

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: January 26, 2012

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner  
Patrick Lytle, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
Joe Coath, Vice Chairperson  
Marty O'Donnell, Chairperson

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

**Call to Order**

Chairperson O'Donnell called the special meeting to order at 7:03 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, absent; 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.

**Chairperson's Remarks**

Chairperson O'Donnell announced the order of proceedings.

**Old Business**

None

**New Business**

**ARC 11-18:** 212 East Hillside Avenue – Final Approval

**Applicant:** Stan & Peggy Olszewski  
212 E. Hillside Avenue  
Barrington, Illinois 60010

**Architect:** Archadeck of Chicagoland  
740 Carriageway Court  
Palatine, Illinois 60067

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a screened porch on the north (rear) elevation. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Ms. Tennant mentioned that the above should have been old business because it is a final approval.

Vice Chairperson Coath arrived at 7:05 p.m.

Mr. Olszewski's architect said that they made the changes discussed at last meeting. They provided photos and modified plans to show true elevations. They provided wall section details. They modified the design of the room based on the feedback of the Commission. They made it clear in the plans how screening will be installed with the trim on the outside. They added the skirting that was absent from the last drawings. They tried to capture details of the home in the plan.

Commissioner Petersen asked on the left elevation, as he looks at the door, it looks like there is a bigger pilaster on the left than on the right side.

The architect answered that is correct. The left side is larger to hide the electrical and to have a coach light.

Commissioner Lytle asked if they can make them symmetrical.

The architect answered that it has to be larger to accommodate the wiring.

Commissioner Petersen asked the width of the trim boards.

The architect answered that it is a 7 ½ dimension, so they will use 1 x 8s.

Commissioner Petersen thinks that the end columns should be heavier. It is just a suggestion. On the triangle piece, the divisions of four do not line up with the three divisions below.

The architect said they can fix that.

Commissioner Petersen asked if the ones in the gable be lined up.

The architect answered yes.

Commissioner Lytle also thinks the columns should be heavier.

The architect wanted to match the columns on the deck.

Commissioner Kozak said he does not like that the balusters are hidden behind the screen. The bottom rail should go all the way to the bottom and another board along the bottom would help.

The architect said there is a trim piece along the bottom of the floor.

Commissioner Kozak said if they used the same detail of the top rail along the bottom, it would look nicer.

Commissioner Kozak asked if the skylights could they be centered on the door.

The architect answered that they are centered on the room.

Commissioner Coath asked if instead of two posts across the front, three posts would be better, then they would be in line with the upper. His suggestion is to make the overall depth of the edge of the porch a 1 x 10 to beef up the dimension.

There was no public in attendance to comment.

A motion was made by Commissioner Petersen seconded by Commissioner Geissler to approve ARC 11-18, 212 East Hillside Avenue, a Certificate of Appropriateness for alterations to construct a screened porch on the north (rear) elevation with the following conditions and recommendations:

- Condition – The details on the screened porch addition should match the existing details as pictured in the ARC submittal.
- Condition – Add a fourth support column to the base of the deck. The fourth support column should be in line with the three proposed support columns. The four columns should be spaced equally to be in line with the screened porch bays. The symmetrical spacing should be consistent from the support columns through to the gable end supports.
- Recommendation - Carefully consider the depth and profile of the porch deck/base.
- Recommendation - Consider matching the width of the pilasters on the left elevation around the entrance door.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, absent; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

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**ARC 12-01:** 135 W. Lake Street – Preliminary Review

**Applicant:** Matt & Kimberly Gray  
135 West Lake Street  
Barrington, Illinois 60010

**Architect:** Rephloz Studio – Dan Rephloz  
100 North Walkup Avenue  
Crystal Lake, IL 60014

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct an addition to the existing wrap-around porch on the east side of the structure. The Petitioner is also proposing to construct a sunroom on the southeast corner of the structure. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Dan Rephloz, architect for the petitioner, said that they are proposing a mud room entrance off back of the house, adjacent to that is a conservatory, and then they plan to extend the existing front porch around the east side of the house tying it into the addition. They brought a site plan and a landscape plan for the Commission to see.

Chairperson O'Donnell said he noticed that they want to use aluminum clad windows. They need to use historic material on a historic house, all wood windows.

Mr. Rephloz said that in general the addition is in the back of the house away from the street. There are good size trees that hide the addition. They will maintain the roof pitches. They intend to match the materials that are there. They are planning to make the base brick rather than stone; brick is around the rest of the house. The windows will match the same height as the double hungs.

Commissioner Petersen asked about the covered porch around the bay on the east side.

Mr. Rephloz said that the bay will be projected out to add some dimension to the house.

Commissioner Kozak said he thinks the porch matches and does not take away from the character of the home.

Commissioner Lytle asked if they would change the pitch of the roof above the door to match the pitch of the one over the conservatory.

Mr. Rephloz said that they could.

Chairperson O'Donnell said the Commission has no issues with massing.

Vice Chairperson Coath said there is good reason to maintain the standard roof pitch.

Mr. Rephloz said on the south elevation, it shows a shake roof, but they are contemplating a metal roof instead and it would be painted dull grey.

Chairperson O'Donnell said that the Commission likes round gutters and asked what they would be using.

Mr. Rephloz said they have an ogee edge that will match the rest of the house.

The Commission concluded the following points:

1. The proposed windows are not acceptable. The windows must be all wood, aluminum casing in not permitted.
2. Carefully consider the roof pitch of the proposed conservatory addition. Drawings submitted for the public hearing should reflect the final roof pitch.
3. Carefully consider how the proposed bay window will be integrated into the existing structure. Drawings submitted for the public hearing should provide additional details.
4. At the preliminary meeting, an alternative drawing of the conservatory addition was provided to the Commission for review. The Commission prefers the revised drawing. Drawings submitted for the public hearing should reflect the final design.
5. At the preliminary meeting, there was a discussion about changing the proposed roofing materials. If the petitioner chooses a metal roof, a color sample should be provided at the public hearing.
6. Consider replacing the gutters on the existing structure with a half-round design.
7. Provide section details and wall sections.

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### Approval of Minutes

**December 8, 2011**

Commissioner Petersen made a motion to approve the December 8, 2011 meeting minutes as amended, Commissioner Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

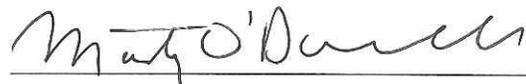
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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Geissler to adjourn the meeting at 8:07p.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 9, 2012