

VILLAGE OF HUNTLEY
HISTORIC PRESERVATION COMMISSION MEETING
Tuesday, November 16, 2010
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, November 16, 2010 at 6:03 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: Chairperson Donna Britton, Commissioners Jake Marino, Tom Conley, and Karen Rocks

15 MEMBERS ABSENT: Commissioners Karen Langhenry, Deb Waters and Vice-Chair Lonni Oldham
ALSO PRESENT: Senior Planner Charles Nordman and Planner James Williams

Chairperson Britton suggested holding the Public Hearing portion of the meeting first followed by the remaining agenda items.

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4. Public Hearing – Huntley Historic District Property Designation

A. Discussion and consideration of the request from Larry Goldberg for Huntley Historic District Designation for the property located at 11510 Main Street.

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A motion to open public hearing was made by Commissioner Conley and seconded by Commissioner Marino and unanimously approved 4 to 0.

Planner Williams reviewed a PowerPoint presentation outlining the request.

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Petitioner/Owner
Larry Goldberg
dba FirstLoan Mortgage
11510 Main Street
35 Huntley, Illinois 60142

Location of the property – 11510 Main Street – PIN: 18-28-453-004-0060 – is at the northeast corner of Main and Myrtle Streets, east of downtown.

40 Planner Williams continued with the presentation stating the structure was built in 1913 according to the Grafton Township database and the architecture is Prairie School with Dutch Elements such as the boxed gable-end treatments. A renovation of the property was completed in 2003 with Kenneth Brandeis as architect and Brian McMahon as builder. The renovation was followed by a zoning map amendment, per Village of Huntley Ordinance 2003-11.98, from “R-2” Single Family Residence to “O-PUD” Office-Planned
45 Unit Development, a precursor to the “B-4” Adaptive Reuse Business District which is now a part of the Village’s Zoning Ordinance.

Planner Williams stated there are a number of considerations for historic district designation the Historic Preservation Commission should consider which are outlined in the Historic Preservation Ordinance and he
50 selected the following elements from the criteria which are applicable to the subject property:

General Considerations.

- (1) The structure, building, object, site, or area has significant character, interest, or value as part of the historic, cultural, aesthetic, or architectural characteristics of the Village, the State of Illinois, or the United States.

5 Architectural Significance.

- (1) The structure, building, object, site, or area represents certain distinguishing characteristics of architecture inherently valuable for the study of a time period, type of property, method of construction, or use of indigenous materials.
- (2) The structure, building, object, site, or area embodies elements of design, detail, material, or craftsmanship of exceptional quality.
- (3) The structure, building, object, site, or area exemplifies a particular architectural style in terms of detail, material, and workmanship and has undergone little or no alteration since its original construction.

Historic Significance.

- (1) The structure, building, object, site, or area is an exceptional example of an historic or vernacular style, or is one of the few such remaining properties of its kind in the Village.

Historic Preservation Commission Requested Action

25 A recommendation of approval is requested from the Historic Preservation Commission for the inclusion of the property at 11510 Main Street into the Huntley Historic District pursuant to the requirements of Section 159.021 Designation Procedures. (F) Recommendations of the Huntley Historic Preservation Ordinance subject to the following condition:

- 30 1. Adherence to the Village of Huntley Historic Preservation Ordinance as well as applicable Secretary of the Interior's "Standards for Rehabilitation"

Chairperson Britton asked the property owner Larry Goldberg if he had anything to add and Mr. Goldberg stated he is very proud of his property, very happy with his business being located at the site and his belief the property is an asset to the community.

Commissioner Conley stated he believes Mr. Goldberg is an exemplary caretaker of the property and pointed out that he had performed some research on the site at 11510 Main Street which he distributed to Staff, Commissioners and Mr. Goldberg.

40 Commissioner Conley added that he sees nothing to stand in the way of the request.

Chairperson Britton stated she concurs with Commissioner Conley's comments, agreed the subject property is an outstanding asset to the community and pointed out that the property will join the structure at 12117 Main Street as the second adaptive reuse to receive historic designation.

A motion to close the public hearing was made by Commissioner Conley and seconded by Commissioner Rocks and unanimously approved 4 to 0.

50 **A MOTION was made to recommend approval of the request from Larry Goldberg for Huntley Historic District Designation for the property located at 11510 Main Street, subject to the following condition:**

1. Adherence to the Village of Huntley Historic Preservation Ordinance as well as applicable Secretary of the Interior's "Standards for Rehabilitation"

5 **MOVED:** Commissioner Conley
SECONDED: Commissioner Marino
AYES: Commissioners Jake Marino, Tom Conley, Karen Rocks and
Chairperson Britton
NAYS: None
ABSTAIN: None
10 **MOTION CARRIED:** 4:0:0

Planner Williams stated he did not believe the Village Board would consider the request until after the first of the year.

15 Commissioner Conley reviewed history he had collected for the property at 11510 Main Street including the Village tax records which did not include an Adrian's Addition in 1905 and the property being a vacant lot prior to 1906.

20 Commissioner Conley continued his recounting of the history of the 11510 Main Street property stating that in 1906 the subject tract, Adrian's Addition Lot 1, Block 2, was owned by Anna D. Foster with a taxable value of \$40.00. Increases in the taxable value of the tract seemed to indicate the house was actually built as early as 1907 and probably completed in 1908.

25 3. Approval of Minutes

A MOTION was made to approve the **October 19, 2010 Meeting Minutes** with the following corrections:

Page 2, Line 15, replace "Commissioner Conley stated he needed" with "Chairperson Britton stated
30 Commissioner Conley needs"
Page 2, Line 35, add "s" after "Water"
Page 4, Line 20 replace "pointed" with "explained"
Page 4, Line 26, replace "were" with "was"

35 **MOVED:** Commissioner Marino
SECONDED: Commissioner Conley
AYES: Commissioners Karen Rocks, Jake Marino and Tom Conley and Chairperson
Donna Britton
NAYS: None
ABSTAIN: None
40 **MOTION CARRIED** 4:0:0

5. Old Business

45 A. Re-cap - 11/06/2010 *Tour of Duty: Huntley's Historic War Veterans* Event

Commissioner Conley stated the November 6th event was great, but, poorly attended.

Promotion for the event and timing of the promotion was discussed including the use of posters in strategic
50 locations may be a good idea for future events.

Chairperson Britton noted the majority of tour participants had called for a reservation and those who took the tour were very happy with the event.

Senior Planner Nordman asked what the estimate for tour riders was for the event.

Chairperson Britton recalled the first tour had two riders, the second had five and the last tour had approximately twelve for a total of seventeen.

5 Chairperson Britton stated the exhibits in the Old Village Hall were great and well received as was the Civil War display provided by Diane and Rusty Ayers who dressed in Civil War costumes.

Discussion continued including consideration of reprising the Tour of Duty Event next May.

10 Commissioner Conley stated he had a thank you note for the Ayers to be signed by the Historic Preservation Commissioners.

B. Prospective Landmark Properties, Additions to Existing District and/or New Historic District

15 Chairperson Britton stated discussion from previous Historic Commission meetings included sending a follow-up letter to Pride in Preservation recipient property owners who were sent an information packet this past summer. Additionally, Chairperson Britton stated there was also discussion of sending a holiday greeting card or letter to these same property owners and asked Planner Williams if he had received a draft of these items from Commissioner Waters.

20 Planner Williams stated he had not received a draft of the follow-up letter or holiday greetings card or letter.

Chairperson Britton stated she has been unsuccessful in connecting with the Dairy Mart owner to determine the status of his consideration of some sort of historic designation for that site.

25 Commissioner Conley offered that the Butler House at 11120 Church Street, which he is in the process of renovating, should be ready for designation early next year.

C. Salvage/Recycling Building Materials

30 Commissioner Rocks stated she has had continued communication with an individual in the architectural material salvage business and will hopefully put him in contact with Commissioner Conley who may have architectural items wanted by this person.

35 Planner Williams recalled previous discussions regarding Salvage/Recycling of Building Materials the Historic Preservation Commission have had including the addition of an excerpt to the Village's demolition permit encouraging salvage of building materials. Planner Williams stated he would continue to follow-up with the Village's Administrative Staff and the Village Board to determine their opinions on how to best address this issue.

40 Commissioner Rocks acknowledged the salvage of architectural items may be easier to direct as opposed to requirements for recycling of demolished building materials.

45 Senior Planner Nordman reminded the Historic Commissioner that the previously discussed program in Elgin relied on a third-party neighborhood association for implementation and management of the program.

Commissioner Rocks acknowledged the Elgin program relied on a framework described by Senior Planner Nordman and that it was her hope a similar program could be implemented at some point in the future in Huntley.

50 D. Endangered Properties Inventory – Village Board presentation scheduling

Commissioner Marino distributed copies of the Endangered Properties Inventory to Staff and the Historic Commissioners.

5 Planner Williams stated the presentation of the Endangered Properties Inventory to the Village Board will hopefully be scheduled early in 2011 and perhaps coincide with the consideration of the Goldberg property's inclusion in the Huntley Historic District.

10 Chairperson Britton thanked Commissioner Marino for all his hard work preparing the inventory document and asked Planner Williams to notify the Historic Commissioners as soon as possible when the 2011 Village Board meeting date is set for the inventory presentation.

6. New Business

15 Chairperson Britton addressed an e-mail message Assistant to the Village Manager Barb Read had forwarded to her in which a local resident suggested expanding the Village's December 4th Kris Kringle event to include properties along Woodstock Street, the roasting of chestnuts and people in period costumes.

20 After a brief discussion it was decided the Kris Kringle event on 12/04/10 was too soon to properly prepare for an expansion of the event this year, but planning for the event in the future may include elements such as an open house at a residence on Woodstock Street.

Chairperson Britton suggested beginning to plan for the May Local History Month and she stated a repeat of the Veterans Tour may be an appropriate event to consider at that time.

25 Commissioner Marino suggested an event featuring an Educators theme and there was brief discussion about possible individuals and sites which could be included in this type of event.

30 Chairperson Britton recalled there had been previous discussions of a tour featuring relocated structures and pointed to cemetery walks as typically well received events.

Commissioner Conley added that an important element to a successful cemetery walk is participants dressed in period costumes.

35 Commissioner Conley stated he hoped his research and organization of the property tax record information may offer ideas for a future event and/or yield historic designation opportunities.

7. Adjournment

40 At 7:28 pm, A MOTION was made by Commissioner Rocks to adjourn the meeting and seconded by Commissioner Marino. Motion carried unanimously.

Respectfully submitted,

James Williams

Planner

45 Village of Huntley