

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: March 1, 2017

Time: 7:00 p.m.

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

In Attendance: Scott Kozak, Commissioner  
Patrick Lytle, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant  
Natalie Ossowski

**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; 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.

# # # # #

**Old Business**

**ARC 14-02:** Barrington Village Center – Final Details

**Owner:** Arthur Hill & Co.  
900 Clark Street  
Evanston, IL 60201

**Architect:** HKM Architects+Planners, Inc.  
43 S. Vail Avenue  
Arlington Heights, IL 60005

The Petitioner is seeking final details approval for construction of a pergola at Neoteca Restaurant.

Commissioner Kozak asked what type of wood was used on the Shaku's pergola.

Ms. Ossowski said she believed it was treated wood.

Commissioner Kozak wanted to make sure that the wood on both pergolas looks the same. He does not mind the pergola being of a different design, but he thinks the diagonals (1 x 4 cross bracing) will look awkward. It should be all wood.

#### Conditions

1. All of the elements of the pergola must be the same wood material and grade.
2. Instead of the diagonal cross bracing, use horizontal bracing that is consistent with the existing pergola at the development and eliminate the bridging.

#### Recommendations

1. Consider the use of plugs to hide the screws that fasten the corbels to the pergola.

Commissioner Lytle motioned and Commissioner Kozak seconded the motion to approve the final details for ARC 14-02 based on the comments, conditions, and recommendations from the Architectural Review Commission.

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

#####

#### **New Business**

**ARC 17-02:** 643 S. Grove Avenue – Preliminary Review

**Owner:** James Brown  
643 S. Grove Avenue  
Barrington, IL 60010

**Petitioner:** Dean Snow  
220 S. Cook Street  
Barrington, IL 60010

**Architect:** R.M. Swanson Architects  
1930 Amberly Court  
Lake Forest, IL 60045

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

Dean Snow, 220 S. Cook, said he submitted a complete set of plans for an historic addition to the home at 634 S. Grove Avenue.

Chairperson O'Donnell said that the massing of the addition is behind the original structure. Three corners of the original remain.

Mr. Snow said the front porch is not contributing. The square footage of the existing structure is 2,200. After the addition, it will be approximately 4,810 square feet.

Commissioner Lytle said that from the side it looks like a lot, but they have done a good job with the rhythm of the structure. He thinks the chimney seems massive compared to other chimneys in the Historic District. He hopes there is a way to scale it down. He thinks shoulders would help.

Mr. Snow thinks that would be easily achieved. He thinks the answer may be in the cap.

Chairperson O'Donnell said that Staff suggested the sections they will need to bring back.

Commissioner Lytle mentioned the casing and sill detail. He said it looks different on some of the newer sections.

Mr. Snow said that their intention is to duplicate the details of the original.

Commissioner Lytle said they prefer to see just a sill without an apron underneath.

Vice-Chairperson Coath said it looks like the base of the porch is not being addressed at this point.

Mr. Snow said they will have to tear into the porch because it is sagging. The structure is non-contributing.

Vice-Chairperson Coath thinks the columns on the porch look heavy. He suggested smaller ones.

Mr. Snow said he thought they would probably go with eight inch columns.

Commissioner Kozak asked if all of the existing and new roof pitches were 12/12.

Mr. Snow was not sure, but he thought so. He will look into it.

Commissioner Lytle asked about the gutter materials.

Mr. Snow said that Mrs. Brown likes the half round galvanized look.

Ms. Tennant suggested they schedule an inspection to look at the windows and some of the exterior materials.

Mr. Snow mentioned that the garage will match the house details.

Before the next meeting, the Commission suggested the following recommendations and conditions:

1. Carefully consider the scale and mass of the proposed chimneys, especially the design of the chimney caps.
2. All new windows should match the existing casing and sill detail. Final plans must be updated to reflect accurate casing and sill details.
3. A cornice detail must be added to the proposed sunroom.
4. The ARC recommends the use of smooth, clear cedar on the addition rather than cementitious siding.
5. The ARC recommends addressing the oversized porch deck as part of the porch renovations.
6. Final window and door selections for the primary and accessory structures must be provided as part of the final submittal. All doors, including the overhead garage door must be wood. All windows must be historically dimensioned wood or aluminum clad wood.
7. All original exterior material including windows, siding, trim and other original architectural details shall be retained and restored rather than replaced. In the event limited replacement is necessary, the new material must match the profile and material being replaced.
8. The final submittal must include wall sections and section details for the main components of the addition, sunroom, dormers, bay windows, windows, eaves/cornice and the front and side porches. Details for the accessory structure must also be provided.

#####

**ARC 17-03:** 507 S. Grove Avenue – Preliminary Review

**Owner & Petitioner:** Brian & Leigh Niven  
507 S. Grove Avenue  
Barrington, IL 60010

**Architect:** Mark Swanson  
536 Summit Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a second story addition, small rear addition and other exterior alterations to the existing primary contributing structure in the H-Historic Preservation Overlay District.

Mark Swanson, architect for the Nivens, said they are adding a bedroom over the existing building. They are going to remove the front deck, add a new front porch, and on the rear they are adding a mud room. On the rear portion on the southeast there is a flat roof, they will try to remedy that. They are in the process of seeing what exists under the aluminum siding. They will repair and replace the siding as necessary. They may do the project in phases.

Vice-Chairperson Coath said he would like to see the casings dimensioned to where they should be.

Commissioner Lytle said the roof line on the porch may be worth exploring.

Commissioner Kozak asked about the chimneys on the north side.

Mr. Swanson said they are existing. They are both framed because they do not go down to the foundation.

Chairperson O'Donnell suggested the Commission should adopt the Staff's recommendation as their own.

The Commission suggested the following conditions and recommendation before the next meeting:

1. Consider the extension of the porch to be in line with the cantilever section of the addition.
2. Carefully consider the restoration of the chimneys, including the addition of foundations.
3. Final window and door selections for must be provided as part of the final submittal. All doors must be wood. All new windows must be historically dimensioned wood or aluminum clad wood.
4. All original exterior material including windows, siding, trim and other original architectural details shall be retained and restored rather than replaced. In the event limited replacement is necessary, the new material must match the profile and material being replaced.
5. The final submittal must include wall sections and section details for the main components of the addition, windows, eaves/cornice and porch.

#####

Approval of Minutes

March 10, 2016

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

September 22, 2016

The September 22, 2016 meeting minutes were not able to be approved because the appropriate commission members were not in attendance.

January 12, 2017

Commissioner Kozak made a motion to approve the January 12, 2017 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

#####

Planners Report

The next meeting will be next Thursday, March 9, 2017.

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 8:13 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:

April 13, 2017