



## **PUBLIC NOTICE**

A regular meeting of the Historic Preservation Commission is set for July 25, 2019 at 7:00 p.m. in the 1<sup>st</sup> 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 – June 17, 2019
- IV. Consideration of Application for Historic Preservation Award
- V. Discussion of Additional Ways to Protect Significant Properties
- VI. Other Business
- VII. Adjournment

**VILLAGE OF RIVER FOREST**  
**Historic Preservation Commission Meeting**  
June 17, 2019

A Public Hearing of the Historic Preservation Commission to discuss Application #19-02: Certificate of Appropriateness application for the Demolition of a garage located at 755 William Street, River Forest, IL, was held at 7:00 p.m. on Monday, June 17, 2019 at River Forest Village Hall, 1st Floor Community Room, 400 Park Avenue, River Forest, Illinois 60305.

**I. CALL TO ORDER**

The meeting was called to order at 7:00 p.m. Upon roll call, the following persons were:

Present: David Franek, Michael Pritz, Brian Prestes, Owen Dowling, Carla Graham-White, David Raino-Ogden (arrived 7:01).

Absent: None

Also Present: Jonathan Pape, Assistant to the Village Administrator, Caitlyn R. Culbertson, Village Attorney

**II. PUBLIC TESTIMONY**

Chairman Franek asked whether there would be any public testimony at the meeting. The individuals who wanted to speak were sworn in by the Village Attorney.

Chairman Franek stated that the purpose of the hearing was to approve or deny a Certificate of Appropriateness for the demolition of a garage at 755 William, which is a historically significant structure.

Jan Saeger, 435 William, stated that she spoke with Jonathan Pape that day regarding the “Fields” mural at the tracks, and was told that it was still a sketch. Ms. Saeger noted that the mural was approved in September of 2017. Mr. Pape clarified that the Commission approved the mural in the fall of 2017, and that the sketching took place in 2018. He has been following up with the summer camps regarding its completion. Ms. Saeger also suggested advertising the Village’s searchable property database by posting it on the Village’s Facebook page. She also suggested changing the title of the database from “Significant Properties Searchable Database” to something more broad, to reflect that the database covers more than simply “significant properties.” Finally, Ms. Saeger noted that Chicago Magazine recently featured four homes from the Village that are currently listed for sale.

Hearing no further public comments, Chairman Franek invited the applicant or his representative to give a presentation regarding his application.

Patrick Magner, the architect for the proposed project, spoke first regarding the application. Mr. Magner stated that the request before the Commission is for approval of the demolition of a

garage located at 755 William. The garage was built in approximately the 1940s, and includes three (3) brick sides and one siding side. The applicant proposes to move the garage slightly eastward to create more yard space behind the house. The applicant also seeks to salvage the brick from the garage to use in the renovation of the existing home on the property.

Hearing no further comments, Chairman Franek suggested closing the public portion of the hearing, and moving to discussion and deliberation.

Motion to Close the Public Hearing. Commissioner Pritz moved to close the public hearing. Commissioner Prestes seconded the motion. A vote was held to close the public hearing.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden.  
Nays: None.

Motion Carried.

### **III. DISCUSSION AND DELIBERATION**

Chairman Franek invited the Commissioners to share their thoughts regarding demolition of the garage at 755 William.

Commissioner Graham-White commended the applicant's intention to salvage the bricks from the garage for future use.

Commissioner Dowling noted that, although the home appears historically significant, the garage appears fairly ordinary. He expressed his approval of the application, and has no problem with the plan to move the garage slightly eastward.

Commissioner Pritz shared that he thinks the application presents a wonderful idea. He, too, commended the recycling of the bricks, and thinks the plan is consistent with the mission of the Commission.

Commissioner Raino-Ogden asked whether the new garage would be made of brick. Mr. Magner advised that it would likely not be made of brick. Mr. Magner noted that the garage would be built in a prairie style.

Commissioner Prestes noted that the existing garage did not strike him as obviously historically significant. He has no issue with the application.

Chairman Franek shared that he has no problem with the application, and agrees that the plan to reuse the bricks from the existing garage is commendable.

Mr. Pape reminded the Commission that it faces possibly a two-step decision. First, the commission must decide whether to issue a Certificate of Appropriateness relative to the demolition of the garage. If the Commission decides against issuing such a Certificate, it must then decide whether it will seek a demolition delay of up to six (6) months.

Chairman Franek called for a motion.

Commissioner Prestes made a Motion to Issue the Certificate of Appropriateness for the application for demolition of the garage at 755 William Street. Commissioner Dowling seconded the motion.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden  
Nays: None.

Motion Carried.

#### **IV. OTHER BUSINESS**

Chairman Franek asked whether anyone present wanted to suggest any homes for the 2019 Preservation Award.

Commissioner Graham-White asked whether there had been any submissions for the award. Mr. Pape answered that the Commission had received one application. Mr. Pape noted that June 21, 2019, is the deadline for applications.

Commissioner Raino-Ogden noted that they have received an application relative to a property up near the college, which had built a new front porch.

Chairman Franek asked whether the Commission wanted to extend the deadline for applications by one month, and proposed scheduling the next Commission meeting for July.

Commissioner Pritz asked how this award came to be created. Chairman Franek clarified that the award began at the suggestion of the Village Board of Trustees, which thought the Commission should recognize outstanding achievements. The Commission developed awards relative to its eight primary criteria, and developed one additional omnibus award for homes that did not fit neatly within the Commission's criteria.

Commissioner Pritz noted that the Village has several old structures that will be coming down imminently. He wondered whether an award recognizing new structures that fit into the Village's historic aesthetic would induce quality, desirable construction.

Commissioner Raino-Ogden wondered how such an award might fall within the mandate of the Commission.

Chairman Franek noted that the Secretary of the Interior's standards, which this Commission has largely adopted, require properties to be at least fifty (50) years old to be considered.

Commissioner Pritz clarified that he suggested such an award for new properties as a way to encourage Village residents who wish to build to do so in a way that fits the historic character of the Village. Commissioner Raino-Ogden responded that, while some adherence to the Village's

historic aesthetic is desired, he did not believe the Commission should necessarily encourage “copying” existing styles in lieu of quality, new designs. Commissioner Pritz clarified that he is not looking to encourage “copying,” but “good design.” Commissioner Graham-White asked if Commissioner Pritz had a specific property in mind when raising these points; he replied that he does not.

Mr. Pape noted that the Commission created the Fields Merit Award as something of a “catch-all” award. Mr. Pape suggested that this award could be used to serve Commissioner Pritz’s aim. Chairman Franek shared that he thinks it is an interesting concept for an award, though he noted that it would be an award centered on the Commissioners’ subjective tastes. Commissioner Pritz shared that he was simply looking for a way to recognize quality construction in the Village.

Commissioner Prestes clarified that the Fields Merit Award applies to properties that are outside the scope of other awards categories, rather than outside of the scope of the Commission’s mission. He is not prepared to categorically rule out new buildings from future awards, but does see historic preservation as more of a backward-looking endeavor. He is not sure that the Commission is an appropriate body for granting awards to new buildings. He noted a new building on William that he is quite fond of, but would nonetheless hesitate to grant an award.

Chairman Franek reiterated that the Commission would extend the deadline for applications by one month (to Friday, July 19, 2019), and would schedule the next Commission meeting for July.

Mr. Pape stated that the Commission would aim to move its regular meetings back to the fourth (4<sup>th</sup>) Thursday of each month. The next meeting is scheduled for Thursday, July 25, 2019.

Commissioner Dowling asked the Commission to be cognizant of solar panels, and how those might impact historically significant properties going forward. Mr. Pape noted that solar panels would come before the Commission if they changed at least 20% of the façade of a given, historically significant structure.

Chairman Franek noted a statement from Landmarks Illinois that pointed out the most endangered historic places in the state. According to Commissioner Raino-Ogden, the statement identified a property in Oak Park that used to be a beautiful automobile show-room, but is scheduled to be turned into a Pete’s Fresh Market. He is hopeful that the new store will preserve the structure in its existing condition.

## **V. ADJOURNMENT**

At 7:32 p.m., Commissioner Dowling made a Motion to adjourn. Commissioner Graham-White seconded the motion.

Ayes: Pritz, Franek, Prestes, Dowling, Graham-White, Raino-Ogden  
Nays: None.

Motion Carried.

Village of River Forest  
2017 Historic Preservation Awards



Nomination for  
**1140 Keystone Avenue**

**PROPERTY INFORMATION**

Address of Property

1140 KEYSTONE AVENUE

**PROPERTY OWNER INFORMATION**

Name of Owner

REBECCA &amp; MICHAEL McDONNELL

Mailing Address

1140 KEYSTONE AVENUE

Primary Telephone Number

630-368-9950

Secondary Telephone Number

708-209-5723

Email Address

fox\_rebecca@yahoo.com

Form Prepared by

MICHAEL MENN

**CONSTRUCTION INFORMATION**

Date of Original Construction

JULY 2016

Architect

MICHAEL MENN LTD. 1930 PHILLIPS AVE., NORTHBROOK, IL

Builder

MICHAEL MENN LTD.

Original Owner

REBECCA &amp; MICHAEL McDONNELL

**NOMINATED WORK**

Architect/Designer

MICHAEL MENN LTD. 1930 PHILLIPS AVE NORTHBROOK, IL

Builder/Contractor

MICHAEL MENN LTD.

Description of Work

SEE ATTACHED

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

Signature

JUNE 10, 2019.

Date



## 1140 Keystone Avenue River Forest, Illinois

For the 1926-built Colonial Revival home in River Forest, Illinois, the design follows and is informed by its past. While the existing 3,200-square-foot home was extensively remodeled with a new nearly 1,200-square-foot addition, the McDonnells were interested in maintaining an authenticity to the home's original architectural vernacular while updating the space with modern conveniences. "It was a large project—it wasn't just a kitchen or a bathroom. This was a complete gut of the house plus an addition.

The revival of colonial style architecture that swept the nation at the turn of the 20th Century—peaking in the 1950s—was prolific throughout the United States in the 1920s and drew inspiration from a mixture of styles that remained distinctively American. Dutch, Spanish, and British architectural elements influenced its new language, as well as the ornate Victorian and Italianate homes that preceded colonial style. Often, colonial style was defined by its symmetrical, rectangular massing and simple gable or hipped rooflines; and columns, moldings, and larger overhangs were a blend of both the classic and the ornate. The McDonnells wanted the house to look like it would have been when it was built in 1926, but with modern day amenities. That was the underlying theme. With its grand central entrance—soaring columns reminiscent of the iconic order — restored front windows complete with valances, the Colonial Revival home welcomes visitors into a foyer reminiscent of its original time period. Black-and-white checkboard tiles, which were repurposed from an English castle, stretch across the foyer and powder room floor, complete with a heat mat running beneath.

Its series of rooms pair decorative fixtures and furnishings with a classic palette where patterned and painted wallcoverings are tempered by white trim, traditional cabinetry, and an expansive kitchen complete with bay windows and a built-in banquette large enough to accommodate a dining table. The whole design concept on the first floor was that they love to entertain informally. They are big sports fans and when they entertain, there are a lot of people and they want a great flow between the kitchen and the family room. Unfortunately, it is a very traditional house: the dining room is in between. What we did was create two sets of doorways that are directly across from each other, so the flow was in and out through the dining room, but it never touched the table. The original family room most likely began as a patio and evolved into a three-season room before becoming part of the existing home. As a result, there was no foundation beneath it and was structurally unsound. We dug it out, rebuilt it, and it gave us the area to rearrange about two-thirds of the second floor into its current configuration.

We also added to the dining room, which is at the center of the rear of the house. It helped in the circulation of their everyday life. Initially in the front of the house with a small closet and bathroom, we redesigned the space to create a foyer, coat area, up a few steps to transition into the waiting area with a new powder room. On the second floor, the master bedroom transitioned into an entire suite with additional built-in space on the back of the house. In total, the home now has four



bedrooms, an office, two laundry rooms, and four-and-a-half bathrooms with an additional bathroom in the basement.

The master bathroom, with its traditional cabinetry and tile; large, built-in, soaking tub and shower; is further enhanced by the intricate chandelier, which brings prominence at the center of the spatial design. The McDonnells wanted to keep it in the original style of the house, in reference to the master bath. “Even though it is contemporary in terms of its size, it has a very traditional feel with the tile we used, with the cabinetry selected and installed, but it has all the amenities. It is an awesome space.

Another aspect of the project was reconciling older materials with modern day energy codes, particularly as a solid masonry structure with brick on the facade. The solution was to use masonry on the outside and on the interior leverage more typical construction such as two-by-four or two-by-six boards and state of the art spray-in insulation.

Other rooms built from scratch feature drywall—with a level five paint finish in the dining room on the first floor—while spaces in need of renovating used plaster to match the existing material. The result was a mixture of materials that matched and complemented the original infrastructure. While other elements, such as the deep, rich blue walls in the study; landscaped patio, masonry fireplace, and outdoor kitchen; and an arched hallway are just a few features that define the renovation of the home.

One of the distinctive aspects of the project were the McDonnells themselves.

































1140

ACT



























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

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

**MEMORANDUM**

Date: July 22, 2019

To: Historic Preservation Commission

From: Jon Pape, Assistant to the Village Administrator

Subj: May & June 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 May and June 2019 Monthly Building report that is prepared by the Building Department and shared with the Village Board of Trustees on a monthly basis.

**Permits**

Attached, please find permits that were issued for significant properties or in the Historic District during the month of May and June 2019.



**May 1, 2019 thru May 31, 2019**

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
530 Ashland	Significant Property	Remodel 2 Baths	-	-	5/01/2019
714 William	Significant Property	Sewer Clean-Out			5/02/2019
222 Gale	Historic District	Fence	-	-	5/02/2019
633 William	Historic District	Fence	-	-	5/02/2019
731 Park	Historic District	Siding & Roof	-	-	5/02/2019
621 William	Historic District	Concrete Slab and Walk	-	-	5/07/2019
727 Ashland	Historic District	Roof and Gutters	-	-	5/07/2019
723 Franklin	Historic District	Remodel Baths and New Water Service	-	-	5/08/2019
625 Park	Historic District	Roof	-	-	5/09/2019
525 Forest	Historic District	Windows	-	-	5/09/2019
731 William	Significant Property	Tuckpoint Chimney	-	-	5/09/2019
236 Keystone	Significant Property	Drywell	-	-	5/14/2019
530 Franklin	Significant Property	Kitchen, Bath, HVAC Roof, Water Service	-	-	5/15/2019
831 Ashland	Significant Property	Roof	-	-	5/16/2019
555 Edgewood	Significant Property	Fence	-	-	5/17/2019
1433 Keystone	Significant Property	Gutters	-	-	5/20/2019
923 Ashland	Historic District	Kitchen Electric	-	-	5/21/2019
731 William	Significant Property	Roof	-	-	5/22/2019
602 William	Historic District	Gutters	-	-	5/22/2019
702 Park	Historic District	Fence	-	-	5/22/2019
621 William	Historic District	Fence	-	-	5/22/2019
535 Keystone	Historic District	Windows	-	-	5/23/2019
559 Thatcher	Historic District	Sewer Repair on Private Property	-	-	5/24/2019
1045 Park	Significant Property	Tuckpointing	-	-	5/24/2019
7902 Chicago Ave	Historic District	Interior Exploratory Demolition	-	-	5/28/2019
629 Franklin	Historic District	Gutters	-	-	5/28/2019
830 Ashland	Significant Property	1 Story Addition and Kitchen	-	-	5/29/2019

## June 1, 2019 thru June 30, 2019

ADDRESS	PROPERTY CLASS	PROJECT DESCRIPTION	FAÇADE	20%	DATE
716 Monroe	Historic District	Fence	-	-	6/03/2019
506 Thatcher	Historic District	Deck	-	-	6/03/2019
730 Clinton	Historic District	Screened Porch and Side Canopy	-	-	6/03/2019
743 Park	Significant Property	Fence	-	-	6/03/2019
719 Clinton	Historic District	Fence	-	-	6/05/2019
722 Lathrop	Historic District	Electric Panel	-	-	6/06/2019
915 Lathrop	Historic District	Master Bath Remodel	-	-	6/07/2019
550 Forest	Historic District	New Single Family Home	-	-	6/12/2019
551 Franklin	Historic District	Roof	-	-	6/12/2019
714 Park	Historic District	Roof	-	-	6/12/2019
610 William	Historic District	Flood Control – Modified Overhead	-	-	6/13/2019
838 Keystone	Historic District	Fence	-	-	6/13/2019
755 William	Significant Property	Garage Demo	-	-	6/18/2019
727 William	Significant Property	RPZ on Existing Irrigation System	-	-	6/19/2019
754 Clinton	Historic District	New Water Service & Sewer Repair	-	-	6/20/2019
839 Ashland	Historic District	Concrete Sidewalks	-	-	6/21/2019
734 Lathrop	Historic District	Fence	-	-	6/24/2019
1427 Jackson	Significant Property	New Garage	-	-	6/25/2019
808 Park	Historic District	Windows	-	-	6/25/2019
1124 Park	Historic District	Fence	-	-	





**Village of River Forest**  
**Village Administrator's Office**  
400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

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## MEMORANDUM

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Date: June 10, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – May, 2019

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The Village issued 144 permits in May, 2019, compared to 205 during the same month in 2018. Permit revenue collected in May, 2019 totaled \$42,830, compared to \$39,773 in April. Fiscal Year-to-date building permit revenue is 4% of the \$999,740 budgeted.

### Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 14 of the 29 units.
- Concordia University (7400 Augusta)
  - Cell Tower/Parking Garage (Approved July 9, 2018) – A permit was issued for this project in August, 2018. Work is ongoing and the University has until April 9, 2021 to complete construction for the permit to remain valid.
  - West Annex/Christopher Center Link (Approved July 9, 2018) – A permit was issued for this project in May, 2019. Based on changes to the Illinois Accessibility Code, as well as the Village Board's comments regarding accessibility in general, the University has included a chair lift at the entrance from the Link to the West Annex building on the plans. From a logistics standpoint, a chair lift at the entrance to the Christopher Center would not have been feasible. Under the Planned Development Ordinance, the University has until October 9, 2019 to commence construction, and April 9, 2021 to complete construction.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer has until June, 2019 to submit a completed building permit application but has requested an extension that the Village Board will consider. Staff have been working with the developer on their efforts to begin exterior demolition at the property.

- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Under the Planned Development Ordinance, the developer has until July, 2019 to submit a completed building permit application. A building permit application has been submitted and the Village’s staff and consultants have begun the plan review process. It is anticipated that construction will commence in late summer. The applicant proposes to meet with neighboring property owners prior to the start of construction and provide a central point of contact for all questions. Village Staff and the developer have also discussed communications strategies regarding the project and will be sharing additional information with the public prior to the commencement of construction.

*Pending:*

- The Development Review Board held a pre-filing conference on March 21, 2019 regarding a planned development at 344 Lathrop Avenue to allow a portion of the existing space to be renovated for use as a private residence. The applicant plans to attend the June 24, 2019 Village Board meeting to introduce the project to the Village President and Trustees.

**Permit and Real Estate Transfer Activity Measures**

**Permits**

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	
July	150	140	194	131	
August	144	145	123	170	
September	180	130	152	116	
October	149	140	119	118	
November	72	98	79	90	
December	79	55	71	51	
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
<b>Two Month Comparison</b>	<b>202</b>	<b>275</b>	<b>275</b>	<b>341</b>	<b>283</b>
<b>Fiscal Year Total</b>	<b>1,381</b>	<b>1,527</b>	<b>1,375</b>	<b>2,403</b>	<b>144</b>

**Real Estate Transfers**

	May 2019	May 2018	FY 2020 Total	FY 2019 Total
<b>Transfers</b>	24	30	24	232

### Residential Property Demolition

	May 2019	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
<b>Residential Demolitions</b>	0	0	2	4	7

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

Address

n/a

Architectural Survey Notes



**Village of River Forest**  
**Village Administrator's Office**  
400 Park Avenue  
River Forest, IL 60305  
Tel: 708-366-8500

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## MEMORANDUM

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Date: July 3, 2019

To: Eric Palm, Village Administrator

From: Lisa Scheiner, Assistant Village Administrator

Subj: Building & Zoning Report – June, 2019

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The Village issued 154 permits in June, 2019, compared to 135 during the same month in 2018. Permit revenue collected in June, 2019 totaled \$79,061, compared to \$42,830 in May. Fiscal Year-to-date building permit revenue is 12% of the \$999,740 budgeted.

### Planned Development Project Updates

Below please find a summary of the status of approved planned development permits as well as certain pending applications.

#### *Approved:*

- River Forest Townhomes (formerly known as The Promenade) (7820 W. Madison Street - Approved July 13, 2015) – Occupancy permits have been issued to 16 of the 29 units.
- Concordia University (7400 Augusta)
  - Cell Tower/Parking Garage (Approved July 9, 2018) – A permit was issued for this project in August, 2018. Work is ongoing and the University has until April 9, 2021 to complete construction for the planned development permit to remain valid.
  - West Annex/Christopher Center Link (Approved July 9, 2018) – A permit was issued for this project in May, 2019. Work is ongoing and the University has until April 9, 2021 to complete construction for the planned development permit to remain valid.
- Mixed Use Development (Lake and Lathrop) – This project was approved on September 17, 2018. Under the Planned Development Ordinance, the developer had until June, 2019 to submit a completed building permit application but has requested an extension that the Village Board will consider. The developer's contractor was issued a permit for exterior demolition in June and those efforts are underway. Project updates are available on the Village's website ([www.vrf.us/lakeandlathrop](http://www.vrf.us/lakeandlathrop)). The availability of this resource will be advertised through the Village's e-news and social media as well as direct communications with nearby property owners.
- Senior Care Community (Chicago and Harlem) – This project was approved on October 15, 2018. Under the Planned Development Ordinance, the developer had until July

15, 2019 to submit a completed building permit application. A building permit application was submitted and the Village's staff and consultants continue to review documents submitted by the developer. The developer is now required to commence construction by December 15, 2019. It is anticipated that demolition, which constitutes the commencement of construction, will begin in August, 2019. The developer plans to conduct a meeting with neighboring property owners before work commences and will provide a central point of contact for all questions. Village Staff and the developer are also making arrangements to provide regular project updates on the Village's website ([www.vrf.us/chicagoandharlem](http://www.vrf.us/chicagoandharlem)). The availability of this resource will be advertised through the Village's e-news and social media as well as direct communications with nearby property owners.

*Pending:*

- 344 Lathrop Avenue: The Development Review Board held a pre-filing conference on March 21, 2019 regarding a planned development at 344 Lathrop Avenue to allow a portion of the existing space to be renovated for use as a private residence. The applicant planned to attend the June 24, 2019 Village Board meeting to introduce the project to the Village President and Trustees but this matter was deferred to the July 22, 2019 Village Board meeting.

**Permit and Real Estate Transfer Activity Measures**

**Permits**

Month	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
May	124	178	128	205	144
June	144	179	153	135	154
July	150	140	194	131	
August	144	145	123	170	
September	180	130	152	116	
October	149	140	119	118	
November	72	98	79	90	
December	79	55	71	51	
January	66	107	69	80	
February	67	87	58	67	
March	109	120	93	101	
April	97	148	136	139	
<b>Two Month Comparison</b>	<b>268</b>	<b>357</b>	<b>281</b>	<b>340</b>	<b>298</b>
<b>Fiscal Year Total</b>	<b>1,381</b>	<b>1,527</b>	<b>1,375</b>	<b>2,403</b>	<b>298</b>

**Real Estate Transfers**

	June 2019	June 2018	FY 2020 Total	FY 2019 Total
<b>Transfers</b>	23	22	47	232

## Residential Property Demolition

	June 2019	FY 2020 Total	FY 2019 Total	FY 2018 Total	FY 2017 Total
<b>Residential Demolitions</b>	0	0	2	4	7

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

Address

n/a

Architectural Survey Notes