

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: March 14, 2019

Time: 7:00 p.m.

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

In Attendance: Tim Renaud, Commissioner
Karen Plummer, Commissioner
Kevin Connolly, Commissioner
Crystal DiDomenico, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Member: Jennifer Tennant
Andrew Binder

Call to Order

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

Roll call noted the following: Karen Plummer, present; Patrick Lytle, absent; Kevin Connolly, present; Crystal DiDomenico, present; Tim Renaud, 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 18-14: 130-140 S. Northwest Highway- Final Details

Property Owner: Gilded Properties, LLC

Petitioner: Gilded Rose Bridal, LLC, 27505 E Savannah Trail, Lake Barrington, IL 60010

Architect: Eco Solutions, Inc.

The Petitioner is seeking final details approval for the previously approved project.

Chairperson O'Donnell commences the meeting by asking the Commissioners if they have any questions or concerns that they like to discuss.

Commissioner Connolly asks Ms. Tennant if the proposal is for the whole property.

Mr. Hayes, project architect, says the exterior improvements will only be done on the front of the building and the side.

After Mr. Hayes explanation, Chairperson O'Donnell asks if there are any more questions or concerns, no one has any.

Commissioner Plummer motioned and Commissioner Connolly seconded the motion to approve final details for ARC 18-14.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, yes; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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New Business

ARC 19-04: **302 W. Main Street- Historic/Contributing**

Property Owner: Bernard Salvador, 5 Willowmere Drive, South Barrington, IL 60010

Petitioner: Bernard Salvador, 5 Willowmere Drive, South Barrington, IL 60010

Architect: ACBI Architects, 109 Ginger Court, Rolling Meadows, IL 60008

The Petitioner is seeking approval of a Certificate of Appropriateness for exterior alterations to the existing contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to renovate the existing rear porch and construct a new rear entrance landing/porch to access the second rear door as well as modify several window openings on the west elevation. 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 B-R Mixed Business Residential District and is located in the H-Historic Preservation Overlay District. The prior use of the property was commercial but the property owner is in the process of converting to the building to a single-family residential home. The parcel is approximately 8,736 square feet.

Chairperson O'Donnell asks David Buss, the architect, to approach the podium.

Ms. Tennant explains to the Commission that a preliminary review was not necessary because only minor changes are being proposed to the back porches and windows.

Adding onto Ms. Tennant description of the project, Mr. Buss says they intend to rebuild the side and rear porch as well.

Chairperson O'Donnell asks Ms. Tennant if Staff has any concerns.

Ms. Tennant says she has requested a column detail which was not provided before the meeting.

Chairperson O'Donnell asks if the column detail can be made a final detail.

Ms. Tennant replies yes.

For clarification, Mr. Buss asks Ms. Tennant if they want the detail on the porch column.

Ms. Tennant says yes.

Mr. Buss replies he intends to keep the original porch column.

Ms. Tennant replies if this is the case then no additional information needs to be provided.

Vice-Chairperson Coath says the plans show a skirting detail to match the front porch. However, he does not believe this is original and strongly recommends that they go with a traditional skirting detail.

Mr. Buss explains the objective is to match below the grade and horizontal skirting.

After further deliberation on how the skirting should be done, it is decided to have a traditional vertical skirt board that is 1X4 with 3/8" – 5/8" spacing is architecturally appropriate. The skirting should extend to the ground with the horizontal backing board on the back on the skirt and nosing at 1-1/4" .

Mr. Buss says he will make the changes.

Chairperson O'Donnell asks if anyone has nothing else to add, no one does.

Commissioner Plummer motioned and Commissioner DiDomenico seconded the motion to approve ARC 19-04 for a Certificate of Appropriateness for exterior alterations to the existing contributing structure in the Historic Preservation Overlay District.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, yes; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

Workshop Session- Design Guidelines Amendment Discussion

Before beginning, Chairperson O'Donnell says the best way, he believes, to approach this is by going around and having each member express their thoughts on the proposed revisions to the Design Guidelines.

Chairperson O'Donnell says his perception is that the Village Board wants to change the Historic District from being about persevering historical material to allowing once persevered materials to be replaced by replicas.

Commissioner Connolly states some of the changes are perplexing to him because they seem oddly specific and generic at the same time.

Ms. Tennant replies the proposed Design Guidelines are actually meant to be both specific and generic depending on the topic. The objective was to utilize the same terminology throughout the entire document, but at the same time craft language that allows choices in the future as materials evolve. A list of approved materials will be created which includes windows, trim, siding and etc.

Chairperson O'Donnell asks Ms. Tennant what the criteria is for Hardie Board.

Ms. Tennant states at this moment no conclusive decision has been made when it comes to Hardie Board. It has not been determined whether the thin or thick material will be permitted.

Vice-Chairperson Coath expresses dissatisfaction with the proposed Design Guidelines. He believes what is being proposed will drastically alter the Historical District fundamentally. The Historic District was created to preserve and this proposal is a radical departure from that.

Commissioner Plummer agrees with Vice-Chairperson Coath. She adds that if this is what the residents want then the ARC will have to accept it.

Commissioner Plummer asks Ms. Tennant if the proposed Design Guidelines are concrete and if the ARC has any say in the decision.

Ms. Tennant states the ARC is advisory in this capacity. In the end, the Village Board is responsible for making the final decision.

Chairperson O'Donnell states similar concerns as Vice-Chairperson Coath, but feels that having an argument over this will be meaningless.

Commissioner DiDomenico says that the Village Board is proposing these changes because they are responding to the survey that was sent to residents a few months ago.

Vice-Chairperson Coath says from his perspective the survey was a scam because the Village Board already decided on the outcome they wanted before mailing the surveys. The surveys are a political cover.

Chairperson O'Donnell respectfully disagrees with Vice-Chairperson Coath. He states he completed the survey himself and thought the questions were fair. Chairperson O'Donnell also states that some of his neighbors have voiced their dislike of the Historical District over the years.

Commissioner Plummer says if the proposed Design Guidelines are put into effect there would be no need to have the ARC.

Ms. Tennant explains that the scope of the ARC's review will not actually change very much. The ARC primarily reviews the architectural style, detailing, massing, scale, etc. and none of these regulations are changing. Therefore the role of the ARC will remain very similar.

Chairperson O'Donnell replies regardless of the outcome, the ARC is important to have because they need to ensure the replicated material meets the standards.

Commissioner Renaud asks Ms. Tennant if the ARC accepts the loss of the historical material, can Guidelines state that an applicant needs to make a reasonable attempt to preserve original material. For instance, if an applicant can provide proof that they cannot preserve based on finance then the ARC will provide them with the list of pre-approved material.

Commissioner Plummer says that if the ARC went that route it would be almost like them asking a Petitioner to show them a bank statement presenting their economic situation.

Commissioner DiDomenico provides 302 W. Main Street as an example as to why applying the Design Guidelines would be better for Barrington. The property at 302 W. Main Street had been vacant for years and if Barrington continues with the current restrictive rules within the Historic District a lot of houses will fall into disrepair and face a similar outcome.

Ms. Tennant says that one of the main reasons the Village Board is inclined to make these changes is because work on these historical homes is being done on weekends or at night and we are losing materials and enforcement is very difficult. This shows that having such restrictive rules is preventing the loss of historic material. The hope is that these changes will stop this from happening. Second, the Village Board is aiming to make the regulation of the Historic District less subjective. For example, the ARC may inspect original material and deem it in good condition. However, professional or even at times the Village building inspector have found the material to be in poor condition.

Ms. Tennant also states if these Design Guidelines are implemented, the name of the District will have to be changed.

Vice-Chairperson Coath again shares his dislike of the proposed changes to the Design Guidelines. He states that it is irresponsible to treat historic property in this manner. He does not appreciate how the Village Board did not consult any members of the ARC. What they are doing is disrespectful to those who voted and stood up in persevering historical buildings

Chairperson O'Donnell sympathizes with Vice-Chairperson Coath, but reemphasizes what Commissioner DiDomenico said about how this is what the residents of the District have reported that they want and the ARC is likely going to have to accept it.

Based on Commissioner DiDomenico expertise and knowledge in real estate, Commissioner Plummer asks her if more houses outside the District are vacant compared to homes in the District?

Commissioner DiDomenico says she is unsure. She continues by recapping how based on the survey results people are not interested in having a preservation district but the value of having the ARC will be as significant because they need to maintain the appearance of the Historic District.

Vice-Chairperson Coath disagrees Commissioner DiDomenico statement, and says he believes that people do care about the Historic District as much as he does. If the Village Board takes it away, people who are not making any noise now will be the ones who will protest the changes.

Chairperson O'Donnell somewhat agrees with Vice-Chairperson Coath, but points out how this meeting is a public hearing and no one from the public is present, therefore, it shows that people may not be interested in hearing/talking about the Historic District.

Commissioner Plummer says even though she is disagreement with the proposed Design Guidelines, she acknowledges that people who currently live in and are moving into the Historic District want options and are not as interested in preserving the history of their homes.

Commissioner Connolly asks Ms. Tennant how was the boundary of the historical district was determined.

Ms. Tennant says a survey was conducted in the 1980's. Based on the results, a boundary for the historical district was established based on the concentration of historic structures in this given area.

Commissioner Connolly asks Ms. Tennant if the ARC is going to be more of an appearance commission, can the boundary be expanded so that they can have more influence on what is being built in Barrington.

Ms. Tennant replies this topic has not been discussed, but does not believe the border will be changed because surrounding neighborhoods have had so much work done to them over the years that there is no concentration of historic presence outside of the existing District.

Vice-Chairperson Coath repeats how dissatisfied he is with what the Village Board is proposing and how people who are passionate about the Historic District are going to be upset when they see people doing whatever they want to their homes.

Commissioner DiDomenico states a majority of the people will not notice because the replicated material will look almost exactly like the real material and the ARC will ensure that the appearance of the District is upheld.

Ms. Tennant says the objective is to keep things almost exactly the way they are not, or possibly improved in some cases, but with new materials.

Chairperson O'Donnell asks if historical garages are going to be permitted to be torn down.

Ms. Tennant says currently, no. However, the Village Board did ask Staff to discuss a phase II where all garages would become noncontributing. However, Staff does not have the right information gathered at this time to move forward with phase II, so they asked to put this topic on hold for the time being.

The Village Board was informed that the proposed Design Guidelines may not have the easy outcome they expect for residents. If the proposed Design Guideline are implemented, applicants are going to be required to provide Staff and/or ARC with a high level documentation documenting that they are matching the original material in dimension and profile. Overall, people are being given options, but also a higher level of burden.

Commissioner Plummer directs everyone to section six of the Design Guidelines, she points out that it is indicating that people are not being encouraged to preserve the material.

Ms. Tennant says the two documents provided to the ARC are different. The Design Guidelines are more fluid because they are adopted by a resolution that are not an ordinance of the Village. The eleven standards for contributing structures are in the Zoning Ordinance and are firm requirements.

Commissioner Plummer follows up by asking Ms. Tennant if her assumption of it being up to the homeowner to decide whether they want to retain, preserve or replace the material is accurate.

Ms. Tennant says that is correct.

Commissioner Plummer comments how the ARC is structured now gives them some control, whereas if the Design Guidelines are put into effect they will have no control.

Vice-Chairperson Coath informs Ms. Tennant he is concerned with allowing people to tear off, with the requirement of recreating the material, because how will they determine what is defined or considered "close enough".

Ms. Tennant states that is a concern of hers as well.

Chairperson O'Donnell says he is aware of not having an influence in the decision making, but asks Ms. Tennant to inform the Village Board that the ARC does not agree with the proposed Design Guidelines.

Ms. Tennant says of course she will be reporting the discussion from tonight's meeting to the Village Board.

Chairperson O'Donnell asks Ms. Tennant if she knows what the outcome of the vote to establish the Historic District was in 2001.

Ms. Tennant says no, but can look it up if they would like to know.

Commissioner Connolly asks if the Village Board will vote again if this gets adopted.

Ms. Tennant says yes, but first it will go before the Plan Commission. The Plan Commission always likes to know what the ARC has to say in these matters.

Chairperson O'Donnell asks Ms. Tennant if she got enough feedback from them to share with the Plan Commission.

Ms. Tennant says yes.

Vice-Chairperson Coath asks Ms. Tennant if the Plan Commission has the same level of influence as the ARC.

Ms. Tennant says yes.

Commissioner Connolly shares how even though this will give people more flexibility it will not be more economical.

Ms. Tennant agrees with Commissioner Connolly.

Vice-Chairperson Coath asks Ms. Tennant if Barrington will come off the national registry.

Ms. Tennant replies Barrington will not come off the National Register of Historic Places but Barrington will lose the CLG status.

Approval of Minutes

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Renaud to adjourn the meeting at 8:34p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: April 25, 2019