

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: October 10, 2013

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant, Asst. Dir. Engineering and Building  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Scott Kozak, absent; Chris Geissler, present; April Goshe, 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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*Old Business*

**ARC 13-15**                      **502 S. Grove Avenue – Preliminary Review**

**Petitioner:**                      Maureen Reedy  
502 S. Grove Avenue  
Barrington, Illinois 60010

**Architect:**                      HBB Architectural  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for demolition of a contributing structure (detached garage) in the H-Historic Preservation Overlay District. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Ms. Julie Dunne, architect for the Petitioner, said they were in for a preliminary review in August. They were attempting to add on to an existing garage. They dug a hole to find the foundation. They found that there is no foundation, only a slab. The structure as it is will not be able to support a second floor. To remove the slab and create a foundation, the garage would go from 18 feet wide down to 15 feet wide. The goal was to gain storage, a garage with an added space upstairs in the attic. To do this now the garage would only provide space for one car. They are proposing to take down the garage and rebuild a garage that will look like the existing garage. It will not be wider, possibly deeper. The roof pitch can match existing house. The new structure could last 100 years and will have historic character.

Chairperson O'Donnell said allowing the garage to be raised is the first question.

Commissioner Kozak (not present) left his comments and said he would like to see a structural report before he would say yes to the destruction of the garage.

Vice-Chairperson Coath asked if in the past, has the Commission allowed garages to be raised based on foundation issues.

Commissioner Petersen said they have allowed garages to be moved.

Ms. Dunne said the cost to do that would be substantial.

Vice-Chairperson Coath asked if they could they crib it, put in the foundation, and then lay it back down.

Ms. Tennant said that the physical integrity of the garage may be in question. Staff recommends a report from a structural engineer. They cannot demolish the garage unless it is structurally unsound.

Commissioner Petersen said the structure is sinking, so the foundation or lack of it is unsound. They should obtain a report.

Ms. Tennant said that Standard 7 is economic hardship. The Commission must determine what is feasible.

Chairperson O'Donnell said they cannot build on a floating slab. It needs a proper foundation.

Ms. Tennant said that the garage faces Russell. The streetscape will not be negatively affected. The base zoning is incompatible with the reuse of the structure.

Commissioner O'Donnell said the petitioner can do research to determine when the structure was built. If it was built in the 60s, they would be able to tear it down. The village report said it was built in 1939. There are ways to establish the age of the garage. If they could prove that it was built after 1940, they would be able to demolish the garage without Commission approval.

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New Business

**ARC 13-19: 145 W. Main Street – Public Hearing**

**Petitioner:** Village of Barrington  
200 S. Hough Street  
Barrington, IL 60010

**Architect:** Johnson & Lasky Architects  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to remove and reconstruct the existing rear addition, remove and reconstruct the existing roofline and dormers and repair/replace windows and siding as necessary. The Petitioner is also proposing to maintain and/or restore all of the exterior architectural features. The property is zoned B-4 Village Center District and is in the H-Historic Preservation Overlay District.

As part of the restoration and reuse of the John Robertson House, also known as Barrington's White House, at 145 West Main Street, certain exterior modifications, including a rear addition are necessary. The Village is working with Johnson Lasky Architects to develop a restoration plan that maintains the original historic character of the house. The architects have developed two sets of elevations for preliminary consideration.

Ms. Meg Kindelin, of Johnson & Lasky Architects, said they are not looking for final approval tonight. They plan to come back with more details. They have included a report on the window restoration replacement plan. They plan to be conservative with materials. The north elevation is the primary façade; they will use the most care with that elevation.

Ms. Tennant said Johnson Lasky has contracted up to this point. The Plan Commission approved the planned development ordinance, which will go to the Board on October 28<sup>th</sup>. At the same meeting the contract for the design will be authorized to go ahead. Once it is approved by the Board, it will come back to the ARC with the drawings.

Ms. Kindelin spoke about the siding restoration and replacement plan. They spoke with contractors and are fine with a more conservative approach. There will be areas that have problems. They will replace with clear cedar, which will match the existing. For the roofline and dormer modifications,

they have hired someone to take aerials of the roof to help them better understand what they are working with. The dormers will be a problem. They need to have the roof scanned by the contractor.

Chairperson O'Donnell asked the Commission if they are okay with replacing the roof.

Vice-Chairperson Coath asked if they need to have an unobstructed view in the ballroom, is that what is driving the replacement of the roof.

Ms. Kindelin said that there have been two fires and there is water damage affecting the roof. A lot of dormers were added to the building, probably when the building was used as a sanitarium that are adding a lot of weight to the structure. Their structural engineer will not sign off on it.

Vice-Chairperson Coath said he does not think there is structural failure to the roof.

Ms. Kindelin said the engineer said that it is not stable as is. The roof was burned, repaired, and there is water damage. There is charred material still there. The interior has been stripped of plaster because of all the water pumped in to put out the fire.

Chairperson O'Donnell said that the third floor is important to the project in order to be sustainable.

Ms. Kindelin said the dormers do not contribute to the aesthetics of the building.

Ms. Tennant said at the preliminary, the chimney was approved providing they reuse the material.

Vice-Chairperson Coath asked if there is good reason to lose the roof.

Commissioner Petersen said they have heard that it is structurally unsound.

Ms. Kindelin said they are following the Secretary of the Interior standards for the rehabilitation of an existing property. Rehabilitation implies that it is not in the preciousness of the materials used but in the overall look and aesthetics and that it adheres to the historic character of the building.

Ms. Tennant said that they are relying on professional and expert opinions.

Commissioner Geissler asked what they are approving tonight.

Chairperson O'Donnell said they are being asked to approve the redevelopment with the details being a final condition.

Commissioner Plummer said they previously told them they wanted them to use the materials from the existing chimney. It will be a condition.

Ms. Tennant asked the architects to have the engineer write a statement to the Commission that the roof is not sound.

Commissioner Petersen asked if the front dormer will come off.

Ms. Kindelin said yes, it will be replaced and they will retain as much as possible.

Commissioner Petersen said that there is no reason they should have to remove the front triangle piece of the roof.

Chairperson O'Donnell suggested they make that a condition.

Ms. Kindelin said they will probably have to take it off and rebuild it.

Commissioner Goshe said she thinks it is reasonable. She asked if the structural engineer looked at several places where he found it to be unsound.

Ms. Kindelin yes, they went through much of the attic and above that in the upper-attic.

Commissioner Goshe said that it is the Commission's responsibility to preserve the building's safety for the public.

Chairperson O'Donnell said that the Commission has the power to say the roof can be replaced.

Vice-Chairperson Coath said he needs a report that says the roof is unsound.

Ms. Kindelin said there is steel up in the roof and there are still a lot of questions.

Chairperson O'Donnell polled the Commission on the roof replacement. All commissioners agreed to the replacement except Vice-Chairperson Coath.

A motion was made by Commissioner Petersen and seconded by Commissioner Plummer to approve ARC 13-19, 145 W. Main Street, a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District, subject to the final details, windows, siding, and final roofline and dormer drawings, with the two conditions that the north plane of the front of the structure and dormer be maintained and the chimney be rebuilt with the original materials.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Kozak, absent; Commissioner Geissler, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

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New Business

None.

Approval of Minutes

June 27, 2013

The June 27, 2013 minutes could not be approved the appropriate commissioners were not present at the meeting.

September 12, 2013 Special Meeting

Commissioner Petersen made a motion to approve the September 12, 2013 special meeting minutes, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

September 12, 2013 -Meeting

Commissioner Petersen made a motion to approve the September 12, 2013 meeting minutes, Commissioner Geissler seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

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Planners Report

Ms. Tennant said that Beth Raseman asked for volunteers to co-host the Open House at the White House. She will send an email regarding the Open House.

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Petersen to adjourn the meeting at 8:03 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: October 24, 2013