

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: March 14, 2013

Time: 7:00 PM

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

In Attendance: Karen Plummer, 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 meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, absent; Scott Kozak, present; Chris Geissler, 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.

Old Business

ARC 12-09: 625 S. Cook Street Final Details

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. Howard, owner 625 S. Cook, said the drawings distributed reflect the conditions and recommendations. They moved a window in the middle section of the house to clean up the south side visually. When the landscaping is in, it should look less awkward.

On February 14, 2013, the ARC approved a Certificate of Appropriateness for ARC 12-09 625 S. Cook Street subject to the verification of several conditions and recommendations.

Mr. Howard said they have revised details to reflect the conditions and recommendations from the Commission.

After discussion the Commission said that the front porch detail should be revised to match the garage porch detail. The 1-1/2" trim pieces should be removed. The frieze board should be lined up with the neck of the column.

Vice-Chairperson Coath asked that they revise cornice design to include 3-1/2" crown molding on the outer edge of the raking cornice. If only one crown molding is used, it should be on the outer most edge.

Also, the final design shows dog-eared gable end returns. Vice Chairperson Coath asked that they consider traditional gable end returns.

These details can be reviewed by staff.

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ARC 13-04: 308 S. Grove Avenue - Final Details

Owner: Richard & Amy Wickstrom
308 S. Grove Avenue
Barrington, IL 60010

Architect: T.S. Hatzold & Associates
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.

On February 14, 2013, the ARC approved a Certificate of Appropriateness for ARC 13-04 for the addition of an English style basement and replacement deck. Shortly after the Petitioner obtained this approval, they decided to expand their second floor master bathroom. Staff is bringing this request forward as a final detail to the previously approved COA. The proposed addition will be constructed over the existing rear mudroom entrance. All materials are to match existing. Staff finds that this addition is consistent with the existing house and will not have any impact on the streetscape or surrounding properties. The proposed addition meets all zoning standards. The Petitioner is not requesting any changes to the previously approved basement/deck plans, the bathroom addition will be constructed at the same time as the basement/deck and therefore the bathroom expansion was added to the existing plans.

Mr. Larry Liotta, Liotta Builders, representing the Wickstroms, said since beginning the project and coming in before the Commission for approval, the Wickstroms have decided that they want to expand their master bedroom. They will use the same windows and the same siding. They will be adding an arched window on the west wall. It will be a small addition of 8' x 10'. It is a non-conforming house with vinyl siding.

Chairperson O'Donnell questioned the use of the vinyl siding on the addition. Normally, it is not allowed in the Historic District unless it is a very small patch.

Mr. Liotta said that the Wickstroms have brought back the petition with a small addition that will continue the vinyl siding above the mudroom. It would not make sense to use any other siding. It is a very small percentage of the whole house.

The Commission was in agreement.

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New Business

ARC 13-05: 602 S. Grove Avenue – Preliminary Review

Owner: Jennifer and Gerry Wondrasek
602 S. Grove Avenue
Barrington, IL 60010

Architect: Muran Architects
146 Old McHenry Road
Long Grove, IL 60047

The applicant is seeking approval of a Certificate of Appropriateness for construction of a two-story rear addition to the existing primary structure. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. Joe Muran, Muran Architects, stated that the Wondraseks are proposing a six foot, two-story addition in the back. It will include expand the family room and kitchen and the second floor they will be picking up a larger room and a bathroom. They will be using hardy broad siding. They are matching the existing.

Ms. Tennant said one thing to consider is the house has aluminum clad windows and they are proposing these for the addition, but they are also proposing to replace all the window in the house with aluminum clad.

Mr. Muran said the existing windows are substandard and some of them do not work.

Chairperson O'Donnell said that in the Historic District wood windows are required. Since all are being replaced, they are required to use wood windows.

Chairperson O'Donnell said they need to know how many windows exist in the house and how many they intend to add. He said the addition looks great.

The Commission consensus is that they can use wood windows only.

Commissioner Kozak questioned if on the south elevation, is the second floor higher in the addition than in the existing.

Mr. Muran said that it is all on the same plane.

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Approval of Minutes

February 14, 2013

Commissioner Plummer made a motion to approve the February 14, 2013 meeting minutes, Commissioner Geissler seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

February 28, 2013

The February 28, 2013 minutes could not be approved, as the appropriate Commission members were not present.

Planners Report

Ms. Tennant said that if there is an incorrect classification in the Historic District Survey, the ARC would need to petition the Plan Commission to make a change to it. They have changed homes from contributing to non-contributing but never a non-contributing to contributing.

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 8:15 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary


Chairperson O'Donnell
Architectural Review Commission

Approval Date: APRIL 25, 2013