



AGENDA
Preservation Commission
Tuesday, March 11, 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. PRESENTATIONS

A. 1600 Dodge Ave - Evanston Township High School - Landmark 3 - 38

Representatives from Perkins & Will will provide an overview of Phase 1 of the Evanston Township High School Centennial Project which includes construction of an arts and innovation wing. The property is a local landmark recently determined eligible for the National Register. The project does not require a Certificate of Appropriateness or fall under the Commissions binding design review authority per City Code Section 2-8-8 (A) as school projects are reviewed by the State and do not require building permits from local governments.

The project team seeks advisory review and comments from the Commission.

[Dodge 1600 STAFF REPORT](#)
[Survey Sheet](#)
[Presentation](#)

4. NEW BUSINESS

A. **25PRES-0016 - 732 Judson Avenue - Lakeshore Historic District** 39 - 71

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 at the homes south elevation. **Applicable Standards:** Alteration [1-10]; & Construction [1-8; 10-13; and 15]

[Judson 732 STAFF REPORT](#)
[Survey Sheet](#)
[COA Application](#)

5. APPROVAL OF MEETING MINUTES

A. **Minutes of February 11** 72 - 80
[20250211 HPC Minutes](#)

B. **Minutes of February 20** 81 - 84
[20250220 HPC Minutes](#)

6. DISCUSSION (NO VOTE WILL BE TAKEN)

A. **Envision Evanston 2045 - Comprehensive Plan Draft 2** 85 - 92

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.

[EE45 Staff Memo](#)
[Preservation Commission Draft 1 Comments](#)

7. ADJOURNMENT



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 1600 Dodge Avenue – Evanston Township High School - Landmark
Date: March 4, 2025

Summary

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 at the schools south volume. The high school is a local landmark and was 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. Despite this, the project team seeks advisory review and comments from the Commission due to the significance of the property and the value of the Commissions technical expertise.

Construction Period:

1924; major additions in 1928, 1949, 1951, 1956, 1962, and 1967

Style:

Collegiate Gothic; International styled additions

Architect of Record:

Perkins Fellows and Hamilton under the direction of Dwight Perkins (1924); additions by Hamilton, Fellows, & Wilkinson (1928) and subsequent additions by Perkins and Will

Condition:

Excellent

Integrity:

Fair to Good

Status:

Landmark designated; Eligible for the National Register of Historic Places (2025)

Setting:

Located at the intersection of Church and Dodge, the Evanston Township High School campus is monumental in scale, and a dominant feature of the surrounding neighborhoods sense of place and character. The original volumes of the school are visible in select locations but most prominent are the two Gothic towers at the main entrance at 1600 Dodge Avenue. Many portions of the original structure have been obscured by later additions constructed in the late 1950s. Integrity, if limited to an evaluation of the original 1920s structures, is likely poor. However, the additions constructed in the 1950s have likely gained significance in their own right and if considered an important evolutionary aspect of the property, its integrity is likely good.

Significance:

The selection of a new high-school site, envisioned by then Principal Wilfred Fitch Beardsley in 1915, was extremely contentious and a process fraught with litigation. Originally planned to be sited on an 11 acre plot of land at the southwest corner of Ridge and Lincoln Streets, the current 55-acre location at Church and Dodge was chosen as a compromising alternative and purchased for a price of \$150,000, consolidating and clearing the remains of over 40 individual plots of land. The original school began construction in 1923 following approval of a one-million dollar bond and plans designed by Perkins Fellows & Hamilton in 1923. Construction would finish and classes would start in 1924. Perkins Fellows and Hamilton would also design the boys gymnasium and one-story lunchroom, while its successor firm Hamilton, Fellows, & Wilkinson, would complete the girls gymnasium and cafeteria addition in 1928. The school would not see significant improvements for two decades when Dr. Lloyd Styers Michael, principal from 1948-1968, commissioned a series of massive expansions for the campus including new gymnasiums, new classrooms, a technical arts building, natatorium, auditorium, and library addition – all work of Perkins and Will.

The property has many layers of significance to the community including the architectural significance of both the original collegiate gothic structures (1924 and 1928), and later additions built between the late 1940s and mid 1960s. Additionally, the property has deep significance to the community socially, and culturally. It is a foundational institution enriched by its associations with Evanston's traditions, events, and people as well as the ability for continued community story-telling as a tangible link to our past and future identities. The property is landmarked for its exemplification of an architectural style (Collegiate Gothic), and the significance of its original architect Dwight Perkins.

Dwight Perkins of Perkins Fellows and Hamilton (1867-1941)*

Dwight's contributions to architecture, landscape architecture, conservation efforts, urban planning, social improvements of the progressive era, and art are extraordinary.

Dwight Heald Perkins was from an educated and accomplished family. Abraham Lincoln appointed his father, Marland Leslie Perkins, as Judge Advocate for the state of Tennessee. Marion Heald Perkins, Dwight's mother, was a social reformer with close ties to Jane Addams. Despite a difficult upbringing, Dwight would study architecture at the Massachusetts Institute of Technology where he would graduate and briefly teach there afterwards. While in Boston, he met his future wife, Lucy Fitch Perkins (1865 – 1935), a talented artist who would eventually become one of America's most popular children's

authors. The couple settled in Chicago and Dwight went on to work in the office of Chicago architect and planner Daniel H. Burnham.

In 1894, Dwight formed his own firm with the commission to design an office building for the Steinway Piano Company on Van Buren Avenue. After the building's completion, Dwight leased its two upper stories, opening his office there, and subleasing space to other young talented architects, including Irving and Allen Pond, Robert Spencer, Walter Burley Griffin, and Marion Mahony Griffin. Even Frank Lloyd Wright worked out of Steinway Hall for a few years. Scholars believe that the friendly spirit in the loft of Steinway Hall help spur what is now considered the "Prairie School."

Dwight was later appointed chief architect for Chicago's Board of Education in 1905 where he would design dozens of new buildings, many of which are Chicago landmarks today including Cleveland, Lloyd, Pullman, and Trumbull elementary schools and Carl Schurz High School. By 1910, the school board accused him of "incompetence, extravagance and insubordination." Dwight refused to resign and accused the School Board of entrenched corruption. During the highly publicized public trial, Dwight was portrayed as a local Chicago hero. Later, Dwight and his close friend, Jens Jensen (1860-1951), a Danish immigrant and landscape architect, had first envisioned a Forest Preserve system at the turn of the 20th century. The two published a remarkable document recommending the ambitious system entitled *The 1904 Report of the Special Park Commission to the City Council of Chicago on the Subject of A Metropolitan Park System*. Between 1905 and 1914 Dwight worked tirelessly in an effort to save the vast scenic lands at the outskirts of the city for future generations at a time when they were rapidly being developed. The Forest Preserve system was approved by voters in 1914.

Dwight Heald Perkins died on November 2, 1941. Today, Dwight's legacy includes a nearly 70,000-acre system of forests, wetlands, and prairies; beautifully-designed schools in and beyond Chicago; several Lincoln Park structures, such as Café Brauer; and many other noteworthy buildings throughout the Midwest. His Evanston home at 2319 Lincoln Street, which he designed himself, is an Evanston landmark with significant grounds designed by Jens Jensen. Perkins Woods, the Forest Preserves smallest conservation area just a few blocks west of his home, is named in his honor.

**Credit Julia Bachrach*

Larry Perkins (1907-1997) and Philip Will Jr. (1906-1985)

Larry Perkins was a significant local, regional, and national architect, native son of Evanston, and lifelong resident. Perkins was founding partner of the Chicago architectural firm Perkins and Will and the son of Dwight H. Perkins. Larry Perkins is a significant and influential part of Chicago and Evanston's architectural heritage, not exclusively for his own architectural contributions, although they are significant and many, but also for his significant architectural and familial pedigree including not only his father Dwight, but his cousin Marion Mahony Griffin, and his son Bradford Perkins.

Perkins would graduate from Cornell University in 1930 where he met Philip Will Jr.. The two would form their own firm, Perkins and Will in 1935, and later be joined by E. Todd Wheeler in 1936, forming Perkins, Wheeler, and Will. Although never a partner, Architect Bill Brubaker was a significant force for the firm, joining in 1947. The firm primarily designed residences in Chicago's North Shore in the early years Initially the firm had

difficulty finding commissions especially during World War II. It wouldn't be until the post war years and following construction and baby boom that the firm would find significant success – transitioning from residential design to the design of schools and institutional buildings which were in short supply at the time. The firm's first major institutional and nationally significant success was the Crow Island School in Winnetka (1940 in collaboration with Eero Saarinen), recipient of the Twenty-Five Year Award by the American Institute of Architects in 1971 and dedicated a National Historic Landmark in 1990.

During the late 40s and 50s the firm would grow significantly and in 1951 it would open its first satellite office in New York State. By 1960 the firm would open its Washington D.C office and had designed nearly 400 school projects in twenty-four states and was nationally known as a leader in institutional design emphasizing a human-centered approach and a modern, simple design aesthetic. In 1971 the firm would establish an office in Florida and New York City shortly before Larry Perkins and Todd Wheelers retirement in 1972. In 1975 Larry Perkins earned the Distinguished Service Award from the American Association of School Administrators, the first person outside of the education field to ever receive the award. Perkins vision for the design of education facilities was transformative, leaving a lasting legacy and influence on school typologies across the globe.

Locally, Perkins and his wife Margery Blair Perkins were highly influential in creation of the City's preservation program, establishment of first preservation ordinance (1975), and involved in early survey and registration work. Larry was also the Chairman of the Evanston Plan Commission for many years, and was one of the City's most prominent residents until his death in 1997. Today Perkins & Will is an internationally prominent architecture firm with over 2,000 employees and significant commissions across the globe.

Philip Will Jr. was also a longtime resident of Evanston. His self-designed home at 2949 Harrison Street (1939) is a highly significant local landmark.

Late Gothic Revival/Collegiate Gothic (1895 to 1945)

Late Gothic Revival can be largely characterized as a commercial and institutional architectural style; at the turn of the century, prominent architects such as Bertram Goodhue and Ralph Adams Cram designed more refined Gothic Revival buildings in stone and other masonry forms for colleges, high schools and grade schools, churches and other institutions — buildings that were to emulate the great English universities of Oxford and Cambridge. Trinity College in Hartford, Connecticut and Bryn Mawr College in Bryn Mawr, Pennsylvania were the first schools of high education in the United States to design new buildings a refined Gothic style. Soon after, major universities such as Princeton and the University of Chicago would commission major architectural firms to design and plan their campus buildings according to the Gothic styles and precedents of their famous English counterparts.

International Styled additions

The additions designed by Larry Perkins take cues from some well-known Post World War II design styles including the International Style, and to a lesser degree the Contemporary Style. The style is immediately distinguishable by its minimalism. In lieu of any applied surface ornament, interest is created through manipulation of the building's form, its structural system, and its fenestration. Smaller and mid-rise International Styled structures

are characterized by flat roofs and planar wall surfaces, They are generally low in profile, can be asymmetrical, and are geometric in form, and often incorporate a considerable amount of glass in their designs. They are elegant in their attention to proportion and detailing. The notion of a structures functionality, designed in a manner which was conducive to efficient use of space with minimal encumbrance, was a guiding principle of International Style design.

Public Comment

None.

Applicable Standards

None. The project is presented for advisory review and comment. However, the Commissions comments related to the physical design may reference the standards for alteration and construction as well as the secretary of the interiors standards for the treatment of historic properties.

City of EVANSTON

1600 DODGE AVENUE, EVANSTON TOWNSHIP HIGH SCHOOL

BEGINNING STREET NUMBER
END STREET NUMBER
STREET #
SUFFIX
STREET NAME
PIN



PHOTO ID:

LOCAL

WITHIN LOCAL DISTRICT?
LOCAL DIST CONTRIB/NON-CONTRIB?
LOCAL LANDMARK?
YEAR
LOCAL LANDMARK ELIGIBLE?
CRITERIA

NATIONAL REGISTER

NR DISTRICT CONTRIB/NON-CONTRIB
WITHIN DISTRICT? NR LANDMARK? YEAR
NR ELIGIBLE? CRITERIA ALTERNATE ADDRESS?

GENERAL INFORMATION

CATEGORY CONDITION SECONDARY STRUCTURE
INTEGRITY CURRENT USE NR SECOND
HISTORIC USE

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION
DETAILS
CONSTRUCTION YEAR OTHER YEAR
DATE SOURCE WALL MATERIAL (CURRENT)
WALL MATERIAL 2 (CURRENT) PLAN
NO OF STORIES ROOF TYPE
ROOF MATERIAL FOUNDATION
PORCH WINDOW MATERIAL
WINDOW MATERIAL 2 WINDOW TYPE
WINDOW CONFIGURATION SIGNIFICANCE
HISTORIC FEATURES

ALTERATIONS

HISTORIC INFORMATION

OLD ADDRESS (CITY DIR.YEAR) BUILDING MOVED?
MOVED FROM ORIGINAL OWNER
ORIGINAL ARCHITECT ARCHITECT SOURCE
BUILDER SURVEYOR
SURVEYOR ORGANIZATION
SURVEY DATE SURVEY AREA

PERMIT/HISTORIC INFORMATION

PERMIT MOVING INFORMATION

CURRENT ADDRESS OLD ADDRESS DATE OF CONSTRUCTION MOVING PERMIT # DATE MOVED

ORIGINAL PERMIT INFORMATION

BUILDING PERMIT # DATE OTHER PERMIT INFORMATION COA INFO
BUILDING PERMIT DESCRIPTION COST HISTORIC INFO OTHER SOURCES
ORIGINAL OWNER OCCUPIED? HISTORIC INFO COMPILER VOLUNTEER

EXTERIOR ALTERATION PERMITS

13MSWK-0012: replace 3 antennas and 3 radio heads; 12MSWK-0100: remove 3 antennas, replace 9 antennas, and replace q cabinet; 09MSWK-0111: install 6 antennas and new 10 x 10 shelter; 04MSW0000000005: install antenna array on smokestack + equipment on rf; 01MSW0000000003: retention walls for man-made pond, electrical & new parking lot.

Historic Preservation Review

EVANSTON TOWNSHIP HIGH SCHOOL
CENTENNIAL PROJECTS
PHASE 1 ARTS & INNOVATION WING



Perkins&Will

March 11, 2025

AGENDA

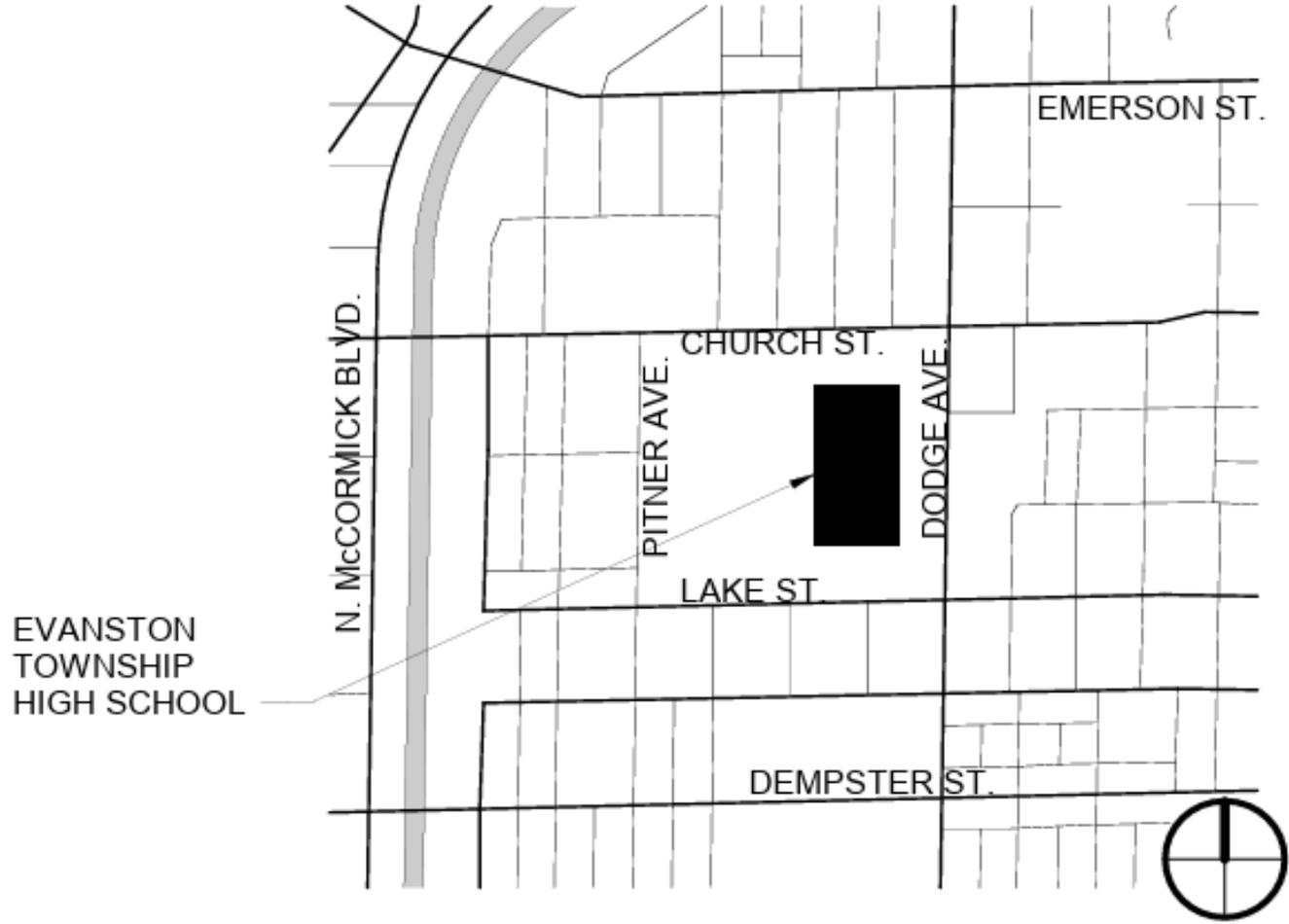
1. Project Introduction
2. Architectural Compatibility
3. Zoning Compliance
4. Q&A



Project Introduction

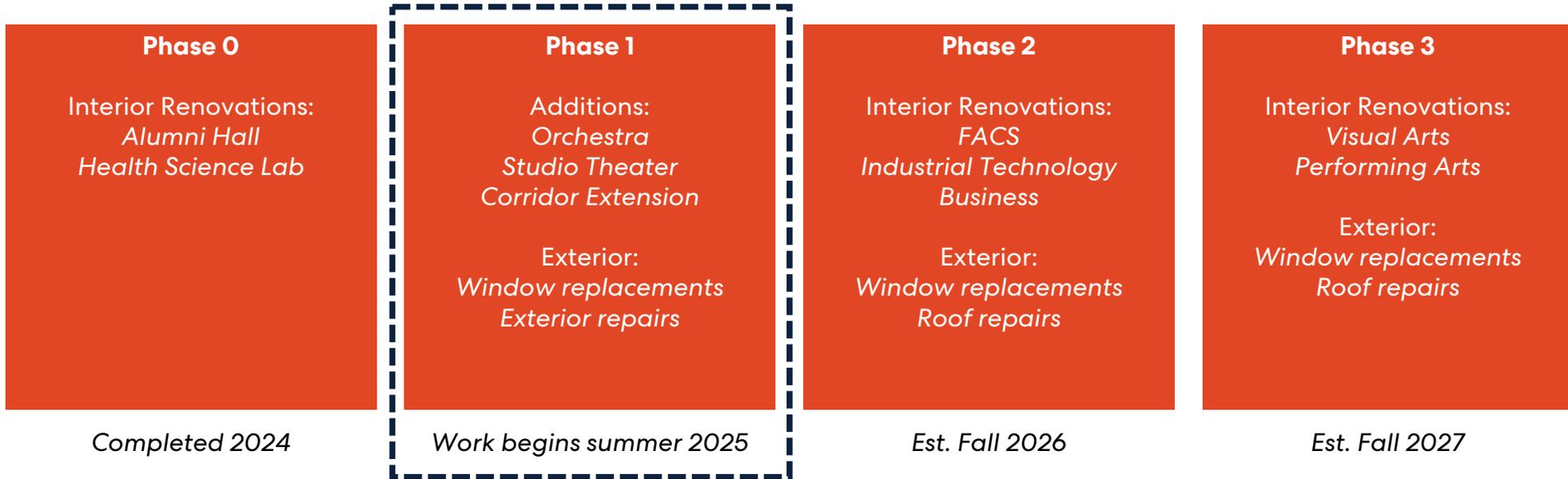
Perkins&Will

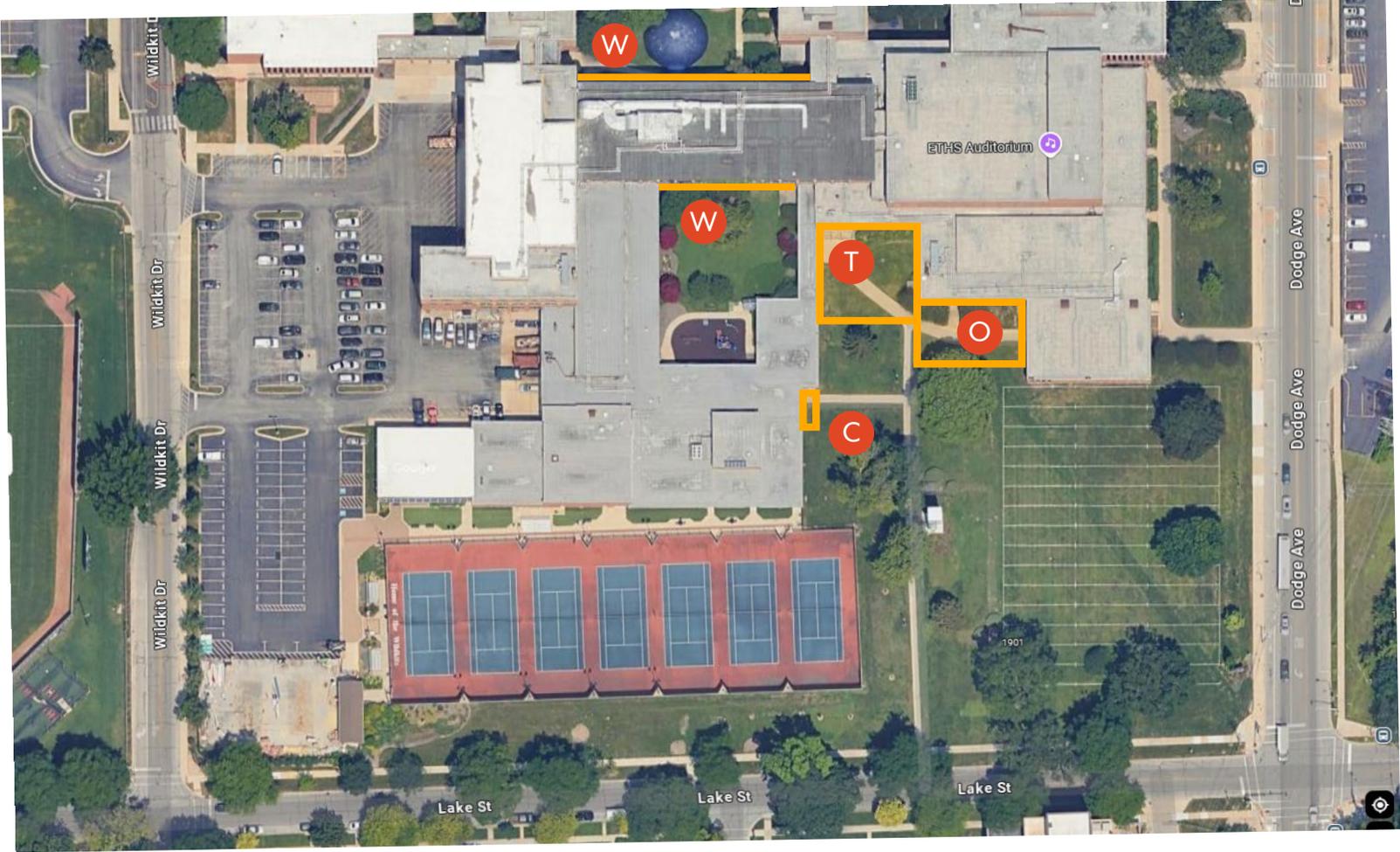
LOCATION



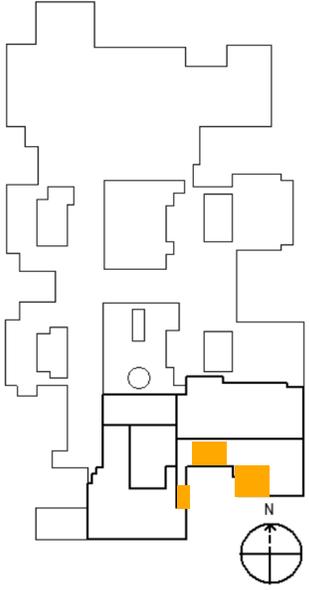
ETHS Centennial Projects

We are here:





SITE PLAN



- O** ORCHESTRA ADDITION
- T** THEATER ADDITION
- C** CORRIDOR EXTENSION
- W** WINDOW REPLACEMENTS

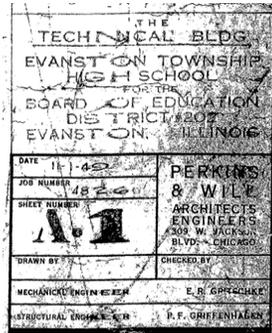


Architectural Compatibility

Perkins&Will

ETHS CAMPUS HISTORY: 1924-2024

1924: Dwight H. Perkins (1867-1941), father of a founding partner of Perkins&Will, designed the original **ETHS campus** (with partners Fellows & Hamilton). The building resembled an H with the front of the school and the north and “east” halls completed.



1949: Perkins&Will designs the two-story **Tech Arts addition** at ETHS

1951: Perkins&Will designs the **Boiler House addition** at ETHS

1956: Perkins&Will designs the **Auditorium Building addition** at ETHS



1962: Perkins&Will adds a **third floor** on top of the 1949 Tech Arts building

1967: Perkins&Will designs the new **Music Wing addition**

2024: As part of the school's Centennial celebrations, Perkins&Will designs the **Orchestra and Studio Theater additions** to ETHS. Evanston Township High School is the largest high school in the United States under one roof.

1924

1949

1951

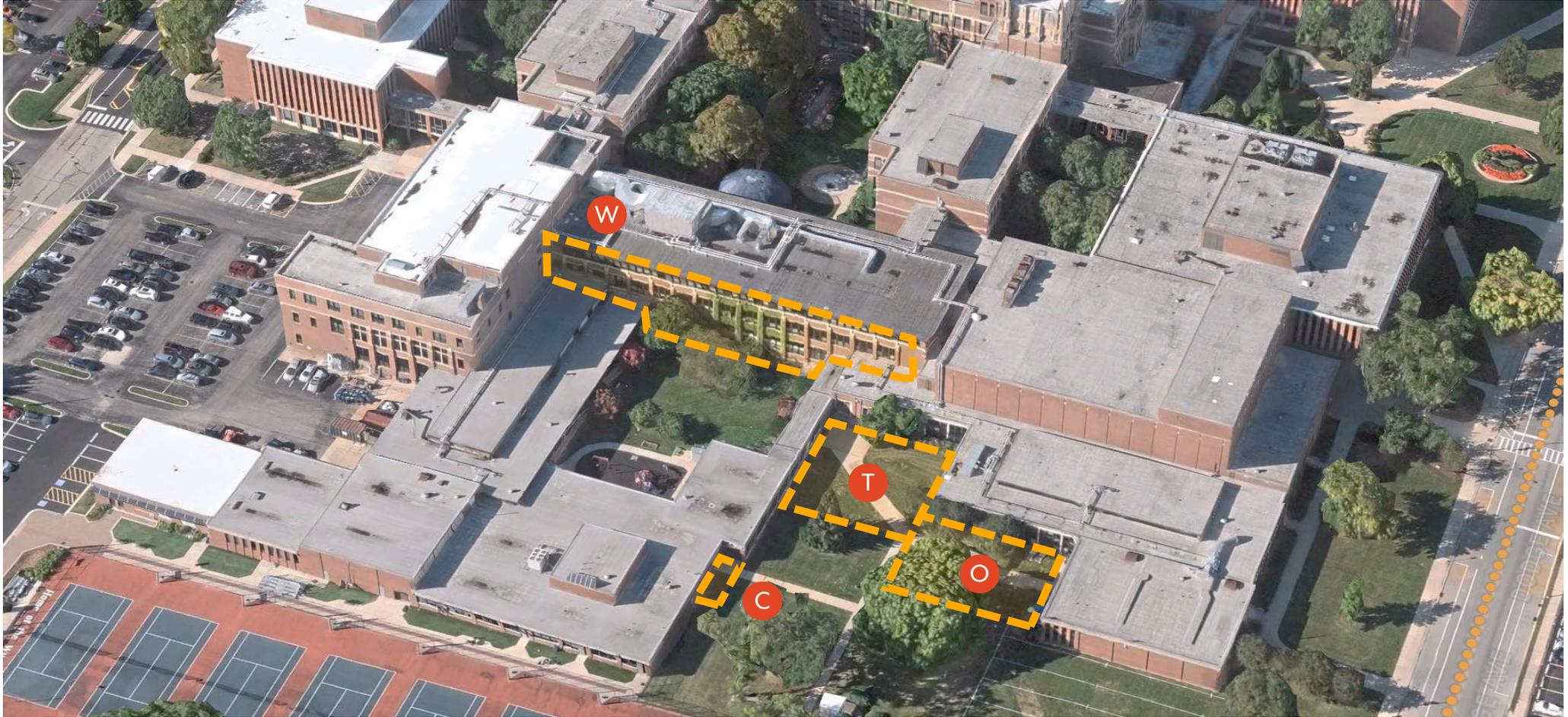
1956

1962

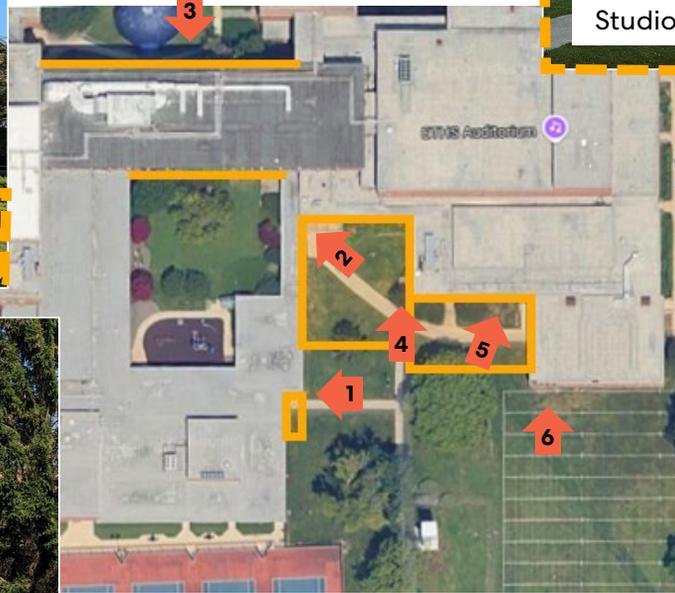
1967

2024

Campus Before



Existing Conditions Composite



Existing Pattern Language



VIEW FROM LAKE STREET



VIEW FROM LAKE STREET





ORCHESTRA ROOM –SW VIEW



STUDIO THEATRE – AFTERNOON SUN

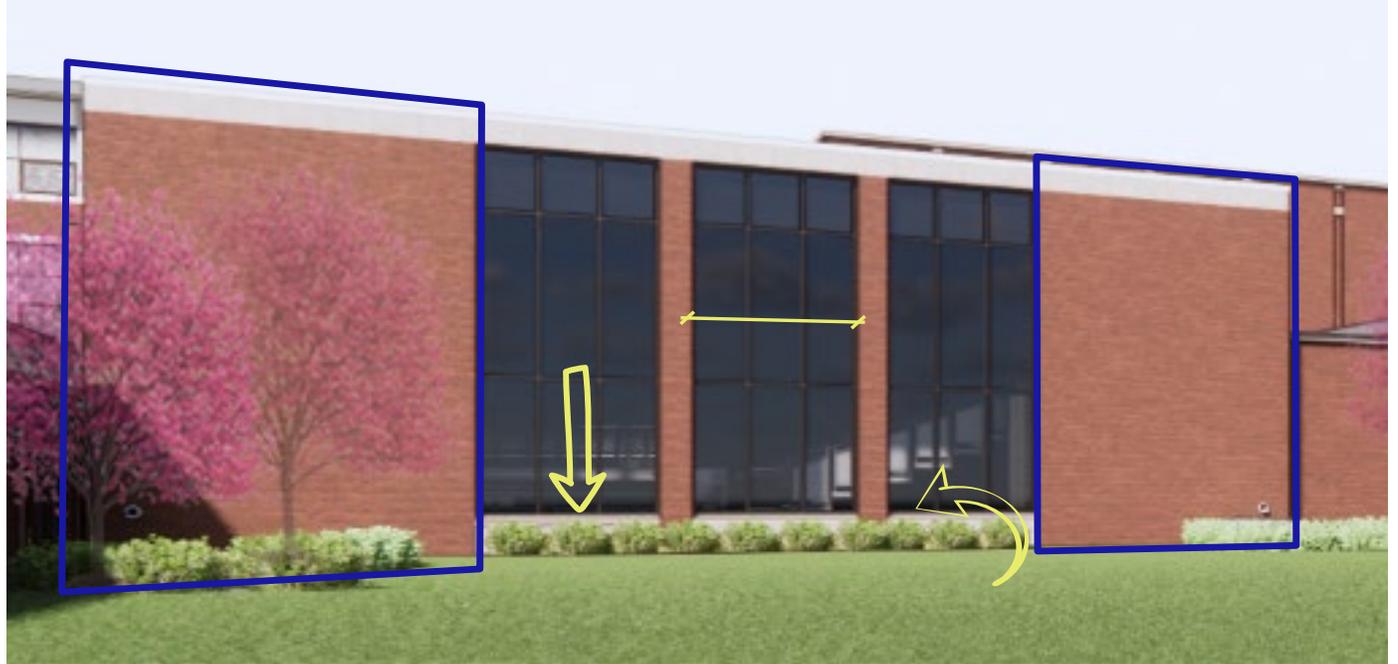
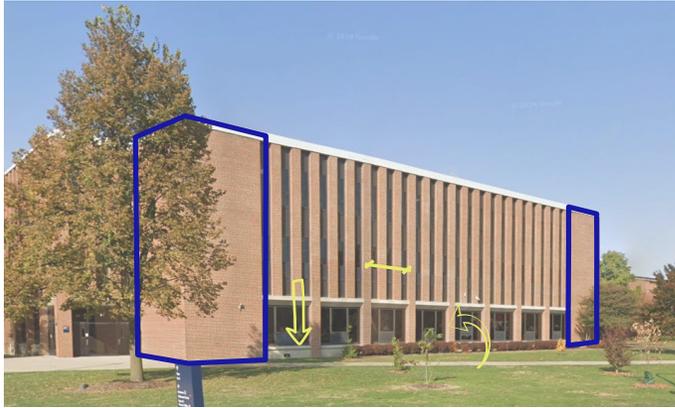


STUDIO THEATRE – S VIEW

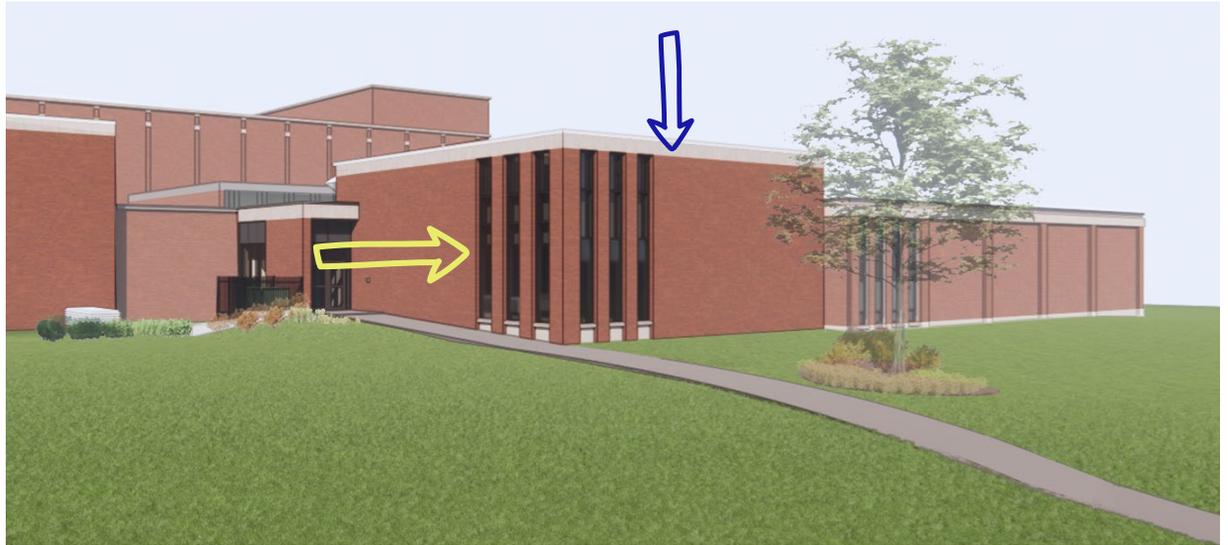
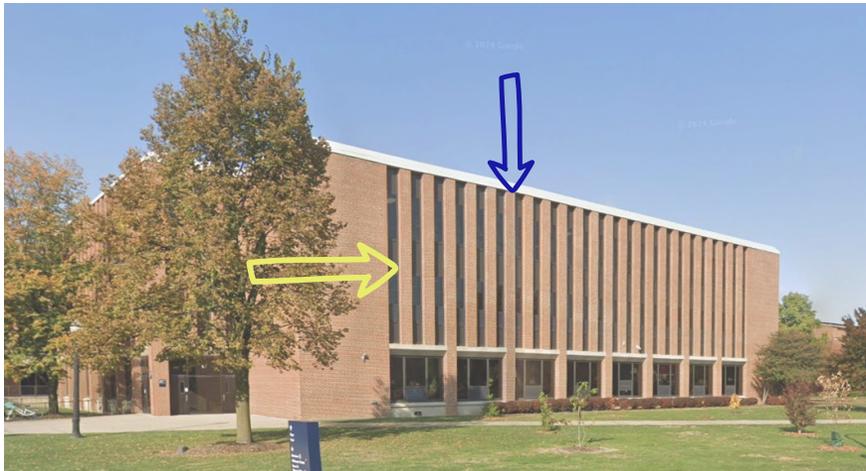
EXTERIOR MATERIAL PALETTE



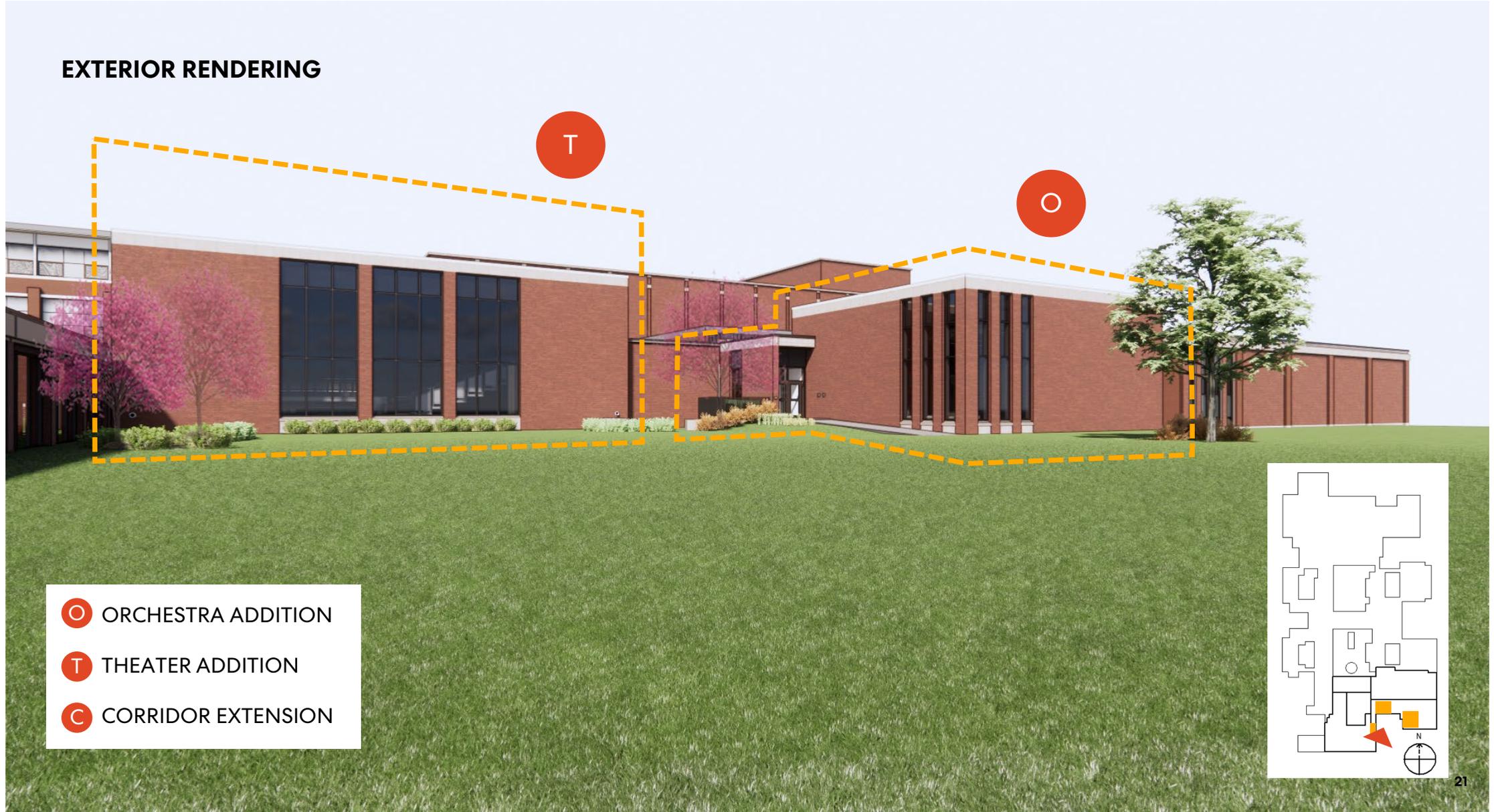
EXTERIOR DESIGN CONCEPT - STUDIO THEATER



EXTERIOR DESIGN CONCEPT – ORCHESTRA ADDITION

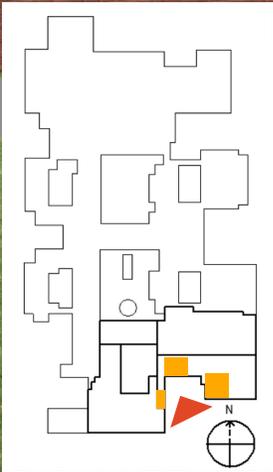
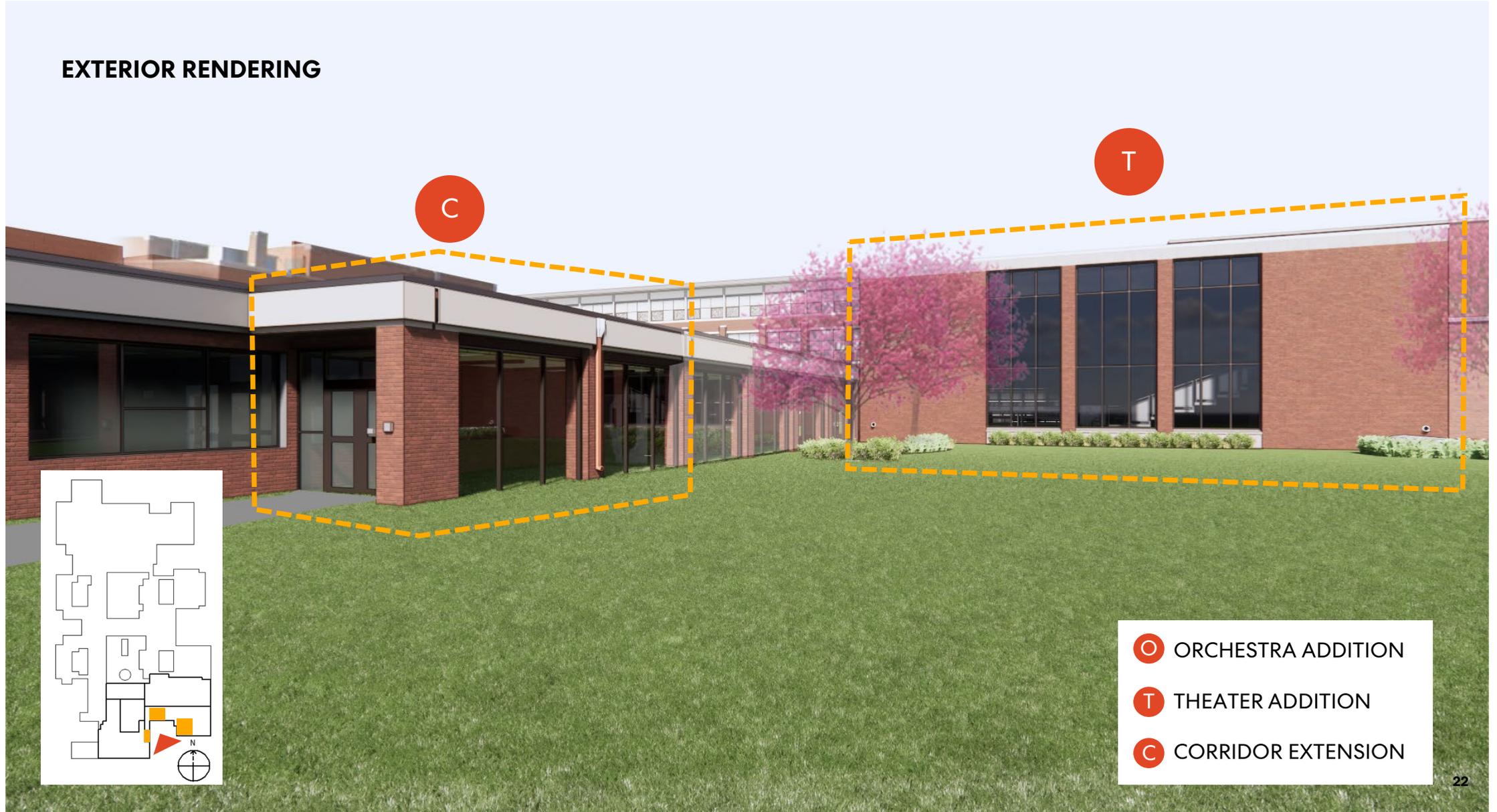


EXTERIOR RENDERING



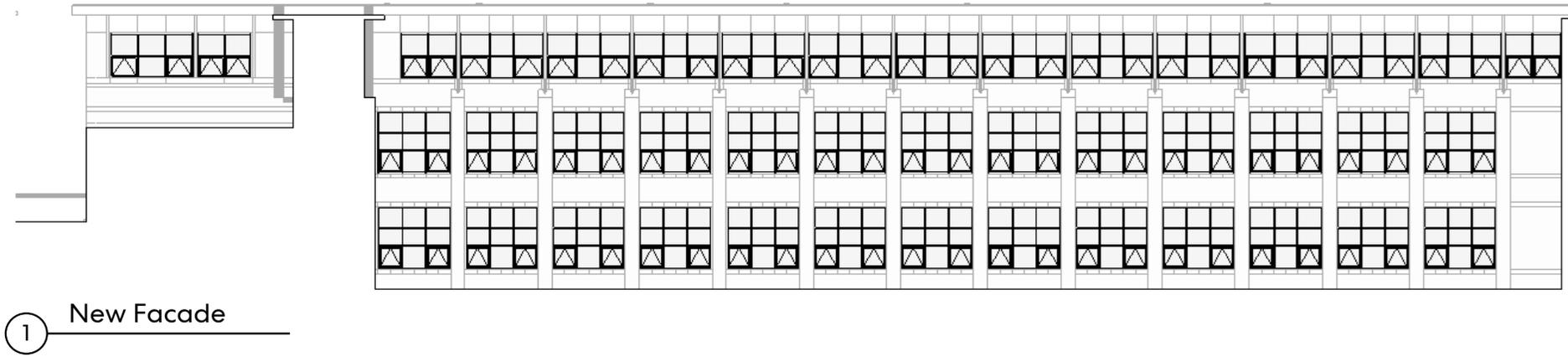
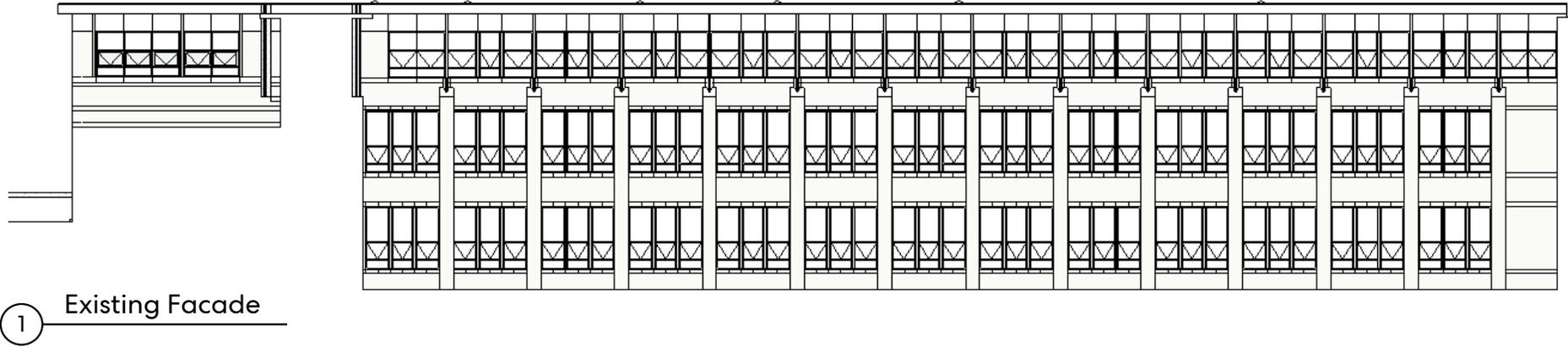
- O** ORCHESTRA ADDITION
- T** THEATER ADDITION
- C** CORRIDOR EXTENSION

EXTERIOR RENDERING



-  ORCHESTRA ADDITION
-  THEATER ADDITION
-  CORRIDOR EXTENSION

Exterior Window Replacements



BUILDING 'A' WINDOW REPLACEMENT (2 FACADES SIMILAR)

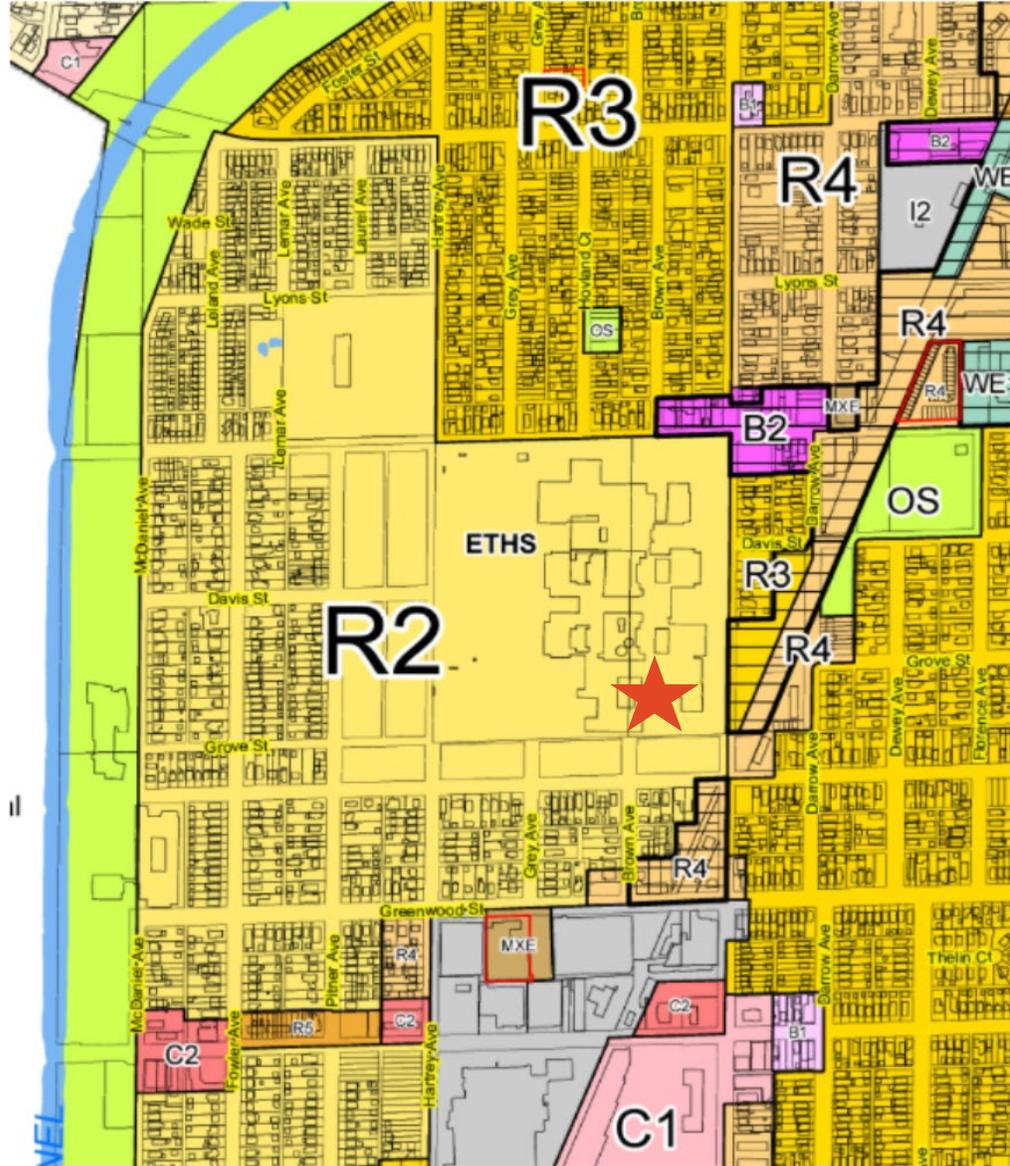




Zoning Compliance

Perkins&Will

ZONING PLAN



ZONING COMPLIANCE

Zoning

- i. Zoned R-2 Residential
- ii. Planned Development: no
- iii. Zoning overlay district: none
- iv. Historic Landmark: yes
- v. Federal historic landmark: no
 - 1. City of Evanston landmark: yes
- vi. TOD Area: no

Permitted uses

- i. Educational institution - public: permitted

Building lot coverage:

- i. Allowable: 40% max
- ii. Proposed: 22%
 - 1. Lot coverage: 494,702 sf
 - 2. Lot size: 2,242,250 sf

Maximum impervious surface coverage:

- i. Allowable: 55%
- ii. Existing: 40%
- iii. Proposed: 40.4%

Building height

- i. Allowable: 35' max above grade
- ii. Proposed 35' or less above grade

Yard requirements - nonresidential structures

- i. Front yard: 27' (complies)

Tree Preservation:

- i. Proposed removal of one existing tree which poses a security risk to the building (can be climbed to gain roof access) and one additional which likely will not survive construction
- ii. Requesting tree removal not associated with building permit; will use the city's online tree preservation permit request form to request a tree preservation permit.
- iii. Removal of one tree (40" caliper Celtis occidentalis, Hackberry Tree/Group 'A' species)

EXTERIOR ELEVATION - ADDITIONS





Open Discussion

Perkins&Will



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: 732 Judson Avenue - Lakeshore Historic District – 25PRES-0016
Date: March 4, 2025

Public Notice

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 at the homes south elevation.

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

Construction Period:

Circa 1915

Style:

Craftsman

Architect of Record:

Webster H. Rapp

Condition:

Excellent

Integrity:

Excellent

Status:

Contributing; Eligible for landmark designation under criterion 3, exemplification of architectural style.

Setting:

732 Judson Avenue is located in the southwest portion of the Lakeshore Historic District on the west side of Judson Avenue between Kedzie Street to the north and Keeney Street to the south. The block contains an eclectic mix of architectural styles and forms developed between the mid 1870s and 1910s. The block retains excellent integrity.

Significance:

The home was identified in the 2012 resurvey of the Lakeshore Historic District as being eligible for landmark designation under criterion 3 (exemplification of an architectural style). 732 Judson Avenue is a fine Craftsman residence with a very high degree of integrity. The front porch and engaged south end sun porch with rounded front bay dominates the minimally ornamented façade. The homes character defining features include:

- a broad front gable roof with horizontal brackets;
- stucco siding;
- decorative wood trim including a horizontal wood band along the second story façade that follows the upper line of the window openings;
- hipped roof front bay with battered corners that includes an open front entry porch at the north end with segmental arch openings at the north end and round window bay at the south end;
- historic wood windows;
- historic wood entry door;
- first story oriel bay with hipped roof on the north elevation;
- historic wood double hung and casement windows;
- north and south gable dormers

The home was designed by local architect and prolific developer Webster H. Rapp. Rapp designed thirteen additional homes in the Lakeshore Historic District between 1910 and 1915 including five on the same block of Judson Avenue (707-725). Rapps home along Sheridan Place is a local landmark located within the Northeast Historic District.

Craftsman Style: (1900s-1920s)

The Craftsman Style derived from the Arts and Crafts Movement of the late 19th century — a movement that valued hand craftsmanship, natural materials and simplicity in design and rejecting Victorian era excesses and mass-production. Craftsman style houses feature a mix of wood clapboards, shingles, stucco and sometimes half-timbering. If stone or brick was used, it was typically laid to look more rustic, with rough cuts and uneven application. Roofs are low-sloped hipped or gable roofs with deep overhangs supported by wood brackets and knee-braces. Exposed rafter tails are also a feature. In one and one-half story versions, the attic space is made usable with dormers or windows set in the gable ends. Wide front porches are common and are often supported by rustic brick or stone piers. Windows are usually double hung or casement types with multi-paned or diamond-paned glass. The Craftsman Style does not have its own building form but was a style applied to common building types, such as the bungalow and the American Foursquare. The style was popularized by national design plan books and magazines such as *The Craftsman*, published by Gustav Stickley between 1901 and 1916. Though high-style,

expensive Craftsman homes are not uncommon, it was generally promoted as an affordable, middle-class style for Americans, although mass-produced, ironically.

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

PREVIOUSLY SURVEYED?

GENERAL INFORMATION

CATEGORY CURRENT USE
 CONDITION HISTORIC USE
 INTEGRITY SECONDARY STRUCTURE
 NRSECOND

ARCHITECTURAL DESCRIPTION

ARCHITECTURAL CLASSIFICATION	<input type="text" value="Craftsman"/>	ROOF TYPE	<input type="text" value="Front gable"/>
DETAILS	<input type="text" value="-"/>	ROOF MATERIAL	<input type="text" value="Asphalt - shingle"/>
CONSTRUCTION YEAR	<input type="text" value="1915"/>	FOUNDATION	<input type="text" value="Parged"/>
OTHER YEAR	<input type="text" value="-"/>	PORCH	<input type="text" value="Front entry"/>
DATESOURCE	<input type="text" value="Building permit"/>	WINDOW MATERIAL	<input type="text" value="Wood"/>
WALL MATERIAL (current)	<input type="text" value="Stucco"/>	WINDOW MATERIAL 2	<input type="text" value="-"/>
WALL MATERIAL 2 (current)	<input type="text" value="-"/>	WINDOW TYPE	<input type="text" value="Double hung/casement"/>
PLAN	<input type="text" value="Rectangular"/>	WINDOW CONFIGURATION	<input type="text" value="3/1; 1-light"/>
NO OF STORIES	<input type="text" value="2.5"/>		

SIGNIFICANCE

HISTORIC FEATURES

ADDRESS

732 - JUDSON AVENUE

ALTERATIONS

Rear deck addition

HISTORIC INFORMATION

OLD ADDRESS
(city dir.year)

-

ORIGINAL
OWNER

Rapp, Webster H Chicago

BUILDING MOVED?

No

ORIGINAL
ARCHITECT

Rapp, Webster H

MOVED FROM

-

ARCHITECT
SOURCE

BP6161

BUILDER

Rapp, Webster H; mason Victor Carlson

ADDITIONAL PHOTOGRAPHS



PHOTO ID2 \images\11-19-408-022-0000-2.jpg

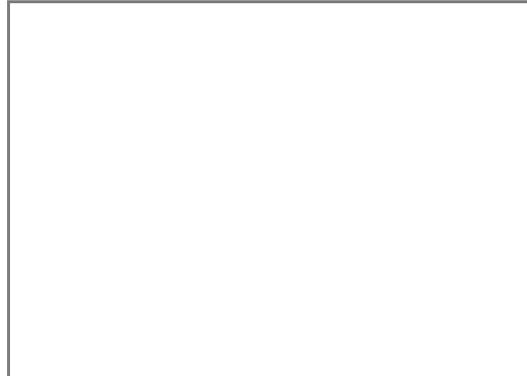


PHOTO ID3 -

SURVEYOR

Lara Ramsey

SURVEYOR
ORGANIZATION

GRANACKI HISTORIC CONSULTANTS

SURVEY DATE

3/8/2011

Historic Info
Compiler

aoe

PERMIT/HISTORIC INFORMATION

CURRENT ADDRESS

732 — - JUDSON AVENUE

OLD ADDRESS
(city dir.year)

-

DATE OF CONSTRUCTION 1915

MOVING INFORMATION

BUILDING MOVED? No

MOVING PERMIT # - **DATE** -

MOVED FROM -

ORIGINAL PERMIT INFORMATION

BLDG PERMIT # 6161 **DATE** 1915.03.08

BUILDING PERMIT DESCRIPTION 2-story residence 23' x 38' x 32' high; 7 rooms

COST \$4500

ORIGINAL OWNER Rapp, Webster H Chicago

ORIGINAL OWNER OCCUPIED? No

ORIGINAL ARCHITECT Rapp, Webster H

ARCHITECT SOURC BP6161

BUILDER Rapp, Webster H; mason Victor Carlson

EXTERIOR ALTERATION PERMITS

-

OTHER PERMIT INFO

BP6342?6742? 1915.07.06 1story fr. Stucco garage 14x20x16 \$300 owner/archt/carp W H Rapp. BP13493 1925.18.03 1story frame garage improvement \$200 owner M Bergstrom 732 Judson archt/carp G F Knight

COA INFO

Replace existing roofing material with 30-year asphalt shingles. No changes to the roof line (04)

HISTORIC INFO

Webster Rapp (Repp?) was a developer who built a number of houses nearby.

OTHER SOURCES

ELHD # n/a.

HISTORIC INFO COMPILER aoe

PRIMARY KEY 11-19-408-022-0000

City of EVANSTON
LAKESHORE HISTORIC DISTRICT RE-SURVEY
CONTINUATION SHEET

STREET # 732

STREET JUDSON AVENUE

ADDITIONAL PHOTOS OR INFORMATION

Historic Features

Broad front gable roof with horizontal brackets; stucco siding; decorative wood trim (of special note is horizontal wood band along second story façade that follows the upper line of the window openings—seen on other houses along the block); hipped roof front bay with battered corners that includes an open front entry porch at north end, with segmental arch openings at north end, and a round window bay at south end; historic wood windows; historic wood entry door; 1st story oriel bay with hipped roof on north elevation; historic wood double hung and casement windows; north and south gable dormers



Application for Certificate of Appropriateness (COA)

NOTICE: This form is not a permit application.

Application Required: This application is required for all scopes of exterior work, including minor, major, and window/door replacement projects affecting Evanston landmarks and properties within local Evanston historic districts when a permit is required and when work is visible from the public way (street, alley, sidewalk, or other parcel of land appropriated to the public for public use).

Submission Deadline: To ensure timely processing of your application, submit this application no less than **15 business days** before the second Tuesday of each month. **Incomplete applications will not be accepted. Refer to the Submittal Requirements, pages within this application to ensure completeness.** Upon receipt of your application, staff will determine whether the proposal can be reviewed administratively, or whether it will be referred to the Preservation Commission for review and action. Completed applications referred to the Commission will be scheduled for review at the next available meeting as long as all required information is provided by the deadline and the number of items on the agenda allows.

For more information: It is encouraged, but not required, to meet with staff to review submittal requirements prior to submitting. To set up a meeting or to answer any questions as to which requirements apply to your project, please contact Cade W. Sterling at (847) 448-8231 or email: csterling@cityofevanston.org

Section A. Required Information (Print Clearly)

1) Property Address: 732 JUDSON AVE, EVANSTON, IL 60202		FOR STAFF USE ONLY Application Number:	
2) Applicant's Name: DAVID SCHROEDER ARCHITECTS		Address: 4613 N DAMEN AVE	
City: CHICAGO, IL 60625	State: IL	Zip: 60625	Phone: 773-456-3530 Email: DAVID@SCHROEDARCH.COM
3) Owner's Name: ROBERT MARTIN & LAURA ZELECHOWSKI		Address: 732 JUDSON AVE	
City: EVANSTON, IL 60202	State: IL	Zip: 60202	Phone: 612-968-045 Email: Robert.Martin@aah.org
4) Applicant's Relationship to the Owner: <input type="checkbox"/> Same <input checked="" type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Other:			
5) Landmark: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
6) Within Local Historic District: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; If yes, <input checked="" type="checkbox"/> Lakeshore <input type="checkbox"/> Ridge <input type="checkbox"/> Northeast Evanston <input type="checkbox"/> Woman's Christian Temperance Union			
7) Refer to the completed Zoning Analysis and check as applicable if your project requires: <input type="checkbox"/> Major Zoning Variance; <input type="checkbox"/> Special Use; <input type="checkbox"/> Planned Development → If any are checked, additional submission requirements may apply. A member of the Planning & Zoning Division will contact you.			
8) Acknowledgement of Potential Archaeological Resources: <input checked="" type="checkbox"/> I acknowledge that if any archaeological materials are encountered during construction, I will stop work and notify the Planning & Zoning Division immediately. An approved Certificate of Appropriateness is not a clearance for purposes of the Illinois Human Remains Protection Act as amended. (20 ILCS 3440)			
9) Applicants Signature: I acknowledge that I understand the requirements for what constitutes a complete application and affirm that the requirements for a complete application have been met. <div style="display: flex; justify-content: space-between;"> <div style="text-align: center;"></div> <div>Date: 2/17/2025</div> </div>			

Section B: Application for Certificate of Appropriateness

1) Describe, in detail, the proposed activity and reason for requesting a Certificate of Appropriateness.

Attach a separate sheet or sheets if necessary.

The owners and residents of 732 Judson Ave are interested in renovating their home. The renovation will include:

1st Floor - A new kitchen and powder room (all work is in the back half of the 1st floor)

2nd Floor - The 2nd floor currently consists of 4 bedrooms and 1 bathroom. After the renovation, it will consist of 3 bedrooms and two bathrooms. The stair to the 3rd floor will also be re-built so that it provides safer access.

3rd Floor - Currently consisting of storage and one bathroom, the 3rd floor will consist of an attic storage and finished bathroom.

While there will be no changes to the home's front facade, adjustments will be made to the North, South, and Rear Facades to accommodate the interior renovation.

North Elevation - There are two windows that will be removed to accommodate the stair to the 3rd floor. These areas will be stucco'd to match the existing stucco exterior.

South Elevation - At the rear of the house, three windows will be removed to accommodate the new kitchen design. This area will be stucco'd to match the existing stucco exterior.

West Elevation (rear of house) - A 2' bay will be added to the rear of the house to allow for slightly larger the kitchen. The bay will feature a band of windows to bring in natural light and connect the space to the backyard. A new exterior door will also be replaced with a Marvin french door in order to bring more light into the rear entry.

On the roof, there will be 2 skylights added. The roof line will remain the same and the skylights will not be visible from the street due to the height of the roof.

2) Select the three standards from the [Binding Review Standards](#) that you believe are most relevant to your proposal. Then describe, in detail, how your proposal meets the standards you have selected.

Attach a separate sheet or sheets if necessary.

(For assistance selecting relevant standards contact Cade W. Sterling, City of Evanston Preservation Planner: csterling@cityofevanston.org or 847-448-8231.)

3. Proportion of openings. The windows on the addition have been scaled to be visually compatible with the property.

4. Rhythm of solids to voids. The rear single-story addition is compatible with the single story volume on the front and north sides of the home.

7. Relationship of materials and texture. The exterior areas that are changing will be finished in a stucco that matches the original finish. This includes the base of the bay at the rear of the home.

8. Roof shapes. The roof on the bay addition is compatible with the roof shapes on the other existing bays.

10. Scale of a structure. The rear bay addition has been scaled to be visually compatible with the property.



**Zoning Analysis
Summary**

Review Date: 02-06-25
By: Michael Griffith, Planner

Case Number: 25ZONA-0002 – 732 JUDSON AVENUE	Case Status/Determination: COMPLIANT
--	---

Applicant: David Schroeder

Plans prepared by: David Schroeder Architects

Plans dated: 01-09-25

Survey dated: 01-24-25

District: R1

Local Historic District: Lakeshore

Proposal: Bay/addition at rear of residence and interior renovation

Comments:

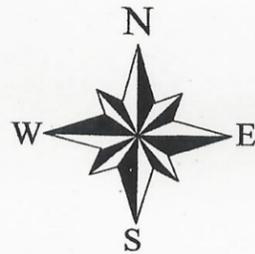
If your project is within 25 feet of a tree or requires tree removal, a Tree Preservation Permit is required. If you have questions about this process, please contact Angela Levernier at alevernier@cityofevanston.org.

Lot size: 6844 sf

Building Lot Coverage: Compliant
Zoning Code Section 6-8-2-7
Standard: 30% of lot area, 2053 sf
Proposed: 24.5%, 1680 sf

Impervious Surface Coverage: No change
Zoning Code Section 6-8-2-10
Proposed addition extends of existing hardscape.

Yards (Setbacks): Compliant
Zoning Code Section 6-8-2-8
Minimum required 5.0' setback from both north and south interior side property lines and 30' setback from rear property line are met.

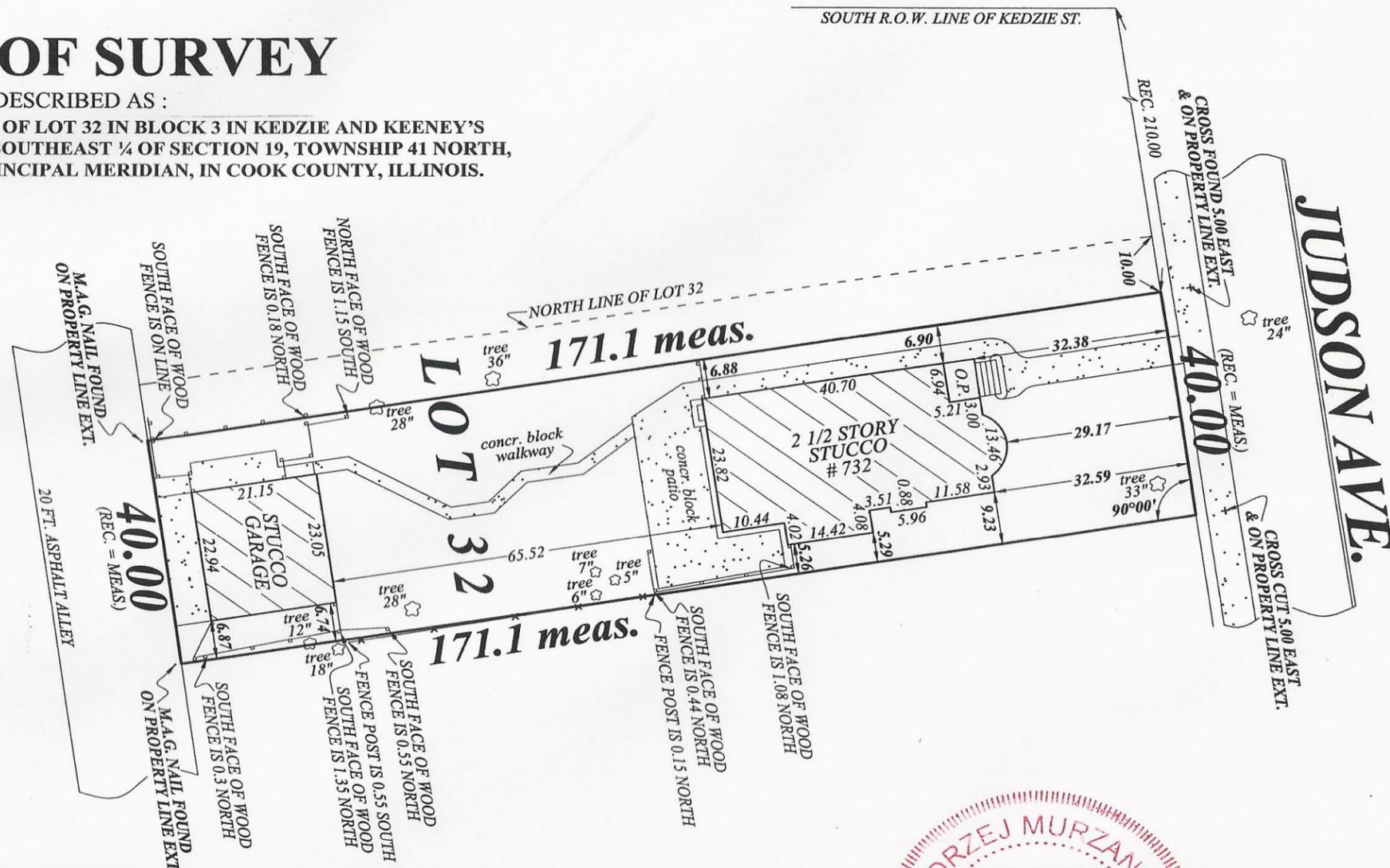


PLAT OF SURVEY

DESCRIBED AS :

THE SOUTHERLY FORTY (40) FEET OF LOT 32 IN BLOCK 3 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON, IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 6844 SQ. FEET



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1" = 20'

ORDERED : ROB MARTIN

JOB NO : 250124M

FIELDWORK

COMPLETION : JAN. 22ND 2025

DATE : EVANSTON

MUNICIPALITY :

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
JANUARY 24TH 2025

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

Andrzej Murzanski
ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2026
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.



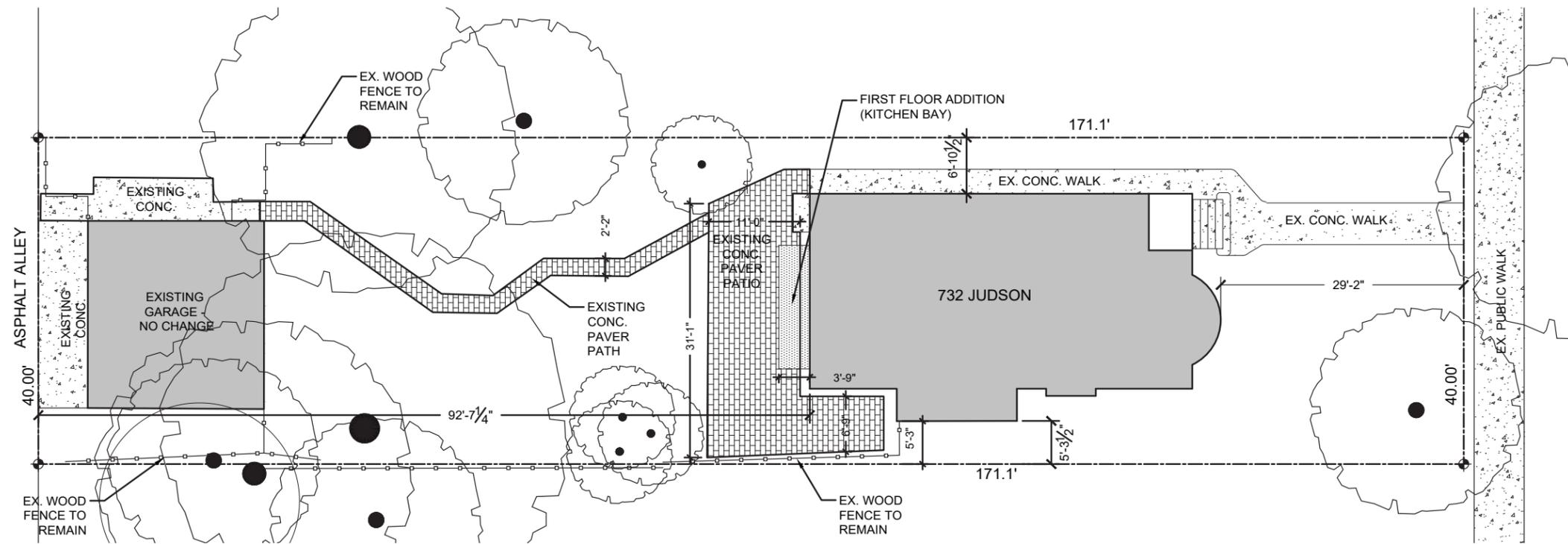
DAVID SCHROEDER ARCHITECTS

4613 N. DAMEN, STE 1, CHICAGO, IL 60625
773.456.3530 • WWW.SCHROEDERARCH.COM

PLAT OF SURVEY

732 JUDSON | PRESERVATION REVIEW | 01.15.2025

SD 01



1 PROPOSED SITE PLAN
Scale: 3/8"=1'-0"



1 FRONT ELEVATION - EXISTING
Scale: 3/8"=1'-0"

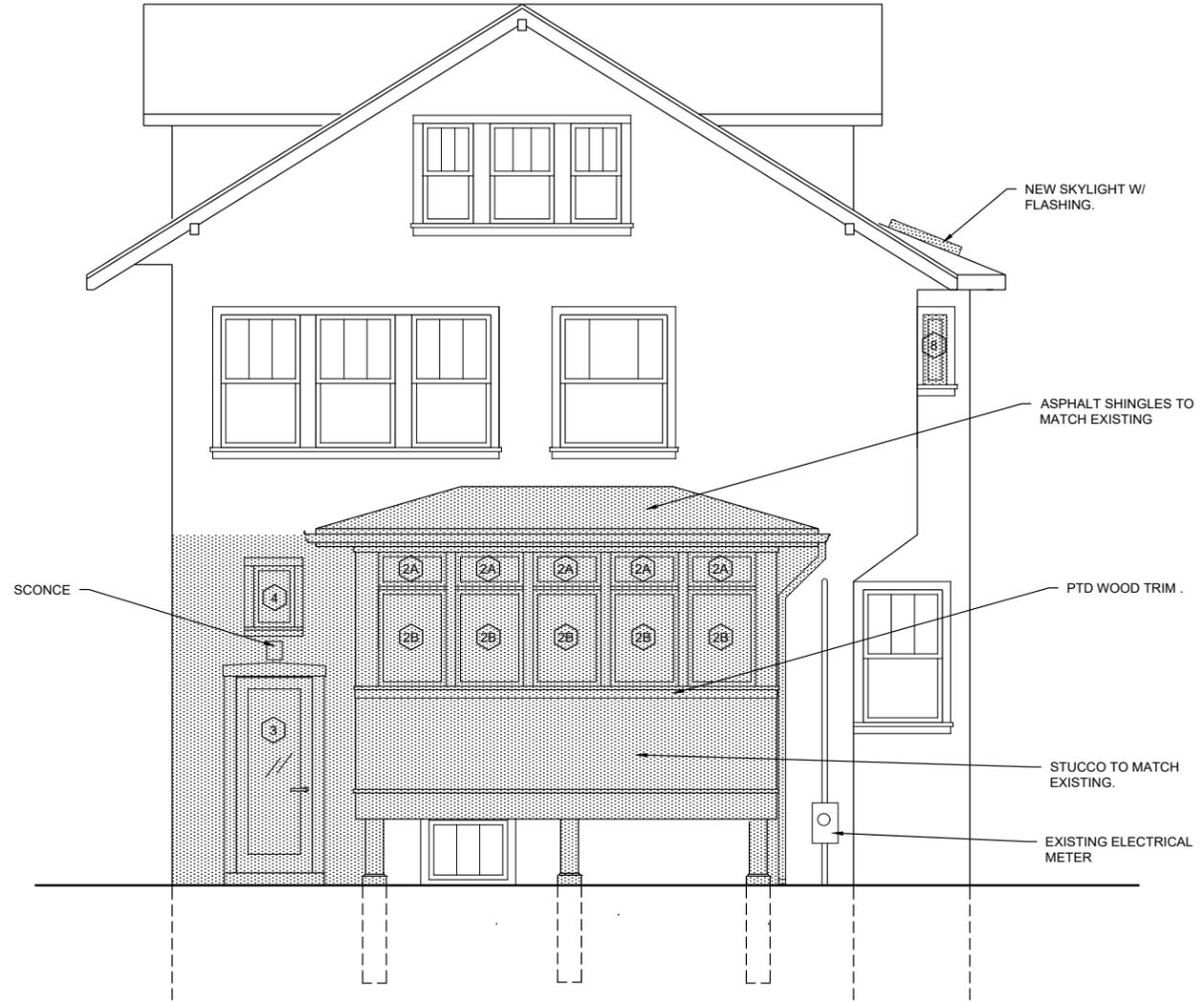


2 FRONT ELEVATION - PROPOSED
Scale: 3/8"=1'-0"

NOTE: SEE WINDOW SCHEDULE ON SD09



1 REAR ELEVATION - EXISTING
Scale: 3/8"=1'-0"

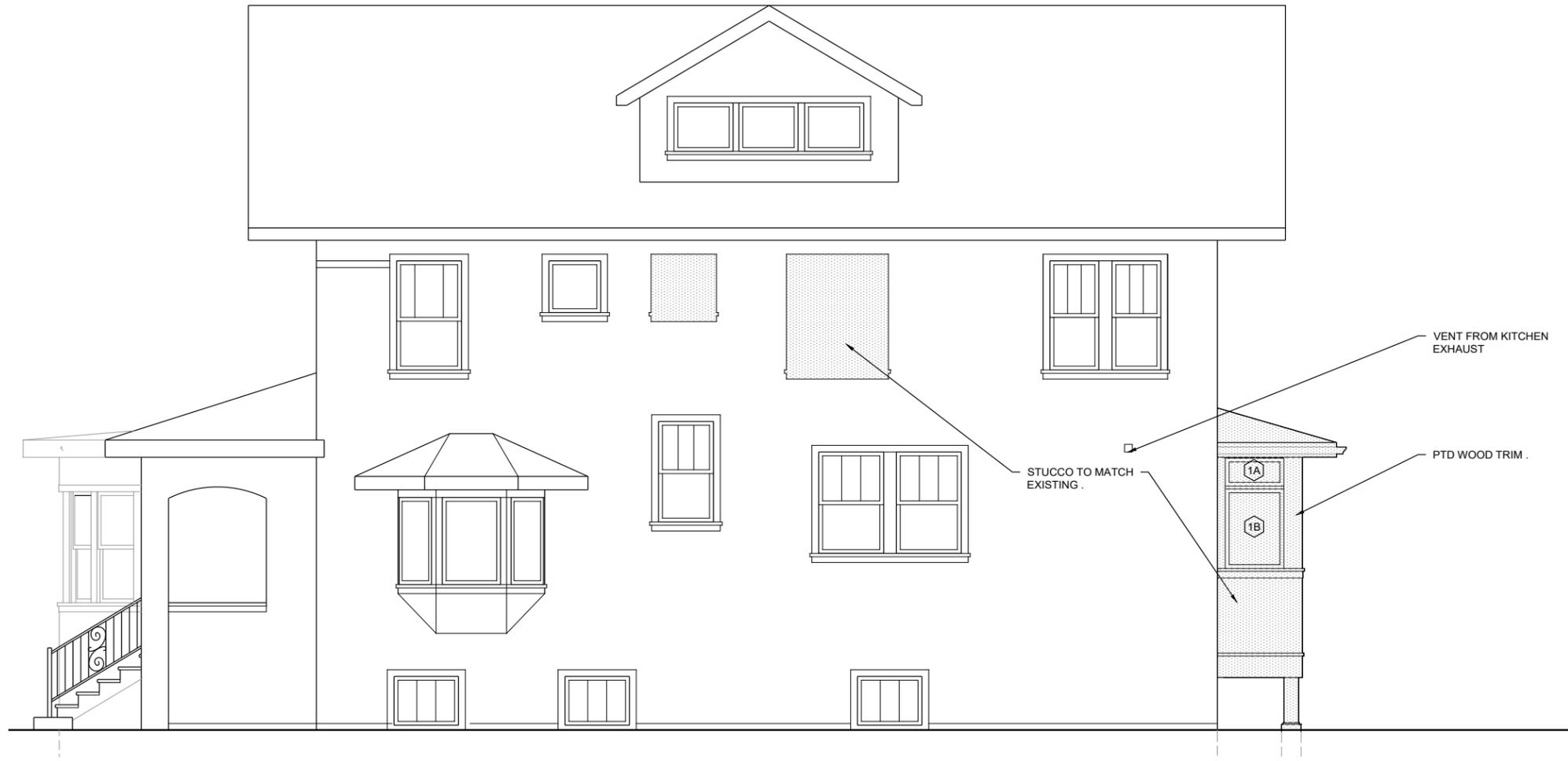


2 REAR ELEVATION - PROPOSED
Scale: 3/8"=1'-0"

NOTE: SEE WINDOW SCHEDULE ON SD09



1 NORTH ELEVATION - EXISTING
Scale: 3/8"=1'-0"

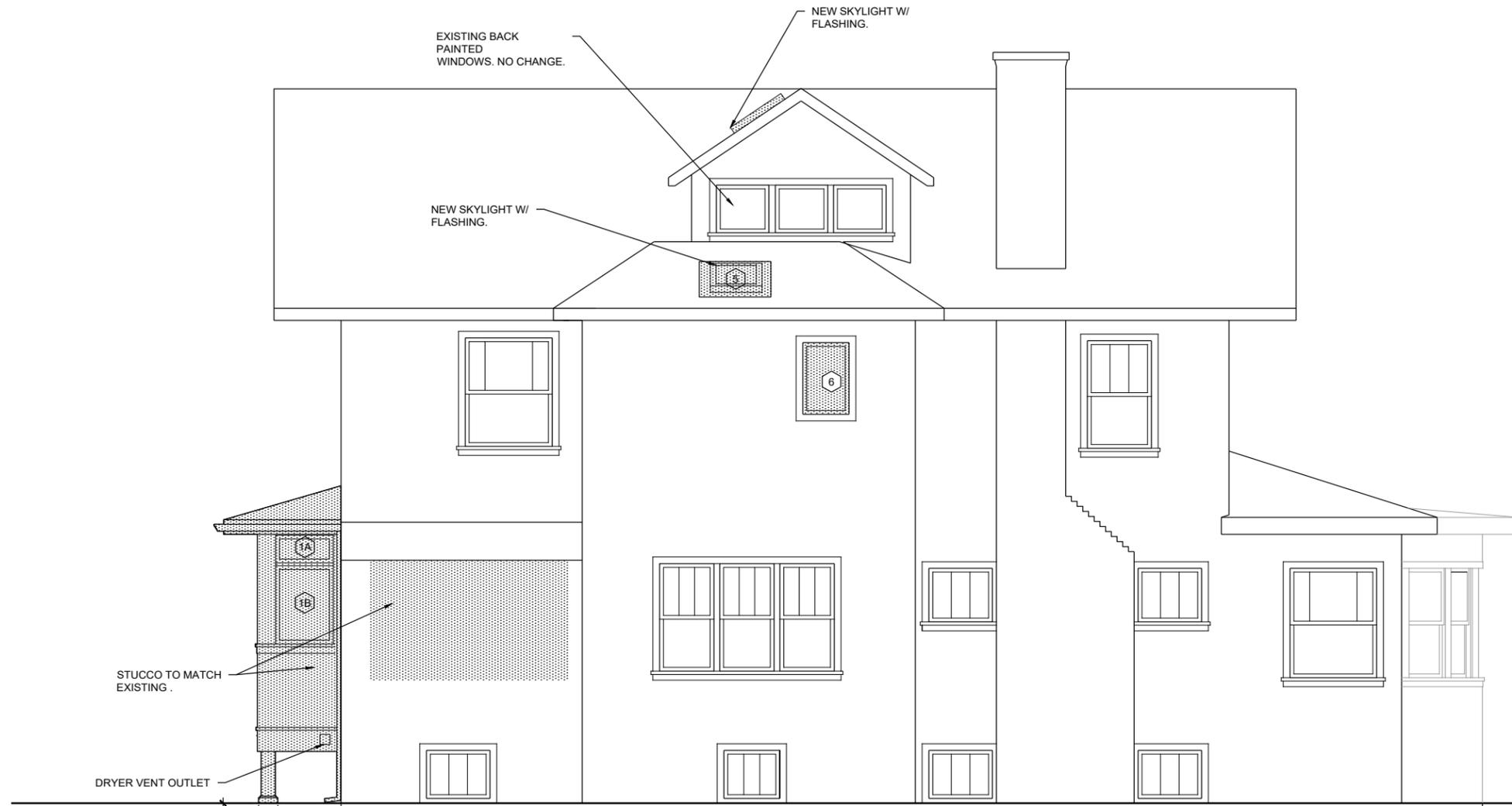


1 NORTH ELEVATION - PROPOSED
 Scale: 3/8"=1'-0"

NOTE: SEE WINDOW SCHEDULE ON SD09



1 SOUTH ELEVATION - EXISTING
Scale: 3/8"=1'-0"



1 SOUTH ELEVATION - PROPOSED
 Scale: 3/8"=1'-0"

NOTE: SEE WINDOW SCHEDULE ON SD09

WINDOW/SKYLIGHT/GLASS DOOR SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL	ROUGH OPENING	FRAME SIZE	DAYLIGHT	VENT	QTY.	NOTES
1A	CASEMENT PICTURE	MARVIN ELEVATE	CUSTOM	X	2'-6" X 10-3/4"	X	X	2	1A AND 1B TO BE MULLED TOGETHER
1B	CASEMENT OPERABLE	MARVIN ELEVATE	CUSTOM	X	2'-6" X 3'-5-1/2"	X	X	2	
2A	CASEMENT PICTURE	MARVIN ELEVATE	CUSTOM	X	2'-4-1/2" X 1'-2-3/4"	X	X	5	2A AND 2B TO BE MULLED TOGETHER
2B	CASEMENT PICTURE	MARVIN ELEVATE	CUSTOM	X	2'-4-1/2" X 3'-5-1/2"	X	X	5	
3	FRENCH DOOR	MARVIN ELEVATE	X	X	2'-8" X 7'-0"	X	X	1	TEMPERED GLASS
4	PICTURE	MARVIN ELEVATE	X	X	1'-7-1/4" X 2'-2-3/4"	X	X	1	
5	SKYLIGHT	VELUX	FS-C01	21" X 26 7/8"	22 3/8" X 28 3/8"	3.04	X	3	
6	PICTURE	MARVIN ESSENTIAL	CUSTOM	X	2'-0" X 3'-2"	X	X	1	TEMPERED. FROSTED
7	SKYLIGHT	VELUX	FS-C04	21" X 37 7/8"	22 3/8" X 38 3/8"	4.43	X	1	
8	PICTURE	MARVIN ESSENTIAL	CUSTOM		10" X 30"	X	X	1	TEMPERED. FROSTED

CONTRACTOR TO VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO ORDERING
 ALL WINDOW GLASS TO BE DOUBLE PANE LOW E. WINDOW
 HARDWARE TBD
 ALL WINDOWS WITH BRONZE EXTERIOR. CONFIRM INTERIOR FINISH WITH OWNER
 ALL WINDOWS TO COMPLY WITH EVANSTON ENERGY CODE. U-VALUE OF 0.29 OR BETTER
 ALL MUNTIN BARS TO BE S.D.L. WITH SPACER BARS
 ALL SKYLIGHTS TO HAVE TEMPERED GLASS

SKYLIGHT U FACTOR = 0.44
 SHGC= 0.26
 VT= 0.60





EAST FACADE

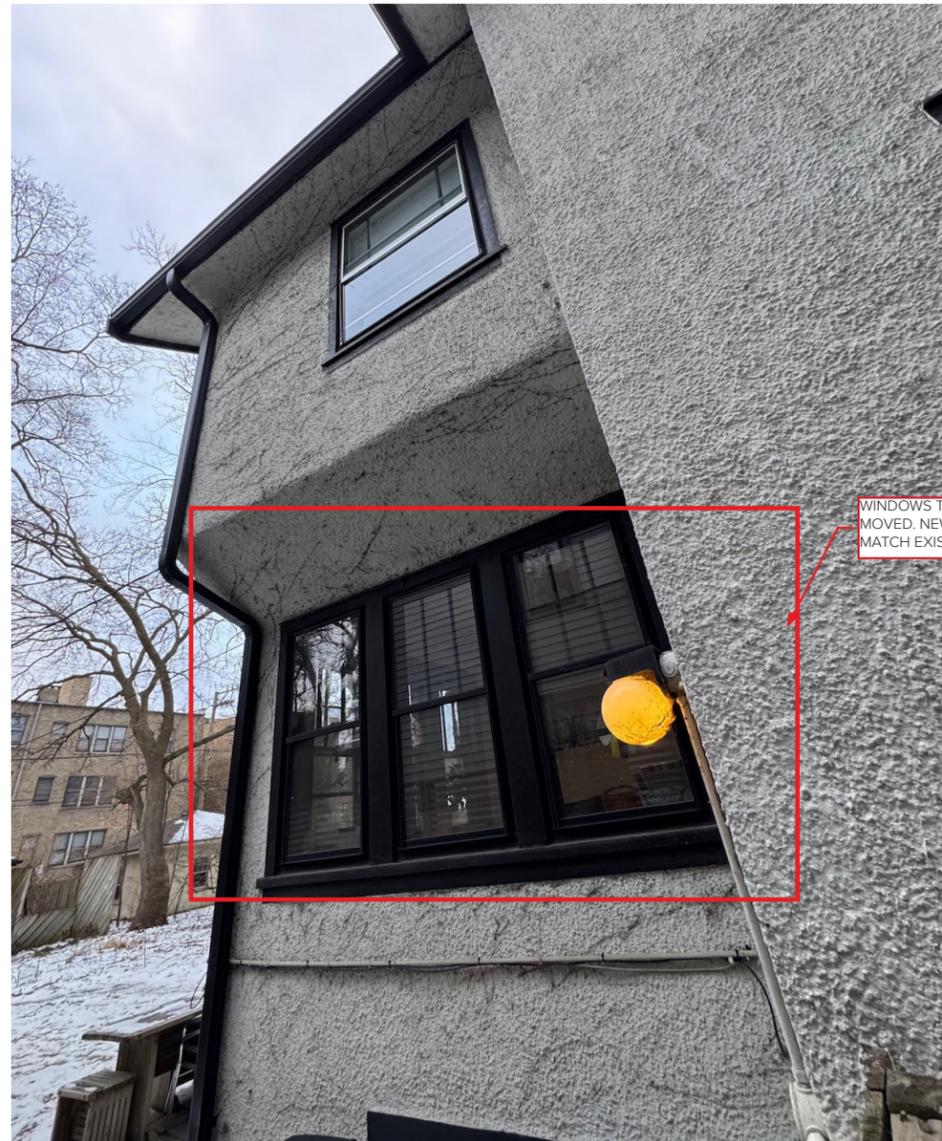


2 WINDOWS WILL CONFLICT WITH NEW STAIR TO ATTIC. WINDOWS TO BE STUCCO'D OVER TO MATCH EXISTING STUCCO.

SOUTH FACADE



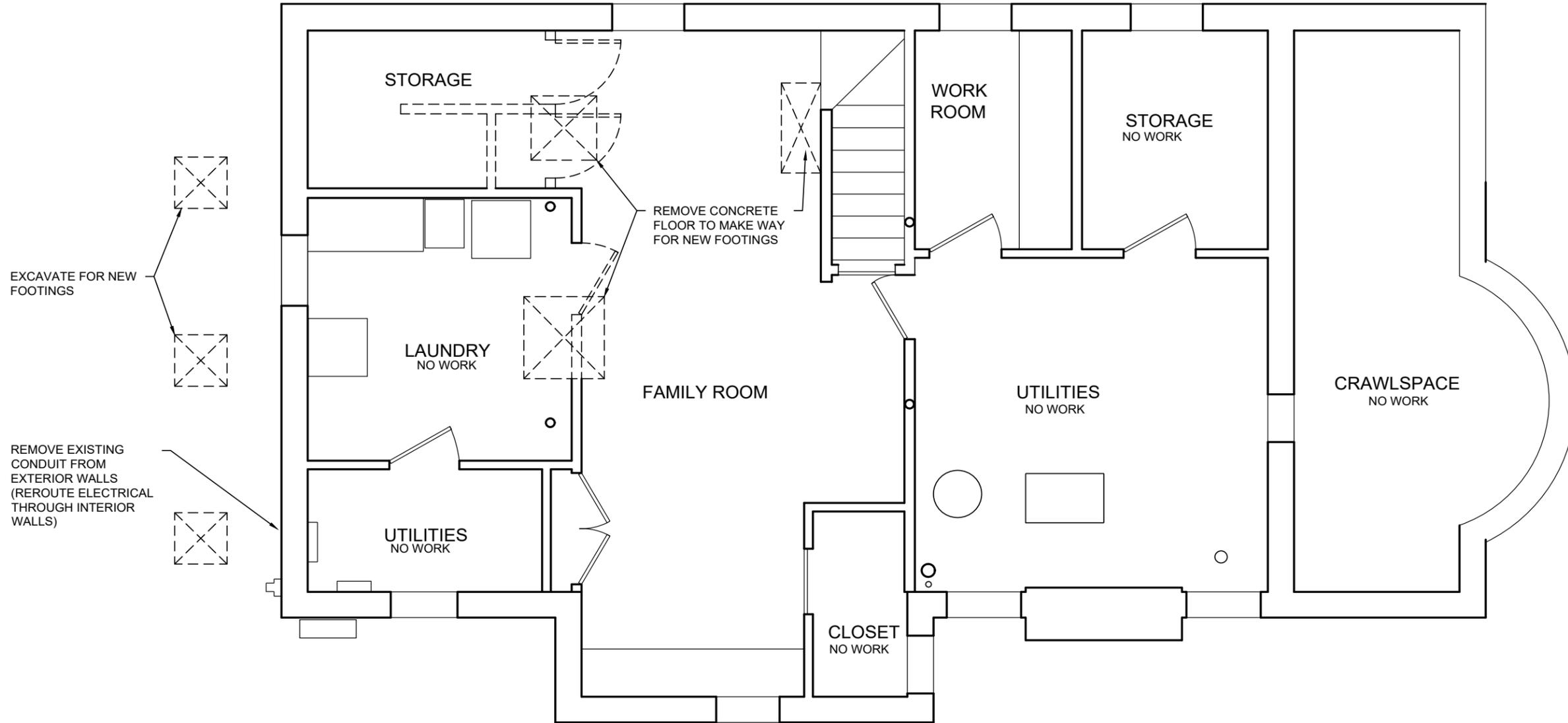
WEST FACADE



SOUTH FACADE - WESTERN END

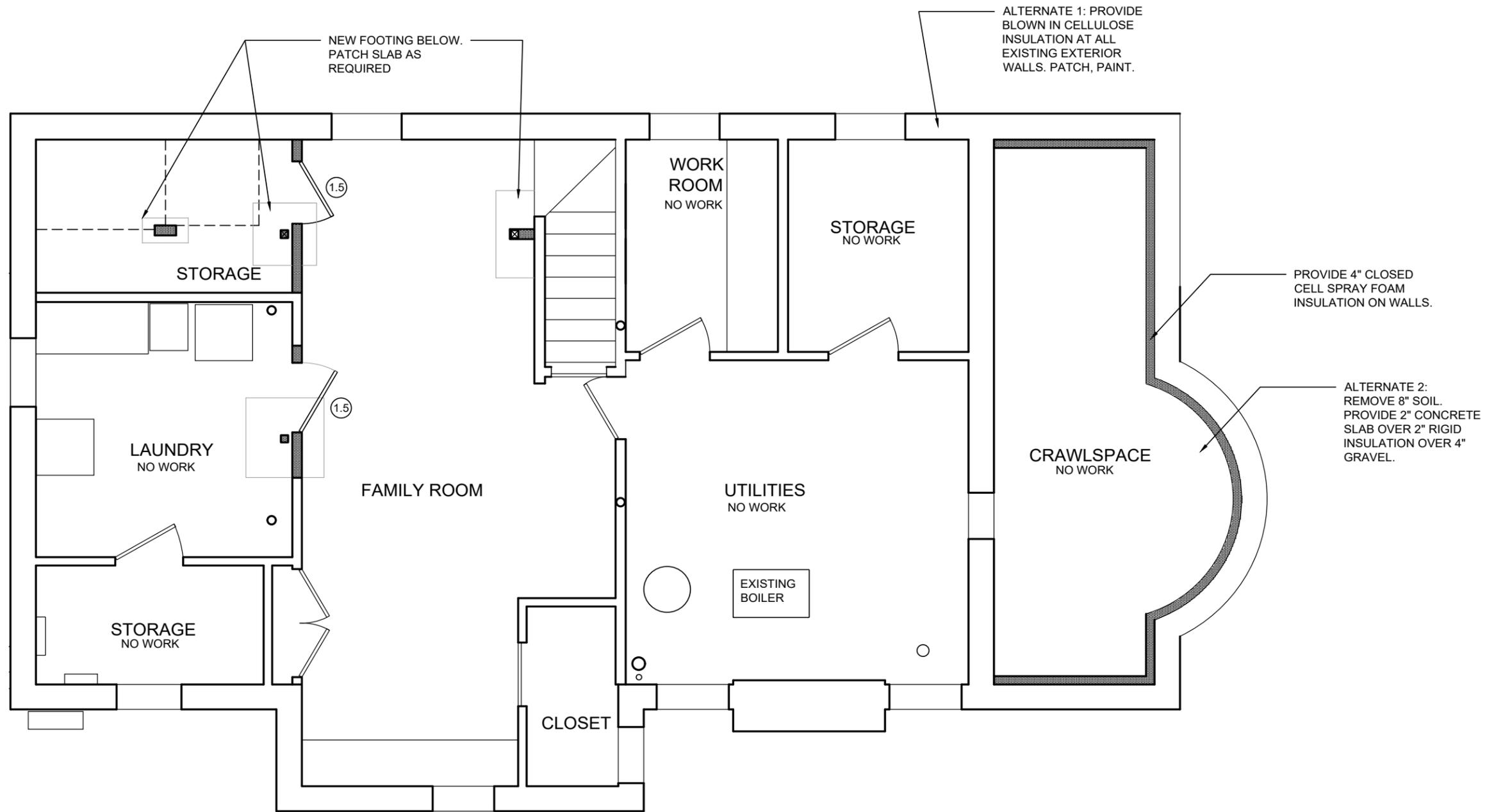


SOUTH FACADE - EASTERN END



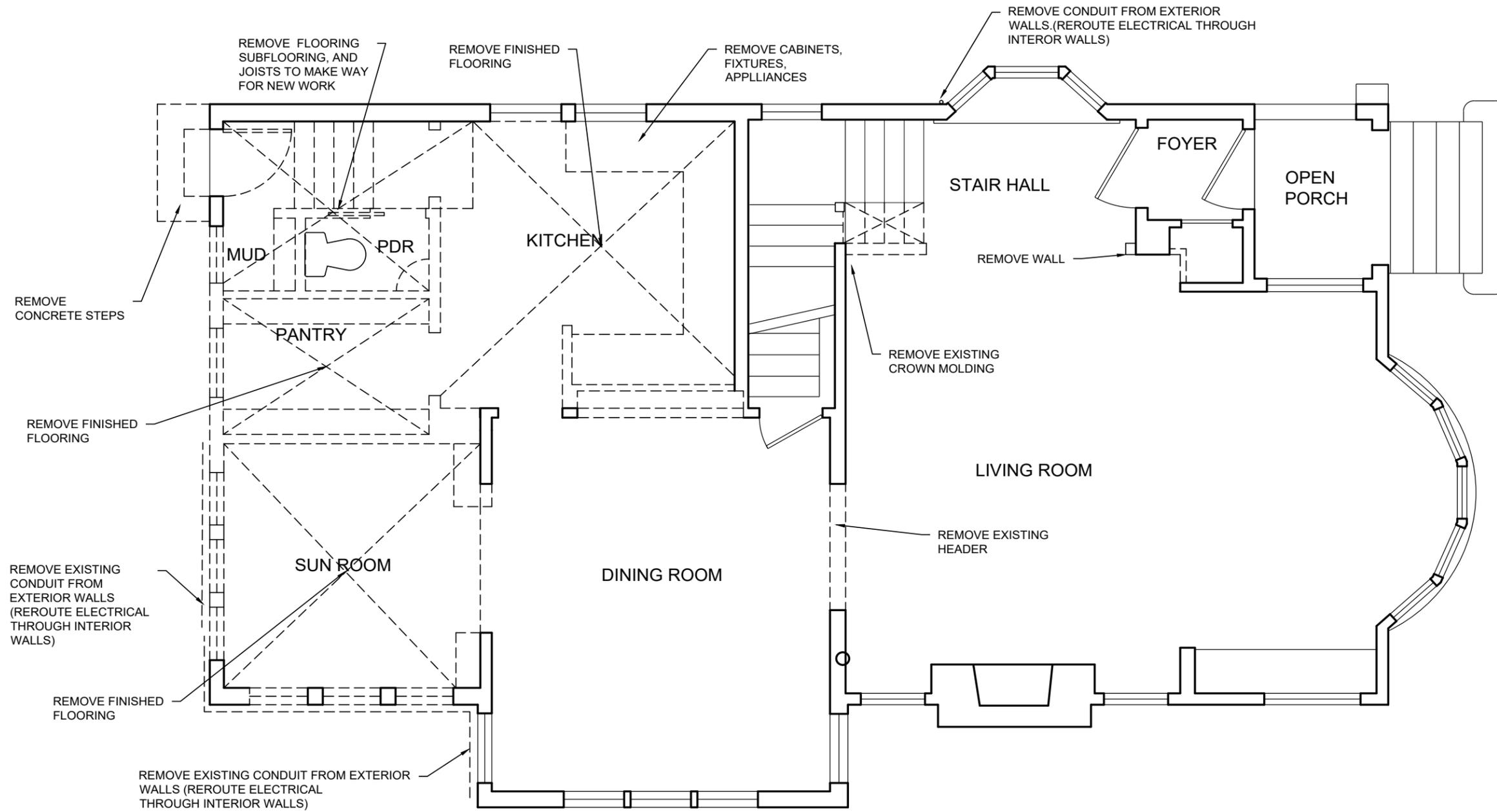
1 BASEMENT DEMO PLAN
Scale: 1/4"=1'-0"





1 BASEMENT: PROPOSED PLAN
Scale: 1/4"=1'-0"

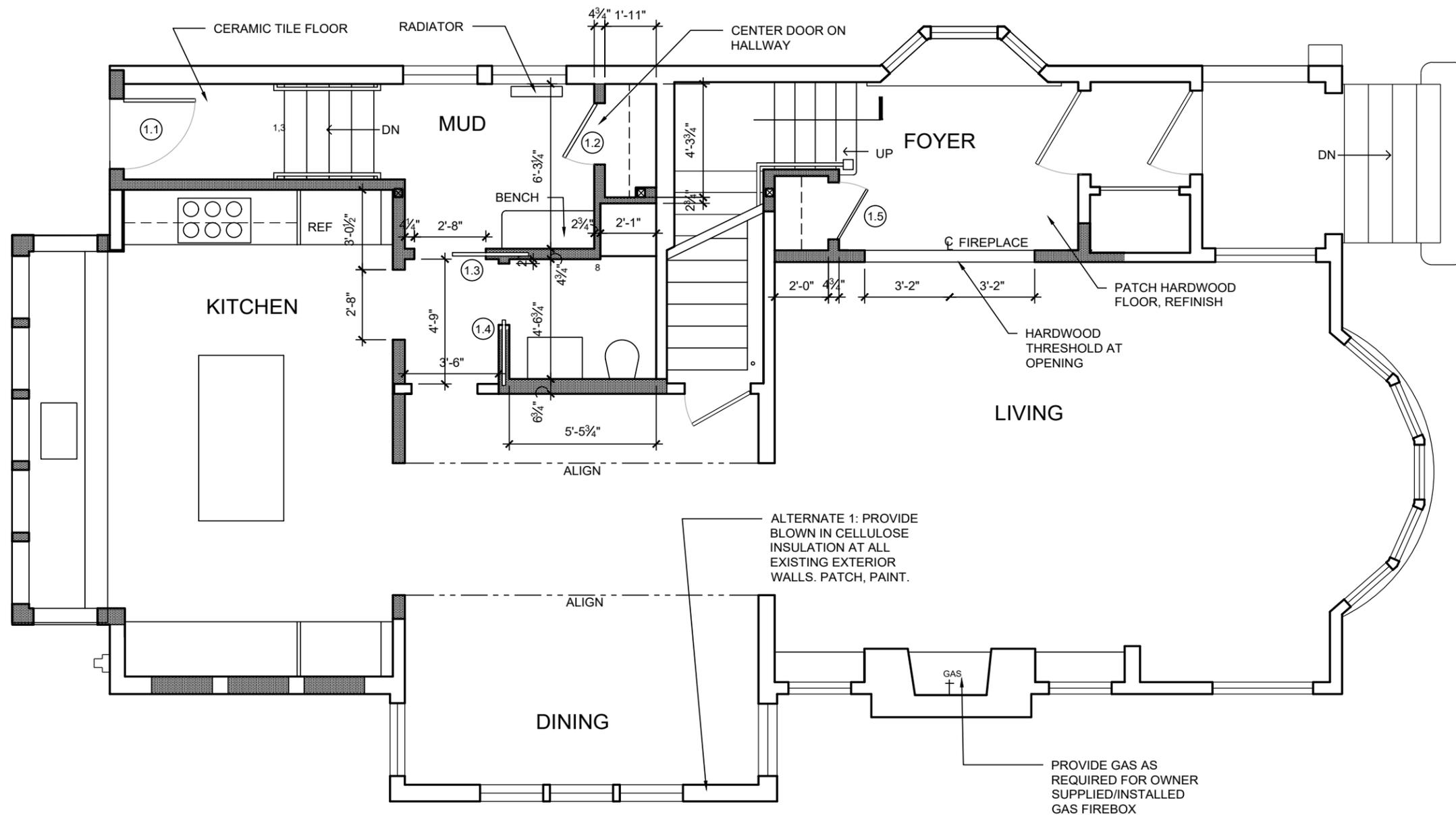




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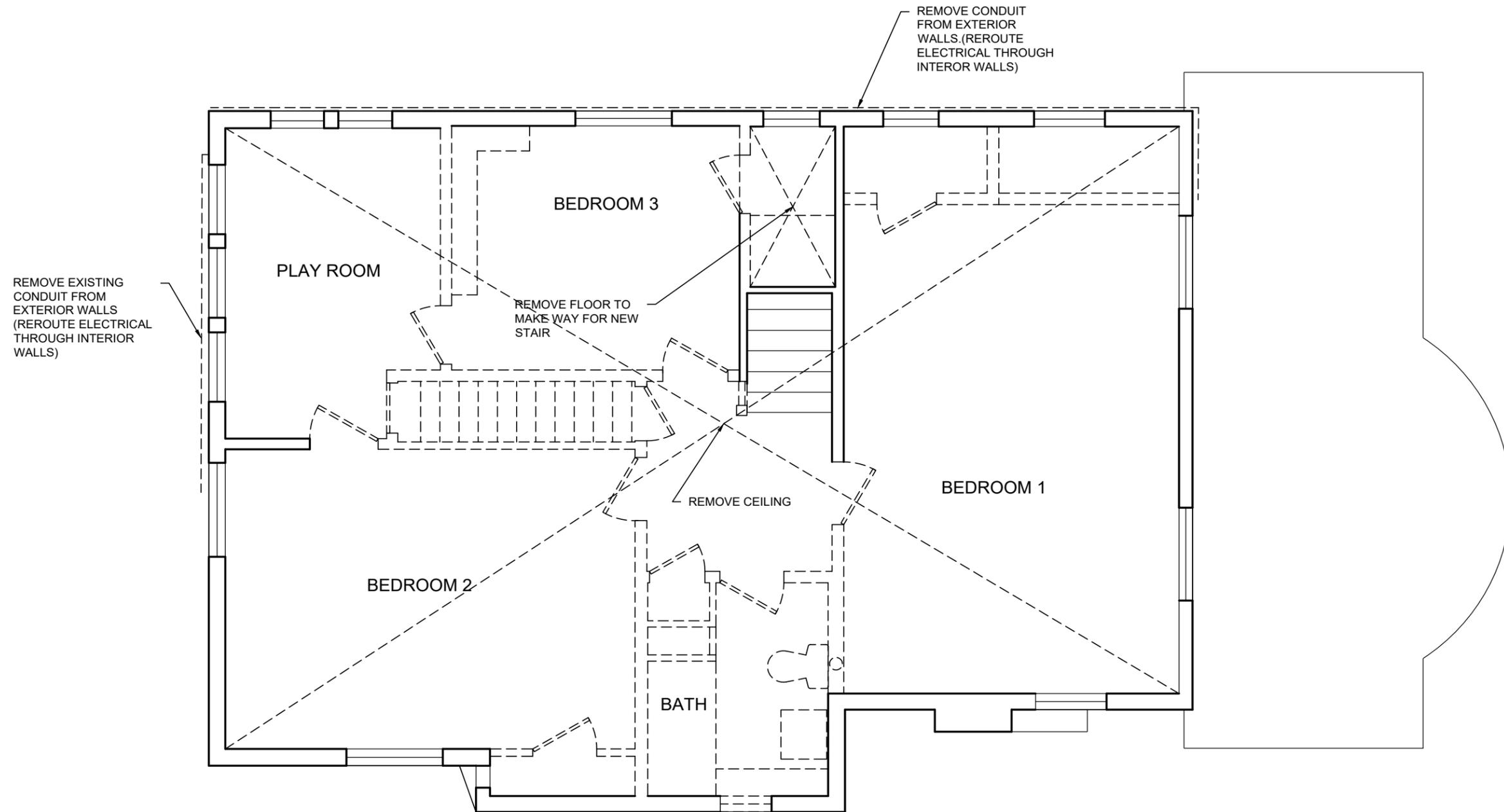
1 1ST FLOOR: DEMO PLAN
 Scale: 1/4"=1'-0"





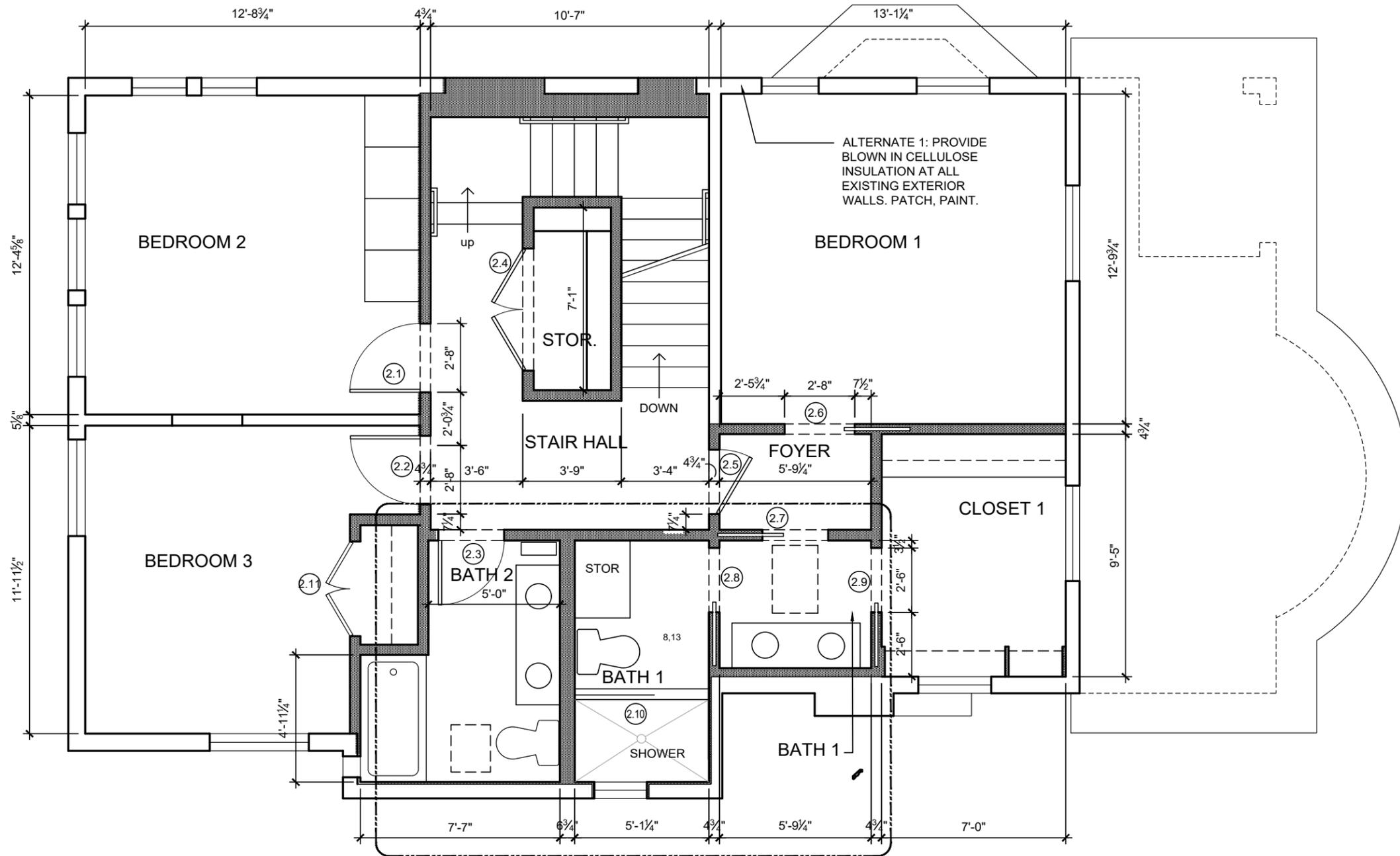
1 1ST FLOOR: PROPOSED PLAN
Scale: 1/4"=1'-0"





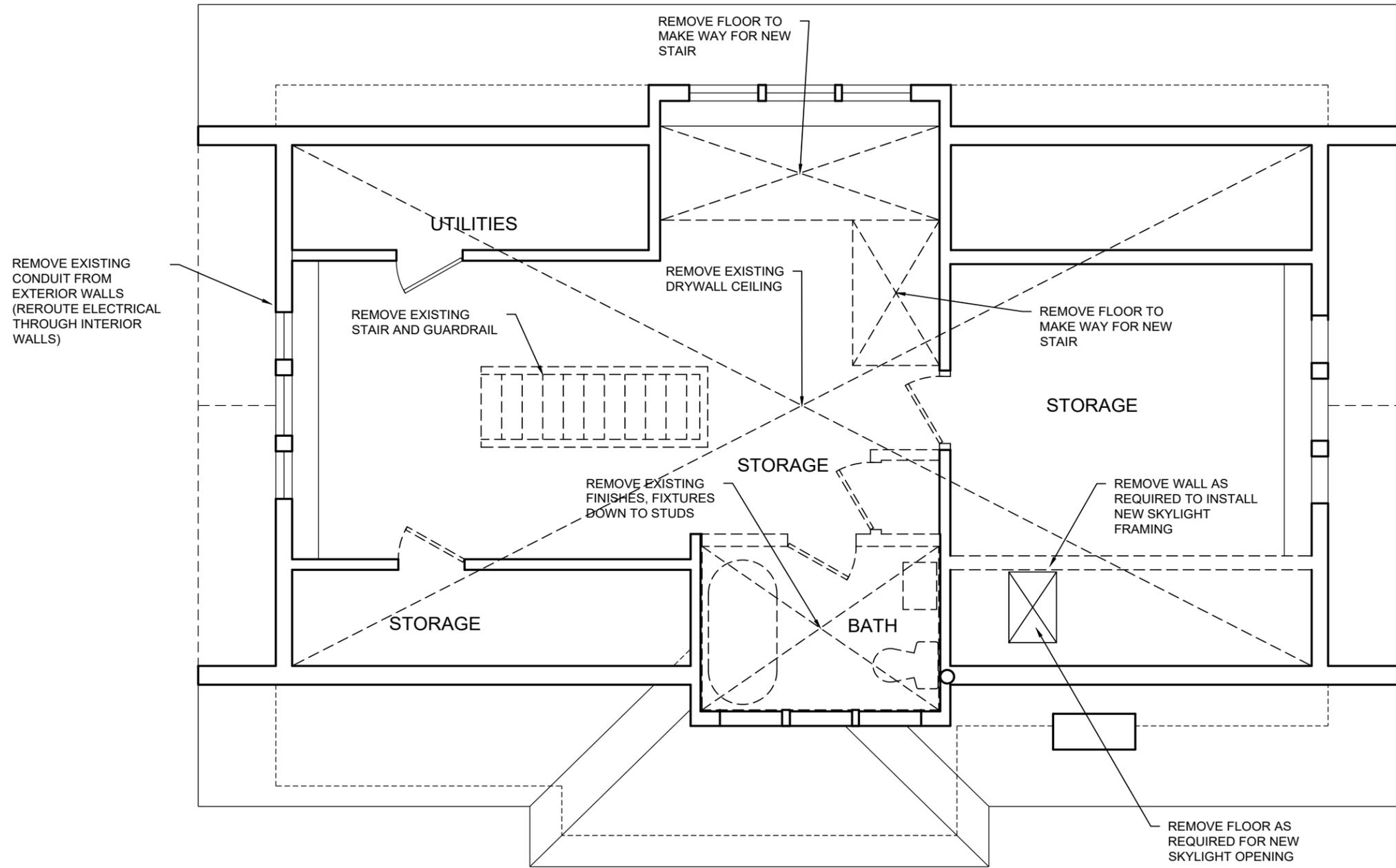
1 2ND FLOOR: DEMO PLAN
Scale: 1/4"=1'-0"





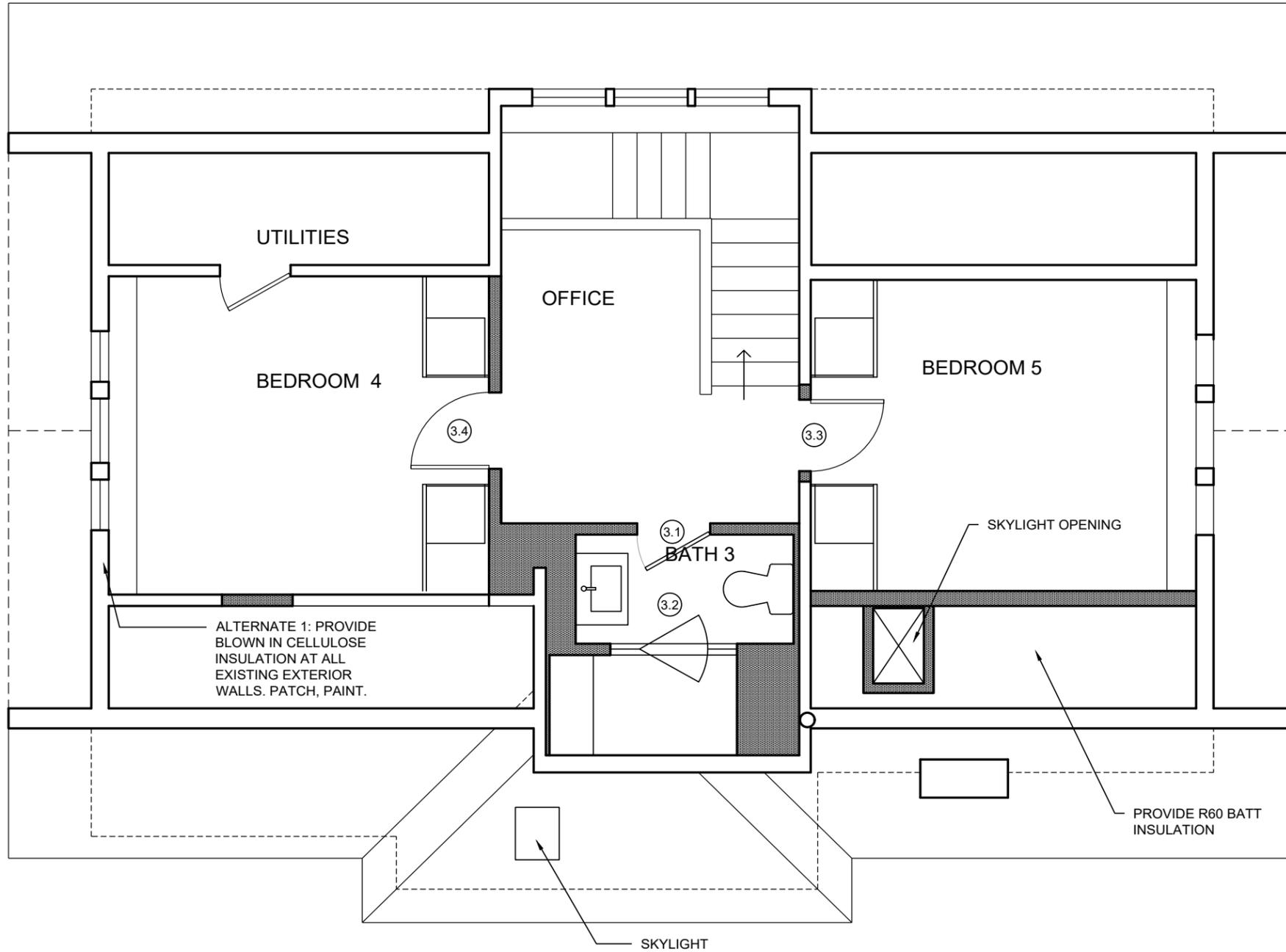
1 2ND FLOOR: PROPOSED PLAN
Scale: 1/4"=1'-0"





1 ATTIC: DEMO PLAN
Scale: 1/4"=1'-0"





1 ATTIC: PROPOSED FLOOR PLAN
 Scale: 1/4"=1'-0"





3D VIEWS OF WEST FACADE



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, February 11, 2025

7:00 P.M. Council Chambers Room 2800

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

Members Absent: N/A

Staff Present: Cade W. Sterling

Presiding Member: Carl Klein, 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.

- Resident Steve Test provided comment in relation to Envision Evanston 2045, encouraging the Commission to continue to advocate for a more sensitive and context based approach to the draft zoning changes as well as for a preservation chapter in the comprehensive plan that appropriately balances and mitigates the plans otherwise widespread development and growth goals.
- Resident Darlene Cannon provided testimony related to Envision Evanston 2045, and the consequences of past widespread redevelopment and unchecked growth on the City's cultural heritage. Specifically, Ms. Cannon provided context related to the Research Park concept included in the past comprehensive plan which resulted in widespread land clearing and forced relocation of minority and vulnerable families through eminent domain,

demolition of culturally significant built resources, and a widespread change in social and physical character in the name of economic development.

- Resident Cecile McQue, provided comment asking the Commission to clarify the impact of proposed zoning changes to historic properties that are not in currently zoned R1-R2 districts and whether the preservation ordinance and standards would still apply to other zoning districts within historic districts. She encouraged the Commission to make sure the comprehensive plan and zoning code respects historic preservation and commits to retaining historic structures.
- Resident Mary Roskinski provided comment on the proposed zoning changes, urging the Commission to continue pushing for more strategic and context sensitive solutions. Right now the beauty and character of the community is at great risk.

NEW BUSINESS

25PRES-0010 - 1140 Hinman Ave. - Lakeshore Historic District

Stuart Cohen and Julie Hacker Architects, LLC, applicant on behalf of the property owner, submit for a Certificate of Appropriateness to demolish a covered rear entry porch, raised open deck, first floor bay, and second floor sleeping porch at the homes rear volume; construct a new covered entry porch, and raised deck. reconstruct the existing roof where it extended to cover the second-story sleeping porch proposed to be removed, and alter the pattern of fenestration at the homes rear volume including new French doors, and new double-hung windows in new and existing openings.

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

- Commissioners Cohen and Jacobs recused themselves due to a conflict of interest. Commissioner Jacobs stepped down from the dais and left Council Chambers.
- Chair Klein reminded Commissioners to review the proposal through the standards, noting that a proposal by a fellow Commissioner should not be held to a higher nor lower standard than any other application.
- Stuart Cohen provided an overview of the proposal, which is limited to the rear volume of the building. A non-original second-story sleeping porch and recent bay addition and deck at the rear of the structure will be demolished and removed. A small addition, new deck, and rearrangement of windows and doors will occur at the rear elevation.
- Mr. Cohen walked through the design vocabulary of the home and noted the awkward positioning and relationship between the ground floor of the home

and the second-story sleeping porch which reads as an appendage to the structure rather than a compositional element.

- The sleeping porch is not conditioned, not insulated, and not used by the current homeowners.
- The proposed composition is more sympathetic to the overall design vocabulary of the home and creates additional functionality for the homeowners.
- Commissioners asked about the sleeping porch and when it was constructed. Mr. Cohen did not have an exact date of construction but noted that the majority of sleeping porches were added during the fresh air movement of the early 20th century as a response to the outbreak of tuberculosis. Many are visually interesting, some architecturally significant and harmonious with the character of the home. This one is none of those things.
- Commissioners asked if alternatives were explored that retained the sleeping porch but made its relationship with the ground floor more sympathetic and increased its comfort for use by the homeowner.
- Mr. Cohen stated that this was never considered due to the current condition, clients needs, and what would be a much more involved project with little gain for the homeowners or the homes integrity.
- Commissioners noted that standard for alteration 1 asks that applicants only pursue the minimal change necessary to adapt a property and questioned whether removal of the porch was a minimal change.
- Commissioners also noted that the home, although eligible for landmark designation, is a contributing structure and the work is proposed on its tertiary elevation.
- Mr. Cohen noted that the rear of the home is also minimally visible even from the alley as its obscured with adjacent garages.
- Commissioners agreed, but did note that the sleeping porch was visible from Hamilton Street to the north as well.
- Commissioners noted that if someone came in today to construct the sleeping porch, it would likely not meet the standards and would be seen as incompatible. However, other members noted this wasn't entirely relevant and many aspects of the historic district and historic homes may not be replicable today under the standards, but that doesn't mean they have less significance or more significance.
- Losing the sleeping porch may be a loss of a historical element to the home and its evolution, but the proposed change is likely one that meets the standards for such an alteration and in some ways is another evolutionary

chapter to the home where the need for a sleeping porch is no longer evident.

- The majority of Commissioners agreed that removal of the sleeping porch, although an interesting element, would not diminish the integrity of the home and that the proposed composition and use of materials was sympathetic and compatible with the homes design vocabulary.
- Commissioners discussed the proposed fenestration at the rear volume of the home. Mr. Cohen noted that the existing window opening proposed to be retained is centered on the dormer above it and the center of the home. The proposed covered deck/porch is off-center, but the addition of the new windows align with the fenestration at the first floor and creates localized symmetry at the rear elevation that is appropriate.
- A motion to approve as presented was made by Commissioner Bowes-Carlson and seconded by Commissioner Rizzolo. The motion carried on a vote of 8-1-2 with Commissioner Bodan dissenting under standard for alteration 1 and Commissioners Cohen and Jacobs abstaining.
- Commissioners Cohen and Jacobs rejoin the full body at the dais

2025 Annual Work Plan

Adoption of the proposed 2025 annual work plan with the following priority initiatives within Preserve 2040 identified for implementation: Coordinated Initiatives 1.4, 1.7, and 1.11; Initiative 2.10; Initiative 3.6; and Initiative 4.4.

- Mr. Sterling presented an overview of the initiatives outlined in the work plan for implementation.
- Commissioner Dreller discussed initiative 2.10 and specifically asked that the work plan include reference to this including the creation of a corps of volunteers and consortium. The language in Preserve 2040 is a little different than the way the concept has evolved over the past year.
- Commissioners discussed survey and documentation efforts as well as the study list of eligible resources. The list itself is nice to have and helps inform future decisions, but it would be nice to see some actual conversation or attempt to landmark some of these resources.
- Mr. Sterling noted that the first step should be communication with property owners that their property has been identified as significant and eligible for designation, what that means, etc and also engage with them about potentially nominating these properties and trying to get owner consent.

- Commissioners asked that some resources be developed that can communicate these things easily since there are so many misperceptions with what being a landmark means.
- Commissioners and Mr. Sterling discussed the two types of survey, reconnaissance and intensive, and clarified that what is intended is a reconnaissance survey to provide an initial judgement on potential eligibility and also to identify otherwise character giving resources.
- Commissioners noted that many eligible landmarks are within local historic districts. These may be really easy opportunities to designate since there is no change in process or requirements for these properties since they're already covered by binding design requirements. It would act as a celebration of their property more than anything.
- Commissioner Dreler made a motion to approve the work plan with the addition of development of a volunteer corps program, and create a framework and goal to designate buildings or districts listed as eligible and thereby increase the number of landmarks within the City. Seconded by Commissioner Jacobs. The motion carried 11-0.

APPROVAL OF MEETING MINUTES

Minutes of December 10, 2024

- Approved without amendment

Minutes of January 21, 2025

- Approved without amendment

DISCUSSION (NO VOTE WILL BE TAKEN)

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. **Continued from January 21.**

- Mr. Sterling walked the Commission through a series of locations within the downtown in addition to the previous areas discussed at the January meeting. Many of these areas are currently zoned D2, which is a zoning designation which restricts development potential in areas identified as having historic development patterns and character significant to the downtowns sense of place.
- North Sherman Avenue, North Orrington, Clark Street, and Elgin
 - Mr. Sterling noted that these areas also contain several eligible resources. These areas previously zoned D2 with a FAR of 1.75 and height of 45' are proposed to allow either 135' in height and a FAR of 7.0. or in other locations no height limit and a FAR of 9.0.
 - Commissioners agreed that these locations have special value to the downtown and community, currently facilitate small business through lower rent structures, and remind us of the downtowns past identity.
 - Commissioners agreed it would be very difficult to insert taller buildings into this fabric without destroying its character. There are strategic opportunity within the downtown for more height, but a wholesale rearrangement of space is not desirable.
 - Commissioners noted the Evanston Labs building at Clark and Orrington as being an example of what could be built as-of-right throughout these areas and questioned whether that's what the community wants or needs. It would fundamentally change the downtown and its experiential qualities.
 - Commissioners also noted that these locations act as a transition zone between the downtown, the University, and moderate density residential neighborhoods to the North, something that is really successful currently.
- Copy Cat Building and Sherman Gardens.
 - Mr. Sterling also noted that the landmark Copy Cat Building, Asbury Hall, and eligible for designation Sherman Gardens further north are also zoned for the same change allowing no height limit and a FAR of 9.0.
 - Commissioners agreed that this change would severely threaten these resources and create incompatible relationships between existing and proposed built fabric and sense of place.

- Mr. Sterling also noted that when you increase development potential through zoning that is much higher than what is currently realized on landmark properties, you significantly increase the potential for takings challenges or claims of economic hardship. Just because these are landmarked currently does not inherently protect them when the proposed changes to development potential are so significant. It presents very real legal challenges.
- Women's Club of Evanston, WCTU historic district, and Frances Willard Rest Cottage.
 - Mr. Sterling noted that these locations, currently zoned R6 which allows 50% lot coverage and 65% impervious surface with a height of 8 stories. The proposed zoning would allow 135' and a FAR of 7.0 as-of-right.
 - Commissioners agreed that this change is unacceptable and would destabilize some of Evanston's most significant properties. These are National Historic Landmarks. It was noted that as an example, the White House is a National Historic Landmark.
 - Commissioners questioned the entire process for proposing these kinds of changes. What was the desired outcome, and was there any understanding of our current conditions?
 - The proposed zoning changes for a built environment with such history and complexity needs to be highly strategic and sensitive. What's proposed is neither of these things and it needs to be completely re-worked.
- Central Street
 - Mr. Sterling noted that the current code for Central Street acts as a hybrid form-based code and has been successful in integrating new compatible construction into the existing environment.
 - The existing code allows the lesser of 3 stories or 35' and a FAR of 1.4 to 2.0 with required building articulation and stepback requirements above the first floor. The proposed code would remove all the form based references and allow as-of-right 65' and a FAR of 5.0
 - Chair Klein noted that the Central Street corridor and neighborhood won an APA award due to its significance as one of America's great places. Those same neighbors fought long and hard for the current zoning overlay that implements the Central Street Master Plan.
 - Mr. Sterling noted those changes were a result of some incompatible built interventions both at west Central Street west of Hurd and also east Central Street west of Ashland. There was a significant and real

fear at the time that the character of the corridor was at risk and the current zoning really stabilizes it and acts as a companion to preservation efforts.

- Commissioners agree that the proposed zoning would allow built forms that are incompatible with surrounding context and design vocabularies.
- Commissioners stated that the proposed zoning is a real step backward from what exists currently and that the current zoning could be a great model for retention of the built fabric at Main Street and Dempster Street. There is a lot of good things happening along Central Street and it should act as a model and inspiration not an opportunity for widespread change.
- Specifically, it was noted that the large building west of Ashland on the south side of Central is smaller than what would be allowed as-of-right. Is that what we want this entire corridor to become? With no recourse as a community?
- Florence and Greenleaf
 - Mr. Sterling noted this area as being an example of a truly integrated neighborhood business node with significant built fabric and compatible relationships between residential, and commercial building types.
 - The existing zoning allows up to 40' and a FAR of 2.0. The proposed zoning would allow up to 50' and a FAR of 3.0.
 - Commissioners agreed this location has special value and interest to the community and that the change in zoning, particularly the FAR, creates the opportunity for its destabilization.
 - Commissioners also noted that it could have a negative impact on the areas affordability and ability to foster unique arts based uses and live/work arrangements that are key to its character.
 - Commissioners noted that with this change as well as the majority of others, the likelihood for boxes with little articulation and modulation in mass increases. At least with 40' and a lower FAR, a new building here would have to have significant modulation in its form that reduces its overall scale and increased likelihood of compatibility. That isn't true with a FAR of 3.0 where a three-story 40' box could be built.
- Commissioner Jacobs provided a summary of his thoughts after two meetings on the proposed zoning. He noted that the underlying goals for the changes are flawed and the approach is not sensitive to our existing character. If the changes moved forward, the likelihood of a significant

rearrangement of space that isn't desirable is very high, and it would likely lead to increased gentrification and a loss of not just architectural heritage, but the social and socioeconomic framework of our community. He referenced other locations such as Wicker Park and Bucktown that were once filled with well built, visually interesting, and attainable building types and housing that have been torn down and replaced with new construction of lesser quality and higher price.

- Commissioners agreed and suggested that their comments have been very similar regardless of the location. The approach needs to be more strategic and context sensitive. There are locations that are deserving of retention and stabilization due to their ability to meet our Community's needs and City's goals today and into the future. There are other locations that can and should absorb more change, but these need to be identified and the zoning changes need to catered to these unique situations rather than a wholesale change where anything is seen as expendable.
- Mr. Sterling stated that the comments from the three total meetings on the subject would be compiled and sent to the staff members working on the draft zoning as well as the Land Use Commission. He noted that the current direction has been to decouple the zoning from the rest of the planning process for the comprehensive plan. The timeline for reviewing the zoning is up in the air currently.

The meeting adjourned at 9:45pm



MEETING MINUTES

PRESERVATION COMMISSION

Thursday, February 20, 2025

6:00 P.M. Council Chambers Room 2800

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

Members Absent: N/A

Staff Present: Cade W. Sterling

Presiding Member: Carl Klein, 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.

- Resident John Kennedy, provided public comment in support of landmark designation, noting that the building has grown to be a part of our historic heritage, first as a school and then as a center for civic engagement and as such, it deserves to be part of future generations.
- Resident Joan Safford communicated the significant work resident and Associate Member of the Commission Mary McWilliams has done to prepare a nomination for the property. She went on to provide background on the reasons the site was selected for City Hall in the 1970s following a complicated search for a new center of local government. The building has a tremendous history and significance architecturally as well as culturally and has newly discovered associations with nationally recognized architects.

- Resident Julie Cowan expressed that the building a cornerstone of Evanston's identity and that it has enormous adaptive use potential and deserves to be part of our built heritage for generations to come. Designating the building a landmark would honor its past and present mutually compatible opportunities to meet the City's housing, sustainability, and cultural goals.

DISCUSSION

2100 Ridge Avenue - Lorraine H. Morton Civic Center - Discussion on the Potential for Local Landmark Nomination

The Preservation Commission will discuss initiating a nomination for local landmark designation for the property at 2100 Ridge Avenue, known as the Lorraine H. Morton Civic Center and historically as the Marywood Academy and Visitation Academy. The property is currently listed in the National Register of Historic Places, [reference #223406](#). The Preservation Commission previously determined the property to be eligible for local landmark designation in 2005.

The Commission seeks public input regarding the property's architectural, social, cultural, and political significance, including its associations with significant people, stories, and events. Public input will inform the Commission's decision regarding landmark nomination and help discover the property's broader significance to the community. Landmark designation would serve to honor the Civic Center's legacy and ensure its ability to effectively communicate its past and importance to the community's identity for future generations, regardless of the property's future use.

- Mr. Sterling provided an overview of the procedure for landmark nomination.
- Commissioners noted the significant opportunity and relationship between retention of the building and sustainability goals including retention of the buildings embodied carbon.
- Commissioners noted the significant and varied layers of history embodied within the building including its well documented architectural significance but also lesser acknowledged cultural, social, and political significance including its associations with women's history, major events and legislation, and many significant community leaders.

- Commissioners asked about perceived or real consequences for landmarking the building in an effort to address and overcome those early
- Mr. Sterling noted that in terms of the buildings adaptive use potential, the fact that its already listed on the National Register creates significant value and opportunity for redevelopment by way of the federal preservation tax credits. There is likely between 10 and 15 million dollars available based on some past rehabilitation estimates. If someone goes after those, they go through a process with the National Park Service and State Preservation Office that mirrors our own preservation standards, so there is really no additional burden at all. There is also opportunity to combine those tax credits with the low income housing tax credit which creates for a really viable adaptive use model for larger structures like this.
- Commissioners asked if the building only or the building and grounds would be part of the nomination and how Ingraham Park could be included.
- Mr. Sterling noted that the park was subdivided from the rest of the property purposefully to protect it as a park in perpetuity. As to how much of the grounds are included, the entire parcel is whats nominated and designated, but the Commission can create specific guidelines for portions of the property that are more significant to the buildings significance and integrity of setting.
- Commissioners discussed the importance of creating guidelines for the nomination that create clarity in what portions of the building and property are highly significance, where change should be minimized as well as portions of the property that could more readily absorb change without impacting integrity.
- Commissioners discussed the importance of understanding the City's redevelopment goals for the property as a way to come to mutual agreement on those guidelines. For example, it was noted that there may be a desire to maximize development potential on the site by developing parts of the property north of Simpson Street and west of Ridge. There is potential to balance these redevelopment goals with preservation of the more critical areas associated with the site like the Ridge frontage and areas with mature trees.
- Commissioners asked about the upcoming City Council discussions about the use of the building and whether the Commission felt it was important to keep all available options on the table.

- Mr. Sterling stated that how the property is used or who owns it, is not really something the nomination or designation, nor the ordinance have any affect on. Regardless of what direction the Council provides, there is value in honoring and celebrating the building and creating a record of its contributions to our culture.
- Commissioners also noted that the rear of the building could also likely absorb more change and it could be necessary for the building to meet code and accessibility requirements
- The Commission stressed the importance of working with the City as a partner to find a mutually agreeable path forward for all parties that can accomplish multiple City goals related to housing, sustainability, preservation, and economic development.
- Commissioners noted that it will be important to communicate that landmarking the building does not create additional burdens for the City's rehabilitation goals, and would primarily honor and celebrate the building but also protect it from future threats decades after its been adapted initially. As an example, it was mentioned that the only reason Harley Clarke isn't a parking lot and patch of grass is because it was a landmark. It offers future protection from scenarios that are unknown today.
- Commissioners noted that all previous City Hall locations over our long history have been demolished. This one is important to keep.
- The Commission and Mr. Sterling discussed options available to communicate the Commissions position on the property, a landmark nomination, and its broad significance. Mr. Sterling noted the Council is scheduled to discuss it at the February 24 meeting and also the March 10 meeting. Speaking in-person or submitting something in writing was preferred.
- Mr. Sterling also stated he would continue conversations with the City Managers Office and scheduling something with them and members of the Commission would be a logical next step.
- Commissioner Dreler made a motion to encourage a landmark nomination for the property which was seconded and unanimously approved.

The meeting adjourned at 7:45 pm.



MEMORANDUM

To: Members of the Preservation Commission
From: Cade W. Sterling, Planner
Subject: Envision Evanston 2045 – Draft 2
Date: March 4, 2025

In addition to any comments and recommendations provided by the Commission at the March 11 meeting, staff has compiled a list of common themes and recommendations identified through conversations with Commissioners as well as members of the public.

1. Although an implementation chapter has been included in the second draft, comment #1 from the Commissions original comment letter regarding the content of this chapter is as relevant to the second draft as it was to the first draft.
2. Although a chapter entitled, “neighborhoods and places”, has been included in the second draft, it requires additional refinement and detail in order to adequately address the need identified in comment #3 from the Commissions original comment letter.
3. Regarding concerns with comment #4 not being integrated as expected, staff recommends revising policy statement 7 within the Preservation chapter to say:
 - a. Maintain a well-staffed preservation program and enact creative organizational structures and capacity building approaches that include residents, educational institutions, and other partners in preservation efforts.
4. Regarding concerns with comment #8 not being integrated, staff has asked that a revised version of the historic resources map be incorporated into the next draft to include:
 - a. Accurately showing the local Northeast Evanston Historic District
 - b. Showing all individual landmarks both inside and outside of local historic districts.
5. Regarding concerns with comments #7 and #9 not being integrated into the second draft, as well as to address significant concerns with residents regarding the treatment of existing landmarks and historic districts, staff recommends adding a new policy statement in the next draft that reads:
 - a. “Safeguard the integrity of the city’s landmarks, historic districts, and built resources eligible for designation.” This policy statement would have the following actions:
 - i. Maintain and strengthen the City’s Preservation Ordinance to align with best practices and evolving trends.
 - ii. Establish a framework for advisory review for proposed demolition and new construction within the city’s national register historic districts and for properties adjacent to individual landmarks outside of local historic districts.
 - iii. Establish demolition delay procedures for properties identified as eligible by the Preservation Commission.

6. In regard to concerns with comment #12 not being integrated, staff recommends adding the following action under policy statement #3 in the Parks chapter.
 - a. Examine the historic and cultural significance of parks and open-spaces to inform future planning, use, and design decisions.

7. In regard to concerns with comment #15 not being included, staff recommends the following action be included under policy statement #8 in the Environment Chapter.
 - a. Implement a deconstruction ordinance



Preservation Commission

City of Evanston
2100 Ridge Avenue
Evanston, Illinois 60201
(847) 448-8231
csterling@cityofevanston.org

Members of the Land Use Commission,

On December 12, 2024, the Preservation Commission met to [discuss and comment](#) on preservation-related components of the Envision Evanston 2045 draft comprehensive plan and zoning code. Our discussion was rooted in Evanston's [Preservation Ordinance](#) and our mandate to promote the City's cultural, educational, economic, and general welfare.

We appreciate this opportunity to share our comments on the draft comprehensive plan with you now. Since you are deliberating the draft zoning code in separate meetings, our comments on that part of the project will be forwarded to you as a separate letter at that time.

The City of Evanston Preservation Commission recommends the following revisions to the Envision Evanston 2045 draft comprehensive plan. Explanations and details for each of these recommendations can be found on subsequent pages of this letter (page numbers in parenthesis).

1. Develop an implementation chapter. (p. 2)
2. Develop a community systems chapter. (p. 2)
3. Develop an urban design and community character section or chapter and modify the plan's land use strategy. (p. 2-3)
4. Include a policy statement to support new organizational structures and approaches that increase the capacity to implement the values, policies, and initiatives within the Preservation Commission's long-range plan, *Preserve 2040*. (p. 3)
5. Expand the use of Neighborhood Conservation Districts (NCDs) in addition to affordability as a more broadly applicable neighborhood planning and stabilization tool. (p. 3-4)
6. Collaborate with tribal representatives to identify and designate a reinterment site for the inadvertent discovery of Native American and Indigenous ancestral remains. (p. 4)
7. Support implementation of demolition delay procedures. (p. 4)
8. Revise the historic resources map to reflect current conditions. (p. 4)
9. Support advisory review for certain types of projects adjacent to landmarks outside of historic districts and within the National Register districts that lack local protection. (p. 4)
10. Include additional metrics, data, and analysis to support and guide decision-making. (p. 4)
11. Modify the proposal to allow four-units in all residential zones to reduce the potential for inadvertently increasing displacement pressures and destabilizing neighborhoods. (p. 4-5)
12. Directly address the treatment of parks and open spaces within historic districts. (p. 5)
13. Directly address the historic and cultural significance of trees and landscapes. (p. 5)
14. Include a statement that supports volunteer landscape stewards. (p. 5)
15. Support implementation of a deconstruction ordinance. (p. 5)
16. Directly address the historic significance of the City's Metra and CTA train stations to the growth and development of the city. (p. 5)
17. Clarify support for the connections between historic preservation and the community's identity and placemaking opportunities. (p. 5)

Introduction

The Preservation Commission believes a comprehensive plan is meant to represent the community's consensus and vision for the future. Importantly, it serves as a guidebook to determine and understand the appropriate types of development that should be encouraged across the City – realizing that each new development creates a lasting impact on the City's identity, history, design, character, and urban form.

Moreover, a well-developed comprehensive plan identifies and examines the complex intersections of our shared goals and community values. It serves as a data-driven and goal-oriented road map for the City, partner organizations, non-profit institutions, and our schools to coordinate, build capacity, formulate key policy positions, and undertake mutually inclusive actions towards a common vision.

The Preservation Commission believes change is a healthy indicator of our built environment and understands that change will always occur. However, in order to mitigate and minimize the challenges that change presents, the Commission believes a balanced comprehensive plan must first identify, analyze, and respond to local conditions and acknowledge the rich diversity and history of our built environment and cultural heritage. In this way, we ensure that change respects, nurtures, and strategically builds upon our past toward a more vibrant future.

The following additions are intended to expand and enrich the draft comprehensive plan for the benefit of the community and future generations of Evanstonians.

New Chapters:

- 1. Develop an implementation chapter.** This chapter should prioritize the plan's actions, seek to build capacity, identify preferred organizational structures and collaborative approaches, detail an implementation timeline and matrix, explore potential funding sources, and examine how and where various actions intersect with one another across chapters to discover needs for collaboration and communication. Without an implementation chapter, the comprehensive plan risks being reactive and ultimately ineffective.
- 2. Develop a community systems chapter.** A community systems chapter should identify current levels of service, service gaps, and overlaps across public and private partner organizations and facilities, including School Districts 65 and 202. Further, this chapter should identify strategies for collaboration and partnership; create efficiencies and enhancements; and create guiding policies for the maintenance, use, programming, and management of the City's existing facilities over the next 20 years. These considerations include the potential for school closures (many of which have historic significance or are landmarked) and the future use of the Noyes Cultural Arts Center (landmarked), the Police and Fire Headquarters (eligible for landmark designation), and the Civic Center (listed on the NRHP and eligible for landmark designation). These resources are tangible links to Evanston's current and past identities, and their futures are significant issues to address.

Land Use:

- 3. Develop an urban design and community character section or chapter and modify the plan's land use strategy.** Many of the draft comprehensive plan's initial foundational goals are not elaborated in any corresponding chapter. This includes goals related to reimagining the City through human-centered design, enhancing the aesthetics of the built environment through thoughtful urban design, and preserving Evanston's sense of place by encouraging new buildings that compliment existing design patterns and vocabularies. Without further

narrative and supporting policies and actions, these important themes risk being performative without the ability for meaningful integration and implementation.

An urban design and community character section should catalyze the foundation for a more complex land use and zoning strategy that more appropriately respects contextual design vocabularies and existing built forms. In this way, the land use strategy would reflect Evanston's unique character and history across its many diverse geographic areas.

Specifically, this section should:

- Identify, analyze, and celebrate the historic development patterns of various neighborhoods, business districts, the downtown, and other unique cultural landscapes across the City. These areas provide tangible links to Evanston's spirit, the community's collective memory of place, and our diverse identities.
- Define human-centered design and thoughtful urban design. Use historic design vocabularies and existing vibrant built environments as points of inspiration for new built outcomes that are compatible, scaled appropriately, and contextual.
- Include design strategies, guidelines, visualizations, and modeling to communicate preferred treatment approaches and to indicate how these approaches vary based on the diversity of Evanston's built environment. This will help create more predictive outcomes for the community and future developers alike.
- Build capacity and facilitate implementation of the section's recommendations through creation of an Urban Design Commission.

Preservation:

4. **Include a policy statement to support new organizational structures and approaches that increase the capacity to implement the values, policies, and initiatives within the Preservation Commission's long-range plan, *Preserve 2040*.** More acknowledgement and emphasis should be placed on the City's preservation plan, *Preserve 2040* (December 2022, see attached) as well as strategic changes the Commission has made to improve the efficiency of the program for residents. *Preserve 2040* was made by Evanston for Evanston. It is a complex and complete narrative for the actions needed to evolve, advance, and expand the preservation program over the next two decades. The Commission believes that an effective 21st Century preservation program lives at the intersection of affordability, economic vitality, sustainability, and celebration of our diverse places, people, and stories.

The preservation program requires a logical, transparent, and efficient framework that keeps pace with residents' evolving needs. Over the past five years (evident in the [2022](#) and [2023](#) annual reports) the Commission has worked to reduce burdens on homeowners and the Commission's volunteer capital. Despite this, additional education and outreach is needed to overcome entrenched misperceptions of the program. The Commission will continue to assess the effectiveness of these strategic changes and work to increase flexibility for routine types of work as well as the use of innovative materials and technologies. The Commission believes Evanston has an opportunity to not just follow historic preservation best practices, but to lead in their discovery and implementation, and *Preserve 2040 in conjunction with newly available volunteer capital* on the Commission provides this roadmap.

5. **Expand the use of Neighborhood Conservation Districts (NCDs) in addition to affordability as a more broadly applicable neighborhood planning and stabilization tool.** Neighborhood Conservation Districts (NCDs) support community-led preservation approaches to neighborhood stabilization and revitalization. This tool is especially effective in areas vulnerable to displacement pressures and where neighborhood stakeholders have expressed

interest in stabilizing neighborhood identity, and celebrating unique character and cultural heritage. The Commission believes the expanded use of NCDs has the potential to be a transformative land use tool and a viable alternative to traditional historic districts in areas that contain a cohesive land pattern and identifiable physical characteristics.

- 6. Collaborate with tribal representatives to identify and designate a reinterment site for the inadvertent discovery of Native American and Indigenous ancestral remains.** The reinterment of ancestral remains near the sites where they were disturbed is an act of reverence and recognition that is essential for fostering healing, preserving cultural heritage, and promoting environmental stewardship.
- 7. Support implementation of demolition delay procedures.** Demolition delay is an effective mitigation tool that allows for the assessment of a structure's historical, cultural, or architectural significance. Delay windows allow the Commission to work with developers to make persuasive arguments, find alternative uses or buyers, and otherwise identify alternatives to demolition that prioritize affordable and adaptive uses, stated goals of the comprehensive plan. Demolition delays also allow the Commission to initiate or otherwise support landmark proceedings to prevent the loss of structures eligible for landmark designation that already meet the comprehensive plan's goals around preservation, land use, economic development, and human-scale design.
- 8. Revise the historic resources map to reflect current conditions.** The existing map should be supplemented to contain not only existing federal and local historic districts, but eligible historic districts, individual landmarks within and outside of historic districts, eligible resources identified by the Commission within their ongoing Study List of Eligible Resources, legacy businesses, and Shorefront Legacy Center's African American Heritage Sites.
- 9. Support advisory review for certain types of projects adjacent to landmarks outside of historic districts and within the National Register districts that lack local protection.** Evanston has over 400 individual landmarks outside of a local historic district. These resources are particularly vulnerable to changes in their integrity of setting through adjacent new construction that may be out of scale and incompatible with surrounding character and design vocabularies. Many Chicago communities, including Oak Park, have statutory obligations to review these types of proposals in an effort to provide developers and architects with technical assistance, to create persuasive arguments, and to facilitate mutually agreeable solutions which better protect the integrity of landmark resources outside of a local historic district.

Housing:

- 10. Include additional metrics, data, and analysis to support and guide decision-making.** This chapter should catalog the diversity of Evanston's existing housing stock and housing typologies, compare that information to neighboring communities, and relate it to regional and national consumer preferences in housing choice. Additionally, the housing chapter should examine how the city's existing housing stock, including our historic housing, allows Evanston to compete with other similar and neighboring municipalities as a residential community of choice in the Chicago region.
- 11. Modify the proposal to allow four-units in all residential zones to reduce the potential for inadvertently increasing displacement pressures and destabilizing neighborhoods.** We

believe Action H2.1 may insert a significant profit motive for the redevelopment and demolition of smaller-scale, more vernacular, and currently attainable housing types. This action is counter to the comprehensive plan's goals for adaptive use, sustainability, preservation, and the centers and corridors land use strategy. As an alternative, the Commission recommends using clearly defined and quantifiable housing, density, and population goals as the driving force to determine what changes are necessary for the City's existing low-density residential neighborhoods, if any. The Commission further recommends supporting the development of double houses as an alternative approach since they are already an existing building type in low-density residential neighborhoods. Double houses can offer modest and incremental density increases that are to scale and compatible with surrounding design vocabularies and neighborhood character. This alternative has the potential to minimize the proposed profit motive which catalyzes a widespread rearrangement of space that may not be necessary or effective.

Parks and Open Space:

- 12. Directly address the treatment of parks and open spaces within historic districts.** Many parks and open spaces, including the majority of the City's lakefront, are located within a historic district. The historic associations and cultural significance of these resources should be the foundation for informing future planning, use, and design decisions.

Environment:

- 13. Directly address the historic and cultural significance of trees and landscapes.** Many individual trees are part of the historic and cultural landscape of the community. Preservation of setting, which includes significant landscape features and heritage trees, is essential to retaining Evanston's sense of place and community character.
- 14. Include a statement that supports volunteer landscape stewards.** Many of the City's cultural landscapes and native habitats are maintained by volunteer stewards. Expanding capacity, partnerships, recognition, and resources afforded to these organizations intersects with climate resilience, historic preservation, job training, and economic development. This results in positive community and environmental outcomes that support Evanston's unique sense of place and the broader history of the land.
- 15. Support implementation of a deconstruction ordinance.** The draft comprehensive plan only tangentially references the importance of embodied energy and carbon and the benefits of deconstruction. We believe the issue should be more explicitly addressed so that it can be meaningfully advanced through the implementation of a deconstruction ordinance.

Transportation:

- 16. Directly address the historic significance of the City's Metra and CTA train stations to the growth and development of the city.** The historic associations and architectural significance of the City's train stations should be prioritized and balanced with re-development goals that increase their accessibility and function. Both the Metra and L are important aspects of Evanston's soundscape and identity within the region.

Placemaking:

- 17. Clarify support for the connections between historic preservation and the community's identity and placemaking opportunities.** A subsection under 'policies and actions' in this chapter should explicitly identify historic buildings, cultural landscapes, and other historic sites as prime loci for placemaking, storytelling, and interpretation.

Finally, as noted on the first page of this letter, the Preservation Commission will continue to review the proposed zoning code, and looks forward to presenting its findings to you at a later date. The Commission believes developing a comprehensive plan and zoning ordinance more or less simultaneously, minimizes procedural effectiveness. The zoning ordinance is meant to be the primary tool to effectuate the plans goals, and should therefore be developed and discussed in earnest only once the comprehensive plans land use strategy and goals have been agreed upon.

We are hopeful that many of our concerns with the proposed zoning code might be preemptively addressed through downstream changes afforded by the recommendation for a more complex and context sensitive land use strategy and inclusion of a community character and urban design section.

We wish you well in your deliberations and look forward to assisting you further in any way deemed appropriate or necessary.

Respectfully submitted by the members of the 2024 Preservation Commission,

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