

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: February 22, 2018

Time: 7:00 p.m.

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

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

Staff Member: 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; Patrick Lytle, absent; Kevin Connolly, absent; 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.

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**Old 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, Meyer & Associates, said the back elevation is their largest concern. They will take the casement windows from the basement and the bathroom and make everything double-hung. They will break up the back on the second floor taking out the double windows.

Vice-Chairperson Coath asked about the two windows on the right on the first floor, which room are they for.

Mr. Wichman said the little windows are for the kitchen and the dining room.

Vice-Chairperson Coath hoped that they could use a more standard ground floor window. He would like to see them lower.

Mr. Wichman said he does not want to drop the windows, because that is where they would like to position the buffet.

Chairperson O'Donnell reminded all that this is the back of the house.

Commissioner Plummer said the north elevation on the top looks like there is a window missing.

Mr. Wichman said that is because there is a walk-in shower and a walk-in closet.

Chairperson O'Donnell asked if they were going to change the shingles.

Mr. Wichman said the homeowner did not want the second floor shake.

Chairperson O'Donnell said he does not think it is that important.

Vice-Chairperson Coath said it is a personal choice.

Commissioner DiDomenico said it goes back to the French Colonial. What style are they trying to emulate?

Vice-Chairperson Coath said without the shake, it might become more ordinary.

Mr. Wichman said putting the shake into the gables would add interest.

Commissioner Renaud said he would accept that.

Ms. Tennant said it looks like they need skirting on the north elevation on the porch.

Chairperson O'Donnell said they can use vertical boards. They should use 1 x 4 with 5/8" spacing. They cannot use lattice.

Vice-Chairperson Coath said he is concerned about the casing on the window. It should be 5 1/2 and consistent throughout. He said on the returns on the ends up in the gables that the gutter has to turn the corner into the house.

Ms. Tennant asked if the crown and molding were acceptable to the Commission.

Mr. Wichman said the raking will be a 1 x 2. The gutters will be half-round.

Vice-Chairperson Coath does not like the 1 x 2 on the raking cornice.

The conditions and recommendations from the Commission are as follows:

#### Conditions

1. The porch skirting must be 1 x 4 vertical board with 5/8" spacing.
2. The skirting must be installed directly behind the face of the skirt board.
3. The vertical window casing must be increased from 3-1/2" to 5-1/2".
4. The window header must be increased from 5-1/2" to 7-1/2".
5. The width of the lentil bam must be the same width as the neck of the porch column. The ARC finds that a tapered round column with a doric capital is acceptable (8" tapering to 10").
6. All gutters must be half-round. Quarter round gutters are not approved.
7. 4-1/4" crown must be added to the raking cornice.

#### Recommendations

1. Enlarge the two dining room windows on the north elevation to match the second floor windows.
2. Use smooth, clear cedar siding and trim rather than cementitious siding.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion to approve a Certificate of Appropriateness to construct a second story addition and wraparound front porch to the existing one-story noncontributing structure with the conditions and recommendations discussed.

*Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, absent; Commissioner Connolly, absent; Commissioner DiDomenico, yes; Commissioner Renaud, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.*

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Ms. Tennant said that the property manager for The Foundry shopping center has approached the Village about replacing existing wood windows with vinyl replacement windows in one tenant space in order to accommodate the wishes on an incoming tenant. Vinyl windows are permitted in

the B-1 General Business Service District and Staff is charged with determining if the proposed replacements are architecturally consistent with the commercial development and whether any proposed exterior changes to a commercial building are carried out consistently throughout the entire building. If the ARC concludes that the profile and dimensions of the proposed window is a sufficient match to the existing then Staff supports the approval.

Staff is also requesting that the ARC discuss future replacements with the Petitioner in order to understand how The Foundry plans to deal with future requests for replacement windows.

Commissioner Renaud asked how old the development is.

Ms. Tennant said it was built in 1988.

The petitioner said they have never replaced any windows. They have added the bank and a monument sign since the complex was established. The present windows are single pane and not very efficient. Some tenants are service oriented. The new tenant wants to build-out patient rooms. They want to upgrade the windows for something more efficient. The new windows look very similar to the existing.

Vice-Chairperson Coath said they should consider aluminum rather than vinyl.

Commissioner Renaud said he thinks the look is achieved with the vinyl window.

The Architectural Review Commission approved the proposed ProVia replacement window subject to the condition that all future replacement windows must be the same as either the original wood window or the approved ProVia replacement window.

Commissioner Plummer motioned to accept staff findings as their own and approve the proposed ProVia replacement window subject to the condition that all future replacement windows must be the same as either the original wood window or the approved ProVia replacement window. Commissioner Renaud seconded the motion. The motion carried.

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*Approval of Minutes*

*January 25, 2018*

Commissioner Plummer made a motion to approve the January 25, 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 8:20 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Executive Assistant

Approved: March 15, 2018