



AGENDA
Preservation Commission
Tuesday, April 8, 2025
909 Davis Street, Council Chambers, Floor 2 at 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, review and comment, staff reports, or to otherwise address the Commission generally. Members of the public wishing to provide testimony on new or unfinished business shall be given the opportunity to do so following presentation by the applicant in a manner and under time limits determined by the Chair.

3. DISCUSSION (NO VOTE WILL BE TAKEN)

A. 605 Davis Street - Planned Development

3 - 26

Representatives from SCB Architecture, Planning, Interior and Urban Design, Campbell Coyle Real Estate, and Vermillion Development, submit for review and comment on a proposed planned development at 605 Davis Street that includes the landmark designated University Building at the northwest corner of Davis Street and Chicago Avenue. The Commission shall review the planned development per code section 2-8-3 (G) 15, and may provide comments on its potential affect on historic, cultural, architectural, or archaeological significant areas, sites, structures, or objects, and submit its written testimony to the Land Use Commission for consideration per code section 2-8-3 (G) 20.

The Commission does not provide a formal recommendation or vote on the appropriateness of the planned development, and a Certificate of Appropriateness is not required, since the proposal includes but

does not directly affect the exterior architectural appearance of the landmark designated University Building.

[605 Davis STAFF REPORT](#)

[605 Davis Preservation Commission Presentation](#)

B. Staff led training and orientation

27 - 79

In advancement of Initiative 4.4 within Preserve 2040 and the Commissions annual work plan for 2025, staff will lead provide a presentation for discussion intended for use as a future training document.

[Understanding the preservation ordinance - training](#)

4. APPROVAL OF MEETING MINUTES

A. Minutes of March 11, 2025

80 - 86

[20250220 HPC Minutes](#)

5. ADJOURNMENT

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

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



STAFF REPORT

To: Members of the Preservation Commission
From: Cade W. Sterling, Preservation Planner
Subject: 605 Davis Street / 1604 Chicago Avenue – Proposed Planned Development
Date: April 2, 2025

Public Notice

Representatives from SCB Architecture, Planning, Interior and Urban Design, Campbell Coyle Real Estate, and Vermillion Development, submit for review and comment on a proposed planned development at 605 Davis Street that includes the landmark designated University Building at the northwest corner of Davis Street and Chicago Avenue. The Commission shall review the planned development per code section 2-8-3 (G) 15, and may provide comments on its potential affect on historic, cultural, architectural, or archaeological significant areas, sites, structures, or objects, and submit its written testimony to the Land Use Commission for consideration per code section 2-8-3 (G) 20.

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Construction Period (University Building):
1906

Style:
Spare Classical Revival

Architect of Record:
George Maher

Condition:
Excellent

Integrity:
Excellent

Status:
Landmark designated

Proposal

The development team proposes a planned development on the vacant lot and bank drive through to the west of the University Building. The massing of the structure is broken down into three distinct volumes with varying use of materials. The University Building is included in the planned development site, but no alterations are proposed for the structure and it is not proposed to be integrated with the new development.

Recognizing the significance of the University Building, the developer proposes use of preservation-based easements or covenants to add a layer of protection for the structure in addition to its landmark designation. Due to the buildings location and associated development potential and underlying zoning, it has been considered threatened.

Setting:

The University Building is located east of Fountain Square, at the northwest corner of Davis Street and Chicago Avenue in the downtown area. The property is situated just north of one of the downtowns few remaining blocks with excellent historic integrity, an area representative of the downtowns once rich architectural character and human-scale development pattern. The surrounding area includes several landmarks and many additional structures listed as eligible for designation.

The majority of the downtown, including the area immediately west of the University Building was impacted by changes in consumer preferences, the rise of the automobile and suburban shopping and office developments, and subsequent urban renewal and de-urbanization efforts across the region. These took place largely between the 1950s and late 1970s. Immediately west of the University Building, approximately a dozen structures were demolished to



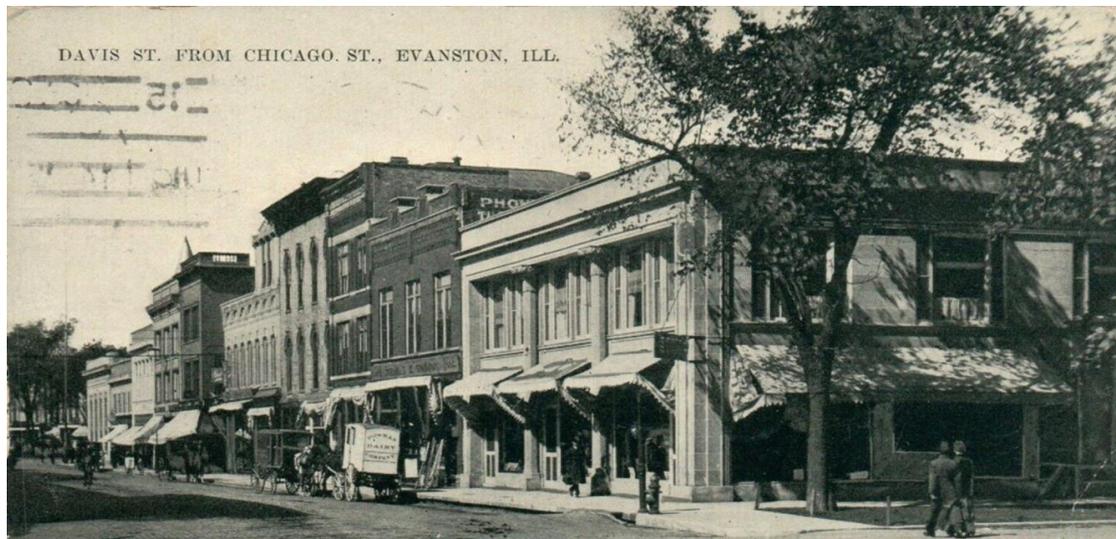
Davis Street looking east from Fountain Square. Circa 1940

construct the George Shipporeit designed Orrington Plaza and bank drivethrough in 1969. This rapid loss of built heritage, supported by national historic preservation efforts, spurred Evanston's early preservation movement and adoption of the City's first preservation ordinance and establishment of the Commission in 1975.

Evanston would continue to compete with ongoing changes in market dynamics and consumer preferences long after nationwide urban renewal trends began to dissipate. In an effort to reimagine and revitalize the downtown, the City would pursue large scale development efforts into the early 2000s and beyond.



Sanborn Map circa 1920



University Building and north side of Davis Street circa 1910

Significance:

The downtown contains very few remaining resources that communicate its past effectively. It is for this reason that structures such as the University Building are highly significant. They act as tangible reminders of the downtowns past identity, rich

architectural heritage, and its once widespread human-scale and artistic value. These resources allow Evanstonians to continue to tell stories of the downtown and its evolutionary history while acting as inspiration for new and vibrant built interventions.

The University Building was designed by highly significant architect George Maher, and is considered one of his best commercial works. The building is a simple rectangular volume, with limestone frames on its two sides. These are divided into thirds by two-story columns. The second-floor windows between the columns are “Chicago Windows,” a term coined to describe a large fixed central window with narrower operable double-hung windows on either side. Perhaps the most interesting feature are the building’s corners. Here the facades step in and then step out again as they turn the corner. This is referred to as a “reentrant corner”. The building has excellent integrity.

George Maher (1864-1926)



Along with Frank Lloyd Wright, George Grant Elmslie, and other architects during the 1890s through the turn of the century, George W. Maher is considered one of the nation's foremost progressive architects during the period. Maher's design approach emphasized less reliance on European based style and ornamentation systems and more on an indigenous, original architecture that represented the New World and authentic contemporary expressions. His version of an “original architecture” stressed horizontality in building massing and the integration of simple geometric shaped ornamentation and nature or flower-based motifs in wall surface decoration, sculpture, and stained glass, as evidenced in one of his most important commissions, the John Farson House, now the Pleasant Home in Oak Park, Illinois. His work was both grounded in a classical understanding of architecture, proportion, and arrangement of space, as well as bold experimentation. Maher was undoubtedly informed by the work of his peers including Wright, Purcell, Gill, and Sullivan, whom he worked with while employed in the office of architect Joseph Lyman Silsbee. More broadly, Maher was inspired by the English Arts and Crafts movement which significantly influenced American domestic architectural design during the early years of the 20th century. Despite these influences, Maher is best known as an innovator who is often mistakenly identified as a Prairie School architect. His works were far more symmetrically composed, quirkiest and idiosyncratic.

Maher lived in Kenilworth for three decades and designed many homes and institutions in that community as well as in Chicago; however, some of his most notable works were located in Evanston including on the Northwestern University campus, such as the original Patten Gymnasium (built 1907, demolished 1940) and the Swift Hall of Engineering (1908, Evanston Landmark). Before these buildings, Maher would design the University Building (1906) at Chicago Avenue and Davis Street for commercial use; both the University Building and Swift Hall share a similar architecture with a refined Classical façade with spare stylistic features and ornamentation. Perhaps his most significant work in Evanston was the Patten Mansion. Maher formed a significant friendship with James Patten, Evanston's mayor between 1901 and 1905, and the longtime president of the Board of Trustees for Northwestern University. Patten Commissioned Maher to design his home at 1426 Ridge Avenue. The design of Patten's house was totally unique at a time when

progressive Chicago architects were rethinking the elements of residential architecture. Built of enormous rough-edged stone blocks with openings classically composed and subdivided by round stone columns, the house had a covered stone entryway and a stone porch on the south side, balanced by a two-story round bay on the north. The house resembled an abstracted modern-day Renaissance palazzo. The mansion was gifted to Northwestern University a decade following Pattens death. Northwestern sold the property to developers who demolished all but its perimeter fence and monumental entry piers and gates.

Maher was born in West Virginia and died in Michigan at his Hilaire cottage.

605 Davis

CONTRIBUTING TO EVANSTON'S STRATEGIC PRIORITIES, BUILT FOR OUR FUTURE

Preservation Commission
April 8, 2025





SCB

Architecture, Planning,
Interior and Urban Design

- +**Walsh Construction Company**—general contractor
- +**IMEG**—mechanical engineering, high performance
- +**Pierce Engineers**—structural engineering
- +**Eriksson Engineering Associates**—civil engineering
- +**Kettelkamp & Kettelkamp**—landscape architecture
- +**dbHMS, DataBased+**—commissioning, sustainability consultant
- +**KLOA**—traffic consultant
- +**Sam Schwartz, A TYLin Company**—mobility consultant
- +**Remark LLC**—longtime University Building property owner





View from Davis Street, looking east from Fountain Square



Site Context, Aerial Map



View from Chicago Avenue, looking west down Davis Street

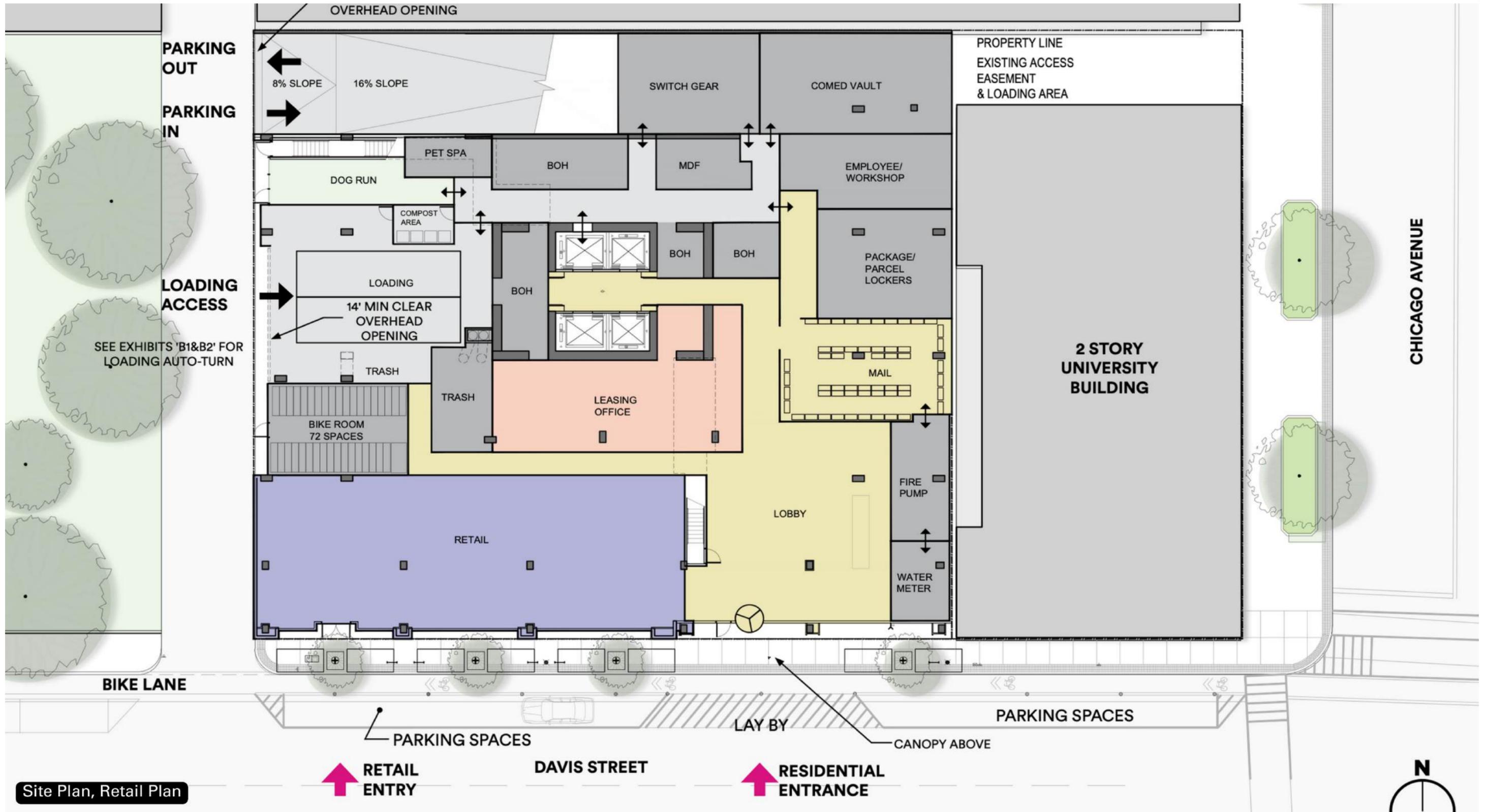




View from Davis Street, looking north at the vacant lot



View from Davis Street, looking northeast at the former Chase drive-thru



Site Plan, Retail Plan



View from Davis Street, looking northwest at the University Building and 605 Davis



View from Davis Street, looking northwest at 605 Davis



View from Davis Street, looking northeast at 605 Davis



View from Davis Street, looking north at 605 Davis



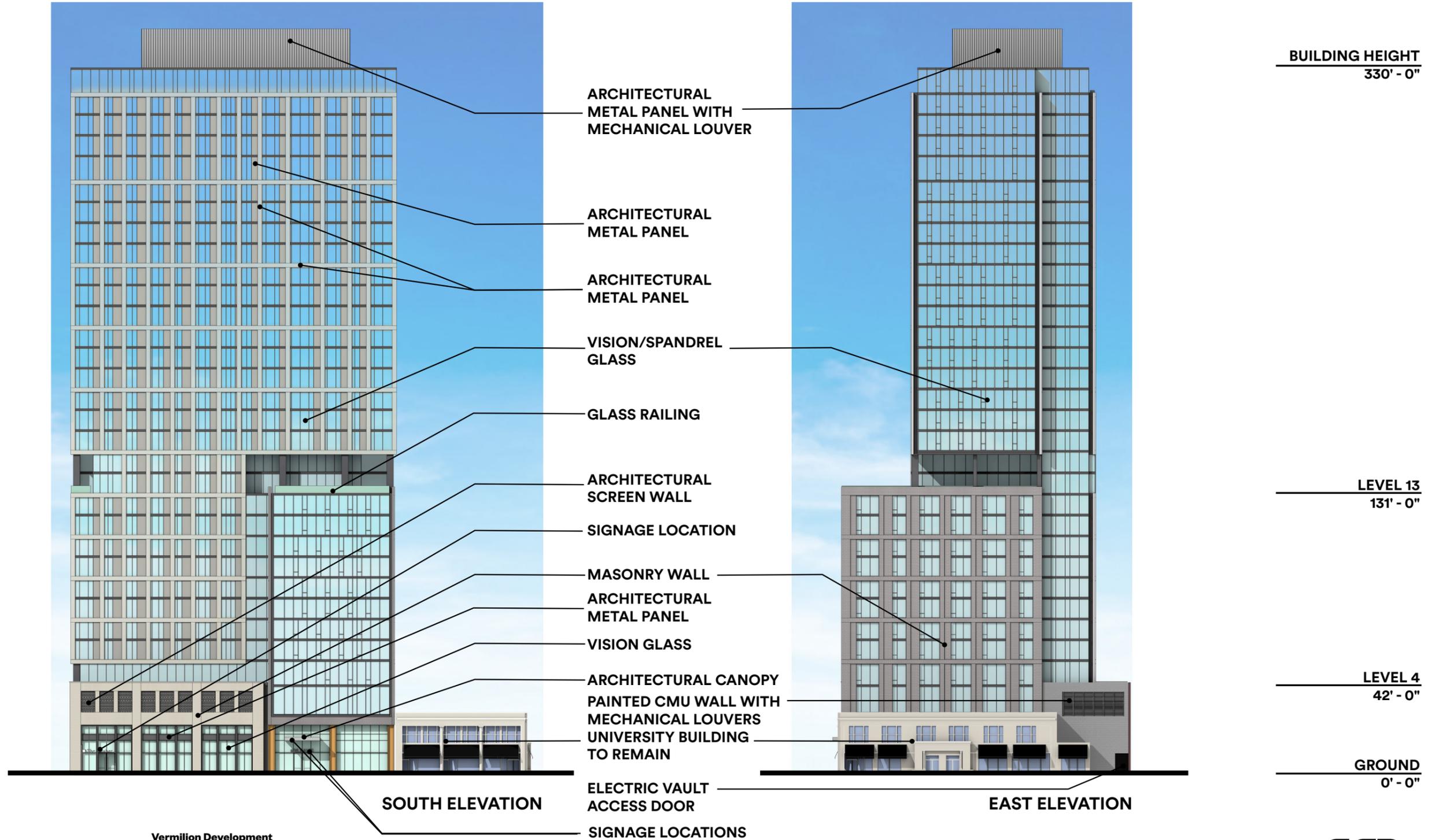


View from Davis Street, looking northwest at the University Building and 605 Davis

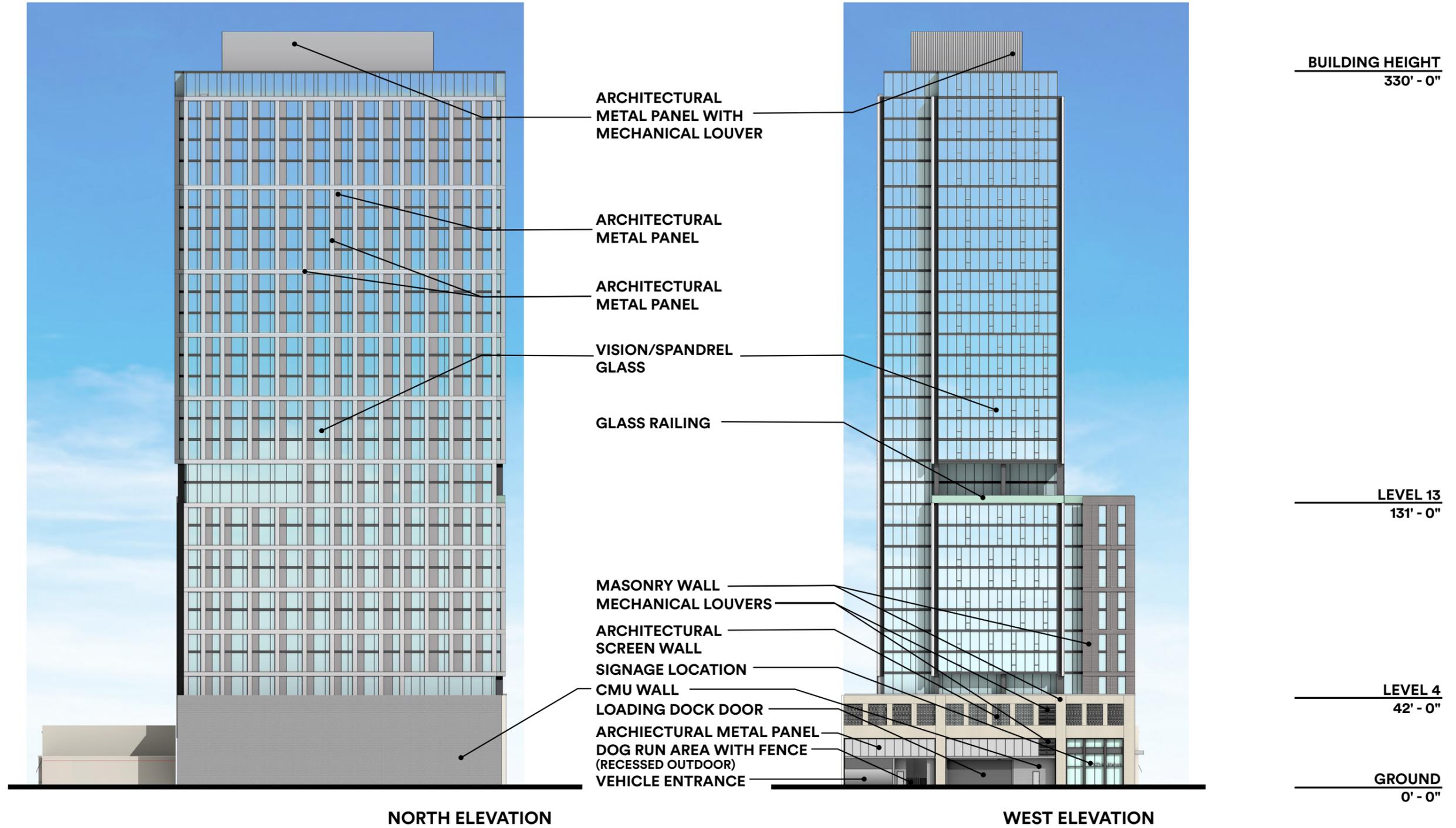


View from Davis Street, looking west at the University Building and 605 Davis

ELEVATIONS



ELEVATIONS







The Evanston Preservation Ordinance and Preservation Commission

Historic Preservation

Preservation is intersectional

Preservation is multi-faceted and provides us with opportunities to ask, "What is important in our history?" and "What parts of our past can we preserve for the future?"

Evanston's history is diverse and historic preservation helps tell those stories. Sometimes historic preservation involves celebrating events, people, places, and ideas that we are proud of; other times it involves recognizing moments in our history that can be painful or uncomfortable to remember.

“Historic preservation is a conversation with our past about our future.”

Historic Preservation

Value and Importance

- Historic preservation as a powerful planning and land-use tool
- Historic preservation as steward of collective memory and community identity
- Historic preservation as contributor to community health and wellbeing
- Historic preservation as inherent sustainability
- Historic preservation as powerful economic development tool
- Historic preservation manages change, it does not stop it

Preservation is a process whereby the community determines what elements of its past it wants to carry with it as part of its future. The Preservation Ordinance is a powerful tool – accessible to, and working for, the broad community.

Historic Preservation

Legal Authority

- 10th Amendment of the Constitution - division of police power
- 5th Amendment of the Constitution - due process
- Illinois Compiled Statutes: 65 ILCS 5/11-13-1 - “Zoning Enabling Act”
- Evanston City Code, Titles 2 (Boards, Commissions and Committees) and 6 (Zoning)
- Evanston Ordinance 29-O-18 “Preservation Ordinance”
- Guiding and adopted policy documents including the Comprehensive Plan and Preserve 2040

The Commission exercises the police power when undertaking design review and resource management activities and is obligated to provide due process and avoid capricious and arbitrary decisions through application of a common set of standards

Historic Preservation

Evolution and common misconceptions

- **Early examples**
 - Hasbrouck House (1850); Mount Vernon (1858); New Orleans French Quarter (1925); Federal Government Heritage Documentation Programs (New Deal and 2nd New Deal) (1930s); Charleston S.C. Ordinance (1930); National Trust established (1949)
- **Historic Preservation has evolved significantly over the past two decades** from a focus on high-style architectural resources from the late 19th and early 20th centuries to living heritage, preservation-based economic development, environmental resources and sustainability, cultural and social resources, and storytelling
- **Preservation is often clouded in myth, misconception, and misunderstanding**
 - One major misconception is that historic preservation stops change, that homeowners can't do anything to their property, or that the majority of requests for alteration and construction are denied

Evanston has a significant opportunity to not just follow historic preservation best practices, but to lead in their discovery and implementation as a powerful tool to meet the City's goals

Historic Preservation

Evolution and common misconceptions

An effective 21st Century preservation program lives at the intersection of affordability, economic vitality, sustainability, and celebration of our diverse places, people, and stories.

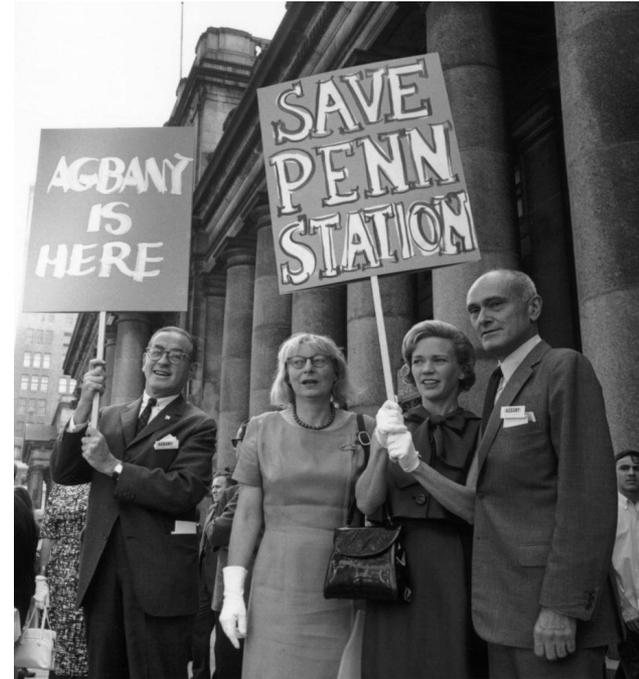
To implement the actions needed to evolve, advance, and expand the preservation program over the next two decades, a logical, transparent, and efficient framework that keeps pace with residents' evolving needs is necessary.

Historic Preservation

Building a National Movement

Key Events

- HUD VA Home Loan Program for single-family homes and the rise of suburbia (1944);
- HUD Housing Act authorizing slum clearance and urban redevelopment (1949);
- Creation of the Interstate Highway System (1956);
- Socially isolating development patterns and nationwide Urban Renewal - the decline of American urbanization (1950s-1980s);
- Demolition of Penn Station and galvanizing New York City (1964), and;
- Passage of the National Historic Preservation Act, creation of the National Register of Historic Places, and Section 106 review and state companion legislation (Section 707 in Illinois) (1966).



Historic Preservation

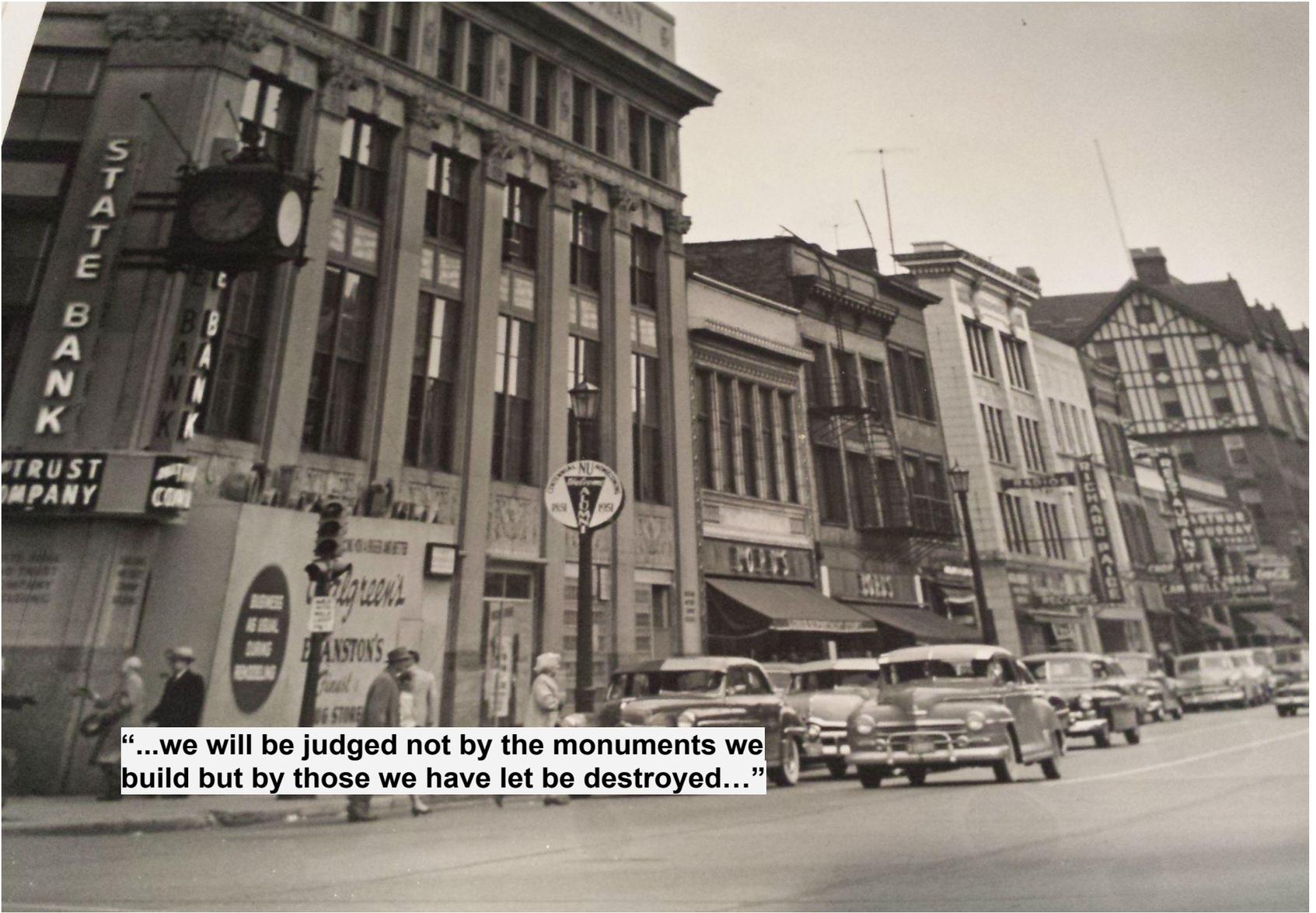
Building a Local Movement

Evanston was not immune to urban renewal and saw significant and rapid changes to its built environment between the 1930s and the late 1960s which were largely a response to nationwide events conducted at a local and regional level.

- Removal of the City's streetcar system
- Construction of I-94, the rise of suburbia
- Construction of Old Orchard and dramatic changes in retail and market conditions
- Significant changes to Evanston's built environment, changes in market conditions and preferences, and an attempt to compete with auto-centered, and suburban retail and office trends
- Street widening and traffic efficiency projects, and off-street parking as a right
- Subdivision of large estates, construction of incompatible residential structures, and demolition of significant resources and human-scaled built fabric across the City but primarily in and around downtown.

Evanston's early preservation movement in the 1970s was galvanized in part by these events and led to adoption of the first Preservation Ordinance and the creation of the Commission





“...we will be judged not by the monuments we build but by those we have let be destroyed...”







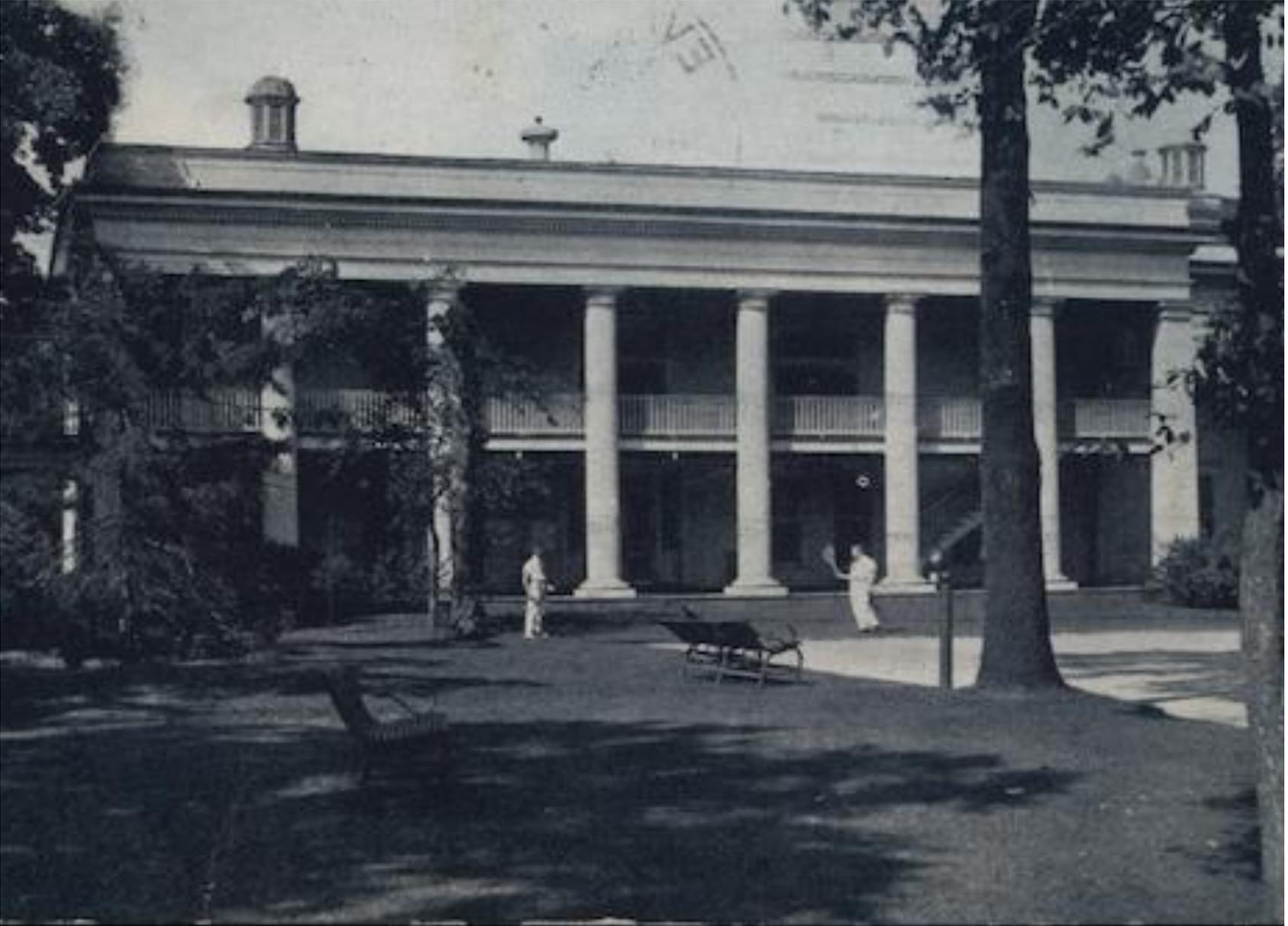


EVANSTON PUBLIC LIBRARY, EVANSTON, ILL.

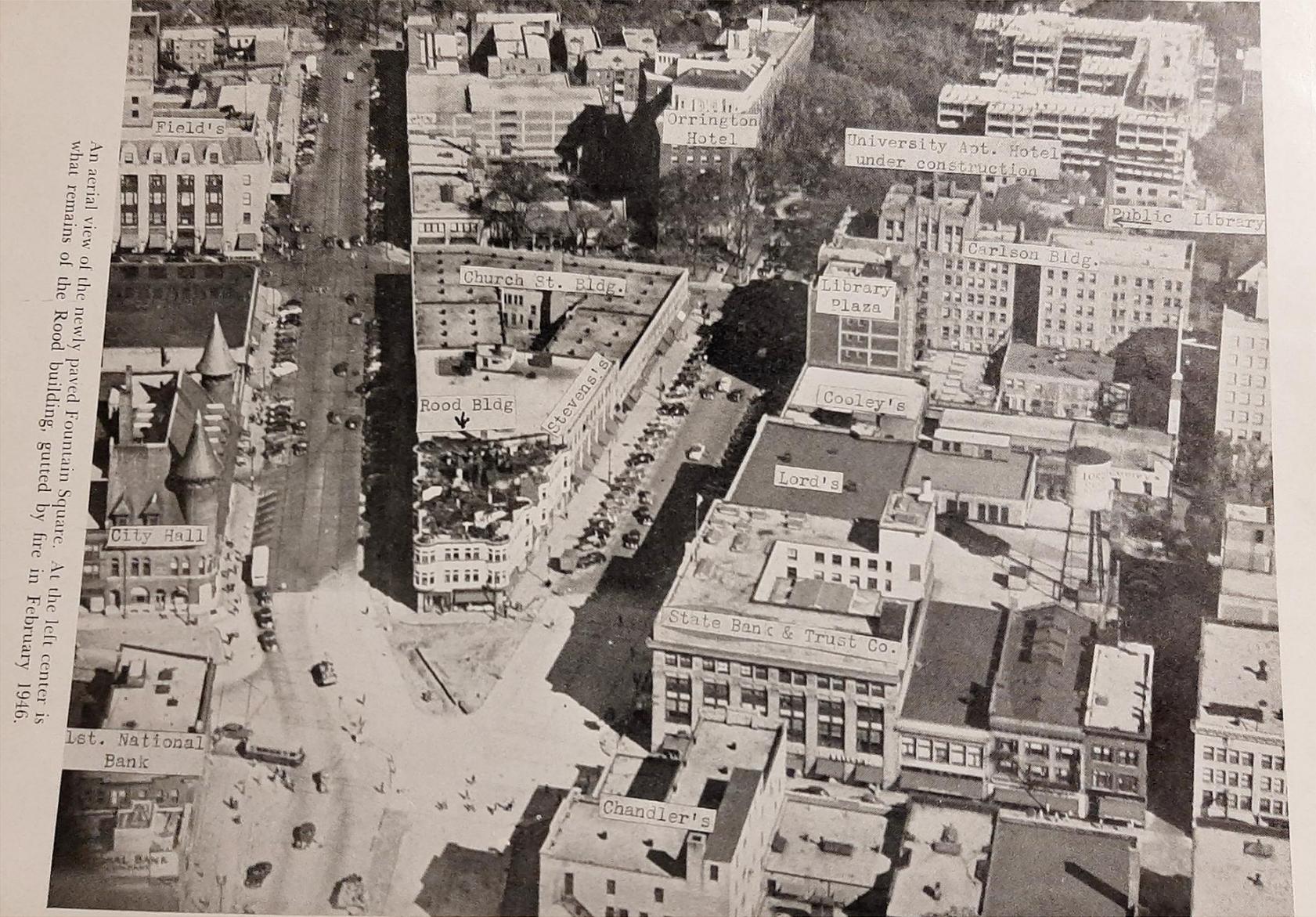








B.



An aerial view of the newly paved Fountain Square. At the left center is what remains of the Rood building, gutted by fire in February 1946.



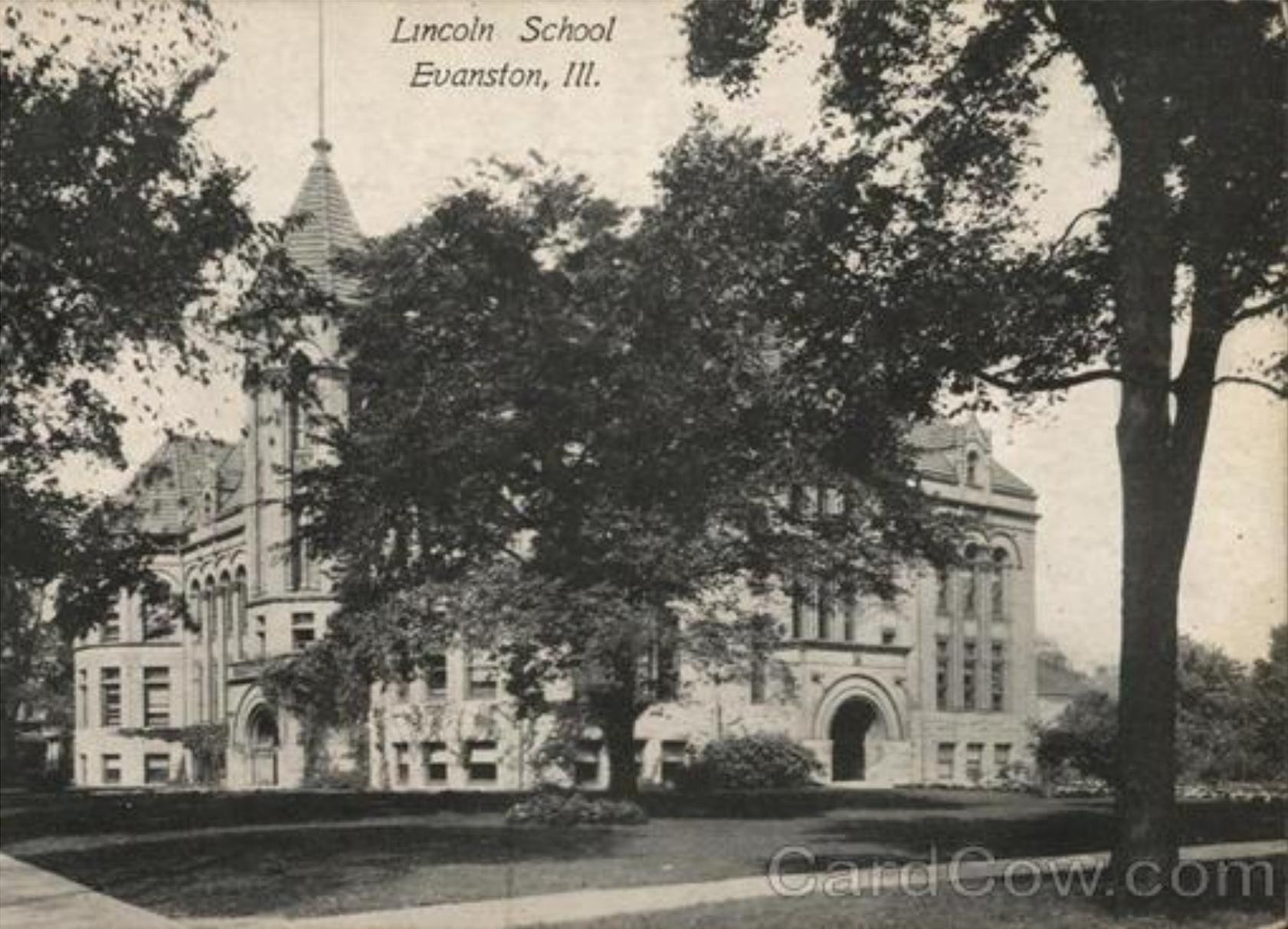


“Demolition is a decision of easiness and short-term. It is a waste of many things – a waste of energy, a waste of material and a waste of history. Moreover, it has a very negative social impact. For us, it is an act of violence.”

Anne Lacaton, *Pritzker Architecture Prize* awardee



*Lincoln School
Evanston, Ill.*











B.



B.



Preservation Ordinance

Organization and Purpose

- Creates the Preservation Program and establishes the Preservation Commission and outlines the Preservation Programs purpose and goals
- Establishes the Commission's powers and duties to advance the programs purpose and goals
- Provides procedures and standards associated with ongoing identification & registration of resources
- Provides checks on development pressure, and opportunities for cultural and historical considerations to be part of the City's entitlement and development processes for non as-of-right proposals related to eligible resources proposed for future nomination and designation
- Affords applicants due process, establishes consistent procedures and objective standards for reviewing applications and making decisions that follow national best practices and important legal benchmarks
- Provides processes for special considerations, appeals, and outlines penalties and enforcement procedures when the ordinance is not followed and the law is broken.

The purpose of the Ordinance is to, “promote the educational, cultural, economic, and general welfare of the City”

Preservation Ordinance

Goals and Objectives

The Preservation Program has nine (9) [goals and objectives](#). Only one goal explicitly supports binding design review activities, although this has become the bulk of the Commissions work.

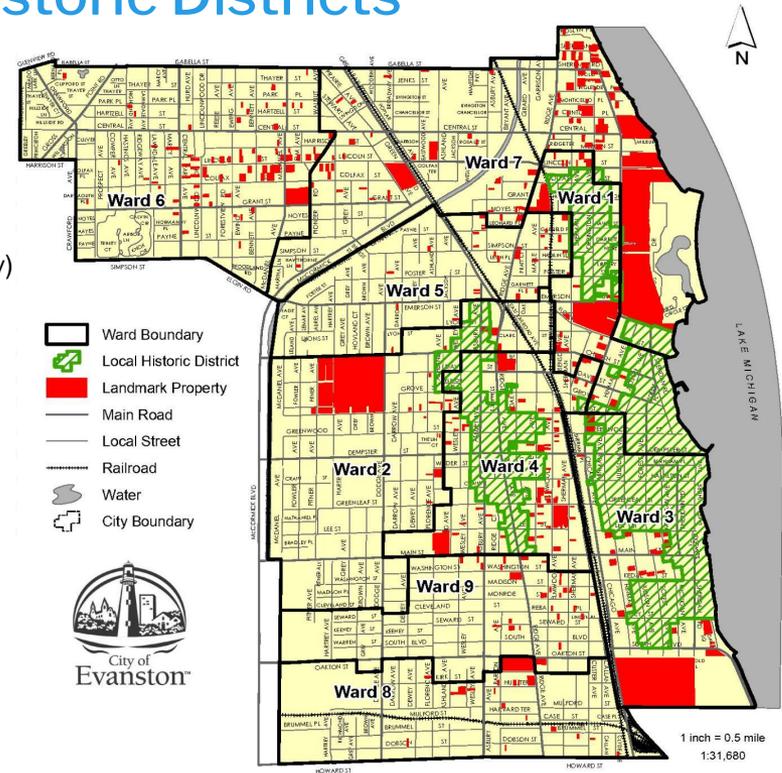
Additional key goals that advance the purpose and spirit of the Ordinance include those related to:

- Preservation based economic development and heritage tourism
- Identification, celebration, and registration of historic and cultural heritage in addition to architectural heritage
- Encouraging, fostering, and providing guidance and education on the value of adaptive use and rehabilitation of resources that already exist and contribute to many of our land use goals
- Fostering civic pride in our built environment and maintaining ongoing education and advocacy efforts
- Neighborhood stabilization programs
- Encouraging future development that considers the value of retaining irreplaceable built fabric that is associated with Evanston's spirit and identity
- Ongoing survey and documentation efforts including maintaining an ongoing survey and study list of eligible resources

Historic Resources

Evanston Landmarks and Historic Districts

- **850 Local Landmarks**
 - including 430 outside of a District
- **4 Local Historic Districts**
 - Lakeshore Historic District
 - Ridge Historic District
 - Northeast Historic District (southern half only)
 - WCTU Historic District
- **5 National Register Historic Districts**
 - Lakeshore Historic District
 - Ridge Historic District
 - Northeast Historic District
 - Oakton Historic District
 - Suburban Apartments
- **3 National Historic Landmarks**
 - Frances Willard House
 - Charles Dawes House
 - Grosse Point Lighthouse
- **African American Heritage Sites**



Preservation Commission

Structure and Responsibilities

- The Commission has purview over Evanston's preservation program and is entrusted with safeguarding the City's historic, cultural, archaeological, and architectural heritage
- The early Commission was envisioned as an advisory and working body that was active in its survey and education/advocacy efforts and had significant support of the City Council and Evanston residents
- Binding design review responsibilities were codified in the mid 1990s
 - **The Commission is broadly empowered beyond binding design review**
- The Commission has additional advisory review power over major projects within 500' of the east side of Sheridan Road on Northwesterns Campus

The preservation movement in Evanston is a remarkable story and achievement but also a responsibility requiring forward thinking and sensible program administration

Preservation Commission

Composition

- The Commission is comprised of 11 members who can serve up to two three year terms
- The Commission is empowered to have a robust subcommittee and working group structure
- The Commission may have associate members and volunteers that advance its work
- The Commission has many ex-officio members including a member of City Council, although this has not been exercised recently
- The Commission has a staff member who acts as the liaison between the Commission and Council and the Corporation, or City.
- **Most importantly, the Commission is powerful, has agency, can act independently, set its own rules and agendas, control what types of projects it reviews, and can and should conduct its own business within the bounds of the Ordinance.**

The Commission is not intended to be a passive and reactionary body. Rather, it is envisioned and is strongest as a working body that is active in production of reports and studies, education and outreach efforts, and ongoing survey and documentation efforts.

Preservation Commission

Powers and Duties

- The Commission is afforded thirty (30) powers and duties. These can broadly be organized into the following categories.
 - Survey and Documentation
 - Education and Advocacy
 - Resource Management
 - Binding
 - Non-Binding or Recommending
 - Program Administration

Where ambiguity exists, the powers should be interpreted liberally, based in precedent, and be in advancement of the purpose and goals of the Ordinance and any companion policy documents including the Comprehensive Plan and Preserve 2040

Powers and Duties

Survey and Documentation

Survey and documentation efforts do not need to be done by a consultant, and can be handled by a subset of the Commission, working groups, volunteers, or through crowd sourced efforts. Ongoing survey and documentation supports many of the Commissions additional powers and duties. Maintaining an active program in survey and documentation **forms the foundation for effective community preservation planning.**

- Periodically re-surveying existing districts and landmarks outside of districts (every 10 years or so is best practice)
- Undertaking reconnaissance or intensive level surveys
- Nomination and recommendations for registration of resources as Landmarks or districts
- Ongoing identification of eligible resources and maintaining a list of eligible resources proposed for future designation
- Conferring recognition for historic preservation efforts by way of awards, plaques, or markers.

Effective survey and documentation provides the basis for identifying and understanding the community's historic resources, what resources are high value and significant as well as what resources are threatened.

Powers and Duties

Nomination Criteria and Procedure

- The Commission is a recommending body for nominations when they recommend their designation. If the Commission does not recommend designation, the nomination process ends.
- There are 10 criteria for designation, and only one needs to be met in order to be eligible.
- In addition to the 10 criteria, designations must also possess sufficient integrity or the collection of individual parts that when taken together, enable the property to effectively communicate its past and its significance
- Nominations do not require owner consent and are afforded interim protections
- The Commission may create unique review and design guidelines for designations
- The nomination process has a built in form of demolition delay and application is intentionally a two part process.
 - Once the nomination form has been submitted, the nominator has **90 days** to prepare the associated nomination report before a public hearing is held
 - The Commission has **70 days** following the close of the public hearing to make a recommendation. The public hearing may be continued indefinitely in order to garner additional information prudent for the Commission to determine eligibility
 - City Council then has **120 days** to take action on the nomination

Powers and Duties

Nomination Criteria and Procedure

The nomination process can be initiated by any resident of Evanston. This combined with no owner consent provision, provides a unique process for the Community at-large to freely identify and nominate the resources that are intimately tied with individual, neighborhood, or community identities.

However, this also provides opportunities for “weaponization” of the Ordinance where preservation is reduced to a partisan tool rather than a celebration of our collective spirit and sense of place.

Powers and Duties

Education and Advocacy

Education and advocacy is most effective as part of an established and nurtured institutional framework between the Commission, neighborhood leaders, preservation thought leaders (architects, planners, designers) the City, and partner organizations such as the Preservation League, Shorefront, Frances Willard House, Mitchell Museum, Northwestern University, and the Evanston History Center.

The Commission is empowered to:

- Provide technical assistance to residents and applicants
- Assist residents in nominating properties to the local and national register
- To inform the residents of Evanston about the power of preservation through publications including newsletters, maps, and brochures
- To sponsor and take part in seminars and other educational programs

Proactive educational and advocacy efforts are critical to maintaining stakeholder participation and support for heritage preservation.

Powers and Duties

Binding Resource Management

The Commission has binding design review over types of work that **1)** require a permit, **2)** are visible from the exterior, **3)** are visible from a public way (street, alley, sidewalk, or other publicly accessible thoroughfare not including lake michigan). If these criteria are met, a **Certificate of Appropriateness** is required for any demolition, alteration, construction, or relocation.

The Commission is empowered to create its own rules of circumstance, dictating what types of work come before the Commission, and what types are reviewed administratively by City Staff. Notable points include:

- The Commission is mandated to work with property owners to settle differences and come to mutually agreeable solutions that meet the standards.
- An applicant must agree to a continuance if it is beyond 45 days from receipt of the application.
- The Commission may only apply the standards for review when making decisions on issuing Certificates of Appropriateness
- The Commission must make written findings of fact when applications are denied
- Denials may be appealed to City Council, who can only make such judgements based on the record and findings of the Commission. **Appeals are not political, they are intended to address improprieties or ambiguity in application of the ordinance.**

Powers and Duties

Standards for Review

The Commission has four separate sets of standards for review. These include: demolition; relocation; alteration; and, construction. The standards for review are modeled after the Secretary of the Interior Standards for the Treatment of Historic Properties.

- The Commission may also apply any of the Secretary of the Interior Standards when reviewing cases.
- The Standards are subjective, may be applied and interpreted differently by different Commissioners, and are intended to manage change rather than stop it. The standards seek to minimize adverse effects and impacts to historic resources, and find design solutions that are compatible with immediate and surrounding design vocabularies.
- **Preservation review is a process and treats resources with individuality, rather than a commodity**
- Staff will identify standards believed to be applicable, members of the Commission may find additional standards that apply and may do so at their discretion.
- When deliberating, and questioning applicants and witnesses, the Commission should speak through and when able refer to, the standards. This is critical when developing findings of fact that are legally sound.

Powers and Duties

Case Review Procedure

- Application received by staff
- Application referred to the pre-application review subcommittee
 - Application continues to the Commission or is deferred as an administrative review
- Depending on the type of work, mailed notices are prepared and distributed
- Public hearing is held
 - Applicant presentation
 - Commissioner questioning
 - Public comment
 - Cross examination and rebuttal by the applicant
 - **Record is closed**
 - Commissioner deliberation
 - Motion in the affirmative and a second received
 - Call for additional debate on the motion on the table
 - Vote

Powers and Duties

Advisory Resource Management

- Rescission or amendment of landmark designation
- Certificate of Economic Hardship (if an incentive plan is recommended)
- Certificate of Special Merit
- Applications for Subdivision
- Applications for Zoning Variations and Special Uses
- Applications for Map and Text Amendments
- Applications for Planned Developments
- City projects and activities not requiring a permit

Advisory Resource Management

Types of Resources

- **Eligible:** Resources meeting one or more of the criteria for designation. There are in all likelihood hundreds if not thousands of non-registered resources in Evanston that are eligible but have not been proposed for nomination.
- **Proposed:** Resources formally determined eligible by the Commission and placed on their ongoing study list. By placing resources on the eligible study list, the Commission is putting forward specific resources for consideration by anyone entitled to nominate them for future designation. Resources placed on the study list have reasonable assurance that the property can be successfully nominated and receive a favorable recommendation and report by the Commission.
- **Nominated:** Resources formally nominated under City Code and undergoing the nomination process with no final determination on their designation by Ordinance. Resources that are nominated, but not yet registered, are afforded interim protections under the Preservation Ordinance, and until the process is complete, are considered registered.
- **Registered:** Resources formally nominated and subsequently registered as a Landmark or District by Ordinance, and afforded protections under the Preservation Ordinance.

Proposed Resources

Authority for Advisory Review

Advisory review for resources identified as eligible and proposed landmarks, is essential to de-commodify the development and entitlement process. It ensures historic and cultural considerations are adequately considered by determining bodies **for non as-of-right proposals**, provides residents a public space to critically examine and consider what parts of their community should be retained, and generally provides safeguards for the City's threatened historic and cultural heritage that is not already registered.

This is an essential power and responsibility. The Commission is empowered to hear and make recommendations on proposed resources for the following application types

- Planned Developments
- Zoning Variations
- Zoning Amendments (map and text)
- Special or Conditional Uses

Through prior surveys, the Commission has developed a list of over 100 resources that are eligible and proposed for future nomination

Powers and Duties

Program Administration

- The Commission maintains and keeps the official registry of all Landmarks and historic districts
- Creation of an appropriate system of identification for Landmarks and historic districts including wayfinding and identity signage
- To prepare and distribute its own application forms
- To create statements of significance and a description of critical features to effectively facilitate binding design review activities
- To administer on behalf of the City full or partial interest in property including preservation easements
- To apply for, receive, and administer grant funds appropriate to the purposes of this chapter
- To call upon any member of the public or City staff to testify before the Commission
- To testify before the City Council, and any public board, committee, or commission
- To assist in development and review of the preservation chapter of the Comprehensive Plan
- To review and make proposed amendments to the Zoning Ordinance and Building Code
- To adopt its own rules and procedures not in conflict with the Ordinance or Council Rules
- To compel the Community Development Department to take legal action against anyone believed to be in violation of the Ordinance

Powers and Duties

Certified Local Government

Evanston is a Certified Local Government (CLG), meaning the State and Federal Government recognize the City as having special expertise in historic preservation. As a CLG, the City and Commission is afforded the following powers and responsibilities.

- Review and comment on any Section 707 or Section 106 review (typically handled by Staff)
- Review and comment on proposed nominations to the National Register
- Preparation of an annual report supplied to the Illinois Historic Preservation Agency (IHPA)
- Allows access to grant funding

Procedure

If you believe the Ordinance is not being followed

- Contact your staff member to discuss your concerns and interpretation of the ordinance
- If necessary, staff will coordinate a meeting with the City's corporation counsel
- The Commission may formally petition the Community Development Department to take legal action against a property owner
- Enforcement of the Ordinance is not a power afforded to the Commission. Enforcement is handled through the Community Development Department, Property Standards Division, and through the Administrative Adjudication process and litigation if necessary

Procedure

To amend the Ordinance

- Amendments to the Ordinance are considered policy changes
- The Ordinance can only be amended through a formal referral either by a Councilmember, the Mayor, or the City Manager. Referrals require two co-sponsors
- The Commission may make recommendations on amendments to either the Ordinance or Zoning and Buildings Codes by testifying before the City Council
- Referrals are heard by the Referrals Committee, who assigns a timeframe for review, and a body responsible for implementation and discussion prior to review and a vote by Council

Preservation Ordinance

Opportunities to further align with best practices

- **Demolition Review** or Demolition Delay, particularly for listed eligible/proposed Landmarks
- Conservation Districts
- Separate criteria for cultural or historic designations
- Demolition by neglect provisions
- Review of critical landscape features and heritage trees
- Deconstruction
- Appeal process modification
- Binding design review and technical assistance through subcommittee
- Advisory review for NRHP listings and districts
- Advisory review for new construction adjacent to individual landmarks outside of historic districts

Historic preservation plays a key role in Evanston's future by maintaining the cultural, architectural, and historical resources that establish a sense of place and contribute to our community's unique identity.

Leveraging preservation as a foundational land-use tool allows us to successfully balance and mutually implement the City's long-term economic development, housing, sustainability, and cultural enrichment goals.

Preservation plays an indispensable role in shaping and maintaining the visual character, social fabric, and resiliency of our distinct neighborhoods and business districts.

Evanston's heritage is inexorably linked to its past. Historic resources bind Evanston's residents to their neighborhoods and physical environments, and provide opportunities for current and future generations to tell stories of Evanston's historic, cultural, and architectural legacy.

Questions



MEETING MINUTES

PRESERVATION COMMISSION

Tuesday, March 11, 2025

7:00 P.M. Council Chambers Room 2800

Members Present: Carl Klein, Amanda Ziehm, Stuart Cohen, John Jacobs, Beth Bodan, Matthew Johnson, Charles Smith,

Members Absent: Sarah M. Dreller, Joshua Bowes-Carlson, Thomas Ahleman, Lesa Rizzolo

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.

- No comment received.

PRESENTATIONS

1600 Dodge Avenue - Evanston Township High School - Landmark

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. The high school is a local landmark 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.

- Marney Gedey and Michael Dolter, architects with Perkins and Will, provided background on the history and evolution of ETHS and the ongoing role of Perkins and Will.
- The proposed additions are to the south volume of the structure and are intended to expand the schools arts, music, and innovation classes. It also includes a small corridor extension as an enabling project for future expansion.
- The proposed design vocabulary for the additions closely matches those of the 1950s and 1960s additions to the building, acknowledging that these additions may have historic significance in their own right, and that the original Collegiate Gothic structure is obscured by them.
- The pattern of fenestration is similar to the existing additions except for the proposed black box theater space which includes additional glass area to bring light into the space so it can be used as an adaptable space for classrooms, or a small auditorium.
- Proposed exterior alterations to the site include regrading and new drain tiles to improve use of the south lawn for band practice. A large tree is also proposed to be removed as a security risk.
- Additional alterations include window replacement at a later addition to the north of the proposed expansion. The existing windows are non-original, but are single glazed and inefficient. The proposed replacements closely match existing in proportion and operating style, but includes additional fixed windows due to a lesser need for passive ventilation within the space.
- Commissioners asked about the proposed window replacement and some discrepancy between the drawings and the proposal. The architects noted that this was a rendering error in the elevations, and that the proposed windows do closely match existing with only modest change in general appearance.
- Commissioners asked about the alteration to the sites environment, noting the significance of the tree proposed for removal.
- The architects explained that they agreed that the tree contributes to the spirit of the site, but it was identified as a security risk due to its ability to be

climbed and provide opportunities for entry into the building through proximate windows. The City's tree preservation coordinator has approved its removal, and the school will replace the required number of trees on-site as new plantings in more appropriate locations.

- Commissioners applauded the overall design composition and acknowledged that the school and architects were not required to present to the Commission, but they appreciated the opportunity.

NEW BUSINESS

25PRES-0016 - 732 Judson Avenue - Lakeshore Historic District

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.

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

- David Schroeder provided an overview of the proposal which primarily includes a rear bay addition to the home to accommodate expansion and reorganization of the kitchen area as well as enclosure of windows to accommodate new orientation of the stair to the top level of the home to meet code requirements.
- The proposed materials for the bay would match the existing materials on the home which are predominately stucco. The bay would have additional glazing to capture as much light as possible into the kitchen area and afford views into the rear yard.
- The bay provides additional articulation and formality to the rear elevation of the home that is currently a single wall plane that is an abrupt contrast to the remaining elevations of the home.
- Commissioners applauded the skillful rearrangement of space on the interior of the home.
- Commissioners asked about the rear bay and why it was supported on thin piers rather than flush against the house or canted since it has such a shallow depth.
- The applicant stated that they reviewed several alternatives. One reason it was placed on piers was due to the extant basement window that the client

wanted to retain. The bay could not be canted due to placing unsupported load on the floor joists, and correcting this would have significantly increased the cost. The proposed form seemed compatible while reducing cost and increasing function.

- Commissioners largely agreed that the way the bay interacts with the principal volume of the home, as well as how it embraces the ground plane does not meet the standards related to the scale of the structure and relationship of projections. The piers are too thin in scale, and the bay seems disconnected and almost reads independently from the remainder of the home.
- Commissioners suggested the applicant proposed alternatives such as stucco piers that taper and mimic other elements of the home and the treatment of existing bays.
- The applicant stated that he was happy to review alternatives for the Commissions review.
- Commissioners stated a preference for these alternatives to be prepared and reviewed administratively in consultation with Commissioners Cohen and Jacobs.
- Commissioners asked about the windows proposed to be removed and the reason why they could not be retained.
- The applicant noted that the proposed stair would bisect one of the windows, and the other would have its sill height at the level of the treads. The safety risk here outweighed the need to retain or alter these window openings, and altering their size was thought to be more impactful to the composition than their removal.
- Commissioners noted it would be nice to light the stairwell with a window, but agreed it had little impact to the integrity of the side elevation. It was noted that the infill with stucco needed to be very skillfully done and it was recommended that the entire elevation be re-painted to which the applicant agreed.
- Commissioners asked about the proposed skylights.
- The applicant noted that they are barely visible, being obscured by the roof line and toward the rear volume of the structure.
- A motion to approve with conditions carried on a vote of 8-0.
 - Condition: For administrative review and approval during permitting.
The applicant shall further study how the rear bay is supported and

the relationship between the proposed bay and the ground plane and overall composition of the rear elevation.

APPROVAL OF MEETING MINUTES

Minutes of February 11

- Approved with amendments to speaker names identified in public comment

Minutes of February 20

- Approved with amendments to include additional testimony regarding the historic and cultural significance of the Civic Center that was identified during the meeting

DISCUSSION (NO VOTE WILL BE TAKEN)

Envision Evanston 2045 - Comprehensive Plan Draft 2

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.

- The Commission acknowledged the work City staff has put into the second draft of the plan.
- Specifically, the second draft contains more overt support for implementing Preserve 2040, the transformative nature of Neighborhood Conservation Districts, collaborating with Native American and Indigenous tribal

representatives, and combatting displacement. The second draft contains additional metrics and data that can start guiding decision-making and citations if additional context is needed. A Community Systems Chapter has been added that describes Evanston's network of essential services and encourages partnerships that could increase efficiency and opportunities for enrichment. Finally, adaptive use features vary prominently throughout this revision, not only in the Preservation Chapter but also for its ability to advance key affordability, economic, and climate resilience goals.

- The Commission was happy to see a proposed neighborhoods and places chapter, but asked that its underlying framework be modified noting that residents likely do not associate their neighborhood's sense of place and unique character with its ward.
- Utilizing this as the chapter's framework does not adequately represent Evanston's unique character.
- The Commission asked that a specific policy be included in the Environment Chapter that references adoption of a deconstruction ordinance.
- The Commission asked that more specific reference be included in the Environment Chapter to the cultural significance of trees and landscapes.
- The Commission asked that the Parks and Recreation Chapter include a new policy statement that addresses the cultural and historical significance of parks and the importance of those associations in future decision making.
- The Commission asked to further support organizational structures and new capacity building approaches necessary for the preservation program to meet the needs of the community over the next two decades.
- The Commission asked for a revised historic resources map that reflects current conditions including the location of all individual landmarks, the structures within the thematic suburban apartment buildings district, eligible districts and landmarks, african american heritage sites, and legacy businesses. Visually representing these is critical to inform future land use decisions that respect cultural heritage.
- The Commission asked to include a new policy statement and associated actions that address the preservation ordinance and the treatment of existing and eligible landmarks and historic districts.
- Although the plan's current policies and actions address many ways the preservation program will evolve and grow to meet the City's vision for the future, it is silent on the treatment of existing and eligible historic resources. The comprehensive plan should affirm the City's commitment to retaining,

safeguarding, and actively managing our historic resources for their indispensable role in communicating and maintaining the visual character, social fabric, and cultural heritage of our community.

- Not including this commitment as a clear policy in drafts 1 or 2 has created significant uncertainty within the community regarding the relationship between the draft comprehensive plan and the City's preservation program and preservation ordinance.
- The Commission recommended further developing the implementation chapter to meet the recommendations offered by the Commission during review of the first draft. It is nice to have an implementation chapter now, but it reads more as a statement of intent not a guide for oversight and accountability. Without changes, the plan risks being ineffective or performative.

The meeting adjourned at 9:10pm