

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: July 29, 2013

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Assistant Director of Engineering & Building  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:07 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; 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.

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*New Business*

Presentation by the Illinois Historic Preservation Agency regarding the use of aluminum clad windows on contributing and non-contributing structures in the Historic Preservation Overlay District.

Mr. Anthony Rubano, Project Designer from the Illinois Historic Preservation Agency, stated that the Agency is the State's Historic Preservation Office. It is where the federally mandated

programs are administered. They use the Secretary of the Interior standards for rehabilitation for historic structures. The standards were written in the 1970s. They are historically interpreted to a specific time period. They use rehabilitation standards most of the time. The National Park Service wrote the standards and sets the interpretation for the Standards. It is a Federal program but they do reviews on the state level. The standards are broad, it is how they are interpreted and they apply them to all building types.

Mr. Rubano said that when it comes to windows, they follow the National Park Service standards. If the window is too deteriorated to be repaired, it needs to be replaced with a solid wood window with true divided light and solid wood muntins. Every piece of glass within the muntin needs to be its own separate piece of glass. About six years ago, the Park Service changed its interpretation from solid wood with true divided light to solid wood or aluminum clad with simulated divided lights. They still wanted the visual characteristic of the window to show a muntin going through the sheet of glass even though it physically did not.

New wood tends to be less dense and wicks water more easily. It shows rot rather quickly. The idea is that they need a compatible replacement. There are compatible replacements for a lot of other materials beside windows, such as for cedar shingles, they may use asphalt. The question is, do aluminum windows look enough like wood windows that they would be visually compatible? It does not have to function like a wood window, it just needs to look like one. With a single glazed window the material is very available, but the proportion of the window is more important. Clad windows are compatible materials for window replacement. The simulated divided light can be considered compatible. The visual characteristic of the window still needs to match what used to be there. And if the windows are too deteriorated to be repaired, they will have the dimensions and the new window will have a visual similarity.

The color of the windows is still up to the owner. Anything that had a wood window needs to have a paint-like finish.

Chairperson O'Donnell said that this Commission has accepted simulated divided lights for a long time, but Barrington still requires a wood window.

Mr. Rubano said that the old Victorian windows had very thin muntins. The true divided light would ruin the window. The single divided light means it has to be inside as well as outside.

Chairperson O'Donnell asked about columns. It is acceptable to have the columns made out of composite or fiberglass?

Mr. Rubano said that the State would allow those. It is the visual characteristic that counts. Longevity is an issue. Replacement is only allowed if it is not repairable. Hardyplank is approved sometimes, but only with a flat finish, no raised grain.

Commissioner Petersen asked what aluminum windows did the Agency find to be compatible.

Mr. Rubano said they will not mandate a manufacturer. It has to meet the standards, that is the only thing that they look at. If it looks right, they will approve it. Fiberglass is coming up soon.

Mr. Rubano said that Chicago is very strict with windows. If the old windows are there on the primary façade, they have to keep them. The Chicago Commission has decided that if you don't want to keep them, you have to completely match them.

Vice-Chairperson Coath said with custom replication, the price goes up. With choice of wood, they could be like old ones.

Mr. Rubano said that fir and white pine do not last. These solid wood windows could rot in as little as 15 years.

Ms. Tennant said that if there is a consensus, she would prepare an amendment for the Commission's review.

Commissioner Geissler wondered how many are walking away from a house because of the ordinances.

Ms. Tennant said there are windows that are put in without approval.

Commissioner Geissler wants to make sure if they can't control the material, at least they can control the look and feel of what was there before. He wants to make sure the homeowner has the options he needs to make a change and that we can control the historic look and the feel of the windows.

Chairperson O'Donnell said as of now the Commission requires wood windows.

Commissioner Petersen said that the longevity of the material is also important. You don't want them to have to be replaced again in 10 years. The Commission needs to consider other materials. The Commission requires them to keep the original windows and repair them if at all possible.

Vice Chairperson Coath said that longevity also applies to cheap aluminum. Marvin meets the basic criteria. The life cycle cost can get expensive if windows need to be replaced frequently.

Commissioner Geissler questioned should the priority be the aesthetic or the material?

Commissioner Plummer said she believed they are interlinked, there is a difference if a product is of high quality. The Commission would not approve a cheap aluminum.

Commissioner Petersen said he believes that the reason a home owner wants the aluminum clad is because of maintenance more than material.

Mr. Rubano said they have to decide what the mission is of the Commission. If the historic element is not there, what goes in has to be compatible. They should try to make it as objective as possible.

Ms. Tennant asked if the Commission is ready to pursue it. She will prepare some amendments for them to look at.

Commissioner Petersen said it's not windows that should be considered, but other things, such as garage doors.

Ms. Tennant said they will be incorporating more materials than just aluminum, and more things than just windows into the guidelines. They will need to talk about measurements and the products they want.

Commissioner Kozak asked what kind of windows the Agency would approve and allow to be replaced.

Mr. Rubano said if the historic windows are not there, like if a 1850's house has 1920's windows, then the non-historic has to be replaced with what looks like what used to be there. How bad do windows have to be? They hire a window repair person to determine if it is repairable. Most historic windows are usually restorable. When they look at a building, it is the primary facade, not all four sides.

Vice-Chairperson Coath said that Barrington's ARC usually considers all four sides.

Commissioner Kozak asked what happens if the window size becomes a code issue.

Mr. Rubano said occasionally if it is a code issue, code prevails.

Ms. Tennant said that they will have to amend the regulations if they are to consider alternative materials.

Commissioner Kozak said he is in favor of a proposal to consider aluminum and other materials and fine tune the characteristics of the window. They should also be more specific about what they consider replaceable windows.

Mr. Rubano said that the city of Chicago may have some materials on what they require in new windows. The Commission should also consider clear low e glass and not permit reflective or mirrored glass.

Chairperson O'Donnell said he would like to explore other materials.

Commissioner Plummer said she likes the idea that the visual characteristics must match. They also must consider rules for contributing and non-contributing.

Commissioner Geissler asked about solar panels and other green technologies.

Mr. Rubano said his Agency approves them if they are not visible from the street. They encourage green technology. Retaining a house is actually green.

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Planners Report

None.

Approval of Minutes

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Kozak to adjourn the meeting at 8:27 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary



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Chairperson O'Donnell  
Architectural Review Commission

Approval Date: AUGUST 22, 2013