



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

Thursday, May 25th, 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: 826 4811 5091

Zoom Link: <https://us02web.zoom.us/j/82648115091>

The agenda is as follows:

- I. Call to Order
- II. Approval of Meeting Minutes – April 27th, 2023
- III. Public Comment
- IV. Discussion of Contributing or Noteworthy Properties to Consider for Significant Property Status
- V. Discussion Regarding Promotion of River Forest Architecture and History
- VI. Discussion of Applications for Historic Preservation Awards
- VII. Discussion of Additional Ways to Protect Significant Properties
- VIII. Other Business
- IX. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

April 27th, 2023

A meeting of the Historic Preservation Commission was held on April 27th, 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, Forehand

Absent: Commissioner Muhr

Also Present: Management Analyst/Deputy Clerk Luke Masella

II. APPROVAL OF MEETING MINUTES – MARCH 23, 2023

A MOTION was made by Commissioner Saeger and SECONDED by Commissioner Graham-White to approve the meeting minutes for the March 23, 2023 meeting.

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

NAYS: None.

Motion Passes.

III. PUBLIC TESTIMONY

a. Discussion surrounding 559 Edgewood Place

Commissioner Raino-Ogden recused himself from the discussion as this agenda item related to a property the commissioner owns.

Kris Raino-Ogden, who lives at 559 Edgewood Place, made public comment regarding proposed changes to the property at 559 Edgewood Place.

Commissioner Graham-White commented in support of the proposed addition.

Commissioner Forehand commented in support of the proposed addition.

Chairman Franek and Commissioner Saeger stated they agreed with Commissioner Forehand's comments.

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Commissioner Graham-White stated she appreciates the usage of original windows for the addition.

A discussion ensued surrounding the windowsill height.

A MOTION was made by Commissioner Forehand and SECONDED by Commissioner Saeger to grant a Certificate of Appropriateness for the proposed changes at 559 Edgewood Place.

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

NAYS: None.

Motion Passes.

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

Commissioner Graham-White asked whether the Commission had discussed adding Buurma properties to the list.

Chairmen Franek noted that many of the Buurma properties are on the list and that the discussion surrounding them occurred during the creation of the survey document.

A discussion ensued surrounding the creation of a list of properties to propose for significant property status to the Village Board of Trustees.

Chairmen Franek requested Deputy Clerk/Analyst Masella ask Village Administrator Walsh on how to proceed with presenting the list of properties to the Village Board.

V. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

A) Continued discussion on Martin Braun and the Auvergne Neighborhood

Commissioner Raino-Ogden stated he thought the neighborhood should be an individual historic district.

Commissioner Graham-White asked the Commission to consider whether the current Historic District should be expanded to include the Auvergne Neighborhood.

Chairman Franek noted that the uniformity of design of the homes in the area may call for an individual district.

Commissioner Graham-White noted her support for the idea of an individual district.

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VI. DISCUSSION OF HISTORIC PRESERVATION AWARDS

Chairmen Franek gave background on Historic Preservation Awards.

Deputy Clerk/Analyst Masella offered to post the award information on social media and in the newsletter.

The Commission agreed that work completed since 2020 will be allowed for application.

VII. DISCUSSION REGARDING PROMOTION OF RIVER FOREST ARCHITECTURE AND HISTORY

None

VIII. OTHER BUSINESS

None

IX. ADJOURNMENT

A MOTION was made by Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the April 27th, 2023 meeting of the Historic Preservation Commission at 7:53 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

Luke Masella
Deputy Clerk/Management Analyst

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

**PROPERTY INFORMATION**

Address of Property 823 Keystone Avenue

PROPERTY OWNER INFORMATION

Name of Owner Keith Strom & Lisa Rodriguez

Mailing Address 823 Keystone Ave, River Forest, IL 60305

Primary Telephone Number
312.404.4845


Secondary Telephone Number

Email Address keithwstrom@gmail.com

Form Prepared by Keith Strom

CONSTRUCTION INFORMATIONDate of Original Construction
1897Architect
unknownBuilder
Mr. Haase, MaywoodOriginal Owner
Charles W Schroeder, (died in 1921 struck by street car at Lake/Keystone)**NOMINATED WORK**Architect/Designer
Drew Nelson, WDN ARCHITECTURE, llcBuilder/Contractor
Bogdan & Robert Bialkowski, Conrad ConstructionDescription of Work
Replacement of cedar clapboard siding for the entire exterior, new roof shingles and restoring the original front porch (removed in 1937 by a previous owner), and re-landscaping of entire lot. Further description and images attached.

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


Signature5/22/23
Date

Description of Work:

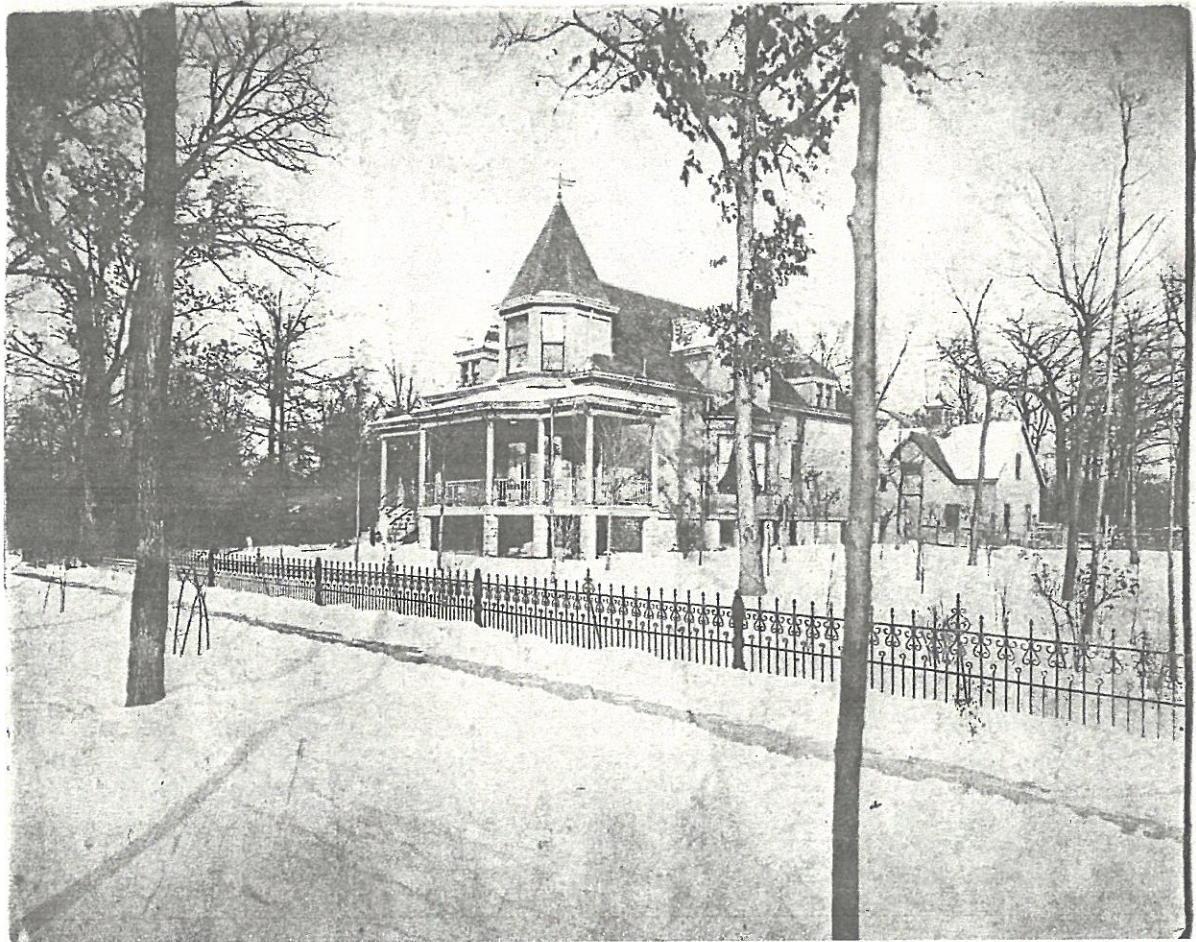
Clapboard Cedar Siding/Roof Shingles: Upon our purchase of the house, in consult with our contractor, Conrad Construction, LLC and architect, Drew Nelson, WDN, LLC, it was deemed that much of the exterior clapboard siding of the house was beyond repair, much of it rotted and decayed, so for uniformity we replaced the entire exterior clapboard siding, fascia and window casings. The roof shingles were also in disrepair due to the tree canopy rubbing on the roof. So we also had the tree canopy trimmed back, roof repaired and re-shingled.

Front Porch: The ultimate goal was to reconstruct the front porch of the home per the original dimensions and design of the original porch, per the image of the house from approximately 1900 (attached) we were given upon purchase of the home. The original wraparound front porch was intentionally removed and replaced by a much smaller concrete pad in what was called a beautification and modernization renovation in 1937. (Article attached) The original cupola was also removed during this renovation. Due changes in the roofline during this 1937 renovation, the cost to restore the cupola was too cost-prohibitive for us to include in our current restoration. The first step was to remove the concrete pad and staircase. Our original porch design faithfully followed the original design, in following the outline of the house, specifically the window well out-cropping. However, we were denied the permit for this design due to exceeding the allowed distance encroachment to the street and also exceeding the lot coverage percentage. We were told we could apply for variances for these issues but that it might take awhile to get the needed hearing and approval as these deliberations took place during the first quarter of 2020, right at the start of the covid pandemic. *(we had filed some other interior work permits prior to this that were delayed due to staff shortages, etc.)* Due to this previous experience and the anticipated challenges of the pandemic, we made the decision to revise our porch design to a straight line, reduce sq footage area and remove a secondary landing and staircase to meet the current building codes, etc.

We tried to mimic the original design with the only difference being the straight-line as noted above. The dentil moldings above the porch/below the soffit were repaired or replaced as needed. We did not replace the front/west facing windows, they remain original. The storm window metal casings (not original) were repaired and repainted. The bottom supports (wood support beams attached to concrete footers) had additional masonry work done to mirror the original design and match the existing foundation stonework. The original large wooden storm door was found in the garage in a state of rot and decay. We had this door restored and rehung on the front door, kept the original hardware and repaired the middle inserts for summer (screen) and winter (glass windows).

The front yard, south side yard and backyard of the home were overrun by trees, vines, bushes, weeds, etc. We cleared out and re-landscaped all of these areas.

Original Home (approx. 1900 with front porch & cupola)



[illegible]

BEFORE RESTORATION (approx. 2018)



BEFORE (2019 from drone footage by sellers realtor)



(from 2012 RF Historic Significance Survey)



BEFORE (FRONT STORM DOOR)



AFTER (FRONT STORM DOOR w/o insert)



AFTER RESTORATION 2020

(front porch, clapboard siding, new roof shingles, restored storm door)



AFTER RESTORATION (*porch support matching foundation stone, side yard*)





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

HISTORIC PRESERVATION
COMMISSION

2023 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 lmasella@vrf.us on or before July 28, 2023.

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.