

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 12, 2018

Time: 7:00 p.m.

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

In Attendance: Patrick Lytle, Commissioner
Kevin Connolly, Commissioner
Crystal DiDomenico, 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, absent; Patrick Lytle, present; Kevin Connolly, present; Crystal DiDomenico, present; Tim Renaud, 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 17-14: 235 W. Lincoln Avenue – Final Details

Owner: Old Colony Builders
689 Shoreline Road
Lake Barrington, IL 60010

Applicant: James Carlstrom/Jack Lageschulte

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

On September 28, 2017, the ARC approved a Certificate of Appropriateness for 235 W. Lincoln Avenue for the construction of rear/side addition to the existing single-family residence.

The Petitioner is now seeking final details approval in order to add one skylight on the rear roof. The Historic District Design Guidelines allow for the placement of flat skylights on the rear roof therefore Staff finds the proposed modification is acceptable.

Ms. Tennant said they want to put an egress skylight on the rear roof. The guidelines say that it is okay.

Chairperson O'Donnell agrees with Staff findings.

Commissioner Lytle motioned and Vice-Chairperson Coath seconded the motion to approve a final details for ARC 17-14.

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

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ARC 17-26: 302 E. Hillside Avenue – Final Details

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

Architect: Meyer & Associates (Chris Wichman)

On February 22, 2018, the ARC approved a Certificate of Appropriateness for 302 E. Hillside Avenue for the construction of an addition to an existing non-contributing single-family residence subject to several recommendations and conditions. At the time of review, the engineering plans for the site had not been developed and therefore height and daylight plane were not confirmed as being compliant. After development of the engineering plans, the Petitioner discovered that the daylight plane on the north side of the structure was not compliant. Therefore the Petitioner is resubmitting for

review of changes to the north and west elevations in order to accommodate the daylight plane requirement. The Petitioner is seeking approval of the following items:

1. Revised north elevation with lowered eaves and the addition of two dormers.
2. Revised west elevation with modified gable end to reflect the lowered eaves on the north elevation.
3. Shingles added to all gable ends as determined at the public hearing.

Mr. Wichman, architect, said they would have to drop a wall to 6 foot rather than 8 foot as originally planned to be compliant with the daylight plane and they added dormers.

Vice-Chairperson Coath is fine with doing the dormers.

Commissioner Lytle is surprised that this got approved. It does not look like it belongs in the Historic District. It is suburban in the front.

Vice-Chairperson Coath said the dormers will need a crown on the outside edge.

Commissioner Lytle said the casing width should be smaller than the width of the corner boards.

After Commission discussion, additions to the conditions are as follows:

1. The vertical window casing shall be 3-1/2".
2. The window header shall be 7-1/2".
3. The corner board shall be 5-1/2".
4. 4-1-4" crown must be added to the outer edge of the dormers.

Vice-Chairperson Coath motioned and Commissioner Connolly seconded the motion to approve a final details for ARC 17-27 with the added conditions.

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

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New Business

ARC 18-01: 200 W. Station Street – Preliminary

Owner/Petitioner: Clearwave Investments, LLC
320 N. Waynes Ct.
Palatine, IL 60067

Architect: Meyer & Associates
135 Park Avenue
Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness to construct a new noncontributing two-car detached garage. The property is zoned B-R Mixed Business Residential District and is located in the H-Historic Preservation Overlay District. The current use of the property is commercial but an interior alteration permit is under review for conversion to a single-family residence. The parcel is approximately 6,081 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 existing structure has aluminum siding. Instead of using the clear cedar siding on the garage, hardy board and LP Board will be used. The gable will have the same pitch as the house. It will have conventional overhangs and conventional details. They will use architectural style windows.

Chairperson O'Donnell asked if he would take the aluminum siding off the front of the house.

Mr. Wichman said hopefully the developer that bought the house will want to do something with it. They have put in for a permit for a kitchen. They hope convert it to a single-family residence.

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Review of Proposed Historic District Questionnaire

Vice-Chairperson Coath does not like the language of the survey. He thinks some of the questions are misleading and negative and therefore will invite a response of negativity. He is fine with the first six questions. The seventh asks about visibly delineating the boundaries of the Historic District. People are not going to understand what that means.

Ms. Tennant said they will need to include some examples.

Vice-Chairperson Coath said it should read "should it be signed in any way."

Ms. Tennant said what they mean is street signage. Signage is costly and they want to know if the residents want this. Ms. Tennant said she will modify the question to specifically state street signage.

Vice-Chairperson Coath said with question eight – he would not invite personal feelings. It should ask for thoughts. Ms. Tennant agreed that the question could be worded differently.

Chairperson O'Donnell told the Commission that he had asked President Darch if he could meet with her or one of the Trustees regarding the questionnaire. He said she was open to meeting and that she assured him that making changes to the Historic District is not an urgent matter. He will meet with

her sometime next week. He is encouraging the Architectural Review Commission to address the Committee of the Whole.

Commissioner Connolly asked who the audience is for the questionnaire.

Ms. Tennant said the audience is property owners in the Historic District.

Vice-Chairperson Coath said apparently some people want to change the District ordinance from a preservation district to an appearance district. Some people do not know they live in the Historic District.

Chairperson O'Donnell said there are advantages and disadvantages to owning property in the Historic District. There are definite disadvantages to the owner. There are bigger disadvantages to those who own property along Hough Street in the Historic District.

Commissioner Connolly suggested that the really old homes have plaques that date the home.

Ms. Tennant thinks some of the plates came from the Historical Society and some were ordered independently.

Vice-Chairperson Coath said the first paragraph of the questionnaire should not be so brutal. It should have a lighter, more positive spin. The Barrington Historic District Preservation District is governed by the Secretary of Interior Guidelines. A home's actual materials and artifacts are history and should be respected. Appearance Districts are not Historic Districts. Some districts are appearance governing only. An appearance district would be a radical departure from a preservation district.

Commissioner DiDomenico said it should be explained what the implications would be if we were to consider appearance only. They may not want provisions, but then their neighbor could build whatever they want. There could be demolition and loss of original materials.

Chairperson O'Donnell said we have a lot of real successes in the Historic District. If these homes did not have to come before the Commission, what would they be?

Commissioner Connolly is afraid the questionnaire is going to open the Village up to a huge debate.

Ms. Tennant said an alternative is to have a series of public meetings but the fear is that only those heavily in favor or against would attend and the Village is hoping to get higher number of responses with the survey than would attend public meetings.

Commissioner Connolly asked what we will do with the information when we get it back.

Ms. Tennant said she does not think the Village Board wants to eliminate the Historic District, but she thinks they are interested in lessening the restrictions specifically relating to the retention of original materials.

Chairperson O'Donnell said he will follow up with President Darch for a meeting and then a possible meeting between the ARC and the Board.

Commissioner DiDomenico asked if there are towns that are examples of Appearance District.

Ms. Tennant said that different towns have different levels of varying requirements.

Ms. Tennant said that this process will only be a beginning. If there are changes to be made, they would have to go through the requirements line by line. It is probably a year-long process from our first discussion on this until an amendment would be finalized and adopted. Public meetings will also be part of this process if an actual amendment to the regulation language is proposed.

Approval of Minutes

March 15, 2018

The March 15, 2018 minutes could not be approved because the appropriate commissioners were not in attendance.

Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Lytle and seconded by Commissioner DiDomenico to adjourn the meeting at 8:10 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant

Approved: April 26, 2018