



VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING

Thursday, April 27, 2023 – 7:00 PM
Village Hall – 400 Park Avenue – River Forest, IL 60305
First Floor Community Room

AGENDA

Public comments sent in advance of the meeting are shared with the Commission. You may submit your written public comments via email in advance of the meeting to: lmaseila@vrf.us . You may listen to the meeting by participating in a Zoom conference call as follows:

Zoom Conference Call: Dial-in number: 312-626-6799 with meeting ID: 845 8360 0349

Zoom Link: <https://us02web.zoom.us/j/84583600349>

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – March 23, 2023
- III. Public Comment
 - a. Discussion surrounding 559 Edgewood Place.
- IV. Discussion of Contributing or Noteworthy Properties to Consider for Significant Property Status
- V. Discussion Regarding Promotion of River Forest Architecture and History
 - a. Continued discussion on Martin Braun and the Auvergne Neighborhood
- VI. Discussion of Historic Preservation Awards
 - a. Laurel McMahon Restoration Award
 - b. Streetscape Compatibility Award
 - c. Adaptive Reuse Award
 - d. Architectural Details Award
 - e. Renovation Award
 - f. Jeanette Fields Award of Merit
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
- IX. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

March 23, 2023

A meeting of the Historic Preservation Commission was held on March 23, 2023 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: Chairman Franek, Commissioners Krusinski, Graham-White, Saeger, Raino-Ogden and Muhr (arrived late)

Absent: Commissioner Forehand.

Also Present: Interim Village Administrator Matt Walsh, Management Analyst/Deputy Clerk Luke Masella

II. APPROVAL OF MEETING MINUTES – JANUARY 26, 2023

A MOTION was made by Commissioner Krusinski and SECONDED by Commissioner Saeger to approve the meeting minutes for January 26, 2023 as modified below.

Commissioner Saeger corrected the spelling of her name in the minutes.

Chairman Franek asked that the second sentence of the second paragraph in Item 6: Other Business be rewritten as follows, “Lipo said he was not aware of any known concerns about Braun and mentioned an article from the Wednesday Journal in 1994.”

AYES: Chairman Franek, Commissioners Krusinski, Graham-White, Saeger, Raino-Ogden

NAYS: None.

Motion Passes.

III. PUBLIC TESTIMONY

No public testimony was heard.

Commissioner Raino-Ogden asked the commission how they should handle him applying for work to be done on his historic property.

Chairman Franek asked that a family member of Commissioner Raino-Ogden present the drawings and he recuse himself from the discussion and the vote.

IV. DISCUSSION OF CONTRIBUTING OR NOTEWORTHY PROPERTIES TO CONSIDER FOR SIGNIFICANT PROPERTY STATUS

Chairmen Franek asked Commissioner Saeger to give an update on her research surrounding this agenda item.

Commissioner Saeger gave an update on how she identified potential properties and further stressed the importance of the property searchable database.

Commissioner Saeger gave thanks to Village Staff for their help researching the property at 936 Franklin.

Commissioner Saeger noted that she has not talked to any of the property owners of the potentially significant properties she is researching.

Commissioner Graham-White asked what the procedure was for adding new properties to the significant properties list.

Chairman Franek noted a conversation with Village Attorney Malina where Mr. Malina suggested the Historic Preservation Commission should ask the Village Board how to proceed with requesting new additions to the list.

A discussion ensued surrounding some of the properties Commissioner Saeger researched and why specific properties had been previously left off the Significant Properties List.

Chairman Franek suggested the Commission create a single list to submit to the Village Board and then ask for guidance on how to proceed with adding the properties to the significant properties list.

Commissioner Graham White suggested that the list be shortened by removing anything built after 1973. She also suggested the commission should consider standards outside of being older than 50 years when determining if a property should be added to the list.

Commissioner Raino Ogden suggested that the Martin Braun properties be bundled together.

A discussion ensued on grouping properties together for presentation.

Commissioner Franek noted the first step of this process should be by eliminating any properties that were not built at least 50 years ago.

Interim Village Administrator Walsh explained that any property owners would need to receive a notice via certified mail at least 14 days prior to their property being added to the list.

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

Historic Preservation Commission Meeting Minutes
March 23, 2023

A) Martin Braun and the Auvergne Neighborhood

Chairmen Franek noted that the village wide architectural study contains a biography on Martin Braun.

Commissioner Graham White noted that the biography stated Mr. Braun sold his property to Percy Julian.

A discussion ensued surrounding the implications of Mr. Braun selling the property to Percy Julian.

Chairman Franek asked if the Commission thinks it would be a good idea to make the Braun Neighborhood its own item when presenting potential significant properties to the Village Board.

Commissioner Saeger asked if the neighborhood could be made into its own district.

VI. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Commissioner Muhr gave an update on the significant properties map he has been working on.

Chairmen Franek noted the important role the significant properties map could play for people visiting River Forest or Oak Park for architectural tours.

Commissioner Raino-Ogden asked if the map will be put on the Village website.

Interim Village Manager Walsh noted that the Village is having troubles getting a Google Earth link to work on the Village website, but will continue working on it.

A discussion ensued surrounding the possibility of a home on the 1500 Block of Franklin built by the Architect Robert Cerny.

VII. OTHER BUSINESS

None

VIII. ADJOURNMENT

A MOTION was made by Krusinski and SECONDED by Commissioner Raino-Ogden to adjourn the March 23, 2023 meeting of the Historic Preservation Commission at 8:08 p.m.

AYES: Chairman Franek, Commissioners Krusinski, Saeger Graham-White, and Raino-Ogden.

NAYS: None.

Historic Preservation Commission Meeting Minutes
March 23, 2023

Motion Passes.

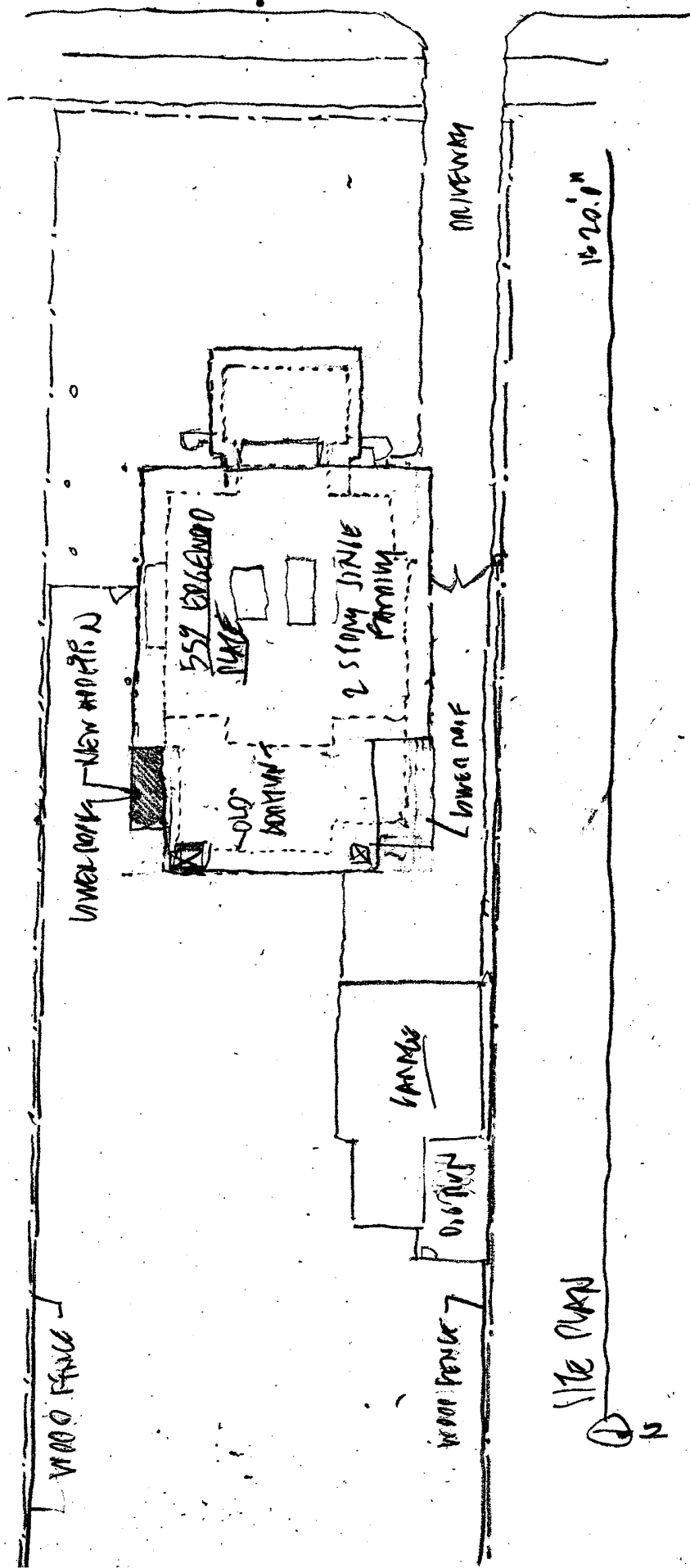
Respectfully submitted:

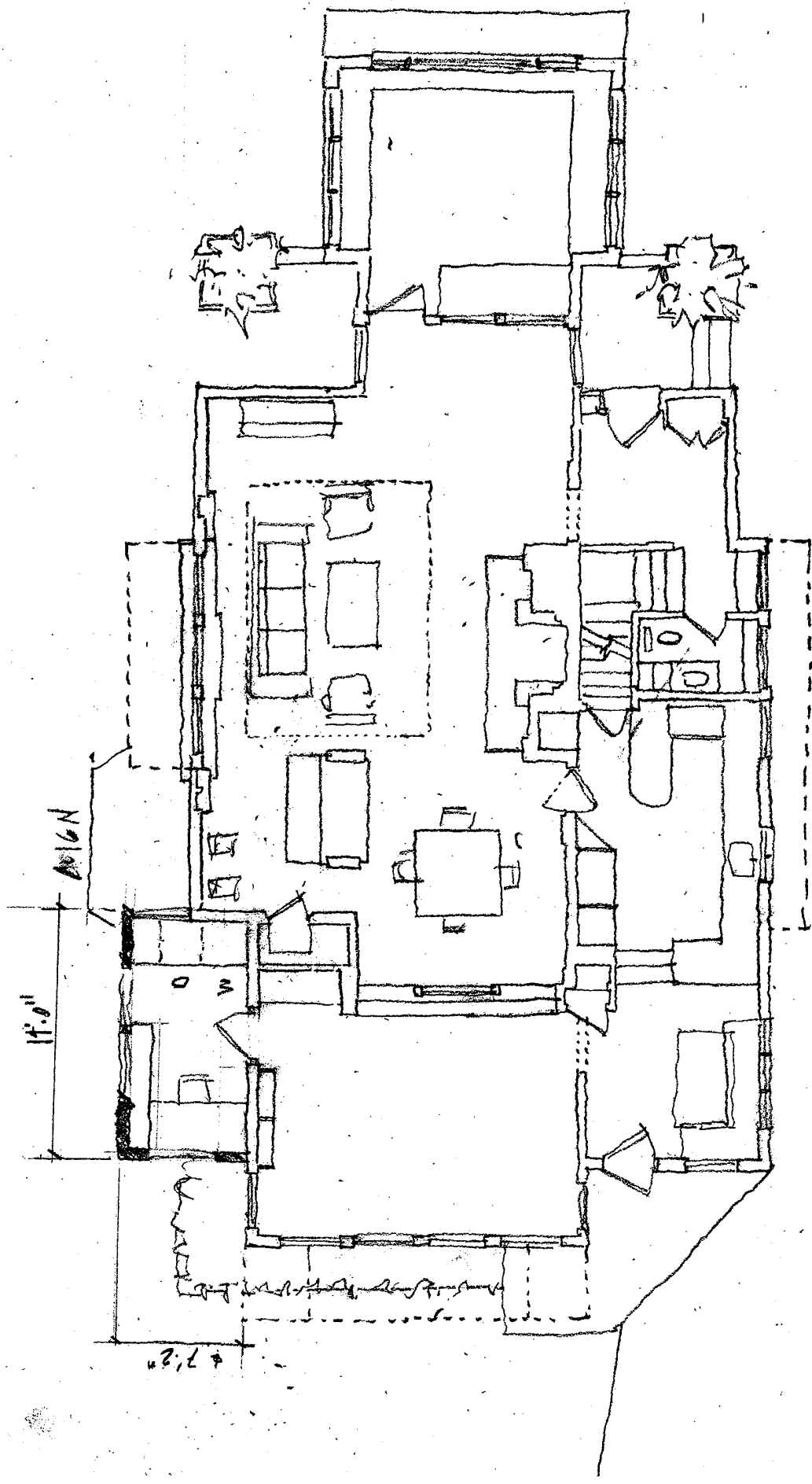
Luke Masella
Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date





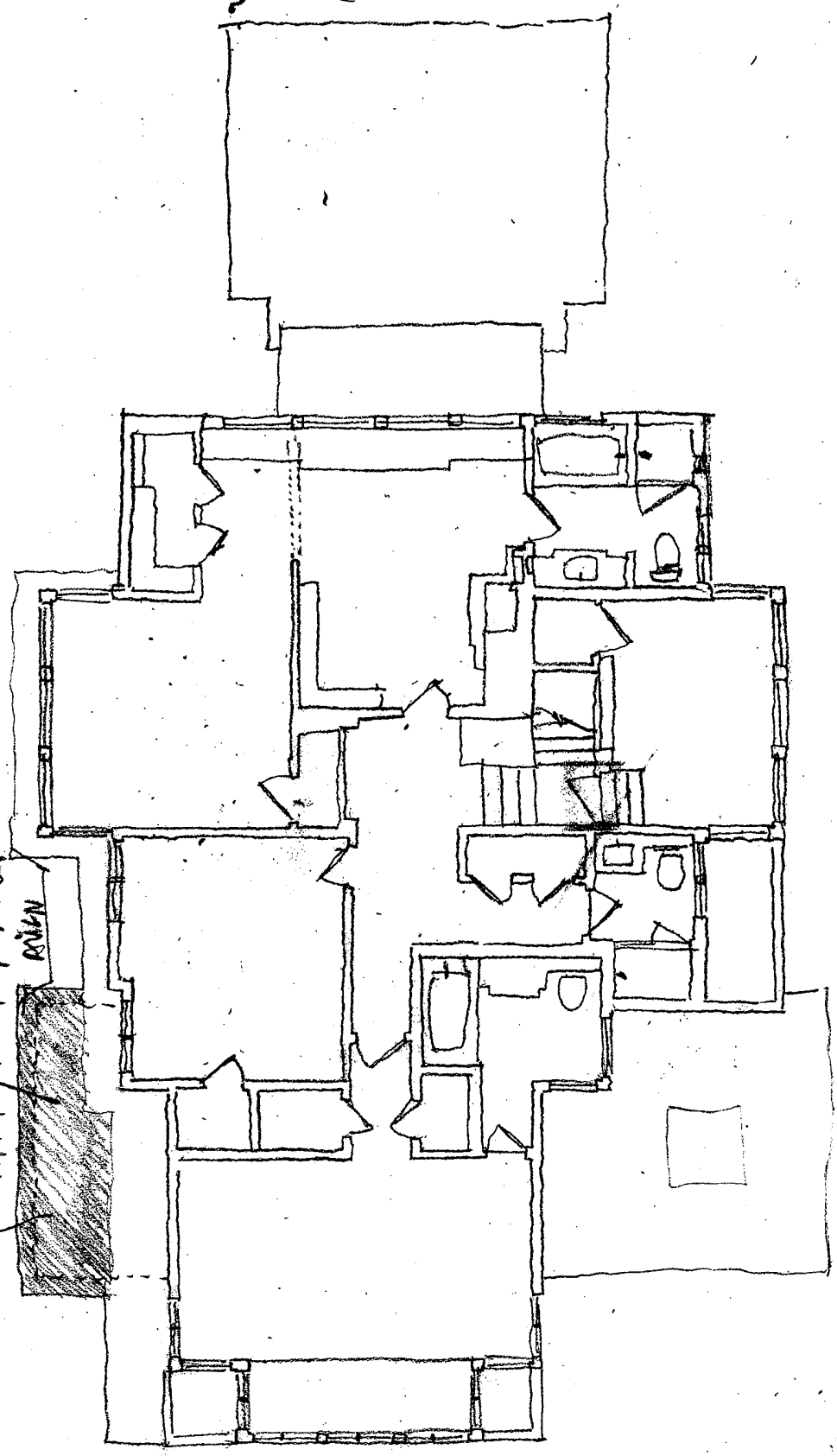
FLOOR I - V / PROPOSED ADOT/AT

2.22.23

8.21.0"



ADDITION - NEW POOL AREA
 RIVEN

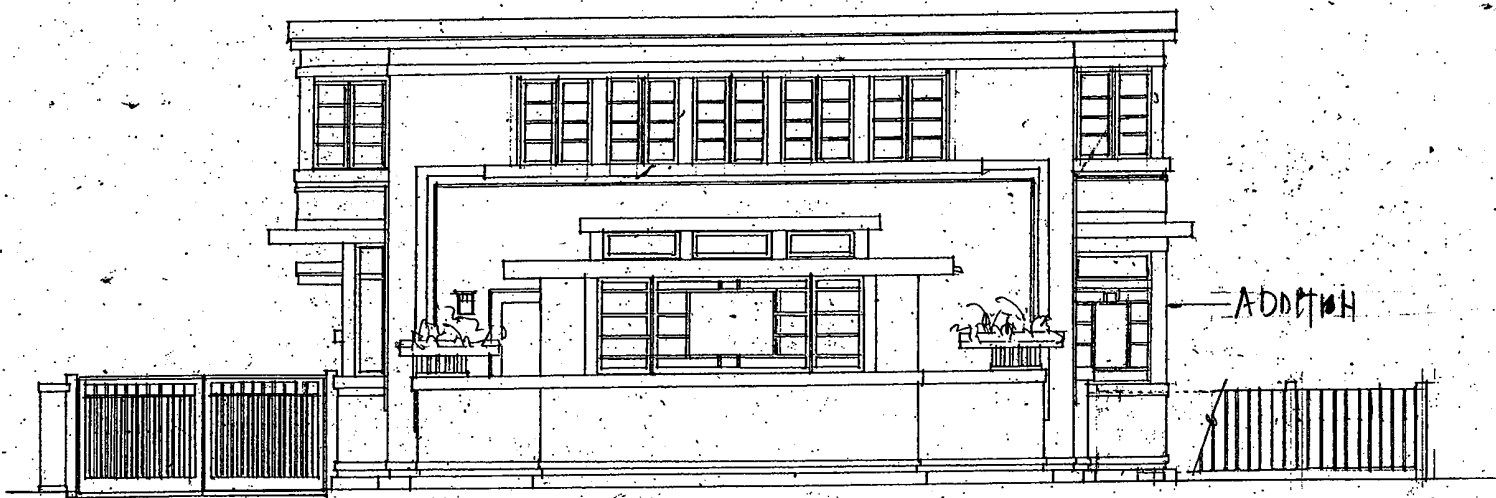


Floor 2 of Project RIVEN

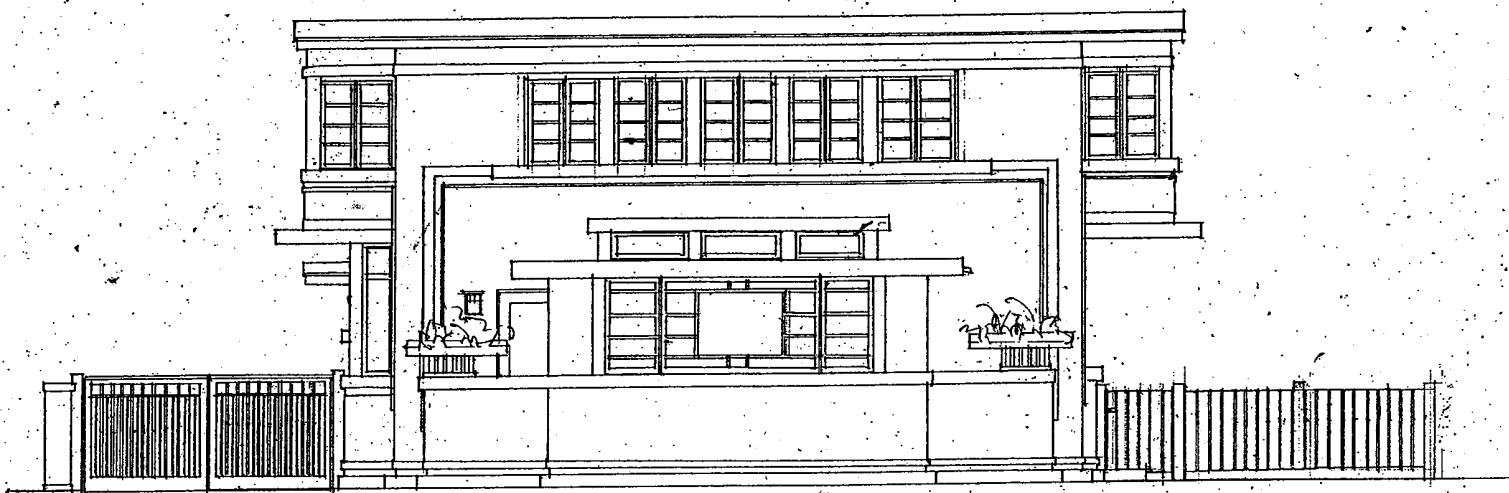
2.10.23

1.1.00

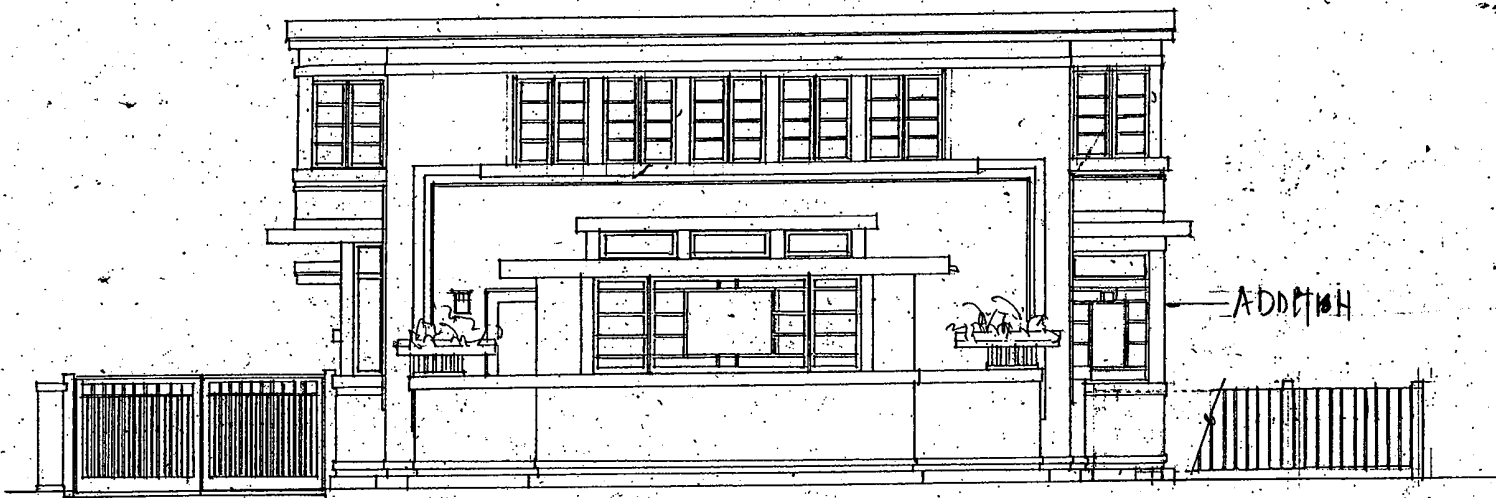




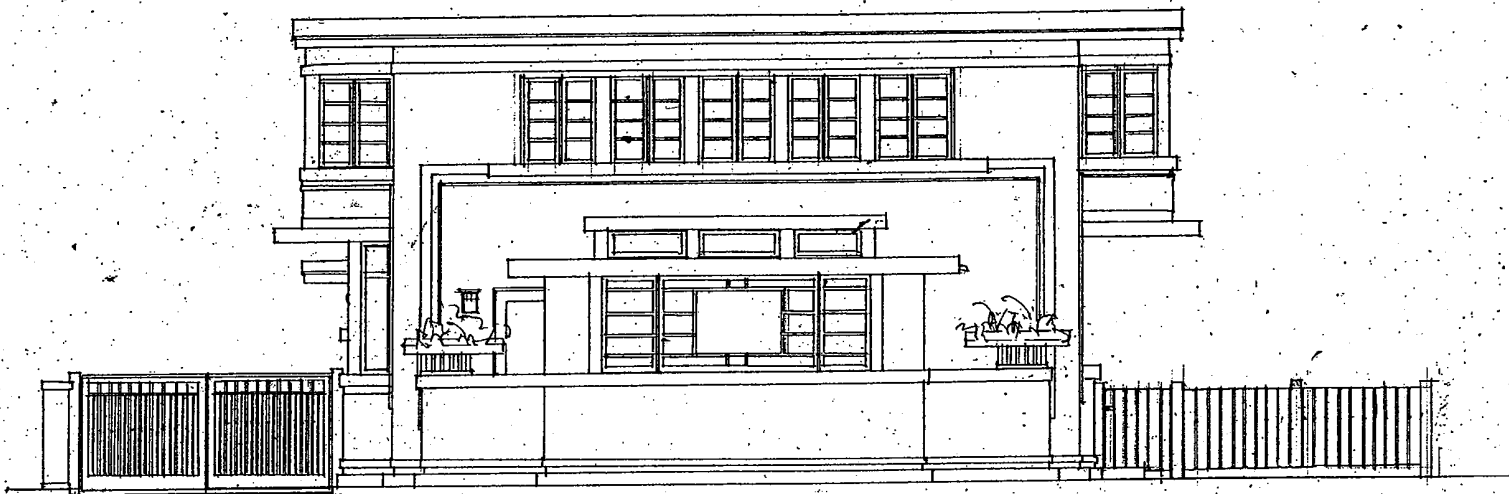
PROPOSED (STREET FACADE)



EXISTING (STREET FACADE)

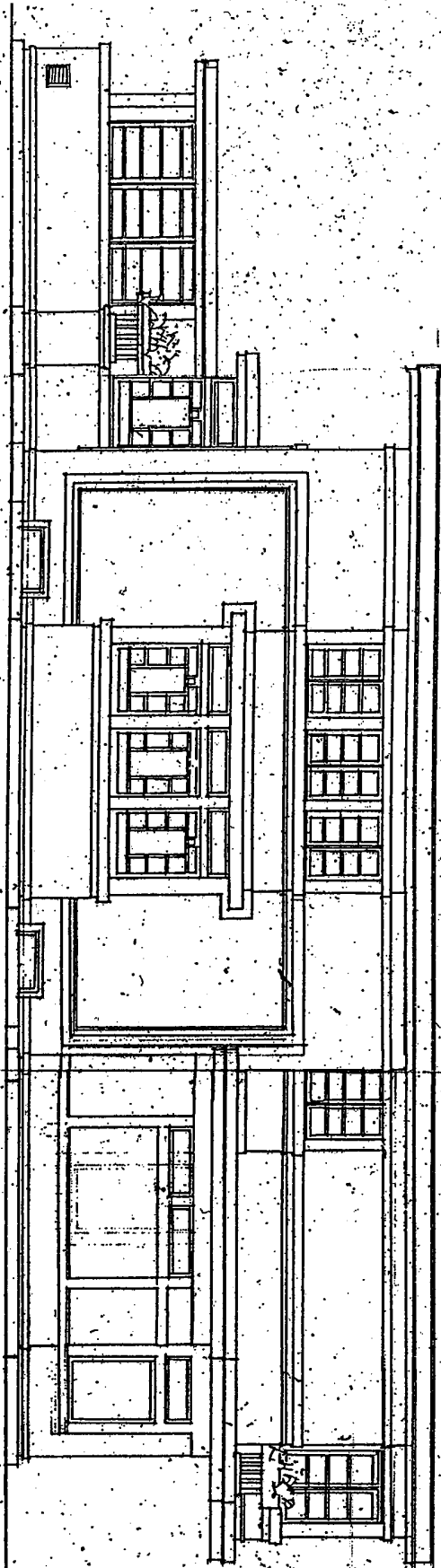


PROPOSED (STREET FACADE)

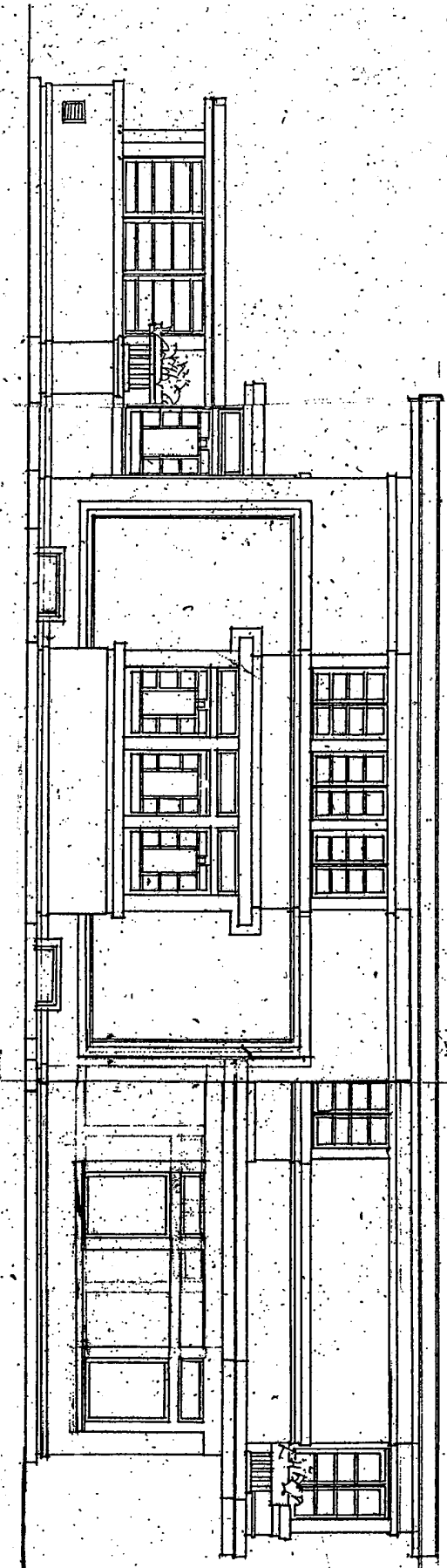


EXISTING (STREET FACADE)

PROPOSED (VIEW FROM SOUTH)



EXISTING (VIEW FROM SOUTH)



1/24/01



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

HISTORIC PRESERVATION COMMISSION

2022 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 mwalsh@vrf.us on or before July 29, 2022.

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

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

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

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

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

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

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

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

**PROPERTY INFORMATION**

Address of Property

PROPERTY OWNER INFORMATION

Name of Owner

Mailing Address

Primary Telephone Number

Secondary Telephone Number

Email Address

Form Prepared by

CONSTRUCTION INFORMATION

Date of Original Construction

Architect

Builder

Original Owner

NOMINATED WORK

Architect/Designer

Builder/Contractor

Description of Work

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