

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 12, 2015

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, Commissioner
April Goshe, Commissioner
Patrick Lytle, 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: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Patrick Lytle, 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 15-04: 615 S. Grove Avenue – Preliminary Review

Owner: John and Shannon Gigerich
615 S. Grove Avenue
Barrington, IL 60010

Architect: Sarah Petersen
93 Carriage Road
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure and construction of a new noncontributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to remove the existing rear addition, construct a new rear addition, enclose the existing front entrance porch and construct a new front entrance landing. The Petitioner is also proposing to demolish the existing noncontributing detached garage and construct a new noncontributing detached garage. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 17,596 square feet.

Ms. Petersen, architect for the Gigerichs, said that the project is complex. There is a non-contributing garage they want to tear down and rebuilt. They would like to remove the rear one-story addition and rebuild a two-story addition. Originally the entrance was on the south side. They would like to take the existing entry and make it an enclosed entry with the front door facing Grove Avenue. They want to reuse historic material where they can. There is siding on the south side that needs to be repaired. They will mimic the style of the existing home, and wish to simplify the trim on the windows on the addition.

Commissioner Plummer asked if the addition is original to the house.

Ms. Petersen believes it was done at a later date.

Commissioner Lytle asked how does the Commission govern that they use as much of the historic materials as possible.

Ms. Tennant said the Commission will have to set parameters, but they will be vague.

Ms. Petersen said they will reuse as much as possible. They are dedicated to preserving the detail.

Chairperson O'Donnell said that his hope is that they will replace only as necessary.

Vice-Chairperson Coath said he thinks the Commission could go out and assess it.

Ms. Petersen said they are going to replace the rotted boards. They will repair and restore, not demolish.

Commissioner Kozak and Vice-Chairperson Coath will take a look at it before March 12.

Ms. Tennant will coordinate times with everyone.

Chairperson O'Donnell reviewed the Staff recommendations.

Ms. Petersen said on the porch they will repair exactly as it is now. They would like a decorative rail. They would like to balance the columns as they are not evenly spaced now.

Chairperson O'Donnell said the Commission should consider the size and scale of the addition and if the porch enclosure is compatible with the existing structure. He thinks it is and it is in the back of the house.

Vice Chairperson Coath is against the porch being enclosed. The house is significant.

Commissioner Kozak said he doesn't think the porch is original.

Vice-Chairperson Coath said many houses had two entrances, a public entrance and a family entrance.

Commissioner Kozak does not think the proposal is hurting the house. The porch will not change anything because what they are looking at is not original. He is okay with it.

There was consensus of the Commission that they are okay with the enclosed porch.

Commissioner Kozak asked if the piece in the back is original.

Ms. Petersen thinks that the kitchen was in a different place in the house originally.

Chairperson O'Donnell does not think you will see it anyway. It is in the back and the street façade would be the same.

Commissioner Lytle is okay with it. On the addition, the offset could be more significant. It should be more subordinate to the primary structure.

Ms. Petersen will address the overhang.

Vice-Chairperson Coath thinks that the small windows on the north elevation are out of place.

The Commission is concerned about the windows on the north side. They are okay with the simplified trim on the windows on the addition.

There were no concerns about tearing down the garage because it is non-contributing. They will eliminate the window the first floor window on the north elevation of the garage.

The following is a summary of recommendations from the Commission.

1. The ARC came to a consensus that the scale of the addition and proposed detached garage is appropriate. The ARC also agreed that enclosing the existing front porch is appropriate because the porch is not original.
2. The ARC is concerned about the restoration of the front bay window and has requested an inspection to determine the current condition of the existing materials. Staff will coordinate this inspection.
3. The ARC recommends increasing the off-set of the addition from 6" to a minimum of 12" on the north elevation.
4. Address the shed roof overhang on the north elevation. The overhang should not extend past the existing wall of the structure.
5. Reconsider the use of awning windows on the north elevation. The ARC is concerned that these windows do not have the correct proportions.

6. Eliminate the first floor window on the north elevation of the detached garage.
7. Address the actual foundation condition on the north elevation.
8. The final submittal should include wall sections and section details for the main components of the addition, front porch, eaves/cornice and windows.

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ARC 15-03: 412 S. Cook Street – Preliminary Review

Owner: Lena and Jin Chon
412 S. Cook Stree
Barrington, IL 60010

Architect: HBB Architectural
533 North Avenue
Barrington, IL 60010

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 restore and expand the existing front porch. The Petitioner is also proposing to add a window on the second story elevation and replace the existing siding and gutters. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 8,746 sq. ft.

Julie Dunne, architect for the Chons, presented the petition for preliminary review. They want to replace the existing porch, add a wrap around the side, and add a window on the upper level. They want to take the vinyl off the house. Under the vinyl there are several layers of different materials that are not consistent all around the house. Parts of the house are missing the wood layer. They were hoping to use cementitious siding.

Chairperson O'Donnell said they can use cementitious on the addition but not on the original part of the house. They will have to use wood siding.

Commissioner Lytle said they should show the relationship of the columns to the lintel.

Ms. Dunne said the height of the existing railing is far below code.

Ms. Tennant asked if there was any way they could reinforce the porch, putting new decking, and keep the columns and the railing. They cannot take off the whole porch and rework it.

Chairperson O'Donnell said they will need to keep the columns and figure out how to do the rail.

Ms. Dunne said they would like to adjust the columns to make them symmetrical on the front. They need to rip off the decking structure. She thinks the wrapped porch will give the house more presence on the street.

Vice-Chairperson Coath said on the proposed wrap on the north elevation, there is a problem with the window.

Ms. Tennant said that the recommendation is to reconsider the wrap on the north side of the building.

The consensus of the Commission is to leave it up to the petitioner whether to wrap the porch or not.

Chairperson O'Donnell suggested that they duplicate the existing conditions.

Ms. Tennant said that the existing windows are vinyl. If they want to put in a new window it has to be wood.

Vice-Chairperson Coath suggested that they leave the old windows. He likes the a-symmetrical look.

Commissioner Kozak said the Commission would not want one historically accurate window next to the other three vinyl windows. He thinks that they should replace at least two.

The following is a summary of the recommendations from the Commission:

1. The ARC came to a consensus that a wrapped porch design is acceptable. The north elevation must be reconsidered to account for the first floor window.
2. Provide additional architectural details on the porch such as a section detail, railing detail, and skirting detail.
3. The original columns must be retained and reused. Any new columns must match the profile of the existing columns.
4. Provide additional details on the south bay window modifications.
5. Provide additional details on the proposed window trim modifications.
6. Cementitious siding is not permitted.
7. Any new windows must be historically dimensioned wood windows. Consider eliminating the proposed window on the second story front elevation or consider the replacement of additional windows on the front elevation.
8. Provide final front door selection. All doors must be wood.

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Approval of Minutes

January 8, 2015

Commissioner Kozak made a motion to approve the January 8, 2015 meeting minutes, Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

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 8:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

MARCH 12, 2015