

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: July 26, 2018

Time: 7:00 p.m.

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

In Attendance: Tim Renaud, 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, 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 17-19: 208 W. Lake Street – PUBLIC HEARING

PROPERTY OWNER: Christina Walters & Jonathon McPharlin, 208 W. Lake Street, Barrington, IL 60010

PETITIONER: Christina Walters & Jonathon 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).

Chairperson Marty O'Donnell begins the meeting by outlining the items on the agenda.

Chairperson Marty O'Donnell asks Ms. Petersen to approach the stand and mentions that it is a public hearing. Therefore, anyone in the audience is allowed to voice their opinion.

Ms. Petersen approaches. She starts by summarizing that the mass has remained the same from the second preliminary meeting. The request from the Commission was for Ms. Petersen to come back with some wall sections indicating the details and finishes.

Ms. Petersen continues by directing the Commission to the staff report, and one of the comments regarding the deck. Ms. Tennant informed Ms. Petersen that she did not illustrate the deck and stairs going up to the doors. Ms. Tennant wanted to know how the railing to the right of the door would interact with the wall.

Ms. Petersen suggestion for addressing this issue was creating another wood pilasters, similar to the one on the left side of the door.

Ms. Petersen also noted that Ms. Tennant had informed her that she did not submit door cut sheets.

Chairperson Marty O'Donnell asks if anyone on the Commission has any questions or anything else to add.

Vice-Chairperson Coath asks if the original foundation was a certain material like brick.

Ms. Petersen is uncertain, therefore, cannot confirm or deny but assumes it is.

Vice-Chairperson Coath asks if Ms. Petersen is doing any parge coating under the porch.

Ms. Petersen says yes.

Vice-Chairperson Coath follows up with asking if there is parge coating already.

Ms. Petersen says there could be parge coating on the existing back porch, but overall no.

Vice-Chairperson Coath makes a recommendation on choosing a more traditional skirting.

Ms. Petersen will take Vice-Chairperson Coath recommendation into consideration.

Chairperson Marty O'Donnell asks how the added porch is going to be designed.

Ms. Petersen explains to the Commission how she plans on designing the porch to complement the house.

Chairperson Marty O'Donnell asks Ms. Tennant if there is anything else that needs to be addressed.

Ms. Tennant says no.

Vice-Chairperson Coath makes a recommendation to consider using narrower columns.

Commissioner Renaud motioned to approve with the recommendation as discussed and Commissioner DiDomenico seconded the motion of a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District for ARC 17-19.

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

ARC 17-26: 302 E. Hillside Avenue – FINAL DETAILS

PROPERTY OWNER: Jim McDermott, 111 Tudor Drive, Barrington, IL 60010

APPLICANT: 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. The Petitioner also received final details approval in April 2018 for elevation changed due to daylight plane compliance. As the project has progressed, the property owner has requested several aesthetic modifications. The Petitioner is seeking approval of the following final details at this time:

1. Remove the small roof section extending to the east on the front elevation.
2. Modify the upper and lower windows to the east of the front door from single to double windows.
3. Modify the porch roofing material from asphalt shingle to standing seam metal.
4. Modify garage door design to a more farmhouse type design to complement proposed standing steam metal porch roof. The Petitioner is still proposing the use of Clopay wood door.

Ms. Tennant says the architect is not here, but the property owner is present. The changes being made are simple, so if there are any questions, the owners will be able to answer them.

Chairperson Marty O'Donnell asks a question regarding the fiberglass column and the brand.

Ms. Tennant says the spec sheet states Doraglass.

Chairperson Marty O'Donnell asks whom the manufacturer is because based on who is providing the material the outcome will be different.

Ms. Tennant is unsure, but follow-ups by saying she can acquire more information from Mr. Wichman.

The owner, Mr. McDermott is able to give Ms. Tennant and the Commission a response by informing them that the manufacturer is TermCraft.

Chairperson Marty O'Donnell states that it is perfectly acceptable to have a composite column, however, a thin-walled column would not be acceptable.

Chairperson Marty O'Donnell continues by saying he would like to see a cut sheet and asks Mr. McDermott if he knows what kind of columns will be utilized.

Mr. McDermott approaches the Commission with the information he has on the columns, and from there the Commission deliberates on if he has the appropriate material.

Ms. Tennant says she can get more specs from Mr. Wichman if needed.

Chairperson Marty O'Donnell says a cut-sheet or an explanation from Mr. Wichman will do.

Moving on to the roof, Chairperson Marty O'Donnell asks if a color has been chosen for the roof.

Mr. McDermott says the roof will be black metal.

Chairperson Marty O'Donnell addresses a recommendation; he would prefer a color like galvanized or copper.

Mr. McDermott explains the reason behind choosing the color black for his roof being that it will match the details on the house.

Chairperson Marty O'Donnell asks the Commission if they have any concerns on the roof being black.

Commissioner Renaud asks if the color black will fade over time.

Chairperson Marty O'Donnell and Vice-Chairperson Coath assure Commissioner Renaud that based on the material being used the roof will not fade.

Commissioner DiDomenico asks if the architectural shingles will be black as well.

Mr. McDermott replies by saying yes.

Chairperson Marty O'Donnell asks the Commission for their opinion if it would be more appropriate for the columns to be straight or tapered.

Vice-Chairperson Coath states that if the column is straight, the capital base is going to look beefy.

Ms. Tennant shows the Commission the original approved plans and tells them the columns were approved to be straight.

Chairperson Marty O'Donnell states that the Commission cannot change it now since it was already approved, but makes a recommendation on changing the size of the column as well as changing to a tapered column.

Commissioner Renaud motioned to approve with the recommendation as discussed and Commissioner DiDomenico seconded the motion of a final details for ARC 17-26.

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

New Business

ARC 18-09: 126-130 Applebee Street (detached garage) – PUBLIC HEARING

PROPERTY OWNER: Charles Van Fossan, 321 W. Northwest Highway, Barrington, IL 60010

APPLICANT: Charles Van Fossan, 321 W. Northwest Highway, Barrington, IL 60010

ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

The Petitioner is seeking approval of a Certificate of Appropriateness to construct a new non-contributing 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 vacant retail space; however, the property owner has applied to the Village for permission to convert the building into a two-family dwelling with a smaller retail space on the first floor. The parcel is approximately 9,713 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 Marty O'Donnell begins the meeting with letting the Commission and Ms. Tennant know he has no issues and asks Ms. Tennant if she does.

Ms. Tennant, says she has no issues.

Mr. Swanson elaborates on the details of the project stating that the design is to complement the primary structure as well as to address the rear elevation which will be seen from Applebee Street.

Vice-Chairperson Coath asks Mr. Swanson if he knows the dimensions of the vertical casing of the windows.

After looking through the plans, it became evident that the dimensions of the vertical casing of the windows are not present. Therefore, Mr. Swanson says he will be adding it to the permit plans.

Chairperson Marty O'Donnell makes a recommendation that since Mr. Swanson has a twenty-foot garage, which is tight, he could utilize an out swing man door instead of an in swing man door.

Mr. Swanson says that is a great recommendation to consider.

Chairperson Marty O'Donnell asks the Commission and Ms. Tennant if they have anything else to add.

Vice-Chairperson Coath motioned, and Commissioner Renaud seconded the motion Certificate of Appropriateness to construct a new non-contributing two-car detached garage for ARC 18-09.

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

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Approval of Minutes

June 14, 2018

The Commission was not able to make a motion to approve the June 14, 2018 meeting minutes because certain Commissioners were not present.

July 12, 2018

The Commission was not able to make a motion to approve the July 12, 2018 meeting minutes because certain Commissioners were not present.

Planners Report

Other Business

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Renaud and seconded by Commissioner DiDomenico to adjourn the meeting at 7:44p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Esmeralda Nava
Administrative Assistant

Approved: September 27, 2018