

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: December 10, 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
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

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

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; April Goshe, absent; Patrick Lytle, 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 13-21: 213 W. Russell Street – Final Details

Owner: Mr. & Mrs. Charles Csaczar
217 N. Salem Rd.
Ridgefield, CT 06877

Architect: Mark Swanson
563 S. Summit Street
Barrington, IL 60010

On May 8, 2014, the ARC approved a Certificate of Appropriateness for 213 W. Russell Street for an extensive addition and renovation project. The approved plan for this project indicates that four (4) original double hung windows and three (3) original basement windows were to be retained. All other windows on the structure were to be removed to accommodate the new addition.

Ms. Tennant said 213 W. Russell is coming back for final details; it was reviewed in 2013 and 2014. They are just finishing up construction. Upon inspection, several original windows that were supposed to be retained were removed. The petitioner is asking for retroactive approval. If it was brought before the ARC while the windows were still intact, it would have been the ARC's decision if the window's condition warranted removal or not. Staff is asking the ARC to uphold the original approval to retain the original wood windows.

Tom Abbatemarco, Prestigious Home Builders and Remodelers, said he takes pride in his work. When he started the project he had the property asbestos tested. The windows were in bad condition. They were asbestos laden. The owners wanted the windows removed. He did not know the protocols of the ARC and did not realize that he needed to bring this to the Commission's attention. He has pictures of the windows in question.

Chairperson O'Donnell asked if the Commission was asked for an inspection of the windows.

Ms. Tennant answered no.

Mr. Abbatemarco distributed pictures to the Commission. They removed siding, aluminum cladding, and the old windows, and discarded them. He placed an order for the new windows. The photos show deterioration and green moss growing on the side. These windows were all on the west elevation underneath the eaves and they could not dry out. All the other windows were okay. The extra windows were ordered in October. He was not trying to hide anything. He took the old windows to Glass Works and they did not want to do the project.

Chairperson O'Donnell is not questioning his integrity. If Mr. Abbatemarco had brought that information to the Commission before they discarded the windows, it would be different. A mistake was made. He is prepared to accept the Staff's findings as his own and he recommends leniency. There are two options, 1 – to accept this final detail after the fact or 2 – to uphold the original approval to retain the original wood windows.

Commissioners Lytle and Plummer said they would also accept Staff findings.

Vice-Chairperson Coath said it was an unfortunate accident. He accepts Staff's findings.

Commissioner Kozak knows Mr. Abbatemarco and believes him. He recommended to Mr. Abbatemarco that he ask the glazer to come to the meeting. If the glazer was here, he would accept his expert opinion.

Commissioner Geissler said it is an issue of the timing of events in recommendation #2. With what he has seen, the facts, the photos, and the testimony of the builder, is this enough to make a case that if they had seen the evidence before the windows were destroyed? The Commission may have

conceded that it was grounds for replacement. So by default, they have to go with option #2 is what he is hearing the Commission say. He would side with Option #1.

Chairperson O'Donnell feels they have no choice because it is after the fact.

Mr. Abbatemarco admitted to his mistake. There have been others who have deliberately gone against the Commission, who have not been cited.

Commissioner Plummer said there have been cases where the mistake could be corrected, but this one cannot be.

Commissioner Lytle asked if we would rescind the bond or are they fined.

Ms. Tennant said they will be given a citation and it will be decided through the Village's adjudication process. It will be treated the same as any building violation.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle for ARC 13-21, to uphold the original certificate of appropriateness which requires the retention of historic windows. The Village will seek enforcement for each window that was removed. The Commission recommends leniency.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, no; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-1. The motion carried.

Ms. Tennant collected the photos of the windows for the record.

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New Business

ARC 15-02: 1600 E. Main Street (Village Church) – Preliminary Review

Owner: The Village Church of Barrington
1600 E. Main Street
Barrington, IL 60010

Petitioner: Bob Schroeder (Church Representative)
1600 E. Main Street
Barrington, IL 60010

Architect: Skiffington Architects, LTD.
250 North Trail
Hawthorn Woods, IL 60047

The Petitioner is seeking approval of a Certificate of Approval to construct an addition to south, north and east facades of the existing church building. The subject property is zoned R-3 Single-Family Residential and the subject property is approximately 4.64 acres. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Ms. Tennant said the Village Church of Barrington's design has changed so they are back for another preliminary.

Mr. Dave Skippington, architect, and Bob Schroeder, church representative, were present for the preliminary review. Mr. Skippington said the front of the building was never really finished. They are trying to bring the scale down a little to make it look nicer and more usable. They will tear out the ramps and put in proper ramps and handrails. There is a large two-story gym on the right in the rear. The addition to the left of the gym is broken up to bring down the scale. It is curved to blend in better with the neighborhood. They will use the same brick and columns as existing.

Chairperson O'Donnell said he likes it and has no issues with the metal roof.

Commissioner Plummer likes the metal roof. She likes the curve of the addition.

Commissioner Kozak likes the metal roof. It appears that the front southeast corner eave where it meets the existing eave, it is off by a foot.

Mr. Skippington said they will either blend it or make it higher.

Commissioner Lytle asked if they could bring down the ridge of the metal one below the coping.

Mr. Skippington said they could do that.

Vice-Chairperson Coath said when they continue refining the details, the building is dependent on classicism. It should be authentically dimensioned to reflect that.

The petitioner will develop their final details and bring them back to the Commission for review.

The following is what they will consider:

1. Carefully consider the eave condition at the front southeast corner of the addition. The eave height should be reduced to match the height of the existing eave or raised to create a larger separation between the existing eave and the proposed eave.
2. Carefully consider the proportions of the architectural details. The architectural details should be authentically dimensioned to represent the classicism of the building.
3. The ridge of the metal roof must be lower than the coping on the flat roof section.
4. The final submittal must include wall sections and section details for the main components of the addition, front entrance, eaves/cornice and windows.

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ARC 15-18: 208 W. Lake Street – Preliminary Review

The property owner of 208 W. Lake Street is considering constructing an addition to the existing contributing one-car garage. The property owner has submitted two sets of elevations for preliminary review at this time. The Architectural Review Commission should review both elevations and provide feedback to the Petitioner on how to proceed prior to holding a public hearing.

Option #1 – This elevation maintains the majority of the original roofline and removes the north and west walls of the structure. The front wall will remain untouched and the east wall will be incorporated into the addition.

Option #2 – This elevation involves modifying the roofline as well as the north and west walls of the structure. This option significantly modifies the original structure and only the front wall will remain untouched. The east wall will be incorporated into the addition.

Ms. Jennifer MacDonald has two options for the expansion of a one-car garage to a three-car garage. Option #2 has a pitch that is the same as the house, but it does not retain as much of the existing structure.

Chairperson O'Donnell thinks Option #1 retains more of the historic material.

Commissioner Geissler leans toward Option #1 as well.

Commissioner Kozak asked what historic material is being saved on Option #1 rather than Option #2.

Ms. Tennant answered the roofline.

Commissioner Kozak asked will the roof be taken off and rebuilt.

Ms. MacDonald said that the intent is to leave it as it is and bolt on a two-car garage.

Commissioner Kozak said that it sounds like the roof will need to be reinforced.

Ms. MacDonald answered yes.

Chairperson O'Donnell likes the look of Option #1 better.

Commissioner Kozak said the drawings look completely different than the photographs.

Ms. Tennant said she thinks the garage door has been modified since the pictures were taken.

Commissioner Lytle said they should retain the existing details, match the existing roof structure.

Commissioner Kozak said they should use the details to return to the original structure.

Commissioner Lytle would recommend that they try to match the existing roof structure better.

Commissioner Plummer said the details of the original garage are gone. The details should reflect the house.

The Commission is in consensus that they prefer Option #1 with the details retained or mimicked.

Commissioner Lytle recused himself at 8:05 p.m.

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

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ARC 15-19: 637 S. Grove Avenue – Preliminary Review

Owner/Petitioner: Grand Traditions Homes, LLC
317 W. Main Street,
Barrington, IL 60010

Architect: Donahue Design (Tom Donahue)
317 W. Main Street
Barrington, IL 60010

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 in the Historic Preservation Overlay District. The Petitioner is proposing to construct a large rear addition and alter the existing front porch. The Petitioner is also proposing to demolish the existing noncontributing garage and construct a new noncontributing detached garage. The project architect has provided a lengthy description of the methodology behind the design of the addition. The ARC should review the written description of the project to better understand the proposed preliminary design. **NOTE: The north elevation is not compliant with the daylight plane restrictions. This elevation must be brought into compliance prior to the final review of this project. In addition, roof pitch information must be provided for both the primary structure and proposed accessory structure to determine if the garage can exceed the 18'-0" height maximum.** 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 19,824 square feet.

Tom Donahue, architect representing Grand Traditions Homes, said 637 S. Grove was purchased with the intention of doing additions and alterations to the project. It was built in 1920s and is an

American Four Square, with Arts and Crafts details that were added. The once open porch was enclosed. There was a small kitchen addition in 1998. The slope of the lot is 4 ½ feet from front to back. There is a garage on the site that they are proposing to remove and build a new one further back. They wish to maintain the original structure and restore it to the original design and add on an addition to the back of the house. They wish to open up the front porch, remove the window and the shutters, open up sidewalls, and add a set of stairs to the front. They wish to move doorway to what they believe was the original entrance to the house and into the living room. The new addition will be attached with a transparent circulation path, an all-glass façade overlooking a courtyard. They would like to use vertical wood siding on the subordinate masses, rather than stucco like the rest of the house. All four corners of the house are retained. The back of the house gets tall, because of the 4 ½ foot drop.

Chairperson O'Donnell said the massing is fine; they need to look at the porch, the bay, and the vertical siding. He loves the connection.

The Commission likes the connector.

Vice-Chairperson Coath would like to see more preservation of the porch. The staircase is too large on the front. The scale is unexpected. He is concerned about the loss of the bay.

Ms. Tennant asked if they are proposing vertical siding on the front wall of the house.

Mr. Donahue said yes, they were, but they could go either way with that.

Vice-Chairperson Coath said no siding on the front of the house.

Mark Cornwell asked if the bay can be a stucco finish. Since the front of the house is narrow; they want to keep the bay and expand it.

Ms. Tennant said that since the bay is an original feature, the Commission will want it to stay. They are permitted to add on to the side of the structure as long as there is a significant demarcation between the original and the addition.

Vice-Chairperson Coath said the bay should be maintained; it is an important feature of the house.

Commissioner Plummer said the issues are the front, the bay, and stucco vs. vertical wood siding.

Chairperson O'Donnell said they need to retain the original windows and the stairs need to be balanced with the porch.

Mr. Cornwell asked what was the recommendation of the size of the stairs.

Vice-Chairperson Coath suggested they look at other historical homes for examples.

Mr. Donahue asked if they could use white stone that matches the stucco on the chimney.

Ms. Tennant mentioned that the windows on the addition are a different mullion pattern.

Mr. Donahue said they are going to keep the 4 over 1 pattern on the existing structure, which would look odd to do on the larger windows.

Vice-Chairperson Coath likes that they are different.

Mr. Cornwell said they may need to patch some of the stucco. They want it to look like the existing.

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ARC 15-20: 201 W. Russell – Preliminary Review

Owner: Cara and Curtis Leopardo
201 W. Russell Street
Barrington, IL 60010

Architect: S.A. Petersen Architects, LTD
93 Carriage Road
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of an addition to a noncontributing structure in the Historic Preservation Overlay District. 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 7,817 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Commissioner Lytle rejoined the meeting at 8:42 p.m.

Sarah Petersen, architect representing the Leopardos, said it is a noncontributing structure. They are adding over an existing one-story addition to the west and a small addition in the south. They would like to add a dormer to the front of the house and to the west. The house is cedar with cedar trim.

Ms. Petersen said she considered making the window smaller, but it would complicate things. It would push the dormer out over unheated space.

Vice-Chairperson Coath said on the north elevation, he is not sure of the proportion of the dormer. He would suggest two smaller windows instead. And on the west elevation, there is manipulation of the roof pitches. He suggested they live within existing pitches.

The Commission suggests Ms. Petersen study it before the public hearing.

Vice-Chairperson Coath suggested they consider two flush face dormers on the north elevation with a 12/12 pitch.

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Approval of Minutes

November 12, 2015

Commissioner Plummer made a motion to approve the November 12, 2015 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

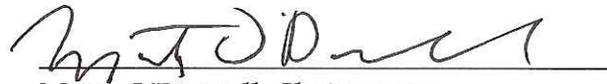
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 9:10 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: *January 19, 2016*