



PUBLIC NOTICE

A regular meeting of the Historic Preservation Commission is set for May 16, 2019 at 7:00 p.m. in the 1st Floor Community 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 – April 11, 2019
- IV. Consideration of Certificate of Appropriateness – 401 Thatcher/ 8001 Central (The Depot) – Exterior Paint
- V. Consideration of Certificate of Appropriateness – 755 William – Rear Home Addition
- VI. Consideration of Certificate of Appropriateness Application – 755 William – Garage Demolition
- VII. Approval of Any Information to Request from the Applicant for Certificate of Appropriateness Application – 755 William – Garage Demolition
- VIII. Discussion of Additional Ways to Protect Significant Properties
- IX. Other Business
 - a. Potential Nominations for Historical Preservation Award
- X. Adjournment

VILLAGE OF RIVER FOREST HISTORIC PRESERVATION COMMISSION MEETING MINUTES

April 11, 2019

A meeting of the Historic Preservation Commission was held on April 11, 2019 at 7:00 p.m. in the Second Floor Conference Room at the River Forest Village Hall, 400 Park Avenue.

I. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03 p.m. Upon roll call, the following persons were:

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

Absent: Commissioners Pritz, Popowits and Prestes

Also Present: Assistant to the Village Administrator Jon Pape

Assistant to the Village Administrator announced to the Commission that Commissioner Popowits has shared that he will not seek a reappointment in May for an additional term and will be stepping down from the Commission.

II. PUBLIC TESTIMONY

Jan Saeger, 435 William, promoted the Historical Society House Walk that would be held on May 5, 2019 and feature five River Forest Homes. Further, she noted that on July 13, 2019, the Historical Society would host a sidewalk tour of homes in the Village.

Bill McDonald, 803 Bonnie Brae, commended the Commission for what he felt was a fair and judicious decision on the 1123 Franklin public hearing.

III. APPROVAL OF MEETING MINUTES – DECEMBER 13, 2018

A MOTION was made by Commissioner Dowling and SECONDED by Commissioner Graham-White to approve the meeting minutes for January 24, 2019 as presented.

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

NAYS: None.

Motion Passes.

Chairman Franek asked for the minutes for March 4, 2019 to be clarified to also include architectural significance at points in which the minutes referenced historical significance of homes.

A MOTION was made by Commissioner Dowling and SECONDED by Commissioner Graham-White to approve the meeting minutes for March 4, 2019 as amended.

Historic Preservation Commission Meeting Minutes
April 11, 2019

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

NAYS: None.

Motion Passes.

IV. DISCUSSION OF ADDITIONAL WAYS TO PROTECT SIGNIFICANT PROPERTIES

Commissioner Graham-White expressed that she was pleased with how the hearing for 1123 Franklin went. She referenced a letter received by the Commission from a resident after the hearing and inquired as to if the Commission could find additional ways to educate the public on the decision the Commission has to make during these hearings.

Prompted by a question from Commissioner Graham-White, the Commission discussed what role they felt the Village and or Commission could play in intervening with homes that are vacant and or dilapidated. Chairman Franek noted the hurdles of dealing with bank-owned properties. The Commission discussed ways that they could work with realtors on these issues or take a more regional approach.

Commissioner Graham-White provided an update to the Commission on significant properties currently for sale. Included were notes that 344 Keystone and the River Forest Women's Club were both contingent.

V. OTHER BUSINESS

Chairman Franek noted that the ZBA was currently hearing a zoning application for 755 William related to a rear home addition. The project will come before the Historic Preservation Commission for a Certificate of Appropriateness review.

The Commission agreed to circulate availability for a next meeting date due to conflicts with the regularly scheduled date.

VI. ADJOURNMENT

A MOTION was made by Commissioner Raino-Ogden and SECONDED by Commissioner Graham-White to adjourn the April 11, 2019 meeting of the Historic Preservation Commission at 7:39 p.m.

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

NAYS: None.

Motion Passes.

Historic Preservation Commission Meeting Minutes
April 11, 2019

Respectfully submitted:

Jonathan Pape
Assistant to the Village Administrator

Approved:

David Franek, Chairman
Historic Preservation Commission

Date

DRAFT

Certificate of Appropriateness Application

401 Thatcher

Exterior Paint



River Forest Park District

401 Thatcher Avenue • River Forest, IL 60305 • 708-366-6660 • rfparks.com

REQUEST FOR BID

2019 THE DEPOT EXTERIOR PAINT PROJECT

NOTICE TO BIDDERS

Sealed written bids for the River Forest Park District's **2019 The Depot Exterior Paint Project** shall be received until 10:00 am local time, May 2, 2019, at the River Forest Park District offices, 401 Thatcher Avenue, River Forest, at which time they will be publicly opened and read out loud.

Beginning March 22, 2019, bid information may be obtained from the River Forest Park District website at www.rfparks.com or at the River Forest Park District offices, 401 Thatcher Avenue, River Forest, between 8:30 am and 4:30 pm. This is a State of Illinois/Cook County prevailing wage project with a certified payroll to be turned into the Park District.

The successful contractor must be able to provide required proof of insurance within ten (10) days of the award of the contract.

No Bid Bond or Performance Bond is required.

The Board of Commissioners of the River Forest Park District reserves the right to reject any or all proposals and to waive any technicalities or formalities which it deems to be in the best interest of the District.

All work must be warranted for one (1) years from date of acceptance.

All prices are F.O.B. River Forest, Illinois. Any questions regarding this bid should be directed to Michael Sletten, Executive Director, at (708) 366-6660.

GENERAL CONDITIONS

Scope of Work: The project shall consist of the following: cleaning exterior building surface including removal of all loose paint and power washing; caulk all seams/joints, as necessary, between wood and stucco panels; and painting all four sides of The Depot according to specified colors.

Paint shall be high performance grade, with finish to be confirmed with the owner. The contractor is responsible for the application of two coats of paint. The first coat is allowed to be a tinted primer coat.

SW 1002 Cubist Gray Exterior: Ground level concrete surfaces on the east, north, and west sides of building, and the lower 32" of concrete wall on the south side (platform level) of the building.

SW 7032 Warm Stone Exterior: Platform level stucco panels.

BM 2114-10 Bittersweet Chocolate Exterior: All wood trim, including roof overhang, windows, and platform level security screens. Note: ground level windows have already been painted and should be excluded from the proposal.

South side (platform level) of the building: Please note that the train platform is owned and controlled by Union Pacific Railroad. Union Pacific requires any contractor to successfully complete their Property Access Training Program prior to access to the train platform. There is a \$25 set up fees plus a \$7/person fee to complete this training. For more information, go to <https://www.up.com/aboutup/community/safety/erailsafe/up-pat/index.htm>. Work on platform level side (south side) of The Depot will be limited to a 3 day window to complete the work. The work required under these specifications includes the furnishing of all materials, labor and services to paint the building

Qualifications of Contractors: This project is open to all qualified contractors who have completed at least two (2) similar applications completed by said contractor that have been in service a minimum of two (2) years; and supply the locations, dates completed.

Completion of Schedule: The contractor shall complete all work on or before July 19, 2019.

Prevailing Wage: The contractor must pay the prevailing wage for each trade involved in this project as specified by the State of Illinois Department of Labor.

Guarantee: The successful contractor shall guarantee the work specified herein against defective materials or faulty workmanship for a period of one (1) year following the date of acceptance by the Park District.

Insurance Requirements: The awarded contractor shall file with the Park District a certificate of insurance in the amount of \$2,000,000 general aggregate. Workers Compensation Insurance shall be provided in accordance with State law. The **River Forest Park District** and **Union Pacific** shall be named as an additional insured on all policies affecting the contract at no extra expense to the District.

Withdrawal of Proposal: Proposals must be firm for sixty (60) days after opening.

Right Reserved By The Park District: The District reserves the right to waive any informality and/or reject any or all proposals when, in the opinion of the District, such action serves the best interests of the District. Unless proposals are rejected, the contract will be awarded to the lowest responsible, qualified proposal.

COMMENTS

1. A 6' chain-link fence will be installed on the platform deck directly under the gutter line to serve as a safety barrier between the project and the trains. The Park District is responsible to the construction of this fence. The contractor will be strictly prohibited from working outside the fenced area on the platform.
2. Work on platform level side (south side) of The Depot will be limited to a 3 day window to complete the work.
3. The black security screens on the platform level side (south side) windows shall not be painted. All green on the screen frames shall be painted.

BID FORM

The undersigned proposed to furnish all labor, materials, tools, equipment, and perform all necessary requirements for the **2019 The Depot Exterior Paint Project** as specified in accordance with the attached conditions and specifications, and at the terms and schedule prices herein given. The **River Forest Park District** reserves the right to award any or all items in its own best interests.

Bid Total \$ _____

Company: _____

Authorized Agent (Print Name): _____

Title: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Fax: _____

Email: _____

Date: _____

Employee Tax ID #: _____

CERTIFICATE OF COMPLIANCE

WITH ARTICLE 33E OF THE
CRIMINAL CODE OF 1961

The undersigned, _____, being the Contractor submitting a proposal for the public project as described in these proposal documents, hereby certifies that the undersigned is not barred from bidding on the public contract as a result of a violation of either Sec. 33E-3 or Sec. 33E-4 of Article 33E of the Criminal Code of 1961, approved July 28, 1961, as amended.

Dated: _____

Contractor

By: _____

Attest: _____



Certificate of Appropriateness Application

755 William

Rear Home Addition

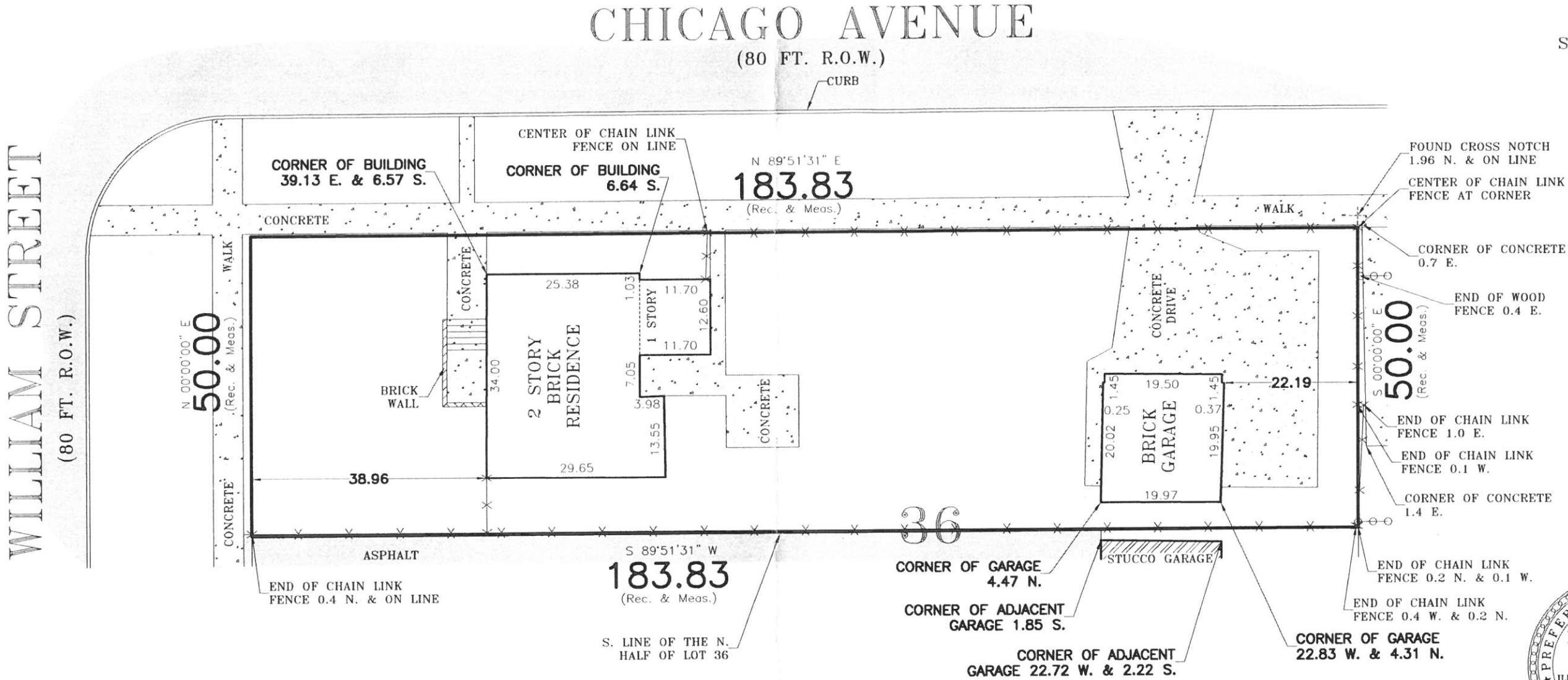
PLAT OF SURVEY
of

THE NORTH HALF OF LOT 36 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST, A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 755 WILLIAM STREET, RIVER FOREST, ILLINOIS.
P.I.N. 15-12-203-001



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) MONUMENTS; WERE NOT SET, AT THE CLIENTS REQUEST.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: D. CHASE GENTILE
I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
12TH DAY OF SEPTEMBER A.D. 2018

MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 182721



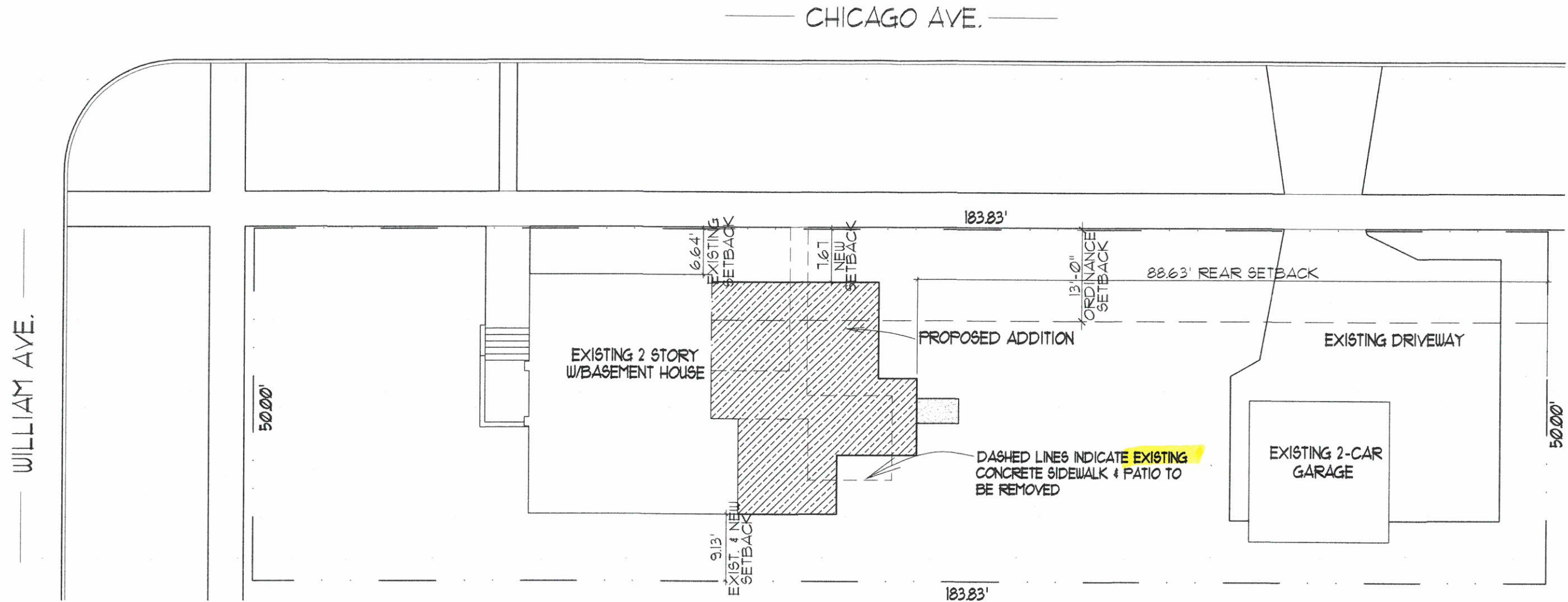
Professional Design Registration #184-002795



Preferred
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

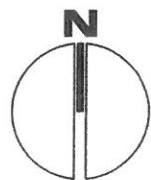
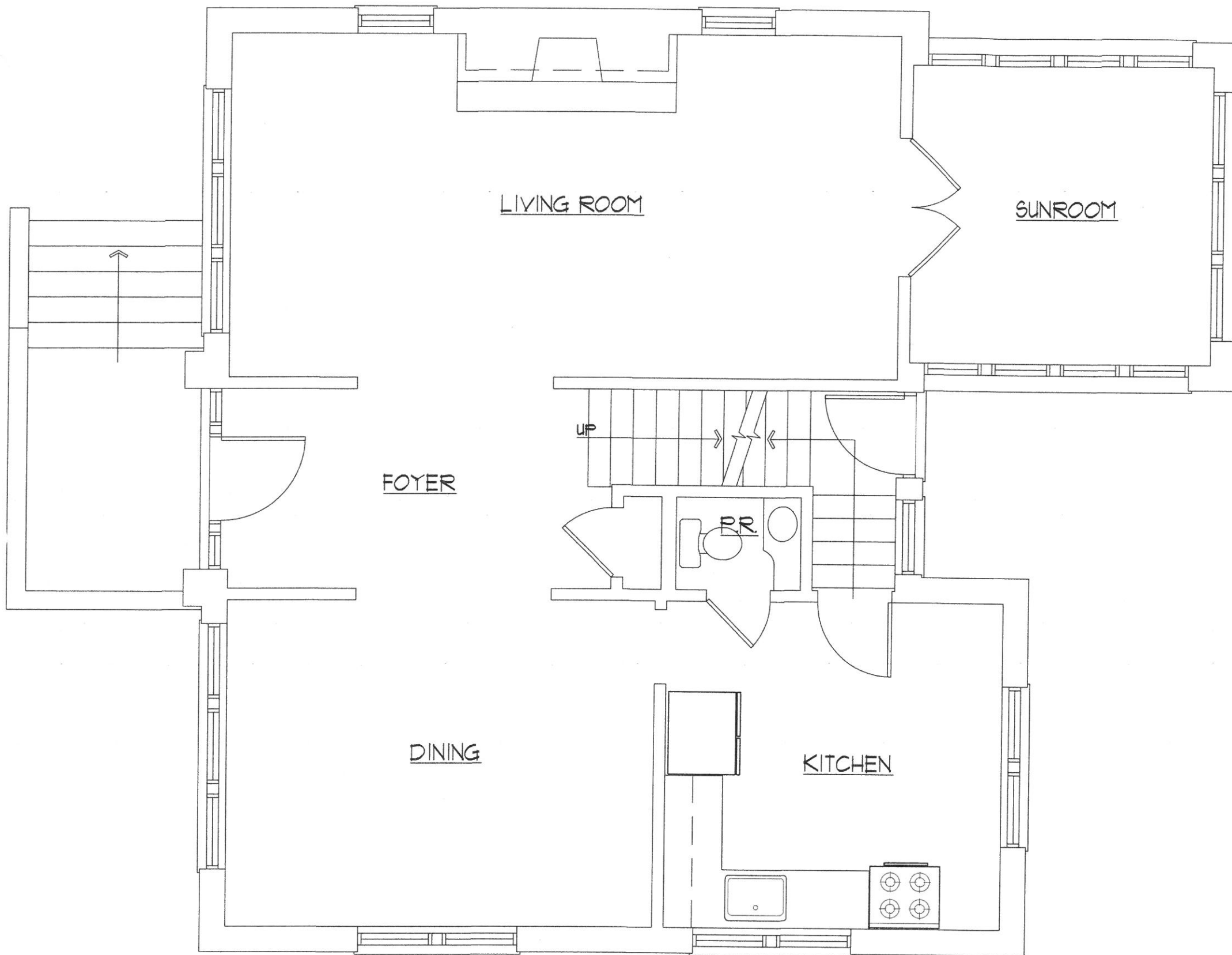
Field Work Completed	09/10/2018	FLD CREW:	AM2/TZ
Land Area Surveyed	9,191.5 Sq. Ft.	CAD:	SG
Drawing Revised			



SITE PLAN

SCALE: 1/16" = 1'-0"

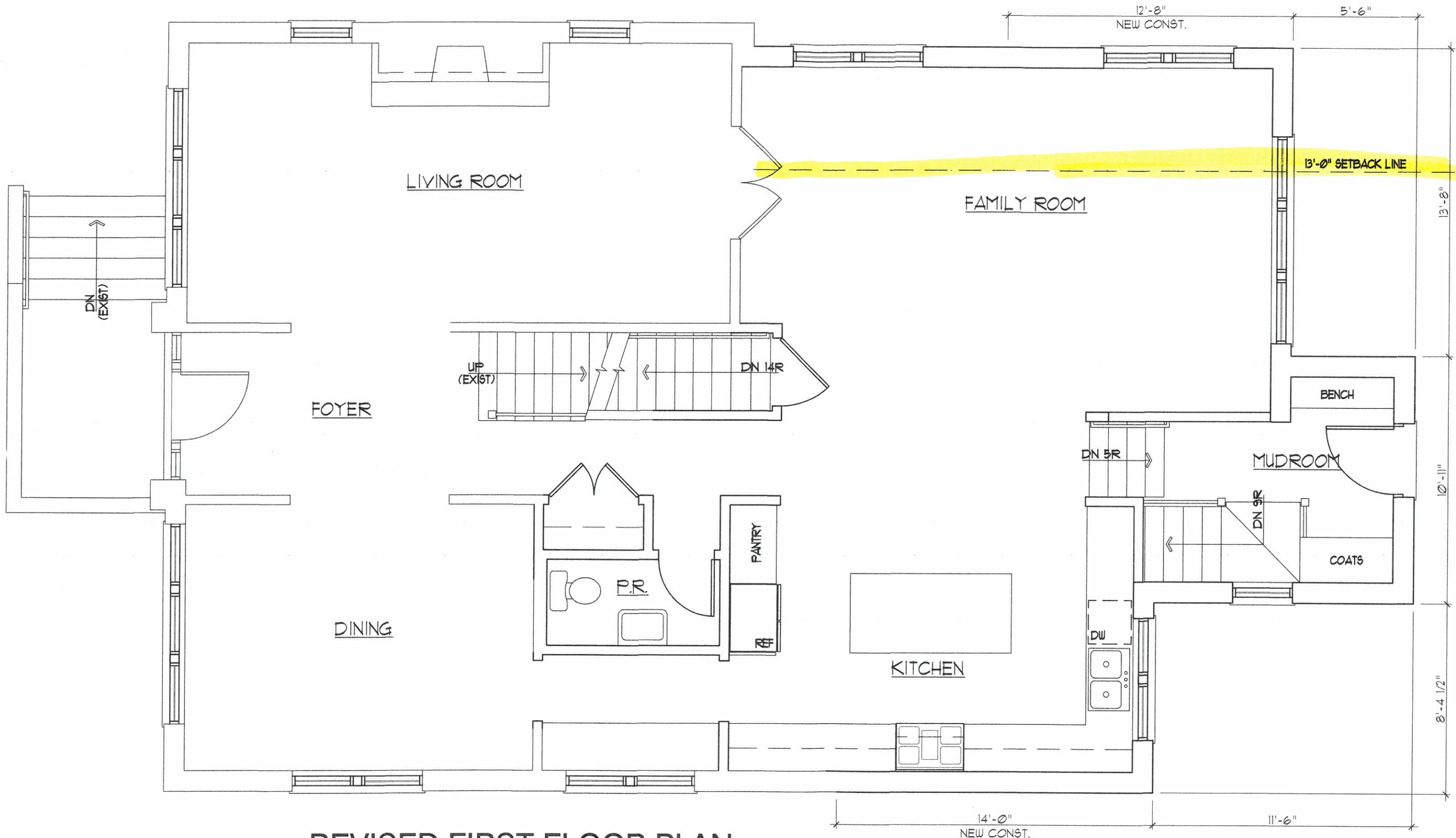
Manning Residence
755 William Ave.
River Forest, IL



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

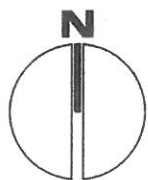
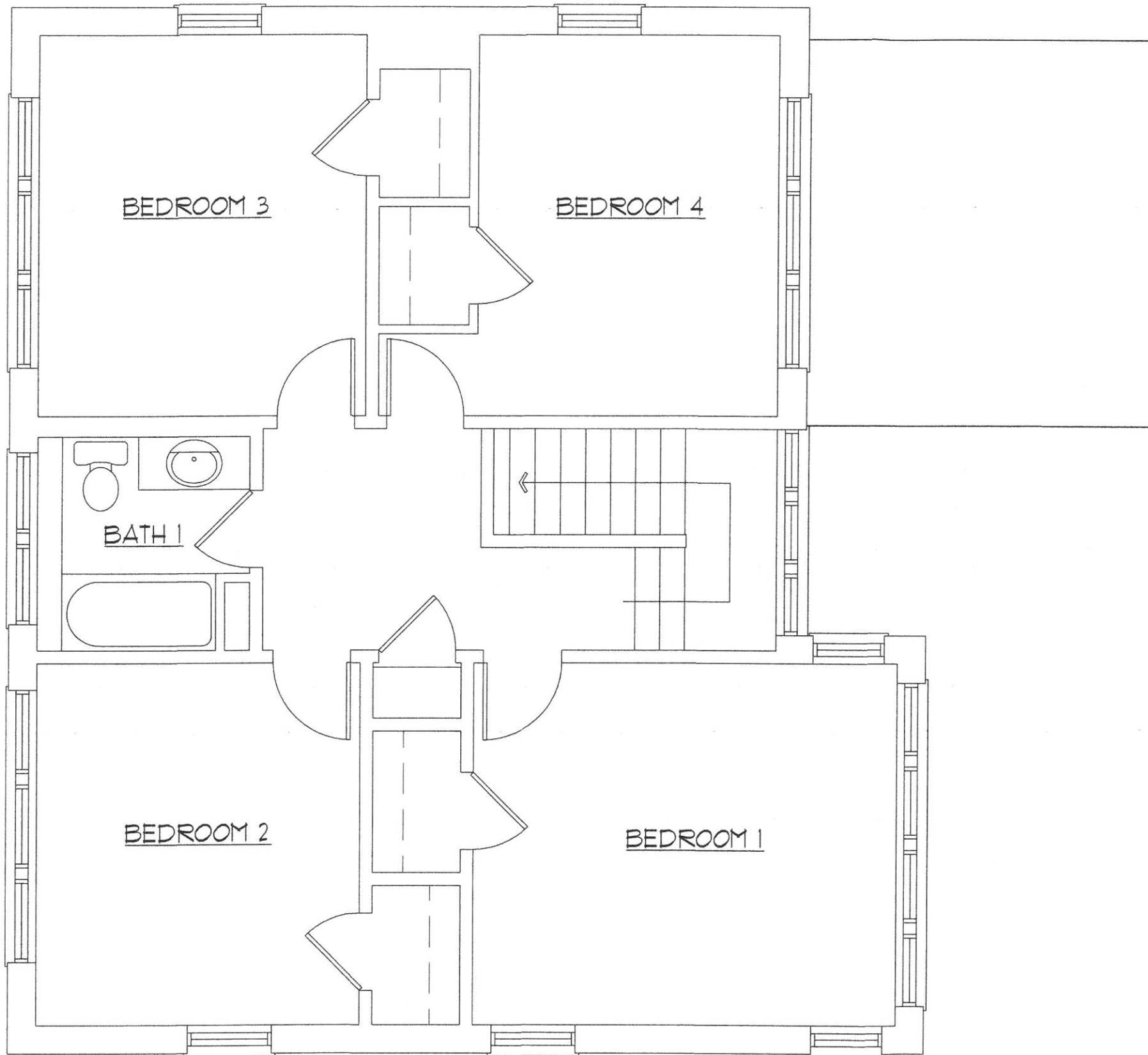
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REVISED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

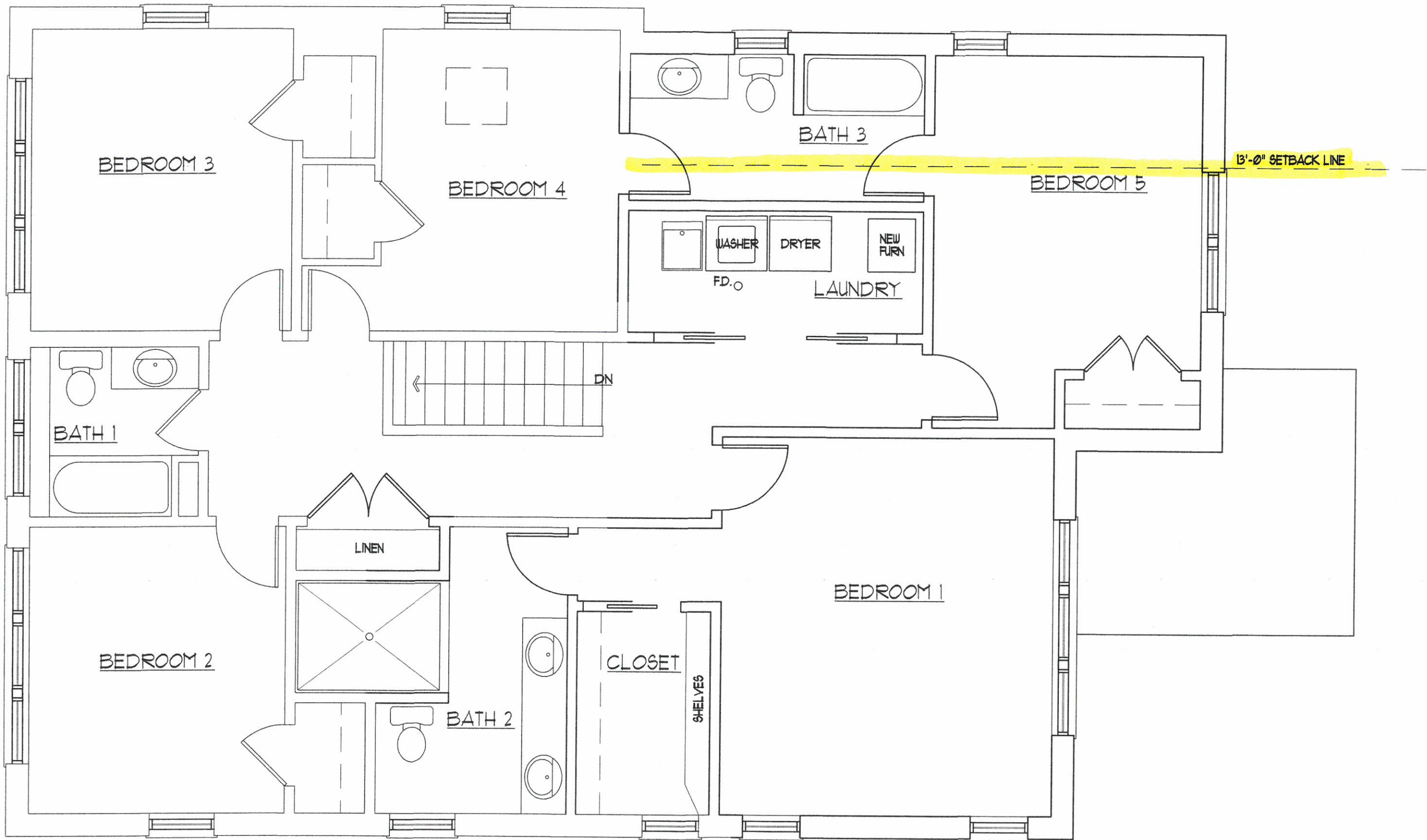
Manning Residence
755 William Ave.
River Forest, IL



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL



REVISED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL



EAST ELEVATION

SCALE: 1/4" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL

Certificate of Appropriateness Application

755 William

Garage Demolition

HPC Application

May 9, 2019

Applications for approval as a local landmark shall be filed with the Village Administrator in writing and shall include the following:

1. Name of applicant:

Lydia Manning

2. Name of owner:

Lydia Manning

3. The legal description and common street address of the property:

755 William St., River Forest, IL 60304

PIN 15-12-203-001

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4. See attached pictures of the garage structure – front facing on Chicago Ave. Site plan attached.
5. This garage is a building where realistically one car could be parked or perhaps two very small cars. It is located behind the house near the rear of the lot at 755 William. The garage faces Chicago. It has irremediable structural problems including major cracks, leaking, and cracked/sloped floors. Additionally, the front wooden framing (added at some point after 1913) is rotting as is the roofing structure. It has been inhabited by racoons which has caused considerable damage to rear roof of the structure. Furthermore, it is a potential safety issue because it is not structurally sound and likely has asbestos.
6. Most importantly to note, while the garage will be demolished (torn down), each brick from the original 1913 structure will be removed individually, cleaned, saved/preserved and used to complete the addition of on the back of the house at 755 William. A new garage will be erected in its place, one that is sound, appealing and that aligns architecturally with those existing prairie style design on 755 William.
7. Patrick Magner/ Magner-Manalang Architects

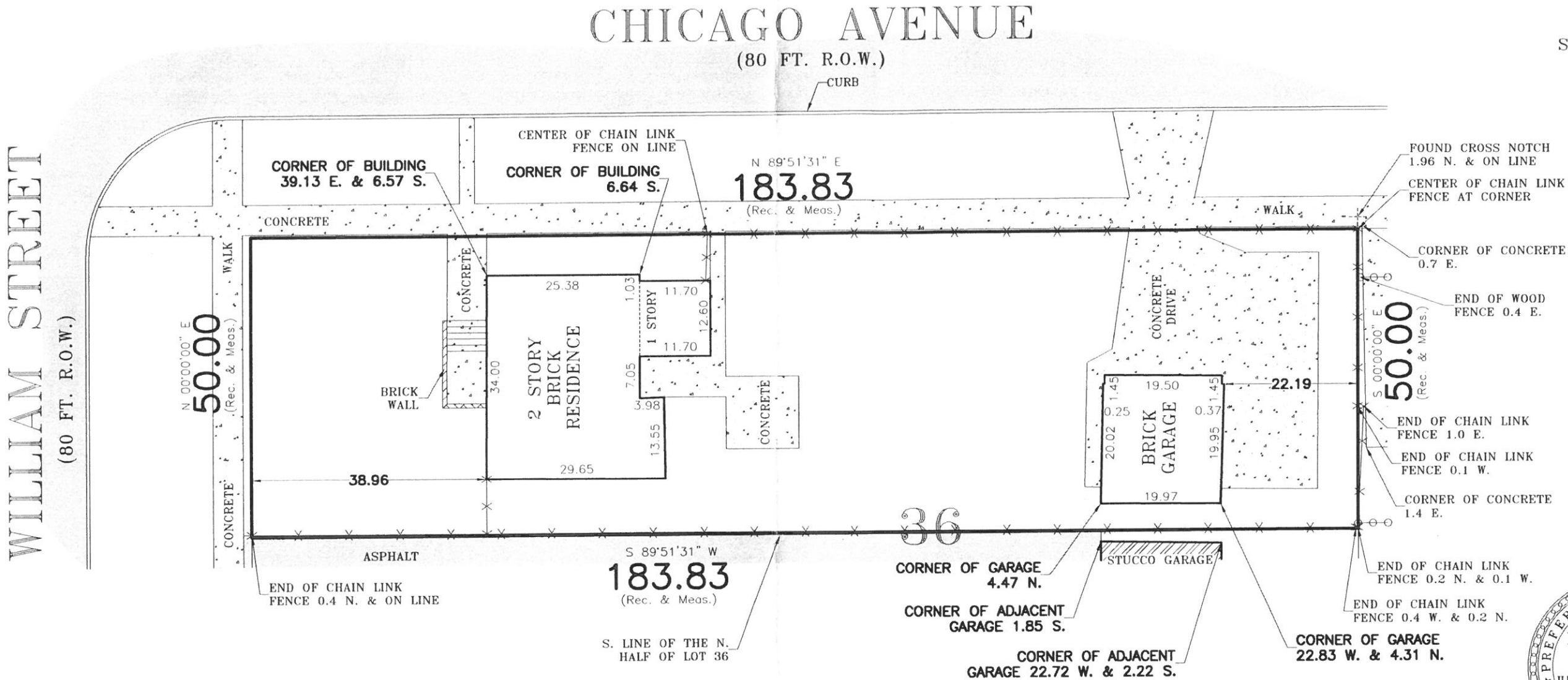
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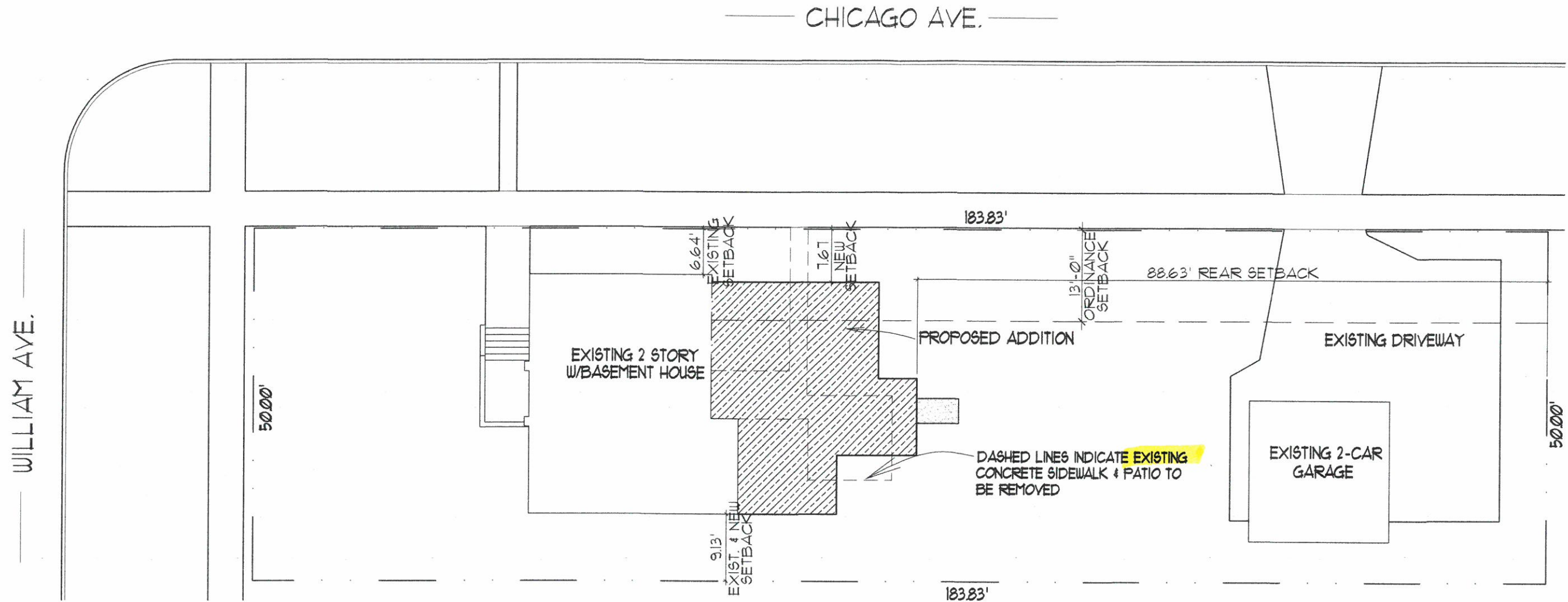
Professional Design Registration #184-002795



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Phone 708-458-7845 / Fax 708-458-7855
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Field Work Completed	09/10/2018	FLD. CREW:	AM2/TZ
Land Area Surveyed	9,191.5 Sq. Ft.	CAD:	SG
Drawing Revised			



SITE PLAN

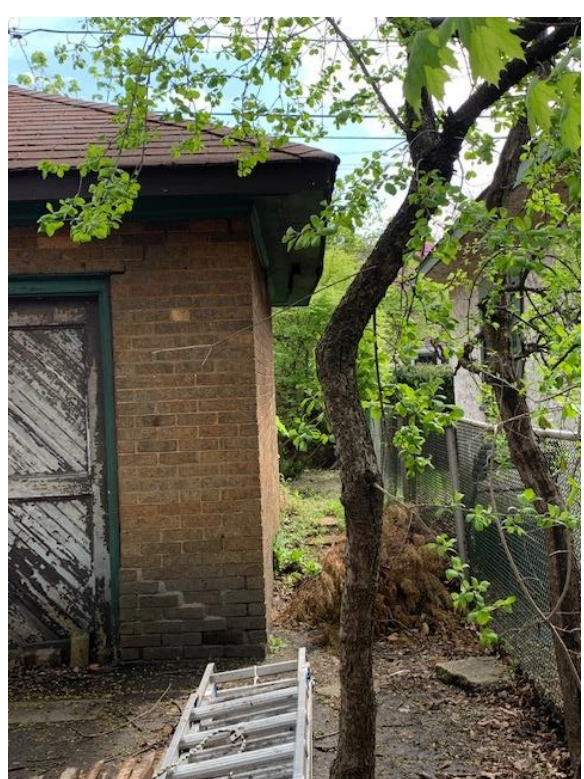
SCALE: 1/16" = 1'-0"

Manning Residence
755 William Ave.
River Forest, IL

Existing Garage



Existing Garage



Existing Garage





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

HISTORIC PRESERVATION COMMISSION

2019 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, on or before June 21, 2019.

Applications will be reviewed and awards will be announced at an upcoming Commission regularly 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, 2014) 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, 2014) 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, 2014) 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, 2014) 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, 2014) 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, 2014) 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



Village of River Forest
Village Administrator's Office

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

MEMORANDUM

Date: May 10, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: April 2019 – 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 April 2019 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 April 2019.

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
726 William	Significant Property	Drain Tile and Sump System	-	-	4/01/2019
723 Ashland	Historic District	Patio with Fire Pit			4/03/2019
931 Lathrop	Historic District	Interior Remodeling	-	-	4/04/2019
1111 Keystone	Significant Property	Underpin Foundation and Floor Slab	-	-	4/05/2019

1301 Lathrop	Significant Property	Sewer Repair and Clean-Out	-	-	4/05/2019
825 Bonnie Brae	Significant Property	Kitchen Remodel	-	-	4/08/2019
534 Ashland	Historic District	Sewer Repair	-	-	4/09/2019
609 Park	Historic District	Soffit and Fascia	-	-	4/09/2019
533 Forest	Historic District	Exterior Electric	-	-	4/10/2019
605 William	Historic District	Garage Demolition	-	-	4/10/2019
605 William	Historic District	New Garage	-	-	4/10/2019
747 Bonnie Brae	Historic District	Fence	-	-	4/10/2019
723 Ashland	Historic District	Porch	-	-	4/10/2019
525 Forest	Historic District	New A/C Unit	-	-	4/11/2019
755 William	Significant Property	Roof	-	-	4/12/2019
1445 Franklin	Significant Property	Windows	-	-	4/12/2019
619 Monroe	Historic District	Brick Paver Sidewalk	-	-	4/16/2019
7979 Chicago Ave	Historic District	Windows	-	-	4/16/2019
726 Monroe	Historic District	Fence	-	-	4/17/2019
236 Keystone	Significant Property	2 Electric Fixtures with Switches	-	-	4/19/2019
550 Forest	Historic District	Demo Single Family Home	-	-	4/19/2019
339 Gale	Historic District	Windows	-	-	4/22/2019
339 Gale	Historic District	Accessory Building-Art Studio	-	-	4/22/2019
719 Keystone	Historic District	Concrete Walk and Drywell	-	-	4/25/2019
715 Park	Historic District	Garage Demo	-	-	4/25/2019
715 Park	Historic District	Garage	-	-	4/25/2019
752 Franklin	Historic District	Chimney Repairs	-	-	4/29/2019