

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: February 25, 2016

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, 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: Karen Plummer, present; Scott Kozak, present; Chris Geissler, present; 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 15-18: 208 W. Lake Street – Public Hearing**

**Owner:** Don and Jennifer Macdonald  
208 W. Lake Street  
Barrington, IL 60010

**Architect:** Joseph Meyer  
Structural & Professional Engineer  
135 Park Ave.  
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for two projects. The first is to maintain the existing garage and construct a two car addition. The second is to relocate the existing garage and construct a two car addition. The exiting detached garage is a contributing structure in the H-Historic Preservation Overlay District.

Mr. Don Macdonald, owner and petitioner, said the garage was built in the 50s on a separate lot. Option #1 – they would like to expand the garage where it is today and sell the lots independent of each other. Option #2 - Relocate the existing detached garage to the west lot (to the rear of the house) and construct a two car addition. They would like approval for both options.

Vice-Chairperson Coath asked if it would have any preservational impact on the original structure.

Mr. Macdonald said they would have to disassemble the garage that is there. It needs to be beefed up. It will be the same amount of work for either option.

Chairperson O'Donnell thinks they should put in a new foundation. The garage is isolated from the house now.

Vice-Chairperson Coath thinks it could be moved.

Commissioner Goshe would not want it disassembled.

Commissioner Geissler thinks whatever is easier for the homeowner, moving or disassembling.

Commissioners Kozak and Plummer agree that it should be moved.

Commissioner Kozak asked if the garage door is being replaced.

Mr. Macdonald said they plan for two new garage doors.

Commissioner Kozak said it looks like they are using a cedar shake look above the door on one elevation and what is existing in another. Which one will they be using?

Mr. Macdonald said they plan to mimic what is there now.

Commissioner Kozak said it looks like there are some existing windows that will not be reused.

Mr. Macdonald said they were not planning to use them, but they would reuse them if the Commission requested they do.

Commissioner Kozak said he does not see the back corner of the garage.

Mr. Macdonald said that is because the garage is being deepened. They will probably lose the back half of the garage.

Chairperson O'Donnell said the Commission usually is looking for the petitioner to save three corners of a building.

Commissioner Kozak said in the original submittal, they had the original ridge line. The new plans are moved up a couple of feet. They should keep more of the east elevation, where you see the eave line all the way across.

Chairperson O'Donnell said they should retain the original garage. It does not look like it is there.

Mr. Chris Wichman, architect, asked how much of the ridge line does the Commission want to see going to the back. He said the ridge all the way across is more aesthetically pleasing. They can get the front two corners, no problem. They can step in after the back corners to the back of the building. How much of the roofline would they require before it disappears into the gable. The only other way is to drop the pitch and then it would be too low. So their two options are to drop the pitch or drop the depth of the garage.

Vice-Chairperson Coath said more of the building should be preserved. He would like three sides of the building to be read. If they added a shed roof, it may add more space.

Commissioner Goshe asked why the peak of the new addition so much higher is.

Mr. Macdonald said they were trying to match the pitch.

Commissioner Kozak thinks that a shed roof is a good option.

Chairperson O'Donnell does not think they can approve it tonight.

Ms. Tennant said they can continue to a date certain.

Mr. Macdonald said since the garage has been deemed to be not structurally fit, can they pursue a demolition permit? It was built in the 50s and it does not match the house.

Chairperson O'Donnell said they need to prove it was built in the 50s and the Commission will need to inspect it.

Mr. Macdonald said they have had correspondence with the previous owners and they said the garage was built in the 50s.

Ms. Tennant said there are two ways that demolition can be approved. One is to prove that it is not historic and the other is that it is not structurally sound. It would require an inspection with two of the Commissioners and the building official.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to continue ARC 15-18 to a date certain, March 10, 2016.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Lytle, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

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**ARC 15-19:                    637 S. Grove Avenue – Public Hearing**

**Owner/Applicant:**        Grand Traditions Homes, LLC,  
317 W. Main Street  
Barrington, IL 60010

**Architect:**                Donahue Design (Tom Donahue)  
317 W. Main Street  
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.

Mr. Tom Donahue, Grand Traditions Homes, said they have addressed most of the items discussed at the previous meeting. They have narrowed the width of the front porch step. They are maintaining the bay window as is. The French doors in the dining room are now windows. They will use stucco on front porch. They shifted the house over a foot and now they clear the day light plane. They would like to keep the subtle pointed arch design in the front porch. They have found examples in town of Craftsman style homes with pointed arch designs.

Chairperson O'Donnell has no issues with it.

Commissioner Geissler likes it.

Commissioner Kozak likes the reduced opening in the front porch. He noticed that one of the windows drawn on each side of the house, one is a half window and the other is a full window.

Mr. Donahue said that it was drawn wrong. They will both be half windows.

Commissioner Plummer likes it, it is well-designed, and they are maintaining the streetscape.

Vice-Chairperson Coath likes the house. The changes look good. He asked what the material for the front porch railings would be.

Mr. Donahue answered wrought iron.

Vice-Chairperson Coath said the house is more primitive and some of the changes look like Spanish Colonial.

Commissioner Goshe likes it and the changes. The garden wall looks somewhat tall.

Mr. Donahue said they wanted privacy to the courtyard.

Commissioner Goshe does not like the decorative details on the wall, like the lantern, etc., but it is her personal opinion. She thinks the wall could be of a different material, such as brick or stone.

Chairperson O'Donnell asked if they have selected a window yet.

Mr. Donahue said Colby aluminum clad.

Ms. Tennant asked that they send the window spec sheet to her. Staff will review the specs for compliance and send to the ARC for review if necessary.

Chairperson O'Donnell said the garage could use some windows. He recommends two.

A motion was made by Commissioner Geissler and seconded by Commissioner Kozak for ARC 15-19, to approve 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.

*Roll Call Vote: Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Lytle, absent; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.*

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Approval of Minutes

January 14, 2016

Commissioner Kozak made a motion to approve the January 14, 2016 meeting minutes, as amended. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

January 28, 2016

Commissioner Plummer made a motion to approve the January 28, 2016 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

February 11, 2016

Commissioner Kozak made a motion to approve the February 11, 2016 meeting minutes. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

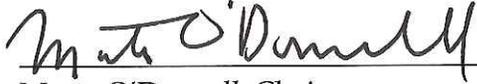
Ms. Tennant said on March 10<sup>th</sup> the Coolidge project will be back and there will be a special presentation.

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 8:16 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:

May 3, 2016