

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: August 25, 2016

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant

Call to Order

Vice-Chairperson Coath called the meeting to order at 7:00 p.m.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Vice-Chairperson Coath announced the order of proceedings.

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Old Business

ARC 15-04: 615 S. Grove Avenue – Final Details

Owner/Petitioner: John and Shannon Gigerich
615 S. Grove Avenue
Barrington, IL 60010

Architect: Sarah Petersen
93 Carriage Road
Barrington, IL 60010

On April 9, 2015, the ARC approved a Certificate of Appropriateness for 615 S. Grove Avenue for the construction of a rear addition and detached garage.

Ms. Sarah Petersen, architect, said they have started building the previously approved garage and screen room. They would like to change the roof on the screen room to copper and they want to add diamonds to the upper sash of the windows that face the west and the south of the garage, which follow the patterns on the addition.

The Commission did not have any issues with the changes.

Commissioner Plummer motioned to approve final details for ARC 15-04. Commissioner Kozak seconded the motion.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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ARC 16-03: 239 W. Russell Street – Final Details

Owner/Petitioner: Matthew and Crystal DiDomenico
239 W. Russell Street
Barrington, IL 60010

Architect: Meyer-Wichman

On May 26, 2016, the ARC recommended approval of a Certificate of Approval for 239 W. Russell Street for an addition to a contributing structure and relocation of the existing detached garage. The approval was contingent that they provide a brick sample, determine the style and material of the porch, and provide the siding material for the detached garage.

Mr. Chris Wichman, architect, showed the Commission the brick sample for the chimney and the skirt on the front, side, and rear of the house. He said he is not sure if it matches the brick on the front stoop. They will use clear cedar siding, matching the existing siding on the garage. On the house they will have 1 X 6, 4 ½" lap siding, matching existing. They have found a company to manufacture a column matching the existing front columns. The base underneath the column

will be fabricated. The back stoop will be full concrete with blue stone to match the front stoop. They will also replicate the railing detail.

Commissioner Lytle recommended they try to match the brick on the front stoop.

Commissioner Plummer motioned to approve final details for ARC 16-03 with a recommendation to match the brick on the front porch and to match the existing siding. Commissioner Kozak seconded the motion.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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ARC 16-09: Roslyn Meadows Subdivision – Public Hearing Continued from July 14, 2016

Commissioner Kozak motioned and Commissioner Plummer seconded the motion to continue ARC 16-09 to October 27, 2016 at 7:00 p.m.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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ARC 16-13: 110 Coolidge Avenue – Public Hearing

Owner/Petitioner: Eric Jopp
110 Coolidge Avenue
Barrington, IL 60010

Architect: Chris Wichman
Meyer-Wichman
135 Park Avenue
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to the contributing primary structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a 1-½ story addition to the rear of the primary structure. 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.

Mr. Chris Wichman, architect, said they will save what material they can and replace only as necessary. They will have lap siding on the addition. They will have the same pitch on the overhang.

Vice-Chairperson Coath asked for public comment. There was none.

Commissioner Plummer motioned and Commissioner Kozak seconded the motion to approve ARC 16-13 a Certificate of Appropriateness for an addition and alterations to the contributing primary structure in the Historic Preservation Overlay District with the understanding that cut sheets will be provided on the window.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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New Business

ARC 16-14: 619 S. Cook Street – Public Hearing

Owner/Petitioner: Betsy and Harry Wintringer
619 S. Cook Street
Barrington, IL 60010

Architect: Linda Grubb & Associates Architects
655 S. Grove Avenue
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for a small addition to the rear of the existing contributing structure in the Historic Preservation Overlay District. 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 8,778 square feet.

Ms. Linda Grubb, architect, said it is a simple addition to the rear of the house. The existing house has only one bathroom on the second floor. There will be a small bump-out to the rear to allow for a second bath on the second floor and to accommodate a mudroom on the first floor. All materials will match the existing. The windows are Marvin wood double-hung. The addition is set back on both sides and will hardly be seen from the street.

Vice-Chairperson Coath asked about the exposed foundation.

Ms. Grubb said that the existing foundation is painted concrete. They will match what is there.

Commissioner Lytle asked if the casing detail was typical of the existing.

Ms. Grubb answered yes, although some windows have brick mold, others have flat casing, but the older original part of the house has flat casing so they will match that.

Vice-Chairperson Coath said sometimes the sill will be a little thin and you have the option to beef that up.

Ms. Grubb said they could do that, but they are trying to match the windows on the front of the house. They can ask Marvin to beef it up or they will add a sub-sill.

Ms. Tennant mentioned that the house has k-style gutters and the Commission has been requiring half-round gutters on all additions.

Vice-Chairperson Coath said he would encourage the half-round. There is good separation between the existing and the addition. He is okay with the k-style.

Commissioners Lytle and Plummer agree.

Vice-Chairperson Coath asked for public comment. There was none.

Commissioner Kozak motioned and Commissioner Lytle seconded the motion to approve ARC 16-14 for a Certificate of Appropriateness for a small addition to the rear of the existing contributing structure in the Historic Preservation Overlay District.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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244 W. Russell:

Administrative Referral

Removal of original wood window trim

Ms. Tennant explained that Staff gave the property owner a chance to come in before the violation was processed in order to seek approval of the removal of the material.

Mr. Lonny Hamm, representing the Hamm family, said when they first applied for the permit for the windows, it was not approved because of the material. Their second request was for wood windows and wood trim, which was approved. The house was vandalized and there was arson. They ordered Marvin windows and had them installed. During the inspection, Staff discovered the trim had been removed. The Hamm family was not aware they needed permission to remove the trim while replacing the windows. Some of the windows were singed by the fire. The Fire Department broke most of the windows and the restoration company drove ribbed nails into all of the trim. The family thought they were in good standing by removing the trim. The old trim was too short after removing it to replace the windows. The new trim looks identical to the old but is slightly longer.

Ms. Tennant said the permit was specific that there should be no replacement of trim. There is always the option for the permit holder to come in to discuss with Staff if they have run into a problem, which then allows for an inspection by Staff and Commission members.

Mr. Hamm said that the trim was not reusable because it was not long enough.

Commissioner Kozak asked the Commission if the home owner had come before the Commission regarding removing the trim, what the Commission would have decided.

Vice-Chairperson Coath said they would have had to address the fact that the trim would then not fit in the opening.

Mr. Hamm said that the windows were already approved so they did not think they were doing anything out of the ordinary.

Commissioner Kozak said he did not think it was done maliciously. What does the Commission think about the condition of the trim?

Vice-Chairperson Coath said the nails were an issue, but he probably would have erred on the side of carefully removing and repairing the trim.

Commissioner Plummer said there was also fire damage.

Commissioner Kozak said another issue is putting the trim back on. Some of it was damaged and some was not going to work with the new windows.

Ms. Tennant said that less than 20% of the old trim remains, so putting it back on is not an option. The four front windows still have the original trim.

Mr. Hamm said the other windows were more modern because the house had been remodeled a few years ago. Every window except the one in the front bedroom had been replaced.

Commissioner Kozak asked what the Village would have done if the home owner requested to remove the trim because it was damaged.

Ms. Tennant said they would have done an inspection. She said the Commission needed to decide if they would have approved the removal and replacement of the trim.

Vice-Chairperson Coath said he wished to Commission had been able to step in earlier to help with this decision.

Mr. Hamm said that the windows look original. They did not skimp on cost.

Commissioner Kozak made a motion that the Commission would have allowed this material to be replaced. Commissioner Plummer seconded the motion.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Lytle, yes; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, absent. The vote was 4-0. The motion carried.

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416 S. Grove Avenue Administrative Referral
Removal of Spanish tile roof shingles

Ms. Tennant said there is a unique architectural style to this house. There is no other precedent in the District. They are seeking the ARC's expertise on whether asphalt shingles are appropriate on this home.

Mr. Bruce Johnson, 416 Grove Avenue, said they are hoping to do a complete tear-off and replacement of their roof. They found a shingle that looks like their existing tile roof. The color is close and has the look of tile. The tar paper has completely disintegrated. There are cracks and breaks in the tile. The cost to replace that roof with new tile is about \$100,000. They were hoping to take off the tile and reuse it, only replacing the broken tiles, but it was cost prohibitive.

Commissioner Kozak asked about the hail storm and if there had been damage.

Mr. Johnson said there was damage and a portion was repaired at that time.

Vice-Chairperson Coath said the house is Arts & Crafts style.

Mr. Johnson thinks what they found is a close replacement. It looks similar to tile and has a depth and dimension close to tile.

Vice-Chairperson Coath said the tile roof is worth a lot historically and aesthetically. Personally, he would try to save the roof because it is so valuable. He asked if they could just fix the damaged tile.

Mr. Johnson said it would cost between \$40,000 and \$60,000 to remove the old roof and put the ice shield on. They would like a new roof as they don't want to worry about leaks.

Ms. Dee Dee Johnson bought the house in 1992. She does not want to move. They cannot afford to spend \$100,000 to replace the roof. There are leaks and this is the only answer. Financially it does not make sense to keep the roof.

Mr. Johnson said they want a new roof that does not leak and cause them water issues.

Commissioner Plummer said the ARC cannot determine a case because an individual cannot afford to do something to their house.

Ms. Tennant said that the Historic Guidelines indicate that the Commission can consider economics for original roof replacement. We have asked for professional opinions in the past when considering the removal of original material.

Vice-Chairperson Coath said he is concerned about the suggested roof because it alludes to another material. There is a problem of integrity of its nature. A sawn cedar shingle may be the answer.

Commissioner Plummer suggested they do more research. Maybe they could hire an architectural firm that deals with roofs and leaking.

Commissioner Lytle suggested a cedar shingle rather than the asphalt roof.

Mr. Johnson will explore the other options and come back to the Commission.

Ms. Tennant said the next meeting is September 9, 2016.

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Approval of Minutes

March 10, 2016

The March 10, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

July 14, 2016

The July 14, 2016 meeting minutes were not approved because the appropriate commissioners were not in attendance.

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 8:45 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant



Joe Coath, Vice-Chairperson
Architectural Review Commission

Approval Date: *December 8, 2016*