

**July 16, 2019**

**Title**

Local Landmark Site  
Designation Request

**Petitioner/Property Owner(s)**

Robert and Shelly Amberg  
515 N. West Road  
Lombard, IL 60148

**Property Location**

515 N. West Road  
(06-06-212-037)

**Zoning**

R2 Single-Family Residence  
District

**Existing Land Use**

Single Family Residence

**Comprehensive Plan**

Low Density Residential

**Approval Sought**

The property to be recognized as a landmark site and district in the R2 Single Family Residential Zoning District.

**Prepared By**

Tami Urish  
Planner I



**REQUEST DESCRIPTION**

The property owners request the designation of the property located at 515 N. West 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 northwest quadrant of the Village. The T form farmhouse has a nondescript architectural style with wood clapboard that has occupied the current location since 1858. The porch appears to have been restored in 2003 (permit # 03-0844) to the same arrangement as older photos submitted in the application. A rear addition was added in 1984 (permit # 34416).

*Surrounding Zoning & Land Use Compatibility*

	<b>Zoning District</b>	<b>Land Use</b>
<b>North</b>	R2	Single Family Residential
<b>West</b>	R2	Single Family Residential
<b>East</b>	R2	Single Family Residential
<b>South</b>	R2	Single Family Residential

## BUILDING STATS

**Year Built: 1858**

**Architectural Style: None indicated by survey**

### Lot & Bulk

Parcel Size: 33,845 sq. ft.  
0.23 acres

Building Size: ~1,650 sq. ft. footprint;  
2 story

### Actual Setbacks

Front (west) 212 feet

Side (north) 19 feet

Side (south) 20 feet

Rear (east) 97 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

The Architectural and Historical Survey of 2014 identified the house as a T form farmhouse constructed in 1858. Significant feature of the building was identified as “unusual T plan” in The Village of Lombard Architectural and Historical Survey 2014. In the survey, it is also noted that there is an extensive file at the Lombard Historical Society. The individuals responsible for constructing the house is Jacob and Catherine Loy from Pennsylvania. *Footsteps on the Tall Grass Prairie, a History of Lombard Illinois*, by Lillian Budd (pages 62, 99, 105, 153, 197). The land, an out-lot of the original plat of Lombard, was purchased from Joseph B. Hull (45, 46, 49, 52, 57, 62, 73, 94). Peter Hoy (105-106, 174, 211, 246) then purchased the property to continue to farm and started a dairy. Mr. Hoy hosted many school field trips. The address was not included in the 1992 survey but was included in a 2006 update. All individuals noted above significantly contributed to the cultural, economic, social, or historical development of the village.

The subject property is not considered eligible for the National Register according to the survey.

### Aerial View of Subject Property



## 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 #1. and #2. above. Architectural significance was not identified as criteria #3, however the house was constructed over 50 years ago and the design is considered unique. It is noted that the address was not included in the Lombard Historical Commission's 1992 survey but was included in a 2006 updated report.

Staff recommends that the designation apply to the principle structure only. All accessory structures including garages, shed, fences, etc. are excluded due to insufficient evidence of historic significance. The streetscape of the house should be maintained as open much as it has been in the past. With the exception of landscaping, should remain free of permanent structures of any kind to maintain the historic character of the property thereby retaining the historic relationship between building and landscape.

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 exterior features that staff finds that contribute to the architectural and historical significance of the building include the clapboard wood siding, the porch, the arrangement of the windows/doors (original windows have been replaced) that give the streetscape presence of history. Replacing any exterior elements, additions or modifications will require a permit that would in turn require a certificate of appropriateness (thereof not including general maintenance or repair) to be obtained from the Historic Preservation Commission.

Regarding the porch, it appears it was restored or replaced in 2003. The work seems to match the older photos submitted with the application. However, the drawings from the county documents dated from the late 1800s indicated that the porch had a different configuration. Since the porch is identified as significant, documenting the current configuration is recommended as there may not be enough documentation to restore it to the original style as an option. According to the Secretary of the Interior's Standards for Rehabilitation, "most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."

There appears to be little evidence of archeological significance of the site below ground to yield information important in pre-history or history.

## **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. Based 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 16, 2019
Historic Preservation Commission meeting (for preliminary conclusion):	July 16, 2019
Public Hearing: (a minimum 15 days'/maximum 30 days' notice is required from publication date)	July 31, 2019 – August 15, 2019
Historic Preservation Commission meeting (for recommendation):	August, 2019
Village Board consideration:	September 5 or 19, 2019

## **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 Historic Preservation Commission make the following motion recommending a public hearing for the designation of the structure at 515 N. West Road as a landmark site:

Based on the submitted petition and the testimony presented, the Historic Preservation Commission finds that the structure at 515 N. West Road complies with one or more of the criteria established for designation as a landmark site, and, therefore, I move that the Historic Preservation Commission recommend the property for a public hearing.

Inter-Departmental Review Group Report Approved By:

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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 Lombard Historic Preservation 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 as part of the historical designation when specifically established 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 Lombard Historic Preservation 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 Lombard Historic Preservation Commission's recommendation, its action would constitute an automatic removal of the "landmark site" designation.

('70 Code, § 2.34.040) (Ord. 2575, passed 2-10-82; Ord. 6641, passed 9-1-11; Ord. No. 7102, § 1, passed 7-16-15; Ord. No. 7217, §§ 2, 3, passed, 5-19-16)

## **EXHIBIT B**

### **§ 32.077 - Public hearings.**

The Lombard Historic Preservation 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; Ord. No. 7217, § 2, passed, 5-19-16)