

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 9, 2013

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, absent; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

New Business

ARC 13-08: 319 S. Grove Avenue -- Preliminary Review

Owner: Kristin Bouchard
319 S. Grove Avenue
Barrington, Illinois

The property located at 319 S. Grove Avenue is a contributing structure in the Historic Preservation Overlay District. This property was converted to a two-family dwelling many years ago and was recently converted back to a single-family dwelling. As a part of the

conversion, an exterior door was removed from the front elevation without obtaining a building permit or ARC approval. The door was not original to the structure. There is an enclosed porch on the front façade with an extended roof that was intended to cover the second entrance. Since the second entrance has been removed, the extended roof is not necessary or architecturally appropriate.

Ms. Kristin Bouchard was present to explain her case. She purchased the property two years ago; it was a non-conforming two-flat rental. They recently converted it back to a single family. They removed the extra door on the front facade and the extra staircase. They sided the area with wood clapboard that matches the existing. They have been working through details with Staff.

Ms. Tennant said that it was a minor repair and could have been approved administratively. The porch overhang extended to cover second door still remains. If this had come to the Commission, Staff was sure that they would have required them to cut back the porch overhang. With the Commission’s approval, the petitioner should match the overhang to the other side and have Staff approve it administratively.

Commissioner Kozak would like to review the case as if they had come before the Commission before they renovated. He asked about the extent of the revisions inside and outside.

Ms. Bouchard said they converted two-flat to a one-family residence. They removed a kitchen. They are doing a lot of the work themselves and have put it on the market.

Commissioner Lytle said that the overhang does not serve a purpose and looks odd.

Chairperson O’Donnell suggested that they bring the roof back to the depth of the overhang on the other side. As it is, it is encroaching on the bay window.

Commissioner Kozak asked that Staff make sure that Ms. Bouchard knows what needs to be inspected and when.

Vice-Chairperson Coath questioned if the kitchen windows have changed. He requested that the inspectors check them the next time they are at the house.

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ARC 13-09: Amendment to the Historic District Design Guidelines

After review of the Historic District Design Guidelines, Staff discovered several small inconsistencies in the three sections that address exterior wall materials: Section 1 – Additions,

Section 23 – New Construction (Residential Buildings), and Section 33 – Siding. Staff proposes to amend the Historic District Design Guidelines to correct these inconsistencies to clarify what types of exterior wall materials are permitted in the Historic District.

Past precedent set by the Architectural Review Commission indicates that cementitious siding with a 5/8" butt dimension is acceptable on non-contributing structures and additions to contributing structures. The majority of cementitious products have a 5/16" butt dimension and therefore have not been approved for new applications in the Historic District. Although the boundaries of the Historic District were established in 1986, the regulatory Historic Preservation Overlay District was not established by the Village until 2001 and the Historic District Design Guidelines were not adopted until 2006. Therefore, there are examples of the 5/16" product in the Historic District, but they were installed prior to the current regulations.

The Design Guidelines have two references to "Hardiplank," which is a brand specific product made by James Hardie Siding, Inc. When the Design Guidelines were adopted, James Hardie only had one series of cementitious siding called "Hardiplank." The company has developed a second cementitious siding product called "Artisan." The "Hardiplank" and the "Artisan" products have a 5/16" butt. The reference to "Hardiplank" has caused confusion for some petitioners because the definition of the term has changed since the Design Guidelines were originally adopted. Staff proposes to remove all references to "Hardiplank" and clarify which siding materials are permitted in the Historic District. All three sections will be amended to state that siding options are limited to wood or smooth cementitious siding with a 5/8" butt dimension. Section 1 – Additions already contains the appropriate language but has been amended so that all three sections have identical language. Also, a diagram indicating the difference between the 5/16" and 5/8" butt has been incorporated into all three sections.

Ms. Tennant said that the house at 205 Coolidge that came before the ARC last summer put on the wrong Hardiboard siding. Staff has contacted them. There is one spot in the Historic District Guidelines where the word Hardiplank exists. Hardiplank is 5/16" butt. So even though, the ARC said that the petitioner needed to use 5/8" butt, legal counsel advised Staff not pursue this. The petitioner did violate their Certificate of Appropriateness, but the use of the product is not technically illegal, so it would not hold up in court.

As a result, Staff will be on-site more often to approve all materials. They will be tightening up the process.

Commissioner Lytle asked where the guidelines stop and the commission's comments start.

Ms. Tennant said that Staff is attempting to change the guidelines to make them very specific, so there will be no question about what is permitted.

Commissioner Kozak asked if Attorney Bateman would be willing to come to the next ARC meeting to answer questions.

Chairperson O'Donnell said that Attorney Bateman determined that we would not win a lawsuit, so it would not be prudent to pursue it.

Ms. Tennant showed examples of Hardiplank to the Commission.

Chairperson O'Donnell said maybe the Commission should encourage people to use wood. It will be cheaper and not as heavy.

Commissioner Kozak said he would like it verified that the petitioner at 205 Coolidge actually used the Hardiplank brand.

Ms. Tennant said she saw a copy of the invoice.

Commissioner Kozak asked that Attorney Bateman to come to the next meeting. He said he likes the direction of the changes in the Historic District Design Guidelines. He asked that they add, that besides wood and cementitious, they cannot use vinyl or aluminum and that all other materials need to be approved by the ARC. It would cover any new materials.

Chairperson O'Donnell said he would also like the ARC to have final word on the Guidelines whenever there is a discrepancy.

Ms. Tennant said that the Zoning Ordinance is the enforcement mechanism and they will be looking at that.

Chairperson O'Donnell said that the ARC does good things for Barrington. Some projects could have been terrible without the ARC's input.

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Approval of Minutes

April 11, 2013

Commissioner Kozak made a motion to approve the April 11, 2013 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

April 25, 2013

Commissioner Kozak made a motion to approve the April 25, 2013 meeting minutes, as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Plummer to adjourn the meeting at 7:51 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Chairperson O'Donnell
Architectural Review Commission

Approval Date: May 23, 2013