

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: October 8, 2015

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, 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 7:02 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; April Goshe, absent; 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 15-14: 135 W. Station Street – Public Hearing

Owner: Hough Station LLC
24 E. Heatherlea
Palatine, IL 60067

Petitioners: Ken Garrett
24 E. Heatherlea
Palatine, IL 60067

And

Charles Eldredge III
563 Miller Road
North Barrington, IL 60010

Architect: HBB Architectural
533 North Avenue
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure in the H-Historic Preservation Overlay District.

Ken Garrett and Bob Tierney submitted the revised drawings.

Mr. Garrett said they addressed the scale of the addition. They modified it and left it the same height. To make a distinction between the existing building and the proposed portion, there is an overhang and soffit angles on the west end.

Commissioner Lytle said they typically try to keep three original corners. He is not a fan of it.

Commissioner Kozak agreed that they try to preserve three corners. He likes the look of it.

Mr. Garrett said they tried to create a distinction between the original building and the addition. They wanted to maintain the 8 foot ceiling height. They were hoping this alternate plan would satisfy everyone.

Vice-Chairperson Coath said on the rear (south) elevation where the bracket comes down on the column on the back porch, the connection is awkward.

Commissioner Lytle thinks it would look better if it was inset. He will not object to it though.

Commissioner Kozak thinks it will look okay.

Ms. Tennant said that the four brackets should have 4-inch dimension

Commissioner Kozak said the corner board should be 6 x 6.

Commissioner Lytle said they should match existing.

Mr. Garrett said they will have an open spindle porch.

The Commission agrees to the porch.

Commissioner Lytle questioned the column neck lining up with the lintel neck. The drawing shows the neck inside of the lintel, just move out the lintel.

Mr. Garrett Chimney said they were going to build a faux chimney, they decided to keep the original. They will try to retain the siding as best as they can. They met with Chairperson O'Donnell and Vice-Chairperson Coath at the site about the windows. There are nine windows that they will refurbish. The second front door to the east they will replace with a window. They will skim coat the foundation and strike it to look like stone.

The Committee agrees with the parge coat on the foundation. They can strike it if they want to, but Commission prefers that they do not.

Commissioner Lytle said in the drawing it looks as though the window sills go past the vertical casing, the detail says one thing and the drawing another. He would like to confirm if there is an extension. They should just match existing. The elevation is accurate, but the detail is not.

Commissioner Kozak asked about the two larger windows in the overhang gable, the trim at the top overlaps the frieze board. Could they shift them in so they do not overlap the frieze?

Mr. Garrett said they will adjust them.

Vice-Chairperson Coath said the drawings show the fascia board at the outside edge of the cornice boards, are they vertical? He assumes that they are tipped. He suggests that they check it and match existing. He would also like to see a new wall section.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 15-14, a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure in the H-Historic Preservation Overlay District with the following conditions and recommendations:

Conditions

1. The four (4) brackets on the west elevation must be 4" wide. 3-1/2" dimensional lumber is too narrow to accommodate the mass of the cantilever.
2. The original siding and all other original exterior trim detailing must be retained and restored. Limited replacement where siding/trim is beyond repair will be permitted. All replacement material must match the original material and profile.
3. All corner boards and window trim detail must match the existing details on the original portion of the structure.
4. Nine (9) original windows must be retained and restored as well as the front door transom windows and sidelight windows.
 - North/Front Elevation – 2 first floor windows, front door transom windows and sidelight windows and 3 second floor windows
 - West/Side Elevation – 2 first floor windows (northerly most windows)
 - East/Side Elevation – 2 first floor windows (northerly most windows)
 - South/Rear Elevation – none
5. The original fascia board is tipped, the fascia boards on the addition must also be tipped to match the existing, not vertical as shown on the section details and wall sections. The gutter hangers must be altered to accept this configuration.

6. An all concrete foundation is acceptable provided a parge coat is used on the entire foundation of the existing structure and addition. If the proposed parge coat is eliminated, a revised foundation detail must be presented to the ARC for review prior to commencement of any foundation work.
7. The parge coat shall not extend past the wall. The parge coat shall stop at the back edge of the 1-1/8" skirt board.
8. The two (2) double windows on the west elevation should be shifted inward slightly so that the window trim does not overlap with the fascia.
9. The neck of the porch column must be in line with the edge of the lintel.
10. Although not shown on the plans, the original central chimney will be retained. Any changes to the chimney must be reviewed by the ARC as a final detail.

Recommendation

1. The ARC recommends eliminating the proposed scoring of the parge coat on the foundation.

Final Details

1. All final door selections for the primary structure and accessory structure must be submitted to Staff for review and approval prior to ordering and installation.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 15-15: 521 S. Hough Street – Public Hearing

Owner: Peter and Stephanie Douglas
 521 S. Hough Street
 Barrington, IL 60010

Architect: S.A. Petersen Architects, LTD
 93 Carriage Road
 Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for the construction of a new detached garage in the H-Historic Preservation Overlay District.

Ms. Sarah Petersen, the architect presented for Pete and Stephanie Douglas, 521 S. Hough Street. On the property is a small one-car garage that is non-contributing and set back in the far right corner. They want to maintain the existing garage, make it into a garden room, and build a two-car garage in front of it. The addition will match the house with trim, siding, and roofing.

Vice-Chairperson Coath questioned the concept of putting a structure in front of the existing garage. Since it is non-contributing, it will not matter.

Commissioner Plummer asked if there will be a side door.

Ms. Petersen answered yes. They will be reusing an inside door as their man door on the garage.

Chairperson O'Donnell said Staff is recommending approval.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to approve ARC 15-15 a Certificate of Appropriateness for the construction of a new detached garage in the H-Historic Preservation Overlay District.

Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, absent; Commissioner Goshe, absent; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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ARC 15-18: 208 W. Lake Street – Preliminary Review

This review was postponed.

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Approval of Minutes

September 24, 2015

The minutes from the September 24, 2015 were not able to be approved as the appropriate Commission members were not in attendance.

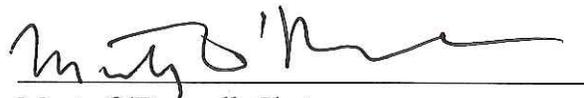
Planners Report

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 8:01 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

November 2, 2015