

**VILLAGE OF LOMBARD HISTORICAL COMMISSION
FINDINGS OF FACT RELATIVE TO THE PROPERTY LOCATED AT
125 E. WASHINGTON BOULEVARD, LOMBARD, ILLINOIS**

On July 18, 2010, the Lombard Historical Commission received a letter and supplementary research materials from property owners Denise and Tim Angst requesting the consideration of local landmark status for their home located at 125 E. Washington Boulevard.

The Lombard Historical Commission voted unanimously at their July 20, 2010 meeting to schedule a public hearing to designate 125 E. Washington Boulevard, Lombard, Illinois as a “landmark site.”

Pursuant to Section 32.079 of the Lombard Village Code, the Lombard Historical Commission held a public hearing on Tuesday, September 7, 2010, at 7:30 p.m., in the Village Board Room at the Lombard Village Hall, 255 East Wilson Avenue, Lombard, Illinois, in regard to the request by the owners and the Village of Lombard to designate 125 E. Washington Boulevard as a “Landmark Site.” Notice of the public hearing was provided pursuant to Village Code and public testimony was received at the meeting.

In consideration of the presented testimony, submitted documents and discussion among the membership of the Historical 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 that the property at 125 East Washington Boulevard was at one time part of Henry Peck’s farm until he sold part of the property to Samuel J. Lumbard. Henry Peck was the son of Sheldon Peck, artist and one of the earliest settlers of Babcock’s Grove (Lombard). Lumbard was an attorney, developer, and Village President in 1905. The structure at 125 East Washington Boulevard was built as a home for Lumbard and his wife Louise and daughter Laone in 1911-1915.

As quoted in *Footsteps on the Tall Grass Prairie* by Lillian Budd, page 110: “Samuel Lumbard left an unusual legacy to Lombard in the form of these two well designed homes. His second home, below (referring to 125 East Washington Boulevard) was situated on a park-like estate which originally extended from Main Street to Martha, between Morningside and Washington Streets.”

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 that the structure is closely identified with Samuel J. Lombard, a real estate developer who built several homes in Lombard. Lombard also served as Village President.

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 that the structure located at 125 East Washington Boulevard is 95 years old, has the architectural style of a Tudor home, and has retained much of its original architectural integrity based on the comparison of early photographs and newspaper articles on file with the Lombard Historical Society and the visual inspection of the Local Landmark Committee on July 28, 2010.

Based on the submitted petition to the Lombard Historical Commission and the testimony presented, the Historical Commission finds that 125 E. Washington Boulevard complies with the criteria established for designation as a landmark site based upon the aforementioned findings of fact, and, therefore, recommends to the Corporate Authorities that 125 E. Washington Boulevard be designated as a landmark site, subject to the following conditions:

1. The landmark 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, legally described as follows:

The West 25 feet of Lot 3 and all of Lot "A" (except the South 131 feet thereof, and except the West 60 feet of the South 170 feet thereof, both such exceptions being measured at right angles to and parallel with the South line of said Lot "A" and except the East 258 feet of the North 170 feet and except the North 200 feet of the West 60 feet of said Lot "A", measured at right angles to and parallel with the North line of said Lot "A") in Lombard Estates, being such a Subdivision of the part of the South 1/2 of the Southwest 1/4 of Section 8, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois.

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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 landmark site designation shall be considered null and void.

This written recommendation set forth above was reviewed and approved by the Lombard Historical Commission at its meeting on September 13, 2010.

Ayes: _____

Nays: _____

Absent: _____

Sincerely,

Rita Schneider, President
Lombard Historical Commission