

July 19, 2016

Title

Local Landmark Site
Designation Request

Petitioner/Property Owner(s)

Tom Masterson
128-132 W. St. Charles Road
Lombard, IL 60148

Property Location

128-132 W. St. Charles Road
(06-07-204-025)

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 128-132 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 downtown shopping district on the north side of St. Charles Road. The Tudor Revival style building with stucco and wood exterior has occupied the current location since 1927 as a retail space.

Surrounding Zoning & Land Use Compatibility

	Zoning District	Land Use
North	R6PD	Residential, Condos
West	B5 Central Business	Residential, Single family, legal nonconforming
East	B5 Central Business	Office
South	B5 Central Business	Mixed Retail and Residential

BUILDING STATS

Year Built: 1927

Architectural Style: Tudor Revival

Lot & Bulk

Parcel Size: 8,411 sq. ft.
0.19 acres

Building Size: 3,000 sq. ft.
footprint; 1 story

Actual Setbacks

Front (south) 4 feet

Side (west) 0 feet

Side (east) 0 feet

Rear (north) 104 feet

Submittals/Exhibits

1. Application for Local Landmark Designation.
2. Exhibit A, Section 32.079 of the Lombard Zoning Code.
3. Exhibit B, Section 32.077 of the Lombard Zoning Code.

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 Tudor Revival in style and constructed in 1927. The significant features of the building were identified as the slate roof. In the survey, the reason for significance is not listed.

Aerial View of Subject Property



The subject property is not considered eligible for the National Register nor connected to notable figures in Lombard history.

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 criteria number three above. The architectural significance as an intact example of the Tudor Revival style as executed in timbering and stucco in addition to a slate roof. 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:

TIMBERING AND STUCCO

It is not recommended to apply paint or other coatings on elements that has been historically unpainted or uncoated to create a new appearance.

ROOF

The roof is a side gable with slate. It is not recommended to create a false historical appearance by replacing features based on insufficient historical, pictorial and physical documentation.

TIMELINE

The process required for local landmark status is within the Historic Preservation Commission's code of ordinances under section 32.077 (See Exhibit B, attached). The Local Landmarks Committee (LLC) is a committee of the Historic Preservation Commission (HPC) and reviews all local landmark applications for completeness and appropriateness. Once HPC concurs with LLC's recommendation or modifies conditions, a public hearing is scheduled and noticed for anyone to speak for or against the request for local landmark status. Base on this evidence, HPC convenes to make a recommendation to the Village Board. Below is an estimated timeline of meetings needed to meet the legal requirement of holding a public hearing for this application:

Local Landmarks Committee (receives the application and recommends to the HPC)	July 19, 2016
Historic Preservation Commission meeting (for preliminary conclusion):	July 19, 2016
Public Hearing: (a minimum 15 days'/maximum 30 days' notice is required from publication date)	August 9, 2016 – August 18, 2016
Historic Preservation Commission meeting (for recommendation):	August, 2016
Village Board consideration:	September, 2016

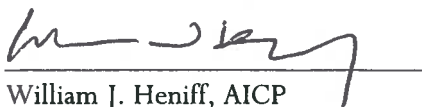
FINDINGS & RECOMMENDATIONS

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 128-132 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 128-132 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 128-132 W. St. Charles Road be designated as a landmark site, subject to the following five 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 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.
3. 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.
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.
- (5) 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

§ 32.077 - Public hearings.

The Historical Commission shall have the authority to conduct public hearings upon its own motion, or on a citizen's petition therefore to implement the spirit of this subchapter for the purposes and uses set forth in 65 ILCS 5/11-48.2-2, and all modification and amendments thereof. Such hearings shall be pursuant to notice as is otherwise set forth in 65 ILCS 5/11-48.2-4. Upon the conclusion of such hearing, a recommendation shall be made within a reasonable time to the corporate authorities, which corporate authorities shall then take such action on the recommendation of the Commission as they may deem fit, necessary, and indicated.

('70 Code, § 2.34.020) (Ord. 2575, passed 2-10-82)

VILLAGE OF LOMBARD HISTORICAL COMMISSION

APPLICATION FOR LOCAL LANDMARK DESIGNATION

LANDMARK SITE

LANDMARK DISTRICT

PROPERTY INFORMATION

Address of Subject Property: 128-132 W. St. Charles Rd

P.I.N. No(s): 16-07-204-025 Area of Property (in acres): 0.19

Date of Construction: 1927 Architect: _____ Builder: _____

OWNER INFORMATION

Owner(s) of Property: Thomas J and Cynthia A Masterson Phone No.: 630-889-0091

Mailing Address: 128 W. St. Charles Rd Fax No.: 630-889-0096

City: Lombard State: IL Zip Code: 60148 Email: Tom@TJmco.com

APPLICANT INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)

Applicant Name: _____ Phone No.: _____

Mailing Address: _____ Fax No.: _____

City: _____ State: _____ Zip Code: _____ Email: _____

Relationship of applicant to property: _____

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:

Thomas J. Masterson
name of owner (printed)

name of applicant (printed)

[Signature] 4/26/16
signature of owner date

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. *The Subject Property is Parcel 2 on Plat of Survey*
- 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. *Please advise and I will supply some.*

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.

Building Ownership

Frank Lackner was born January 17, 1871 in Aurora Illinois. He was a Doctor of Medicine when he married Mae Frances Hale on July 27th, 1901 in Milwaukee, Wisconsin. By 1910 the Lackners moved to 3104 Cottage Grove Avenue, Chicago, Illinois. Dr. Lackner was Active Duty Medical Corps from 1917 through 1920 with Honorable Discharge in 1920.

In 1921 Frank and Mae Lackner moved to Lombard purchasing Lots 2, 4 and 5 in Block 10 of the plat of the Town of Lombard. The house on Lot 4, 126 W St Charles Road (Lake Street at the time) is where Dr. Lackner set up his practice. Lot 5 is where Dr. Lackner built the building currently at 128-132 West St Charles Road. Construction began in 1926 and was completed in 1927. (Lot 2 later became the curve in Orchard Terrace with individual lots on both sides of Orchard Terrace.) The Lackners owned 128-132 W St Charles Road until 1945.

In 1945 Howard and Martha Canfield purchased 128-132 W St Charles Road from the Lackners. Howard had been the proprietor of the Lombard Dairy Store in the middle unit, 130 W St Charles Road since 1938. In 1940 Howard and Martha divide 128 W St Charles Road into 6 rooms and moved their family into 128 W St Charles Road.

In 1947 Howard and Martha Canfield purchased the house at 134 W St Charles Road and moved their family out of 128 W St Charles Road.

Howard continued to operate the Lombard Dairy Store until 1951. Martha Canfield operated Canfield's Yarn Shop at 126 W St Charles Road (the house where Frank Lackner had his medical practice) moving the Yarn Shop into 128 W St Charles Road in 1956. Martha continued to operate Canfield's Yarn Shop into the early 1970's. Howard and Martha also operated Canfield's Doll Hospital out of Canfield's Yarn Shop and their residence at 134 W St Charles Road.

Martha Canfield refused to sell 128-132 W St Charles Road to the developers of the Park Avenue Apartments (now the Park Avenue Condominiums) thereby preserving the building at 128-132 W St Charles Road a piece of Lombard history.

Howard Canfield passed away in 1976 and Martha in 1992. The Canfields had been a part of Downtown Lombard for 54 years.

In 1994 the current owners Thomas J. and Cynthia A. Masterson purchased 128-132 W St Charles Road from the Canfield Estate.

128-132 W St Charles Road

Architectural Significance

The current building at 128-132 W St Charles Road was built by Frank Lackner. Construction started in 1926 and the building was completed in 1927. The building is a one story masonry building with wood joists. The building is approximately 2,800 sq ft and was originally divided into three equal units. The original façade was English Tudor with cedar and plaster, the roof was decorative multi-color slate and an architectural gutter with cooper inlay. The June 23rd, 1927 edition of the Lombard Spectator reported "The Lackner job is taking its stand among the finer buildings of the town. With its vari-colored slate roof and English Construction it has a style of its own".

Unfortunately the façade deteriorated and was removed. The front of the building was covered in brown plywood. Transom windows were also boarded up,

In 1995 pictures from the 1950's were used to restore the building to its original façade.

Tenant History of 128-132 W St Charles Road

The tenants of 128-132 W St Charles Road are examples of how the Village revolved around the Downtown and relied on the Downtown businesses for food and goods until almost the 1970's.

In the late 1920's, 128-132 had Q & S Food Shop/H.K. Andrews, Cupboard(bakery)(later became Bon Ton Bakery & Sandwich Shop which then became A A Cowe- Easton Bakery), Home Equipment (appliances), Edward's Barber Shop & Beauty Shop, and Lombard Tire and Battery.

The 1930's saw the departure of Lombard Tire and Battery in 1931, Edwards's Barber Shop and Beauty Shop in 1933 and Easton Bakery moved out and down the street to 19 W. St. Charles Road in 1934. The decade's new tenants were Burke's Plumbing and Heating Contractors, 1934-38, New Home Laundry & Dry Cleaning/Local Laundry 1935-1956, Lombard Dairy Store 1938-1951 and F. Mattia Shoe Repair 1939.

The 1940's saw little change. Howard Canfield, proprietor of Lombard Dairy Store moved his family into 128 W St Charles Road in 1940 where they resided until 1947. Upon their departure, Yellow Cab occupied the space for the rest of the 1940's.

The 1950's witnessed Local Laundry staying in 132 W St Charles Road until 1956 being replaced by Jack's Bicycle, Lombard Dairy Store changing hands and name in 1951 to Nagles Food Store and then again in 1956 to Trio Food Store followed by Parkside Meat Market in 1958. H.D. Cunningham Air Conditioning Equipment occupied 128 W St Charles Road from 1950 to 1955 with Canfield's Yarn Shop taking over the space in 1956. In 1959 The Window Shop took over 132 w St Charles Road from Jack's Bicycle.

The first decade with no change was the 1960's. The tenants were Canfield's Yarn Shop, The Window Shop and Parkside Meat Market.

The 1970's only produced one change, Parkside Meat Market left and was replaced by DuPage Heating and A/C in 1970. DuPage Heating and A/C stayed until 1982 and was replaced by Yesteryear Antiques & Gifts 1983-85. Canfield's Yarn Shop was replaced by Homcraft in 1985.

1986 was the start of a 7 year run with Lombard Mower Repairs, Arnold's Silvercraft and the Window Shop. Ace Sign replaced Arnold's Silvercraft in 1994 and Thomas J Masterson and Company; current tenant replaced Lombard Mower Repairs in 1995.

The Window Shop ended their 43 year stay in 2002. They were replaced by That's-N-Ice. With Ace Sign's departure in 2004 That's-N-Ice expanded into 130 W St Charles Road and now occupied 130 and 132 W St Charles Road.

The fire in 2005 in 132 W St Charles Road ended That's -N-Ice's stay. After repairs Ala-Mode took over 130 and 132 W St Charles Road for 3 years. 2010 saw the current tenant Brick's Wood Fired Pizza and Café take over 130 and 132 W St Charles Road

North

Plat of Survey

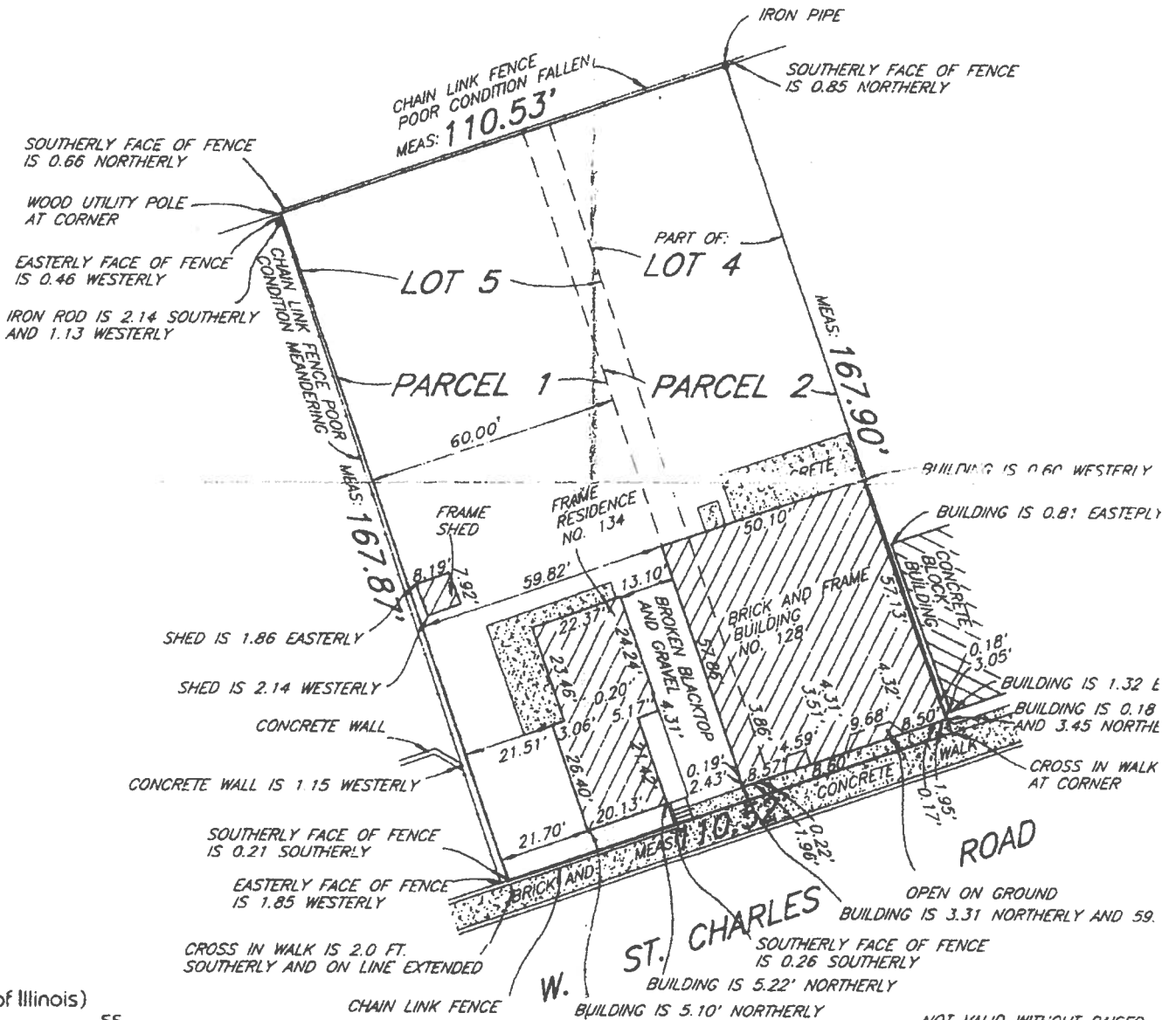
of

Property located at: 128 - 134 W. ST. CHARLES ROAD

Legally described as:

PARCEL 1: THE WEST 60 FEET OF LOT 5 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.

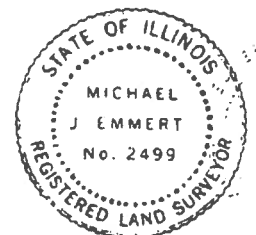
PARCEL 2: LOT 5 (EXCEPT THE WEST 60 FEET) AND THE WEST 44 FEET OF LOT 4 IN BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS.



State of Illinois)
County of Cook) ss.

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

NOT VALID WITHOUT RAISED .





VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

GENERAL INFORMATION

Street Number: 128-132
Former Street Number: -
Street: West St. Charles Road
PIN Number: 06-07-204-025
Construction Date (s): 1927
Current Function: Commercial
Historic Function: Commercial



PHYSICAL EVALUATION

Condition: Excellent
Integrity: Excellent
Secondary Structure: -
Secondary Condition: -
Secondary Integrity: -

Alterations:

SIGNIFICANCE

Landmark/National Register: No
National Register Eligible: No
National Register Criterion:
LHS Plaque: No **LHC Landmark:** No

Reason for Significance:

ARCHITECTURAL DESCRIPTIONS

Architectural Style: Tudor Revival
Building Form: 1 Part Commercial **No. of Stories:** 1
Current Wall Materials: Stucco, wood
Original Wall Materials: Stucco, wood
Ornamentation: 1/2 timbering
Storefront Materials: Stucco, wood, aluminum
Roof Type: Side gable **Materials:** Slate
Roof Ornamentation: Dormers
Foundation Material: -
Porch Type: -
Door Detailing: Recessed
Window Type: -
Window Configuration: -
Window Material: -
Window Detailing: -

Significant Features:

Roof



VILLAGE OF LOMBARD ARCHITECTURAL AND HISTORICAL SURVEY

2014

HISTORICAL RESEARCH

- Original Owner: -
- Historic Name: -
- Current Name: -
- Original Architect: -
- Alternate Architect: -
- Original Contractor: -
- Alternate Contractor: -
- Developer: -
- Construction Cost: -
- Permit: -
- Subdivision: -

Research & Archival Sources:

Limited file at Lombard Historical Society

NOTES

Originally occupied by a grocery store. The Window Shop was a later occupant.

SURVEY INFORMATION

Surveyor: Douglas Gilbert, AIA

Survey Date: May 14, 2014



Figure 2



Figure 3



Figure 4 Historic view courtesy of Lombard Historical Society