

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 25, 2018

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Kevin Connolly, Commissioner
Crystal DiDomenico, Commissioner
Tim Renaud, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant
Natalie Nye

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Patrick Lytle, absent; Kevin Connolly, present; Crystal DiDomenico, present; Tim Renaud, 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 17-19: 208 W. Lake Street – Preliminary Review

Owner/Petitioner: McPharlin
208 W. Lake Street
Barrington, IL 60010

Architect: S.A. Petersen Architects

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to construct a two-story rear addition to 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 12,263 square feet (not including the lot to the east).

Ms. Sarah Petersen, Architect, said they followed the Commission's request to reduce the mass. All the details will match the existing.

Vice-Chairperson Coath said the changes have made a big difference and he appreciates it. He asked that on the east and west elevations that they show the original roof as a dotted line.

Chairperson O'Donnell said Ms. Petersen addressed the Commission's concerns very well. He is okay with massing.

Commissioner Connolly said on the east elevation in the dormer, he asked if those details will also be similar to the existing.

Ms. Petersen said yes.

#####

New Business

ARC 17-26: 302 E. Hillside Avenue - Preliminary Review

Owner/Petitioner: Jim McDermott
 111 Tudor Drive
 Barrington, IL 60010

Architect: Meyer & Associates (Chris Wichman)

The Petitioner is seeking approval of a Certificate of Appropriateness to construct a second story addition and wraparound front porch to the existing one-story noncontributing structure. 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 7,920 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Mr. Chris Wichman, Architect, said the homeowners plan to flip the house. They are going to take off the roof of the existing ranch house and construct a second story. They want to add a porch to add

some curb appeal and rearrange the garage and breezeway to be more functional. They want the front door to be in the original direction facing Hillside. If they change the direction to Grove, they cannot put an addition on because of setbacks. The style of the house is French Colonial according to the book. They will stay with the traditional windows.

Vice-Chairperson Coath thinks the house is Shingle style. It will work out better. It does not require regularity.

Commissioner Plummer's concern is the massing. As a single story it does not appear as massive. She does not like the north elevation.

Vice-Chairperson Coath said the windows are not working for them. It is an opportunity for some detail. He is okay with the massing. He does not like the garage end elevation (east).

Ms. Tennant asked if the garage roof should be hipped.

Vice-Chairperson Coath said they should bring the front gable through to the rear elevation.

Chairperson O'Donnell is okay with the massing.

Commissioner Renaud said especially on the second story, they should break up the wall and balance out the window placement.

Mr. Wichman said he will modify the windows on the north wall. He is trying to stay with a flat soffit. It has the traditional gable ends.

Vice-Chairperson Coath said they can do a tipped soffit.

Mr. Wichman said he can change the details on the eaves. He can try to modify the floor plan to get the stairs to work or to center the front door.

Ms. Tennant listed some of the items for the petitioner to consider before coming back before the Commission:

- Consider the architectural style. The Commission recommends "shingle style" architecture. The whole exterior of the house does not have to be shingled.
- Consider the proposed muntin pattern and use of a cottage style six over one pattern on the windows.
- Carry the front gable on the garage all the way through to the rear elevation.
- Consider the window fenestration on the north elevation and incorporate additional windows on the second story, consistent with the rest of the house.
- Incorporate traditional style gable end returns.
- The pitch on the front porch gable should match the pitch on the shed porch roof.
- Consider the front door placement on the south elevation.
- The Commission recommends the use of 4" exposure, smooth, clear, cedar siding.

- Any cementitious or other similar type material must be smooth. No faux wood grain is permitted.

Mr. Wichman asked about the corner boards, 5/8" requirement. Is it the 5/8" or the LP that he has to adhere to?

Chairperson O'Donnell said it is the 5/8" that they have to adhere to.

Mr. Wichman said he will probably be using clear cedar. Does the pitch of the wrap around porch have to be the same pitch as the house?

Chairperson O'Donnell said it can be lower.

Commissioner Renaud asked if there were plans for landscaping.

Mr. Wichman said they will be redoing the landscaping.

#####

Approval of Minutes

December 14, 2017

Commissioner Plummer made a motion to approve the December 14, 2017 meeting minutes. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

January 11, 2018

Commissioner Plummer made a motion to approve the January 11, 2018 meeting minutes. Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Renaud to adjourn the meeting at 7:53 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant

Approved: February 22, 2018