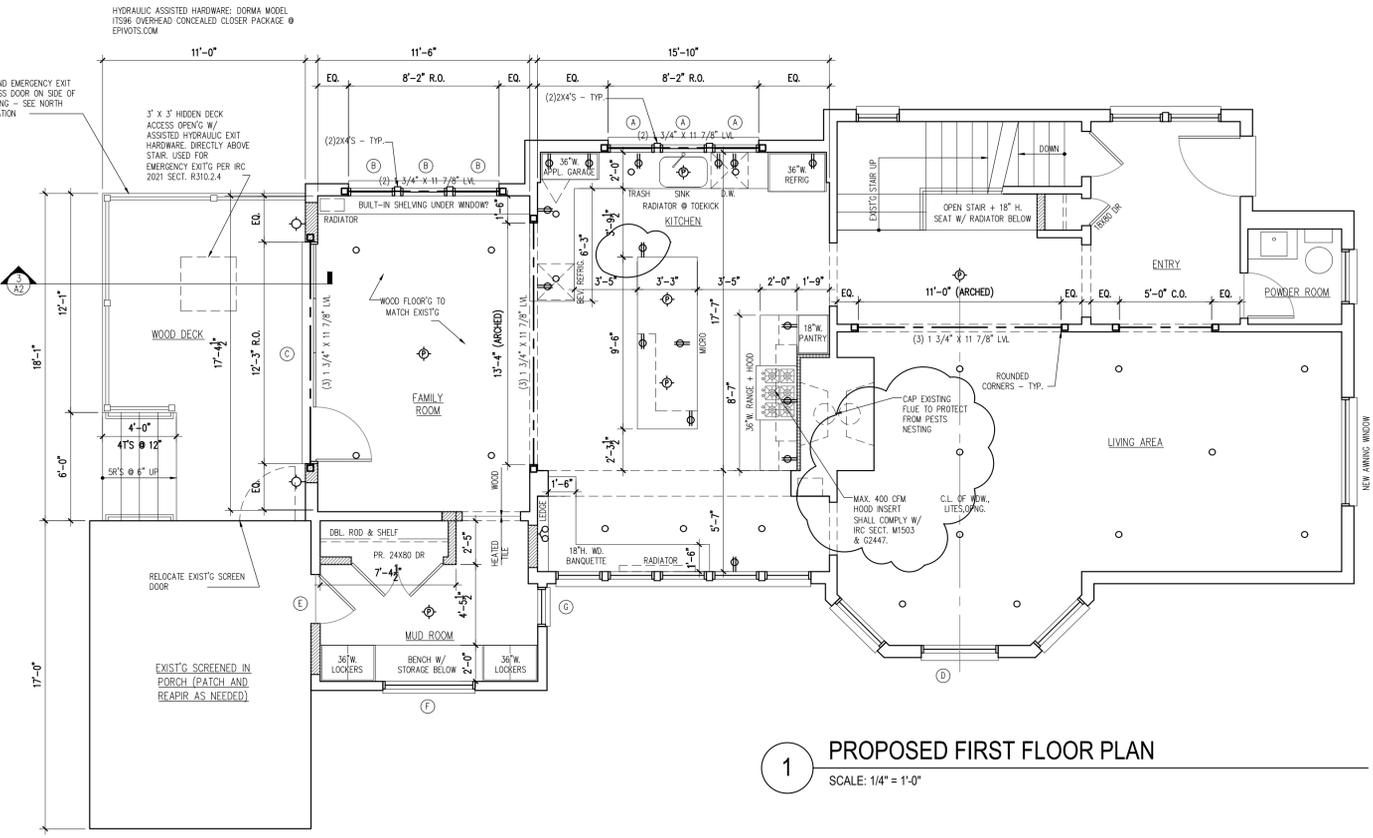
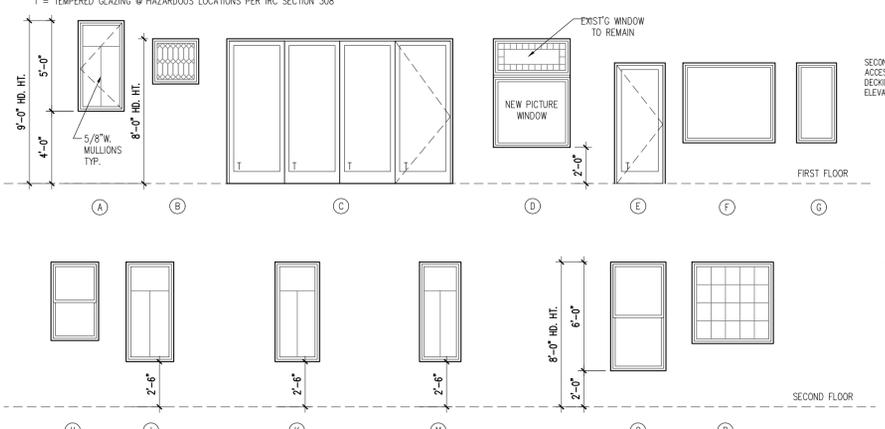
NOTE: WINDOW & DOOR GLAZING U-VALUES NOT TO EXCEED 0.30

DOOR / WINDOW ORDER TO BE REVIEWED WITH ARCHITECT & OWNER BEFORE PURCHASE!!!! VERIFY ALL DIMENSIONS IN FIELD

T = TEMPERED GLAZING @ HAZARDOUS LOCATIONS PER IRC SECTION 308



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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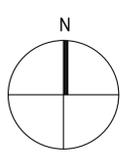
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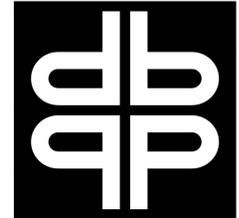
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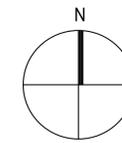
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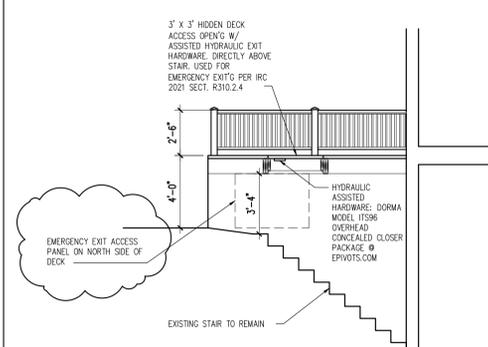
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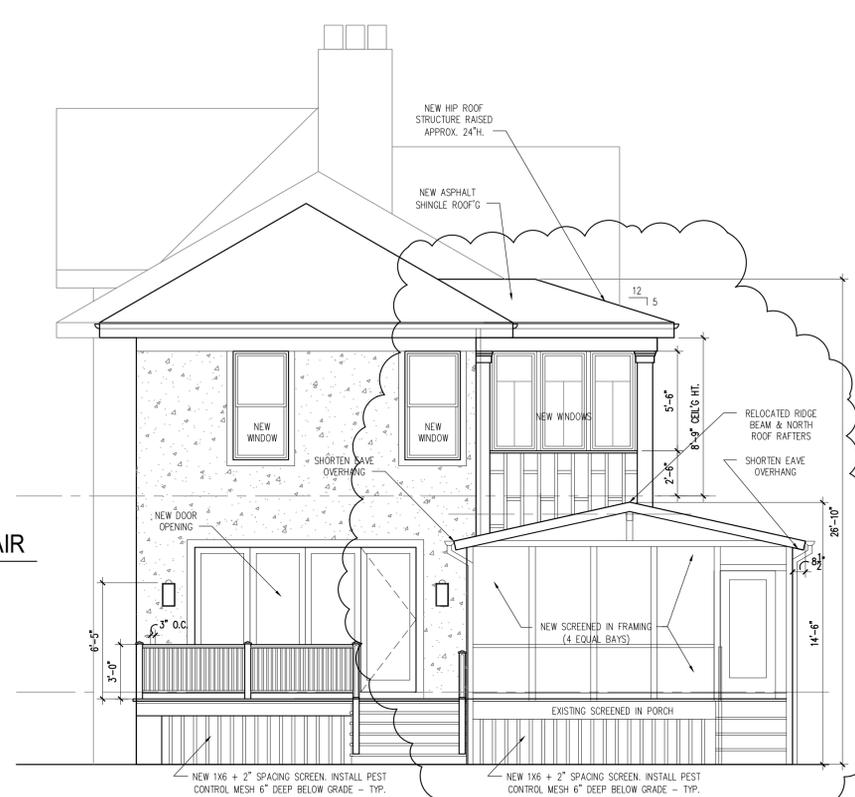


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3 BLDG. SECT. THRU DECK & CELLAR STAIR
SCALE: 1/4" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED SOUTH ELEVATION
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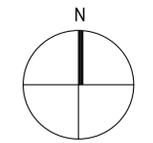
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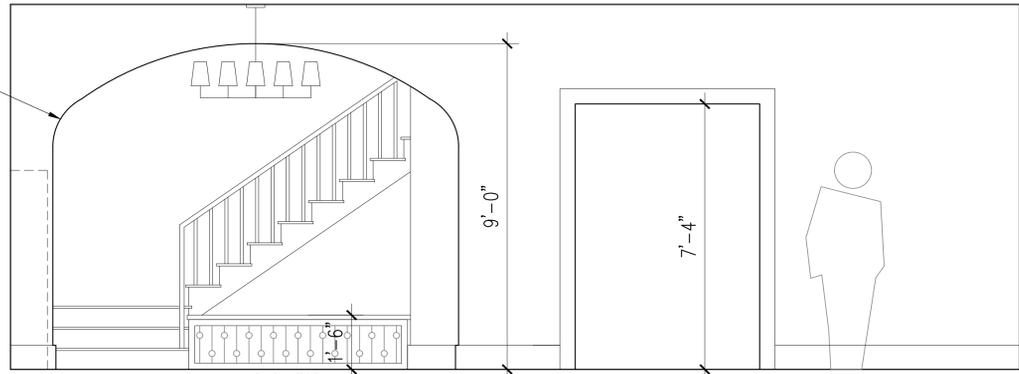
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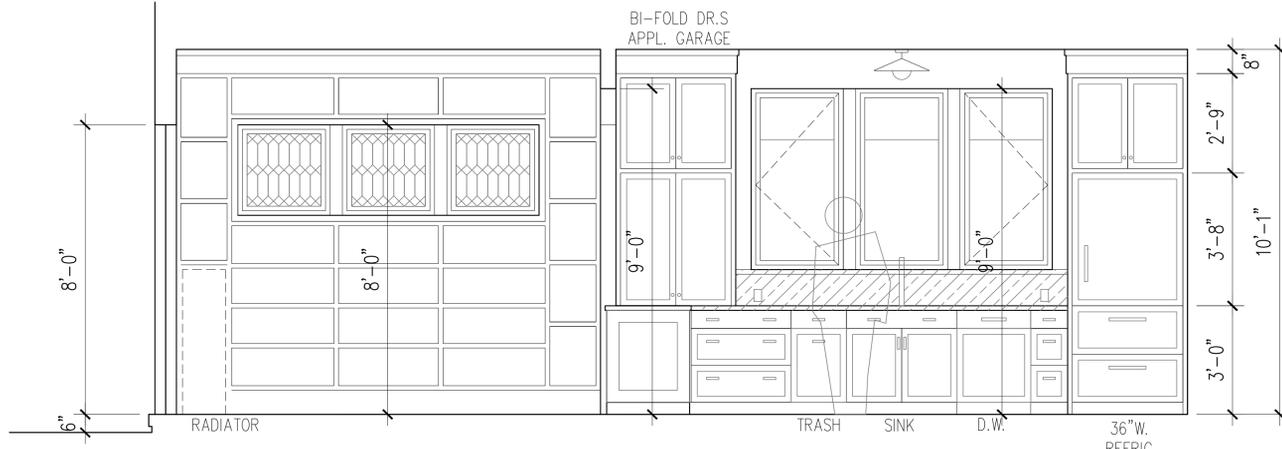


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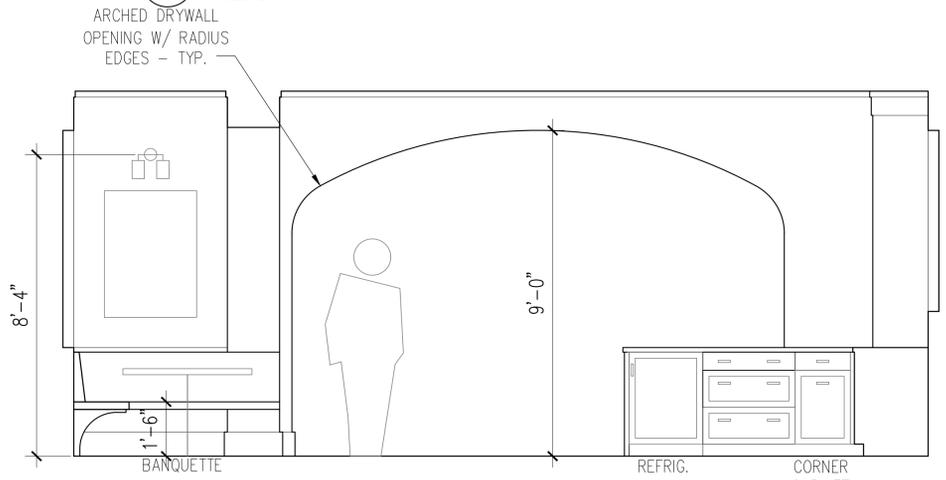
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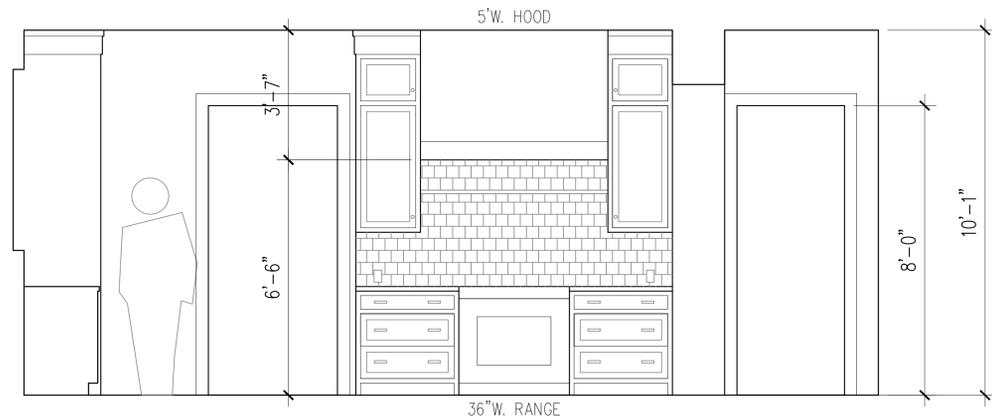
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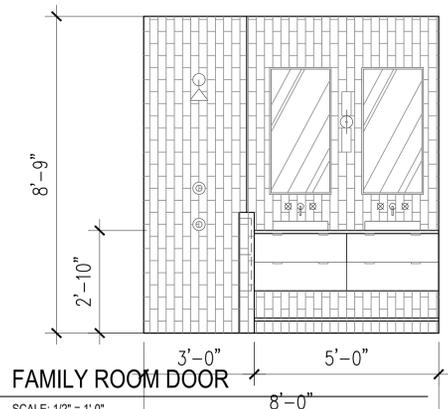
5 KITCHEN ELEVATION - NORTH WALL
SCALE: 1/2" = 1'-0"



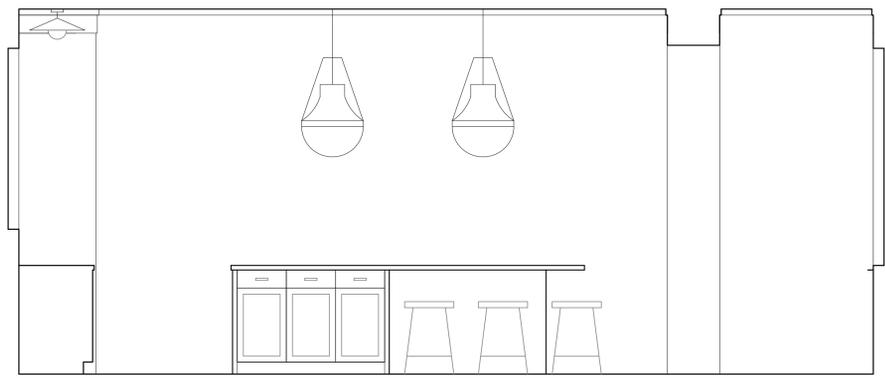
4 KITCHEN ELEVATION - WEST WALL
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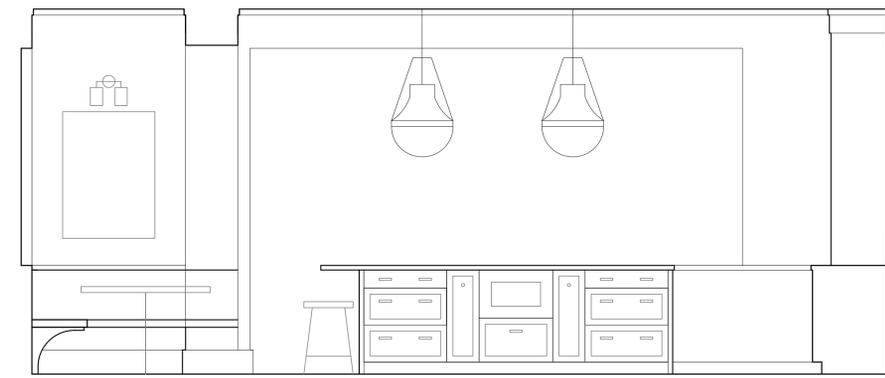
3 KITCHEN ELEVATION - EAST WALL
SCALE: 1/2" = 1'-0"



FAMILY ROOM DOOR
SCALE: 1/2" = 1'-0"



2 KITCHEN ELEVATION - ISLAND LOOKING EAST
SCALE: 1/2" = 1'-0"



1 KITCHEN ELEVATION - ISLAND LOOKING WEST
SCALE: 1/2" = 1'-0"



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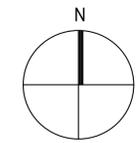
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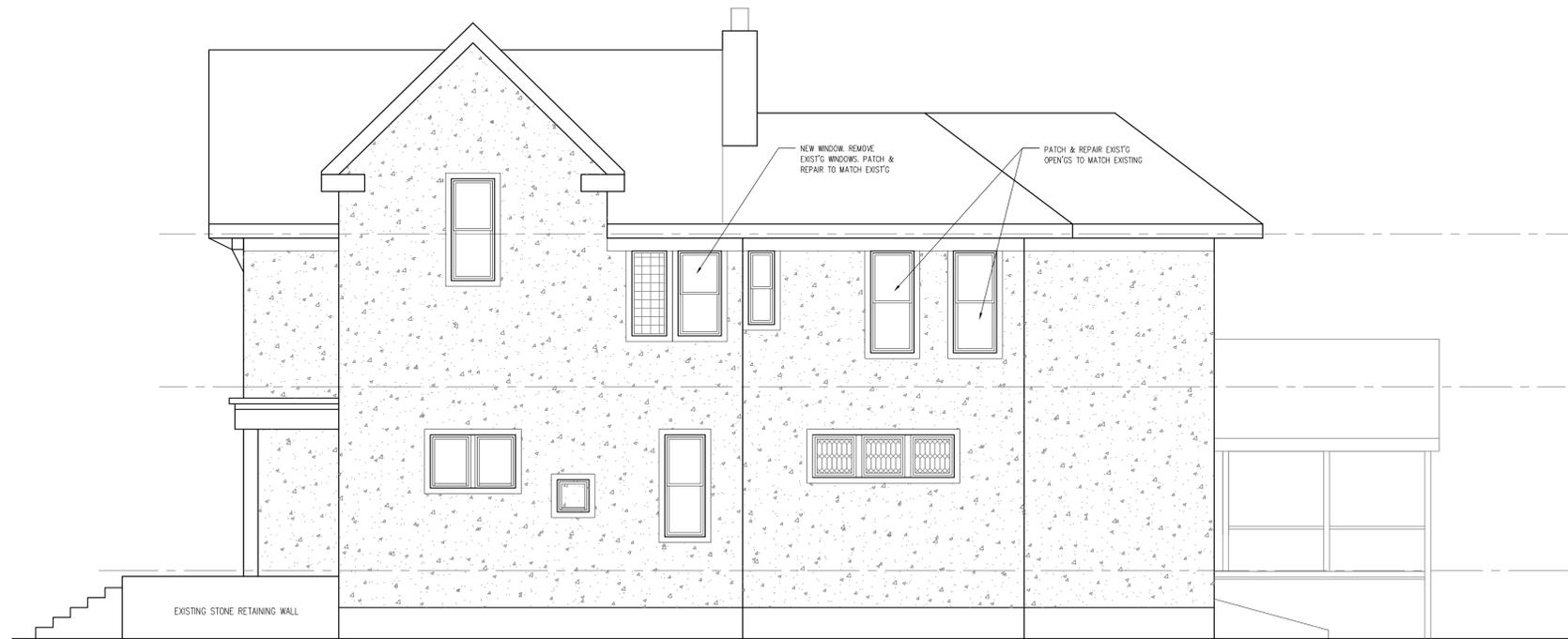
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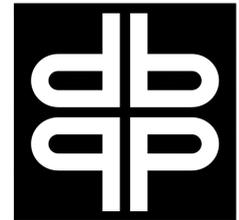
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2 EXISTING NORTH ELEVATION
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1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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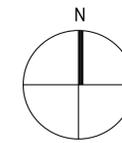
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**GRANCHELAK
RESIDENCE**
1314 JUDSON AVENUE

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MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, December 12, 2024

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Thomas Ahleman, Amanda Ziehm, Sarah M. Dreler, Stuart Cohen, Lesa Rizzolo, Joshua Bowes-Carlson, John Jacobs, Charles Smith

Members Absent: Beth Bodan, Matthew Johnson

Staff Present: Cade W. Sterling

Presiding Member: Sarah M. Dreler, Chair

Minutes Taken by: Cade W. Sterling

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.

- Jack Weiss, former Vice-Chair of the Preservation Commission and president of Design Evanston, provided public comment related to the Envision Evanston 2045's Preservation Chapter, specifically concerns with the plans ambiguous reference to reducing barriers to adaptive use of historic resources, and asking for more specifics on what these barriers may be. Additionally, Mr. Weiss asked for clarification on how historic preservation may be used as a tool to retain affordability, and spoke enthusiastically about the plans reference to heritage tourism, a concept that has not been included in any prior comprehensive plan, but had tremendous potential for Evanston due to the diversity and significance of its historic resources.

- Mary McWilliams, early member of the Preservation Commission, Associate Member, and former Commission Historian, spoke in regards to the Envision Evanston comprehensive plan as well as providing background on the preservation program and asking that the plan include more thorough and specific reference to efforts to create conservation districts, such as the one proposed in the 90s for the fifth ward, as well as a need to address historically and architecturally significant schools and City owned properties that have uncertain futures.

REVIEW AND COMMENT

Envision Evanston 2045

Pursuant to City Code Sections 2-8-3 (G) 15, 20, 21, 23, and 24 the Commission shall assist in the development and review of the preservation components of the Envision Evanston 2045 Comprehensive Plan as well as review the associated City-initiated amendments to the Zoning Ordinance -- providing written testimony and recommendations on their 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.

- Mr. Sterling provided background on the purpose of a comprehensive plan and its relationship with the zoning code as well as the intersects of historic preservation across the plans many chapters not only the preservation chapter.
- Mr. Sterling reviewed the Commissions purpose statements, noting that the Commission had broad authority to not only review the plan and zoning within historic districts and landmarks, but also through the lens of city-wide orderly and efficient development, as well as neighborhood stabilization for areas that may not currently have historic designations, but may be eligible, or otherwise hold special interest for the residents of the City.
- Mr. Sterling outlined the basis for the conversation, noting that a series of prompts had been created to guide discussion. These prompts were created through areas of consensus reached by reviewing and analyzing written and verbal responses by individual Commissioners. The goal of the evening was to find areas where there was broad agreement and that those recommendations would then be forwarded to the Land Use Commission and City Council for consideration.
- The Commission discussed the relationship of Preserve 2040 and the draft comprehensive plan as inadequate, noting that the preservation plan was a much more specific and thoroughly developed roadmap for the future changes needed to evolve the preservation program over the next 20 years. It was recommended that the comprehensive plan incorporate more reference to the existence and value of the preservation plan, and that it was created for Evanston by Evanston.

- The Commission discussed the use of Neighborhood Conservation Districts. Specifically, the notion that they are only a useful tool for retaining affordability, as noted in the draft comprehensive plan, is overly reductive and does not communicate their true value as a neighborhood planning and stabilization tool. Additionally, neighborhood conservation districts can be used in areas rich with not only built heritage but cultural heritage and the combination of conservation districts, retention of a neighborhood's character defining features, celebration of cultural heritage, and preservation-based economic development approaches could be transformational for the City.
- Mr. Sterling provided an overview of how NCD's work, noting that each is different and there is no single model that meets the needs of each neighborhood. It was also noted that the concept has been widely successful across the country. NCDs can be a powerful mitigation tool that balances the plans more significant development and growth oriented goals.
- The Commission discussed the need for more data in the plan, more sources, and more justification for its foundational claims. Additionally, an implementation chapter is absolutely necessary to understand how the plan's various chapters and actions intersect with one another, how they're prioritized, and when and how they will be implemented. The current plan lacks any kind of framework for its effective implementation and risks being reactionary or ineffective without these considerations.
- The Commission discussed the need for a chapter or section on community systems that helps identify and build capacity for the plan's implementation and find consensus on vision across the City's many institutions. Most notably missing from the plan is reference to the school districts which are facing significant challenges that will have significant consequences for the City, its character, and its identity. The plan needs to acknowledge that schools will be closing, and how to deal with those resources, many of which are historic or otherwise of special interest to the community. This is also true of significant City-owned resources including the Civic Center, the Police and Fire Headquarters, and the Noyes Cultural Arts Center, all of which have uncertain futures. The community systems chapter must address these issues and create clear policy directives that inform future decisions.
- The Commission asked that a separate agenda item show up on the February or March agendas to specifically address the issue of the Civic Center, which is eligible for landmark designation.
- The Commission discussed the idea of not only consulting with tribal representatives, but having the draft comprehensive plan explicitly call for identifying and designating a reinterment location. It was noted that this has come up at multiple Commission meetings, and was supported by representatives of the Tribes already. This concept is especially important if the plan catalyzes more widespread change of space and construction as the likelihood of inadvertent discovery is higher.

- The Commission discussed the need for demolition delay procedures that would allow as-of-right demolitions to be paused to assess the potential impact on historic resources that are eligible or may be eligible. Reference was made to Northwesterns decision to demolish the landmark eligible warehouse building in the Research Park. The building was in good condition and could have been adapted to any number of uses. It was stated that a goal for demolition delay should be to assess whether an existing structure currently meets the City's many goals outlined in the comprehensive plan and whether its loss would be detrimental to the public good. If more development is being prioritized, this issue becomes more important.
- Mr. Sterling noted that demolition delay could live in a number of places including the zoning ordinance, the preservation ordinance, or in the building code. There are many models to choose from.
- The Commission identified the existing map in the preservation chapter as being highly deficient and not representative of existing conditions nor the large body of work the Commission has undertaken over half a century. The Commission recommended including local and national historic districts, individual landmarks, eligible landmarks, legacy businesses, eligible districts, and Shorefronts African-American Heritage Sites. The map needs graphic improvements as well and additional annotations including what dates districts were established or found eligible.
- The Commission discussed the basis of the proposed zoning changes to be rooted in the community's diverse built environment and that the zoning, particularly built interventions that can be as-of-right, need to respect context and be to-scale and compatible. The Commission identified many areas in the downtown, the Chicago Avenue corridor, and elsewhere that have posed challenges in the past and rather than repeat those mistakes, the code should create more predictive and compatible outcomes. This was also seen as important for existing individual landmarks outside a district that may have their integrity of setting and feeling impacted by incompatible built forms adjacent to them. The Commission recommended that the comprehensive plan address this issue explicitly and call for giving the Commission advisory review over these kinds of adjacencies when major projects such as demolition and new construction were proposed.
- The Commission discussed the character of Evanston's built environment and that its diversity across geographic regions, including its lower-density residential neighborhoods, are significant to its identity and sense of place.
- The Commission commented that the proposed housing goals are not currently based in an analytical study of the City's existing housing, housing needs, housings trends and consumer preferences, nor the city's ability to compete with neighboring communities as a residential city of choice in the region.
- The proposal to allow four units in all residential zones isn't supported by data or metrics. Based on the population projections that are included, this

transformational change seems unnecessary to achieve the plans more ideological housing goals. Significant changes in the built environment such as this should first identify a problem and justify how the change is a necessary part of the solution. The Commission noted that the City has a tremendous diversity in housing stock and housing typologies already and that single-family homes only account for 30% of that housing stock with the majority being various forms of multi-family. It seems like a solution is being proposed for a problem that does not exist.

- The Commission further identified the proposal for allowing four units in all residential zones as a destabilizing force that inserts a significant profit motive that has the potential to catalyze a widespread rearrangement of space that may not be necessary or desirable. This goal is counter to so many of the plans other goals including preservation, adaptive use, and sustainability. It will result in the demolition of smaller, more vernacular homes, change the character of neighborhoods, and increase displacement pressures, especially in areas already suffering from destabilization.
- It was discussed that both the number of units proposed, the inherent density increase, as well as the change in character and increase in bulk and mass for these structures was problematic.
- The Commission discussed the need for the plan to address how parks and open spaces in historic districts are treated differently. Specifically, how their historic and cultural associations inform future planning and design decisions. It was further noted that all parks in the City have historic and cultural associations and that these should form the foundation for decision making.
- The Commission discussed the importance of trees and landscapes to not only sustainability and recreation, but as significant cultural resources that are tied to Evanston's identity and sense of place.
- The Commission discussed the importance of deconstruction and recommended that the plan more explicitly address the issue and call for a deconstruction ordinance. Generally, it was noted that the plan is insufficient in its recognition of the importance of embodied carbon.
- The Commission discussed the difference between contiguous and non-contiguous historic districts, and the importance of the City's train stations and railways to its patterns of development. The physical resources that communicate this past history need to be identified and incorporated into the plan and the architectural significance and artistic value of these resources should be balanced with future accessibility and use improvements.
- The Commission further discussed the proposed zoning code. Foremost, the Commission expressed frustration with timeline and process, noting that they were being asked to review something that has yet to be released in its entirety.
- The Commission recommended that references to historic preservation be re-inserted in the draft zoning ordinance, that standards related to not

destroying historic resources be included in requested variations and planned developments, and generally that the proposed zoning districts should include more context based language that seeks compatibility in form, mass, and scale with surrounding design vocabularies.

- The Commission noted that many communities empanel a design commission or even a specific compatible design commission for these purposes and that this makes sense for a community as built out as Evanston that has such a rich and complex built environment most of which predates modern zoning controls.
- The Commission noted inconsistency with the proposed zoning map and associated designations within the downtown, along corridors, and within neighborhood business districts and felt there was potential that what was proposed in these areas would result in a loss of character and compatible built forms.
- The Commission asked to revisit the zoning code at a later date and asked Mr. Sterling to compile their comments on the comprehensive plan for review by the Commission and incorporation into a comment letter to send to the Land Use Commission.

ADJOURNMENT

The meeting adjourned at 10:37 pm



MEMORANDUM

To: Members of the Preservation Commission
 From: Cade W. Sterling, Planner
 Subject: 2025 Annual Work Plan
 Date: January 15, 2025

Summary

The table on the following page provides a summary of Preserve 2040 initiatives with an anticipated implementation timeline in years 1-3 as well as those listed as ongoing. The Plan is entering year three of its anticipated 20 year lifecycle. The Commission should review and discuss initiatives they would like to include in the 2024 annual work plan, with a goal of implementation or substantial progress toward implementation. **Green** identifies initiatives completed or in various levels of completion or progress.

Initiative	Implementation Schedule	Priority Level	Status
Survey and Documentation			
1.5: Re-Survey the Ridge Historic District* * To begin work in year 4, an RFP and budget request would need to be authorized in 2025	Year 3-5	Medium	Not Started
1.3: Prioritize new areas in Evanston for surveys.	Ongoing	High	Not Started
1.4: Conduct a city-wide survey of Evanston's downtown and neighborhood business district resources.	Year 1-3	High	Ongoing (downtown was done in 2023) Recommend advancement
1.7: Document and include the built resources that embody historic, social, and cultural periods and events, and the diverse groups and people who have contributed to Evanston's unique character and identity.	Ongoing	Pressing	Not Started

Initiative	Implementation Schedule	Priority Level	Status
1.8: Integrate preservation survey and documentation as part of future City planning efforts.	Ongoing	High	In Progress
1.11: Prepare an annual study list of eligible resources in Evanston.	Ongoing	Medium	In progress; ongoing effort
Program Administration and Resource Management			
2.1: Review and update the Historic Preservation Ordinance	Year 1-3	High	Not Started
2.8: Work with the Economic Development Division to enact a legacy or heritage business program.	Year 1-3	Pressing	Complete
2.10: Organize a Preservation Consortium or Preservation Advisory Sub-Committee	Year 1-3	Pressing	Early conversations.
2.11: Benchmark Commission accomplishments and performance trends in an annual public report. (The Chair and Staff Liaison did present a comprehensive report to the Planning and Development Committee in year 2023 and 2024).	Ongoing	Pressing	Scheduled for March for previous year 2024 presented in 2025
2.12: Actively recruit future Commissioners with a focus on building a membership reflective of Evanston's diverse demographics and backgrounds.	Ongoing	High	Recruitment campaign made in 2023
Community Revitalization			
3.2: Collaborate with Evanston Special Service Areas, Chamber of Commerce, and broader business community to identify and advance preservation priorities.	Ongoing	High	Not Started
3.3: Collaborate with the Economic Development Division to assist in marketing and buyer recruitment for historic commercial, industrial, and institutional properties.	Ongoing	Medium	Not Started
3.6: Advocate for adoption of a citywide deconstruction ordinance.	Year 1-3	Pressing	<i>Started or completed.</i>
3.8: Conduct annual reconnaissance of historic properties to identify materials and finishes in poor condition before replacement is necessary and provide technical assistance for their proper repair.	Ongoing	Medium	Citywide building survey being conducted. Ongoing.

Initiative	Implementation Schedule	Priority Level	Status
3.9: Invite professionals to speak on the appropriateness of various composite and synthetic materials which accurately mimic historic building materials that are non-sustainable.	Ongoing	High	Speaker series implemented in 2023
3.10: Support the retention of significant landscape features which offer citywide environmental benefits. (Commissioners as well as the Staff Liaison did advocate for a variation of the Tree Preservation Ordinance, and also gave a presentation to the Environment Board on heritage trees and the value of cultural landscapes.) Additional advocacy in comp plan.	Ongoing	High	Progress made but largely tied to initiative 2.1.
Education and Advocacy			
4.1: Reinstate a quarterly preservation and design oriented newsletter and make it available on social media.	Year 1-3	Pressing	Complete
4.3: Support an annual endangered properties list	Ongoing	Low	Not Started
4.4: Prepare a preservation training publication and one-on-one orientation for elected officials.	Year 1-3	Pressing	Prepared but no trainings have occurred
4.7: Compile and publish a list of restoration professionals who perform work in Evanston.	Year 1-3	Pressing	Not Started
4.9: Continue to digitize and make available early publications of the Commission (and resources generally).	Ongoing	Medium	Progress made. Website updated with a significant amount of publicly available resources
4.12: Continue annual training for local realtors, insurance, and financial professionals.	Ongoing	Medium	Not Started
4.17: Support ongoing oral history projects	Ongoing	Medium	Not Started

The full Preserve 2040 Long-Range Plan can be found here: [Link to Long-Range Work Plan](#)