

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 9, 2015

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
Chris Geissler, Commissioner
Patrick Lytle, Commissioner
April Goshe, Commissioner
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

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

Roll call noted the following: Karen Plummer, present; Scott Kozak, present (arrived 7:03 pm); Chris Geissler, present (arrived 7:02 pm); April Goshe, present; Patrick Lytle, present; Vice-Chairperson Joe Coath, absent; 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 13-19 145 W. Main Street – Final Details

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

Architect: Johnson & Lasky Architects

On October 10, 2013, the ARC approved a Certificate of Appropriateness for ARC 13-19 145 W. Main Street (Barrington's White House). At this time, Staff is returning to the ARC to discuss the railing detail for the front porch. The original porch railing does not meet the building code railing height requirement. Initially, the Village planned to install permanent planters along the porch railing to meet the code height requirements. During construction a mock-up of the planter boxes was made and the Village determined that the planter boxes were not aesthetically appropriate and decided that a modified railing would be the preferred way to address the code issue. This decision was made late in the construction process and therefore a portion of the modified railing was already installed in order to meet code prior to the opening of the house during the July 4th celebrations.

Ms. Tennant explained that the original plan was to add planter boxes to the porch railings to bring them up to code height requirements. They were not what was envisioned, so they decided to go to a rail. The wood section of the rail went in. The iron did not go in yet. So they are coming back for review of the Commission.

Chairperson O'Donnell said that Vice-Chairperson Joe Coath thought that the piping was appropriate. He thinks they should carry the piping above the rail in the front also.

It was the consensus of the Commission that the change is appropriate. They asked the petitioner to consider piping in the front.

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ARC 15-07: 413 S. Hough Street – *Public Hearing continued from May 14, 2015 to June 11, 2015 to July 9, 2015*

Owner: Sherry Fisher
413 S. Hough Street
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing aluminum siding and encapsulate the original wood siding with insulation and new wood siding. The Petitioner is also proposing to install new window trim and fascia boards. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

On June 3, 2015, two Staff members and two ARC members met with Ms. Fisher and her contractor to inspect the condition of the original siding. The contractor revealed a small portion of the siding on the rear addition. This siding is not original material therefore the condition of this siding is irrelevant because removal is permitted. Staff requested that the contractor remove siding on the original section of the house. The siding on the original section of the house appeared to be in salvageable condition.

Chairperson O'Donnell and Commissioner Goshe were asked to inspect the siding. Chairperson O'Donnell said that he could not see enough to properly inspect the siding and could not make a determination. Chairperson O'Donnell stated that he was prepared to accept Staff's finding of fact.

Commissioner Goshe said that the small sections she saw were repairable. She did not see any place where there were fasteners in the existing wood siding. She is concerned where the wood siding interacts with the foundation wall. It is not in its original condition and is projecting out about 2 inches. She does not know how they would flash that properly without causing harm to the wood siding at the base. It does not have the original wood windows. It is not in the condition of what a historical home would be.

Prior to the 7/9 meeting, Commissioner Geissler and Commissioner Kozak also inspected the siding.

Commissioner Geissler said that the question is what can be repaired verses what would need to be replaced. After inspecting the siding, he thinks there is more than one layer of siding under the aluminum, at least three layers of materials.

Commissioner Kozak wonders what happens as each layer is pulled off. He agrees that they cannot see enough to make a decision. Some siding needs to be replaced and some could be repaired.

Ms. Fisher read a letter to express her feelings regarding the petition. She thanked the Commission. She keeps trying because she believes in common sense. She explained her financial situation. With the help of her insurance company she can afford to make these improvements to her home. She obtained the advice of a trusted expert, Joel Brady. He examined multiple locations and said he could see clearly that the siding was in very poor condition and rotted and feels that it is not in salvageable condition. Removal of the old siding could damage the structural integrity of the house. His estimate is three times higher than Mr. Reidl's estimate. She cannot afford to spend \$75,000 on a \$300,000 house. She wishes to repair the storm damage and insulate the house. She distributed her letter and Brady's estimate to the Commissioners.

Mr. Reidl's (contractor) said his cost would be higher with repairing the old siding. It is labor intensive and insurance would not cover it.

Commissioner Kozak said the dollar amount should not be considered by the Commission, rather their opinion of the condition of the siding.

Chairperson O'Donnell will not approve the encapsulation of the house. If the siding is unrepairable, it should be taken off and replaced with new siding not encapsulated. Anything else will change the plane.

Commissioner Kozak said if the siding was found to be too bad to be repaired, it would need to be removed.

Mr. Reidl said then they might as well tear the house down.

Commissioner Kozak asked why Mr. Reidl thinks it is a problem to take off the wood.

Mr. Reidl said he does not know how much it will add to his cost because he does not know what is behind it. They may need to replace structural wood. The windows are not historic. If they have to remove it all, they will do that. They will remove the aluminum, the rotted fiber insulation, and possibly some of the second layer of wood.

Chairperson O'Donnell said he is not saying they can save it all, he just does not approve of encapsulation. Replace as necessary. It is not about the cost; it is about encapsulation.

Commissioner Lytle said that the necessary architectural details were not provided to approve encapsulation. He has not decided yet, but the details are not correct yet. It does not add up. How will they treat the windows jams and the corner boards? He needs better information.

Commissioner Kozak said if they have a professional opinion that everyone honors, he would agree to allow it to be removed. Mr. Brady's estimate does not clearly describe how he inspected the siding.

Commissioner Lytle said he thinks the Commission's charge is to preserve historic material. It seems that we are preserving it more by encapsulating it than by taking it off.

Chairperson O'Donnell thinks they may lose 25 – 50% of the old siding. The spirit of the guidelines is to try to retain the historic material.

Commissioner Geissler said the scope of the work as presented is to put something over the existing material. The petitioner brought in an expert opinion. What is the Commission chartered to do? If they don't approve encapsulation, they will continue to see aluminum on the house. Are there situations where encapsulation is appropriate? Should it be considered?

Chairperson O'Donnell thinks it is bad way to do a house, not a good solution.

Commissioner Geissler said he is concerned that removing the old siding could affect the integrity of the home.

Chairperson O'Donnell would like to take a vote. There is no new information. This is the third meeting on this petition.

Commissioner Lytle asked if the Commission can look at the siding after the aluminum siding comes off.

Commissioner Plummer said that Staff has stated in the Staff Report that several of the historic standards have not been met.

Chairperson O'Donnell said the Commission will set a precedent if they approve encapsulation. He is willing to accept Staff's findings as his own.

Ms. Ana Bedard, 56 Lake Shore Drive, said she understands the Commission's mission is to preserve and protect the heritage of the area. Ms. Fisher cannot afford the project if she will have to repair the old siding. She is saddened by the comments. Buildings are there to serve people.

Mr. Larry Fisher, 56 West Lake Shore Drive, purchased the home in 1991. When they bought the home it was not part of the historic preservation district. This is an opportunity for Sherry to make the home better.

A motion was made by Commissioner Geissler to approve as presented a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing aluminum siding and encapsulate the original wood siding with insulation and new wood siding and install new window trim and fascia boards. Commissioner Goshe seconded the motion.

Roll Call Vote: Commission Plummer, no; Commissioner Kozak, no; Commissioner Geissler, yes; Commissioner Goshe, yes; Commissioner Lytle, no; Vice-Chairperson Coath, absent; Chairperson O'Donnell, no. The vote was 4 - 2. The motion was not approved.

Commissioner Goshe left the meeting at 8:05 p.m.

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New Business

ARC 15-08: 319 S. Grove Avenue – Public Hearing

Owner: Ellen Roy
319 S. Grove Avenue
Barrington, IL 60010

Architect: None

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing front steps and construct a new entrance porch as well as replace the railings on the side entrance porch. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 6,336 square feet.

Chris Roy, 319 South Grove Avenue, said the project was to replace the front steps with wood stairs centered with the door. They would also like to make the side stairwell match the existing character of the house. It will look and feel like the late 1800's.

Chairperson O'Donnell asked if they will be extending the stairs further than the existing concrete.

Mr. Roy said no, the landing will be 48" X 60" with stairs going down to the walkway. They would also like to replace the concrete walkway so that it matches the stone on the side of the house.

Chairperson O'Donnell suggested that they put a router on the nose, a little edge.

Commissioner Lytle likes the project. He recommends that they ease the profiles of the stairs and the railings.

Ms. Tennant asked the Commission to look at the picture of the side stairs. The current railing doesn't line up with the post. She does not understand how it will connect at the top. It cannot be constructed as shown, because they won't match.

Commissioner Lytle asked if they will be widening the stair.

Mr. Roy said yes, and they will change the side stair so it will match.

Chairperson O'Donnell said the bottom stair ought to be wider.

Commissioner Lytle said that the steps on the side porch should be wide enough to align with the porch post, so that the newel posts sits on the bottom step, and put a radius edge on the stair treads.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to approve a Certificate of Appropriateness for alterations to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing front steps and construct a new entrance porch as well as replace the railings on the side entrance porch with the following conditions:

1. The steps on the side porch must be widened to align with the porch post so that the newel post sits on the bottom step.
2. There must be a radius edge added to all stair treads on both the front and side porch.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, absent; Commissioner Lytle, yes; Vice-Chairperson Coath, absent; Chairperson O'Donnell, yes. The vote was 5 - 0. The motion carried.

ARC 15-09: 238 Coolidge Avenue – Concept Review

The property at 238 Coolidge Avenue was recently sold and the new property owner is seeking guidance from the Architectural Review Commission on future options for this property. The existing structure is classified as contributing although it has been extensively modified with several rear additions.

The property owner is considering applying to reclassify this structure from contributing status to noncontributing status. The property owner has compiled information on the modifications that have

been done to the structure over the years from the previous owner. The property owner plans to present this information to the Commission at the 7/9 meeting.

The property owner has given permission for all Commission members to inspect the exterior of the property at their convenience. Staff recommends that all Commissioners visit the property prior to the meeting.

Mr. Jack Lageschulte said the house was built in 1880. He does not think you can see any of the original building. He thinks it was originally a small one-story house. He would like to change the classification to non-contributing so they can put up a home that is compatible with the neighborhood.

Commissioner Plummer asked if the Commission has ever reclassified a house.

Ms. Tennant said they reclassified 205 Coolidge. It was a one-story house. She advised Mr. Lageschulte to see how the Commission feels about it before making a petition.

Chairperson O'Donnell said that everything behind the house can go. The only thing potentially contributing is the front of the house.

Mr. Lageschulte believes that all the changes were made in the 60's.

Commissioner Lytle said someone needs to inspect it. It should be fairly easy to figure out.

The Commission will look at it.

Ms. Tennant said in order to reclassify, the ARC will need to make a recommendation to the Plan Commission, who will change the zoning map. If the petitioner provides sufficient documentation, there can be a case for reclassification.

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ARC 15-10: 516 S. Cook Street – Preliminary Review

Owner: Robert Johnson
535 S. Cook Street
Barrington, IL 60010

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure (detached garage) in

the Historic Preservation Overlay District. The Petitioner is proposing to remove the one-story wing on the rear of the structure and construct a new side/rear addition, remove the existing enclosed front porch and construct a new wraparound front porch. The Petitioner is also proposing to demolish the existing noncontributing detached garage and construct a new detached garage. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 9,528 square feet.

Mr. Rob Johnson, 535 S. Cook, said they are proposing to put an addition on 516 S. Cook on the northwest corner as well remove the garage. There is an addition already on the home that they wish to remove to allow for a two-car garage. They want to keep the original look, using the existing windows and siding. They want to put on a front porch, possibly a wrap-around porch. They believe a wrap-around porch will tie the addition in and make it less overwhelming.

Chairperson O'Donnell said the report indicates that they intend to remove all of the windows on the south elevation and this would be a loss of original historic materials. Staff recommends they try to maintain the original configuration. They need to determine which elements are original.

Commissioner Kozak is not as concerned with the front as with what happens in the rear. He asked if they are essentially taking off the entire back of the house. How much of the house is coming off?

Chairperson O'Donnell said he would like to see three corners of the original house. The addition should be subordinate to the original home.

Mr. Johnson said that they wish to recreate the bay window detail on the north side of the house.

Commissioner Lytle asked if there are any wrap-around porches on four squares in town.

Mr. Johnson had photos but they were not Barrington homes.

Ms. Tennant said she did not think there were any wrap-around, but there are full-length porches. She asked that the Commission address the massing.

Commissioner Lytle believes there is a massing issue. To help with this, the chimney seems large, make the chimney smaller and drop the ridge line a little bit.

Commissioner Kozak thinks they need to break up the back elevation which will help with the massing. Possibly pull the addition in a foot in the back and step the chimney as it goes up.

Commissioner Lytle said they are thinking about the streetscape. As is, it will look overwhelming. They can reuse some of the old windows and repurpose them. The bay could be a little smaller.

Commissioner Kozak said the Commission is recommending that they tone down the addition to help with the massing, reduce the bay window size, and bring down the ridge line slightly.

Ms. Tennant said that the bay should be on a foundation.

Chairperson O'Donnell said it is the consensus of the Commission that they are okay with the wrap-around porch.

Commissioner Kozak suggested they reuse the windows where possible.

Recommendation include:

- Address the rear façade, a change in plane
- address the mass of the chimney, add a step or shoulder
- the windows and siding must be retained and restored
- reuse the windows where possible
- reduce the size of the bay and it must have a foundation
- the mass of the addition should be subordinate to the original structure
- the dormer needs to be drawn correctly.

Commissioner Kozak said a one-window dormer on the garage would be more appropriate.

Commissioner Plummer said they need to determine if the bay window is original to the house.

The Commission recommended to reuse the bay if it is original. Ms. Tennant will look at it.

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Approval of Minutes

June 11, 2015

Commissioner Kozak made a motion to approve the June 11, 2015 meeting minutes, Commissioner Lytle 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 Plummer seconded by Commissioner Kozak to adjourn the meeting at 9:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

August 27, 2015