

*Village of Barrington
Architectural Review Commission
Special Minutes Summary*

Date: May 3, 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
Patrick Lytle, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant

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, 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 15-04: 615 S. Grove Avenue – Final Details

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

Architect: Sarah Petersen
93 Carriage Road
Barrington, IL 60010

The applicant is seeking final details approval for the Certificate of Appropriateness issued for 615 S. Grove Avenue.

Ms. Sarah Petersen, architect, presented for the Gigerichs. They are finishing up and as part of the landscaping they would like to add a pergola (10' x 8') on the sunroom on the southeast corner.

A motion was made by Commissioner Plummer and seconded by Commissioner Lytle to approve final details for ARC 15-04.

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

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New Business

ARC 16-05: 142 W. Lake Street - Preliminary Review

Owner/Petitioner: Steve and Katherine Tracy
142 W. Lake Street
Barrington, IL 60010

Architect: Sherman Construction
62 Surrey Lane East
Barrington Hills, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a rear addition to the existing structure. The Petitioner is seeking approval of both a one-story rear addition and a two-story rear addition.

Mr. and Mrs. Tracy presented their petition.

Ms. Tennant said the architect had a scheduling conflict, but he will conference-in after the Commission looks at the plans to answer questions.

Ms. Tracy said it was basically a four season room that they will build where the deck is now.

Vice Chairperson Coath said the one-story version he could buy with the continuous wall because it is so different. When it becomes a two-story, he doesn't like it. The Commission likes to see a break in the wall with an addition. It looks like there is more of a problem with the two-story option.

Chairperson O'Donnell advised them to have both approved versions approved because then they would not have to come back to the Commission in the future if they decided to put on the second floor.

Vice-Chairperson Coath said on the west elevation the bracket detail needs to address the overhang. It should be more substantial.

Commissioner Lytle suggests that they should take the whole thing and shift it to the west.

Commissioner Kozak said to consider what the details were on the house before they were covered up, so when they build the addition they are playing into the existing.

Vice-Chairperson said the plans say the petitioner is planning to use Pella windows. He said that Pella windows weren't up to traditional windows dimensionally. It is possible they have an appropriate line now but the Commission is not aware of it.

Chairperson O'Donnell said they do not have to use a certain brand of window, it just has to be dimensionally appropriate.

Commissioner Kozak said they will need elevations for both the one-story option and the two-story option if they want to have them both approved by the Commission.

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ARC 16-06: 216 W. Lake Street – Preliminary Review

Owner/Applicant: Molly and Jason Keppler
 216 W. Lake Street
 Barrington, IL 60010

Architect: Meyer-Wichman

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition to a contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a second story addition to the east elevation of the existing structure.

Mr. Wichman, representing Meyer Association of Barrington, presented the preliminary petition. They would like to make the space in the back of the house useful. They had turned that area into a bedroom, but it is not highly functional. They would like to improve the roofline in that area on the second floor to capture a bedroom. There were several options, but Staff advised them as to what

would most likely be acceptable to the Commission. They could replicate the same side elevation. The problem is that it would not add enough room to the bedroom. If they put a gable, it would be higher than the existing ridgeline. They could put on a hip roof or a witch's hat to make it look more like the roof on the front of it, but they do not want to compete with the front. They are trying to add a room meeting the Commission's requirements.

Chairperson O'Donnell said it looks like a second floor addition.

Mr. Wichman said the room is only 11' x 9' to begin with. They are trying to accomplish a decent sized bedroom.

Vice-Chairperson Coath finds the first version will become a liability to the value of the home. The height of the tower would be pretty unexpected.

Commissioner Kozak agrees with Vice-Chairperson Coath. The view of it from the side and the back would hurt the house.

Mr. Wichman asked what would be acceptable.

The Commission offered the following comments and recommendations:

1. The proposed design is not compatible with the existing structure.
2. The alternate design presented by the project architect is more appropriate and compatible with the existing structure. That design should be refined and explored further.
3. All materials must be clearly labeled on final plans.
4. A wall section and final window selection must be provided.

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Crestline Windows

Chairperson O'Donnell and Vice-Chairperson Coath looked at the Crestline Elite Clad windows for use in the Historic District. Mr. Coath found them acceptable. He said the first choice is always to save the original windows.

The wood version of this window is not approved due to a sample window not being available for inspection.

A motion was made by Commissioner Lytle to approve the Crestline Elite Clad windows for use in the Historic District. Commissioner Plummer seconded it.

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

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Approval of Minutes

February 25, 2016

Commissioner Kozak made a motion to approve the February 25, 2016 meeting minutes. Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

March 10, 2016

The March 10, 2016 minutes were unable to be approved because the appropriate commission members were not in attendance.

April 14, 2016

Commissioner Plummer made a motion to approve the April 14, 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

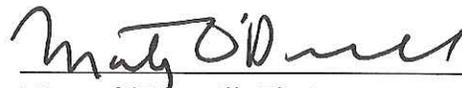
The owners of 135 W. Station want to use a raised-panel wood door with windows on top. Ms. Tennant asked if this is okay with the Commission. Vice-Chairperson Coath said it may not be appropriate in every case, but in general, he is okay with it.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Lytle to adjourn the meeting at 8:05 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:

June 9, 2016