

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 26, 2009
Time: 7:00 PM
Location: Village Board Room
200 South Hough Street
Barrington, Illinois
In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Staff Members: Jennifer Pack, Zoning Coordinator
Jean Emerick, Executive Assistant

Call to Order

Chairperson O'Donnell called the meeting to order at 7:05 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Mimi Troy, absent; Mike Ward, absent; Patrick Lytle, present; Vice Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings and that there were two items on the agenda.

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Old Business

ARC 07-03 Wiersma Residence (206 E. Hillside) (Historic) Final Meeting
Petitioner: Travis Wiersma, owner

Mr. Wiersma, 206 E. Hillside, said the Commission should have received a sheet of paper with the proposed shrouds. He could not find any samples. His vendor has not put up those two styles yet. His goal was to select a design to compliment the copper cupola. Whichever shroud he chooses will be copper.

Commissioner Steve Petersen entered the meeting at 7:06 p.m.

Mr. Wiersma mentioned that the Princess Shroud has a little extra detail along the bottom, it looks a little nicer

Commissioner Coath said he would leave it up to Mr. Wiersma, but that he would also recommend the Princess style.

Chairperson O'Donnell was fine with it also. There was a consensus among the Commissioners. Princess #7 is the chosen shroud.

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ARC 08-30
Petitioner:

Dae Kim (300 S. Cook Street) Historic
Dae Kim, owner, Lindsay Associates, Architect

Chairperson O'Donnell stated that this is the second preliminary meeting with the petitioner and asked if Mr. Kim's representative was ready.

Tom Lindsay, Lindsay Associates, architect from Glenview, Illinois introduced himself.

Mr. Dae Kim, the property owner of 300 South Cook, introduced himself. He asked to address the issue of the chimneys. He apologized for taking down the chimneys. He explained that the permit to do the internal was issued on December 7th and they started to do the demolition. The two chimneys were in the middle of everything; he showed a diagram of the original of the layout of the house. They took down the two chimneys during the process. The portion above the attic area was not straight up. The borders were in bad condition. It could not stand on its own. During the demolition, he believed it was a safety issue.

Mr. O'Donnell stated that the Commission had given Mr. Kim specific instructions and stated that Mr. Kim chose to take down the chimneys without the Village's permission.

Mr. Kim said that the chimneys were taken down before the first preliminary meeting.

Jennifer Pack said that the petitioner actually picked up their permit on December 23rd, so if they started their work on the 7th, they were out of line. One of the conditions of the permit says that no exterior work can be completed and that the chimneys could not be removed.

Mr. Kim referenced that email correspondence dated the 26th and the 28th says that they were going to start framing Tuesday morning, the 29th.

Chairperson O'Donnell said that was what they instructed at the time of the last meeting, that they could not remove the chimneys. The chimneys existed the night of the hearing, as Mr. O'Donnell drove by that morning.

Mr. Lytle said that the permit clearly says that they could not remove the chimneys.

Ms. Pack said that Mr. Kim turned in a letter on January 27th that stated that the chimneys would not be removed.

Chairperson O'Donnell reminded Mr. Kim that he has done exterior work without a permit.

Mr. Kim asked what he needs to do to remedy the situation. He said he is willing to put the chimney back up.

Mr. Lytle asked if Mr. Kim still has the old brick.

Mr. Kim said that he did and asked if he could just replace the one chimney.

Mr. O'Donnell said that they will need to put back the main chimney on the west end of the main hip.

Tom Lindsay said that the only way to build it is with a solid masonry all the way down to the basement.

Mr. O'Donnell said that it is more about the look. They could use thin brick on plywood with diamond mesh. He will leave it up to the architect to figure it out.

Commissioner Coath suggested that the architect create a raft to spread the load, or look for a route down to the basement.

Mr. Lindsay said that this house does not have today's sort of structure.

Chairperson O'Donnell suggested that they use thin brick on the side and create a cap. The Commission is trying to protect historic material.

Mr. Petersen said that the Commission is letting them go back to one chimney as opposed to the two, but it needs to match the original chimney from the historic house.

Mr. Lindsay said that the original chimney could be done out of thin brick.

Mr. Kim asked if they replicate the one chimney, would that satisfy the Commission.

Chairperson O'Donnell said yes, they should replicate the chimney but they need to submit all the details for their final public hearing.

Ms. Pack said that Mr. Greg Summers would talk with them tomorrow about their work on the interior.

Mr. Lindsay stated that windows were the next order of business. He will explain elevation by elevation, starting with the north elevation on page 5.

Commissioner Petersen said they will start with the north elevation, first floor. First - Install two additional windows on the first floor in the dining room for light per the building code. He does not have a problem with it because he likes a lot of windows on old houses. Everyone was in agreement with that.

Mr. Petersen - install two additional windows on second floor in bedroom for egress requirements for building code. He does not like that they are put next to each other. The house does not have any other windows on it that are paired together. He has an issue with placement. Only one is needed to meet the code.

Mr. Coath said there are two on the front elevation that are decorative, the tall thin ones. They could put a larger mullion between them.

Mr. Kim said that if they look at the original picture of the house, the dining room area, you could put a window right above it. There is one window to the right side of that. They could maybe put a window back in the original position.

Mr. Lindsay said he can show it in alternative ways at the next presentation. Could they put the windows on the lower level together with four inches between and then reflect that up above by pairing the two windows with four inches between? Window groupings like this are common in Victorian houses.

Mr. Coath asked about the window he is showing on the second floor. Are they able to get anything narrower? Visually the second story window should not be larger.

Mr. Lindsay said the downstairs window could be matching.

Mr. Petersen asked if they could make the existing window on the west elevation the egress window and then change those two.

Mr. Lindsay said they could match the width of the downstairs window in the other two. If it was wider they could get two, then have two above and two below and there would be continuity. They are getting rid of the 60's ranch picture window on second floor.

Mr. Lytle wanted to confirm that when they put in the window they will match the existing trim and that they use wooden windows. All replaced windows need to be wood.

Mr. Petersen – South elevation - remove bay window replace with two windows. He is okay with the two windows.

Chairperson O'Donnell said that it will be a dramatic improvement.

Mr. Petersen referred to the two windows in the gable. His concern is that they are centered on the gable and that one would probably look better.

Ms. Pack said that in bedroom three, Code is 9.6 and it actually has 21.82, so they could cut that in half.

Mr. Petersen suggested that they go to one window.

Mr. Petersen asked if anyone has a problem with removing the wood porch and cover. There is also a window removed on the west side of the elevation on the second floor. Does anyone have a problem with that? He asked why are they removing the window if it is in the laundry room? He would prefer if it would stay. Without the window the elevation looks blank. They could match the other window.

Mr. Lindsay asked if when replacing the windows, they can patch the wall with vinyl.

Mr. O'Donnell said that they cannot use vinyl. There is no getting around it. Most of the time the original wood siding is still underneath when the vinyl is removed.

Mr. Lindsay said that every patch will be an issue.

Mr. Petersen stated that there is a zoning ordinance that residents in the historic district cannot use vinyl; the Commission cannot approve anything else.

Mr. O'Donnell said that he hopes that one day this house will go back to the original siding.

Mr. Petersen looked back at the east elevation. Remove a window for aesthetic purposes; the original house did not have this window, the obscure one on the second floor. Since they are existing windows, it does not matter. All were okay with this.

Mr. Coath stated that the house is suffering from the mis-proportioned mullions that have been added. They were not part of the original design of the house. Maybe go to no mullions at all.

Mr. O'Donnell said it has to be SDL, fixed on the inside and the outside.

Mr. Coath suggested that for future plans they should consider reconstructing the east entrance on Cook Street, it might help the house a lot. It would make a nice entrance feature.

Chairperson O'Donnell reminded them that the windows and siding need to be wood and of historic dimensions. Typically, they should bring in a sample of the window, unless it is one they have approved before.

Mr. Lindsay asked if everything has to be inspected.

Chairperson O'Donnell said they will issue a Certificate of Appropriateness that will outline everything the ARC has approved. They can build what they agree to build.

Ms. Pack said that for the next meeting, they have they will need to do a public notice. March 26th is the next meeting, so for that meeting they will need to have their drawings submitted three weeks ahead of time, or March 5th. If their drawings are not in, they will have to move it to the next meeting date.

Mr. Petersen left the meeting at 8:02 p.m.

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Chairperson O'Donnell said that the minutes cannot be approved because there are only three people in attendance that were at the February 12, 2009 meeting.

Mr. Lytle questioned the code – does the chimney need steel for support. They should find out what the code is.

Mr. O'Donnell said he would like to let the architect tell them what they intend to do.

Adjournment

There being no additional business to come before the board, Ms. Plummer moved to adjourn. Mr. Lytle seconded the motion. Voice vote recorded all ayes.

Chairperson O'Donnell adjourned the meeting at 8:05 PM.

Respectfully submitted,

Jennifer Pack, Zoning Coordinator
Jean M. Emerick, Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission

Approval date: