

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

Resolution or Ordinance (Blue) X *Waiver of First Requested*
 X Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: March 5, 2012 (BOT) Date: March 15, 2012
TITLE: 305 E. Morningside (Lustron home)
SUBMITTED BY: Department of Community Development *NO*

BACKGROUND/POLICY IMPLICATIONS:

The Lombard Historical Commission transmits for your consideration its recommendation relative to the above-mentioned petition. This petition requests historic designation of the property located at 305 E. Morningside.

The Historical Commission recommended approval of this petition with conditions.

The Historical Commission is requesting a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

Please place this item on the March 15, 2012 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William Heniff, AICP
Director of Community Development *WH*

DATE: March 15, 2012

SUBJECT: **Lombard Historical Commission Landmark Site Designation – 305 E. Morningside (Lustron home)**

Attached please find the following items for Village Board consideration as part of the March 15, 2012 Village Board meeting:

1. IDRC report for 305 E. Morningside.
2. An Ordinance approving landmark site designation for the single-family residence located at 305 E. Morningside.

The Historical Commission held a public meeting regarding this request on February 13, 2012 and made the recommendation set forth herein. They reviewed and approved the written recommendation at a special meeting on February 23, 2012. The Commission recommends that the residence be designated as a landmark site.

The Commission requests a waiver of first reading so that the Local Landmark plaque installations may be scheduled without delay.

DESCRIPTION

History

The subject property is a two-bedroom Lustron home that was built and is currently used as a single-family residence. Lustron homes were prefabricated steel homes that were produced by the Lustron Corporation between 1948 and 1950. These small, distinctive homes featured colorful porcelain enamel panels on the exterior as well as numerous interior built-in features, all made of steel.

The 1,021-sq. ft. home has changed little from its original 1950 appearance and continues to exhibit the main characteristics that mark that it as a Lustron, including a one-story ranch design on a slab foundation, roof and walls made of prefabricated steel panels, gray porcelain enamel exterior, and large picture windows.

Aerial View of Subject Property



Photo of Subject Property



Analysis

The Code of Ordinances provides the following parameters for a site to be classified as an historical site:

1. The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
2. The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
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.

4. The archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

Staff believes that designation of the home as a landmark site is appropriate due its architectural significance as a well-kept example of a Lustron home. Although Lustron homes are distinctive in their own right, they are particularly important in Lombard. The Village once had 36 Lustron homes, the largest privately-owned concentration of the houses anywhere in the world, but that number has since dwindled to roughly 25 (see Appendix A). The subject property maintains a high degree of integrity in that it has not been modified with additions or major exterior alterations (aside from the enclosure of the porch with louvered glass, which was done at some time prior to 2002).

The landmark site designation should be limited to the historic single-family residence and should not extend to the property in general, including any accessory structures, landscaping, etc. Therefore, any alterations to the property (other than alterations or additions to the exterior of the single-family residence) should be subject to the typical provisions of the Village Code but should not require a certificate of appropriateness from the Historical Commission.

FINDINGS AND RECOMMENDATIONS

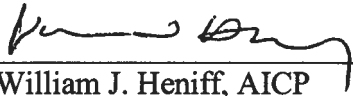
It is staff's opinion that designation of the subject property as a landmark site is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historical Commission make the following motion recommending **approval** of the designation of the single-family residence at 305 E. Morningside as a landmark site:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the single family residence at 305 E. Morningside complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the single-family residence at 305 E. Morningside be designated as a landmark site, subject to the following three conditions:

1. The historical site designation is limited to the existing residence, as built circa 1950, and is further limited to the building's current location on the property at 305 E. Morningside.
2. The residence shall be maintained in good condition.
3. If the residence 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.

Historical Commission
305 E. Morningside
Page 5

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH:JBH
att-

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Appendix A – Known Lustron Homes in Lombard

Existing Homes as of 2/1/2012				Demolished Homes			
1	326	W	Brookfield	1	534	S	Ahrens demolished November 2003
2	832	E	Division	2	916	E	Division demolished October 2003
3	836	E	Division	3	1117	E	Division demolished March 2005
4	1123	E	Division	4	537	S	Fairfield demolished December 2007
5	1127	E	Division	5	226	N	Garfield demolished March 2006
6	454	S	Edgewood	6	232	W	Grove demolished May 2003
7	504	S	Edgewood	7	255	W	Harrison demolished September 2001
8	117	N	Elizabeth	8	303	W	Harrison demolished June 2003
9	362	N	Elizabeth	9	315	E	Madison demolished October 2003
10	626	S	Fairfield	10	507	S	Stewart demolished May 2004
11	214	N	Garfield	11	417	S	Third demolished July 2001
12	243	N	Garfield				
13	247	N	Garfield				
14	250	N	Garfield				
15	112	W	Greenfield				
16	303	W	Loy				
17	257	E	Madison				
18	321	E	Madison				
19	557	S	Martha				
20	305	E	Morningside				
21	304	N	Park				
22	65	S	Second				
23	524	S	Stewart				
24	532	S	Stewart				
25	39	S	Westmore-Meyers				

VILLAGE OF LOMBARD HISTORICAL COMMISSION

--- APPLICATION FOR LOCAL LANDMARK DESIGNATION ---

LANDMARK SITE

LANDMARK DISTRICT

PROPERTY INFORMATION

Address of Subject Property: 305 E Morningside AVE

P.I.N. No(s): _____ Area of Property (in acres): 150 x 50

Date of Construction: 1950 Architect: LUSTRON Builder: _____
OCT. 1 - 1949

OWNER INFORMATION

Owner(s) of Property: Jaime L Stephens Phone No.: 331-431-0245

Mailing Address: 305 Morningside AVE Fax No.: NA

City: Lombard State: IL Zip Code: 60148 Email: NA

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Applicant Name: Lani Stephens Phone No.: 331-262-0770

Mailing Address: 305 Morningside AVE Fax No.: NA

City: Lombard State: IL Zip Code: 60148 Email: NA

Relationship of applicant to property: mother + previous owner (1996-2009)

I request that the property for which this application is submitted be considered for recognition as a local landmark based upon the following criteria, as set forth in Section 32.079 of the Village Code (check all that apply):

- The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
- The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
- 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 archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.

ALL INFORMATION ON THIS APPLICATION, TO THE BEST OF MY KNOWLEDGE, IS TRUE AND CORRECT:

Jaime L Stephens
name of owner (printed)

Jaime Stephens 1-10-12
signature of owner date

Lani Stephens
name of applicant (printed)

Lani Stephens 1-10-12
signature of applicant date

VILLAGE OF LOMBARD

HISTORICAL COMMISSION

--- APPLICATION FOR LOCAL LANDMARK DESIGNATION ---

APPLICATION PROCESS

The Historical Commission meets on the third Tuesday of January, April, July, and October. **Applications for local landmarks (including all supporting documentation) must be submitted to the Community Development Department at least three weeks in advance of the meeting date.** After receiving an application, the Commission will make a preliminary conclusion if a site meets one or more of the criteria for designation. If one or more criteria are deemed to be met, the Commission will schedule a public hearing. This public hearing will generally be conducted within three to five weeks following the preliminary conclusion. Following the public hearing, the Historical Commission will then have a follow-up meeting and forward its recommendation to the Village Board. The Village Board has the final authority to approve or disapprove local landmark applications. Due to the four necessary public meetings, the entire process can be expected to take approximately three to five months (depending on when the application is submitted).

SAMPLE APPROVAL TIMELINES

Application submitted:	September - December	December - March	March - June	June - September
Historical Commission meeting (for preliminary conclusion):	3rd Tuesday in January	3rd Tuesday in April	3rd Tuesday in July	3rd Tuesday in October
Public hearing:	February	May	August	November
Historical Commission meeting (for recommendation):	February	May	August	November
Village Board consideration:	March	June	September	December

SUBMITTAL REQUIREMENTS

The following documentation must be completed and submitted to the Community Development Department a minimum of **three weeks prior** to the initial Historical Commission meeting:

- Completed Application for Local Landmark Designation, signed and including all requested information.
- One copy of a *PLAT OF SURVEY* and *LEGAL DESCRIPTION* for the subject property.
- Narrative information explaining the property's historical significance and architectural features, as well as specific details on how the property meets one or more of the following criteria:
 - The character, interest, or value as part of the development, heritage, or cultural characteristics of the village.
 - The identification with a person or persons who significantly contributed to the cultural, economic, social, or historical development of the village.
 - 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 archeological importance of a site which has yielded, or may be likely to yield, information important in pre-history or history.
- Additional documentation, plans, or photographs.

AFTER APPROVAL

The Historical Commission will assist the property owner in scheduling the installation of the bronze "Local Landmark" plaque. Prior to undertaking any alterations to a landmark site (regardless of whether or not the alterations require a building permit), the property owner must receive a Certificate of Appropriateness from the Historical Commission. The Certificate of Appropriateness must be requested in writing at least three weeks in advance of the desired Historical Commission meeting date and must be accompanied by a detailed description and/or building plans for the proposed alterations.

thank you so much for
your interest in my home.

I think its one of the better
kept lustroms in Lombard. and
my location is so ideal
for people to see the house
with no obstructions, from
the street:

let me know if you need
any further information. My
letter best tells you why I
think this house + property
should be preserved.

Again
Thank you
Jaime Lani Stephens

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Garry King	File No.: 6773432
Property Address: 305 E MORNINGSIDE AVENUE	Case No.: *****
City: LOMBARD	State: IL
Lender: Countrywide Home Loans / LandSafe, Inc.	Zip: 60148-2756



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: March 1, 2007
Appraised Value: \$ 230,000

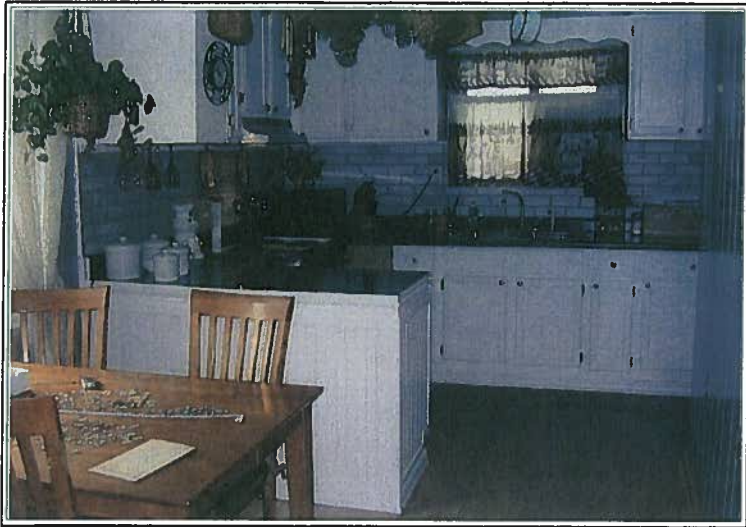


**REAR VIEW OF
SUBJECT PROPERTY**

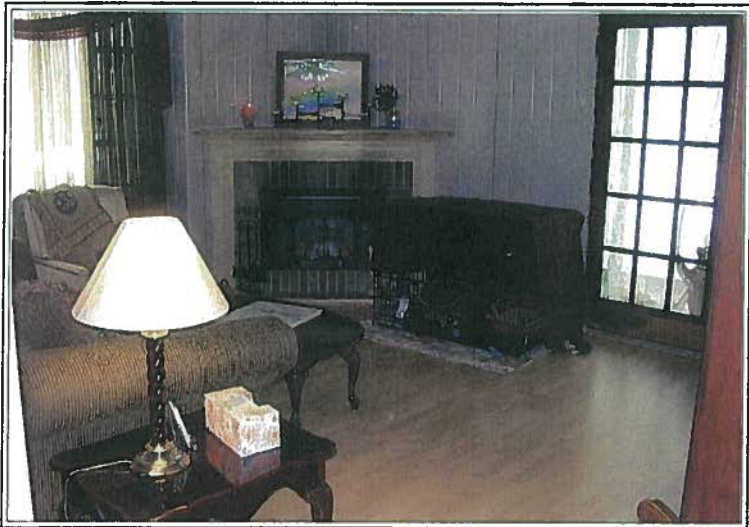


STREET SCENE

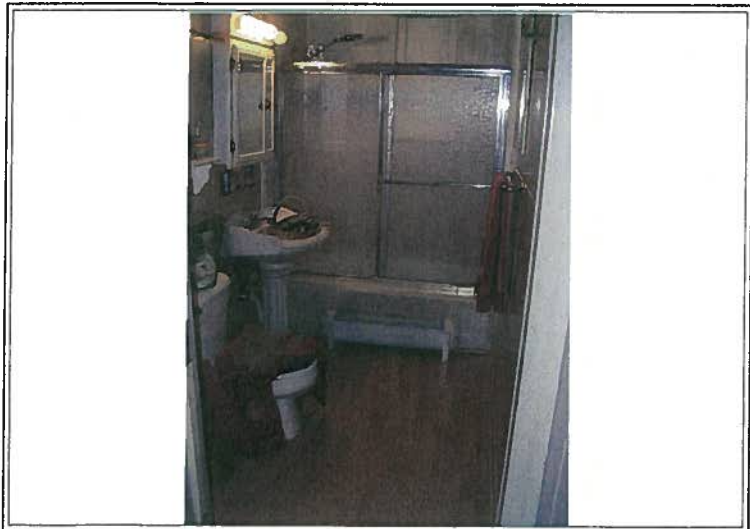
Borrower: Garry King	File No.: 6773432
Property Address: 305 E MORNINGSIDE AVENUE	Case No.: *****
City: LOMBARD	State: IL Zip: 60148-2756
Lender: Countrywide Home Loans / LandSafe, Inc.	



Subject- Kitchen



Subject- Family Room



Subject- Bath

PLAT OF SURVEY MARCHESE SURVEYING

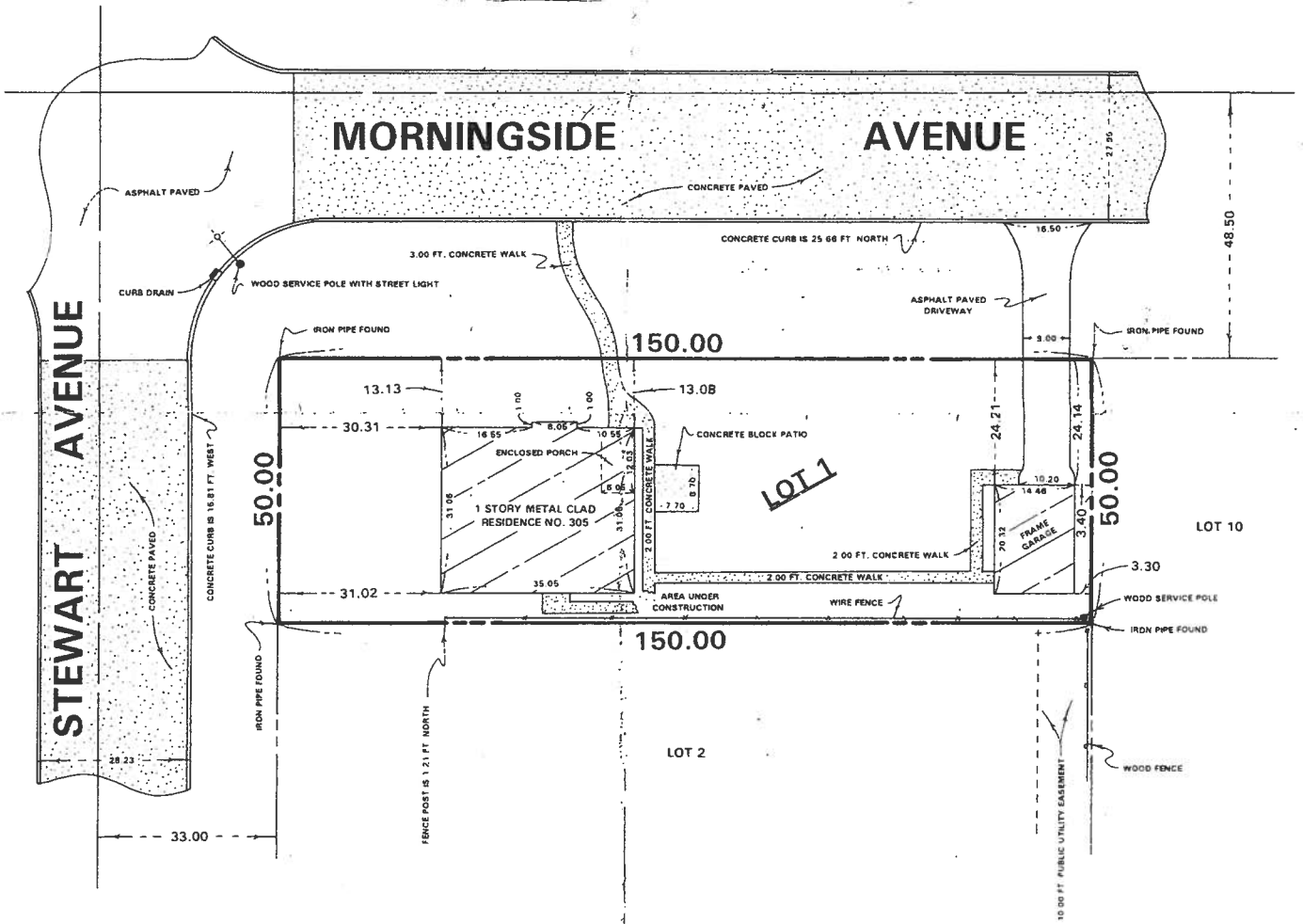
residential - commercial surveys

PROPERTY DESCRIPTION

LOT 1 IN G.H. MORTON'S SUBDIVISION, LOMBARD, BEING A SUBDIVISION OF THE NORTH 300.00 FEET, AS MEASURED ALONG THE EAST AND WEST LINES OF A TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A STONE IN THE CENTER OF THE HIGHWAY IN THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, 341.84 FEET FOR A PLACE OF BEGINNING; THENCE NORTH PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER, 637.15 FEET TO THE SOUTH LINE OF MORNINGSIDE AVENUE (VIEW AVENUE); THENCE WEST ALONG THE SOUTH LINE OF MORNINGSIDE AVENUE (VIEW AVENUE), 386.24 FEET; THENCE SOUTH ALONG THE EAST LINE OF STEWART AVENUE, 637.15 FEET; THENCE EAST 382.84 FEET TO THE PLACE OF BEGINNING. ACCORDING TO THE PLAT HEREOF RECORDED ON OCTOBER 21, 1949 AS DOCUMENT NO. 578811 IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS: 305 E. MORNINGSIDE AVENUE IN LOMBARD, ILLINOIS.

NORTH



STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED AT BARTLETT, FEBRUARY 26, 1996

Rocco J. Marchese
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039



SCALE ONE INCH = FIFTEEN FEET

ORDER NO. 96-1243

ORDERED BY MR. CHUCK MCGEE
COLDWELL BANKER

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR ABSTRACT, DEED CONTRACT AND ZONING ORDINANCE.

ORDINANCE NO. _____

AN ORDINANCE APPROVING LANDMARK SITE DESIGNATION FOR 305 E. MORNINGSIDE PURSUANT TO TITLE 3, CHAPTER 32, SECTION 32.079 OF THE LOMBARD VILLAGE CODE

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: The President and Board of Trustees hereby find as follows:

A. That Jamie L. Stephens (hereinafter referred to as “the property owner”) is the owner of the following-described property:

Lot 1 in G.H. Morton’s Subdivision, being a subdivision in Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 21, 1949 as Document 578811, in DuPage County, Illinois.

P.I.N.: 06-08-323-001

Common Address: 305 E. Morningside Avenue, Lombard, Illinois 60148

- B. That pursuant to a letter dated December 2011, from the property owner to the Lombard Historical Commission, the property owner petitioned the Lombard Historical Commission for Landmark Site designation pursuant to Section 32.079 of the Lombard Village Code.
- C. That on January 17, 2012, the Lombard Historical Commission met, and made a preliminary finding that 305 E. Morningside met the criteria for Landmark Site designation pursuant to Section 32.079(C) of the Lombard Village Code, and, as a result thereof, set February 13, 2012 as the date for a public hearing in regard to Landmark Site designation for 305 E. Morningside Boulevard.
- D. That the Lombard Historical Commission sent notice of the public hearing by certified mail, return receipt requested, to the property owners, as required by Section 32.079(D) of the Lombard Village Code.
- E. That on January 27, 2012, the Lombard Historical Commission published a notice of public hearing in the *Daily Herald*, as required by Section 32.079(D) of the Lombard Village Code.
- F. That on February 13, 2012, the Lombard Historical Commission convened and held a public hearing in regard to the property owners’ application for Landmark Site designation for 305 E. Morningside.
- G. That after the close of the public hearing, the Lombard Historical Commission voted to authorize Landmark Site designation and directed that a written recommendation be

prepared, relative to the designation of 305 E. Morningside as a Landmark Site pursuant to Section 32.079 of the Lombard Village Code.

- H. That at its February 23, 2012 meeting, the Lombard Historical Commission voted to approve a written decision relative to the Landmark Site designation of 305 E. Morningside, a copy of which is attached hereto as EXHIBIT A and made part hereof.
- I. The President and Board of Trustees hereby approve and adopt the findings and recommendations of the Lombard Historical Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

SECTION 2: That pursuant to Title 3, Chapter 32, Section 32.079 of the Lombard Village Code, 305 E. Morningside, which is located on the property described in Section 1A above, is hereby officially designated as a Landmark Site. Said Landmark Site designation shall be subject to the following conditions:

- 1. The historical site designation is limited to the existing residence, as built circa 1950, and is further limited to the building's current location on the property at 305 E. Morningside.
- 2. The residence shall be maintained in good condition.
- 3. If the residence 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.

SECTION 3: That the Village Clerk, on behalf of the Lombard Historical Commission, is hereby directed to take the following action pursuant to Section 32.079(D)(3) of the Lombard Village Code:

- A. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Village's Building Division;
- B. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, to the Lombard Plan Commission;
- C. Forward a copy of the Notice attached hereto as EXHIBIT B, and made part hereof, along with a certified copy of this Ordinance, by certified mail, return receipt requested, to the property owners;
- D. Forward a certified copy of this Ordinance with the DuPage County Assessor's Office;
- E. Record a certified copy of this Ordinance with the DuPage County Recorder's Office.

SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this ____ day of _____, 2012.

First reading waived by action of the Board of Trustees this ____ day of _____, 2012.

Passed on second reading this ____ day of _____, 2012.

Ayes: _____

Nayes: _____

Absent: _____

Approved this ____ day of _____, 2012.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

Published by me this ____ day of _____, 2012.

Brigitte O'Brien, Village Clerk

EXHIBIT A

VILLAGE OF LOMBARD HISTORICAL COMMISSION FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT 305 E. MORNINGSIDE, LOMBARD, ILLINOIS

On January 10, 2012, the Lombard Historical Commission's Local Landmark Committee received an Application for Local Landmark Designation and supportive material for the home located at 305 East Morningside Avenue submitted by the property owner Jaime L. Stephens. The Local Landmark Committee discussed and agreed that the site should be considered for local landmark designation at its regularly scheduled meeting held on January 17, 2012. A motion carried to refer it to the Lombard Historical Commission.

The Lombard Historical Commission voted unanimously to approve the application of 305 East Morningside Avenue for Local Landmark Designation at its regularly scheduled meetings held on January 17, 2012. Following a public hearing held on February 13, 2012, the Historical Commission has reached the conclusion that 305 Morningside Avenue meets one of the four criteria contained in Ordinance 32.078 and shall proceed with the process of recommending Local Landmark Designation to the Village of Lombard's Board of Trustees.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical Commission, the Local Landmark Committee determined that the structure located at 305 E. Morningside is eligible for local landmark designation based on the following criterion:

- **Historical Commission Ordinance 32.079 HISTORICAL SITES; DESIGNATION AND MAINTENANCE, paragraph (C), Item (3) The architectural significance of a building which is at least 50 years old 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 structure located at 305 East Morningside is 62 years old, has the architectural style of a Lustron Home and has retained much of its original architectural integrity based on the comparison of early photographs, books and newspaper articles on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee in January, 2012. Lustron homes were prefabricated steel homes that were produced by the Lustron Corporation between 1948 and 1950. These small distinctive homes featured colorful porcelain enamel panels on the exterior as well as numerous interior built-in features, all made of steel.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 305 E. Morningside complies with the criteria established for designation as a landmark site based upon the aforementioned findings of fact,

and, therefore, recommends to the Corporate Authorities that 305 E. Morningside be designated as a landmark site, subject to the following conditions:

1. The landmark site designation is limited to the existing residence, as built circa 1950, and is further limited to the building's current location on the property at 305 E. Morningside, legally described as follows:

Lot 1 in G.H. Morton's Subdivision, being a subdivision in Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded October 21, 1949 as Document 578811, in DuPage County, Illinois.

P.I.N.: 06-08-323-001

2. The residence shall be maintained in good condition.
3. If the residence 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 landmark site designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on February 23, 2012.

Ayes: Schneider, Fetters, Mueller, O'Brien, Anstee, Myers, Jones, Novak, Urish

Nays: none

Absent: Egan, Poskocil

Sincerely,

Rita Schneider, President
Lombard Historical Commission

