



## **PUBLIC NOTICE**

A regular meeting of the Historic Preservation Commission is set for April 26, 2018 at 7:00 p.m. in the 2<sup>nd</sup> 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 – March 22, 2018
- IV. Review of Brochure Map Draft
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
  - a. Potential Nominations for Historic Preservation Awards
  - b. Statements of Economic Interest
- VII. Adjournment

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

**March 22, 2018**

A meeting of the Historic Preservation Commission was held on March 22, 2018 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 7:02 p.m. Upon roll call, the following persons were:

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

Absent: Commissioners Popowits

Also Present: Management Analyst Jon Pape

## **II. PUBLIC TESTIMONY**

Maureen Huston, 631 Edgewood, presented a project that she is currently applying for to complete a garage on her property, a significant property in River Forest that is an Arts and Crafts style home by Robert Spencer. She explained the difficulty with the project due to the unique lot shape and the ComEd power lines. She shared that the Zoning Board of Appeals has denied her request for a variation to build the garage on the side of her property due to setback requirements and a neighbor who opposed the project. According to Ms. Huston, the Zoning Board of Appeals left her with only the option to attach the garage to the home, which she claims will ruin the architectural integrity of her house. The only other option that she stated the ZBA had identified would require the removal of the mature trees on her property. Ms. Huston said that she has consulted and engaged historic architects to aid in finding a solution.

Management Analyst Pape informed the Commission that current plan which proposed the garage detached from the home, was not a project that would require a Certificate of Appropriateness and was not before them. Regardless, due to the homeowners desire to maintain the architectural integrity with this project, she is coming to the Commission for input and or support for the project.

Ms. Huston stated that she has three certified arborists coming to her property soon to do a complete analysis of the trees and their benefit as her desire was to preserve the trees and home.

Chairman Franek said that he was able to read the packet thoroughly and understand the many facets of the situation. He said that the Commission was limited in its ability to make any determination on this issue. He stated that he did feel that the Commission could potentially make a statement only if the construction of a new garage structure where the owner wishes to put it would alter the properties status as a significant property. Commissioner Franek felt the only other thing the Commission may be able to do, is to make a statement only if they believe that the construction of the new garage would impair the streetscape, which is a category in which the Commission gives an award annually.

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Ms. Huston said that she knew a neighbor who had previously won an award from the Commission. She said currently they have no option to park out of sight from the street. She said that one of the alternatives that the ZBA suggested included paving sixty percent of their current permeable yard. She said that she desires to keep the remaining three trees on her property as well as maintain the permeable space. She said that other alternatives were considered but did not accommodate full-size vehicles and or would be an eye sore in other ways to surrounding properties.

Commissioner Raino-Ogden asked what the homeowners history was as the packet indicated that she previously lived in the house to the south. Ms. Huston responded that she did live in the home to the south for twenty two years. She said that they bought the house from their neighbor who was going to lose it, and gave her a life estate. She said the neighbor contracted cancer not long after. She estimated that they lived next to this neighbor for approximately fifteen years, but did not own the house that entire time. Ms. Huston said they acquired it, helped her fix it and brought it into code and then gave her a life estate.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said there was a time when they owned both properties. She continued that they did try to build a garage when they owned both properties but the Village turned that project down in the beginning as well. She said they have been working on this project since September and that she has spent thousands of dollars in her pursuit. She said that she is making every effort to be responsible to the character of her house and to the neighborhood. She continued that they did solar studies to ensure that it was sensitive to their properties and the neighbors. Commissioner Raino-Ogden said the proposed drawing was architecturally sensitive.

Ms. Huston informed the commission that they did talk to ComEd regarding moving the power lines, but did not pursue it further due to the fact that it would cost \$4,500 to investigate it and ComEd would still likely say no. She briefly detailed how the garage would only be able to be attached to the south of the house where the porch is, but that would cause issues as well.

In response to a question from Commissioner Raino-Ogden, Ms. Huston said that she already is in the process of having screening landscaping installed between her and the neighbor.

In response to a question from Commissioner Pritz, Ms. Huston said that the ZBA turned down the application because they wanted her to complete it without a variation. She continued that because the lot is seven sided, she feels that there is only a very small area that they can build it without a variation that would not compliment the home and would require the removal of all the trees.

The Commission determined that attaching a garage to the home would most likely require a Certificate of Appropriateness application.

In response to a question from Commissioner Raino-Ogden, Ms. Huston explained the height issue of the proposed garage that the neighbor had objected to.

In response to a question from Chairman Franek, Ms. Huston shared that she did not have a drawing of what the garage would look like if it was attached to the home.

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Commissioner Prestes commented that if the Commission felt it may be inappropriate to attach the garage, it could provide only an advisory statement in that regard to avoid the homeowner getting that feedback from the Commission only after she had decided to do something different based on the decision of the Village Board.

The Commission and the homeowner discussed if they needed to see drawings of what an attached garage would look like in order to make a determination on if that would or would not be determined to be architecturally appropriate.

The homeowner discussed how she considered other options including moving the power lines, a subterranean garage, and a tandem garage.

Commissioner Pritz stated that the decision is if the Commission wants to say to the Village Board that the attachment of garage to the home would be architecturally inappropriate.

Based on a comment by Commissioner Prestes, the Commission further discussed if a drawing of the attached garage was needed in order to determine if the attached garage was appropriate. Commissioner Raino-Ogden shared that he felt it was not needed, particularly because the garage would collide with a dormer on the south elevation of the home. Commissioner Pritz shared that he thought the drawing would be helpful and necessary to visualize that.

Commissioner Pritz acknowledged that the neighbors were not present and previously had not supported the project. Commissioner Prestes agreed with that statement, but felt the Commission could answer the narrow question only if it has a concern about attaching the garage.

Commissioner Raino-Ogden reiterated that the main issue was the dormer that the garage would crash into.

Commissioner Prestes commented that although the Commission would be unable to say what the garage should look like or be, it could comment that it has concern on the attachment of it to the home.

Commissioner Raino-Ogden completed a sketch of what the attached garage would look like, showing the issue of the dormer, and shared it with the Commission.

The Commission decided to propose and vote on a statement that would oppose the attachment of garage to the home. Commissioner Pritz raised his concern that he did not feel ready to make that motion without seeing an architectural drawing of what it would look like. The Commission discussed that doing so would require the homeowner to order those drawings and potentially delay the application going to the Village Board. The Commission considered if the application could be continued to a future Village Board meeting, or if a sketch could be considered at an interim meeting of the Commission. Ultimately, the majority of the Commission decided that the drawing was not needed because the attachment of a garage to the home would be architecturally inappropriate.

A MOTION was made by Commissioner Prestes and SECONDED by Commissioner Raino-Ogden that the Historic Preservation Commission would tentatively oppose the idea of attaching a

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garage to the south elevation of the structure at 631 Edgewood as doing so would likely impair the property's ability to remain architecturally and historically significant.

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

NAYS: Pritz

Motion Passes.

Tom Bierzychudek, 754 William, reported that he went to the Oak Park River Forest Historical Society and received its agreement that every home on the 700 Block of William would automatically qualify for an honorary plaque. He further shared that he worked with the Historical Society on the font used on the plaque and the plaque design. He planned to get a mockup of the plaque and share it with neighbors on the block. Mr. Bierzychudek reported that new tenants were at 750 William and some interior remodeling had begun.

On behalf of resident Jan Saeger, Tom Bierzychudek shared that Ms. Saeger had spoken with District 90 which is not interested in historically landmarking their properties. Ms. Saeger said that she spoke to the owner of River Forest Chocolates and the Trail Side Museum who were both interested in land marking or placing a plaque on their properties. Management Analyst Pape added that District 90 did intend to apply for the Historical Society plaque.

### **III. APPROVAL OF MEETING MINUTES –FEBRUARY 22, 2018**

A MOTION was made by Commissioner Pritz and SECONDED by Commissioner Prestes to approve the meeting minutes for February 22, 2018 as presented.

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

NAYS: None.

Motion Passes.

### **IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES**

Chairman Franek shared that he spoke with Village staff regarding the possibility of listing significant properties that are for sale on the Historic Preservation section of the website. He reported that staff suggested checking with other municipalities on what they do and possibly including listings in Oak Park as they may include similar potential buyers.

Commissioner Graham-White suggested that potential properties could be included in the Village E-News. She continued that the Women's Club had an upcoming open house.

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**V. PRESERVATION INCENTIVES**

Chairman Franek shared that he spoke with Landmarks Illinois and gathered additional information about Tax Freeze information. He shared that information in the packet and asked that it replace the current information on the website.

**VI. OTHER BUSINESS**

Chairman Franek stated that the Commissioner's annual statement of economic interest was due by May 1.

Chairman Franek noted that the call for awards was opening up. Management Analyst Pape shared that the call was included in the packet and will be published via the Village's communication channels. Additionally, the Commission was welcomed to submit recommendations.

The Commission reviewed the Mood Board provided by the graphic designer for the proposed Historic Homes map. The Commission noted that it liked style number one the best. Commissioner Raino-Ogden noted that he liked the areas where the home, description, and map were all next to each other. The Commission preferred the less busy, and clean look. The Commission concluded that it would be best for the description to be able to be matched up with the map easily. In particular, it liked the example from Stillwater.

The Commission determined that its next meeting would be the regularly scheduled date of April 26, 2018.

**VII. ADJOURNMENT**

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the March 22, 2018 meeting of the Historic Preservation Commission at 8:26 p.m.

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

NAYS: None.

Motion Passes.

Respectfully submitted:

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Jonathan Pape  
Management Analyst

Approved:

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David Franek, Chairman  
Historic Preservation Commission

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Date

DRAFT



**Village of River Forest**  
**Village Administrator's Office**

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

**MEMORANDUM**

Date: April 19, 2018

To: Historic Preservation Commission

From: Jonathan Pape, Management Analyst

Subj: Historic Homes Map Brochure – First Draft Notes

The designer has completed the first draft of the Historic Homes map brochure. Please see the below notes and review the attachments for our discussion at the April 26, 2018 meeting. I will have a sample hard copy of the brochure for review at the meeting. The final size for the map when folded is 5 x 9.

***Photos***

- Photos are still needed of:
  - William Hatch House – 306 Keystone
  - Lozier House – 7218 Quick
- Review all photos to determine if any “retakes” are needed as previously discussed.

***Cover***

The designer has proposed four covers for consideration. They are attached. The designer added for consideration that they felt the cover should be:

- enticing
- leave reader wanting more
- historical reference
- transporting to that period in time
- architectural
- town/village theme



## ***Descriptions***

Two descriptions ran long in the format that we have currently selected. The designer has proposed the below re-write edits. If the Commission insists to leave it as is, the designer feels they can make it work.

- 15) 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.~~
- 24) 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.~~

One of the oldest surviving homes in the Village. Originally 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. A twenty-first century restoration has returned much of the exterior to its original form.

## ***Attachments:***

- Four cover options
- Draft of the brochure



# HISTORIC HOMES

VILLAGE OF RIVER FOREST  
HISTORIC PRESERVATION COMMISSION



## RIVER FOREST

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INCORPORATED 1880

Village of River Forest  
Historic Preservation Commission

# Historic Homes



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INCORPORATED 1880



# HISTORIC HOMES

RIVER FOREST  
PRESERVATION  
COMMISSION



## RIVER FOREST

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HISTORIC PRESERVATION COMMISSION

# HISTORIC HOMES




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INCORPORATED 1880






1

ARTHUR DAVENPORT HOUSE

559 Ashland Avenue (1901)

Arch: Frank Lloyd Wright

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.



8


WILLIAM DRUMMOND HOUSE

559 Edgewood Place (1910)

Arch: William E. Drummond

\*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.




2

RIVER FOREST WOMEN'S CLUB

1526 Ashland Avenue (1913)

Arch: William E. Drummond & Louis Guenzel

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.




9

BEN BADENOUGH HOUSE

555 Edgewood Place (1945)

Arch: William E. Drummond

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.



3


WILLIAM WINSLOW HOUSE AND STABLES

515 Auvergne Place (1893)

Arch: Frank Lloyd Wright

\*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.




10

CHAUNCEY WILLIAMS HOUSE

530 Edgewood Place (1895)

Arch: Frank Lloyd Wright

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




4

CHARLES PURCELL HOUSE

628 Bonnie Brae Place (1909)

Arch: Charles A. Purcell

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.




11

DAVID CUNNINGHAM THATCHER HOUSE

511 Edgewood Place (1858)

Arch: Unknown

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.




5

ELIAS DAY HOUSE

601 Bonnie Brae Place (1907)

Arch: Tallmadge & Watson

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




12

VERNA ROSS ORNDORFF HOUSE

1044 Forest Avenue (1929)

Arch: Spencer S. Beman Jr.

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




6

SETH RHODES HOUSE

719 Clinton Place (1916)

Arch: John S. Van Bergen

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.




13

HENRY EINFELDT HOUSE

1010 Forest Avenue (1915)

Arch: Purcell & Elmslie

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."




7

ISABEL ROBERTS HOUSE

603 Edgewood Place (1908)

Arch: Frank Lloyd Wright

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.



14

DOUBLEMINT HOUSES


1223-1227 Franklin Avenue (1955)

Arch: Unknown

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.



## RIVER FOREST



18

PELLET HOUSE

727 Keystone Avenue (1915)

Arch: Spencer & Powers

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.



17

JOSEPH J. BUTLER HOUSE

1103 Keystone Avenue (1925)

Arch: Meyer & Cook

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



19

JOSEPH J. ARNOLD HOUSE

720 Keystone Avenue (1916)

Arch: H.G. Fiddelde

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

JOHN JACKSON HOUSE

706 Keystone Avenue (1900)

Arch: E.E. Roberts

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



21

C.C. COLLINS HOUSE

606 Keystone Avenue (1906)

Arch: E.E. Roberts

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

J. KIBBEN INCALLS HOUSE

562 Keystone Avenue (1909)

Arch: Frank Lloyd Wright

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 Creek cross design with subsequent rear additions by William E. Drummond (1926) and John Tilton (1981), the street view of house has remained completely intact.




23

JOHN W. BROUGHTON HOUSE

530 Keystone Avenue (1909)

Arch: Robert Spencer

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




24

SOLOMON THATCHER JR. HOUSE

518 Keystone Avenue (1874)

Arch: Unknown

One of the oldest surviving homes in the Village. Originally 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. A twenty-first century restoration has returned much of the exterior to its original form.



25

JOHN A. KLASERT HOUSE

517 Keystone Avenue (1915)

Arch: William E. Drummond and Guenzel

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

WILLIAM F. BLOCKI HOUSE

344 Keystone Avenue (1883)

Arch: Unknown

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


WILLIAM HATCH HOUSE

306 Keystone Avenue (1882)

Arch: Frank Lloyd Wright

\*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

RIVER FOREST METHODIST CHURCH

7970 Lake Street (1912)

Arch: William E. Drummond

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

RIVER FOREST LIBRARY

735 Lathrop Avenue (1928)

Arch: William E. Drummond

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

RIVER FOREST TENNIS CLUB

615 Lathrop Avenue (1906)

Arch: Frank Lloyd Wright

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

ROBERT SPENCER HOUSE

926 Park Avenue (1905)

Arch: Robert C. Spencer

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

LOZIER HOUSE

7218 Quick Avenue (1906)

Arch: Tallmadge & Watson

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

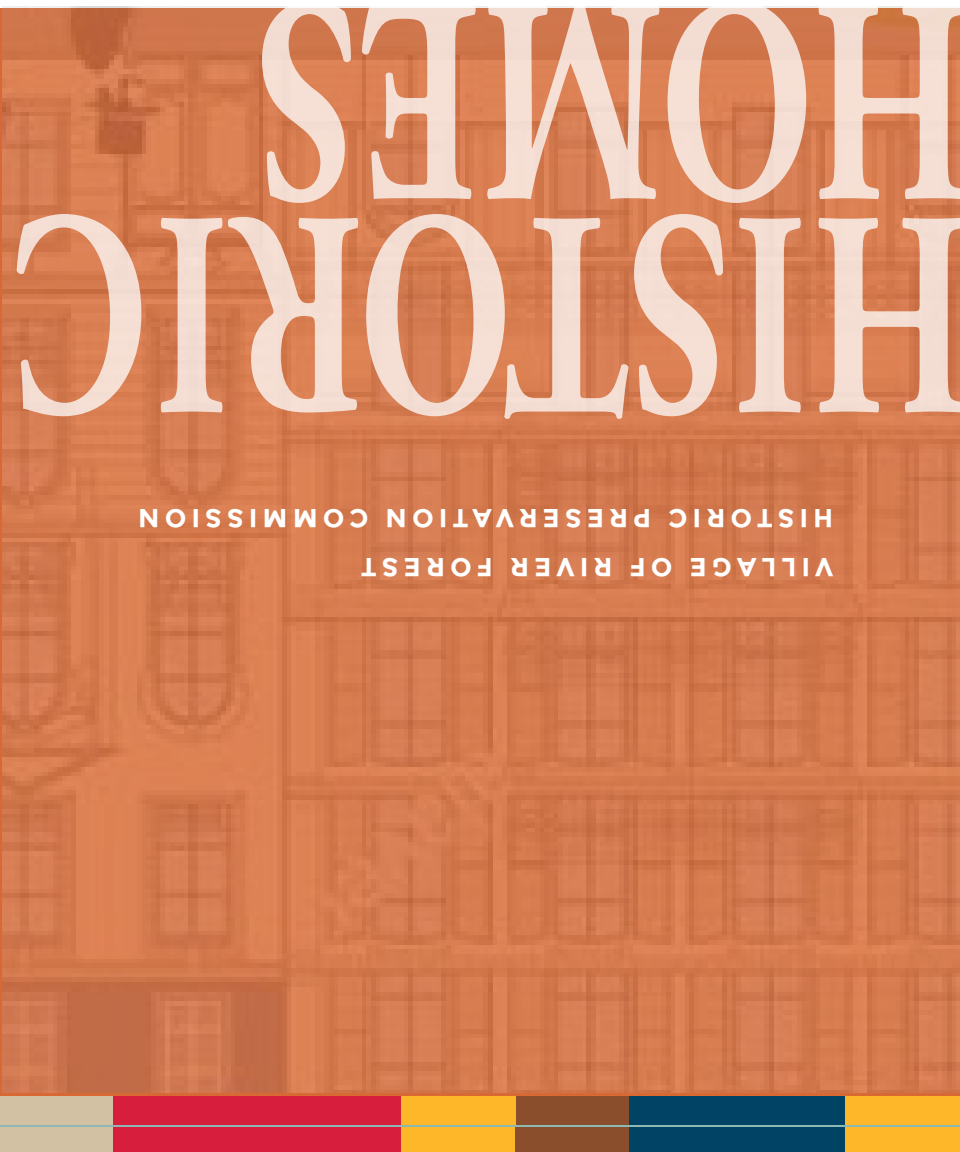
HOFFMAN HOUSE/ TRAILSIDE MUSEUM

738 Thatcher Avenue (1874)

Arch: Unknown

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.





Presented by the River Forest  
Historic Preservation Commission

FOR ADDITIONAL INFORMATION, PLEASE  
SEE OUR WEBSITE AND COMPREHENSIVE  
ARCHITECTURAL SURVEY AT [VRF.US](#)

**RIVER FOREST**  
*Proud Heritage • Bright Future*

400 Park Avenue  
River Forest, IL 60305  
708-366-8500  
Mon 8:00am-7:00pm  
Tue-Fri 8:00am-4:30pm

BUILDINGS BY SIGINIFICANT ARCHITECTS & BUILDERS

Spencer S. Beman	Buurma Brothers (cont.)	Jerome Cerny	Carl J. Kastrup	Robert Spencer
1044 Forest	909 Clinton 914 Clinton	7425 Berkshire 1402 Clinton 7849 Greenfield 7900 Greenfield	500-510 Bonnie Brae 1406 Harlem 7203 LeMoyne	742 Franklin 530 Keystone 727 Keystone 807 Keystone 743 Park 926 Park
Benedict J. Bruns	915 Clinton 918 Clinton 919 Clinton 924 Clinton 930 Clinton 934 Clinton 935 Clinton 946 Clinton 947 Clinton	838 Franklin 847 Franklin 915 Franklin 927 Franklin 1022 Franklin 1029 Franklin 1036 Franklin 1039 Franklin 1046 Franklin 1112 Franklin 1122 Franklin 1123 Franklin 1131 Franklin 1137 Franklin 1138 Franklin 1145 Franklin	7234 Quick 7970 Lake 7623-29 Lake 7753-71 Lake	734 Bonnie Brae 609 Clinton 625 Clinton 719 Clinton 730 Clinton
807 Ashland 814 Ashland 846 Ashland 923 Ashland 1030 Ashland 1031 Ashland 1047 Ashland 1105 Ashland 1123 Ashland 1130 Ashland 1138 Ashland	802 Bonnie Brae 811 Bonnie Brae 814 Bonnie Brae 815 Bonnie Brae 820 Bonnie Brae 821 Bonnie Brae 824 Bonnie Brae 831 Bonnie Brae 835 Bonnie Brae 836 Bonnie Brae 840 Bonnie Brae 841 Bonnie Brae 903 Bonnie Brae 909 Bonnie Brae 914 Bonnie Brae 919 Bonnie Brae 920 Bonnie Brae 924 Bonnie Brae 925 Bonnie Brae 930 Bonnie Brae 931 Bonnie Brae 934 Bonnie Brae 941 Bonnie Brae	806 Jackson 814 Jackson 815 Jackson 831 Jackson 839 Jackson	628 Bonnie Brae 1010 Forest 1338 Park	335 Ashland 1047 Keystone
806 Clinton 810 Clinton 826 Clinton 830 Clinton 900 Clinton 905 Clinton 908 Clinton 909 Clinton	922 Bonnie Brae 1433 Keystone 815 Lathrop 914 Lathrop 923 Lathrop	1221 Monroe 1231 Monroe	633 Bonnie Brae 715 Clinton 731 William 722 William 735 William 726 William 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	606 Keystone 706 Keystone 539 Thatcher
	1015 Park 1023 Park 1044 Park 1105 Park			
	1210 William 1220 William 1226 William 1232 William 1240 William			
Henry Fiddelke	Henry Hogans	Henry Holsman	Olsen and Urbain	Edward Probst
726 Clinton 751 Clinton 755 Clinton 720 Keystone	609 Clinton 722 William 742 William 617 Clinton 723 William 723 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	7200-14 Oak 7314 Oak	915 Franklin	1037 Forest
William E. Drummond	847 Ashland 535 Edgewood 555 Edgewood 559 Edgewood 560 Edgewood 517 Keystone 619 Keystone 735 Lathrop 7234 Quick 7970 Lake 7623-29 Lake 7753-71 Lake		628 Bonnie Brae 1010 Forest 1338 Park	625 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
Carl J. Kastrup	500-510 Bonnie Brae 1406 Harlem 7203 LeMoyne		633 Bonnie Brae 715 Clinton 731 William 722 William 735 William 726 William 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			
Henry H. Mahler	7623-29 Lake 7314 Oak			
Arthur Maiwurm	1036 Franklin			
Guys and McClintock	807 Keystone 1010 Forest 1111 Forest 7551 Quick			
Tallmadge & Watson	562 Ashland 601 Bonnie Brae 7300 Division 519 Edgewood 751 Franklin 830 Franklin 838 Franklin 737 Keystone 601 Park 1108 Park 1114 Park 1120 Park 7218 Quick			
John S. Van Bergen	734 Bonnie Brae 609 Clinton 625 Clinton 719 Clinton 730 Clinton			
Vierow Brothers	335 Ashland 1047 Keystone			
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	606 Keystone 706 Keystone 539 Thatcher			

HISTORIC PRESERVATION AWARD WINNERS

2009	45 Keystone 1516 Franklin 8011 Oak 542 Edgewood 223 Gale	Mike and Sharon Lennox Ivan Ivanov N/A Kim Fields N/A	Streetscape Compatibility Award of Merit Award of Merit Streetscape Compatibility Adaptive Reuse
2010	Train Station 1045 Jackson 735 Thatcher 1001 Jackson 315 Forest Auvergne/Lake 610 Thatcher	Housed in the RF Park District building Deogracias Residence Mastbrook Residence Kieselstein John Dzuryak Edward C. Waller, Entrance Gates Ray & Ann Berens	Adaptive Reuse Award of Merit Restoration Award Architectural Details Architectural Compatibility Restoration Award Architectural Compatibility
2011	605 Ashland 210 Gale	Mitka Residence Maychruk Residence	Streetscape Compatibility Award of Merit
2012	558 William 702 Forest 604 Ashland	Synder Residence & Mark Zinni Architects DeWitte Residence & Raino-Ogden Architects Taubman Residence & Studio M Architects	Award of Merit Award of Merit Streetscape Compatibility
2013	731 Monroe	Rosanne McGrath, Studio M Architects	Streetscape Compatibility
2014	344 Keystone	John & Maureen Heakin	Restoration Award
2015	706 Park	Tim & Karen Ryan	Renovation
2016	914 Lathrop 138 Keystone	Wade Weissmann Architecture Stewart Weiner & Betsy Kvam	Renovation Architectural Details
2017	146 Keystone 558 Franklin	David Burns and Laurel McMahon Tim and Emily Ruby	Restoration Award Restoration Award

SIGNIFICANT PARKS AND MONUMENTS

<b>Washington Square Park</b> Washington Blvd + Park Avenue Landscape Arch: Jens Jensen	<b>Edmund A. Cummings Memorial, 1842-1922</b> Forest Home Cemetery, 863 Desplaines Ave Charles White, from Louis Comfort Tiffany
<b>Washington Triangle Park, 1916</b> Washington Blvd + Forest Avenue Landscape Arch: Jens Jensen	
<b>Keystone Park, 1915</b> Keystone Avenue + Lake Street Landscape Arch: Jens Jensen	

SIGNIFICANT INSTITUTIONAL BUILDINGS

<b>Mazzuchelli Hall, 1924</b> Central building of Dominican University Arch: Ralph Adams Cram	<b>Lewis Memorial Hall, 1931</b> West of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram
<b>Mother Emily Power Hall, 1920</b> East of Mazzuchelli Hall, Dominican University Arch: Ralph Adams Cram	<b>Grace Lutheran Church, 1931</b> Division Street + Bonnie Brae Arch: Tallmadge & Watson

# 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 & 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.



**Village of River Forest**  
**Village Administrator's Office**

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

**MEMORANDUM**

Date: April 19, 2018

To: Historic Preservation Commission

From: Jon Pape, Management Analyst

Subj: March 2018 – 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 March 2018 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 March 2018.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
7900 Greenfield	Significant Property	Sewer Repair	-	-	03/08/2018
731 Franklin	Historic District	Fence	-	-	03/08/2018
743 Thatcher	Historic District	Waterproof Foundation	-	-	03/09/2018
7732 Lake St	Historic District	Rebuild Chimney	-	-	03/12/2018



726 Clinton	Historic District	New Master Bath	-	-	03/15/2018
530 Ashland	Significant Property	Fence and Gate	-	-	03/15/2018
1302 Jackson	Significant Property	Roof	-	-	03/15/2018
918 Jackson	Significant Property	Roof	-	-	03/16/2018
620 Thatcher	Historic District	Sewer Repair	-	-	03/16/2018
554 Thatcher	Significant Property	Fence	-	-	03/22/2018
704 Forest	Historic District	Rough In Basement Plumbing	-	-	03/23/2018
236 Keystone	Significant Property	Brick Paver Sidewalk	-	-	03/28/2018
947 Ashland	Historic District	Windows	-	-	03/28/2018
800 Jackson	Significant Property	Patio and Grill Island	-	-	03/29/2018



## Village of River Forest

Village Administrator's Office

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

### MEMORANDUM

Date: April 4, 2018

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report - March, 2018

The Village issued 93 permits in March, 2018, compared to 120 during the same month in 2017. Permit revenue collected in March, 2018 totaled \$42,766, compared to \$24,376 in January. Fiscal Year total permit revenue has now reached \$481,282, which is 101% of the \$475,000 projected for FY 17-18. The following noteworthy building permit was issued in March, 2018:

- 7355 Greenfield Avenue - 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. Occupancy has been granted to five of the 29 units. Staff continues to work with the developer to ensure that the conditions of partial occupancy are met.
- Concordia University Residence Hall (Bonnie Brae Place - Approved July 12, 2016) – The Village received plans for the build-out of the fourth and fifth floors in February, 2018. Under the Planned Development Ordinance, construction must be completed by April, 2019 for the planned development permit to remain valid.
- The Avalon (Bonnie Brae Condominiums - 1101-1111 Bonnie Brae Place - Approved November 17, 2016) – The Village Board granted a major amendment regarding setback requirements in March, 2018. Under the terms of a minor amendment that was granted in January, 2018, the developer must commence construction by July 30, 2018.

*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. In February the University appeared before the Development Review Board with a revised plan and affirmed that the waiver for a traffic and parking study still stands. University Staff recently informed the Village that they would be ready to submit the application in April.
- Lake and Lathrop - The developer held a pre-filing conference with the Development Review Board on November 16, 2017. They also held a meeting with residents within 500 feet of the subject property regarding the pending planned development on January 23, 2018. A revised application was submitted to Staff in late March and is currently under review.
- Assisted Living Facility (Chicago and Harlem Avenues) - The developer introduced the project to the Village Board on November 27, 2017. They will appear before the Development Review Board for a pre-filing conference on April 19, 2018 and a neighbor meeting is scheduled for April 26, 2018.
- Cigar Oasis (400 Ashland Avenue) - The owner of Cigar Oasis wishes to relocate his business from his current location on Lake Street to an existing building located at 400 Ashland Avenue. He will appear before the Development Review Board for a pre-filing conference on April 19, 2018. A neighbor meeting will be held shortly thereafter but has not yet been scheduled.

**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	152
October	82	120	149	140	119
November	62	55	72	98	79
December	39	43	79	55	71
January	23	24	66	107	69
February	27	22	67	87	58
March	47	41	109	120	93
April	93	78	97	148	
<b>Two Month Comparison</b>	<b>74</b>	<b>63</b>	<b>176</b>	<b>207</b>	<b>151</b>
<b>Fiscal Year Total</b>	<b>837</b>	<b>907</b>	<b>1,381</b>	<b>1,527</b>	<b>1,239</b>

**Real Estate Transfers**

	March 2018	March 2017	FY 2018 Total	FY 2017 Total
<b>Transfers</b>	22	24	213	256

**Residential Property Demolition**

	March 2018	FYTD 2018 Total	FY 2017 Total	FY 2016 Total
<b>Residential Demolitions</b>	0	4	7	3

Demolition permit(s) were issued for the following single family home(s):

Address

Architectural Survey Notes

None