

ORDINANCE NUMBER 2015 - 07

**DESIGNATING A HISTORIC LANDMARK TO
1542 PLAINFIELD ROAD, OSWEGO**

WHEREAS, the people of the County of Kendall take great pride in the historic buildings, structures, sites, and landscapes of the County that exemplify the heritage or culture of the County of Kendall, State of Illinois; and

WHEREAS, the County of Kendall is empowered pursuant to 55 ILCS 5/5 - 30001 (1992), to establish and appoint by ordinance a preservation commission and to designate by ordinance landmarks and preservation districts upon the recommendation of the preservation commission; and

WHEREAS, the Kendall County Board adopted the Kendall County Historic Preservation Ordinance establishing said Commission on August 15, 2006 as Ordinance 06-67; and

WHEREAS, Candice Hadley has filed a petition to landmark her home for property located on the south side of Plainfield Road about 1.1 miles west of Ridge Road, commonly known as 1542 Plainfield Road, (PIN # 03-35-377-003), in Oswego Township; and

WHEREAS, said petition is to obtain a Kendall County Historic Landmark Designation; and

WHEREAS, said property is legally described as:

LOT 107 OF THE COUNTY CLERK'S SUBDIVISION OF A PART OF THE NORTH HALF OF SECTION 2 AND PART OF THE NORTHWEST QUARTER OF SECTION 1 IN TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND A PART OF THE SOUTH HALF OF SECTION 35, IN TOWNSHIP 37 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1971, IN BOOK 13 OF PLATS, PAGE 59, AS DOCUMENT 71-2373; IN THE TOWNSHIPS OF OSWEGO AND NA-AU-SAY, KENDALL COUNTY, ILLINOIS

WHEREAS, all procedures required by the Kendall County Historic Preservation Ordinance were followed including notice for public hearing, preparation of the initial recommendation and report in accordance with Article III, Section 4 of the Historic Preservation Ordinance, and recommendation for approval by the Historic Preservation Commission on March 6, 2015; and

WHEREAS, the report contained the following information:

An explanation of the significance or lack of significance of the nominated landmark or historic district as it relates to the criteria for designation;

- ✓ It has character, interest, or value which is part of the development, heritage, or cultural characteristics of a local community, the County, the State of Illinois or the Nation;
- ✓ It embodies distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials;
- ✓ It embodies elements of design, detailing, materials, or craftsmanship that render it architecturally significant;
- ✓ It has a unique location or singular physical characteristics that make it an established or familiar visual feature;
- ✓ It is a particularly fine or unique example of a utilitarian structure with a high level of integrity or architectural significance;
- ✓ It is suitable for preservation or restoration;
- ✓ It is an exceptional example of an historic or vernacular style or type or one of few remaining in the County.

A description of the integrity or lack of integrity of the nominated landmark or historic district:

The home was built in 1865. The original main floor has four rooms: formal front parlor, family room (converted in early 1970's from two smaller rooms), dining room and kitchen. The original pine plank flooring is still intact in all rooms except the kitchen; as is all original woodwork and some doors.

- There is a staircase with the original curved banister inside the double doors (with a curved wall underneath). Another curved wall in the hallway is hidden behind a door that decades ago was installed for access to a half bath.
- The formal front parlor, currently a wheelchair accessible bedroom, has original crown molding.
- The dining room features a stone mantle fireplace recently installed to replace a circa 1970's inappropriate brick "Colonial" fireplace. A door leading to a "silverware closet" under the stairs has been walled over (decades ago a large radiator was installed in that space to heat the main hallway).
- The narrow staircase leading to the basement is still intact under the floor of the pantry.

The second floor of the original structure originally included five rooms, three bedrooms, a billiard room and probably a maid's room. Currently there are four bedrooms, one bathroom (top of main stairs) and the maid's room is now a master bath. There also is a rear staircase from the dining room (next to the fireplace) leading up to a small hallway to the master bath, bedroom and attic stairway.

The basement level originally included four rooms with access via the narrow kitchens staircase and an exterior cellar entrance.

The north-facing stately brick home resides on 5.27 acres in a rural setting, four miles southeast of Oswego. A 100+ year old barn, corn crib, hog house, machine shed and chicken coop remain on the property, in addition to a front yard with large maples along the curved brick drive, a field, two fenced horse pastures, gardens and an orchard.

A map showing the location of the nominated landmark or the boundaries of the nominated historic district.



In the case of a nominated landmark found to meet the criteria for designation, the report shall include a description of the significant exterior architectural features of the nominated landmark that should be protected.

The Italianate Gaylord two-story brick residence is a gabled ell sitting on a cut limestone, raised foundation. Tall, arched windows are delineated with cut stone sills and corbelled lintels; broad eaves are supported with massive, incised brackets. There are two front entrances; one with double doors. Ornate porches adorn the front and rear facades.

WHEREAS, the Kendall County Board has considered the initial recommendation and report of the Historic Preservation Commission and finds that said petition is in conformance with the provisions and intent of the Kendall County Historic Preservation Ordinance; and

WHEREAS, the owner, Candace Hadley as signed the owner affidavit stated that “We give our full consent to the Kendall County Board to designate said property as a Kendall County Landmark. We further attest that there are no other owners. We will perform no alterations, exterior construction, exterior demolition or interior alteration which may affect the exterior appearance of this property except as shall be approved by a Certificate of appropriateness unless the Kendall County Board shall deny the nomination for Landmark designation;” and

WHEREAS, this landmark shall be treated as a covenant running with the land and is binding on the successors, heirs, and assigns of the property owner; and

NOW, THEREFORE, BE IT ORDAINED, that the Kendall County Board hereby grants approval of a Kendall County Historic Landmark, placed on the Kendall County Register of Historic Places and afforded the protection of a historic landmark as provided through provisions in the Kendall County Historic Preservation Ordinance.

Failure to comply with the terms of this ordinance may be cited as a basis for amending or revoking

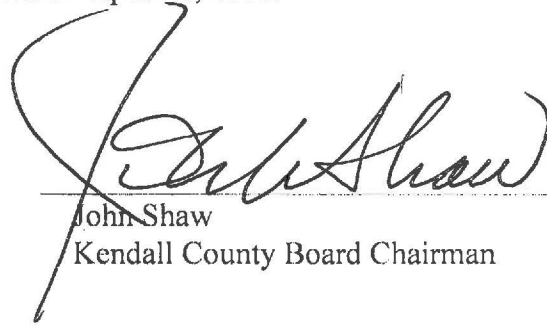
the Landmark Designation.

IN WITNESS OF, this ordinance has been enacted on April 21, 2015.

Attest:



Debbie Gillette
Kendall County Clerk



John Shaw
Kendall County Board Chairman