

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 9, 2016

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Scott Kozak, 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, absent; Scott Kozak, present; Chris Geissler, absent; April Goshe, absent; 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 16-05: 142 W. Lake Street – Public Hearing

Owner/Applicant: 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. 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 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 8,604 square feet.

Mr. Kevin Sherman, architect for the project, said he drove around the Village and found that there were no Folk Victorian homes with large overhangs. The petitioner proposes a large overhang in the back addition so that windows will be able to be open during a rain. A twelve inch overhang will not allow that to happen. They did not want to bracket it and draw attention to it. He is proposing a bracket that he showed to the Commission. The dimensions of the bracket are what you would find in a Folk Victorian. They did not want to mimic what is on the home already because they wanted to distinguish the addition as an addition. On the driveway side of the property, the overhang is 2 feet, on the side yard it is 30 inches, on the backyard it is 30 inches, and over the portion of the door, it is four feet.

Commissioner Kozak said he was going to recommend reducing the number, but it looks awkward with a short extension on that bracket.

Chairperson O'Donnell asked Commissioner Kozak if he would consider a column there.

Commissioner Kozak answered that he does not think it is enough for a column.

Vice-Chairperson Coath said they should get a supportive looking bracket that looks like it is carrying that projection.

Commissioner Kozak said in the back, it is the overhang compared to the bracket that does not look right.

Mr. Sherman said the overhang itself is not consistent with a Folk Victorian and so they do not want to draw attention to it with the bracket. The brackets are a decorative element.

Commissioner Kozak said it is the back of the house, so he does not care.

Vice-Chairperson Coath said that he thinks it looks fine.

Chairperson O'Donnell said he strongly encourages Mr. Sherman to rethink the four brackets in the back.

Chairperson O'Donnell said on Item 4, the Commission had asked for a section detail and that has not been addressed.

Mr. Sherman brought photographs showing the existing that he distributed to the Commission. It shows the condition that they are tying into.

Chairperson O'Donnell reminded Mr. Sherman that he cannot use any aluminum, but he can use a k-style gutter. He is encouraging them to use half-round, because that is what they would have to use if they replaced any gutters on the main part of the house. It is hard to mimic the current cornice of the house, the plan was that they should expose something that was original to the house. It can come back as a final detail.

Chairperson O'Donnell said item 5, the detail of the rear porch, has not been provided. They should not use lattice. If they are not matching the existing, they will need to supply a section. They can come back with the detail.

Vice-Chairperson Coath is concerned about the thin brick. It looks to be in the same plane as the skirt board. The brick should be back at least ¾ of an inch.

Commissioner Kozak agrees with Vice-Chairperson Coath.

Chairperson O'Donnell opened the meeting to public comment; there was none.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 16-05, a Certificate of Appropriateness for an addition to a contributing structure in the Historic Preservation Overlay District with the following conditions, recommendations and final details:

Conditions

1. The siding and skirt boards on the addition must project 3/4" from the face of the brick.

Recommendations

1. The ARC strongly recommends enlarging the four brackets on the rear elevation of the addition. The brackets should be scaled appropriately to accommodate the longer overhang.

Final Details

1. Provide a section detail for the eave/cornice/gutter. All new gutters shall be half round.
2. Provide a section detail for the rear porch.
3. Provide a revised wall section addressing condition #1.

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

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ARC 16-06: 216 W. Lake Street – Public Hearing

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. 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 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 12,251 square feet.

Chairperson O'Donnell said he is comfortable with accepting the Staff's findings as his own. He asked for public comment; there was none.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to approve ARC 16-06, 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. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit

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

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ARC 16-08: 235 Coolidge Avenue – Public Hearing Continued from 5/12/16.

Petitioner/Applicant: Kristen Kujawski
235 Coolidge Avenue
Barrington, IL 60010

Architect: Purnell Architects, Inc.
1607 North Avenue
Round Lake Beach,, IL 60073

The Petitioner is seeking approval of a Certificate of Appropriateness to modify the existing front porch and stairs. 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 8,675 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Chairperson O'Donnell asked for a motion to continue ARC 16-08 to June 23, 2016.

A motion was made by Commissioner Plummer and seconded by Commissioner Kozak to continue ARC 16-08 to June 23, 2016.

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

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ARC 16-09: Roslyn Meadows – Vinyl Window Presentation

The applicant is seeking approval of a Certificate of Approval for a 21-unit townhouse subdivision on the west side of Cumnor Avenue, just south of Roslyn Road.

Mr. Moises Cukiermann was present to discuss the windows. They put forth an effort to choose a window that the Commission would like. It is an Andersen window.

Mr. Glen Nipovic, said the window is very basic. The profile is flat and is designed to be efficient. It has a 2 5/8 frame. The 3000 was designed to follow the Andersen 400. It has been successful all over the country where wood is required.

Commissioner Kozak said his main concern is still with the vinyl window.

Mr. Nipovic said the vinyl clad has been around for 120 years. The aluminum window will look identical. The 3000 is not like vinyl in the past.

Commissioner Kozak asked how long this window has been in manufacture.

Mr. Nipovic said since 2000. The vinyl has a lifetime warranty. Every year there are enhancements to the product. There have been no returns.

Ms. Tennant said that Staff is prepared to support a vinyl window. If the Commission finds the profile acceptable, Staff is prepared to support the variation for a vinyl window. This is a Zoning Ordinance issue. ARC is free to approve alternate materials.

Chairperson O'Donnell is prepared to support it. He likes the proportions.

Ms. Tennant said the ARC's approval will then go to the Plan Commission who will grant the variance from the Zoning Ordinance to allow an alternative material.

Commissioner Kozak would rather aluminum clad.

Vice-Chairperson Coath said profile-wise it is acceptable. He has questions about its longevity.

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Approval of Minutes

March 10, 2016

The Commission was unable to approve the March 10, 2016 minutes as the appropriate Commissioners were not in attendance.

May 3, 2016

Commissioner Plummer made a motion to approve the May 3, 2016 meeting minutes. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

May 12, 2016

Commissioner Plummer made a motion to approve the May 12, 2016 meeting minutes. Commissioner Kozak seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

May 26, 2016

The Commission was unable to approve the May 26, 2016 minutes as the appropriate Commissioners were not in attendance.

Planners Report

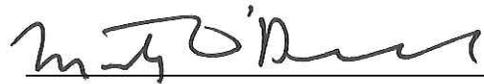
Ms. Tennant said the next meeting will be lengthy as there are five items on the agenda.

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 8:20 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:

July 14, 2016