



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, September 26th, 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 – August 22nd, 2024
- IV. Presentation of Historic Preservation Awards
 - I. 2023
 - i. 210 Gale Avenue – Garage – Streetscape Compatibility Award
 - ii. 727 Keystone Avenue – Rear Addition – Renovation Award
 - iii. 823 Keystone Avenue – Siding, Roof, Front Porch, and Landscaping – Laurel McMahon Restoration Award
 - II. 2024
 - i. 1411 Keystone Avenue – Rear Addition and Exterior Renovations – Renovation Award
- 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**

August 22nd, 2024

A meeting of the Historic Preservation Commission was held on August 22nd, 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 7:02 p.m. Upon roll call, the following persons were:

Present: Chairman Franek, Commissioners Saeger, Graham-White, Krusinski, Forehand.

Absent: Commissioners Raino-Ogden and Muhr.

Also Present: Management Analyst/Deputy Clerk Luke Masella.

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Forehand to allow Commissioner Raino-Ogden to attend the meeting virtually.

AYES: Chairmen Franek, Commissioners Saeger, Graham-White, Krusinski, Forehand.

NAYS: None.

Motion Passes.

II. PUBLIC COMMENT

None.

III. APPROVAL OF MEETING MINUTES – May 23rd, 2024

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for the May 23rd, 2024, meeting.

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

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF APPLICATIONS FOR HISTORIC PRESERVATION AWARDS

- a. 1411 Keystone Avenue – Rear Addition and Exterior Renovations

Historic Preservation Commission Meeting Minutes
August 22nd, 2024

The applicants, Alex Milling & Robert Dolehide, gave background information on the application and the home and fielded questions from the Commission.

Chairmen Franek noted that the Commission can only review exterior work.

Commissioner Forehand noted being in support of the application.

Commissioner Saeger thanked the applicants for their work and noted being in support of the application.

Chairmen Franek thanked the applicants for their work and noted being in support of their application for the Renovation Award.

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Krusinski to award the Renovation Award to the applicants for 1411 Keystone Avenue.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Krusinski, Forehand.

NAYS: None.

Motion Passes.

Commissioner Forehand thanked the applicants for attending the meeting.

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

None

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

The Commission discussed the Certificate of Appropriateness process and how it relates to the submittal of building permits.

VII. OTHER BUSINESS

Commissioner Saeger reminded the Commission about an upcoming house walk in the Village.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Graham-White and SECONDED by Commissioner Saeger to adjourn the August 22nd, 2024, meeting of the Historic Preservation Commission.

AYES: Chairman Franek, Commissioners Saeger, Graham-White, Krusinski, Forehand.

NAYS: None.

Historic Preservation Commission Meeting Minutes
August 22nd, 2024

Motion Passes and the meeting ended at 7:28 PM.

Luke Masella
Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

To access the 2023 HPC Awards, please utilize the below link.

https://www.vrf.us/uploads/cms/documents/events/Due_to.pdf



VILLAGE OF RIVER FOREST
HISTORIC PRESERVATION AWARD

This certificate is awarded to

ANDREW & LAURA MAYCHUK
210 GALE AVENUE

Streetscape Compatibility Award
2023

David Franek, Chairman of the Historic Preservation Commission

Date



VILLAGE OF RIVER FOREST
HISTORIC PRESERVATION AWARD

This certificate is awarded to

WILLIAM & JENNIFER DUGAN
727 KEYSTONE AVENUE

Renovation Award
2023

David Franek, Chairman of the Historic Preservation Commission

Date



VILLAGE OF RIVER FOREST
HISTORIC PRESERVATION AWARD

This certificate is awarded to

KEITH STROM & LISA RODRIGUEZ
823 KEYSTONE AVENUE

Laurel McMahan Restoration Award
2023

David Franek, Chairman of the Historic Preservation Commission

Date



VILLAGE OF RIVER FOREST
HISTORIC PRESERVATION AWARD

This certificate is awarded to

ALEX MILLING & BOB DOLEHIDE
1411 KEYSTONE AVENUE

Renovation Award
2024

David Franek, Chairman of the 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
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.)

Signature

July 26, 2024

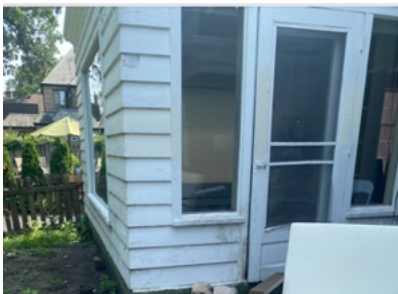
Date

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:

