

**Village of Barrington Architectural Review Commission
Minutes Summary**

Date: April 25, 2019

Time: 7:00 p.m.

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

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

Staff Member(s): Jennifer Tennant

Call to Order

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

Roll call noted the following: Kevin Connolly, present; Crystal DiDomenico, present; Patrick Lytle, present; Karen Plummer, absent; 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 19-05: 410 S. Grove Avenue- Public Hearing

Property Owner: Michelle & Tim Milani, 410 S. Grove Avenue, Barrington, IL 60010

Petitioner: Dean Snow Fine Homes, 220 Cook Street, Barrington, IL 60010

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

The Petitioner is seeking approval for the addition of two (2) dormers to the existing noncontributing detached garage. In addition, the Petitioner is seeking approval of minor exterior modifications to the

existing contributing structure, including the conversion of a small section of enclosed porch to open porch and several window and door modifications. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The parcel is approximately 9,046 square feet. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

Chris Wichman, architect for the Petitioner, presented the proposal.

Commission Lytle recommends the use of one-over-one windows on the house.

Vice-Chairperson Coath states that the windows on the porch should not be replaced as they are original to the porch and great windows.

Mr. Wichman states that they want to incorporate the porch as interior living space and therefore want new windows.

Vice-Chairperson Coath says the four-over-one pattern should be maintained on the porch.

Commissioner Lytle asks about the proposed door and states that the door windows should match the SDL thickness on the windows.

Vice-Chairperson Coath states that the porch columns should be thinner and of a tapered design.

Chairperson O'Donnell suggests either a 6" tapered to 8" or a 4" tapered to 6". He suggests allowing the homeowner to decide between the two dimensions.

Commissioner Lytle states that the lintel should be the same width as the neck of the porch column.

Ms. Tennant asked which dimension should be matched on a tapered column.

Chairperson O'Donnell responds that the upper/thinner dimension should be matched.

Commissioner Lytle states that the choice of board and batten siding on the dormers is out of place since the material does not appear anywhere on the garage or house. He suggests matching the horizontal siding.

The Commission also discusses lowering the plate height of the dormers by 6" as a condition.

Vice-Chairperson Coath comments that the width of the new double window on the rear is disproportionate and should be narrowed.

Chairperson O'Donnell recommends the use of a faux double hung casement window which will allow a more narrow dimension and still meet egress requirements.

Commissioner Lytle motioned and Commissioner Connolly seconded the motion to approve ARC 19-05 subject to the following conditions:

1. The window pattern for all new double hung windows on the primary structure and garage dormers (excluding the enclosed porch) shall be one-over-one. The window pattern for the new

- porch windows shall remain four-over-one to match the existing.
2. The proposed front door sidelights shall have simulated divided lites with a width to match the window SDLs as closely as possible (typically 7/8").
 3. The rear second floor windows shall be reduced in width to minimum required to meet egress to match the width of the lower bank of windows. The ARC recommends the use of casement windows made to look like double hung windows to achieve this outcome.
 4. The front porch columns shall be modified from straight square columns to tapered round columns. The taper should be 8"-6" or 6"-4" at the discretion of the property owner.
 5. The width of the porch lentil shall match the width of the neck of the porch column.
 6. The dormers shall be lap siding rather than vertical board and batten siding.
 7. The entire dormer structure shall be dropped by 6"

Roll Call Vote: Kevin Connolly, yes; Crystal DiDomenico, yes; Patrick Lytle, yes; Karen Plummer, absent; Tim Renaud, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 6-0. The motion carried.

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New Business

None

Approval of Minutes

February 14, 2019

The minutes were not approved due to lack of quorum of members present at the February 14, 2019 meeting.

February 28, 2019

Commissioner Renaud made a motion to approve the February 28, 2019 meeting minutes, as amended. Commissioner Connolly seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

March 14, 2019

Commissioner Renaud made a motion to approve the March 14, 2019 meeting minutes, as amended. Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Ms. Tennant reported to the Commission that the Historic District amendments were approved by the Village Board of Trustees on April 22, 2019.

Chairperson O'Donnell asked Ms. Tennant to clarify what structures are eligible for demolition and who was responsible for approving the demolition.

Ms. Tennant responded that contributing structures are still protected from demolition unless they are determined to meet the standards outlined in the Zoning Ordinance. The process for approving a demolition has not changed from the existing process.

Chairperson O'Donnell asked Ms. Tennant what the Plan Commission vote and Village Board vote on the subject was.

Ms. Tennant responded that the Plan Commission voted unanimously not to approve the changes to the Historic District. The Village Board voted unanimously to approve the proposed changes to the Historic District.

The Commission questioned whether the role of the ARC is still necessary under the new changes.

Commissioner DiDomenico commented that the ARC is more important than ever to continue to ensure the historic architecture and character is upheld.

Ms. Tennant stated that the role of the ARC is not actually changing very much. The ARC will still continue to review all the same elements as before such as the scale and massing as well as architectural and historical accuracy and appropriateness. The project we reviewed tonight at 410 S. Grove Avenue is a good example of how the role of the ARC is not changing very much. We discussed the window pattern, size and scale of the newly proposed windows and dormers and style of materials. This is the exact same discussion we would have had on this same project prior to the change in regulations.

Other Business

None.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Connolly and seconded by Commissioner Lytle to adjourn the meeting at 8:30 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jennifer Tennant
Assistant Director of Development Services

Approved: June 6, 2019 (special meeting)