

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: December 12, 2013

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant  
Jean Emerick

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

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

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*Old Business*

**ARC 13-18                      Design Guidelines Amendment – Window Materials**

On November 14, 2013, the Commission reviewed the survey results from the Window Materials Survey. The results of the survey indicated the following:

- Vinyl and/or vinyl clad windows were determined to be inappropriate for use in the Historic District and will not be considered at this time.
- Windows of any material, including wood, without historic dimensions were determined to be inappropriate for use in the Historic District and will not be considered at this time.
- Aluminum clad windows with historic dimensions are acceptable for all applications on noncontributing structures including new construction, additions and replacement of existing windows. However, aluminum clad windows are not appropriate on the same elevations as wood windows.
- Aluminum clad windows with historic dimensions are acceptable for replacement of non-original windows on contributing structures as well as original windows that are determined to be beyond repair. However, aluminum clad windows are not appropriate on the same elevations as existing wood windows.
- Other window materials may be considered in the future as products evolve but will be subject to ARC review and approval if and when those materials become available.
- Historic District window inspections will be conducted by two ARC Commissioners as is the current practice. Further discussion will be had on what constitutes "beyond repair" and "serviceable condition" and inspection criteria will be established.

Based on these findings, Staff drafted an amendment to the Historic District Design Guidelines regarding allowable window materials in the Historic District.

Chairperson O'Donnell asked for comments from the Commissioners.

Commissioner Kozak said he was good with the guidelines amendment.

Chairperson O'Donnell mentioned that Item 6 said that we have a maximum of two feet above grade for foundations, he thought they typically talked about three feet. He thinks it should be limited to two feet.

Commissioner Goshe asked for a definition of grade.

Ms. Tennant said it was defined in the Zoning Ordinance, it would be the majority of the foundation.

Commissioner Kozak said he thought what they were talking about was two feet of concrete that's visible.

Chairperson O'Donnell asked why would they allow two feet of exposed concrete.

Ms. Tennant said that it would be a maximum if the grade sloped down.

Chairperson O'Donnell said in Item 9, in talking about existing roofs, it should read metal instead of tin.

Chairperson O'Donnell asked why are we opposed to dark brick.

Ms. Tennant said it was referring to the mortar colors.

Chairperson O'Donnell said where it said wood shingles or shakes, they never let shakes in the Historic District.

Vice-chairperson Coath said that it may be appropriate in some instances. It is safer to say sawn.

Chairperson O'Donnell said that one of his pet peeves is white PVC pipe sticking out of roofs in historic construction, and a metal or lead shield flashing would be appropriate.

The Commission agreed.

Vice-Chairperson Coath commented that what is available commonly for smooth sawn and clear cedar is about a ½ inch butt.

Chairperson O'Donnell said that ½ inch gives more flexibility. But they are really talking about cementitious siding.

Vice-Chairperson Coath said if they are specifically addressing cementitious siding it should say that.

Ms. Tennant asked if they should say 1/2 to 5/8.

Chairperson O'Donnell said it does not apply to wood only cementitious.

A motion was made by Commissioner Kozak and seconded by Commissioner Coath to approve ARC 13-18, an amendment to the Historic District Design Guidelines regarding allowable window materials in the Historic District.

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

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### Approval of Minutes

#### **November 14, 2013 –Meeting**

Commissioner Kozak made a motion to approve the November 14, 2013 meeting minutes, as amended, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

No report.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Goshe to adjourn the meeting at 7:12 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:

January 2, 2014