

Does Landmark designation require improvements or restoration of a building? No, however, assistance and advice in appropriate methods are offered by the Huntley Historic Preservation Commission.

How would Landmark designation affect either the sale or purchase of a structure or site? Designation is recorded with the county and will be reported in a title search. Designation places restrictions on changes which are inappropriate to the historic integrity and threaten historic value. Several decades of historic preservation efforts throughout the United States and other countries exemplify the economic value of retaining our historic structures and sites.

Can the property owner withdraw their property from designation? While a property owner may at any time appeal a designation, only the Village Board of Trustees may decertify or rescind Huntley Landmark designation.

How does a site receive Landmark designation? Anyone interested in having a site Landmarked must complete a Huntley Landmark application which is available on-line and at the Huntley Village Hall. The Huntley Historic Commission will then hold a hearing and forward a recommendation to the Huntley Village Board.

How do I find out more about tax credits and tax freeze programs? The Historic Commission will provide information and websites about state and federal tax incentives and for the Secretary of the Interior's Standards and Guidelines for Rehabilitation. The Commission also has information on restoration resources, practices and materials that qualify for rehabilitation.



The Huntley Historic Preservation Commission is a group of seven volunteers appointed by the Village Board to carry out the Historic Preservation Ordinance. The goals of the Ordinance are to:

- Foster civic pride in the beauty and accomplishments of the past as represented in the Village's Landmarks and Historic Districts
- Preserve, promote, and maintain the Village's historic resources
- Protect and enhance the Village's attractiveness to residents, visitors and prospective homebuyers
- Maintain and improve property values in the Village
- Protect, preserve and enhance the Village's aesthetic appearance and character
- Encourage the designation of Landmark and Historic District status upon structures, buildings, objects and sites on a local, state and national level
- Educate the general public as to the significance of historic preservation.

Huntley Historic Preservation Commission

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Huntley Historic Preservation Commission

HUNTLEY HISTORIC LANDMARKING

Landmark Benefits And Procedures



*PRESERVING, PROMOTING
AND ENHANCING
THE
HERITAGE OF HUNTLEY*



What are the benefits of having a property or site designated a historic landmark?

1. Eligibility for Rehabilitation Income Tax Credits and Tax Freeze Programs

Historic Landmark designated properties that follow the standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may qualify for tax incentives such as: (a) a property tax freeze for a period of 8 years if you have spent a minimum of 25% of the property's market value for the cost of rehabilitating a historic owner-occupied residential property and (b) a 20% federal tax credit on rehab of income producing properties (such as commercial, rental-residential) if the amount spent is greater than the building's adjusted basis.

2. Protection of Property Investment

For most people, it is very important to protect the investment they have in their home and property as well as to protect their quality of life. This often means ensuring that the neighborhood or surrounding area is protected from inappropriate or negative changes. This is becoming the most important incentive for people to have their property or their neighborhood designated by their local government as a historic building or historic district. Design guidelines and review procedures help to maintain the appearance, setting and value of their property. Local government preservation programs established by local ordinances can provide that type of "property investment protection."

3. Eligibility for Plaques

Properties designated as landmark properties or sites are eligible to display official plaques in recognition of their historic status. These plaques are available to order, for a fee, through the Huntley Historic Preservation Commission.



4. Recognition and Prestige

For many people, the single best incentive for preserving a historic property or for participating in a historic preservation program is the knowledge and self-satisfaction that they are helping preserve and protect an important and irreplaceable part of their community history. Present and future generations will honor them for their contribution because their efforts will ensure that countless people will enjoy that heritage for years to come.

5. Higher Resale Value

An important incentive for some owners is the added value that historic designation generally adds to the resale value of their property. The marketplace favors historic properties; buyers seek them out. Studies done in several cities and states have documented the greater increase in value of designated historic buildings, especially within local historic districts, when compared to similar non-historic properties.

6. Preservation Stimulates Economic Revitalization and Private Investment, Increasing Tax Revenues

Historic preservation has a positive economic impact on the community by returning vacant or under-utilized building spaces to use, stimulating investment in existing properties, attracting new business, adding jobs, attracting new residents and increasing local tax revenue. Historic preservation in general, stimulates pride and enthusiasm for the community by its residents and business people.

7. Rehabilitation/Restoration Costs

Rehabilitation and restoration generally are less expensive, have more community benefits and make fewer demands on city services and transportation infrastructure than new construction. Numerous studies on the economic benefits of historic preservation are available through the National Trust for Historic Preservation.

Question?

If my property is designated a Huntley Landmark and if I want to make changes, what is required? No owner or person in charge of a historic landmark may reconstruct, alter or demolish all or any part of the exterior of the building or site without first filing a Certificate of Appropriateness with the Huntley Historic Preservation Commission and gaining approval and technical guidance.

Does Landmark designation require a Certificate of Appropriateness if only interior changes are planned? Not unless the changes affect the exterior, i.e. windows and doors.

Does Landmark designation prevent or require property owners from performing ordinary maintenance tasks or painting their buildings? No, not unless it changes the historic character of the building exterior.

