

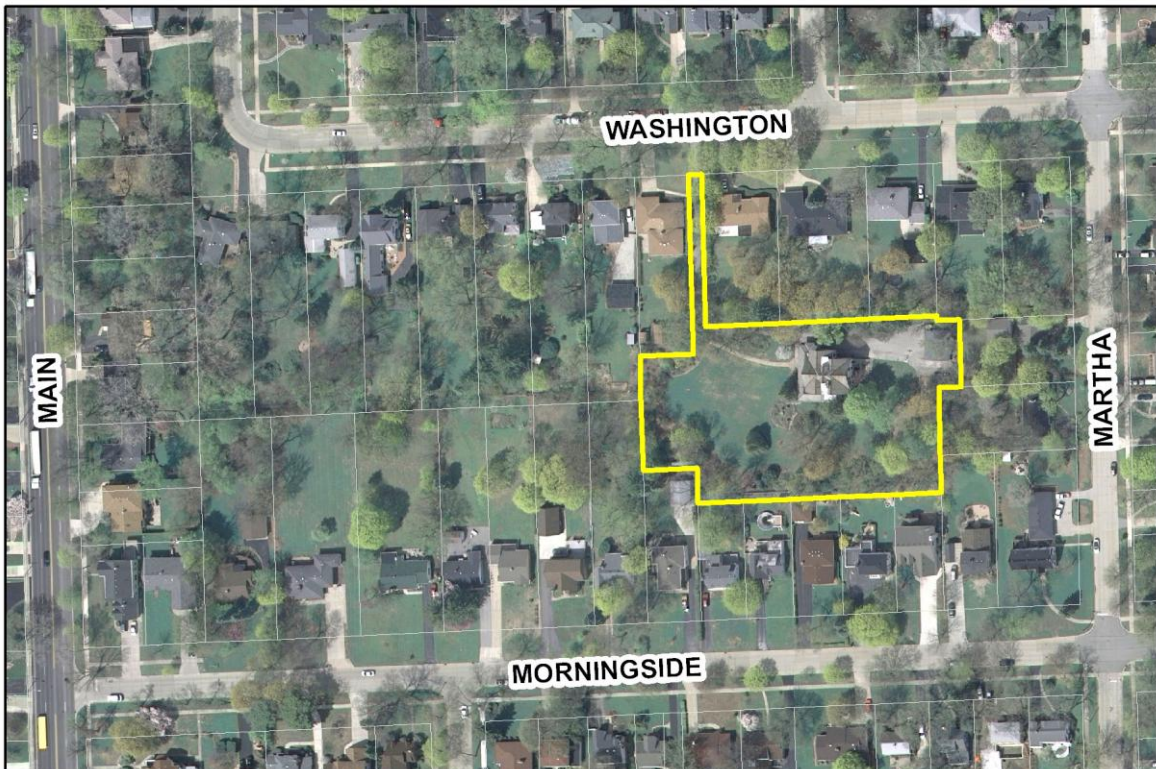
DESCRIPTION

History

The subject property is connected to several notable figures in Lombard history, including Henry Peck (son of Sheldon Peck) and Samuel Lombard, the original owner. Lombard was a local attorney, developer, and homebuilder who also served as Village President. The large (approx. 5,314 sq. ft.) Tudor Revival style home has changed little from its original 1915 appearance and continues to exhibit several of the characteristics that mark that architectural style, including steeply pitched end gable roofs, masonry construction, and decorative half-timbering.

The home was built and is currently used as a single-family residence. At the time of construction, the home was essentially alone on the block. In 1936, the surrounding properties were subdivided off for development as single family homes, leaving the Lombard home obscured from view in the middle of the block.

Aerial View 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 to both its association with Samuel Lombard and its architectural significance as an intact example of the Tudor Revival style, which is uncommon in Lombard. These characteristics give the home special historic and community value.

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. Although the lot on which the home is situated is distinctively large and extensively landscaped, these features are not of any historic significance. 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 125 E. Washington Boulevard as a landmark site:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the single family residence at 125 E. Washington Boulevard 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 125 E. Washington Boulevard 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 1915, and is further limited to the building's current location on the property at 125 E. Washington Boulevard.
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.

Inter-Departmental Review Group Report Approved By:

William J. Heniff, AICP
Director of Community Development

WJH:JBH
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