

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 9, 2015

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 7:01 p.m.

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

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Old Business

ARC 14-01: 526 S. Grove Avenue – Final Details

Owner: Rob and Andrea Connors
526 S. Grove Avenue
Barrington, IL 60010

Architect: S.A. Petersen Architects, Sarah Petersen

On May 8, 2014, the ARC approved a Certificate of Appropriateness for 526 S. Grove Avenue for a rear addition and new rear porch. The Petitioner has returned to the ARC for final details approvals several times. At this time, the Petitioner is requesting approval to modify the window trims on the

original portion of the house. The original window trims have been removed and replaced with aluminum. The Petitioner is proposing to install wood window trims and headers on the original portion of the house to match the wood trims and headers on the addition.

Ms. Andrea Connors, owner of 526 S. Grove, said the original section of their house has aluminum wraps on the windows. On the addition they have wood trim. They want to match the front portion of the house with the wood trim that is on the addition.

Vice-Chairperson Coath asked if they want to match what is under the aluminum wrapped windows.

Ms. Connors answered that there was nothing under the siding. They could not even see the old wood siding.

Ms. Tennant said that the picture was of the window detail that is already on the house on the addition that they approved at the last meeting.

Chairperson O'Donnell said they should match the existing approved addition window.

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ARC 14-04: 222 S. Cook Street – Public Hearing

Owner: Kevin Carter
222 S. Cook Street
Barrington, IL 60010

Architect: James & Kutyla
410 S. Michigan Avenue Suite 708
Chicago, IL 60605

The applicant is seeking approval of a Certificate of Appropriateness/Certificate of Approval for alterations to a property in the H-Historic Preservation Overlay District. The Petitioner is proposing to construct a one-story side addition and a small rear addition to the existing noncontributing structure. The current use of the property is commercial (zoned B-4 Village Center) and the parcel is approximately 7,000 sq. ft.

Mr. Kevin Carter, 222 S. Cook Street, said that what he submitted is not exactly what he wants.

Chairperson O'Donnell said the petition can continue to a date certain.

Mr. Carter wanted to make sure he is on the right path. He distributed some of his ideas to the Commission.

Vice-Chairperson Coath said the windows he is proposing are very different from the other windows.

Ms. Tennant wanted the Commission's opinion on the glass wall.

Mr. Carter said there is nothing on first floor for air flow and he would like the bottom portion to open.

Commissioner Goshe said the top window will be very heavy. It will have to be supported. She suggested a store front system.

Mr. Carter distributed an example of some folding doors that he is thinking about for the front.

Commissioner Goshe said that you cannot step out onto a ramp that is sloping.

Vice-Chairperson Coath said that in-swinging French doors may work but they would need a railing.

Ms. Tennant said stationary windows may be the only option. They cannot tilt out more than 6 inches.

Mr. Carter is fine with redesigning it.

Ms. Tennant said the small addition on the back is new.

The Commission discussed the railing on the top, which is screening for the air conditioning units.

A motion was made by Commissioner Kozak and seconded by Vice-Chairperson Coath to continue ARC 14-04 to May 14, 2015.

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

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ARC 15-04: 615 S. Grove Avenue – Public Hearing

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. Sarah Petersen, architect for the Gigerichs, said that for the addition on the north wall, the Commission's suggestion was to set it back 12 inches. Her client does not want to lose 6 inches out of mudroom. They prefer to keep the 6 inch setback. Ms. Petersen has modified the shed roof overhang which did not return to the eave. Instead of the four awning windows on the north elevation, they will put in two double-hung windows. They eliminated the first floor window on the garage. They will simplify the trim on the windows with a flat casing from Marvin. The contractor will add a back band to the edge of the window to help it to match what is on the existing house.

Ms. Tennant said that Staff is okay with it.

Vice-Chairperson Coath asked about the treatment of the skirt underneath the porch.

Ms. Petersen said they eliminated the siding on both sides. They added panels around the porch which will mimic the existing bay.

Vice-Chairperson Coath said he would prefer to see foundation or skirt underneath the porch.

It is a recommendation, so they can do either one, panels or skirting.

A motion was made by Commissioner Kozak and seconded by Commissioner Goshe to approve ARC 15-04, a Certificate of Appropriateness for alterations to a contributing structure and construction of a new noncontributing structure in the Historic Preservation Overlay District.

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

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ARC 15-05: 141 W. Lincoln Avenue – Public Hearing

Owner: Michael Malham
141 W. Lincoln Avenue
Barrington, IL 60010

Architect: Matthew Kerouac Architects
314 W. Hawthorne Court
Lake Bluff, IL 60044

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 construct a partial two-story addition on the rear of the existing structure. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District.

Mr. Malham said they moved out the second floor and shrank the shed roof a little bit more.

Chairperson O'Donnell asked about the fireplace.

Vice-Chairperson Coath asked if they selected stone.

Mr. Malham said they would either do a reclaimed brick or stone.

Chairperson O'Donnell said when they pick out the material it can be a final detail.

Commissioner Kozak suggested that they step the chimney back closer to the house.

Vice-Chairperson Coath said they should use 4 inch stone on the shoulder.

Commissioner Kozak said they should visually match the chimney on the first floor.

Chairperson O'Donnell said they should terminate the chimney with a clay tile.

A motion was made by Commissioner Kozak and seconded by Vice-Chairperson Coath to approve ARC 15-05, a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District with the condition on the chimney depth and recommendation for a clay cap on the chimney. The petitioner is proposing to construct a partial two-story addition on the rear of the existing structure.

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

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New Business

Jim Sullivan, a representative from Andersen for Eagle Windows, made a product demonstration of three window products: Andersen Woodright, Andersen A Series, and Eagle E Series. Mr. Sullivan stated that the Andersen Woodright window is their all wood product; however, there is no spacer between the simulated divided lights. Chairperson O'Donnell stated that the Village requires bars on the outside, the inside, and a spacer in between. The absence of a spacer between the SDL bars makes the Andersen Woodright window ineligible for use in the Historic District. Next Mr. Sullivan discussed the Eagle E Series windows which are aluminum clad wood windows. The Commission reviewed the windows, but was concerned about the presence of an additional brick mold. Next Mr. Sullivan discussed the Andersen A Series which are a composite wood material. The Commission determined that based on the Design Guidelines, the composite wood material is acceptable if the window has proper historic dimensions. The Commission was also concerned that the additional

brick mold was present on the E Series windows. After reviewing the samples of the A Series and E Series windows, the Commission decided that more information on the dimension of the brick mold was needed to determine if the windows are acceptable for use in the Historic District. Mr. Sullivan will provide cut-sheets and Staff will compare to the cut-sheets of previously approved aluminum clad wood windows, specifically the Marvin Ultimate Series. The Commission hopes that the windows meet the specifications because they would prefer to have more approved windows for use in the Historic District.

Approval of Minutes

March 12, 2015

The March 12, 2015 minutes could not be approved as the appropriate commission members were not present.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Vice-Chairperson Coath and seconded by Commissioner Goshe to adjourn the meeting at 8:51 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: