

October 16, 2018

Title

Certificate of Appropriateness
Request for temporary
vestibules

Applicant(s)

Dana and Steve Moreau
116 N. Charlotte
Lombard, IL 60148

Property Owner(s)

Thomas and Margaret Smith
PO Box 234
Glen Ellyn, IL 60138

Property Location

101 W. St. Charles Road and
4 S. Park Ave.
(06-07-209-017)

Zoning

B5 Central Business District

Existing Land Use

Commercial Building

Comprehensive Plan

Community Commercial

Submittals

1. Building Application submitted on 10/3/2018.
2. Artistic representation prepared by Thatcher Oaks Awnings on 10/1/2018.

Prepared by

Tami Urish, Planner I

**REQUEST DESCRIPTION**

The owners of Babcock's Grove House requests a certificate of appropriateness for the installation of vestibules at the front entries of the restaurant and the Lilac League located at 4 S. Park Avenue.

APPROVAL(S) REQUIRED

Per Section 32.079(F)(1) of the Code of Ordinances (Exhibit A), a certificate of appropriateness must precede the issuance of any permit in regard to property classified as a "landmark site" regarding exterior alterations.

HISTORY

The subject property appears in the 2014 Architectural and Historical Survey for the Village. According to this survey the building is identified as Italianate in style and constructed in 1858. The significant features of the building were identified as the stonework. In the survey, the reason for significance is "association with Lombard's history as the hotel in Lombard."

The subject property was approved for Landmark Site Designation on April 17, 2015 by Ordinance 7062.

ANALYSIS

The Illinois State Historic Preservation Office representative indicated that there are no guidelines for vestibules and they should be reviewed on an individual basis to determine if it meets the Secretary of the Interior's Standards for Rehabilitation. Staff reviewed the document and found three possible categories a vestibule could be considered under:

1. **Building Exterior Storefronts.** *A design that is compatible with the size, scale, material and color of the historic building is recommended.*

The proposed vestibules are as small in scale as possible while still functional. The proposed color of black matches the door and window framing. Staff notes that the door and/or windows are not identified as historically significant features on the landmarked building. The building underwent a major face lift: the porch was removed and replaced by broad steps; the windows and doors were remodeled from the original 1858 structure. It is unknown if the existing door or windows have been replaced since 1915.

2. **Energy Efficiency.** *Placing a new addition that may be necessary to increase energy efficiency which does not obscure, damages or destroys character-defining features.*

The Building Commissioner met with the applicants to discuss their plans and review the existing conditions. It was determined by the Building Commissioner that an exterior vestibule was the only option to address the energy efficiency of the space due to the limited area available to accommodate an interior vestibule and air curtains are not practical with the close proximity to seating due to the noise.

3. **Historic Buildings New Additions.** *An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior space or at the rear or on an inconspicuous side of the building.*

As noted in item 2, the Building Commissioner reviewed all other options and found none acceptable with the exception of the exterior vestibule. It is clearly differentiated so that the vestibule does not appear to be part of the historic resource as it is not a permanent structure nor designed to be misleading in any way that it was an original feature in 1915 or 1858.

FINDINGS & RECOMMENDATIONS

Staff finds that the use of a vestibule is appropriate. Based on the above considerations, the Department of Community Development recommends that the Historic Preservation Commission make the following motion approving the certificate of appropriateness for a vestibule permit at 101 W. St Charles Road and 4 S. Park Avenue entrances:

Based on the submitted application and the testimony presented, the Historic Preservation Commission finds that the proposed vestibule complies with the criteria established for a certificate of appropriateness and, therefore, I move that the Historic Preservation Commission approve a certificate of appropriateness for said vestibule at 101 W. St Charles Road and 4 S. Park Avenue, subject to the following conditions:

1. The certificate of appropriateness shall be valid for temporary use between the inclement weather months of November through April.

Approved By:



William J. Heniff

Director of Community Development

PLEASE SEE VILLAGE OF LOMBARD CODE OF ORDINANCES (TITLE 15, SECTION 150) FOR APPLICABLE PERMIT REFUND AND PERMIT CANCELLATION ORDINANCES

VILLAGE OF LOMBARD

BUILDING DIVISION
255 E. Wilson Avenue
Lombard, IL 60148
(630) 620-5750 FAX: (630) 629-2374
buildingdivision@villageoflombard.org

OFFICE USE ONLY

Date Received _____
Date Called _____
Date Issued _____
Permit No. _____
Waste Water Authority/District
GWA ☐ F.C. ☐ H.H. ☐ S.C. ☐ D.C. ☐

Application Is Hereby Made For Address: 101 W. ST. Charles Suite No. _____
Business Name Babcocks ☐ New ☒ Existing Residential _____ Commercial ☒
Description of Work (Required) Temporary Outdoor Vestibule for front door
HVAC Cost \$ 0 Total Construction Cost \$ \$3,800.00

	ADDRESS, CITY	PHONE	FOR OFFICE USE ON	
			Reg	Ins.
Property Owner (REQUIRED INFORMATION)	<u>TOM SMITH</u>	<u>3 S. Park ST - Lombard</u>	<u>630-253-8223</u>	
Gen. Contractor	<u>Thatcher Oaks</u>	<u>Elmhurst, IL</u>	<u>630-452-1720</u>	
Designer				
Excavator				
Carpenter				
Plumber				
Sewer				
Electrician				
Concrete				
HVAC				
Roofer				
Iron or Steel				
Fire Prot.				
Fire Alarm				
Paving				
Elevator/Lift				
Radon				
Masonry/Stucco				

I hereby certify the following:

- As applicant, if I am not the owner of the property in relation to which this application is being filed, I have obtained the permission of the owner of said property to file this application.
- All of the information contained herein is true and correct, and that all contractors and subcontractors to be engaged in any of the work for which this permit is issued shall comply with all pertinent local codes and ordinances.
- Applicant may be responsible for any outstanding fees due, even if permit is cancelled.

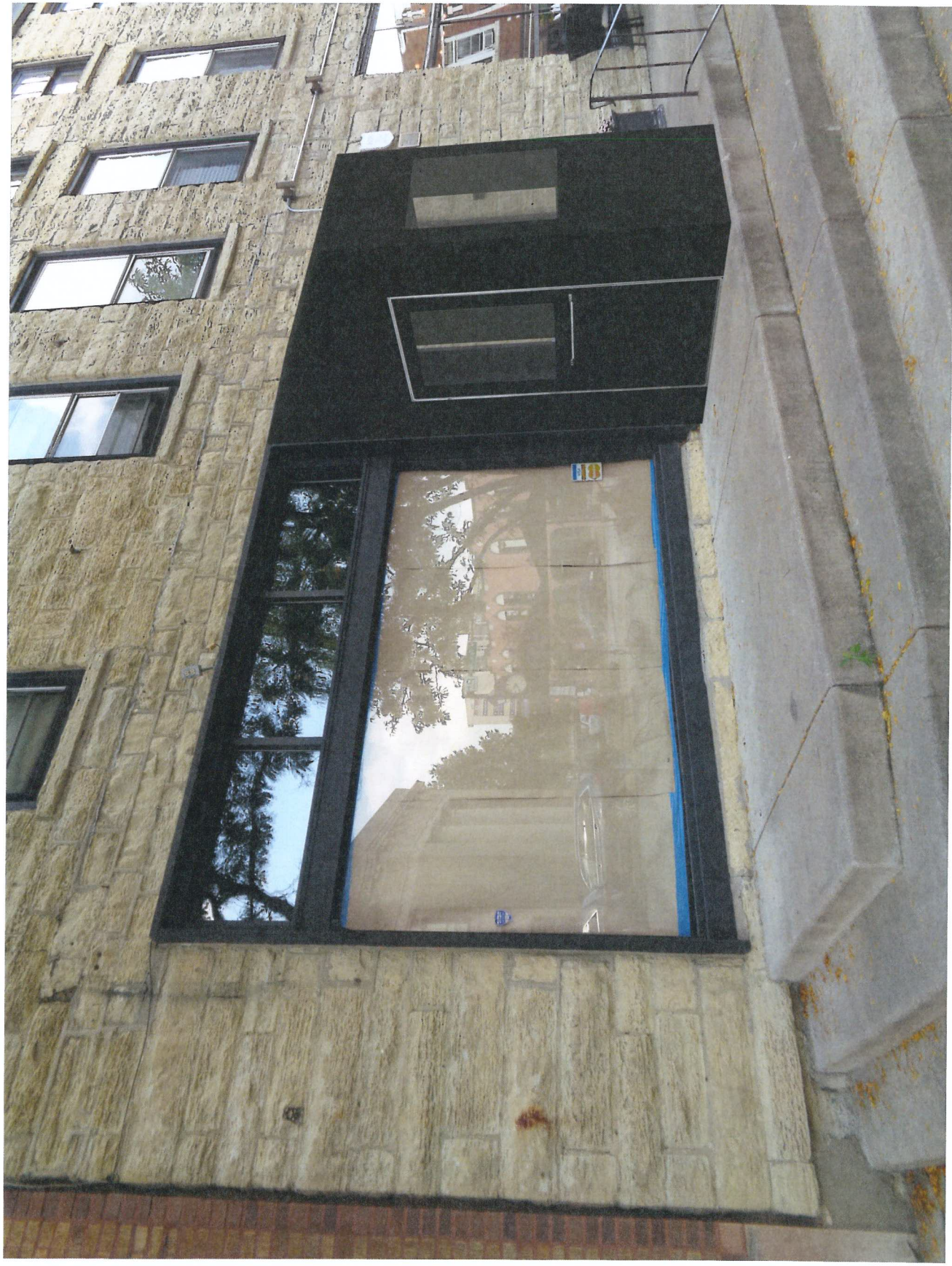
Applicant's Name (please print) Dana + STEVE MOREAU
Address: 116 N. Charlotte St.
City: LOMBARD State: IL Zip: 60148 Phone: 630-880-7900
Applicant's Signature: [Signature] E-mail Address: denamoreau@mc.com



THATCHER OAKS **AWNINGS**

Client: Babcock's Grove
Material Pictured: Sunbrella
Color(s): Black

Salesperson: Kevin Eltoft
Date: 10/1/2018
Drawn By: Alex



THATCHER OAKS **AWNINGS**

Client: The Lilac League
Material Pictured: Sunbrella
Color(s): Black

Salesperson: Kevin Eltoft
Date: 10/1/2018
Drawn By: Alex