

*Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary*

Date: May 14, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant
Andrew Binder

Call to Order

Chairperson O'Donnell called the **virtual** special meeting through ZOOM to order at 6:00 p.m.

Roll call noted the following: Leslie Haynes-Eiring, absent; Tim Renaud, present; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Old Business

ARC 19-11: 540 S. Hough Street – Final Details
PROPERTY OWNER: Michael Hoffman, 540 S. Hough Street, Barrington, IL 60010
APPLICANT: Michael Hoffman, 540 S. Hough Street, Barrington, IL 60010

The Petitioner is seeking final details approval for certain front porch modifications. Michael Hoffman, the Petitioner, joined the meeting to take any questions from the Commission.

Chairperson O'Donnell asked the Commission if they have any concerns or questions on the final details. He continued that he does not have any concerns with the proposal.

Jennifer Tennant outlined the overall scope of the project. She indicated that the front porch stairs, front porch stair posts, skirting and stair post lights will be redone. Jennifer asked Michael if he is intending to repair the existing porch columns.

Mr. Hoffman indicated that the main porch columns are in pretty good shape, but one column's base has started to rot away. He plans to temporarily support the roof and then machine new pieces to match the existing to repair the base.

Chairperson O'Donnell pointed out that it is okay if the Petitioner wants to use a new like material.

Ms. Tennant confirmed with Mr. O'Donnell and indicated that if a new column is used it should match the original porch column.

Mr. Hoffman stated that with the mold rotting away the column, he wants to match the existing profile with new materials.

Chairperson O'Donnell stated that he would entertain a motion to approve the final details as presented.

Mr. Hoffman indicated that he was not certain about using a light on top of the stair columns and would have a better feeling once the porch is complete. He asked the Commissioners if they would prefer either way of having a light on top of porch stair posts or not.

The Commissioners all agree that they did not have a preference and with or without is OK.

Mr. Hoffman indicated that he is using the 3 ½ inch beaded soffit material for the skirting and wants to add an access door on the south side of the porch. He asked the Commission if they were okay with the access door if it blends in with the porch.

Chairperson O'Donnell indicated that he was okay with the access door.

Vice-Chairperson Coath asked Mr. Hoffman what material is being used for the skirting.

Mr. Hoffman replied that the skirting is the 3 ½ or 3 ¾ inch beaded soffit, same as the porch ceiling material.

Vice-Chairperson Coath asked Mr. Hoffman why he would not use a typical skirting material like a spaced board that is 1x3 board with a 3 ½ inch spacing between them.

Chairperson O'Donnell stated that he understands Vice-Chairperson Coath's question because it would be typical, but states that he does not have a concern with the request. He indicated that the request is unusual, but an interesting use of materials.

Mr. Hoffman stated that if the boards were 1x4, he would not want to have any space in between the boards to help protect from critters from getting underneath the stairs and the porch.

Chairperson O'Donnell suggested to use 4-6" of pea gravel underneath the porch to deter any critters.

Chairperson O'Donnell asked the Commission if they have any further concerns or questions.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion to approve final details of ARC 19-11 for certain front porch modifications.

Roll call vote: Leslie Haynes-Eiring, absent; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

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New Business

ARC 20-07: **302 W. Main Street – Public Hearing**
PROPERTY OWNER: GC Equity LLC, 338 Roslyn Road, Barrington, IL 60010
APPLICANT: George Csahiouuni, 338 Roslyn Road, Barrington, IL 60010
ARCHITECT: Kolbrook Design, Inc., 828 Davis Street, Evanston, IL 60201

The Petitioner is seeking approval of a Certificate of Appropriateness for the demolition of the existing contributing detached garage and construction of a new noncontributing detached garage. Steven Kolbrook, from Kolbrook Design, presented to the ARC.

Chairperson O'Donnell asked Staff to review the request with the Commission.

Ms. Tennant started off by saying that this is a unique request and indicated that the applicant is requesting to demolish a contributing structure. She continued that there is some evidence that garage was maybe incorrectly classified, but the application for the demolition request meet the standards regardless of the incorrect classification. Ms. Tennant stated that she and Chairperson O'Donnell visited the site and did an inspection of the garage. Chairperson O'Donnell's notes from the inspection are included the Staff Report. Ms. Tennant indicated that the garage is currently in poor condition, which is due to poor construction of the garage. She believes that the construction methods of the garage and the modifications that have been made to the garage have taken away any contributing status. Ms. Tennant indicated that there is some modern lumber is being used, the whole roof has been replaced, there is no fascia/soffit, the framing is set very wide and the plate and rafter ties are insufficient; she indicated that all of these items are causing the structure to lean. Ms. Tennant stated that if the existing garage were to be repaired, it would need to be rebuilt and would essentially be a new garage. Ms. Tennant concluded that Staff is recommending approval of demolition of the contributing structure based on the standards. She also pointed out the additional request from the applicant for construction of a new garage.

Mr. Kolbrook indicated that he is surprised that the existing garage is still standing. He stated that if the weather gets too bad, the garage will fall down due to the existing disrepair of the structure. He believes the garage is due to be taken down.

Chairperson O'Donnell believes the building was built as a temporary building because it had no sheathing and it would have never been allowed to be built the way it currently stands.

Chairperson O'Donnell agrees that the garage should be demolished and is okay approving the demolition of a contributing structure. All the other commissioners concurred.

Chairperson O'Donnell pointed out on the newly proposed garage that Staff has noted that the roof pitch is a concern and possibly the location of the garage.

Ms. Tennant suggested that the pitch of the garage roof should match the pitch of the house. She also asked the ARC to consider the location of the garage in relation to the primary structure. She stated that the existing garage is five feet away from the house and the proposed garage would be twelve feet.

Chairperson O'Donnell indicated that the lot falls towards the north which may be a concern, but agrees with staff that the pitch of the garage should match the primary structure and is okay with the location.

Vice-Chairperson Coath indicated that it is a good idea to match the garage roof with the primary structure.

Mr. Kolbrook indicated that one of the reasons why he kept the pitch a bit lower was because the garage would be close to the house and didn't want to create a big gable that would face the living room. He indicated that he would not be opposed to moving the garage further away from house and making adjustments that would be compliant with setbacks.

Ms. Tennant indicated that the placement of the garage does not have to be set by the ARC approval and can be relocated to a location that is compliant with the Zoning Ordinance.

Chairperson O'Donnell asked Vice-Chairperson Coath for his opinion on the proposed pitch of the garage.

Vice-Chairperson Coath indicated that he is okay with the proposed pitch to help with site lines, but agrees that moving the garage north would be helpful to give more space.

Chairperson O'Donnell asked Mr. Kolbrook if they could move the garage two feet north.

Mr. Kolbrook indicated he will talk to the property owner about it.

Chairperson O'Donnell stated he wants to rescind his comment on the pitch of the roof and stated that he agrees with Vice-Chairperson Coath on the pitch of the garage roof since it is a secondary structure.

Ms. Tennant asked Mr. Kolbrook to clarify what it means when the plans say "match existing material"? Does that mean wood is being used?

Mr. Kolbrook indicated that it means wood. He continued that he has a sample of the overhead garage door to present to Staff once it has been delivered.

Vice-Chairperson Coath asked the petitioner if it was ever considered two car garage instead of three.

George Csahiouuni, the property owner, indicated that they did think about having a two car garage but a three car garage does maximize value. He stated that with the overall work being done to the home, the three car will be more effective.

Vice-Chairperson Coath suggested to the petitioner to find a garage door that eliminates the horizontal muntin because it is a better proportion of light division and would be more historical.

Mr. Kolbrook indicated that he will reach out the manufacture of the garage door to see if it is possible.

Ms. Tennant indicated that the brochure provided shows that option being available.

Chairperson O'Donnell agrees with Vice-Chairperson Coath and indicated that it should be condition.

Mr. Kolbrook indicated that he would be okay with the condition of approval.

Chairperson O'Donnell asked if there was any public comment submitted. Ms. Tennant indicated that no public comments were submitted before the meeting.

Commissioner Plummer motioned to approve ARC 20-07 for the demolition of a contributing structure and to build a new noncontributing structure subject to the conditions of the ARC. Commissioner Renaud seconded the motion:

CONDITIONS

1. Overhead garage door windows must be 3 lites rather than the proposed 3 over 3 pattern. All windows must be simulated divided lites (SDL).
2. All proposed materials and dimensions must be labeled on the permits plans.

RECOMMENDATIONS

None.

FINAL DETAILS

1. A garage door sample must be provided. The proposed garage door is not approved unless a sample has been determined to be in compliance with the Historic Overlay District Design Guidelines.

Roll call vote: Leslie Haynes-Eiring, absent; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

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ARC 20-08: 129 Coolidge Avenue – Preliminary Review
PROPERTY OWNER: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
APPLICANT: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

The Petitioner is seeking the reclassification of the accessory structure from contributing to non-contributing status as well as a Certificate of Appropriateness for the construction of a new noncontributing detached garage and the construction of an addition to the rear of the existing contributing primary structure.

Ms. Tennant indicated the initial thought was to reclassify the existing garage, but further research has shown that the garage was properly classified as contributing. She stated that staff would be recommending the demolition of a contributing structure rather than the reclassification. She continued that she is still conducting some preliminary research on the garage and that Vice-Chairperson Coath and Chairperson O'Donnell have been out to inspect the garage. She also stated that Mark Swanson was able to provide some analysis on the structural condition of the garage. The garage has structural issues which is causing movement of the garage. She indicated that it would be difficult to repair in any meaningful way. Ms. Tennant continued that six of the seven demolition standards will need to be met.

Ms. Tennant indicated that some modern lumber is used on the garage, which has led her to believe that the roof structure has been rebuilt. Ms. Tennant indicate that she did find the original garage permit and the garage was built in 1926.

Chairperson O'Donnell stated he inspected the garage and is convinced that the garage cannot be saved.

Vice-Chairperson Coath stated that he visited the site and indicated that these types of garages are rather fragile and cannot stand the type of movement it has taken which has caused the garage to be structurally unsound.

Ms. Tennant indicated that she will put together all the comments to formally address the standards for the final meeting.

Commissioner Plummer states that she trusts the Commissioner's evaluation of the garage and is okay with having this historical building demolished.

Ms. Tennant continued that the applicant is also requesting the construction of a new garage and an addition off the rear of the building.

Chairperson O'Donnell agrees with staff's comments within the Staff Report and agrees that windows are missing on the right side elevation and should be addressed.

Mark Swanson, the architect for the proposal, indicated that he took more freedom on the right side of the house and the windows are more determined by what on the inside of the home. He continued that the left side has more structure.

Vice-Chairperson Coath indicated that he is okay with arrangement of the windows on the right side since they are in the back of the building.

Commissioner Plummer thinks the windows are a little unbalanced on the right side, but understands the reasoning.

Mr. Swanson said he could make some adjustments to the layout to have an additional window on the addition to help balance everything out.

Commissioner Plummer thinks that once this house is being sold, someone might think the house is odd because there is not a window located on that elevation.

Mr. Swanson thinks that adding a window is an easy fix.

Ms. Tennant indicated that the addition of a window can be a recommendation. She continued that she wanted to point out the different type of muntin patterns proposed.

Mr. Swanson explains that windows on the left side are 10 over 1, the existing windows on the second story on the front elevations are 6 over 1, and the existing second floor front elevation windows are 8 over 1

Ms. Tennant asked Mr. Swanson if all the windows will be replaced.

Mr. Swanson indicated that he does not know if the windows will be replaced, but hopes the homeowners will keep the existing windows. Mr. Swanson continued that there is a small brick water table as the grade drops towards the rear yard and the addition will match the existing house.

Chairperson O'Donnell asked Mr. Swanson if he could line the brick up in the same plane. Mr. Swanson confirmed.

Chairperson O'Donnell suggests that it is inappropriate to have a deck on this house and would prefer to have a set of stairs that lead to a patio.

Ms. Tennant indicated that the grade might be too crazy for a patio.

Chairperson O'Donnell suggests that many people want more privacy and that decks are too high up and do not give a lot of privacy.

Vice-Chairperson Coath suggests a lentil on the column on the rear elevation of the addition.

Ms. Tennant indicated that the final scope of restoration on the original structure should be labeled on the final plans.

Mr. Swanson agreed with all suggestions. He continued that aluminum siding will be removed and the wood siding underneath seems to be in good condition. He also stated that the existing trim is all intact and also in good shape and the gutters will be removed and replaced with half rounds. He stated that a full detail of the restoration work will be shown on the final plan.

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Approval of Minutes

January 9, 2020; January 23, 2020; March 12, 2020

The January 9, 2020, January 23, 2020 and March 12, 2020 meeting minutes were unable to be approved as the appropriate Commission members were not present.

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 6:54 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: June 11, 2020