

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: June 27, 2013

Time: 7:00 PM

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

In Attendance: Steve Petersen, Commissioner  
Scott Kozak, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Assistant Director of Engineering & Building

*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, absent; Scott Kozak, present; Chris Geissler, absent; 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 13-06: 123 Coolidge Avenue – Final Details

Petitioner: Old Colony Builders  
Lake Barrington, IL 60010

Jim Carlstrom was present to discuss the final details for the project at 123 Coolidge Avenue.

Mr. Carlstrom stated that the window sample was available for the Commissioners to review, three options were provided for gutter hangers and the door specifications were provided.

Chairperson O'Donnell said he was OK with all of the gutter hanger options presented.

Vice-Chairperson Coath was concerned about the last option and how it would interact with the crown molding.

Commissioner Petersen said he believed all three options were acceptable and the last option would be OK even with a crown molding present.

Chairperson O'Donnell asked the Commission if they were comfortable approving all three hangers and letting the Petitioner determine the best option at the time of installation. All Commissioners agreed this was acceptable.

The Commissioners reviewed the Jeld-Wen window sample provided by Mr. Carlstrom.

Ms. Tennant informed the Commission that the window has a vinyl tracks and asked if this was acceptable.

Vice-Chairperson Coath indicated that all wood windows have vinyl tracks but on some windows they are covered by a wood veneer. He is OK with the vinyl track.

Commissioner Petersen and Commissioner Kozak also indicated that they were OK with the vinyl tracks.

Chairperson O'Donnell stated that if this window is approved, it is approved for the whole Historic District so he wants to be certain that the Commission is comfortable with this window.

Vice-Chairperson Coath asked for clarification on the SDL, saying there was an additional piece of trim that would not be appropriate on the exterior of the window.

On closer inspection, all of the Commissioners agreed that clarification on the SDL is necessary.

Vice-Chairperson Coath also asked if there were two separate sashes or if there was only one sash.

Chairperson O'Donnell asked Mr. Carlstrom to provide a schematic of the window and the Commission would make a final determination at the next meeting on July 11, 2013.

The Commissioners agreed that all final details were acceptable with the exception of the Jeld-Wen window. A determination will be made at the July 11, 2013 ARC meeting.

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**ARC 13-10:** 650 S. Grove Avenue – Public Hearing

**Owner:** Andy Gabelman  
650 S. Grove Avenue

Barrington, IL 60010

**Architect:** Paul Psenka  
148 W. Station Street  
Barrington, IL 60010

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

Paul Psenka, architect for the petitioner, presented the final drawings.

Ms. Tennant informed the Commission that the Petitioners will be keeping the existing double hung windows and will not be installing the triple bay of patio doors as originally proposed.

Commissioner Kozak expressed concern about the window configuration on the second story because it appears as though the windows will be too close to the roofline.

Mr. Psenka said he was on-site today and on closer inspection it appears there will be approximately six inches of space between the window and the roofline.

The Commissioner was OK with this and added a condition that the frame of the window is maintained for all of the windows on the rear elevation.

The Commission discussed the siding for the addition. The existing house has 5/16" cementitious siding. Because this project was submitted prior to the clarification in the Design Guidelines, the Commission is willing to approve 5/16" cementitious on the addition to match the existing the house. The siding on the house is relatively new (approx.. 6 years old) and therefore will not be scheduled for replacement for many years.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, absent; Commissioner Kozak, yes; Commissioner Geissler, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 4-0. The motion carried.*

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**New Business**

**ARC 13-16:** 532 S. Grove Avenue – Preliminary Review

**Petitioner:** Jane Celment  
532 S. Grove Avenue  
Barrington, IL 60010

**Architect:** Sarah Petersen  
523 S. Cook Street  
Barrington, IL 60010

Commissioner Petersen recused himself from the discussion but remained in the meeting for the purpose of a quorum.

Sarah Petersen, architect for the petitioner, presented the project to the Commission. Ms. Petersen explained that the homeowner is interested in adding a second floor addition, removing the front porch enclosure and replacing the windows.

Chairperson O'Donnell asked if the homeowner is considering modifying the existing attached garage. Ms. Petersen indicated that they are interested in modifying the garage but it is not part of their plans at this time.

Vice-Chairperson Coath said it may be worth replacing the shutters.

Ms. Petersen said they are not going to replace the shutters and the homeowner is not interested in replacing the shutters.

The Commissioners agreed that the shutters should not be replaced.

MC. Petersen explained that the existing siding is 12" weatherboard but parts of the house have cedar siding with a 4" exposure. They would like to match the 4" cedar on the addition.

The Commission agreed that matching the 4" cedar would be most appropriate. In the future, when the rest of the siding is replaced it will be with 4" cedar.

Ms. Tennant asked if the Commission was OK with the size and scale of the addition. All Commissioners agreed the size and scale of the addition is appropriate.

Chairperson O'Donnell asked if the windows on the front elevation of the addition should be separated. Commissioner Coath agreed.

Vice-Chairperson Coath also commented that triple bay of windows on the first floor should be separated.

Commissioner Kozak said it was part of Staff's recommendations to separate the second floor windows. Commissioner Kozak agreed that the windows should be separated.

The Commission also discussed the muntin pattern and determined that a one-over-one pattern might be best since the windows are not all the same size.

Ms. Petersen agreed that the one-over-one pattern is appropriate.

Vice-Chairperson Coath asked if the cornice detail would be maintained and mimicked on the addition. Ms. Petersen said it would.

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New Business

**ARC 13-165**                    502 S. Grove Avenue – Concept Review

**Architect:**                Julie Burroughs-Dunn  
   Barrington, IL 60010

**Owner:**                     Maureen Reedy  
   502 Grove Avenue  
   Barrington, IL 60010

Ms. Dunn explained that she is working with the property owner of 502 S. Grove and considering options for increasing storage on the property. The existing garage is contributing and before plans are drawn they are looking for feedback on what the Commission would allow to be done with the structure.

Ms. Dunn presented three options. The first option is to add a second floor addition to the existing garage. The second option is to demolish the garage. The third option is to move the existing garage forward on the lot, repair the foundation and construct an addition off the back of the garage.

Chairperson O'Donnell explained that demolition is not an option.

Ms. Tennant explained that the only way to demolish a contributing structure is for the Commission to declare the structure as misclassified and reclassify it as noncontributing or to determine the structure is not structurally sound.

Commission Petersen commented that the structure does not appear to be unsound therefore demolition is not an option.

Vice-Chairperson Coath said he thinks a shed off the back of the garage might be an option but adding a second story to the existing garage is not.

Commission Petersen said he would like to see what options the architect can come up with. He thinks it is unlikely to work but may be possible with the right design.

Commissioner Kozak said he would like to see some preliminary sketches before he can comment on whether or not a second story is an option.

The Commission agreed that option three, moving the garage and adding a rear addition, was the best option. The Commission also agreed that they would be willing to review preliminary drawings for the other options to see if a creative solution can be reached.

Ms. Dunn indicated that the feedback was helpful and she thinks she has enough feedback to move forward with the project.

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Planners Report

None.

Approval of Minutes

June 13, 2013

Commissioner Petersen made a motion to approve the June 13, 2013 meeting minutes, as amended, Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Kozak to adjourn the meeting at 8:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant  
Assistant Director of Engineering and Building



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Chairperson O'Donnell  
Architectural Review Commission

Approval Date: October 24, 2013