

VILLAGE OF LOMBARD

# Lilacia Park - National Register of Historic Places Nomination





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GEORGE ROGERS CLARK NATIONAL HISTORIC PARK











## RATIO

Architecture Preservation Interior Design Landscape Architecture Urban Design + Planning Graphic Design

August 31, 2018

William Heniff  
Director of Community Development  
Community Development Department  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148

Dear Mr. Heniff:

RATIO is pleased to submit our qualifications to complete the National Register of Historic Places nomination for Lombard's Lilacia Park.

RATIO was founded in 1982 as a firm specializing in Historic Preservation and has since grown into a multi-disciplinary firm offering architecture, historic preservation, interior design, landscape architecture, urban design and planning, economic development, and graphic design.

Our historic preservation studio consists of six trained historic preservation professionals with expertise in the documentation and preservation planning of historic properties. All studio members anticipated to participate on this project meet the Professional Qualification Standards defined by the National Park Service and under the Code of Federal Regulations, 36 CFR Part61 (Architecture, Architectural History, Historic Architecture and History) per the Secretary of the Interior's Standards and Guidelines.

We have successfully completed more than 23 separate National Register nominations for both individual properties and historic districts. Recent nominations include the Mount Pleasant A.M.E. Beech Church & Beech Cemetery in Carthage, Indiana; the Blanton House in Danville, Indiana; and the South Side Turnverein Hall in Indianapolis, Indiana. In addition, we have completed dozens of historic property assessments, Historic Structure Reports (HSR), feasibility studies, and maintenance and treatment plans.

I am pleased to lead the team as Principal-in-Charge and Director of Preservation at RATIO. Mark Stoner will serve as the Project Director, leading the research and documentation of the Park and its structures, as well as coordinating with the Lombard Historic Preservation Commission, Illinois Historic Sites Advisory Council, and IDNR SHPO NRHP staff. He will be assisted by Ben Ross. Jennifer Kelliher will concentrate on the cultural landscape aspect of the Park, drawing from her previous work as historical landscape architect with the National Park Service. All three will be responsible for portions of the written nomination.

We have had the opportunity to assist with the mission to document, maintain, preserve, and enhance numerous historic properties over the past 36 years and seek projects that celebrate a unique history and identity in their community. We are excited at the opportunity to further highlight and recognize Lilacia Park as a place of national significance. Thank you again for the opportunity to submit our qualifications for this exciting nomination. We look forward to hearing from you.

All the best,

David A. Kroll, AAIA  
Principal / Director of Preservation



ALLERTON PARK & RETREAT CENTER





**Example Projects & Team Qualifications**







LINCOLN TOMB HISTORIC SITE

## RATIO Architects, Inc.

Originally founded in 1982 on the principles of historic preservation, RATIO maintains a strong commitment to the conservation of historic sites and the valuable role these sites play in the community. The historic preservation team places a premium on retaining each project's historic fabric through conservation, maintenance and repair. Past is united with present through seamless design and a collaborative spirit. RATIO's preservation and rehabilitation efforts focus on the historic materials and features, finishes, spaces, and spatial relationships that give a property its character, developing design strategies that are rational and respectful of context, yet inventive & expressive.

### RATIO's preservation services include:

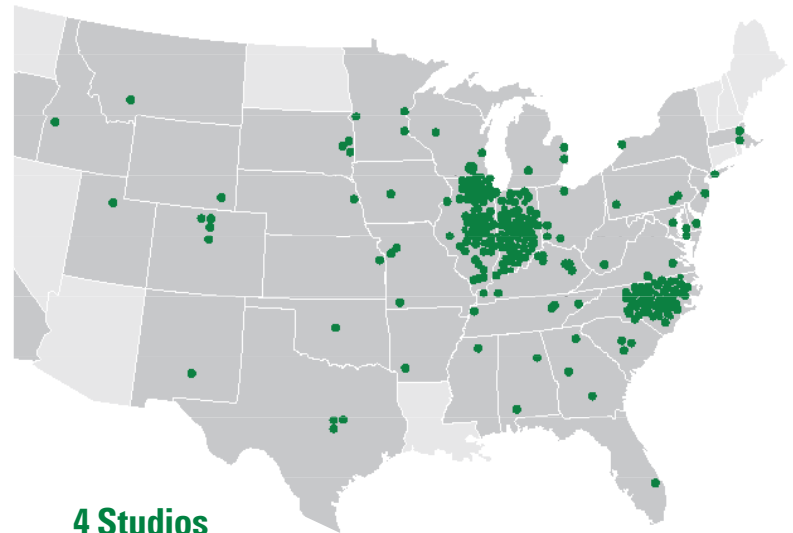
- Historic Structure Reports
- Cultural Landscape Reports
- Historic American Building Survey (HABS) Reports
- National Register of Historic Places Nominations
- Historical Research
- Section 106 Compliance
- Historic Tax Credit Rehabilitations
- Facade Rehabilitations
- Conservation Assessment Program (CAP) Reports
- Condition Assessments
- Feasibility and Reuse Studies
- Adaptive Reuse Projects
- Museum-Quality Restoration Projects

### Year Organized/Structure

1982 / S Corporation

### Years Providing Professional Services

36 years



**4 Studios**  
**42 State Presence**  
**152 Employees**



**591 Municipal Projects**  
**valued at \$1.6 Billion**



**Over the past five years, 72%**  
**of RATIO's projects have been**  
**awarded by existing clients.**

**Indianapolis:** 101 South Pennsylvania Street,  
 Indianapolis, IN 46204 / 317 633 4040

**Champaign:** 301 North Neil Street, Suite 102,  
 Champaign, IL 61820 / 217 352 7696

**Raleigh:** 227 Fayetteville Street  
 Raleigh, NC 27601 / 919 821 0805

**Chicago:** 30 West Monroe Street, Suite 500  
 Chicago, IL 60603 / 312 465 2359





## Belleville Historic District Documentation

City of Belleville | Belleville, IL

The City of Belleville selected RATIO to provide historic preservation consultation services on the documentation of historic resources in two proposed historic districts along W. Main Street in Belleville. RATIO compiled and analyzed existing surveys, prepared maps of the proposed district boundaries, identified contributing and non-contributing resources, and prepared narratives on National Register eligibility and boundary justification for each district. These documents were provided to the Illinois Historic Preservation Agency, facilitating a determination of eligibility for the two proposed districts.

The proposed West Belleville Historic District contains 723 resources. The Blair Historic District, encompassing the western part of downtown Belleville, contains 78 resources and was listed in the National Register of Historic Places in 2015.

**Year**  
2011

**Contact**  
Eric Schauster | 618.233.6810



## Blanton House

Town of Danville | Danville, IN

The Town of Danville selected RATIO to prepare a National Register of Historic Places nomination for the Blanton House, a semi-rural estate developed on the northern outskirts of Danville, Indiana, in 1935. Set on seventy-three acres, the site contains a Colonial Revival style house and outbuildings, designed by Indianapolis architects Burns & James.

The property embodies distinctive characteristics of Period Revival suburban estates designed between World War I and World War II and represents the work of design professionals influential in residential construction for central Indiana during this period.

Acquired by the town in 2000, the house and designed landscape are significant of the inter-war Colonial Revival ideal, a modern suburban property carefully designed to give the impression of a Colonial homestead that had developed over generations.

### Year

2016

### Size

4 acres

### Contact

Will Lacey | 317.745.4180





## Ohio Falls Car & Locomotive Company

Indiana Department of Transportation | Jeffersonville, IN

RATIO was selected to prepare a National Register of Historic Places nomination for the Ohio Falls Car & Locomotive Company, built in 1872-1873 just above the Ohio River falls opposite Louisville, Kentucky. The complex, built with non-combustible materials to reduce the risk of fire, housed the manufacture of freight and passenger railroad cars, electric streetcars, and related components. In 1899, Ohio Falls merged with 12 other companies to form the American Car & Foundry Company, which operated the plant until 1930. The plant produced products for the U.S. Army during World War I and World War II.

Although some resources were lost after the plant's closure and others were damaged from the Ohio River flooding, the complex retains a high degree of integrity. The district includes 19 buildings and two structures, now known as the Water Tower Square Business Park. The district was nominated as mitigation for the Louisville – Southern Indiana Ohio River Bridges Project and was determined eligible for listing in the National Register by the National Park Service but was not listed due to owner objection.

### Year

2009

### Size

6.4 acres

### Contact

John Sacksteder | 502.442.0959





## Plainfield Historic District

Town of Plainfield | Plainfield, IN

The Plainfield Historic District contains 279 resources and comprises the historic commercial and residential core of Plainfield, Indiana. The district is representative of many small Midwestern towns which developed between 1831 and 1959. The RATIO team conducted a survey of the district, performed historical research, established district boundaries, prepared the nomination to the National Register of Historic Places, and participated in public meetings related to the nomination process.

### Year

2010

### Contact

Joe Y. James | 317.839.2561



## Central Batesville Historic District

Indiana Landmarks | Batesville, IN

Indiana Landmarks selected RATIO to nominate the Central Batesville Historic District to the National Register of Historic Places. The district encompasses the historic commercial and industrial core of Batesville and contains 65 resources over 16 blocks. The period of significance spans 1852 to 1960, reflecting the period of development within the district and the growth of furniture and casket manufacturing in the community. The district's listing facilitated the tax credit redevelopment of several historic factory buildings, revitalizing Batesville's downtown area.

**Year**  
2010

**Contact**  
Kent Abraham | 812.926.0983





## Jasper Downtown Historic District

City of Jasper | Jasper, IN

The Jasper Downtown Historic District is a notable collection of commercial and governmental buildings focused around a Lancaster Square with the Dubois County Courthouse in the center. Platted in 1830, Jasper became the seat of Dubois County in 1831. A large wave of German-speaking refugees settled in the area following the failed revolutions of 1848 and these settlers and their descendants built many of the buildings in the district. Jasper retains a strong sense of its German ethnic heritage and the district's architecture reflects the German-Americans' embrace of American architectural forms and styles while preserving their native language and culture.

RATIO's preservation team worked with the City of Jasper to complete a national register nomination for the property. The district contains 51 contributing resources that retain a high level of historic integrity to the period 1878-1952. Listed on the National Register of Historic Places, the Jasper Downtown Historic District is locally significant as the historic center of Dubois County's commercial and governmental activity and as the county's largest and best collection of late-nineteenth and early-twentieth-century commercial architecture. The district's history and development are associated with national trends in immigration and the maintenance of ethnic heritage and cultural identity in Indiana.

### Year

2017

### Size

11.75 acres

### Contact

Darla Blazey | 812.482.4255

### ► Preservation





PRINCIPAL IN CHARGE  
**DAVID A. KROLL**  
Associate AIA

#### RELEVANT EXPERIENCE

##### **Belleville Historic District**

Belleville, IN

##### **Blanton House**

Danville, IN

##### **Ohio Falls Car & Locomotive Company**

Jeffersonville, IN

##### **Plainfield Historic District**

Plainfield, IN

##### **Lincoln Tomb Historic Site**

Springfield, IL

##### **Oak Ridge Cemetery**

##### **Receiving Vault**

Springfield, IL

##### **Allerton Park & Retreat Center**

Monticello, IL



#### PROJECT LEADERSHIP

As Director of Preservation, Dave oversees the design process and management of the project team to ensure the client's objectives are met. Prior to joining RATIO in 1993, Dave served as Historical Architect for eight years with the State of Indiana.

With more than 30 years experience, Dave is well versed in the challenges and needs of renovation and preservation clients. Thorough and detailed, Dave oversees his team through a comprehensive research, planning and design process that integrates design and materials to create a visually authentic experience. Drawing inspiration from the context of the building and its story, Dave holds a deep sense of responsibility as a steward for the building.

Dave has been involved in numerous affordable housing rehabilitation projects, museum-level restorations and developing preservation plans for historic federally-owned buildings throughout the country. He has also completed Historic American Buildings Survey (HABS), Historic Structure Reports (HSR), Conservation Assessment Program (CAP) studies and Historic Preservation Certification Application (HPCA) projects.

#### EDUCATION & REGISTRATION

- Ball State University / Muncie, IN / Master of Science in Historic Preservation
- Iowa State University / Ames, IA / Bachelor of Arts in Architecture
- 36 CFR Part 61; 48 FR 44716 Qualified in History/Architectural History and Architecture/Historic Architecture

#### COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Associate Member, American Institute of Architects
- Member, Ohio Valley Chapter - Assoc. for Preservation Technology, Intl.
- Adjunct Faculty Member, Ball State University
- Vice Chairman, Danville Design Review Committee
- Vice President, Danville Public Library Board of Trustees
- President, Hendricks County Heritage Alliance
- Member, Indiana Historical Society
- Member, Historic Landmarks Foundation of Indiana
- Member, National Trust for Historic Preservation

#### PRESENTATIONS & PUBLICATIONS

- Rehabilitation of the Charley Creek Inn, Preserving Historic Places Conference, 2017
- Holding Back the Water: Restoration of the George Rogers Clark National Historical Park, Preserving Historic Places Conference 2016
- Community Branding Workshop: Putting Your Town to Work, Guest Speaker, Raleigh Center for Architecture, 2013
- Historic Preservation Tax Incentive, National Main Street Conference, May 2011



ASSOCIATE / PRESERVATION ARCHITECT

**MARK STONER**

AIA, LEED AP BD+C

RELEVANT EXPERIENCE

**St. Timothy's Episcopal Church  
National Register Nomination**  
Indianapolis, IN

**Mount Pleasant A.M.E. Beech  
Church & Beech Cemetery**  
Carthage, IN

**Shelburn Interurban Depot**  
Shelburn, IN

**Oak Ridge Cemetery  
Receiving Vault**  
Springfield, IL

**Anderson Athletic Pool HSR**  
Anderson, IN



PROJECT LEADERSHIP

As an Architect and Preservation Specialist, Mark uses his passion for architectural history to identify, preserve and protect architectural heritage. He strongly believes that historic preservation culturally enriches a community by keeping important aspects of its history alive and accessible. Mark is experienced in building condition and material assessment, adaptive reuse design and planning, historical research, Historic American Buildings Survey (HABS) documentation, Historic Structure Reports (HSR), and Historic Preservation Certification Application (HPCA) tax credit projects.

Mark has worked on a wide range of preservation projects, including multifamily housing and education facility adaptive reuse, building stabilization, historic monument restoration, luxury hotel renovation, National Register of Historic Places nominations, and building condition assessment and feasibility studies. Mark looks forward to working with clients and communities to help create new solutions for historic structures.

EDUCATION & REGISTRATION

- University of Illinois / Urbana-Champaign, IL / Master of Architecture
- University of Illinois / Urbana-Champaign, IL / Bachelor of Science in Architecture
- Ecole Nationale Supérieure d' Architecture de Versailles / Versailles, France
- Registered Architect, State of IN
- 36 CFR Part 61; 48 FR 44716 Qualified Professional in History/ Architectural History and Architect/Historic Architecture

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member, Landmarks Illinois
- Member, Preservation Issues Committee, Landmarks Illinois
- Member, Indiana Landmarks
- Member, Advisory Council, Sacred Places Indiana Program, Indiana Landmarks
- Member, The Association for Preservation Technology
- Member, American Institute of Architects
- Member, National Trust for Historic Preservation
- Board Member, Happy Hollow Children's Camp

HONORS & AWARDS

- "40 under 40: People Saving Places", 2018, National Trust for Historic Preservation
- Alan K. and Leonarda F. Laing Memorial Fellowship, University of Illinois at Urbana-Champaign School of Architecture
- Charles E. Peterson Prize Award Honorable Mention, HABS documentation of "Library Hall" at University of Illinois at



PRESERVATION SPECIALIST  
**BENJAMIN L. ROSS**  
LEED AP

#### RELEVANT EXPERIENCE

**Blanton House**  
Danville, IN

**Plainfield Historic District**  
Plainfield, IN

**Central Batesville  
Historic District**  
Batesville, IN

**Jasper Courthouse Square  
Historic District**  
Jasper, IN

**Massachussets Avenue  
Commercial Historic District**  
Indianapolis, IN

**Mount Pleasant A.M.E. Beech  
Church & Beech Cemetery**  
Carthage, IN

**Belleville Historic District**  
Belleville, IN



#### PROJECT LEADERSHIP

As a historic preservation specialist and architectural historian, Ben recognizes the complex issues that can emerge during preservation projects. Ben enjoys piecing together the history of a place through research and investigation and works toward creative solutions to meet current needs while maintaining the historic character of the property.

#### EDUCATION & REGISTRATION

- Ball State University / Muncie, IN / Masters in Architecture with a Concentration in Historic Preservation and Sustainable Design
- Ball State University / Muncie, IN / B.S., Architecture
- LEED Accredited Professional
- 36 CFR Part 61; 48 FR 44716 Qualified in History/Architectural History and Architecture/Historic Architecture

#### COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Board Member, Wabash Valley Trust for Historic Preservation / 2001–2002
- Board Member, Ohio Valley Chapter - Assoc. for Preservation Technology, Intl.
- Board Member, Tippecanoe County Historical Association
- Indiana Coordinator, SAH Archipedia, Society of Architectural Historians, 2013 – 2017
- Member, Indiana Landmarks, National Trust for Historic Preservation, Southeast Chapter of the Society of Architectural Historians (SESAH), Vernacular Architecture Forum (VAF)

#### PRESENTATIONS & PUBLICATIONS

- “Your Turn: Ensuring a Sustainable Future at Your Historic Site.” Session panelist. Preservation at the Crossroads: the 2013 National Preservation Conference, National Trust for Historic Preservation, 2013
- “Canal Boat Gothic: Pattern Book Architecture in the Wabash Valley,” Conference of the Vernacular Architecture Forum (VAF), 2015
- “Plainfield, Indiana: Revitalization Along the Historic National Road,” Preserving the Historic Road, Eighth Biennial Conference on Historic Roads, 2012
- *Indiana’s Historic Courthouses: Re-Investing in Community Treasures* (with James A. Glass), A Report to the Indiana General Assembly (Indiana Courthouse Preservation Advisory Commission, August 2011)
- “Charles B. Clarke’s Fagin Building: Aberration or Innovation?” *ARRIS*, Journal of the Southeast Chapter of the Society of Architectural Historians (Vol. 20, 2009)





HISTORIC LANDSCAPE DESIGNER  
**JENNIFER KELLIHER**  
 ASLA, PLA

RELEVANT EXPERIENCE

- Devils Island Light Station\***  
Bayfield, WI
- Hansen Fishery/Farm\***  
Bayfield, WI
- Hokenson Brothers Fishery\***  
Bayfield, WI
- Isle Royale National Park\***  
Michigan
- South Side Turnverien Hall\***  
Indianapolis, IN
- Theodore Roosevelt National Park\***  
Medora, ND
- Cheney Mansion Masterplan\***  
Oak Park, IL
- Bottleworks District Urban Design**  
Oak Park, IL



\* Experience prior to joining RATIO

PROJECT LEADERSHIP

Jennifer Kelliher is an award-winning member of RATIO's Landscape Architecture Studio with demonstrated experience in cultural landscape preservation, master planning, and high-rise green roof projects. She has special interest in Environmental Psychology and Cultural Landscapes.

As a historical landscape designer with the National Park Service, Jennifer assisted in the preservation of cultural landscapes and historic structures to meet Section 106 responsibilities. Through the preparation of Cultural Landscape Reports, Jennifer created and edited numerous inventories and reports to document landscapes, evaluate conditions and significance, and determine eligibility for the National Register of Historic Places.

Prior to joining RATIO, Jennifer worked in a variety of public- and private-sector environments, including design practices in Chicago and Kunming, China, and the National Parks Service's Midwest Regional Office.

EDUCATION & REGISTRATION

- Texas A&M University / College Station, TX / Bachelor of Landscape Architecture
- Registered Landscape Architect, State of IL
- Landscape Irrigator L10018406, Texas Commission on Environmental Quality
- LEED Green Associate

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member, ASLA
- Member, Alliance for Historic Landscape Preservation (AHLA)

PRESENTATIONS & PUBLICATIONS

- History of Landscape Architecture in the Midwest, Guest Lecturer, University of Nebraska - Omaha, 2011

PRESIDENT BENJAMIN HARRISON PRESIDENTIAL SITE

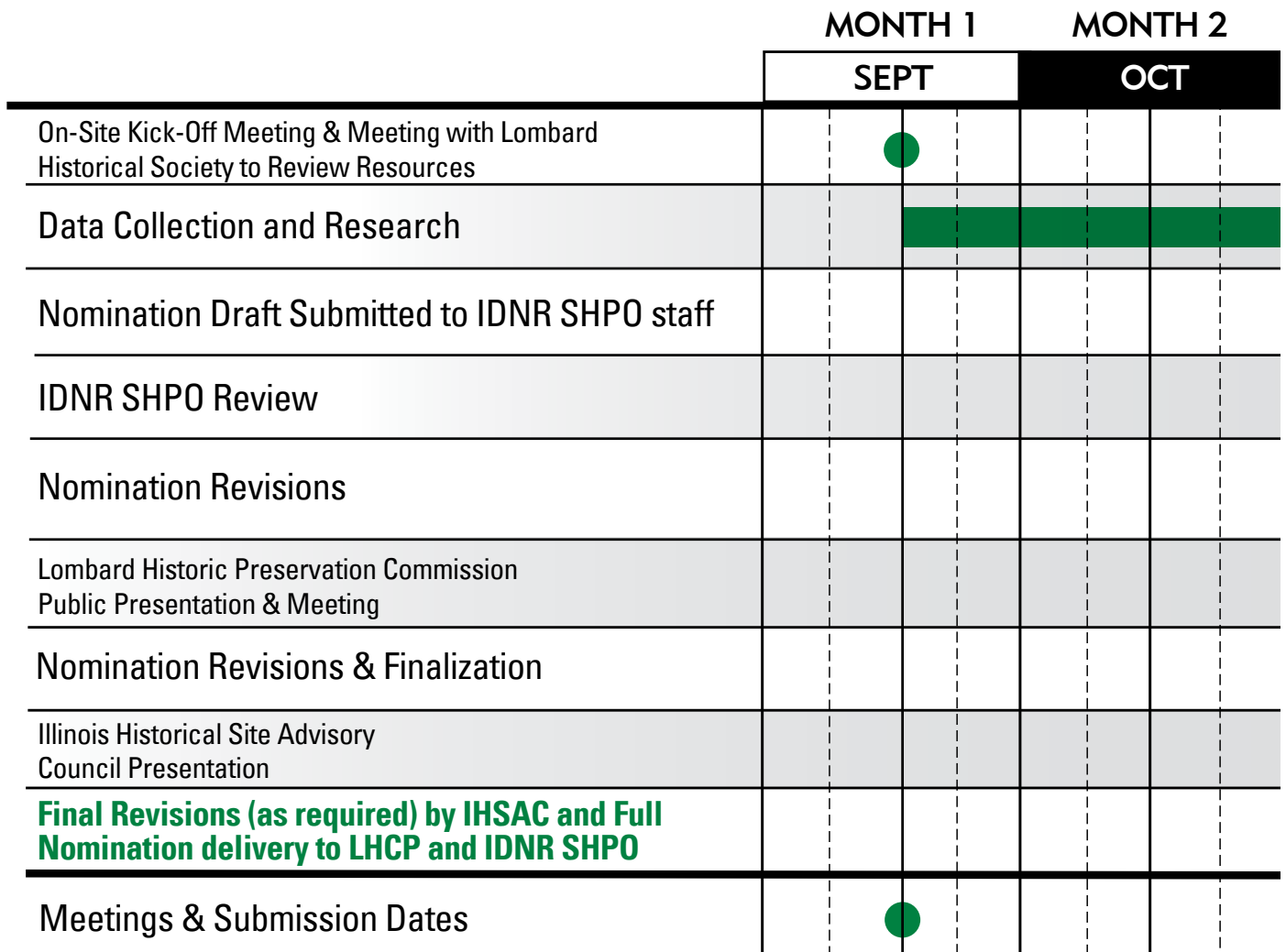








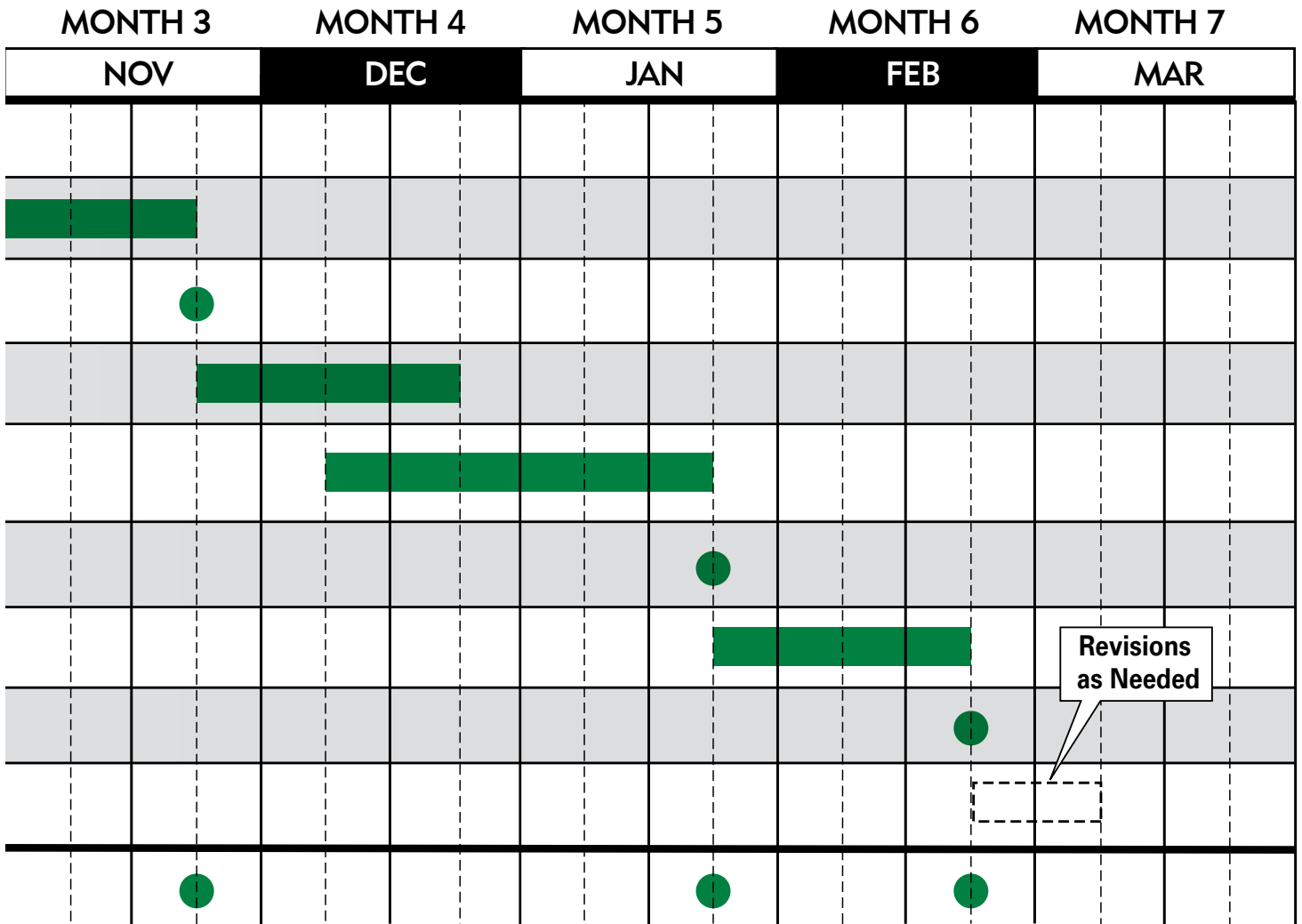
# PROJECT TIMELINE



Tasks



Review Meeting



LANIER MANSION STATE HISTORIC SITE













**PROJECT BUDGET**

In consideration of the Project Scope and Schedule, we propose the following stipulated sum fee of Fifteen-thousand and five hundred dollars (\$15,500.00). The fee is itemized as follows:

Data Collection & Research	\$5,500.00
Nomination Draft, Revisions, and Finalization	\$7,000.00
IDNR SHPO, LHPC, and IHSAC Presentation & Meetings	\$2,500.00
<u>Direct Expenses</u>	<u>\$500.00</u>
Total	\$15,500.00



OAK RIDGE RECEIVING VAULT











Howard Steamboat Museum

# REFERENCES

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Paul Diebold  
 Department of Natural Resources  
 Architectural Historian  
 402 West Washington Street  
 Indianapolis, IN 46204  
 317.232.3018 / [pdiebold@dnr.in.gov](mailto:pdiebold@dnr.in.gov)



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 Indiana Landmarks  
 President  
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 317.639.4534 / [MDavis@IndianaLandmarks.org](mailto:MDavis@IndianaLandmarks.org)



Bonnie McDonald  
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 President & CEO  
 1 Old State Capitol Plaza  
 Springfield, IL 62701  
 312.922.1742 / [bmcdonald@landmarks.org](mailto:bmcdonald@landmarks.org)



SHREWSBURY-WINDLE HOUSE









See, to the right, RATIO's Statement of Income.  
More information is available upon request.

	<u>2017</u>	<u>2016</u>
Gross Revenue	<u>\$ 30,488,072</u>	<u>\$ 30,918,918</u>
<b>Project Expenses</b>		
Reimbursable consultants	502,480	711,582
Direct consultants	9,890,233	11,556,800
Reimbursable expenses	463,688	453,630
Direct expenses	<u>190,611</u>	<u>149,463</u>
Total project expenses	<u>11,047,012</u>	<u>12,871,475</u>
Net Revenue	19,441,060	18,047,443
Personnel Expenses (Exhibit I)	12,370,039	11,316,836
Occupancy Expenses (Exhibit I)	776,790	853,288
Information Technology Expenses (Exhibit II)	825,823	887,517
Marketing Expenses (Exhibit II)	544,688	385,023
Administrative Expenses (Exhibit III)	<u>1,845,640</u>	<u>1,443,192</u>
Operating Income	<u>3,078,080</u>	<u>3,161,587</u>
<b>Other Income (Expense)</b>		
Undistributed net income (loss) on investment in affiliate	367,415	(87,940)
Other income	6,609	-
Interest income	5,900	4,143
Interest expense	(77,866)	(66,508)
Increase in cash surrender value of life insurance	103,194	72,043
Taxes paid	(47,289)	(54,621)
RATIO Foundation	<u>(34,525)</u>	<u>(70,388)</u>
Total other income (expense), net	<u>323,438</u>	<u>(203,271)</u>
Net Income	<u><u>\$ 3,401,518</u></u>	<u><u>\$ 2,958,316</u></u>





**RATIO®**

**Architecture**  
**Preservation**  
**Interior Design**  
**Landscape Architecture**  
**Urban Design + Planning**  
**Graphic Design**

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Indianapolis, Indiana  
Champaign, Illinois  
Raleigh, North Carolina  
Chicago, Illinois

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**[RATIOdesign.com](http://RATIOdesign.com)**

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Affiliates:  
RATIO States, LLC  
RATIO States - NC, PLLC  
RATIO Architects of Ohio, LLC  
smdp, LLC