



**VILLAGE OF RIVER FOREST
HISTORIC PRESERVATION COMMISSION MEETING**

Thursday, August 22nd, 2024 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
First Floor Community Room

AGENDA

Public comments sent in advance of [the meeting](#) are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: lmabella@vrf.us. This meeting will take place in the First Floor Community Room at Village Hall.

You may listen to the meeting via Zoom conference call as follows: **Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 854 5693 2628. Zoom Link: <https://us02web.zoom.us/j/85456932628>**

The agenda is as follows:

- I. Call to Order
- II. Public Comment
- III. Approval of Meeting Minutes – May 23rd, 2024
- IV. Consideration of Applications for Historic Preservation Awards
 - a. 1411 Keystone Avenue – Rear Addition and Exterior Renovations
- V. Discussion Regarding Promotion of River Forest Architecture and History
- VI. Discussion of Additional Ways to Protect Significant Properties
- VII. Other Business
- VIII. Adjournment

**VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION
MEETING MINUTES**

May 23rd, 2024

A meeting of the Historic Preservation Commission was held on May 23rd, 2024, in the 1st Floor Community Room of the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:00 p.m. Upon roll call, the following persons were:

Present: Commissioners Saeger, Graham-White, Krusinski, Forehand, Muhr.

Absent: Chairmen Franek and Commissioner Raino-Ogden.

Also Present: Management Analyst/Deputy Clerk Luke Masella.

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to appoint Commissioner Forehand as the Chairmen Pro-Tem.

AYES: Commissioners Saeger, Muhr, Graham-White, Krusinski.

NAYS: None.

Motion Passes.

II. PUBLIC COMMENT

None.

III. APPROVAL OF MEETING MINUTES – April 25th, 2024

A MOTION was made by Commissioner Krusinski and SECONDED by Commissioner Saeger to approve the meeting minutes for the April 25th, 2024, meeting.

AYES: Commissioners Saeger, Muhr, Graham-White, Krusinski, Forehand.

NAYS: None.

Motion Passes.

IV. APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – 604 BONNIE BRAE – HOME ADDITION

The Applicant had not yet arrived for the meeting and the Commission waited for their arrival.

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May 23rd, 2024

The Commission decided to go ahead with the rest of the items on the agenda while they waited for the arrival of the applicant.

The applicant arrived at 7:16pm.

The applicant, Frank Heitzman, gave background on the application and proposed work.

Commissioner Forehand provided some comments and suggestions on the application. He noted being excited that the applicant was making the home more accessible.

Mr. Heitzman addressed some of the comments from Commissioner Forehand.

Mr. Heitzman also noted that the Commission and staff should consider allowing applicants to come before the commission before they apply for a building permit.

Deputy Clerk Masella confirmed that for an applicant to come before the commission, they must have submitted a building permit.

Commissioner Saeger noted being in support of the proposed changes.

Commissioner Graham-White also noted being in support of the application.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Muhr to grant the Certificate of Appropriateness.

AYES: Commissioners Saeger, Muhr, Graham-White, Krusinski, Forehand.

NAYS: None.

Motion Passes

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Commissioner Saeger highlighted a recent walking tour that focused on homes in the southern portion of the Village.

Commissioner Forehand made remarks about the recent Roosevelt Middle School Centennial Celebration.

Commissioner Saeger stated that she helped two homeowners in the River Oaks-Auvergne neighborhood with researching their homes and reminded everyone that the searchable database on the Village website is a great tool to use when researching homes.

Commissioner Forehand asked Deputy Clerk Masella if he had received any applications for the 2024 Historic Preservation Awards.

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May 23rd, 2024

Deputy Clerk Masella stated no but the Village is always highlighting the item on social media.

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

None.

VII. OTHER BUSINESS

Deputy Clerk Masella noted being out of town on the next date of the next regularly scheduled meeting.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Saeger and SECONDED by Graham-White to adjourn the May 23rd, 2024, meeting of the Historic Preservation Commission.

AYES: Commissioners Saeger, Graham-White, Forehand, Krusinski, Muhr.

NAYS: None.

Motion Passes and the meeting ended at 7:25 PM.

Luke Masella
Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date



Village of River Forest
400 Park Avenue
River Forest, IL 60305
(708) 366-8500
vrf.us

HISTORIC PRESERVATION
COMMISSION

2024 River Forest Historic Preservation Awards Nomination Form

The River Forest Historic Preservation Commission supports and encourages homeowners, builders and other professionals who help preserve the historic character of our Village. Accordingly, the Commission has established a program of annual awards intended to recognize outstanding achievement and support historic preservation. Nominations must be received at Village Hall, 400 Park Avenue, Attention: HPC Awards, or via email to imasella@vrf.us on or before July 26, 2024.

Applications will be reviewed and awards will be announced at an upcoming Commission meeting. Multiple awards may be given each year. The nominated structure need not be in an historic district and may be a residential (single family or multiple unit), commercial, public/institutional or religious structure.

This form may be completed and submitted by the property owner or by any third party interested in nominating a property for an award.

Laurel McMahon Restoration Award: The *Restoration Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2017) in returning the exterior of a structure to its original design and condition by repairing or replacing the original architectural detail and materials. The Secretary of Interior's Standards for Rehabilitation shall serve as a guide for the Commission.

Streetscape Compatibility Award: The *Streetscape Compatibility Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2017) in building a new structure (or addition) in an architectural style and scale that is compatible with its surrounding historic streetscape.

Adaptive Reuse Award: The *Adaptive Reuse Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2017) in altering a structure's use to meet contemporary needs in a manner that retains the structure's viability while respecting its original architectural character and design.

Architectural Details Award: The *Architectural Details Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2017) in restoring an exterior detail element of the structure. Examples of exterior detail elements would include porches, brackets, architectural trim and stained/leaded glass. The Secretary of the Interior's Standards for Rehabilitation shall serve as a guide for the Commission.

Renovation Award: The *Renovation Award* is presented by the Historic Preservation Commission in recognition of a historically sensitive renovation or addition to a structure (completed since January 1, 2017) in the Village that enables continued and/or expanding use.

Jeanette Fields Award of Merit: The *Award of Merit* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2017) which is outside the scope of the other awards.



PROPERTY INFORMATION

Address of Property

PROPERTY OWNER INFORMATION

Name of Owner

Mailing Address

Primary Telephone Number

Secondary Telephone Number

Email Address

Form Prepared by

CONSTRUCTION INFORMATION

Date of Original Construction

Architect

Builder

Original Owner

NOMINATED WORK

Architect/Designer

Builder/Contractor

Description of Work

Please attach any Before/After Photographs (to be retained by Commission.)

Signature

Date

The Secretary of the Interior's Standards for Rehabilitation

The Standards for Rehabilitation are codified in [36 CFR Part 67](#), are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



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PROPERTY INFORMATION

Address of Property
1411 Keystone Ave River Forest, IL 60305

PROPERTY OWNER INFORMATION

Name of Owner
Alex Milling and Bob Dolehide

Mailing Address
1411 Keystone Ave River Forest, IL 60305

Primary Telephone Number
redacted

Secondary Telephone Number
redacted

Email Address
redacted

Form Prepared by
Alex Milling

CONSTRUCTION INFORMATION

Date of Original Construction
6/27/2022 - 12/20/2023

Architect
B.L.R. Architects

Builder
J and M Remodeling

Original Owner
Alex Milling and Bob Dolehide

NOMINATED WORK

Architect/Designer
B.L.R. Architects

Builder/Contractor
J and M Remodeling

Description of Work
1411 Keystone Ave completed a renovation and addition in December 2023 that focused on preserving and restoring details found in the original Georgian house built around 1940. Details that were preserved and restored included exterior and interior molding, exterior brick siding, exterior shutters, windows and doors, and interior doors, windows, stairs, and woodwork. In addition to preserving these details, the house layout and all finishes were updated to accommodate modern living while making relatively small adjustments to the original footprint in order to maintain the symmetry, balance and tradition of the original Georgian house. While renovating the original house and building the additions, J and M Remodeling worked hard to preserve and restore the original houses character, as accounted in the pictures attached.

Please attach any Before/After Photographs (to be retained by Commission.)

Alex Milling

Signature

July 26, 2024

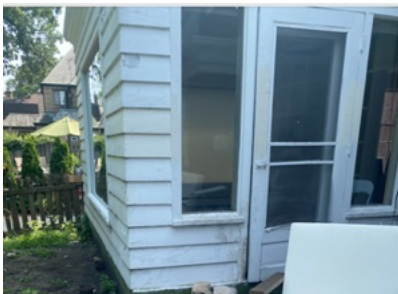
Date

2024 River Forest Historic Preservation Awards Nomination

1411 Keystone Ave – Pictures

Sourced and installed molding on addition exterior to match original exterior molding. Replaced siding on prior addition and installed siding on new additions to match original brick and maintain same look and feel of original house. Restored windows from the original house and ordered and installed windows for the addition that match the style, proportion, and height of the original house windows

Before:



After:



Replaced shutters that were destroyed from ivy on house with new wood shutters that matched the original wood shutters. Tuck pointed brick to restore original brick siding. Restored the original front door and exterior molding.

Before:



After:



Carefully took down original crown molding and doors. Moved interior wall upstairs to create larger primary closet and re-built wall by restoring and reusing all original crown molding.

Carefully took down woodwork and moved interior wall downstairs to accommodate more modern powder room. Re-built wall by restoring and reusing all original woodwork and molding.

Before:



After:



Created modern primary suite and sourced and installed crown molding and baseboard to match ornate molding and base in original primary suite.



Restored and replaced interior and exterior doors to bring original doors back to life and when needed, replaced with doors and knobs that matched original house. Sourced and used baseboard and molding on interior of house addition to match original interior doors and molding.



Took down wall to open kitchen for modern day living, while maintaining original historic galley style kitchen and corresponding details.

Before:



After:

