

**VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION
FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT
134 WEST ST. CHARLES ROAD, LOMBARD**

The Lombard Historic Preservation Commission voted at their April 17, 2018 meeting to designate the building located at 134 W. St. Charles Road, Lombard, Illinois as a "landmark site".

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historic Preservation Commission held a public hearing on Tuesday, May 8, 2018, at 7:30 p.m., in the Trustee Conference Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the applicant to designate the building located at 134 W. St. Charles Road (the "Subject Property") as a "Landmark Site". Notice of the public hearing was provided pursuant to Village Code and no public testimony was offered at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historic Preservation Commission, the Commission considered the following criteria concerning the Subject Property and makes the following findings of fact:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the Village.

The Commission finds:

The Subject Property was not sold to the developers of the Park Avenue Apartment (now the Park Avenue Condominiums) thereby preserving the historic storefront along St. Charles Road.

2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.

The Commission finds:

The Subject Property was purchased by Conrad Fabri in 1876. Conrad was a harness maker who had his shop in the basement of the family home. At one time, Conrad and his wife, Lena, also owned other property in the downtown area. Conrad served on the Village Board. Conrad and Lena had 10 children. The oldest son Frederick, was part of the first 8th grade class to graduate from the Lombard School.

3. The architectural significance of a building which is at least 50 years of age and is a good example of a specific architectural style containing distinctive

elements of design, detail, materials, or craftsmanship, or is an example of a style which had an impact on the community. Such a building must retain much of its original architectural integrity.

The Commission finds:

The Subject Property was built in 1875 but was moved across the street in 1880 and was one of the original buildings forming the downtown in the late 19th century.

Based on the submitted petition to the Lombard Historic Preservation Commission and the testimony presented, the Historic Preservation Commission finds that the building at 134 W. St. Charles Road does comply with the criteria established for designation as an landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that the Subject Property at 134 West St. Charles Road be designated as an historical site, subject to the following conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1875, and is further limited to the building's current location on the property at 134 W. St. Charles Road.
2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing colors of Sherwin Williams' "America's Heritage" series, Sheraton Sage (0014); Downing Sand (2822) and Fairfax Brown (2856). Maintaining the existing colors of paint would not require a certificate of appropriateness.
3. Any exterior work other than maintenance will require a building permit which will be referred to the Historic Preservation Commission for a certificate of appropriateness.
4. The property and structure shall be maintained in good condition.
5. If the building is damaged or destroyed, to the extent of more than fifty percent (50%) of the value of the site immediately prior to such damage, then the building's historical designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historic Preservation Commission at its meeting on _____, 2018.

Ayes: _____

Nays: _____

Absent: _____

Sincerely,

Rita Schneider, Chairperson
Lombard Historic Preservation Commission