



PUBLIC NOTICE

A meeting of the Historic Preservation Commission set for September 26, 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 – August 24, 2017, September 11, 2017
- IV. Consideration of Historic Property Modifications and Applications for Certificates of Appropriateness
- V. Review of Ongoing Commissioner Assignments
- VI. Discussion regarding 747 William
- VII. Approval of Submission for Jeanette Fields Mural
- VIII. Discussion regarding Proposed River Forest Historic Preservation Map
- IX. Other Business
- X. Adjournment

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

August 24, 2017

A meeting of the Historic Preservation Commission was held on August 24, 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 7:00 p.m. Upon roll call, the following persons were:

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

Absent: Chairman Zurowski

Also Present: Management Analyst Jon Pape

Due to the absence of Chairman Zurowski, Management Analyst Pape asked to hear a motion to nominate a Chair Pro Tem in order to continue the meeting.

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Popowits to appoint Commissioner Franek as Chair Pro Tem for the August 24, 2017 Historic Preservation Commission meeting.

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

NAYS: None.

Motion Passes.

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, commented regarding the Wednesday Journal article regarding the recent Historic Preservation Award winners. She shared a quote from the resident who won the award who spoke highly of the Commission. Further, Ms. Sager, shared that she had spoken with residents from the 700 Block of William regarding the commemorative lamppost. She said that the residents will be discussing this at an upcoming block party. She lastly asked the Commission to consider adding a Jeanette Fields mural to those already existing on the wall south of Central between Park and Keystone. She shared that she found out that Little Bits Workshop was responsible for these. Ms. Saeger offered to circulate a photo she found of her and try to think of a tag line.

The Commission recollected the contributions that Jeanette Fields made to historic preservation.

III. APPROVAL OF MEETING MINUTES

No comments were heard in regards to the July 26, 2017 meeting minutes.

Historic Preservation Commission Meeting Minutes
August 24, 2017

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to approve the minutes of the July 26, 2017 Historic Preservation Commission meeting.

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

NAYS: None.

Motion Passes.

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

No applications were heard. Management Analyst Pape shared details about two properties that have contacted the Village to discuss the process of a Certificate of Appropriateness.

The new owner of 747 William, had inquired regarding the ordinance. Further, the owner shared that he wanted to be in attendance at the Commission's meeting but was not able to. Management Analyst Pape shared that the owner invited him to come to the property for a walkthrough to discuss it. Management Analyst Pape noted that it was the Commission that would be best off to see the property. Details were discussed on the logistics of scheduling this meeting to view the property and how to approach this project. The Commission discussed how the significance of the 700 Block of William made this particular Certificate of Appropriateness unique.

520 Forest, which is on the market and has been inquired about previously, has now been inquired on again. Village Staff has informed the potential buyer of the ordinance.

V. REVIEW OF ONGOING COMMISSIONER ASSIGNMENTS

Commissioner Popowits mentioned that another resident had filmed a previous presentation that had been given at the library. The video is being uploaded to YouTube and can be viewed by others. The conversation was had as to how the presentations could be digitized and preserved in the future. Further, Commissioner Popowits asked the Commission for input on the properties located at 827 William and 751 Franklin for a future presentation. He expressed his need for more information to include in the program. The Commission discussed possible research opportunities.

Commissioner Pritz reported that during his research for commercializing historic preservation in the Village, he decided that it would be appropriate to have a conversation with representatives from Oak Park about those efforts. The Commission discussed this effort and what the appropriate channels were for making contact.

VI. DISCUSSION REGARDING PROPOSED RIVER FOREST HISTORIC PRESERVATION MAP

The Commission reviewed the latest draft that included new photos from Commissioner Raino-Ogden. Commissioner Franek asked that the website link be inserted in the opening paragraph. Commissioner Prestes asked that all of the abbreviations, such as "Ave" be substituted with the full

Historic Preservation Commission Meeting Minutes
August 24, 2017

word. Additionally, he mentioned that some of the typography needed consistency changes on things such as apostrophes.

Management Analyst Pape noted that the meeting packet included a draft of a notification letter for residents. Edits were made to keep the letter brief.

Commissioner Prestes suggested that a new picture of the Tennis club be taken from the interior to get a better angle.

VII. OTHER BUSINESS

Commissioner Franek asked for the Commission's thoughts on the recognition ideas for Jeanette Fields. The Commission agreed that the portrait mural was a good idea. Commissioner Pritz asked for background on the honorary way street signs in the Village. Management Analyst Pape shared some recent examples.

The next regularly scheduled meeting of the Historical Preservation Commission would be Thursday, September 28, 2017. Due to conflict, the Commission decided to tentatively schedule the meeting for Wednesday, September 27, 2017.

VIII. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the August 24, 2017 meeting of the Historic Preservation Commission at 7:52 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date

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

September 11, 2017

A meeting of the Historic Preservation Commission was held on September 11, 2017 at 5:30 p.m. at
747 William Street, River Forest, IL.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 5:30 p.m. Upon roll call, the following persons were:

Present: Chairman Zurowski, Commissioners Graham-White, Raino-Ogden, Popowits, and Pritz

Absent: Commissioners Franek and Prestes

Also Present: Management Analyst Jon Pape

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, made a brief statement presenting research that she had found further indicating the significance and uniqueness of the 700 Block of William.

III. VIEWING OF PROPERTY AT 747 WILLIAM ST

The Commission members, along with property owners Rob Sarvis and Mark Sullivan, Architect Pat Magner, and members of the public toured the property. Mr. Sarvis and his team pointed out various aspects of the property to the group including the foundation from the basement. The Commission inspected the entire property.

IV. DISCUSSION REGARDING 747 WILLIAM ST

The group had a conversation regarding the things that they saw and the steps going forward. Mr. Sarvis communicated that due to the condition of the property, he felt that it was most feasible to demolish the home and build new.

Members of the Commission inquired to Mr. Sarvis as to his knowledge of the 700 Block of William. Members of the Commission provided examples of strategies for the existing property to be preserved in ways that are still economically feasible. Additional ideas were discussed as to finding a way to preserve the front façade of the property.

V. OTHER BUSINESS

The Conversation concluded with the Commission agreeing to further gather their thoughts and discuss this project at the next Commission meeting.

Historic Preservation Commission Meeting Minutes
September 11, 2017

VIII. ADJOURNMENT

The Commission agreed to adjourn the September 11, 2017 meeting of the Historic Preservation Commission at 6:20 p.m.

Respectfully submitted:

Jonathan Pape
Management Analyst

Approved:

Tom Zurowski, Chairman
Historic Preservation Commission

Date

RECEIVED

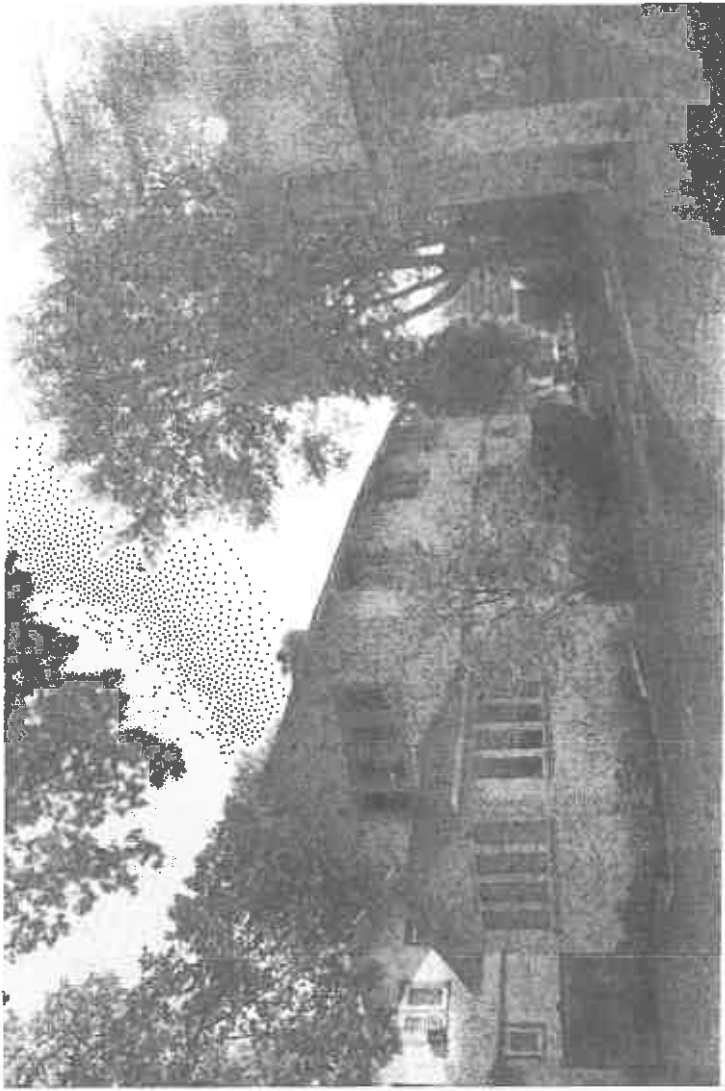
SEP 22 2017

VILLAGE OF RIVER FOREST

September 20, 2017

Application for the Certificate of Appropriateness.

1. **Applicant's name:** Robert A. Sarvis, 826 Monroe Ave. River Forest, IL, Mark Sullivan, 146 Gale Ave. River Forest, IL
2. **Owners name if different from applicant:** N/A
3. **Street Address:** 747 William Ave. River Forest, IL 60305
4. **A site plan and front side, side and rear elevation drawings:** We do not have elevation drawings. Our intention is to demolish the structure, and build a new home. The building is structurally unsound and to rehabilitate it is not a possibility nor is it feasible.
5. **A brief description and photographs of the structures, buildings and landscape features of the site:** 747 William is a two-story structure with a basement. The building is approximately 1800 sq. feet. There is a two-car garage as well as a shed. The lot is mostly flat with and measures approximately 50'x183'. The most distinguishing feature of the land is the beautiful tree on the parkway. Photographs of the property are attached.
6. **A detailed description of the proposed alteration or demolition, together with pictorial renditions indicating how to what extent such proposed changes will affect the subject property:** Our intention is to demolish the structure. Architectural renderings have not been started as of yet. We were waiting to hear from the HDC after our initial meeting on September 11 at the property. The new home will be designed to be in character with surrounding homes and to fit in the style of River Forest architecture.
7. **Identification of any architect or developer involved in the project:** Pat Magner of the firm Magner-Manalang will be the architect. The developer is Mayborn Development, LLC, which is owned by the property owners, Robert Sarvis and Mark Sullivan.
8. **Such other relevant information as requested by the Village Administrator or as the Commission may require:** There has not been anything additional that has been requested.











VILLAGE OF RIVER FOREST
 400 Park Avenue, River Forest, Illinois 60305
 Phone: 708-366-8500 Fax: 708-366-3702
 Email: building@river-forest.us

Village Use Only

Date Received: _____
 Total Fee: _____
 Form of Payment _____
 Payment Date: _____
 Permit # _____
 Plumbing Disconnect Date: _____
 Date Issued: _____
 Date Forwarded to HPC: _____

APPLICATION FOR DEMOLITION PERMIT

Project Address: 747 WILLIAM STREET Property Index Number: 15-

Owner: MAYBORN DEVELOPMENT Phone: [REDACTED] Email: [REDACTED]

Owner's Address (if different): 826 MONROE AVE.

Building Type: Residence, Commercial/Other: SINGLE FAMILY

Cost of Demolition: _____ Sq Footage of Demolition _____ Permit Fee: _____

Submittals Required:

- | | |
|--|---|
| Plat of Survey | Cook County Demolition Permit (312-603-8200) |
| Asbestos Report | Verification of Nicor Disconnect (888-642-6748) |
| Fees, Bonds & Deposits (\$1 per sq. ft.) | Verification of ComEd Disconnect (800-334-7661) |
| Hydrant Meter (\$1,000 deposit) | Plumbing Permit (water & sewer – see bottom of page)* |
| Protection Plan for Public & Parkways | Meter returned – (Public Works Department) |
| Grading Plan | Other: _____ |

| Contractor | License | Bond | Name | Mailing Address | Phone or Email |
|------------|---------|------|------|-----------------|----------------|
| Demolition | | | TBD. | | |
| Scavenger | | | | | |

By signing this document you acknowledge and agree that all information provided is true and accurate on your behalf. You further acknowledge and agree to terms, policies and conditions listed in the conditions, and notices found in the River Forest Village Code.

SIGNED: [Signature]
 Property Owner

DATE: 9/19/17

Approved By _____
 Inspector

***DISCONNECT WATER & SEWER BEFORE DEMOLITION OF THE BUILDING:**

- Street opening (\$150.00 per opening) – to shut off corporation stop at the main and cap
- Parkway opening (\$100 per opening) – to remove top of B-Box (buffalo box)
- Plumbing inspection required before back fill (24 hour notice required)
- Owner's plumber may televise the sewer to determine if it can be used for the new construction and shall provide a recording of the inspection to the Village.
- If sewer CAN be re-used, plumber shall cut off and cap the sewer inside property line.
- If sewer CANNOT be re-used, plumber shall cut off and cap the sewer lateral in the street at the sewer main.
- A detailed grading plan is required for demolitions, see the Village website for more details



Property Tax Assessment Freeze

| | |
|-------------------------|--|
| What is it? | The Property Tax Assessment Freeze Program freezes the assessed value of a historic, owner-occupied, principal residence for eight years when the owner undertakes a substantial, approved rehabilitation. The assessed value is brought back to market level over a period of four years. The Program, administered by the Illinois State Historic Preservation Office (IL SHPO), is free to Illinois homeowners. |
| Benefits | The Program benefits both the owner-occupant and the community by: ► encouraging the preservation of historic buildings through promotion, recognition, designation, and reuse; ► increasing the value of the rehabilitated property; ► returning underutilized structures to the tax rolls; ► revitalizing and stabilizing neighborhoods and often increasing the amount of available housing within a community; and ► sustainably reusing the built environment. |
| Provisions | To qualify for the Program, a property must: ► be a certified historic structure, either by listing on the National Register of Historic Places individually or in a district, or by local landmark designation in a community with an approved historic-preservation ordinance; ► be a single-family, owner-occupied, principal residence; or a condominium building; or a cooperative building; or a residential building with up to six units as long as the building owner resides in a unit; ► undergo a rehabilitation whose budget exceeds 25% of the property's assessor's fair market value within a 24-month period; and ► undergo a rehabilitation that meets the Secretary of the Interior's " Standards for Rehabilitation. " |
| How to apply | Step 1: Determine if you qualify ► Contact the IL SHPO or your local landmark commission to ask if your property qualifies as a certified historic structure. ► Determine the assessor's fair market value (or fair cash value) of your property by contacting your assessor or referring to your current property-tax bill. ► Decide whether the work (interior and exterior) will cost more than 25% of the assessor's fair market value. ► Contact the IL SHPO to discuss whether your work (interior and exterior) can meet the "Standards." Step 2: Get your planned work approved ► Consult IL SHPO's website for a more thorough explanation of the program, its application and instructions. ► Prior to construction, if possible, fill out and mail in Parts 1 and 2 of the application with the rehabilitation plans and pre-construction photographs. ► The IL SHPO will determine if the interior and exterior work complies with the "Standards." The IL SHPO's review may differ from that of your local commission. Once your Part 2 is approved by the IL SHPO, proceed with the rehabilitation. Step 3: Get your finished work approved ► When the project is finished, fill out and submit the Part 3 with photographs showing the completed work, a spreadsheet of expenses, and copies of receipts. ► If the IL SHPO determines the project meets all the requirements, it will mail you and the assessor a Certificate of Rehabilitation. |
| Important points | It is strongly recommended that you contact the IL SHPO early in the design process and submit Parts 1 and 2 prior to beginning any work. ► If the scope of work changes during construction, consult the IL SHPO to ensure the work continues to meet the "Standards." ► Applications must be submitted within two years of a project's completion. ► Any work done to the property during the freeze period must meet the "Standards." Contact the IL SHPO for their approval prior to commencing. ► If the property is sold within the twelve-year freeze period or if its use changes from that of a single-family, owner-occupied, principal residence, the freeze will be cancelled for the remainder of the freeze period. ► An owner may receive approval on Parts 1 and 2 and complete the rehabilitation, then sell the property to a new owner-occupant who signs and submits the Part 3 and takes the freeze. ► Condominiums and cooperatives should contact the IL SHPO to discuss how the Program may work best for their buildings. |
| Questions? | IL SHPO—Tax Incentives Coordinator Illinois Department of Natural Resources 1 Natural Resources Way Springfield, Illinois 62702 (217) 524-0276 http://www2.illinois.gov/ihpa/Preserve/Pages/taxfreeze.aspx |

and building an addition? For the Part 3 of the application, you must provide the total spent on the existing house (which are eligible expenses) separate from the total spent on building an addition (which are ineligible expenses). One way to approach it is to ask your contractor to break out the two sets of expenses in his or her estimate before construction begins and then track it during construction. This will make figuring out the two expenses easier at the end of the project. When you build an addition and rehab parts of your existing house in one project, you cannot use the project's average per-square-foot cost to determine the cost of just the rehab.

What if I want to do additional work in the future? All work done during the 12-year freeze period must be approved by IL SHPO prior to construction to ensure that it meets the Standards. If work occurs during the freeze period that was not approved as meeting the Standards, your freeze will be cancelled for the remainder of the freeze period.

Besides reviewing additional work, are there other requirements during the freeze period? Yes. Your assessor may send you an affidavit to complete each year verifying that you still are the owner-occupant and that it is still your principal residence. If you do not return the affidavit, your assessment freeze will be cancelled for the remainder of the freeze period.

What if I no longer live there during the freeze period? If the property sells, or is rented, or is no longer your principal residence, the freeze will be cancelled for the remainder of its duration, and your assessor will revise the Assessed Value to its then-current level. Your freeze does not transfer to subsequent owner-occupants. The new owner-occupant can apply for a new freeze if s/he meets the program criteria and spends more than ¼ of the revised Fair Market Value on a new rehab project.

Can I apply for the assessment freeze more than once? Yes, but the same owner-occupant in the same residence must wait 4 years after the end of the 12-year assessment freeze period before applying again, at which point s/he must spend more than 25% of the current Fair Market Value on a new rehabilitation project.

Can I act as a developer and "flip" a house? Yes. A person or company can receive approval on Parts 1 and 2 of the Application and perform the work. When the residence is sold, if the new owner-occupant submits Part 3 with the required documentation and receives approval, then s/he receives the assessment freeze



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: September 22, 2017

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Jeanette Fields Mural

It has been proposed that a mural be created on the wall south of Central, between Park and Keystone in memory of Jeanette Fields and her contributions to historic preservation. The below content reflects the consensus from the Commission.

The mural is proposed to be completed by the Little Bits Workshop at a cost of \$350. Due to the fact that the Historic Preservation Commission does not have spending authority, Staff is requesting that the HPC vote to approve the content for the submission, indicating consensus in support of the project. This action would formalize the direction for Management Analyst Pape to request that the Village Administrator approve the expenditure.

The appropriate action would be:

A MOTION to approve the proposed content for a Jeanette Fields memorial mural.

Jeanette Fields

Historic Preservation Advocate



Village of River Forest
Historic Preservation Commission
Historic Homes Map Project



Draft of Content
September 22, 2017

Opening Statement

Welcome to River Forest, home to a diverse collection of Queen Anne, Prairie School, Tudor, Colonial Revival and Mid-Century Modern residences and public buildings situated within a landscape of mature trees and expansive lawns. These structures showcase the development of a wide variety of architectural styles created by some of the most famous architects of their time, including Frank Lloyd Wright, William Drummond, Tallmadge and Watson and Robert Spencer.

This map highlights only a sampling of the most distinguished structures. There are numerous other architecturally and historically significant properties which have been carefully restored and maintained. As you tour our village and admire the design and craftsmanship of earlier eras, please respect the privacy of the owners.

Presented by:

River Forest Historic Preservation Commission

For additional information, please see our website and comprehensive architectural survey at vrf.us.

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



Arthur Davenport House (1901)

559 Ashland Avenue

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 Avenue

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 founded the River Forest 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 Place

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 Place

Built in 1907 from plans prepared by Tallmadge & Watson. In 1919, Tallmadge reportedly revised the plans from this home for subsequent offering as a Sears catalog house.

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



Seth Rhodes House (1916)

719 Clinton Place

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

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

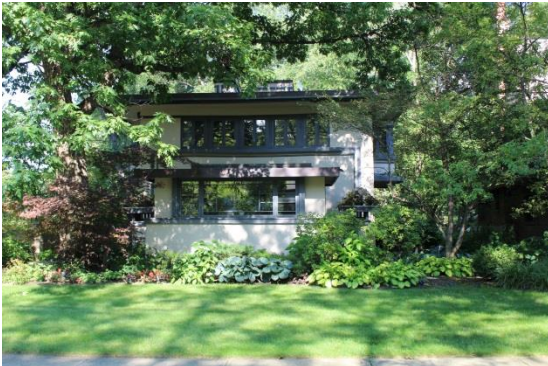


Isabel Roberts House (1908)

603 Edgewood Place

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 Place

*National Register of Historic Places

Drummond, who was a member of the Wright studio from 1899 to 1909, 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 examples of a prairie style house not designed by Frank Lloyd Wright.

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



Ben Badenough House (1945)

555 Edgewood Place

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
NEED PHOTO



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 Place

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 circa 1900.

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



Verna Ross Orndorff House (1929)

1044 Forest Avenue

The house is built in a French Eclectic / Norman architectural style with Romanesque influence, reminiscent of farm houses in Normandy, France.

**13) 1010 Forest
Purcell & Elmslie
Henry Einfeldt House**



Henry Einfeldt House (1915)

1010 Forest Avenue

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 Avenue

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 Avenue

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 Avenue

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

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



C.S. Pellet House (1915)

727 Keystone Avenue

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
NEED PHOTO



John J. Arnold House (1916)

720 Keystone Avenue

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" was created on the third floor using whole bark covered logs.

-
- 20) **706 Keystone**
E.E. Roberts
John Jackson House
NEED PHOTO



The John Jackson House (1900)

706 Keystone Avenue

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 Avenue

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. Kibben Ingalls House



J. Kibben Ingalls House (1909)

562 Keystone Avenue

The Ingalls 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 Avenue

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 Avenue

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 (1883)

344 Keystone Avenue

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

- 27) **306 Keystone**
Unknown
William Hatch House
NEED PHOTO



William Hatch House (1882)

306 Keystone Avenue

*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 Street

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**



River Forest Library (1928)

735 Lathrop Avenue

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 Avenue

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 Avenue

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
NEED PHOTO



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 Avenue

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

HISTORIC PRESERVATION AWARD WINNERS

| | | | |
|------|---------------|--|-----------------------------|
| 2009 | 45 Keystone | Mike and Sharon Lennox | Streetscape Compatibility |
| 2009 | 1516 Franklin | Ivan Ivanov | Award of Merit |
| 2009 | 8011 Oak | | Award of Merit |
| 2009 | 542 Edgewood | Kim Fields | Streetscape Compatibility |
| 2009 | 223 Gale | | Adaptive Reuse |
| 2010 | Train Station | Housed in the RF Park District building | Adaptive Reuse |
| 2010 | 1045 Jackson | Deogracias Residence | Award of Merit |
| 2010 | 735 Thatcher | Mastbrook Residence | Restoration Award |
| 2010 | 1001 Jackson | Kieselstein | Architectural Details |
| 2010 | 315 Forest | John Dzuryak | Architectural Compatibility |
| 2010 | Waller Gates | | Restoration Award |
| 2010 | 610 Thatcher | Ray & Ann Berens | Architectural Compatibility |
| 2011 | 605 Ashland | Mitka Residence | Streetscape Compatibility |
| 2011 | 210 Gale | Maychruk Residence | Award of Merit |
| 2012 | 558 William | Synder Residence & Mark Zinni Architects | Award of Merit |
| 2012 | 702 Forest | DeWitte Residence & Raino-Ogden Architects | Award of Merit |
| 2012 | 604 Ashland | Taubman Residence & Studio M Architects | Streetscape Compatibility |

| | | | |
|------|--------------|---|-------------------------------------|
| 2013 | 731 Monroe | Rosanne McGrath, Studio M Architects | Streetscape Compatibility |
| 2014 | 344 Keystone | John & Maureen Heakin | Restoration |
| 2015 | 706 Park | Tim & Karen Ryan | Renovation |
| 2016 | 914 Lathrop | Wade Weissmann Architecture | Renovation |
| 2016 | 138 Keystone | Stewart Weiner & Betsy Kvam | Architectural Details |
| 2017 | 146 Keystone | David and Marihelen Burns | Laurel McMahon Restoration Award |
| 2017 | 558 Franklin | Tim and Emily Ruby | Laurel McMahon Restoration Award |

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 |
| | | 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 |
| 559 | Edgewood |
| 560 | Edgewood |
| 517 | Keystone |
| 619 | Keystone |
| 735 | Lathrop |
| 7234 | Quick |
| 7970 | Lake |
| 7623-7629 | Lake |
| 7753-7771 | Lake |

HENRY FIDDELKE

| | |
|-----|----------|
| 726 | Clinton |
| 751 | Clinton |
| 755 | Clinton |
| 720 | Keystone |

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 |
|------|----------|

HENRY H. MAHLER

| | |
|-----------|------|
| 7623-7629 | Lake |
| 7314 | Oak |

ARTHUR MAIWURM

| | |
|------|----------|
| 1036 | Franklin |
|------|----------|

GUYS AND McCLINTOCK

| | |
|------|----------|
| 807 | Keystone |
| 1010 | Forest |
| 1111 | Forest |
| 7551 | Quick |

OLSEN AND URBAIN

| | |
|-----|----------|
| 915 | Franklin |
|-----|----------|

EDWARD PROBST

| | |
|------|--------|
| 1037 | Forest |
|------|--------|

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 |
| 807 | Keystone |
| 743 | Park |
| 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 |
| 606 | Thatcher |
| 7214 | Quick |

FRANK LLOYD WRIGHT

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

R. HAROLD ZOOK

| | |
|------|----------|
| 1426 | Jackson |
| 1419 | Keystone |

E.E. ROBERTS

| | |
|-----|----------|
| 539 | Thatcher |
| 606 | Keystone |
| 706 | Keystone |



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: September 20, 2017

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: August 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 August 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 August 2017.

| ADDRESS | PROPERTY CLASS | PROJECT DESCRIPTION | FAÇADE | 20% | DATE |
|--------------|----------------------|-------------------------------|--------|-----|----------|
| 554 Forest | Historic District | Single Family Home Demolition | - | - | 8/8/2017 |
| 554 Forest | Historic District | New Single Family Residence | - | - | 8/8/2017 |
| 603 Edgewood | Significant Property | Water Service Repair | - | - | 8/9/2017 |
| 710 Forest | Historic District | Fence | - | - | 8/9/2017 |

| | | | | | |
|--------------|----------------------|--------------------------|---|---|-----------|
| 727 Ashland | Historic District | Fence | - | - | 8/11/2017 |
| 526 Park Ave | Historic District | Brick Paver Patio | - | - | 8/16/2017 |
| 819 Forest | Historic District | Roof and Gutters | - | - | 8/16/2017 |
| 1124 Park | Historic District | Brick Pavers | - | - | 8/18/2017 |
| 622 William | Historic District | Fence | - | - | 8/21/2017 |
| 815 Keystone | Significant Property | Fence | - | - | 8/21/2017 |
| 562 Keystone | Significant Property | RPZ on Irrigation System | - | - | 8/28/2017 |



Village of River Forest
Village Administrator's Office
400 Park Avenue
River Forest, IL 60305
Tel: 708-366-8500

MEMORANDUM

Date: September 5, 2017

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - August, 2017

The Village issued 123 permits in August, 2017, compared to 145 during the same month in 2016. Permit revenue collected in August, 2017 totaled \$57,374, compared to \$78,663 in July. Fiscal Year total permit revenue is 41% of the \$475,000, projected for FY 17-18. Please note the following noteworthy building permits that were issued in August, 2017:

- 401 Thatcher Avenue - Platform Tennis Courts at Keystone Park
- 7365 Greenfield Street - New single family residence

Planned Development Project Updates

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

Approved:

- The Promenade (7820 W. Madison Street - Approved July 13, 2015) – Construction and inspection of the unoccupied townhomes and project site 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 and occupancy was granted to one of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met. The developer is proposing changes to the landscaped “courtyard” area and this amendment will be presented to the Village Board.
- St. Vincent’s Church (1530 Jackson - Approved March 23, 2016) – Construction on this project is underway. Under the Planned Development Ordinance, construction must be completed by September 23, 2018 for the planned development permit to remain valid. The church is proposing changes to an exterior ramp of the addition and this amendment will be presented to the Village Board.

- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – As of mid-August CUC was provided a temporary certificate of occupancy for the dormitory floors one through three with conditions regarding the installation of certain emergency communication equipment and accessibility requirements. CUC and the Village staff continue to work through these issues. Construction of floors four and five are expected to commence ahead of schedule. 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) - Construction on this project is underway. Fenwick reports that work on this project is expected to conclude in the fall of 2017. Work must be completed by June 26, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The developer has submitted construction drawings for review and comments have been returned. Under the Planned Development Ordinance, the developer must commence construction by February 17, 2018 for the planned development permit to remain valid.

Pending:

- Concordia University Cell Tower (7400 Augusta) - The University introduced the project 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. The University continues to work with the cellular service carrier to fine tune the plans before the application will be presented.
- Lake Street & Lathrop Avenue – The Village met with the 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 as soon as possible. No further updates will be provided on this item until there is additional information to report.

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 | 153 |
| July | 76 | 112 | 150 | 140 | 194 |
| August | 105 | 84 | 144 | 145 | 123 |
| 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 | | 196 | 294 | 285 | 317 |
| Fiscal Year Total | 837 | 907 | 1,381 | 1,527 | 598 |

Real Estate Transfers

| | August 2017 | August 2016 | FY 2018 Total | FY 2017 Total |
|------------------|----------------|----------------|------------------|------------------|
| Transfers | 28 | 20 | 103 | 256 |

Residential Property Demolition

| | August 2017 | FYTD 2018 Total | FY 2017 Total | FY 2016 Total |
|--------------------------------|----------------|--------------------|------------------|------------------|
| Residential Demolitions | 0 | 0 | 7 | 3 |