



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for June 28, 2017 at 7:00 p.m. in the 1st Floor Conference Room at the River Forest Village Hall, 400 Park Avenue.

The agenda is as follows:

- I. Call to Order
- II. Public Testimony
- III. Approval of Meeting Minutes – June 1, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
- V. Consideration of Nominations for the 2017 Historic Preservation Awards
- VI. Review of Ongoing Commissioner Assignments
- VII. Discussion regarding Proposed River Forest Historic Preservation Map
- VIII. Other Business
- IX. Adjournment

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

June 1, 2017

A meeting of the Historic Preservation Commission was held on June 1, 2017 at 7:00 p.m. in the First Floor Community Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:01 p.m. Upon roll call, the following persons were:

Present: Commissioners Franek, Graham-White, Prestes, Popowits and Pritz

Absent: Chairman Zurowski, Commissioner Raino-Ogden

Also Present: Management Analyst Jon Pape

Management Analyst Pape asked for a nomination for a Chair Pro Tem to continue to the meeting.

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Graham-White to appoint Commissioner Franek as Chair Pro Tem for the June 1, 2017 meeting of the Historic Preservation Commission.

AYES: Commissioners Franek, Graham-White, Prestes, Popowits and Pritz

NAYS: None.

Motion Passes.

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, thanked Commissioner Popowits for his second presentation on historic homes in River Forest that he gave at the library. She noted the event was well attended and hoped these would continue. Ms. Saeger stated that she attended the presentation of the Washington School panels at Lincoln School. She noted that the other panel may be placed at Washington Park and commended the effort. She shared that she thought in the future the two panels could be locally landmarked.

Bill McDonald, 803 Bonnie Brae, also spoke to thank Commissioner Popowits for his presentations.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the April 27, 2017 meeting minutes.

A MOTION was made by Commissioner Popowits and SECONDED by Commissioner Pritz to approve the minutes of the April 27, 2017 Historic Preservation Commission meeting.

Historic Preservation Commission Meeting Minutes
June 1, 2017

AYES: Commissioners Franek, Graham-White, Prestes, Popowits and Pritz

NAYS: None.

Motion Passes.

IV. CONSIDERATION OF HISTORIC PROPERTY MODIFICATIONS AND APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

Management Analyst Pape informed the Commission that no applications were received. Management Analyst Pape informed the group that the window review sub-committee had assisted the Public Works Department in finalizing new windows for the pump house.

V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Chair Pro Tem Franek asked if any Commissioner had anything new to report.

Commissioner Graham-White provided an update on at-risk properties. She noted that 606 Keystone was contingent, 1103 Keystone was pending (the Butler House), and that a Frank Lloyd Wright property was contingent.

VI. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

Chair Pro Tem Franek began the discussion by working through the properties presented in the draft.

Commissioner Popowits raised his concern that some of the images were not good enough to use in the map. The commission discussed the concern and agreed new photos would be taken for consistency.

Before proceeding through all of the properties, the Commission discussed the consistency of the submissions for voice and length of each submission. Commissioners shared their writing process thoughts noting that the submissions varied in information from architectural to historical to interesting facts about each property. The Commission agreed that some consistency needed to be reached.

Commissioner Raino-Ogden arrived at 7:17 PM.

The Commission discussed the possibility of showing interior photos of and or discussing the interior of some of the properties. Some Commission members felt that this was an important part of the significance of the property while others felt that it was a slippery slope for pushback on the project.

Chair Pro Tem Franek suggested that the commission settle on a more firm length requirement and then charge a Commission member with being a single editor on the draft. The Commission discussed the word count and space issue. Additionally it was discussed that the parts of the

Historic Preservation Commission Meeting Minutes
June 1, 2017

description included, such as the historical and architectural facts, also impact the length. The Commission discussed individual descriptions to try to consider which could best be used as a model for others.

Commissioner Pritz took the task of serving as an initial editor of the draft content. He noted that he would be happy to accept any comments that Commissioners would like to be included. The Commission discussed a few edits related to date and spelling inconsistencies.

A discussion was had regarding the notation of landmarked properties. The Commission reviewed one property that had an unclear status.

The Commission agreed that it made sense to organize the properties based on location to help a visitor find the addresses.

VII. OTHER BUSINESS

The next regularly scheduled meeting for the Historic Preservation Commission would be June 22, 2017. Due to conflicts with this date, Commission agreed to schedule the next meeting over email.

Chair Pro Tem Franek asked if the Commission received any applications for the Historic Preservation Award. Management Analyst Pape assured that they would be included in the packet for the next meeting.

Commissioner Raino-Ogden stated that he has been working with the 700 Block of William on a lamp post to commemorate the history of the block. He said he would send details over to the Village to see how to proceed.

Commissioner Pritz said he would share his edits of the draft in advance of the next meeting.

Commissioner Graham-White asked about notification processes for the properties that are proposed to be included. This process was discussed. The legal need for permission to include a property was also discussed.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the June 1, 2017 meeting of the Historic Preservation Commission at 8:11 p.m.

AYES: Commissioners Franek, Graham-White, Prestes, Raino-Ogden, Popowits and Pritz

NAYS: None.

Motion Passes.

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June 1, 2017

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: June 22, 2017

To: Chairman Zurowski
Historic Preservation Commissioners

From: Jonathan Pape, Management Analyst

Subj: Nominations for 2017 Historic Preservation Awards

The Village received two nominations for the 2017 Historic Preservation Awards. Accordingly, the materials received for the properties listed below are attached.

- 146 Keystone
- 558 Franklin

Additionally, below are the criteria for the different awards for your convenience.

Laurel McMahon Restoration Award: The *Restoration Award* is presented by the Historic Preservation Commission in recognition of an outstanding achievement (completed since January 1, 2012) 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, 2012) 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, 2012) 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, 2012) 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, 2012) 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, 2012) which is outside the scope of the other awards.

Village of River Forest
2017 Historic Preservation Awards



Nomination for
146 Keystone



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, 2012) which is outside the scope of the other awards.

PROPERTY INFORMATION	
Address of Property	146 KEYSTONE AVE, RIVER FOREST

PROPERTY OWNER INFORMATION	
Name of Owner	DAVID AND MARIHELEN BURNS
Mailing Address	146 KEYSTONE AVE, RIVER FOREST, IL 60305
Primary Telephone Number	Secondary Telephone Number
Email Address	
Form Prepared by	DAVID BURNS

CONSTRUCTION INFORMATION	
Date of Original Construction	1886
Architect	?
Builder	?
Original Owner	MR MARBLE

NOMINATED WORK	
Architect/Designer	CHRISTOPHER GOODE ARCHITECTURE & CONSERVATION, OAK PARK
Builder/Contractor	OWNER
Description of Work	PLEASE SEE ATTACHED DESCRIPTION

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


Signature

5/24/17
Date

146 Keystone Avenue, River Forest

History

The house was built in 1886 by a printer named Charles Marble who copyrighted the Nabisco trademark. He was one of the organizers of the River Forest Presbyterian church. It was the second house on the block. There are an unusual number of doors on the second floor because this was still a rural area and they were concerned about burglars. The second floor was designed so the children could get to the master bedroom without going through the hallway. Once when the family was out, two men broke into the house, took baths, helped themselves to the father's suits, and left their old clothes behind.



The land before the house was built



The original family sitting on their porch

Mr. Marble wanted a large house for his large family. He saved money by using hardwood only for the first floor, stair banister and two fireplace mantels. The second floor floor was painted. A 2" wide 3/8" oak hardwood floor installed in the 1920's (this type of flooring was only used in 2 other cities). The house was equipped with gas lights and a speaking tube to call servants. The house originally was heated with gravity hot air, later converted to gravity hot water, and then forced hot water.

The house was built before there was 'city' water, so there was a well in the back yard. It has been restored to working condition. The water was hand pumped to a tank on the third floor.

Altogether the house has had 5 owners: the second had many cats, the third family, Ryan, had 5 children, and the father was interviewed in the house by the FBI as he was a childhood friend of Baby Face Nelson. The fourth family, the O'Leary's, raised 9 children in the house from 1946 to 1979.



The house in 1979

The 8" wide aluminum siding was installed in about 1956 and by 1979 had faded to a 'tin can' grey. When they installed the siding they stripped off much of the trim.

The original front porch was about half the size of the one in this photo. When it was expanded, probably the 1920s, it 'developed' capital columns. It was extended to partially cover the bay window and the central column was off-center from the old foundation by 4 ft. resulting in the

porch sagging in the center, and the roof pulling away from the house.

The house originally had 4 chimneys, the north east one fell down 3 days after we purchased the house. The central chimney was in poor condition and served the basement gravity hot air furnace and a pot belly stove in the north bedroom. This chimney was removed when the first side venting boiler in River Forest was installed.

There was a north porch, probably for the 'ice man'. This door was removed in the restoration as it was not required. That reduced the number of doors in the kitchen to six!

The House Restoration



The original house had clapboard siding from foundation to eaves. This would not easily allow

for multi-color painting, so we added a band of shingles. This was considered important as it would make the north side of the house more attractive when seen from Washington Blvd.



The front porch was completely rebuilt (requiring a permit variance) to a size larger than the original to balance the location of the stairs. At the same time, the bay window was uncovered. The baluster railings are a copy of the house interior balusters. The original ones did not meet code and would permit a child to climb up and fall over the railings.

The replacement ornamentation was turned in our basement workshop. The asphalt driveway was replaced with brick.

The chimneys above the roof were replaced in a way to match the originals, two have been

lined so the fireplaces can be used.



The house originally had a small open rear porch which was enclosed – probably in the ‘20s. The bathroom window was replaced with glass bricks during a 1960’s ‘renovation.’ While the house has a large back yard, there was only one first floor window that overlooked it, and that was in the food pantry!



To take advantage of the large yard, the kitchen door was moved, 2 windows were installed, and a sun room was constructed over a new enlarged basement well. The foundation wall is limestone similar to the original foundations. The windows to match the rest of the house were handmade in our basement workshop and most of the original window sashes have been converted to insulated glass. Where possible the 'wavy' 130 year old glass was retained. Since the original porch was to be demolished, the new porch and sun room were required to meet a 21' setback from the sidewalk. The house is set back only 10' so a variance was required.

Note: the working well pump.



The south side open porch was originally about 30% of the size of this porch, with a deck above it with access from the second floor bedroom. During the 1920s renovation the open porch was extended to the current dimensions (see photo). There was no evidence that the deck ever had railings. Then in the 1950's it was enclosed for extra space, the O'Leary family had 9 children, they needed the space. It should be noted during this family's ownership, and as a result of River Forest's parking regulations, the driveway had the space for 8 cars!



The south side porch has been restored to the way it was in the 1920's, alterations were only made to meet current codes. Two of the porch posts are original. modified to meet the railing height code, the other three pillars where made specifically to match the originals, by a company in Canada. To meet code the 3rd floor double hung windows were required to be replaced by casement type. To conform to the windows of the rest of the house, top and bottom rails were glued to the glass.

The Coach House



The garage has been replaced with a coach house in a style similar to that of the house. Serious effort was made to duplicate the house trim. The shingle patterns were specially made to be similar to those on the house gables. The cupola has a lantern that is illuminated when the front porch lights are on. It was necessary to obtain a variance to allow for an architecturally and historically appropriate 24' high structure. This required researching similar structures in River Forest and Oak Park and presentations were made to the Zoning Board, Historical Preservation Commission, and Village Board.

One of the primary reasons for the level of restoration effort is that the house only was subject to limited modernization in the 1950s and 1960s, and retained all the original stained glass, 3 sets of working pocket doors, and most of the wide trim moldings. The restoration involved a new heating and air conditioning system, complete new electrical and plumbing. Wherever possible the original lathe and plaster was repaired. All paintwork has been stripped, and the house has been updated to Today's living style. It now has a master bathroom, open kitchen, and laundry on the 2nd floor. Where required, the trim has been duplicated. As an illustration of the level of effort, the photo of the front door and entry way shows an encaustic tile floor that duplicates the

original (replacement tiles for repairing the floor could not be found) and the restoration of the staircase to the original oak finish. It had been painted red and white.



Welcome to our 130 year old Queen Anne house, good for another 130 years!

David and Marihelen Burns

May 24th 2017

Village of River Forest
2017 Historic Preservation Awards



Nomination for
558 Franklin



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, 2012) which is outside the scope of the other awards.

PROPERTY INFORMATION	
Address of Property	558 Franklin Ave

PROPERTY OWNER INFORMATION	
Name of Owner	Tim + Emily Ruby
Mailing Address	558 Franklin Ave
Primary Telephone Number	[REDACTED]
Secondary Telephone Number	[REDACTED]
Email Address	[REDACTED]
Form Prepared by	Emily Ruby

CONSTRUCTION INFORMATION	
Date of Original Construction	1903
Architect	Frank D Thompson
Builder	" "
Original Owner	Paul Armstrong

NOMINATED WORK	
Architect/Designer	Debra McIlwain
Builder/Contractor	Brian Mandla
Description of Work	full rehab and restoration all electrical, plumbing, exterior stucco removal to reveal original cedar + clapboard.

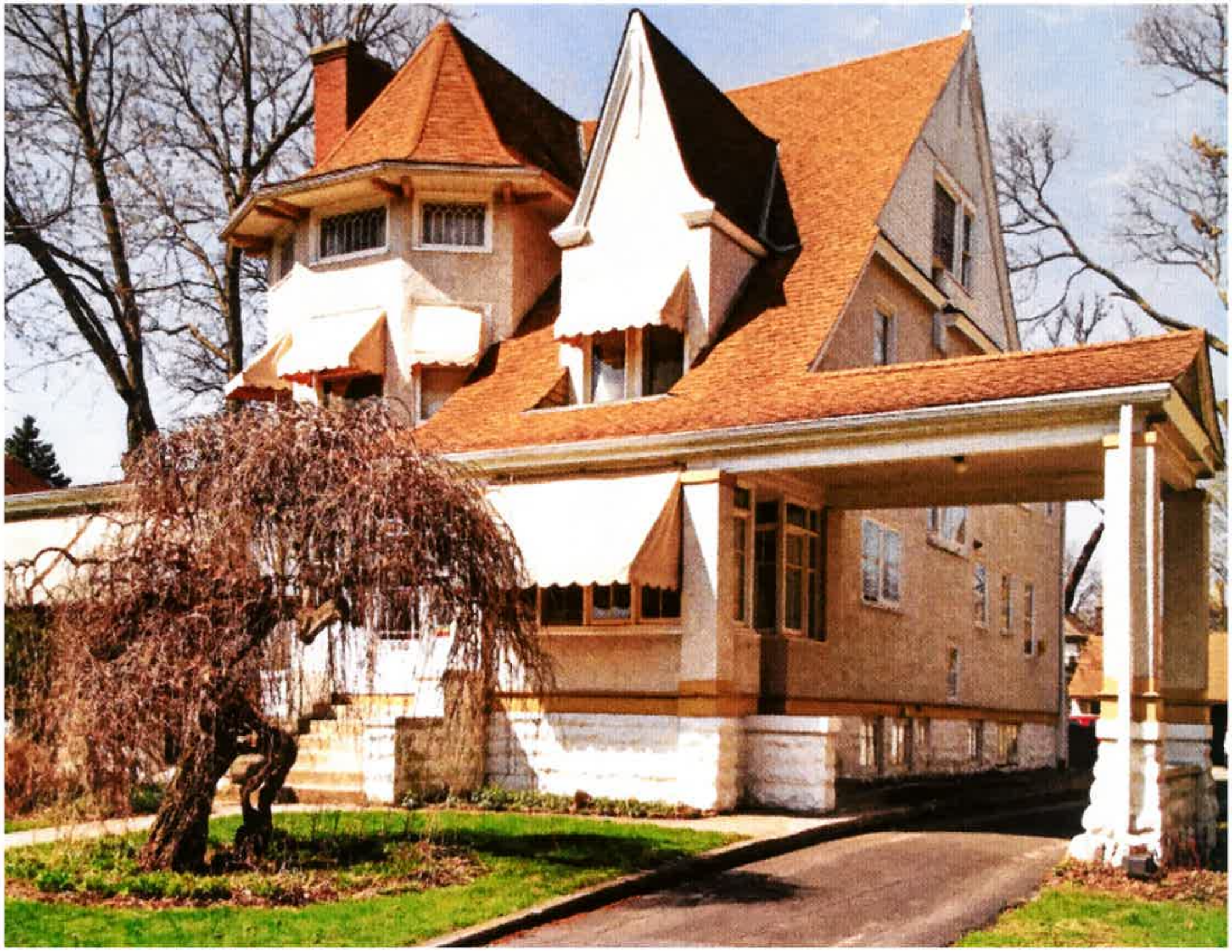
Please attach any Before/After Photographs (to be retained by Commission.)

Signature Emily Ruby

Date May 5, 2017

*I have a lot more pictures that I am happy to send electronically and/or you are welcome to come take a tour.













Village of River Forest
Historic Preservation Commission
Historic Homes Map Project



Draft of Content
June 28, 2017

1) **559 Ashland**
Frank Lloyd Wright
Arthur Davenport House



Arthur Davenport House (1901)

559 Ashland

An early Frank Lloyd Wright prairie style design with a unique gabled roof and dramatic flared eaves. Built in 1901, the house is based on a design published in the July 1901 issue of Ladies' Home Journal.

2) **526 Ashland**
William Drummond and Louis Guenzel
River Forest Women's Club



River Forest Women's Club (1913)

526 Ashland

Converted to a private residence in 2005, this William Drummond designed board-and-batten clubhouse with a two-level auditorium and stage is an excellent example of a non-residential Prairie School structure. The Women's Club was established in the RF Public Library, which was also designed by Drummond, and Drummond's wife was a club member.

3) **515 Auvergne**
Frank Lloyd Wright
William Winslow House and Stables



William Winslow House (1893)

515 Auvergne Place

*National Register of Historic Places

Frank Lloyd Wright described the Winslow House, his first major commission as an independent architect after leaving Adler & Sullivan, as “the first prairie house.” Beautifully preserved, this iconic structure echoes the land with its low hipped roof, plaster banding and Roman brick. It marked a revolutionary departure from earlier Victorian architecture.

4) **628 Bonnie Brae**
Charles A. Purcell
Charles Purcell House



Charles Purcell House (1909)

628 Bonnie Brae

Designed by renowned Prairie Style architect William Gray Purcell for his parents in 1909, the house has a high-pitched roof with deep eaves, windows made to resemble stained glass church windows add a Japanese sensibility.

5) **601 Bonnie Brae**
Tallmadge & Watson
Elias Day House



Elias Day House (1907)

601 Bonnie Brae

Built in 1907 from plans prepared by Tallmadge & Watson, the house design was reportedly reworked in 1919 as a Sears catalog house.

6) **719 Clinton**
John S. Van Bergen
Seth Rhodes House



Seth Rhodes House (1916 or 1918)

719 Clinton

The Seth Rhodes house is an excellent example of Prairie style architecture. Van Bergen worked for Frank Lloyd Wright and supervised the Robie House and the Mrs. Thomas Gale House before heading out on his own.

7) **603 Edgewood**
Frank Lloyd Wright
Isabel Roberts House



Isabel Roberts House (1908)

603 Edgewood

Sometimes credited as being the first split-level house, the Isabel Roberts House is Frank Lloyd Wright's most significant Prairie house in River Forest. It possesses features typical of the mature Prairie style, including low hip roofs with broad overhanging eaves, continuous bands of windows and an overall emphasis on the horizontal line.

8) **559 Edgewood**
William Drummond
William Drummond House



William Drummond Home (1910)

559 Edgewood

*National Register of Historic Places

Drummond, who was a member of the Wright studio from 1899 to 1909-10, designed the house for himself. The home is loosely based on a Frank Lloyd Wright design for a concrete home published in the Ladies Home Journal in 1907. It is one of the best example of a prairie style house not designed by Frank Lloyd Wright.

9) **555 Edgewood**
William Drummond
Ben Badenough House



Ben Badenoch House (1945)

555 Edgewood

The Ben Badenough house illustrates William Drummond's adaptability as an architect. Designed 35 years after his own house (directly north at 559 Edgewood), Drummond created a stately cottage design reflecting then current tastes in residential design.

10) **530 Edgewood**
Frank Lloyd Wright
Chauncey Williams House



Chauncey Williams House (1895)

530 Edgewood Place

Known for its dramatic steep roof and massive chimney, in contrast to the horizontal eave line and stringcourse, this Frank Lloyd Wright design was his first commission to show an Asian influence.

- 11) **511 Edgewood**
Unknown
David Cunningham Thatcher House



David Cunningham Thatcher House (1858)

511 Edgewood

This historic Italianate house is the oldest residence in the village. Originally located at the intersection of Lake Street and Thatcher Avenue as a country home for David Thatcher, one of the earliest residents of the village, the house was moved to its present location around 1900.

- 12) **1044 Forest**
Spencer S. Beman Jr.
Verna Ross Orndorff House



Verna Ross Orndorff House (1929)

1044 Forest

The house is built in a French Eclectic / Norman architectural style with Romanesque influences. The Normandy style emanated from farm houses located in Normandy, France.

13) 1010 Forest
Purcell & Elmslie
Henry Einfeldt House



Henry Einfeldt House (1915)

1010 Forest

Contemporaries of Frank Lloyd Wright, Purcell and Elmslie were widely commissioned practitioners of the Prairie Style. The Henry Einfeldt House was built in 1915, six years after Purcell's design of the Charles Purcell House, and according to Purcell "shows what can be done with very conventional houses and very conventional minded people."

14) 1223-1227 Franklin
N/A
Doublemint Houses



DoubleMint Houses (1955)

1223-1227 Franklin

This pair of homes are a study in symmetry. Sharing one driveway, the homes are an excellent example of mid-century modern shed design. Built by a father for his daughters, the houses achieved fame in a 1980's chewing gum commercial.

**15) 915 Franklin
Olsen & Urbain
Grunow House / Accardo House**



Grunow / Accardo House (1929)

915 Franklin Avenue

Designed in 1929 by Olsen and Urbain, and built by the Buurma Brothers, this large-scale Tudor mansion was originally the home of William Grunow, an early radio pioneer. Its most famous resident was Anthony Accardo, longtime organized crime kingpin who is credited with devising the national commission of regional families to internally settle disputes. In recent years, it is known for its elaborate display of holiday lights.

**16) 751 Franklin
Talmadge & Watson
John Piggott House**



John Piggott House (1909)

751 Franklin

Talmadge and Watson designed this unusual, cruciform plan bungalow with over hanging eaves, which was featured in "House Beautiful" in 1911. The east facing, summer "living porch" is a feature of many of the Prairie School designs of the era.

17) **1103 Keystone**
Meyer & Cook
Joseph J. Butler House



Joseph J. Butler House (1925)

1103 Keystone

This exotic Spanish Renaissance house typifies the revival of romantic styles in the 1920s.

18) **727 Keystone**
Spencer & Powers
Pellet House



C.S. Pellet House (1915)

727 Keystone

The C.S. Pellet House combines Tudor, half-timbered architecture with Prairie School elements, and includes stained glass windows and ornamental floral designs under the roof and on the front. Before forming his own firm in 1905, Robert Spencer shared office space and was good friends with Frank Lloyd Wright.

19) 720 Keystone
H.G. Fiddelke
Joseph J. Arnold House



John J. Arnold House (1916)

720 Keystone

This 8,000 square foot, Prairie Style mansion sits on one of River Forest's larger lots. In 1925 the stucco was covered in brick veneer, the home expanded and a unique "log cabin" created on the third floor using whole bark covered logs.

20) 706 Keystone
E.E. Roberts
John Jackson House



The John Jackson House (1900)

706 Keystone

A distinctive E.E. Roberts design, illustrating the evolution of the Queen Anne style by incorporating strong geometric influences and Craftsman detailing.

21) **606 Keystone**
E.E. Roberts
C.C. Collins House



C.C. Collins House (1906)

606 Keystone

With its brick ground story, and half-timbered upper stories, this E.E. Roberts design exhibits an exterior English cottage style, but with strong interior Prairie emphasis. The house was likely inspired by Wright's Nathan Moore House in Oak Park.

22) **562 Keystone**
Frank Lloyd Wright
J. Kibbons Ingalls House



J. Kibbon Ingles House (1909)

562 Keystone

The Ingles House was designed by Frank Lloyd Wright for clients asking for maximum fresh air and light to help cure their children of tuberculosis. A Greek cross design with subsequent rear additions by William Drummond (1926) and John Tilton (1981), the street view of house has remained completely intact.

23) **530 Keystone**
Robert Spencer
John W. Broughton House



John W. Broughton House (1909)

530 Keystone Ave.

A distinctive Robert Spencer design, the John Broughton house is a refined example of the Prairie Style with intact art glass windows.

24) **518 Keystone**
Unknown
Solomon Thatcher Jr. House



Solomon Thatcher, Jr. House (1874)

518 Keystone Avenue

Designed in 1874 by an unknown architect, the Solomon Thatcher, Jr. House is one of the oldest surviving homes in the Village. Originally designed as a yellow brick Italianate villa with a four-sided central tower and cupola with a side porte cochere for carriages, it was reconfigured for much of the twentieth century as a Spanish castle by the removal of the cupola, front porch and porte cochere, as well as cladding the exterior with white stucco. A twenty-first century restoration has painstakingly returned much of the exterior to its original form.

25) **517 Keystone**
Drummond and Guenzel
John A. Klasert House



John A. Klesert House (1915)

517 Keystone

The John Klesert house, designed by William Drummond, represents a prairie interpretation of a traditional 4-square home with a central fireplace. The house is well-proportioned with a unique diamond shaped attic window.

26) **344 Keystone**
Unknown
William F. Blocki House



Wm. Blocki House (1880)

344 Keystone

This magnificent mansion is a beautiful example of the Italianate style which was enormously popular in the U.S. from the 1850s until well into the 1880s.

27) **306 Keystone**
Unknown
William Hatch House



William Hatch House (1882)

306 Keystone

*National Register of Historic Places

One of three River Forest homes on the National Register of Historic Places, the William Hatch House is an outstanding example of Queen Anne residential architecture with Stick style elements.

28) **7970 Lake**
William Drummond
River Forest Methodist Church



River Forest Methodist Church (1912)

7970 Lake

Designed by William Drummond, this Gothic-inspired brick church features Prairie ornamentation and detailing. Its low height makes the structure feel almost residential in scale.

- 29) **735 Lathrop**
Drummond
River Forest Library (On list, but not in survey?)



River Forest Library (1928)

735 Lathrop

River Forest has been referred to as "Drummond country" because of the numerous examples of his work in the community. His designs were greatly influenced by Wright's Prairie School style.

- 30) **615 Lathrop**
Frank Lloyd Wright
River Forest Tennis Club



River Forest Tennis Club (1906)

615 Lathrop

Designed by Frank Lloyd Wright, and moved to its present location in 1920, the club's low, flowing lines blend with the neighboring residential community.

31) 926 Park
Robert C. Spencer
Robert Spencer House



Robert C. Spencer House (1905)

926 Park

Spencer designed this Prairie style home for himself. Bands of floral, stained glass windows establish a strong horizontal element. Spencer owned a window factory where he experimented with window designs and mechanics. In 1957 the south facing porch was removed, some of the property sold off and a ranch house built.

32) 7218 Quick
Talmadge & Watson
Lozier House



Lewis H. Lozier House (1906)

7218 Quick Avenue

Tallmadge and Watson designed this Prairie School home in 1906. Its distinctive lap siding and cedar board and batten is further accentuated by leaded and stained glass windows.

- 33) **738 Thatcher**
Unknown
Abraham Hoffman House, Trailside Museum



Abraham Hoffman House or Trailside Museum (1874)

738 Thatcher

This building is one of two grand Italianate villas in River Forest that were commissioned by Abraham Hoffman, one of the village's most prominent early citizens. Established in 1931, the Trailside Museum of Natural History was the first public nature education facility of the Cook County Forest Preserves.

SIGNIFICANT PARKS AND MONUMENTS

***To be noted on Map**

- Washington Triangle Park – Jens Jensen
- Washington Square Park – Jens Jensen
- Keystone Park – Jens Jensen
- Edmund A. Cummings Memorial – Charles White

SIGNIFICANT INSTITUTIONAL BUILDINGS

***To be noted on Map**

- Mazzuchelli Hall (Dominican University) – Ralph Adams Cram
- Lewis Hall (Dominican University) – Ralph Adams Cram
- Mother Emily Power Hall (Dominican University) – Ralph Adams Cram
- Grace Lutheran Church – Tallmadge and Watson

BUILDINGS BY SIGNIFICANT ARCHITECTS AND BUILDERS

***To be color coded on Map**

SPENCER S. BEMAN

1044	Forest
------	--------

BENEDICT J. BRUNS

1531-57	Monroe
7221-27	Thomas
503-11	William

BUURMA BROTHERS

807	Ashland	925	Bonnie Brae	1039	Franklin
814	Ashland	930	Bonnie Brae	1046	Franklin
846	Ashland	931	Bonnie Brae	1112	Franklin
923	Ashland	934	Bonnie Brae	1122	Franklin
1030	Ashland	935	Bonnie Brae	1123	Franklin
1031	Ashland	941	Bonnie Brae	1131	Franklin
1047	Ashland	806	Clinton	1137	Franklin
1105	Ashland	810	Clinton	1138	Franklin
1123	Ashland	826	Clinton	1145	Franklin
1130	Ashland	830	Clinton	818	Harlem
1138	Ashland	900	Clinton	806	Jackson
802	Bonnie Brae	905	Clinton	814	Jackson
803	Bonnie Brae	908	Clinton	815	Jackson
811	Bonnie Brae	909	Clinton	831	Jackson
814	Bonnie Brae	914	Clinton	839	Jackson
815	Bonnie Brae	915	Clinton	1433	Keystone
820	Bonnie Brae	918	Clinton	815	Lathrop
821	Bonnie Brae	919	Clinton	914	Lathrop
824	Bonnie Brae	924	Clinton	923	Lathrop
830	Bonnie Brae	930	Clinton	1221	Monroe
831	Bonnie Brae	934	Clinton	1231	Monroe
835	Bonnie Brae	935	Clinton	1015	Park
836	Bonnie Brae	946	Clinton	1023	Park
840	Bonnie Brae	947	Clinton	1044	Park
841	Bonnie Brae	838	Franklin	1105	Park
903	Bonnie Brae	847	Franklin	1210	William
909	Bonnie Brae	915	Franklin	1220	William
914	Bonnie Brae	927	Franklin	1226	William
919	Bonnie Brae	1022	Franklin	1232	William
920	Bonnie Brae	1029	Franklin	1240	William
924	Bonnie Brae	1036	Franklin		

JEROME CERNY

7425	Berkshire
1402	Clinton
7849	Greenfield
7900	Greenfield

WILLIAM DRUMMOND

847	Ashland
535	Edgewood
555	Edgewood
619	Keystone
735	Lathrop
7234	Quick
7970	Lake
7623-7629	Lake
7753-7771	Lake

HENRY FIDDELKE

726	Clinton
751	Clinton
755	Clinton

HENRY HOGANS

609	Clinton	722	William	742	William
617	Clinton	723	William	743	William
625	Clinton	726	William	746	William
707	William	727	William	747	William
710	William	730	William	750	William
711	William	731	William	751	William
714	William	734	William	754	William
715	William	735	William	755	William
718	William	738	William		
719	William	739	William		

HENRY HOLSMAN

7200 – 14	Oak
7314	Oak

CARL J. KASTRUP

500-510	Bonnie Brae
1406	Harlem
7203	LeMoyne

KECK AND KECK

1409	Thatcher
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HENRY H. MAHLER

7623-7629	Lake
7314	Oak

ARTHUR MAIWURM

1036	Franklin
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GUYS AND McCLINTOCK

807	Keystone
1010	Forest
1111	Forest
7551	Quick

OLSEN AND URBAIN

915	Franklin
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EDWARD PROBST

1037	Forest
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PURCELL AND ELMSLIE

628	Bonnie Brae
1010	Forest
1338	Park

HARRY ROBINSON

930	Ashland	731	William	722	William
633	Bonnie Brae	735	William	726	William
715	Clinton	739	William	730	William
707	William	743	William	734	William
711	William	747	William	738	William
715	William	751	William	742	William
719	William	710	William	746	William
723	William	714	William	750	William
727	William	718	William	754	William

ROBERT SPENCER

742	Franklin
530	Keystone
727	Keystone
926	Park

TALLMADGE AND WATSON

562	Ashland	737	Keystone
601	Bonnie Brae	601	Park
7300	Division	1108	Park
519	Edgewood	1114	Park
751	Franklin	1120	Park
830	Franklin	7218	Quick
838	Franklin		

JOHN S. VAN BERGEN

734	Bonnie Brae
609	Clinton
625	Clinton
719	Clinton
730	Clinton

VIEROW BROTHERS

1047	Keystone
335	Ashland

CHARLES WHITE

815	Ashland
750	Clinton
7214	Quick

FRANK LLOYD WRIGHT

559	Ashland
515	Auvergne
530	Edgewood
603	Edgewood
562	Keystone
615	Lathrop

R. HAROLD ZOOK

1426	Jackson
1419	Keystone



Village of River Forest
Village Administrator's Office

400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: June 22, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: May 2017 – Historic Preservation Commission Staff Report

Purpose

Staff includes this monthly report to the Commission as a part of the Commission's meeting packet. The purpose of this memorandum is to summarize information that has been disseminated to the Commission.

If you have any questions or suggestions regarding this report going forward, please forward them to Staff at your convenience.

Demolition

Attached, please find the May 2017 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

Permits

The following permits were issued for significant properties or in the Historic District during the month of May 2017.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
830 Ashland	Significant Property	French Drain	-	-	5/01/2017
807 Ashland	Significant Property	Sewer Repair	-	-	5/01/2017
558 Franklin	Significant Property	Patio	-	-	5/02/2017
542 Ashland	Historic District	Driveway	-	-	5/04/2017
846 Ashland	Significant Property	Interior Remodel	-	-	5/04/2017

7777 Chicago	Historic District	Garage Roof	-	-	5/05/2017
722 Lathrop	Historic District	Roof	-	-	5/05/2017
611 Keystone	Significant Property	Fence	-	-	5/08/2017
546 Lathrop	Historic District	Fence	-	-	5/09/2017
534 Franklin	Significant Property	Kitchen Remodel and Deck	-	-	5/11/2017
703 Bonnie Brae	Historic District	Concrete Sidewalk	-	-	5/18/2017
930 Park	Historic District	Fence	-	-	5/19/2017
558 Franklin	Significant Property	Driveway	-	-	5/19/2017
739 Bonnie Brae	Historic District	Exploratory Kitchen Demolition	-	-	5/19/2017
930 Park	Historic District	Fence	-	-	5/22/2017
609 Clinton	Significant Property	Sewer Repair	-	-	5/30/2017
601 Franklin	Significant Property	Sidewalk	-	-	5/30/2017
811 Forest	Historic District	Windows	-	-	5/30/2017
811 Forest	Historic District	Fence	-	-	5/30/2017
620 Clinton	Historic District	Roof	-	-	5/30/2017
621 William	Historic District	Roof	-	-	5/30/2017
622 Forest	Historic District	Roof	-	-	5/30/2017
752 Lathrop	Historic District	Windows	-	-	5/31/2017



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400 Park Avenue
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MEMORANDUM

Date: June 1, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - May, 2017

The Village issued 128 permits in May, 2017, compared to 178 during the same month in 2016. Permit revenue collected in May, 2017 totaled \$60,407.19, compared to \$97,743 in April. Fiscal Year total permit revenue is 11, % of the \$475,000, projected for FY 17-18.

Planned Development Project Updates

Below please find a summary of the status of the approved planned development permits as well as the pending applications.

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the townhomes continues. Under the Planned Development Ordinance, construction must be completed by April 13, 2018 for the planned development permit to remain valid. A model unit is open.
- St. Vincent's Church (1530 Jackson - Approved March 23, 2016) – Construction on this project has commenced. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – Construction and inspection of this project continues. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- Fenwick Artificial Turf Field (Approved September 26, 2016) - Engineering review of the project continued into late April and the design was approved as of May 1, 2017. The applicant plans to begin work during the first week in May. Under the Planned Development Ordinance work must commence by December 26, 2017 for the planned development permit to remain valid. It is anticipated that the work will be completed by the fall of 2017. Fenwick will be approaching the Board in July to request approval of a minor amendment that would allow the installation of 20' tall by 50' wide nets

behind the goals on the north and south side of the field. Fenwick is in the process of notifying the neighbors of this proposed change.

- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has submitted construction drawings for review and hopes to construction shortly. Under the Planned Development Ordinance, the developer is required submit a completed permit application by August 17, 2017 for the planned development permit to remain valid.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the property to the Village Board on January 9, 2017, regarding a possible increase to the height of a portion of the parking garage to allow for the installation of an additional cellular antenna. A neighbor meeting was held on March 15, 2017. A pre-filing conference with the Development Review Board was held on April 6, 2017 to consider the University’s request for waivers of several application requirements. It is anticipated that a planned development permit application will be submitted shortly.
- Lake Street & Lathrop Avenue – The Village met with the new development partner, Sedgewick Properties, as well as Keystone Ventures in mid-January to discuss the planned development process and application requirements. It is anticipated that a complete application will be submitted shortly.
- Dominican University Student Commons in the Heart of Campus – The University met with the Village Board and held pre-filing conference with the DRB; however, commencement of the planned development process has been delayed. Staff was recently informed that Dominican continues its fundraising efforts for the project and they still plan to submit the application.
- River Forest Park District – The Park District met with Board regarding the proposed addition to their facility on Lake Street; however, no further action or notice has been received regarding applicant’s desire to proceed with the process.

Permit and Real Estate Transfer Activity Measures

Permits

Month	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
May	101	113	124	178	128
June	99	104	144	179	
July	76	112	150	140	
August	105	84	144	145	
September	83	111	180	130	
October	82	120	149	140	
November	62	55	72	98	
December	39	43	79	55	
January	23	24	66	107	
February	27	22	67	87	
March	47	41	109	120	

April	93	78	97	148	
Two Month Comparison		206	202	275	276
Fiscal Year Total	837	907	1,381	1,527	128

Real Estate Transfers

	May 2017	May 2016	FY 2018 Total	FY 2017 Total
Transfers	30	26	30	256

Residential Property Demolition

	May 2017	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
Residential Demolitions	0	0	7	3