

March 24, 2015

Title

Local Landmark Site
Designation Request

Petitioner/Property Owner(s)

Tom and Margret Smith
P.O. Box 234
Glen Ellyn, IL 60138

Property Location

101 W. St. Charles Road
(06-07-209-017)

Zoning

B5 Central Business District

Existing Land Use

Commercial Building

Comprehensive Plan

Community Commercial

Approval Sought

The structure to be recognized as a landmark site in the Central Business Zoning District.

Prepared By

Tami Urish
Planner I



REQUEST DESCRIPTION

The property owners request the designation of the commercial building located at 101 W. St. Charles Road as a landmark site.

APPROVAL(S) REQUIRED

Per Section 32.079 of the Code of Ordinances, a public hearing is required to consider the historic significance of a structure or site.

EXISTING CONDITIONS

The subject property is located in the heart of the downtown shopping district at the southwest corner of St. Charles Road and Park Avenue. The Italianate-style building with stone exterior walls and hip roof has occupied the current location since 1858 as the first hotel in Lombard. Before recently changing ownership, the building housed a café on the first floor, apartment on the second floor and the third floor was generally unoccupied for a number of years.

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	B5 Central Business	Coffee shop
South	B5 Central Business	Office/Retail
East	B5 Central Business	Mixed Retail
West	B5 Central Business	Restaurant

BUILDING STATS

Year Built: 1858

Architectural Style: Italianate

Lot & Bulk

Parcel Size: 4,137 sq. ft.
0.09 acres

Building Size: 2,657 sq. ft.
footprint; 3
stories

Actual Setbacks

Front (north) 9 feet
Side (east) 5.5 feet
Side (west) 4.5 feet
Rear (south) 0 feet

Submittals

1. Application for Local Landmark Designation;
2. Attachments; and
3. Plat of Survey, prepared by Gentile and Associates, Inc., dated 12/19/2014;

HISTORY

An Architectural and Historical Survey for the Village was recently conducted and completed in 2014. According to this survey the building on the subject property is identified as Italianate in style and constructed in 1858. The significant features of the building are identified as the stonework. In the survey, the reason for significance is listed as “association with Lombard’s history as the hotel in town.”

Aerial View of Subject Property



The subject property is connected to several notable figures in Lombard history, beginning with Dietrich Klusmeyer who came to the United States from Germany in the 1850s. When he arrived in Babcock’s Grove, he purchased the property near the railroad depot and razed the frame inn that stood there and built the limestone block building to be used for a hotel and restaurant that he called Babcock’s Grove House. This rest stop for travelers, plus the freight depot, led to the growth of settlers looking to farm in the area plus an influx of merchants looking to establish businesses which eventually led to the formation of the Village of Lombard in 1869. As owner of the property, he was one of only 39 individuals to found the Village of Lombard when they signed the original town plat. The property was no longer owned by the Klusmeyer family by the early 1880’s. Dietrich Klusmeyer died in 1898, his wife Louisa in 1913, and both are buried at Lombard Cemetery as are several of their children.

George and Mathilda O’Connor purchased what was then known as the Lombard Hotel after a few subsequent owners in 1912. The O’Connors remodeled including tearing off the old porch and installing the steps. The building ceased being a hotel and was converted to offices and the O’Connors’ residence until 1976 when the Zitt family purchased the property.



Photo from the Historical Society Archives.



Photo from *Footsteps on the Tall Grass Prairie* by Lillian Budd.

ANALYSIS

The Code of Ordinances provides the following parameters for a site to be classified as a 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.

The designation of the building as a landmark site is appropriate due to it serving as the oldest remaining structure at the center of the Village's downtown, its association with Dietrich Klusmeyer, and the architectural significance as an intact example of the Italianate style as executed in stonework. These characteristics give the building special historic and community value.

It is important to determine what elements of the building contribute to its historic significance and the streetscape it inhabits. The Illinois Historic Preservation Agency recommends that preservation projects should be designed to meet the Secretary of the Interior's Standards for Rehabilitation. The Agency does not recommend creating a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Any alterations that are similar in character to appearance that previously existed on the premises in approximate manner shall be exterior restoration if in compliance with submitted historic photos or plans. The following are the exterior features that staff finds that contribute to the architectural and historical significance of the building and would require certificates of appropriateness for additions or modifications thereof not including general maintenance or repair:

MASONRY

It is not recommended to apply paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.

ROOF

The roof is a low hip that had a metal railing. It does not appear that the roofing material/shingles is an important design element of the historical significance of the building however it is not clear if the existing roofing material is original. There are no past roof permits on file with the Village to indicate that it has been replaced since the 1960s. Replacing the shingles would not change the shape of the roof or a specific a design feature. It is not recommended to create a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation. Portions of the metal railing have been found and replicating the railing in design as closely as possible would convey the same visual appearance.

WINDOWS

The replacement of windows may be an accurate restoration using historical, pictorial, and physical documentation that is compatible with the window openings and design of the existing windows with the historic character of the building being maintained.

There are features of the building's exterior that will require adaptation to the present in order to meet the economic development of the site and succeed as a desirable location for any number of commercial uses. Businesses come and go over time therefore predicting signage and light fixtures is not feasible. Requiring a certificate of appropriateness for signage and associated light fixtures would be burdensome for a potential tenant.

FINDINGS & RECOMMENDATIONS

Staff finds 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 commercial property at 101 W. St. Charles Road as a landmark site:

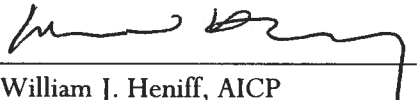
Based on the submitted petition and the testimony presented, the Historical Commission finds that the commercial property at 101 W. St. Charles Road complies with the criteria established for designation as a landmark site, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the commercial property at 101 W. St. Charles Road be designated as a landmark site, subject to the following three conditions:

1. The landmark site designation is limited to the exterior of the existing building, as built circa 1858, and is further limited to the building's current location on the property at 101 W. St. Charles Road.
2. Signage and light fixtures shall be exempt from the landmark site designation. A certificate of appropriateness shall not be required for the issuance of a permit for signage including awnings and associated light fixtures.
3. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color or coating the masonry. Maintaining the existing colors of paint would not require a certificate of appropriateness. The restoration of the text "LOMBARD HOTEL"

with paint on the exterior walls as shown on historic documentation and photos would not be deemed to be a change warranting Historical Commission review and approval, provided that the building is not used as a hotel.

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.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

c. Petitioner

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EXHIBIT A

Portion of Section 32.079 - Historical sites; designation and maintenance.

(E)(1) The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. Alterations shall be defined as any work that results in changes in the exterior form, shape, or appearance of a building designated as a "landmark site" which thereby destroys its original architectural integrity. No alterations will be made and no building permit issued in regard to property classified as a "landmark site" to any applicant without a certificate of appropriateness from the Historical Commission in the following instances:

- (a) Where such permit would allow the alteration or reconstruction of any building designated as a "landmark site";
- (b) Where such permit would allow the demolition of any building designated as a "landmark site", except that in the event of extensive damage because of fire, windstorm, or other natural causes, demolition shall be allowed upon the recommendation of the Building Commissioner;
- (c) Where such a permit would allow the construction or erection of any addition to a building designated as a "landmark site"; or
- (d) Where such permit would allow the erection of another building or buildings on property designated as a "landmark site."

(2) The Commission, in considering the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit, shall consider among other things, the purpose of this subchapter, the historical and architectural value and significance of the "landmark site" or "landmark district", the exterior texture and/or material of the building or structure in question or its appurtenant fixtures, other buildings within a "landmark district", and the position of such building or structure in relation to the street or public way and to other buildings and structures.

(3) The Commission shall review an application for demolition and have the authority to delay said demolition for a period not to exceed six months, to enable the Commission to try to find a purchaser or alternate use for the building.

(4) Nothing in this subchapter shall be construed to prevent ordinary maintenance or repair of any exterior elements of any building or structure described as a "landmark site." *Repairs* shall be defined as any work where the purpose and effect of the work is to replace damaged or defective portions of a structure with like materials, thereby retaining the original architectural integrity.

Ordinary maintenance shall be defined as any work for which a building permit is not required by law, where the purpose and effect of such work is to correct any deterioration, decay of, or damage to a structure or any part thereof and to restore the same, as nearly as may be practicable, to its condition prior to the occurrence of such deterioration, decay, or damage. Interiors of buildings are only included when specifically designated in the siting ordinance.

(F) (1) A certificate of appropriateness must precede the issuance of any permit in regard to

property classified as a "landmark site." Application made to the Historical Commission must include copies of all detailed plans, designs, elevations, specifications, and documents relating thereto. The Commission shall meet with the applicant to approve, modify, or disapprove the application in whole or in part or suspend action.

(2) If the Commission finds the proposed work of a nature which meets the criteria established in division (E), it shall issue a certificate of appropriateness and forward it to the Building Commissioner. The Building Commissioner shall thereafter proceed with his own review of the application for a building permit. If the Commission finds that the proposed work does not meet the criteria, a certificate of appropriateness will not be issued. Written notice of the denial of the certificate of appropriateness, together with the reasons therefor, shall be given to the applicant.

(G) (1) Regulations and orders of the Commission issued pursuant to this subchapter shall be enforced by the Building Commissioner. Violations shall be punished as set forth in § 32.999

(2) Any person aggrieved by a decision of the Commission may, within 30 days after receipt by certified mail of the notice of denial, apply to the Board of Trustees of the village for a review of the Commission's decision. He shall file with the Village Clerk a written notice requesting the Board to review said decision. Should the Village Board agree with the aggrieved and override the Historical Commission's recommendation, its action would constitute an automatic removal of the "landmark site" designation.

EXHIBIT B

Questions from staff for the Historical Commission to consider:

1. As part of the code in Exhibit A (E) (2), the Commission considers the appropriateness of any alteration, removal in part, new construction, reconstruction, restoration, remodeling, other modification of any building requiring a permit. This broad statement would include the interior of the building as well. Is the Commission concerned with the exterior historical appearance of the building only?

Staff finds that maintaining the historic streetscape of the buildings in the downtown is essential. While the preservation of the interior of the buildings is desirable, it would be impractical for the commercial use and adaptation.

2. The property owners have expressed an interest to restore the windows on the north side of the building. Does the Commission require the property owners to replace them with vintage/salvaged windows or allow for custom new windows made from materials matching the design of the existing windows of the building?

Staff finds following the Secretary of the Interior's Standards for Rehabilitation guidelines is adequate.

3. The building at one time in the early part of the 20th century had the text "LOMBARD HOTEL" painted directly on the exterior walls. This type of sign is prohibited per code. Does the Commission want to consider providing an exception based on historic documentation as a landmark site that restoring the text would be appropriate?

Providing the flexibility of the property owner to restore the painted sign if so desired would avoid potential time delays in considering the option at a later time.

4. As part of the code in Exhibit A (E) (1), The Commission shall have the authority to review all proposed alterations, regardless of whether or not they require a building permit. A permit is not required for painting. Does the Commission prefer to specifically require approval for any exterior painting projects other than maintenance of the existing paint in the same color since it is an element that can affect the original architectural integrity of the building?

The use of a color that is not appropriate for the time period of the late 19th century or painting the masonry is a concern and should require Historical Commission review and recommendation.

5. As part of the code in Exhibit A (E) (2), The Commission, in considering the appropriateness of any alteration shall consider appurtenant fixtures. This would include exterior light fixtures and signage. Would the Commission consider exempting these fixtures as being part of the designation?

Predicting signage and light fixtures is not feasible. These features will have to be new and comply with the Lombard Sign Code.