

**VILLAGE OF LOMBARD HISTORIC PRESERVATION COMMISSION
FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT
128-132 WEST ST. CHARLES ROAD, LOMBARD**

The Lombard Historic Preservation Commission voted at their July 19, 2016 meeting to designate the building located at 128-132 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, August 9, 2016, at 7:30 p.m., in the Community 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 128-132 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. The Canfield's Doll Hospital was a unique service provided in a small village at the time.

- 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 Howard and Martha Canfield in 1945 and was part of their estate until 1994. The Lombard Dairy Store, Canfield's Yarn Shop and Canfield's Doll Hospital occupied the building for many years.

- 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:

- a. The Subject Property was developed in 1927.
- b. The 2014 Architectural and Historical Survey of the Village identified the subject property as Tudor Revival in style. The significant feature of the building is identified as the roof.

Based on the submitted petition to the Lombard Historic Preservation Commission and the testimony presented, the Historic Preservation Commission finds that the building at 128-132 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 128-132 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 1927, and is further limited to the building's current location on the property at 128-132 West St. Charles Road, legally described as follows:

PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 8483, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 06-07-204-025

2. Any proposed exterior painting shall require a certificate of appropriateness if other than the existing color. Maintaining the existing colors of paint would not require a certificate of appropriateness.
3. The property and structure shall be maintained in good condition.
4. 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 _____, 2016.

Ayes: _____

Nays: _____

Absent: _____

Sincerely,

Rita Schneider, Chairperson
Lombard Historic Preservation Commission