

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 11, 2016

Time: 7:00 p.m.

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

In Attendance: Chris Geissler, 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, absent; Scott Kozak, absent; Chris Geissler, present; 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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New Business

ARC 16-01: 203 W. Northwest Highway (Pennino Family Dentistry) Public Hearing

Owner: Narwhal Properties LLC
1196 Williamsburg Lane
Crystal Lake, IL 60014

Architect: Silva Architects
168 E. Highland Avenue
Elgin, IL 60120

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-1 General Business District. The Petitioner is proposing to construct two covered entryways over the existing front doors, and add windows to the side and rear elevations. The Petitioner is also proposing to replace the existing doors and windows on the front elevation.

Chairperson O'Donnell said that Staff has done lots of work reviewing this project. He is willing to accept the Staff's findings as his own.

Mr. Silva, the architect, provided a rendering which shows the improvements and the color changes. The building was originally set up for four tenants. There will be two doors with covered entry features of rough sawn cedar and a copper roof. The white color on the building will be painted. The roof is in good shape so it will not be changed. The cupola and dormers will be painted a darker color.

Commissioner Goshe asked what type of windows they will be using.

Mr. Silva answered aluminum storefront with tinted insulating glass.

Ms. Tennant said that glass on the first story has to be clear non-tinted glass.

Mr. Silva said they will make that change to the drawings.

Commissioner Goshe sees that they are bricking up some of the openings on the back of the building. How will they match the existing brick?

Mr. Silva said they will shop around to get things to match and may reuse some brick that will be taken out where they are removing windows.

Commissioner Goshe asked about the window sills in the back.

Mr. Silva said they will use stone or cast stone.

Commissioner Lytle asked are they using the existing doors or switching them out.

Mr. Silva said they will be putting in new aluminum doors.

Commissioner Lytle said the door trim should relate to the window trim.

Commissioner Geissler likes the project.

Vice-Chairperson Coath agrees with Commissioner Lytle. The change in the entry doors with no surround is stark. Maybe they could use a brick mold around it.

Mr. Silva said they will explore it.

Vice-Chairperson Coath said the roof doesn't have any trim profile. The entrance doors might fit in better if they had a crown on the outside edge, a 3-5/8" crown edge on the roof over the entries.

Ms. Tennant said they can bring back the door surround as a final detail.

Commissioner Lytle suggested a flat steel awning rather than the roofs over the entryways.

Commissioner Goshe said it was her opinion not to have the metal panel in between the door and the sidelight.

Mr. Silva said there is a column.

Commissioner Lytle asked if the pitch of the awnings matches the roof.

Mr. Silva said he will review it and see if they can make the pitch of the awnings closer to that of the roof, but he did not think it was possible.

Commissioner Lytle asked if the Commission needed to see light fixtures.

Ms. Tennant said that the light fixtures and the trim will be final details.

A motion was made by Vice-Chairperson Coath and seconded by Commissioner Geissler for ARC 16-01, 203 W. Northwest Highway, to approve of a Certificate of Approval for alterations to a property in the B-1 General Business District. The Petitioner is proposing to construct two covered entryways over the existing front doors, and add windows to the side and rear elevations. The Petitioner is also proposing to replace the existing doors and windows on the front elevation.

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

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Old Business

ARC 15-09: 238 Coolidge Avenue – 2nd Preliminary Review

Owner/Applicant: James Carlstrom
121 Joan Drive
Barrington, IL 60010

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure (detached garage) in the Historic Preservation Overlay District. The Petitioner is proposing to demolish several rear additions including the attached garage and construct a large rear addition onto the original portion of the structure. The Petitioner is also proposing to construct a new detached garage. All plans are subject to final building, engineering and zoning review and approval prior to the issuance of a building permit. The proposed site plan exceeds the maximum impervious surface ratio by approximately 150 square feet. The site plan must be modified prior to final consideration of this project. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 9,235 square feet.

Mr. Steve Klumpp, the architect, made some adjustments to the drawings and proceeded to distribute the new ones to the Commission.

Chairperson O'Donnell asked if the petitioner looked at the siding by the old foundation.

Mr. Klumpp said he was in the original basement but it was dark. The stone went up a little ways to a stud wall.

Chairperson O'Donnell said he would like the foundation to be visible if it is there.

Mr. Klumpp said they changed the dormers as discussed.

Vice-Chairperson Coath said the dormers are much better.

Commissioner Goshe said she is not fan of shed dormers in general.

Chairperson O'Donnell brought up the raised foundation.

Mr. Klumpp said he found it impossible to raise the addition up to the height of the existing because it would add more bulk. It would push the ridge up another three feet. It would add more steps to the house which would make it difficult to manage in the ice and snow. It would create more problems.

Commissioner Lytle does not like the entrance. They should try to make the front door the main entrance.

Chairperson O'Donnell thinks it is important to have that door.

Commissioner Lytle said if they took out the side door and put in a window, no one would ever know there were two levels in the house.

Vice-Chairperson Coath said shed dormers are more in keeping with a farm house.

Commissioner Lytle asked if the back and front dormers were of a different pitch.

Mr. Klumpp said that the roof pitches are all 12/12 and the dormers are 4 /12.

Chairperson O'Donnell likes the way the connector looks on the east side.

Mr. Klumpp said he dropped the front section back about 2 feet. The ridge is dropped about a foot. Now all four corners of the original structure are expressed.

Chairperson O'Donnell likes the door lined up with the stairs. He does not have an issue with the front porch wrap around, but he would rather it didn't. Then they will have to deal with the second door going in to the main part of the house.

Commissioner Lytle does not like the two-tiered porch.

Commissioner Goshe suggested a little entry into the secondary door.

Vice-Chairperson Coath is okay with the porch.

Mr. Klumpp said they added a center chimney.

Chairperson O'Donnell said they will need a section of the chimney.

Vice-Chairperson Coath suggested that they preserve the chimney if possible. They can build it wherever.

Mr. Klumpp said they have added shoulders to the chimney in the back.

Vice-Chairperson Coath said they should match the 12/12 pitch for the shoulders.

Chairperson O'Donnell said the bay should reflect the simplistic nature of the farm house.

Vice-Chairperson Coath said it needs a foundation; it cannot just float.

Chairperson O'Donnell said the ARC prefers a one-over-one window pattern. The petitioner prefers three-over-one.

Mr. Klumpp said his client would be okay with two-over-two.

The commissioners are okay with two-over-two.

Chairperson O'Donnell suggested the petitioner explore the siding and foundation.

Mr. Klumpp will use clapboard siding, and they simplified the posts on the porch.

Vice-Chairperson Coath would like to review it when the details are ready. The Commission will need a section.

Ms. Tennant mentioned there were some changes to the garage.

Mr. Klumpp said they added dormers and changed the garage door.

Commissioner Goshe said she would rather have no dormers on the garage.

Commissioner Lytle said the dormers look massive.

Mr. Klumpp said the dormers make it more consistent with the house.

Vice-Chairperson Coath suggested they reduce the dormers on the garage.

Commissioner Lytle asked about the location of the service door.

Mr. Klumpp said it was closest to the back of the house and it allows some space for storage in the garage.

Commissioner Goshe suggested they center the man door.

Conclusion of recommendations and/or requirements:

Primary Structure

1. Explore the original foundation. If the original foundation is present, it must be exposed. If the original foundation is not present, an exposed foundation should be replicated on the original portion of the structure.
2. The pitch on all dormers must be consistent. The overhangs and trim details on all dormers must also be consistent.
3. Carefully consider the location of the second entrance door and wraparound porch configuration per the discussion at the ARC meeting.

4. The shoulders on the chimney should have a 12/12 pitch.
5. The proposed bay window must be set on a foundation.
6. The window pattern should reflect the folk/farmhouse style of the original structure. The ARC finds that a one-over-one pattern or a two-over-two pattern is appropriate. The proposed three-over-one is not appropriate.
7. Explore the existence of original materials. All original exterior material including siding, trim, and other original architectural details must be retained and restored rather than replaced. In the event that limited replacement is necessary, the new material should match the material being replaced. All original architectural details should be matched on the addition.
8. Applicable section details, wall sections, chimney detail, porch details and final material selections (including all doors and windows) must be provided as a part of the final submittal. The final submittal must be fully compliant with all zoning regulations. If any portion of the project is not fully compliant, the public hearing will be postponed.

Accessory Structure

1. Carefully consider the size and scale of the proposed dormers. The ARC would also accept the removal of the dormers all together.

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Approval of Minutes

January 14, 2016

The January 14, 2016 minutes were unable to be approved because the appropriate commission members were not in attendance.

January 28, 2016

The January 28, 2016 minutes were unable to be approved because the appropriate commission members were not in attendance.

Planners Report

Ms. Tennant said there will be a meeting in two weeks.

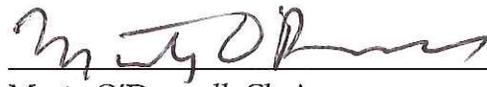
Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Geissler and seconded by Commissioner Goshe to adjourn the meeting at 8:27 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:

February 25, 2016