



**DEVELOPMENT SERVICES DEPARTMENT**

100 Parkers Mill • Oswego, IL 60543 • (630) 554-3622 •  
www.oswegoil.org

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**NOTICE AND AGENDA**

**NOTICE IS HEREBY GIVEN THAT A MEETING OF THE  
OSWEGO HISTORIC PRESERVATION COMMISSION  
WILL BE HELD ON**

**March 22, 2023 at 7:00 PM  
Location: Oswego Village Hall  
100 Parkers Mill, Oswego, Illinois**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. MINUTES** – Approve Minutes for January 25, 2023.
- 4. PUBLIC FORUM**
- 5. OLD BUSINESS**
  - a. Honorary Street Names
    - i. Review of Policy and Application
  - b. Historic Preservation Month Activity
  - c. Downtown Oswego Historic District (DOHD)
- 6. NEW BUSINESS**
  - a. Certificate of Appropriateness (COA)- 72 Polk Street, Little White School Museum
- 7. CHAIRPERSON'S REPORT**
- 8. REPORTS**
  - a. Commissioners' Reports
  - b. Oswegoland Park District /Oswego Heritage Association Report
  - c. Development Services Report
- 9. ANNOUNCEMENTS**
- 10. NEXT MEETING** – Wednesday, April 26, 2023
- 11. ADJOURNMENT**

Posted: \_\_\_\_\_  
Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Place: \_\_\_\_\_  
Initials: \_\_\_\_\_

Tina Touchette  
Village Clerk



## COMMUNITY DEVELOPMENT DEPARTMENT

100 Parkers Mill • Oswego, IL 60543 • (630) 554-3622 • Fax: (630) 551-3975  
Website: <http://www.oswego.il.org>

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### STAFF REPORT

**DATE:** March 16, 2023

**TO:** Chairman and Historic Preservation Commission

**FROM:** Valeria Tarka, Planner

**SUBJECT:** Staff Report for the March 22, 2023 Historic Preservation Commission Meeting  
72 Polk Street- Little White School Museum  
Certificate of Appropriateness

#### Applicant

Nathaniel Cox on behalf of Oswegoland Park District

#### Requested Action

The Petitioner is requesting approval of a Certificate of Appropriateness (COA) for the primary structure at 72 Polk Street, Little White School Museum, to add an exterior ADA accessible ramp.

#### Location, Existing Zoning and Land Use

The approximately 0.46-acre property is located at 72 Polk Street, at the intersection of Polk Street and Jackson Street. The subject property is zoned R-1 Single Family Residence District and is improved with a former schoolhouse that now serves as a museum.

#### Legislative History

- The Local Historic Landmark for 72 Polk Street Little White School Museum was approved on March 15, 2011, by Ordinance No. 11-24

#### Surrounding Zoning and Land Uses

NORTH: R-3 Two Family Residence District – Residential Home  
EAST: R-3 Two Family Residence District – Residential Home  
SOUTH: R-2 Single Family Residence District & R-3 Two Family Residence District – Residential Home  
WEST: R-3 Two Family Residence District – Residential Home

#### Relationship to Village Comprehensive Plan

The Comprehensive Plan designates the subject area as “Civic” and “Parks/Open Space”; the current use is consistent with this designation.

## **Donation Requirements**

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None.

## **Staff Analysis**

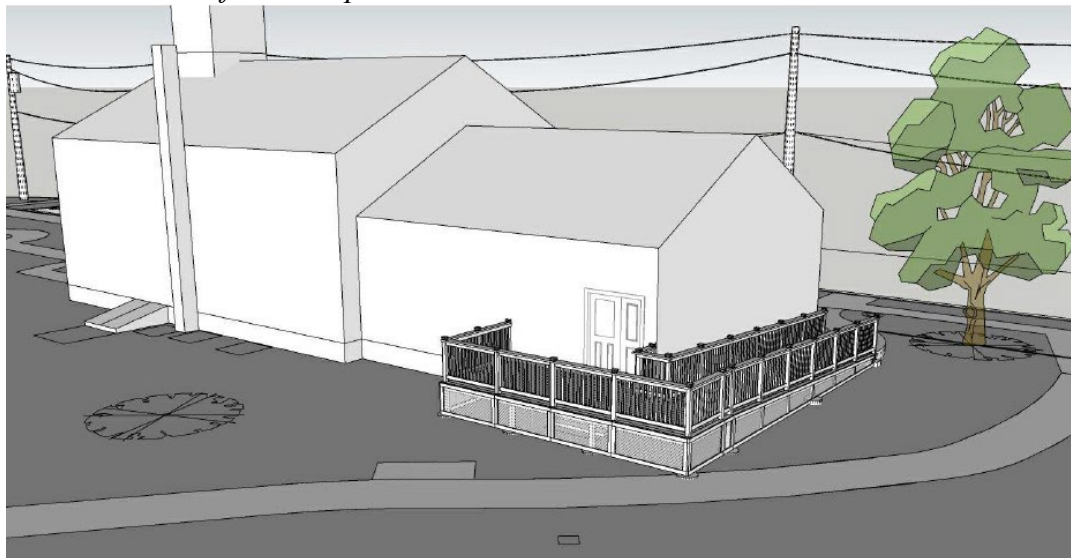
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The Petitioner is requesting approval of a Certificate of Appropriateness (COA) for the primary structure at 72 Polk Street, commonly known as the Little White School Museum, to add an exterior ADA accessible ramp and exterior door. In 2011, the property was given the designation as a Local Landmark. As such, per the Zoning Code Section 18.05.B. certain exterior modifications require the review and approval of the Historic Preservation Commission. The addition of an exterior ramp and door constitutes the need for a COA. The Local Landmark designation was granted to the subject property based upon the historical use as church and later a school. In addition, the architectural style of the building, mid-19<sup>th</sup> century Greek Revival, played an important role in the Local Landmark designation.

## **Site Plan**

The Site Plan indicates the addition of a 30' long ramp with a deck totaling 355 SF. Along Jackson Street, a new sidewalk will connect the existing sidewalk to the ramp which stretch along the southeast portion of the building. The ramp will eventually lead to a doorway in the southwest corner of the structure. The Petitioner is also intending on changing the southwest door with a new metal door that is the same dimensions. The Petitioner indicates that the ramp will be in-kind with the existing mid-19<sup>th</sup> century Greek Revival style that is present within the Local Landmark. The ramp, guardrails, and decorative latticework will be constructed of wood and painted white to match the primary structure. The deck boards will use composite lumbar in a white color, which mimics the appearance of wood.

## **Elevation View of the Ramp**



The Petitioner indicates that although the Little White School Museum has an interior chair lift, said chair lift “no longer adequately serves the public”. Therefore, the addition of the exterior ramp allows for members of the public who require ADA accessibility to easily enter the Museum.

### **HPC Review**

The HPC should make the determination of the COA on the following factors:

#### ***18.05.C. Considerations for Issuing a Certificate of Appropriateness***

1. The effect of the proposed construction, alteration, removal, or demolition upon the exterior architectural features and upon the historic, aesthetic or architectural value of the landmark or historic district.
2. The maintenance of the significant original qualities or character of the landmark, structure or property within a historic district including, if significant, its landscape. The removal or alteration of any historic or distinctive architectural features should be avoided when possible.
3. The compatibility of a proposed structure to be relocated to the district, additions and new construction to the original architecture of the landmark or styles within the historic district shall be evaluated against the Oswego Design Guidelines.

#### ***18.05.D. Specific Criteria for Construction, Alteration and Demolition***

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or ornament from other buildings shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced whenever feasible. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the original to the most practical extent.
7. Chemical or physical treatments, such as sandblasting, shall not be used unless recommended by a consultant in the field of architectural restoration. Sales people and contractors do not qualify as consultants.
8. Additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible in mass, scale, and balance.
9. Additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff believes that the addition of an exterior ramp and the changing of an exterior door does not alter the architectural style or history of the primary structure and is aligned with the intention of the Local Landmark designation and Ordinance.

### **Recommendation**

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Staff recommends the following motion:

1. Approval of the Certificate of Appropriateness (COA), to allow for the addition of an exterior ramp and replacement of an exterior door for the Local Landmark, Little White School Museum, at 72 Polk Street.

### ***Attachments***

Plat of Survey  
Site Plan  
Elevations  
Materials List

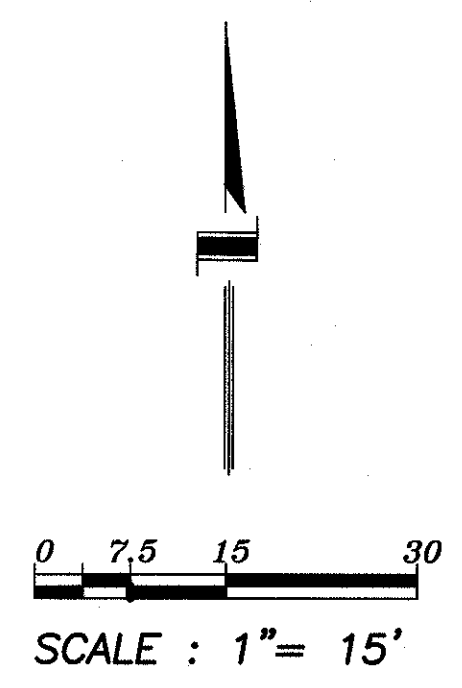
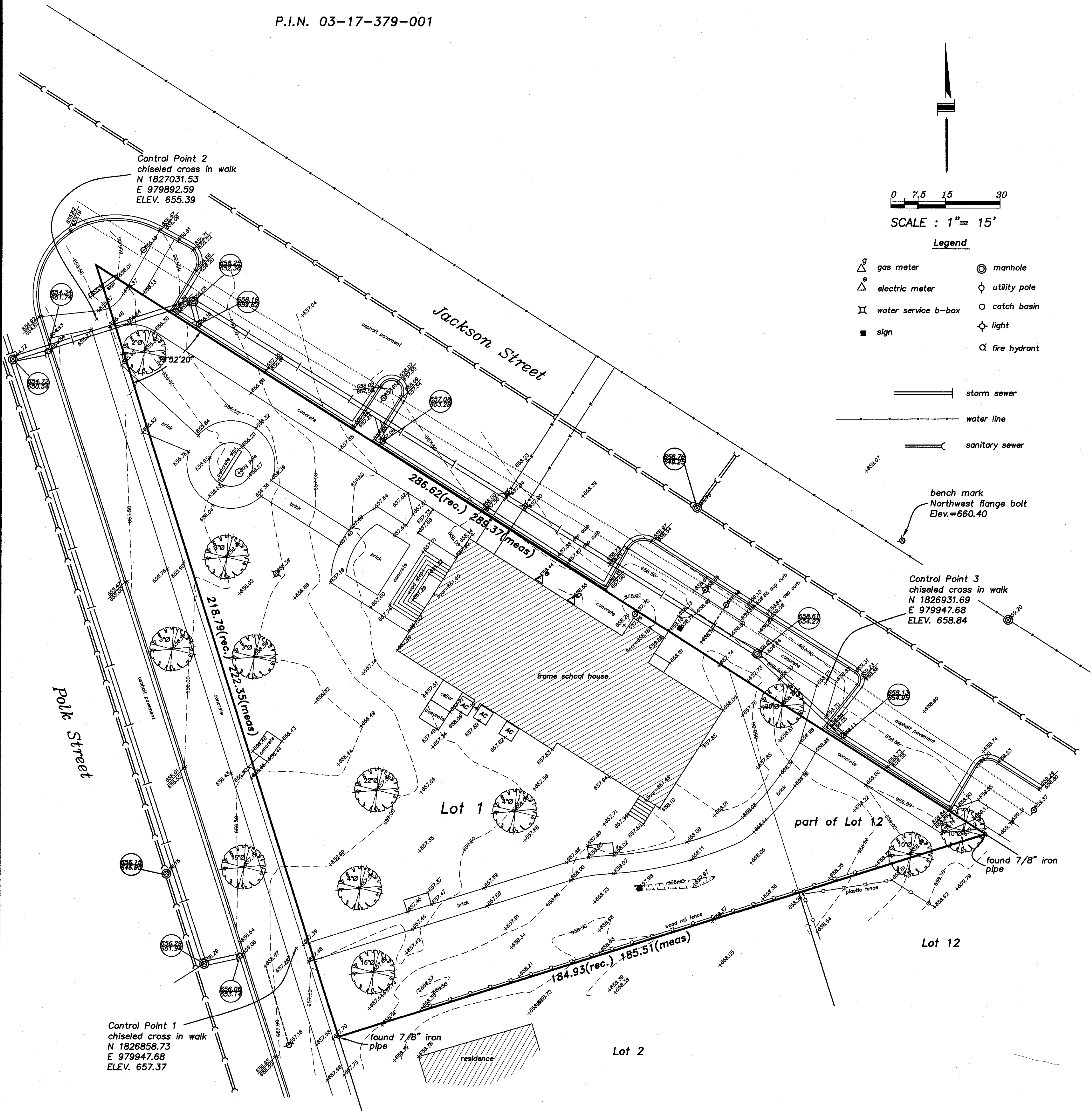
# Topographic Survey

of

LOT 1 AND THE NORTHEAST PART OF LOT 12 IN BLOCK 13 OF LOUCK'S ADDITION TO LOUCK'S AND STAFFORD'S ADDITION TO THE VILLAGE OF OSWEGO, KENDALL COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 72 POLK STREET, OSWEGO, ILLINOIS.

P.I.N. 03-17-379-001



**Legend**

- gas meter
- electric meter
- water service b-box
- sign
- manhole
- utility pole
- catch basin
- light
- fire hydrant
- storm sewer
- water line
- sanitary sewer

bench mark  
Northwest flange bolt  
Elev.=660.40

Control Point 3  
chiseled cross in walk  
N 1826931.69  
E 979947.68  
ELEV. 658.84

Control Point 2  
chiseled cross in walk  
N 1827031.53  
E 979892.59  
ELEV. 655.39

Control Point 1  
chiseled cross in walk  
N 1826858.73  
E 979947.68  
ELEV. 657.37

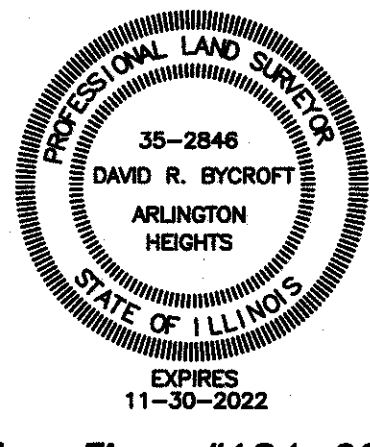
State of Illinois } ss.  
County of Cook }

I, David Bycroft, an Illinois Professional Land Surveyor, do hereby certify that I have performed a topographic survey of the property described in the caption of this plat and this plat is a correct representation of said survey.

dated at Arlington Heights, Illinois, this 26th day of December, 2020

by David R. Bycroft  
as Illinois Professional Land Surveyor No. 2846

This professional service conforms to the current Illinois minimum standards for a topographical survey.  
Field work completed on December 21, 2020.  
All dimensions hereon shown unless it is otherwise noted are given in feet and decimal parts thereof.  
Elevations shown hereon are based on the N.A.V.D. datum plane.



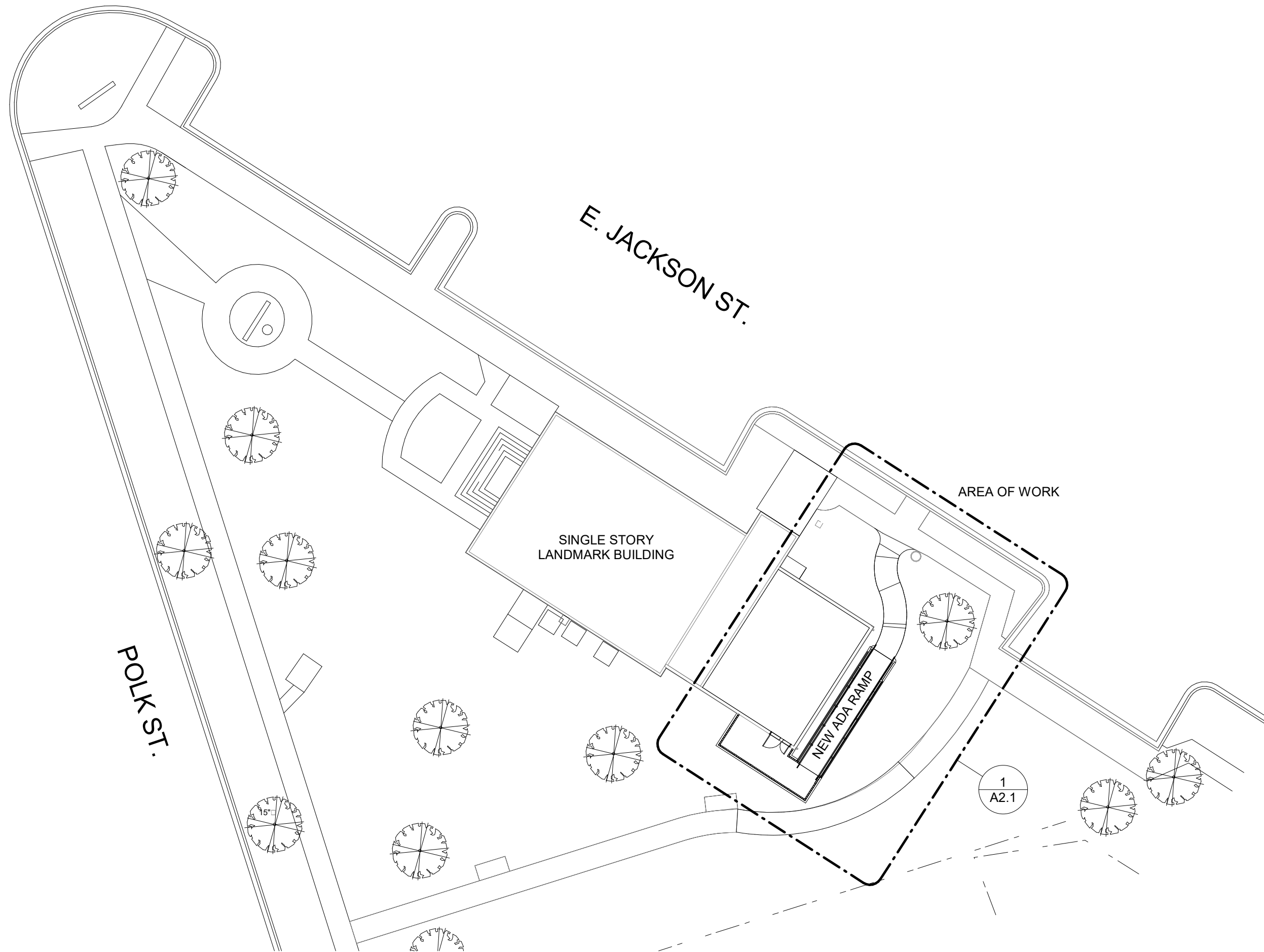
Design Firm #184-005910  
Expires April 30, 2021

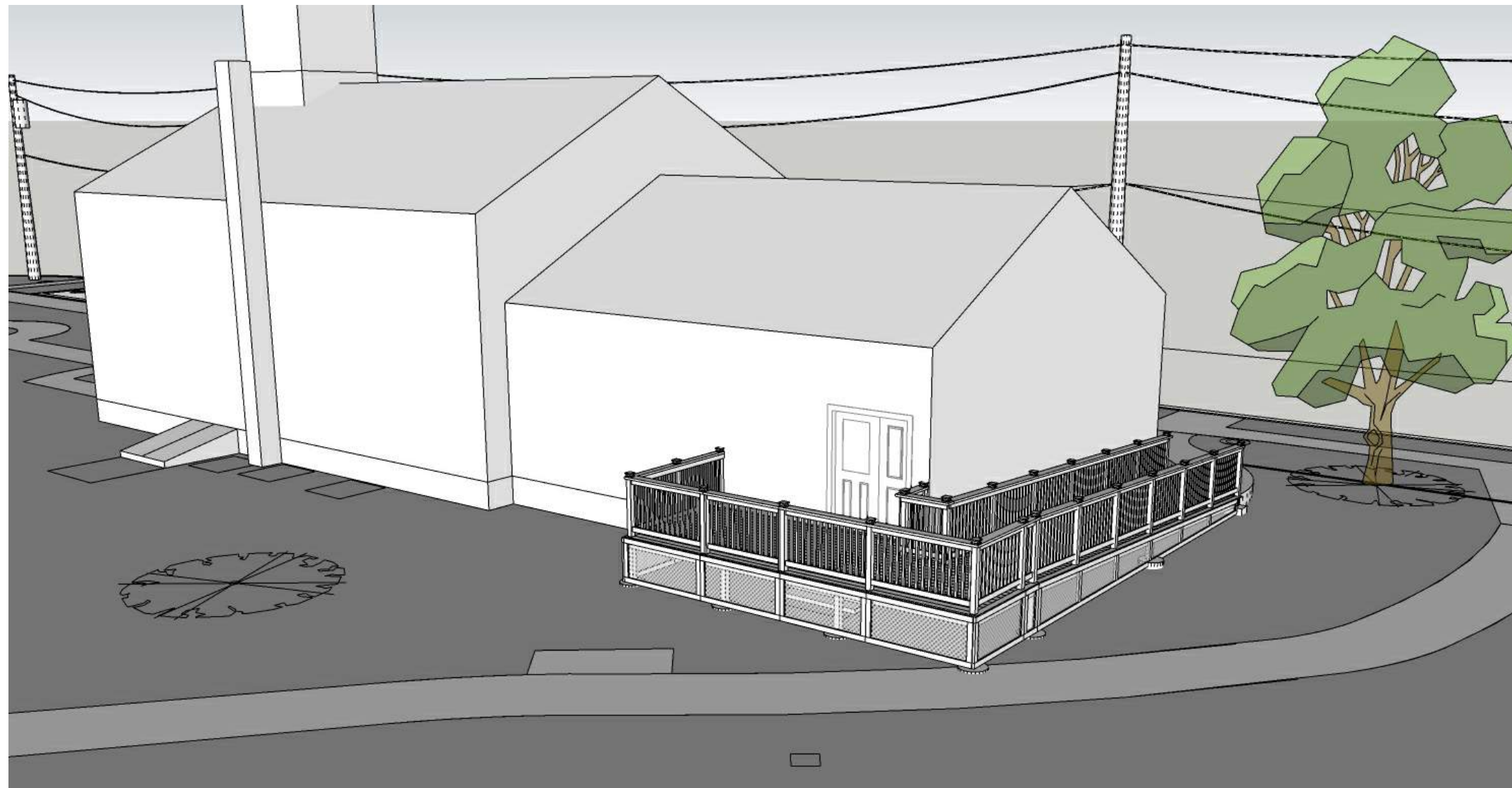
FILE NO. 20-7202

for:  
**Oswegoland Park District**  
313 East Washington Street  
Oswego, Illinois

from the office of:  
**Norman J. Toberman and Associates**  
115 South Wilke Road  
Suite 301  
Arlington Heights, Illinois  
847-439-8225









### **Material Outline Specifications**

Structural Framing: Pressure treated lumber, unpainted as it is hidden from view

Miscellaneous Lumber: Northern, Southern, or eastern soft wood (similar to hem-fir or spruce pine-fir), painted white

Decking Boards: Solid composite wood-plastic lumber, painted white

Guardrails: Northern or Southern soft wood (similar to hem-fir or spruce-pine-fir), painted white

Decorative Lattice: Diagonal Privacy Lattice, 1 7/8" x 1 7/8" grid, painted white

Handrail: metal pipe rail, painted white to match other construction

Exterior door: Insulated hollow metal door with glass lite, painted white