

**VILLAGE OF HUNTLEY  
HISTORIC PRESERVATION COMMISSION MEETING  
Tuesday, August 21, 2012  
MINUTES**

5 CALL TO ORDER

Chairperson Donna Britton called to order the regularly scheduled meeting of the Village of Huntley Historic Preservation Commission for Tuesday, August 21, 2012 at 6:02 pm in the Village Hall Board Room, located at 10987 Main Street, Huntley, Illinois 60142. The room is handicap accessible.

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ROLL CALL - ATTENDANCE

MEMBERS PRESENT: Commissioners Deb Waters, Karen Rocks, and Karen Langhenry, Vice-Chair Lonni Oldham and Chairperson Donna Britton

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MEMBERS ABSENT: Commissioner Jake Marino

ALSO PRESENT: Director of Development Services Charles Nordman and Planner James Williams

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3. Public Comment

There were no public comments.

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4. Approval of Minutes

A MOTION was made to approve the June 19, 2012 Meeting Minutes with the following changes:

Page 1, Line 49, add "Chairperson Britton stated she had already sent a thank you note to the Chamber of Commerce".

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**MOVED: Commissioner Waters**  
**SECONDED: Vice Chair Oldham**  
**AYES: Commissioners Karen Langhenry, Deb Waters, and Vice Chair Lonni Oldham and Chairperson Donna Britton**  
**NAYS: None**  
**ABSTAIN: Commissioner Rocks**  
**MOTION CARRIED 4:0:1**

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5. Public Hearing – Certificate of Appropriateness

CofA 12-8.1, Donna Britton, 10802 Woodstock Street, Certificate of Appropriateness request to allow exterior modifications of the Village of Huntley landmark-designated property pursuant to Historic Preservation Ordinance Section 159.050 et seq.

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Planner Williams reviewed the staff report distributed to the Historic Preservation Commission which outlines the petitioner's request.

**Petitioner's Request**

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Planner Williams began the presentation stating the petitioner, Donna Britton, is requesting approval for a Certificate of Appropriateness to accommodate restoration/reconstruction of the exterior of the landmarked residence located at 10802 Woodstock Street.

**Property History**

Planner Williams continued stating Ms. Britton’s property, known as the Hoy House, was designated as a local landmark on May 11, 2006 per VOH Ordinance 2006-05.52 thereby subjecting the property to the requirements dictated by Section 159.051 of the Village’s Historic Preservation Ordinance including, “... no alteration to, and no permits shall be allowed issued for the alteration, demolition, signage, or any other physical modifications of, the site exterior architectural appearance of a certified landmark or certified structure, building, object, site, or area located within a historic district without the prior issuance of a Certificate of Appropriateness in accordance with the procedures and criteria specified in this article.”

**Project Description**

Planner Williams provided a short outline of the project proposed by the petitioner including that the work is proposed to be performed in phases. The First Phase, provided the Certificate of Appropriateness is approved, will begin in the late summer/early autumn 2012. Future phases could possibly be implemented in the spring/summer 2013.

The key elements to the restoration/reconstruction project are as follows:

The residence has twenty-nine (29) windows:

20	Front elevation – facing west -	First story (porch)	two (2)
		Second story	four (4)
		Third story	<u>two (2)</u>
		Subtotal	Eight (8)
25	Side elevation – facing north -	First story	three (3)
		Second story	<u>two (2)</u>
		Subtotal	five (5)
30	Side elevation – facing south -	First story	four (4)
		Second story	<u>four (4)</u>
		Subtotal	Eight (8)
35	Rear elevation – facing east -	First story	four (4)
		Second story	two (2)
		Third story	<u>two (2)</u>
		Subtotal	Eight (8)
		Grand Total	----- Twenty-nine (29)

Planner Williams continued stating that the petitioner has pointed out that some of the windows have leaded-glass elements, the porch-side window first-story, front (west-facing) elevation, that will require framing to be refabricated and restored. While other windows, such as the four (4) on the first story of the rear (east-facing) elevation, will be replaced with vinyl windows produced by companies such as Crestline® or Jeld-Wen®.

**Phase One (1)**

Phase One (1) of the project will include replacement of the non-leaded-glass windows, including the eleven (11) windows (As shown on the attached Phase One Exhibit) on the front, south-side and rear elevations.

**Future Phases**

Future phases of the project entail installation of Autumn Yellow CertainTeed Monogram® 46 siding for the yellow portions of the structure. The resulting exterior will essentially have four (4) layers: (1) the original siding; (2) thin layer of insulation; (3) Tyvek house wrap; and (4) siding. Then, the house trim, including columns, frieze work eaves and soffits will be repaired and painted the contrasting dark green.

Additionally, the framing of leaded-glass windows will be restored and painted to correspond to the color theme historically used for the residence.

5 Certificate of Appropriateness review criteria (Historic Ordinance – Section 159.032):

(a) General Standards.

- 10 (1) Reasonable efforts should be made to use a property for its originally intended purpose or to provide a compatible use that requires minimal alteration of a structure, building, object, or site and its environment.
- (2) The distinguishing original qualities or character of a structure, building, object, or site and its environment should not be destroyed. No alteration or demolition of any historic material or distinctive architectural feature should be permitted except when necessary to assure an economically viable use of a site.
- 15 (3) All structures, buildings, objects, sites, and areas should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance than the true age of the property are discouraged.
- (4) Changes that may have taken place in the course of time are evidence of the history and development of a structure, building, object, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected when dealing with a specific architectural period.
- 20 (5) Distinctive stylistic features or examples of skilled craftsmanship that characterize a structure, building, object, site, or area should ordinarily be maintained and preserved.
- (6) Deteriorated architectural features should be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 25 (7) The surface cleaning of structures, buildings, and objects should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the structures, buildings, or objects should be avoided.
- 30 (8) New structures, buildings, or objects or alterations to sites should not be discouraged when such structures or alterations do not destroy significant historical, architectural, or cultural features and are compatible with the size, scale, color, material, and character of the site, neighborhood, or environment.
- 35 (9) Wherever possible, new structures, buildings, or objects or alterations to the existing conditions of sites should be done in such a manner that, if such new structures or alterations were to be removed in the future, the essential form and integrity of the original structure, building, object, site, or area would be unimpaired.
- (10) Alterations that do not affect any essential architectural or historic features of a structure, building, or object as viewed from the public way ordinarily should be permitted.
- 40 (11) Any permitted alteration or demolition should promote the purposes of this Ordinance and general welfare of the Village and its residents.
- (12) Demolition should not be permitted if a structure, building, object, or site is economically viable in its present condition or could be economically viable after completion of appropriate alterations, even if demolition would permit a more profitable use of such site.
- 45 (13) General Public Improvements Standards. The Commission shall determine the appropriate public improvements, landscaping and signage design guidelines for the district.

(b) Design Guidelines.

- 50 (1) Height. The height of a landmark after alteration should be compatible with the height of the original landmark. The height of a structure, building, or object after alteration within an historic district should be compatible with the height of surrounding structures, buildings, and objects within such historic district.

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- (2) Relationship Between Mass and Open Space. The relationship between a landmark and adjacent open space after its alteration should be compatible with such relationship prior to such alteration. The relationship between a structure, building, or object and adjacent open spaces after alteration within an historic district should be compatible with the relationship between surrounding structures, buildings, and objects and adjacent open spaces within such historic district.
  - (3) Relationship Among Height, Width and Scale. The relationship among the height, width, and scale of a landmark after alteration should be compatible with such relationship prior to such alteration. The relationship among height, width, and scale of a structure, building, or object after an alteration within a historic district should be compatible with the relationship among height, width, and scale of surrounding structures, buildings, and objects within such historic district.
  - (4) Directional Expression. The directional expressions of a landmark after alteration, whether its vertical or horizontal positioning, should be compatible with the directional expression of the original landmark. The directional expression of a structure, building, or object after alteration within an historic district should be compatible with the directional expression of surrounding structures, buildings, and objects within such historic district.
  - (5) Roof Shape. The roof shape of a landmark after alteration should be compatible with the roof shape of the original landmark. The roof shape of a structure, building, or object after alteration within an historic district should be compatible with the roof shape of surrounding structures, buildings, and objects within such historic district.
  - (6) Architectural Details, General Designs, Materials, Textures, and Colors. The architectural details, general design, materials, textures, and colors of a landmark after alteration should be compatible with the architectural details, general design, materials, textures, and colors of the original landmark. The architectural details, general design, materials, textures, and colors of a structure, building, or object after alteration within a historic district should be compatible with the architectural details, general design, materials, textures, and colors of surrounding structures, buildings, and objects within such historic district.
  - (7) Landscape and Appurtenances. The landscape and appurtenances, including without limitation signs, fences, accessory structures, and pavings, of a landmark after alteration should be compatible with the landscape and appurtenances of the original landmark. The landscape and appurtenances of a structure, building, or object after alteration within an historic district should be compatible with the landscape and appurtenances of surrounding structures, buildings, and objects within such historic district.
  - (8) Construction. New construction in an historic district should be compatible with the architectural styles and designs within such historic districts.
- (c) Additional Guidelines. In addition to the foregoing guidelines, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings (Revised 1983), and any amendments thereto, in conducting an advisory review.

**Historic Preservation Commission Requested Action**

CofA 12-8.1, Donna Britton, 10802 Woodstock Street request from the Historic Preservation Commission for a Certificate of Appropriateness to allow exterior modifications to the Village of Huntley landmark-designated property pursuant to Historic Preservation Ordinance Section 159.050 subject to the following conditions:

- 45
1. Exterior modifications shall meet all applicable Village of Huntley Building, Engineering and Public Work Departments' codes and standards.
  2. A Certificate of Appropriateness shall remain valid for a period of one year per Historic Preservation Ordinance Section – Certificate of Appropriateness - Section 159.051 Procedure (H). Therefore, the requested work shall be completed within one year of the Certificate of Appropriateness approval.

**A MOTION was made by the Historic Preservation Commission to open the public hearing to consider CofA 12-8.1.**

5 **MOVED:** Commissioner Waters  
**SECONDED:** Commissioner Rocks  
**AYES:** Commissioners Waters, Rocks, Langhenry and Vice-Chair Oldham  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 4:0:0

10 Ms. Britton addressed the Historic Preservation Commission and spoke about the issues that have arisen through her investigation of the best course for repairing windows and the exterior of her residence including the expensive estimates she has received while trying to avoid a situation where the structure is essentially demolished by neglect.

15 Ms. Britton elaborated upon her plans for rehabilitating the structure including installation of vinyl siding over original lap siding and painting trim to match the red, gold and light green in addition to the predominant dark green trim color. There are nine (9) windows that will be repaired with the remaining windows slated for removal and replacement with vinyl windows.

20 Commissioner Rocks asked if the exterior of the windows will be replaced with aluminum and Ms. Britton stated the replaced windows will be vinyl that includes a j-channel that interfaces with the siding.

25 Vice-Chair Oldham asked about the timing for the project and Ms. Britton stated that seven or eight windows will be replaced this autumn and the remaining windows, siding and trim work will be performed next spring and summer.

**A MOTION was made by the Historic Preservation Commission to close the public hearing.**

30 **MOVED:** Commissioner Waters  
**SECONDED:** Commissioner Rocks  
**AYES:** Commissioners Waters, Rocks, Langhenry and Vice-Chair Oldham  
**NAYS:** None  
**ABSTAIN:** None  
**MOTION CARRIED** 4:0:0

35 Commissioner Rocks remarked that the request was a difficult one to address and unprecedented.

40 Commissioner Waters referenced two elements of the review criteria for Certificates of Appropriateness (a) *General Standards*; Item (6) *Deteriorated architectural features should be repaired rather than replaced, whenever possible. ...* and Item (9) *recommending alterations that may be removed in the future... where the essential form and integrity of the original structure, building, object, site, or area would be unimpaired* that she believed would be adhered to under the subject request.

45 Commissioner Langhenry noted the request raises questions about the economics of historic preservation.

Commissioner Rocks stated that there is an essential difference between landmark properties and those properties included within the historic district that are not landmarked and it is her understanding that landmarked properties are held to a higher standard for rehabilitation.

50 Vice-Chair Oldham raised the question of how the historic preservation ordinance addressed economic hardship.

Director Nordman pointed out that Section 159.053 *Criteria*. addresses economic hardship in the context of an applicant seeking a Certificate of Appropriateness on the grounds that no economically viable use of a property can be made unless the request is granted which is not specifically the nature of the request discussed this evening.

5 **A MOTION was made by the Historic Preservation Commission to approve CofA 12-8.1, 10802 Woodstock Street, a request for Certificate of Appropriateness to allow exterior modifications to the Village of Huntley landmark-designated property pursuant to Historic Preservation Ordinance Section 159.050 subject to the following conditions:**

- 10       **1. Exterior modifications shall meet all applicable Village of Huntley Building, Engineering and Public Work Departments' codes and standards.**
- 15       **2. A Certificate of Appropriateness shall remain valid for a period of one year per Historic Preservation Ordinance Section – Certificate of Appropriateness - Section 159.051 Procedure (H). Therefore, the requested work shall be completed within one year of the Certificate of Appropriateness approval.**

**MOVED: Commissioner Waters**  
**SECONDED: Commissioner Rocks**  
**AYES: Commissioners Langhenry, Waters and Vice-chair Oldham**  
20 **NAYS: Commissioner Rocks**  
**ABSTAIN: None**  
**MOTION CARRIED 3:1:0**

25       6. Old Business

Chairperson Britton noted that at the last meeting in June there was discussion in regard to the Sawyer – Kelly Mill building at the southwest corner of Main Street and Woodstock Street.

30 Chairperson Britton stated that she, along with Vice-Chair Oldham and Commissioner Waters, had addressed the Village Board during the public comment segment of the June 21, 2012 meeting to encourage the property be preserved and suggested an effort be made for converting the property to some sort of adaptive use. Since the June meetings, Chairperson Britton pointed out the Village has purchased the building.

35 Director Nordman offered that no plans have been specifically discussed or considered at this time by the Village Board.

40 Commissioner Waters volunteered to author a statement in regard to the Sawyer – Kelly Mill property from the Historic Preservation Commission which she will have available at the next Historic Preservation Commission meeting to discuss sending the statement on to the Village Board.

7. New Business

45       A. Discussion - Prospective Landmark Properties, Additions to existing Historic District and/or New Historic Districts

Chairperson Britton and Vice-Chair Oldham acknowledged they still have not finalized the landmark application process with the owners of 10608 Second Street.

50 Chairperson Britton recalled a recent visit she had with newly elected officers of the Huntley Historical Society and stated she was encouraged by the spirit of cooperation that has been fostered between the Society and the Huntley Historic Preservation Commission.

Commissioner Langhenry reviewed some of the historic preservation information listed on the Village's website.

8. Adjournment

5 At 7:03 p.m., A MOTION was made by Commissioner Langhenry to adjourn the meeting and was seconded by Commissioner Rocks. Motion carried unanimously.

Respectfully submitted,

*James Williams*

10 Planner

Village of Huntley