

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: February 10, 2011

Time: 7:00 PM

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

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

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

*Call to Order*

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

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

There being a quorum, the meeting proceeded.

Commissioner Kozak recused himself from the meeting at 7:03 p.m.

*Chairperson's Remarks*

Chairperson O'Donnell announced the order of proceedings.

*Old Business*

ARC 11-02                   138 W. Lake Street Public Hearing

**Applicant:** Joseph Wolnski & Jane Christino  
138 W. Lake Street  
Barrington, IL 60010

**Architect:** Scott John Kozak Architects, Inc.  
709 Prospect Avenue  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a noncontributing structure in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a 1.5 tandem garage addition to the existing one-car detached garage. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Joseph Wolnski and Jane Christino presented their petition. They have a one-car garage with structural problems. The east wall is plumb, but the west wall is four inches out of plumb. They are trying to keep the architectural integrity of the building. They displayed the light fixture they intend to use, one above the door and one on the side wall. They will not be using lattice work like was originally presented. They will use wood slat.

Chairperson O'Donnell said they had very few changes at the preliminary meeting. Vice Chairperson Joe Coath was absent from the meeting but sent some suggestions. One suggestion was that the band board at the bottom of the siding needs to change planes so that siding laps on to it ,or a drip cap detail or a flashing added. He also questioned if there is supposed to be a frieze board at the cornice.

Commissioner Petersen asked if the eave details will match the existing house.

Mr. Wolnski and Ms. Christino answered yes.

Commissioner Petersen asked if they knew what kind of garage door they would be using.

Mr. Wolnski and Ms. Christino said they had not chosen a door yet.

Ms. Tennant said they can submit the garage door detail when they come in for the permit.

Commissioner Geissler asked about the drainage.

Ms. Christino said that it should be better than it is now.

Chairperson O'Donnell said that during the permitting process the Village will address proper drainage.

Commissioner Lytle asked if the window trim will it match the existing and if the gutters will they be half-round.

Mr. Wolnski and Ms. Christino said the trim and the gutters will match the house.

Chairperson O'Donnell said that the Commission would prefer half rounds.

A motion was made by Commissioner Petersen and seconded by Commissioner Lytle to recommend approval of ARC 11-02, a Certificate of Appropriateness for alterations to a noncontributing structure in the H-Historic Preservation Overlay District with the following conditions:

1. The addition of two exterior lights, as presented to the ARC at the 2/10/11 Public Hearing, are approved.
2. Flashing shall be added to the band board on the bottom of the garage addition – all elevations.
3. The eave details shall match the eave details on the primary structure.
4. Submit manufacture's specifications for the proposed wood overhead door. Submit for Staff review as part of the building permit application.
5. Submit manufacture's specifications for the proposed wood service door. Submit for Staff review as part of the building permit application.
6. Siding and trim shall be smooth, clear cedar.
7. Gutters shall be half-round to match gutters on primary structure.

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

Commissioner Kozak rejoined the meeting at 7:15 p.m.

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**ARC 0613:** Cushwa Alteration (410 South Grove Avenue)

**Applicant:** David and Lynn Cushwa  
410 South Grove Avenue  
Barrington, Illinois 60010

**Architect:** Joe Coath  
Shaffer, Coath & Potter Architects Limited  
119 North Avenue  
Barrington, Illinois 60010

Ms. Tennant said that this permit was issued and the work was never completed. The Village pursued them and decided not to grant any more extensions. A letter was sent stating that the work needs to be completed by March 1<sup>st</sup>. The petitioner said that he was done with the project.

Upon inspection, Ms. Tennant discovered that he was not quite finished with the project. The petitioner does not want to complete the work because of the cost of the millwork. The petitioner is asking for approval of it as is without the custom millwork.

Chairperson O'Donnell said we have his \$1,000 bond, which he will lose if he does not finish the work. He thinks it is appropriate that the Village keep the bond if the petitioner doesn't complete the work. He thinks that the work that remains is significant.

Ms. Tennant said that the petitioner originally asked for an extension. They told the petitioner that they could apply for a new permit, and then have another year to complete the project.

Commissioner Petersen said he thinks that the Commission was pretty clear on what was required of them. He does not think they can approve it without completion.

There was consensus among the Commission that they do not want to approve the petition without completion.

*Roll Call Vote: Commissioner Petersen, no; Commission Plummer, no; Commissioner Lytle, no, Commissioner Kozak, no; Commissioner Geissler, no; Vice Chairperson Coath, absent; Chairperson O'Donnell, no. The vote was 6-0.*

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### New Business

#### **Historic Materials Review**

Greg Summers, Director of Engineering and Building, explained that while there are references in the design guideline throughout about what materials are allowed, most materials are not referred to. It should include what is appropriate and what is not appropriate. The list will serve as a guideline to petitioners and their architects. It would also help staff when advising a petitioner.

Chairperson O'Donnell thinks it will be very helpful. His comment on cementitious siding is that they should not use the term Hardie Board since it is a brand name.

Commissioner Petersen suggested it be referred to as engineered siding, made out of natural materials. A sample must be approved by the Commission if it is not a listed product.

Ms. Tennant will ask the sales representative what the generic term for Hardie Board is.

Commissioner O'Donnell liked the term engineered solid bodied siding, comprised primarily of natural materials.

Mr. Summers said that they are trying to get away from using trademark names. It will be just a reference list.

Commissioner Petersen would like it to say that they require 5/8" minimum actual dimension and cementitious and wood fiber are the accepted materials on contributing structures.

Mr. Summers said that the list will be non-binding; it will be subject to approval.

Chairperson O'Donnell said that he was not in favor of cultured stone. There was consensus across the board. Stucco is permitted, but not synthetic stucco.

Commissioner Kozak said that on garage doors, the exterior finish has to be a wood product, no artificial wood grain, and all should be subject to approval by the ARC.

It was the consensus of the group that wood veneer doors are not allowed on contributing or non-contributing structures.

Chairperson O'Donnell stated the wood is the only option for windows.

Mr. Summers stated that roof design needs to remain unchanged until there are amendments to the Zoning Ordinance.

If chimneys are visible, they should not be removed or altered.

Gutters should be half round and of any material.

Commissioner Plummer mentioned that paint is something that should have some guidelines.

Mr. Summers said it is intended that additions should be subordinate and complimentary to the original structure and that wood is always preferred.

Commissioner Lytle asked why the guidelines said that the roof pitch should be a maximum of 12/ 12, and that rather it should say a minimum of 6/ 12.

Chairperson O'Donnell said foundation height should be 18 – 24 inches above grade.

### *Approval of Minutes*

**December 9, 2010**

A motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to approve the minutes from December 9, 2010. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

January 13, 2011

A motion was duly made by Commissioner Geissler and seconded by Commissioner Kozak to approve the minutes from January 13, 2011 as amended. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

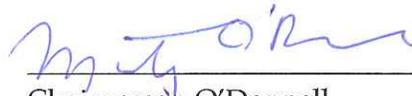
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 8:32 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



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Chairperson O'Donnell  
Architectural Review Commission

Approval Date: February 24, 2011