

VILLAGE OF LOMBARD
INTER-DEPARTMENTAL REVIEW GROUP REPORT

TO:	Historical Commission	HEARING DATE:	August 14, 2007
FROM:	Department of Community Development	PREPARED BY:	William Heniff, AICP Senior Planner

TITLE

355 E. Parkside Avenue: The petitioner requests the historic designation of the Peck House.

GENERAL INFORMATION

Petitioner/Property Owner:	Village of Lombard 255 E. Wilson Lombard, IL 60148
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PROPERTY INFORMATION

Existing Zoning:	R2 Single Family Residential
Existing Land Use:	Single Family Residence
Size of Property:	Approximately 20,183 square feet

Surrounding Zoning and Land Use:

North:	UPRR – Union Pacific Railroad
South:	R2 Single-Family Residence District – Single Family Residence
East:	CR Conservation/Recreation District – Lombard Common Park
West:	R2 Single-Family Residence District – Single Family Residence

DESCRIPTION

History

Recognized as the oldest house in Lombard, IL, the Sheldon Peck homestead was constructed over a period of two years, during which the family lived in the covered wagon that brought them to Babcock's Grove, the early name for Lombard. The small white farmhouse, which has stood on the corner of Grace Street and Parkside Avenue since 1839, is a testament to one family's involvement with the pioneer community. It has witnessed many of the town's firsts: the earliest settlers, the coming of the Galena and Chicago Union train line (only a short distance from the front door), the first church and school, and the earliest businesses, to name only a few. But it is for the unique activities of Sheldon Peck - farmer, artist, educational supporter, and participant in the Underground Railroad - that this simple house has become noteworthy. Currently, the Peck House is open as a museum where tours of the house and educational programs are available.

Project Description

The Village of Lombard has been inclined to designate the Peck House located at 355 E. Parkside as a historic site. Although it is referred to as a historic 'site', the Village wishes to only designate the actual building that is located on the subject property, as historic. Village of Lombard Resolution R-65-99 allows for fifty (50) feet of future right of way and/or parking lot improvements. As future right of way and/or parking improvements are desired on the subject property, designating only the building (Peck House) would ensure the ability to complete such improvements on site. A current plat of resubdivision was completed on July 17th, 2007, which illustrates the existing building along with any subsequent easements.

Analysis

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

Staff believes that classifying the home as historic in an effort to allow the home to remain is appropriate. The home complements the community, and without the home a historical presence would be rather nondescript. The Peck House has been a vital part of the community for over one-hundred fifty years, and the home is one of the defining characteristics of the neighborhood. Staff believes that the home is an identifying element of the community, that it has special, historic, and aesthetic significance, and that the home's preservation is beneficial and desirable.

FINDINGS AND RECOMMENDATIONS

It is staff's opinion that designation of the Peck House as an historical site, which would exempt the building from the requirements of the Zoning Ordinance, 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 single family residence at 355 E. Parkside Avenue as an historical house:

Based on the submitted petition and the testimony presented, the Historical Commission finds that the existing Peck House at 355 E. Parkside does comply with the criteria established for designation as an historical home, and, therefore, I move that the Historical Commission recommend to the Corporate Authorities that the Peck House at 355 E. Parkside be designated as an historical site, subject to the following conditions:

1. The historical site designation is limited to the existing Peck House, as built in 1839, and is further limited to the building's existing location on the property at 355 E. Parkside Avenue, as completed in 1839.
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 buildings historical designation shall be considered null and void.

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Inter-Departmental Review Group Report Approved By:

David A. Hulseberg, AICP
Assistant Village Manager/Director of Community Development

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