

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 14, 2013

Time: 7:00 PM

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

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

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

Call to Order

Vice-Chairperson Coath called the meeting to order at 7:03 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present (arrived 7:48 PM); 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.

Old Business

ARC 12-09: 625 S. Cook Street – Public Hearing

Owner: Nick and Julie Howard
635 S. Cook Street
Barrington, IL 60010

Architect: Gummerson Architects
2232 Vardon Lane

Flossmoor, IL 60422

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. Scott Gummerson, architect for the Howards, said he was not present for the preliminary meeting, but he will address the comments from that meeting. He brought samples of the Smart Trim that they will use. It is a wood-based composite product. They will use the smooth side. It will be used for corner boards, window trim, and fascia. The roof pitch over the main body on the preliminary was 8/12. On the front portion of the house it was a 12/12. Most of the roof that can be seen from the street is 12/12. They settled on 9/12. The detached garage roof pitch will be 9/12 to match the main house.

Vice-Chairperson Coath asked the Commission for comments about the roof pitches.

Commissioner Lytle said he prefers the 9/12 to the 10/12. He has no issues with it.

Commissioner Kozak also has no issue with it.

Vice-Chairperson Coath said they normally try for consistent roof pitches, but he thinks it will work as it will look like an addition. It will not be that noticeable from the street.

Commissioner Lytle said he likes the 9/12 on the garage, too.

Ms. Tennant said that in order to go above 18 feet, the Zoning Ordinance requires that the pitches match.

Commissioner Kozak asked on the right side elevation, can the windows past the bay window be seen from the street?

Mr. Gummerson said he thinks it will be hard to see those windows from the street because of the distance between the houses.

Commissioner Kozak suggested adding a window below the bathroom window, but would not make it a requirement. He asked about the front porch; the detail is not consistent with what is usually required for the column and the top of the column. Typically it matches the width of the column.

Mr. Gummerson will adjust the columns.

Vice-Chairperson Coath said just as windows are typically cased, the shutter version should be cased in the same manner. The shutter should cover up the side of the trim. He also suggested

they do a sill rather than an apron board. The sill should be 1 ½" with a slope. He asked about the size of the sides, will they be 5 1/8"?

Mr. Gummerson answered they are 5 ½".

Vice-Chairperson Coath believes that would be heavy, typically they are 4 ¼".

Mr. Gummerson said that they could bring the trim down to 4 ¼". They will use 4 ½" siding if that is what is typically used.

Vice-Chairperson Coath said the size of the head pieces is fine.

Mr. Gummerson confirmed that all the box bays go down to the foundation.

Vice-Chairperson Coath said he is concerned about the square edge on the box bay detail; they need a 3 5/8" crown at the roof line to get a traditional cornice effect. It also needs a sill board. He asked that they try to make it more of a historical precedence. He asked about the returns on the roofs.

Mr. Gummerson said they are two feet in width.

Vice-Chairperson Coath said there is a missing piece in the cornice. There should be a 3 ½" crown.

Commissioner Kozak said the molding details are recommendations. They should strongly consider the cornice detail, maybe just on the front of the house.

Commissioner Lytle suggested if they box the bay out, adding some corbels to play off the flower pot corbel detail.

Ms. Tennant summarized the Commission's recommendations and requirements:

- The 9/12 pitch on the garage
- Consider window placement on right side elevation, consider adding a window
- Column detail revised for all three of the porches, the column base and fascia in the same plane is a requirement
- All windows should be cased the same. The shutters should be on top of vertical casing.
- The window apron will be changed to a sill of 1 ½"
- Vertical window casing 4 ¼"
- Project the front triple window 4 or 5 inches – a requirement
- Need a sill board on projection bay windows. The band board will be flush with the sill board on top. Reconsider final detail to be more historically consistent.

- Crown molding at the intersection of frieze and soffit and at the outer edge of the raking crown will be a final detail, at the primary portion of the structure
- Siding is recommended at less than 5" exposure.

Commissioner Geissler arrived at 7:48 pm

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to approve ARC 12-09, a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District with the following conditions and recommendations:

Conditions

1. The siding exposure shall be less than 5", preferably 4-1/2". The siding shall be smooth, not textured.
2. Remove the proposed apron on the bottom of all standard windows and all windows with shutters. Add a continuous sill with 1-1/2" dimension. The sill should extend on each side to encompass the vertical window casings.
3. The vertical window casings shall be reduced from 5-1/2" to 4-1/4".
4. The windows with shutters shall be cased the same as the windows without shutters. The shutter should be installed on top of the vertical window casing.
5. The triple bay of double hung windows on the front elevation shall be revised to project approximately 4"-5" from the front face of the structure. The architect should determine the appropriate projection and submit a section as a final detail.
6. The casings for the triple bay double hung windows on the right side and rear elevations shall be revised to match the casing for the standard windows.
7. The fascia board on the front, rear and garage porches shall be the same width as the porch column.
8. The detached garage roof pitch shall be modified from 10/12 to 9/12 to match the majority pitch of the primary structure.

Recommendations

1. The Architectural Review Commission strongly recommends the addition of crown molding detail to cornices (typical of cornices in the Historic District). Consider the addition of a 3-5/8" or 3-1/2" crown molding detail on the outer edge of the raking cornice and at the intersection of the freeze and soffit of horizontal and raking cornices. At a minimum, these details should be added to the "primary" portion of the structure on the front elevation and side gable ends.
2. Consider the addition of a first floor window on the right elevation on the "primary" portion of the structure.

Final Details

1. Detached Garage Elevations. Provide final detached garage elevations showing a 9/12 pitch and 20'-0" maximum height.

2. Projecting Window. Provide a detail for the projecting triple bay of double hung windows on the front elevation.
3. Box Bay Detail. Provide a revised detail for the box bay windows on the right and left side elevations. Per the discussion at the 2/14/13 ARC meeting, the architect should consider historical precedence for this type of feature and consider a crown molding and traditional 1-1/2" window sill as well as other historically accurate details.
4. Crown Molding Detail. Provide a cornice detail per the aforementioned recommendations.
5. Porch Column Detail. Provide a revised detail for the porch columns per the aforementioned condition.

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

#####

New Business

ARC 13-04: Richard & Amy Wickstrom
308 S. Grove Avenue
Barrington, IL 60010

Architect: T.S. Hatzold & Assocaites
310 N. Elm Street
Itasca, IL

The applicant is seeking approval of a Certificate of Appropriateness for construction of an English style basement under a new rear deck in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Larry Liotta, contractor for the Wickstroms, said there is an existing deck on the back of the homethat was built 12 years ago. The Wickstroms would like to build a garden basement. They put on a large addition in 2008. They will waterproof the roof and replace the deck as it is in bad shape. The deck will be built of PVC decking by AZEC. It will be removable if there is ever a problem with the roof. The house has 56 windows: they would like to match those windows under the deck. It will not be seen from the street.

Ms. Tennant said that the Historic District Guidelines recommend would, but they do allow leeway for areas that cannot be seen from the street.

Mr. Liotta said that the home has aluminum clad windows and vinyl siding.

Vice-Chairperson Coath asked if the new foundation will follow the footprint of the existing deck.

Mr. Liotta answered yes.

Commissioner Kozak asked if the existing home is non-contributing.

Ms. Tennant answered yes. The addition in 2008 was approved and up to code.

Commissioner Lytle said on the north elevation, they should consider a corner board.

Commissioner Kozak thinks they need one.

Mr. Liotta said on the corner board of the existing mudroom, the mullion hides an I-beam. They could move the I-beam to the corner on the south and move the mullion over.

Commissioner Kozak suggested they push the windows to the right and the left hand corner would get siding.

Commissioner Lytle asked if there is a gutter running under it.

Mr. Liotta answered yes, the water will be channeled out towards the north. He said the railing will be white and the decking will be grey.

Ms. Tennant summarized the Commission's recommendations:

- Add a corner board on west elevation
- Shift mullion under the corner board of the mudroom on the south, infill the gap portion with siding
- Use Premier AZEC

A motion was made by Commissioner Geissler and seconded by Commissioner Plummer to approve ARC 13-04, a Certificate of Appropriateness for construction of an English style basement under a new rear deck with the following conditions:

- The corner board on the north elevation should be continued.
- The window sets on the south elevation should be shifted to the east so that the mullion is in line with the existing mudroom corner board. The space to the west of the window sets should be infilled with siding to match existing.
- The ARC approved the use of AZEK Premier PVC composite decking and railing system.
- The ARC approved the use of Pella architectural series aluminum clad wood windows to match the existing windows throughout the structure.

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

#####

ARC 13-03: 1421 S. Barrington Road - Preliminary

Petitioner: Marquardt Family, LLC
1077 Wakefield Dr
Elgin, IL 60120

Architect: Bleck & Bleck Architects, LLC
200 E Church St
Libertyville, IL 60048

The petitioner is seeking preliminary review and comments from the ARC at this preliminary meeting, and ultimately a Certificate of Approval (COA), for exterior alterations to the existing façade at 1421 South Barrington Road. The changes will reflect the corporate specifications of the automobile brands and primarily affects the west façade (front) of the building. The property is zoned B-1 General Business Service District.

Mr. Kevin Kramer, Planner, noted that the petitioner was not there but did intend on attending. Therefore he presented the changes from the preliminary meeting. The panels were removed from the building and wrapped around the existing monument tower sign. This will not add height to the sign, only width. Another change was to put the words "Marquardt" in the front gable and change the currently blue stripe to white. This design uses some of the elements that GMC is having all dealers incorporate. The only concern Staff has with the design is the wind load upon the monument sign after it is wrapped in the metal panels; an engineer's sign off will be required before a building permit will be issued.

Commissioner Coath asked if the piers for the sign would need to be modified.

Mr. Kramer said depending on the depth of the sign base in the half wall, it may be needed but that would be determined by the engineer before the permit is issued.

Commissioner Kozak asked about the colors of the panels.

Mr. Kramer said the panels are black and white as are seen at other updated GMC locations, such as in Arlington Heights.

All commissioners present agreed they liked the design.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 13-03, a Certificate of Approval (COA), for exterior alterations to the existing façade at 1421 South Barrington Road.

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

#####

Approval of Minutes

January 24, 2013

There was not a quorum present to approve the January 24, 2013 minutes.

Planners Report

Flint Creek Corporate View wants to close in the open patios on the corner of the building, which will be on an upcoming agenda. The leasing of the Village Center is going well and will be coming before the Commission in the near future.

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 8:21 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Vice-Chairperson Coath
Architectural Review Commission

Approval Date: March 14, 2013