

VILLAGE OF HUNTLEY
HISTORIC PRESERVATION COMMISSION MEETING
Tuesday, October 20, 2015
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, October 20, 2015 at 6:00 pm in the Village 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 Karen Langhenry, Geri Rizzo, Jake Marino, Deb Waters and Diana Carpenter, Vice Chair Lonni Oldham and Chairperson Donna Britton

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MEMBERS ABSENT: None

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

20 PUBLIC COMMENT There were no public comments.

4. 2015 Pride in Preservation Awards

A. Zimmerman Residence – 11302 Grove Street

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Chairperson Britton welcomed Jillian Zimmerman and her fiancé Rob, owners of 11302 Grove Street, and introduced the Historic Preservation Commission and Village Staff members. Chairperson Britton thanked the couple for their acceptance of the Pride in Preservation award for this quarter. The award-winning property owners were presented with a certificate and Pride in Preservation yard sign.

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Commissioner Marino shared some of the history of the property he uncovered including that Walter H. Lambrecht (b. July 9, 1902, d. December 1964) and father Herman Lambrecht owned the house with Walter listed early/middle 1920s to around 1933. Herman Lambrecht was listed as the property owner from 1937 into the 1950s. Commissioner Marino continued, noting that the ownership of the property passed to John R. (Jack) (b. May 31, 1925, d. October 13, 2000) and Grace Goehl until they sold the property in 2001 to Ernest and Jennifer Rood.

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Chairperson Britton asked when the home was built and Ms. Zimmerman, who has owned the home since July 2015, stated that she believed the house had been built in 1920, however, Commissioner Marino noted that the house probably had been built earlier, perhaps closer to 1900.

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B. Village of Huntley – 11879 Main Street

Commissioner Marino shared the property's history including the structure may have been constructed in 1890 and that the first known owner as Ms. Emma B. Hackett (b. 1886) who ran it as a boarding house from 1910 through 1911 or 1912 under the name "Hackett House". According to the 1910 census, Ms. Hackett, Charles Lazansky, Victor C. Archer and one other boarder resided in the house and on February 12, 1912, Emma and Victor Archer were married in Chicago, IL.

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From 1912 through the late teens, Commissioner Marino continued, the history of the property is unknown. By 1920, the boarding house was owned and operated by Camille E. (Emile) (b. February 22, 1877, d. May 27, 1945) and Phillipine (Phillipine, Phillipina) Sigrist. Phillipina operated the restaurant/tavern next door to the west. The Sigrists remained owners of the house and restaurant through the 1930s and 1940s and in the 1940s Edward and Ella (Sigrist) Hayes resided at the boarding house. Other notable residents of the boarding house included Edward

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Carrol (1930), William Dean (1920), and William Keating (1920). Around 1944, the house passed to Charles (b. May 3, 1904, d. April 1981) and Mabel Sigrist and then, their son, Charles Jr. (b. March 25, 1937) and his wife Janet, owned the house. Later Ray and Beverly (Sigrist) Kubis lived in the house before selling it to Glen and Laura Lindsey who owned the property for several years before selling it to the Village of Huntley in 2013.

5. Approval of Minutes

- A. **A MOTION was made to approve the September 22, 2015 Historic Preservation Commission meeting minutes with the following changes:**

Page 3, Lines 27 and 28, replace “recalled that discussions at the recent Huntley Historical Society meeting included” with “relayed”

MOVED: Vice Chair Oldham

SECONDED: Commissioner Rizzo

AYES: Commissioners Rizzo, Marino, Waters and Carpenter, Vice Chair Oldham and Chairperson Britton

NAYS: None

ABSTAIN: Commissioner Langhenry

MOTION CARRIED 6:0:1

6. Public Hearing – Huntley Historic District Property Designation

- A. Discussion and consideration of the request from Lonni Oldham for Huntley Historic District Designation for the property located at 11618 Second Street.

A MOTION was made to open the public hearing to consider the request

MOVED: Commissioner Carpenter

SECONDED: Commissioner Waters

AYES: Commissioners Langhenry, Rizzo, Marino, Waters, Carpenter, and Chairperson Britton

NAYS: None

ABSTAIN: None

MOTION CARRIED 6:0:0

Chairperson Britton stated that a public hearing is being conducted and all audience members that would like to speak tonight must be sworn in. Chairperson Britton asked anyone wishing to speak to stand and be sworn in. The following individuals were sworn in:

James Williams, Village of Huntley
Lonni Oldham, 11618 Second Street, Huntley, IL 60142

Planner Williams reviewed a PowerPoint presentation outlining the request from Petitioner/Owner Lonni Oldham for the inclusion of her property at 11618 Second Street within the Huntley Historic District. Planner Williams noted that the subject property is located on the north side of Second Street, three lots east of Church Street.

Planner Williams pointed out that the Historic Preservation Commission shall consider the criteria provided pursuant to the Landmark and Historic District Designation section of the Historic Preservation Ordinance to recommend a structure, building, object, or site for inclusion within a historic district. Planner Williams continued noting that the criteria includes General Considerations, Architectural Significance and Historic Significance with the subject property qualifying under several elements within each of these three categories, including but not limited to the following:

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.

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.

Planner Williams concluded the PowerPoint presentation noting that the petitioner is requesting a recommendation from the Historic Preservation Commission for approval of the inclusion of the property at 11618 Second 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:

- 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 if the petitioner had anything she wanted to add regarding her request for inclusion of her property into the Huntley Historic District.

Ms. Oldham noted that she hoped her application for historic designation of her property would encourage her neighbors to consider designation of their homes. Ms. Oldham continued with a brief explanation of some of the changes to the structure that she had performed including adjusting the location of the front door and improvements to the front porch.

Commissioner Rizzo noted that Ms. Oldham’s property is significantly deeper than the properties on that side of Second Street and Ms. Oldham provided a brief history of the configuration of the lots in this portion of the neighborhood.

There being no further testimony, Chairperson Britton requested a motion to close the public hearing.

A MOTION was made to close the public hearing.

MOVED: Commissioner Carpenter
SECONDED: Commissioner Marino
AYES: Commissioners Langhenry, Rizzo, Marino, Waters, Carpenter, and Chairperson Britton
NAYS: None

ABSTAIN: None
MOTION CARRIED 6:0:0

There being no further discussion.

A **MOTION** was made to recommend approval of the request from Lonni Oldham for Huntley Historic District Designation for the property located at 11618 Second 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”**

MOVED: Commissioner Rizzo
SECONDED: Commissioner Carpenter
AYES: Commissioners Langhenry, Rizzo, Marino, Waters, Carpenter, and Chairperson Britton
NAYS: None
ABSTAIN: None
MOTION CARRIED: 6:0:0

7. New Business

A. Second Street Property Owners Reception – September 30, 2015 – *Re-cap*

Commissioner Carpenter stated that the September 30, 2015 event she hosted went very well and that she looks forward events such as this in the future for encouraging historic preservation in general and the historic designation of properties as landmarks or within historic districts.

Discussion ensued regarding possible next steps including inviting a realtor to a future meeting with property owners to offer information regarding the positive financial impact of historical-designations such as landmarking or inclusion within a historic district. Additionally, it was suggested that property owners that had received the Pride in Preservation also could be invited to a reception similar to one hosted by Commissioner Carpenter.

In regard to promotion of the September 30th reception and the Pride in Preservation awards for 11302 Grove Street and 11879 Main Street, it was agreed Chairperson Britton would draft an article about these items to be published in the Village’s e-news publication.

Pride in Preservation nominee properties

Director Nordman pointed out that the properties at 11513 Main Street and 11610 Main Street previously received Pride in Preservation Awards (in 2011 and 2010, respectively), but, given that the former property has a new owner who has made significant improvements and the latter property has been painted recently, it may be appropriate to consider awarding these properties the Pride in Preservation award again.

November Historic Preservation Commission meeting

Chairperson Britton reminded the Historic Preservation Commissioners that the 2016 Work Plan and potential revisions to the Huntley Historic Ordinance, including a Mission Statement and Commission Membership description, are items to be discussed at the November meeting.

Del Webb Archeological Presentation

Commissioner Rizzo announced that she had attended a Del Webb meeting where the archeology of the subdivision

was discussed. Commissioner Rizzo further explained that she had obtained the archeology findings report for the Wing Pointe subdivision and provided a copy of the report to Director Nordman.

Form Based Code Workshop - October 26, 2015

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Director Nordman invited the Historic Preservation Commission members to attend the workshop to be held in the Village Board room next Monday evening, October 26th at 6:30 p.m. which will serve as a kick-off to the Village's initiative to craft more appropriate zoning regulations to apply to the downtown area and along the Route 47 between Mill Street to the south and Joan Avenue to the north.

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Vice-Chair Oldman provided an update of the status regarding the replacement of the topper on T. S. Huntley's gravesite.

8. Adjournment

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At 8:00 p.m., A MOTION was made by Vice-Chair Oldham to adjourn the meeting and was seconded by Commissioner Carpenter. Motion carried unanimously.

Respectfully submitted,

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James Williams

Planner

Village of Huntley

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