



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

HISTORIC PRESERVATION
COMMISSION

2024 River Forest Historic Preservation Awards Nomination Form

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

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

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

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

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

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

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

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

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



PROPERTY INFORMATION

Address of Property
1411 Keystone Ave River Forest, IL 60305

PROPERTY OWNER INFORMATION

Name of Owner
Alex Milling and Bob Dolehide

Mailing Address
1411 Keystone Ave River Forest, IL 60305

Primary Telephone Number
redacted

Secondary Telephone Number
redacted

Email Address
redacted

Form Prepared by
Alex Milling

CONSTRUCTION INFORMATION

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

Architect
B.L.R. Architects

Builder
J and M Remodeling

Original Owner
Alex Milling and Bob Dolehide

NOMINATED WORK

Architect/Designer
B.L.R. Architects

Builder/Contractor
J and M Remodeling

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

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

Alex Milling

Signature

July 26, 2024

Date

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1411 Keystone Ave – Pictures

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

Before:



After:



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

Before:



After:



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

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

Before:



After:



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



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



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

Before:



After:

