BARRINGTON
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NOTICE OF A SPECIAL PUBLIC MEETING
OF THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission of the Village of Barrington will hold a special meeting on **Thursday, June 11, 2020 at 6:00 P.M**. **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:

www.barrington-il.gov/june11arc

Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 861 7052 8201
Password: 070103

PUBLIC COMMENT: As the Village of Barrington continues to follow social distancing requirements and Governor Pritzker's Stay-At-Home order during the COVID-19 crisis, public comments will be accepted by email and phone call only. Public comments received by 5:00 p.m., Thursday June 11, 2020 will be read at the beginning of the meeting following roll call. To submit public comment, submit an email to: jtennant@barrington-il.gov including:

- Name
- Street Address (Optional)
- City
- State
- Phone (Optional)
- Organization, Agency, etc. Being Represented (If representing yourself, put "Self")
- Topic or Agenda Item, Followed by your comment

Public with no access to email may leave a message with the Architectural Review Commission at (847) 304-3462.

AGENDA:

- **Call to Order**
- **Roll Call**
- **Old Business**
  - **ARC 20-08: 129 Coolidge Avenue – Public Hearing**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the demolition

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL. 60010
(847) 304-3400

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VILLAGE MANAGER'S OFFICE
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F. (847) 304-3490

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and/or reclassification of the contributing accessory structure and for the construction of a new noncontributing detached garage and the construction of an addition to the rear of the exiting contributing primary structure.

- **ARC 20-10: 340-360 W. Northwest Highway – Final Details**
  The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing commercial building.

- **New Business**
  - **ARC 20-11: 201 W. Station Street – Administrative Referral**
    Staff is seeking feedback from the ARC on proposed exterior modifications.

- **Approval of Minutes**
  - May 14, 2020
  - May 28, 2020

- **Planner's Report**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

Architectural Review Commission Members, Village President and Board of Trustees, Village Manager, Department Heads, Recording Secretary, Courier / Herald / Chicago Tribune / Chicago Sun Times

The Village of Barrington is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village Clerk's Office at 200 S. Hough Street, Barrington, Illinois 60010 or call at 847/304-3400 promptly to allow the Village to make reasonable accommodations for those persons.

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ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	June 11, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-08: 129 Coolidge Avenue – HISTORIC/CONTRIBUTING

The Petitioner is requesting the reclassification and/or demolition of the existing accessory structure (detached garage and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification and/or demolition. The Petitioner is also requesting a Certificate of Appropriateness for the construction of an addition to the rear of the existing contributing primary structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
APPLICANT: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

PROJECT DESCRIPTION

The Petitioner is requesting the reclassification and/or demolition of the existing accessory structure (detached garage) and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification and/or demolition. The Petitioner is also requesting a Certificate of Appropriateness for the construction of an addition to the rear of the existing contributing primary structure

Preliminary Review Comments – 5/14/2020

1. **Consider an additional window on the first and second floor of the west elevation.**
   A window was added to the first floor of the west elevation. This comment has been addressed.

2. **Add a lintel to the open porch area on the west elevation.**
   A lintel was added to the porch area on the west elevation. The width of the porch column is equal to the width of the lintel. This comment has been addressed.

3. **The existing brick foundation detail should be extended to the addition.**
   The brick foundation detail was extended to the addition. This comment has been addressed.

4. **The ARC recommends a terrace verses a deck on the rear elevation.**
   The deck has been reduced from 12′ to 6′ in order to accommodate a lower patio.

5. **The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal.**
   The plans have been updated to reflect the scope of modifications and/or restoration work on the original structure. This comment has been addressed.

6. **Window, service door and overhead garage door specifications must be provided as a part of the final**

submittal.
Material selections are noted but product specifications must be provided as part of the permit submittal which should be a condition of the approval.

7. **All materials must be labeled on the final plans.**
Material have been labeled or listed in the project cover letter. This comment has been addressed.

FINDING OF FACT – Demolition of a Contributing Structure

At the preliminary ARC meeting, Staff indicated that the accessory structure was built in 1926 which was confirmed by the original building permit. The garage is built of concrete block hand formed on-site which represents workmanship indicative of the era of construction. Based on this information it appears as though the structure was correctly classified as contributing. However, based on other factors described below, Staff finds that the request would be more appropriately considered as a request to demolish a contributing structure.

In considering an application for a Certificate of Appropriateness for demolition of a contributing structure, the Architectural Review Commission shall determine whether the project substantially complies with the standards recommended by the Architectural Review Commission and approved by the Board of Trustees based on the following standards 1 through 7:

1. **The physical integrity of the site as defined in Subsection (B.2) of this Section is no longer evident. (*B.2 Physical integrity of the property in terms of architectural design, setting, materials, workmanship, character and association as defined by the National Park Service for the National Register of Historic Places.)***
Chairperson O'Donnell and Vice-Chairperson Coath conducted separate inspections of the structure and both concur with the assessment from the project architect that the garage is suffering from significant structural deficiencies and that it would nearly impossible to repair due to the original concrete block construction.

Project architect, Mark Swanson, reports that the west wall of the garage has suffered from foundation settling which has resulted in a two direction structural crack in the wall. It has moved down as well as outward approximately 1 1/2" - 2" in each direction. The foundation settling is a result of the topography of the site. There is a significant grade change from the front to the back of the garage which is evident in the attached photos. If repair was possible, it would effectively result in rebuilding the structure at which point the original workmanship, materials and character would no longer be evident in the structure.

Pictures of the interior and exterior of the garage are attached showing the structural cracks and shifting on the west wall. The roof is constructed of modern lumber indicating the roof has been rebuilt overtime. Repair efforts have been made overtime and they have not improved the structural condition and the repair efforts are now failing due to continual structural movement. Staff finds that this standard is met.

2. **The streetscape within the context of an H Historic Overlay District would not be negatively affected.**
The primary structure on the subject property is a contributing structure and the project architect believes the building to be an original Sears home. The existing garage is a unique structure which was constructed in 1926 and has unfortunately failed structurally as described above. The close proximity of the garage to the house is somewhat of a detriment to the subject property and the streetscape in general. From the street it appears as though the garage may be awkwardly attached to the house and

this appearance deters from the aesthetic and architecture of the house which retains its original form. The appearance of the subject property and the streetscape would likely be enhanced by having the garage located further from the house. Staff finds that this standard is met.

3. **The demolition would not adversely affect an H Historic Overlay District due to the surrounding non-contributing structures.**
The primary structure on the subject property is classified as a contributing structure. The property to the east is a noncontributing house with a noncontributing detached garage. The property to the west is a noncontributing house with an attached two car front loading garage. The primary structure on the property is believed to be an original Sears home and is an important structure in the Historic District. This property is also located on the southern border of the Historic District and the properties to the rear of the subject property are not located within the Historic District. Staff finds that the demolition of the garage will not adversely impact the Historic District and that the appearance of the subject property will benefit from having the garage located further from the original contributing structure. Staff finds that this standard is met.

4. **The base zoning of the site is incompatible with reuse of the structure.**
The base zoning of the site is R-6 Single-Family Residential District. Accessory structures (detached garages) are permitted in the R-6 District. Although the base zoning of the site does not strictly prohibit the reuse of the existing structure, the structure itself is not fit for reuse. As outlined in Standard #1, due to the current structural condition, the existing structure has exceeded its useful life and repair of the structure is would likely result in rebuilding the structure. Based on this information, Staff finds that this standard is not applicable but for the purposes of Zoning Ordinance Section 9.8-K Determination of Compliance with Standards of Approval, this standard should be considered satisfied.

5. **The plans for reuse plans are consistent with the standards outlined in Subsection (G) and (H) of this Section.**
The plans for the reuse of this portion of the site include the construction of a new detached garage. Staff finds that standards outlined in Section 9.8-H Standards for Certificate of Appropriateness Involving New Construction, or Alteration of a Non-Contributing Structure are met. Staff finds that this standard is met.

6. **The site has not suffered from willful neglect, as evidenced by the following:**

    a. **Willful or negligent acts by the owner that deteriorates the structure.**
    b. **Failure to perform normal maintenance and repairs.**
    c. **Failure to diligently solicit and retain tenants.**
    d. **If vacant, failure to secure and board the structure.**

The current owner of the structure recently acquired the property and is not responsible for the current condition of the detached garage. It does not appear as though neglect has played a role in the condition of the current structure. The structural deficiencies appear to be caused by a shifting foundation which is likely caused by the topography of the property. Staff finds that this standard is met.

7. **The denial of a Certificate of Appropriateness for demolition would cause an economic hardship as defined and determined pursuant to the provisions of Subsection (Q) of this Section.**

The Petitioner has not applied for a Certificate of Economic Hardship. Staff finds that this standard is

not met.

ZO Section 9.8-K Determination of Compliance with Standards of Approval:
The Architectural Review Commission shall make a decision based upon compliance with the requisite number of standards as set forth above. Upon making findings that at least six (6) of the standards are met, the Architectural Review Commission shall approve the Certificate of Appropriateness for Demolition.

Staff finds that 6 of the 7 standards are met and therefore recommends approval of the Certificate of Appropriateness for demolition of the contributing accessory structure located at 129 Coolidge Avenue.

FINDING OF FACT – New Noncontributing Detached Garage

Staff believes the proposal must substantially comply with the three (3) standards in Section 9.8-H of the Zoning Ordinance (See Below).

1. **<u>Scale and Form</u>.**
   a. **Height and Width. The proposed height and width shall be visually compatible with surrounding structures and streetscape.**
   b. **Proportion of Principal Facades. The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape.**
   c. **Roof Shape. The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape.**
   d. **Scale of a Structure. The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.**

   The Petitioner is proposing to construct a new non-contributing detached garage. The Petitioner has taken care to design a structure that is compatible with the mass and scale of the existing structure by proposing a reasonably sized structure with a complementary roof shape and matching pitch to the existing contributing structure. The Petitioner is proposing a hipped roof with an 8/12 pitch to match the 8/12 sections of the primary structure. The proposed garage will be approximately 455 sq. ft. Staff finds that this standard is met.

2. **<u>Composition of Principal Facades</u>.**
   a. **Proportion of Openings. The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape.**
   b. **Relationship of Solids to Voids in Facades. The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape.**
   c. **Relationship of Entrance Porch and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape.**
   d. **Relationship of Materials. The relationship of the color and texture of materials including paint color of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape. There shall be no permit or review required for the application of paint, however the paint color shall conform to the style of architecture as indicated in Recommendations for Paint and Paint Colors, to be established by the Architectural Review Commission.**

   The proposed garage will have appropriately scaled/placed doors and windows on all secondary elevations to avoid windowless facades. The proportions of the proposed windows appears to be appropriate for the size and scale of the structure. The Petitioner is proposing the following material selections:

SIDING 5-1/2″ exposure wood siding to match existing. Petitioner should confirm the siding material will be smooth, clear wood or provide specifications for any proposed alternate material.

TRIM Wood. OK.

GUTTERS Half-round gutters. OK.

SHINGLES Architectural style asphalt shingles. Final selection must be provided as part of the permit submittal.

WINDOWS Marvin Ultimate – need to specific wood or aluminum clad on permit plans and provide specifications including SDL information.

DOORS Wood overhead door. Specifications for both the overhead garage door and service door must be provided as part of the permit submittal.

OTHER N/A

Staff finds that this standard is met.

3 <u>Relationship to Street</u>.

a. Walls of Continuity. Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related.

b. Rhythm of Spacing and Structures on Streets. The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related.

c. Directional Expression of Principal Elevation. A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street.

d. Streetscape and Pedestrian Improvements. Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of an H Historic Preservation Overlay District.

e. Subdivision of Lots. The Zoning Official shall review subdivision plats proposed for property within an H Historic Preservation Overlay District and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s). All subdivisions shall meet the requirements of the Village of Barrington Subdivision Regulations

Staff finds that the overall design of the garage is compatible with the primary structure and general character of the Historic District. The proposed structure will be located further back from the primary structure than the existing garage which will greatly enhance the appearance of the contributing primary structure and improve the rhythm and spacing of the structures. This will also have a positive impact on the streetscape since the current garage appears as though it may be awkwardly attached to the rear corner of the building but is actually an independent structure built within 5′-0″ of the primary structure and overlapping the side wall of the primary structure. Staff finds that this standard is met.

PRELIMINARY FINDING OF FACT – Addition to Primary Contributing Structure

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project

substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The current use of the structure is a single-family residence. No change to the existing use is proposed. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
   The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal. ***The final submittal indicates that the original siding and trim is still present under the existing siding and will be restored and repaired where necessary to match original. Staff finds that this standard is met.***

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
   The Petitioner is proposing a rear addition which matches the existing architectural style by mimicking the existing gambrel roofline and second floor configuration seen on the original portion of the structure. Off-sets on the rear corners are proposed in order to differentiate the addition from the original structure. Staff finds that the proposed addition seeks to complement the existing architecture while still appearing as though it is an addition to the structure. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   The Petitioner is proposing to remove the existing porte cochere on the side of the structure. The Historic District Survey Sheet lists this as an original feature of the house. However, if original, it has been modified over the years by the installation of a roof type structure and no longer has the same character that the structure would have had originally. Staff finds that this standard is met.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
   The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal. ***The final submittal indicates that the original siding and trim is still present under the existing siding and will be restored and repaired where necessary to match original. Staff finds that this standard is met.***

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or**

pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.
The Petitioner has not indicated any work on the original structure with the exception of one window modification from a single double hung window to a pair of double hung windows on the left side elevation. The scope of any repairs, restoration or other modifications to the original structure shall be included on the final ARC submittal. ***The final submittal indicates that the original siding and trim is still present under the existing siding and will be restored and repaired where necessary to match original. Staff finds that this standard is met.***

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
No chemical or physical treatments are proposed. Staff finds that this standard is met.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
The Petitioner is proposing to construct a two-story rear addition using the same pitch and roof shape as the original portion of the structure. The height of the addition will match the height of the existing structure and will not exceed the height of the existing structure. Due to the matching design of the roofline and roof pitches, the mass and scale of the addition is very compatible with the existing structure and blends well while still appearing as though it is an addition. The proposed addition will not be readily visible from the street frontage but is architecturally compatible with the original structure and consistent with the character of the subject property and neighborhood. ***The Petitioner added an additional window to the first floor as recommended by the ARC at the 5/14/20 preliminary meeting. Staff finds that this standard is met.***

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**
The proposed addition is off-set from the original structure on the left side by 2′-9″. The proposed addition continues in the same plane on the right side but is adjacent to an existing off-set therefore it will appear as though the whole addition is off-set from the original structure. The addition does not interfere with the integrity or form of the original structure. The mass, scale and architecturally detailing of the addition has been designed to match the original structure. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**
The Petitioner has proposed the following materials that he intends to use for the addition:

SIDING	5-1/2″ exposure wood siding to match existing. Petitioner should confirm the siding material will be smooth, clear wood or provide specifications for any proposed alternate material.
TRIM	Wood. OK.

GUTTERS Half round gutters. OK.

SHINGLES Architectural style asphalt shingles. Final selection must be provided as part of the permit submittal.

WINDOWS Marvin Ultimate – need to specific wood or aluminum clad on permit plans and provide specifications including SDL information.

DOORS Marvin Ultimate – need to specify wood or aluminum clad on permit plans and provide specifications including SDL information.

CHIMNEY N/A

PORCH N/A
`

OTHER N/A

All other applicable material information must be provided as part of the final submittal.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final review of ARC 20-08:

1. **All material specifications must be provided as part of the final permit including but not limited to windows, service doors, overhead garage doors, roof shingles, etc.**
2. **The resubdivision of the property into one zoning lot is required prior to permit issuance.**
3. **Approval of the Cert. of Appropriateness for the new detached garage is subject to the approval of the demolition of the existing detached garage by the Village Board.**
4. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

Motion: If the Architectural Review Commission concurs with Staff's findings, conditions and required final details, Staff recommends that the Architectural Review Commission adopt these findings as their own and make a motion to recommend approval of ARC 20-08 to the Village Board for the demolition of the accessory contributing structure and approve a Certificate of Appropriateness for the rear addition and new detached garage subject any additional conditions, recommendation to required final details.

129 Coolidge Avenue – Contributing

This is a ca. 1925, two-story Dutch Colonial-style dwelling with a side-gabled gambrel roof of asphalt shingles, a continuous brick foundation, an exterior brick chimney and an exterior of aluminum siding. The house retains its original entrance on the main (N) elevation with a six-panel wood door flanked by four-light glass and wood sidelights. Above the door is an elliptical sunburst pattern transom. The entrance leads to a gable roof entry porch with Tuscan columns and a large exaggerated arched ceiling. Windows are original ten-over-one and eight-over-one double hung wood sash design. On the west elevation of the dwelling is an original porte-cochere with a flat roof supported by Tuscan columns, exposed roof rafters and a wood lattice trellis. Dividing the upper and lower facades is a shed roof beltcourse.

Off the southwest corner of the dwelling is an original, stone-faced concrete block, one-bay garage with a hipped roof of asphalt shingles and a ca. 1995, thirty-two metal panel overhead track door. **Contributing**

Mark Swanson – Architect
536 South Summit St Barrington, IL 60010
224-563-8494
swansonmc@comcast.net

5/21/20

Chairperson Marty O'Donnell and Commissioners
ARCHITECTURAL REVIEW COMMISSION
Village of Barrington
200 South Hough Street, Barrington, IL 60010

RE: Architectural Review Meeting of 6/11/20
Proposal: 129 Coolidge

Dear Commissioners:

OVERVIEW
The following is a brief overview of the proposed project and at the above address.
1. The Family Room, Breakfast Area, Kitchen at the rear of the house will be remodeled.
2. The Family Room, Laundry and Mud Room and rear deck will be added to the first floor.
3. The Master Bedroom will be added to the second floor and the second floor bedrooms will be remodeled.
4. The existing side drive through pergola and garage will be removed. We are requesting the existing garage be allowed to be demolished due to its poor condition.
5. A new detached garage will be added in the rear with an exterior to match the residence.

CHANGES from first submittal:
1. The rear deck has been reduced from 12' to 6' to allow for a future landscape patio at grade.
2. The mud room has been flipped in plan and a first floor window has been added aligning with the second floor window.
3. A lintel / beam detail has been added at the doric columns on the rear / right side second floor overhang.
4. The existing elevations have been noted with the repair and renovation notes for restoring the existing exterior.
5. The existing brick watertable has been matched on the new addition.
6. The muntin bar patterns have been revised to match the existing.

RE: Architectural Review Meeting of 6/11/20
Proposal: 129 Coolidge

ATTACHMENTS

The attached plans define the scope and nature of this project. They are:

Page 1:	Cover Letter (8 ½ x 11)
Sheets 1-3, 5-7:	Architectural Plans (24 x 36)

SELECTIONS

A. Windows: Marvin Ultimate (per ARC approval list) – if changed during bidding, resubmittal is required.
B. Garage Overhead Door: Wood door per garage elevation – final selection cut sheet to be submitted.
C. French doors and side doors: Marvin Ultimate to match windows – final cut sheets to be submitted.
D. Roofing: Architectural asphalt shingles – black, 3 tab horizontal – final selection to be submitted before installation.
E. Gutters: ½ round, 6", white prefinished aluminum.

CONSTRUCTION

Construction of this project is expected to begin Summer 2020 and end TBD.

Thank you for your time and consideration.

Mark Swanson – Architect
NCARB, IL, IN, MN, MI, WI, NV, UT

Project:

Pollard Residence
129 Coolidge
Barrington, IL 60010

4/15/20
ARC Preliminary

Front Elevation

Right Side Elevation

Rear Elevation

Left Side Elevation

Mark Swanson – Architect * 536 South Summit St. Barrington, IL 60010 * **224-563-8494** * swansonmc@comcast.net

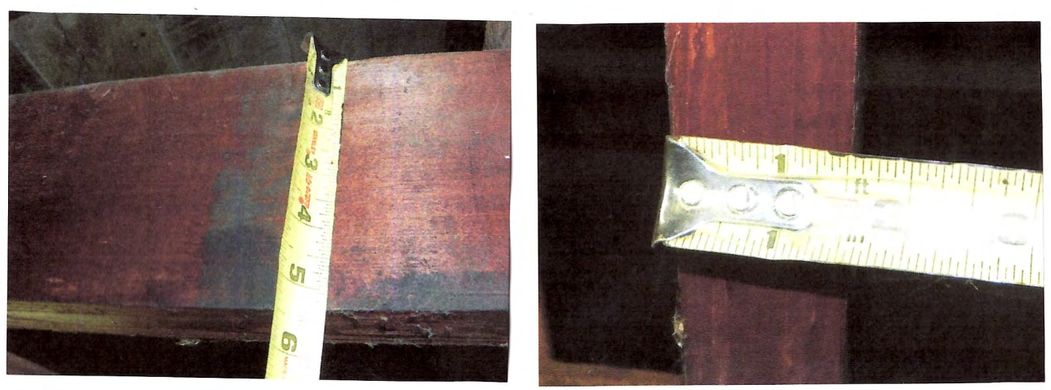
Project:

Pollard Residence
129 Coolidge
Barrington, IL 60010

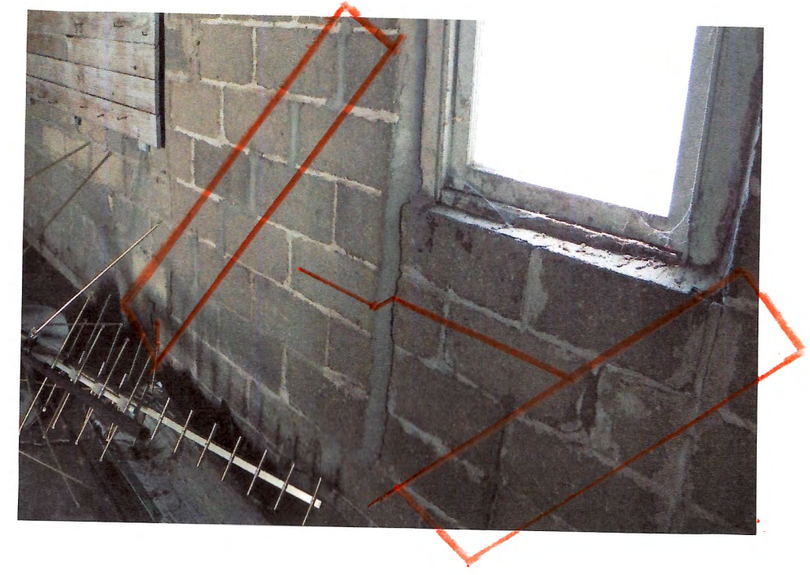
4/15/20
ARC Preliminary
Existing Garage

Existing Rafters - Interior

Existing Rafters - Exterior



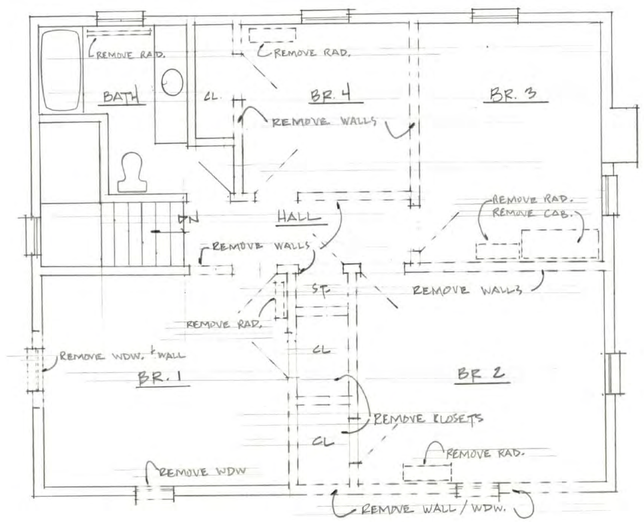
Existing Ceiling Joists - Interior



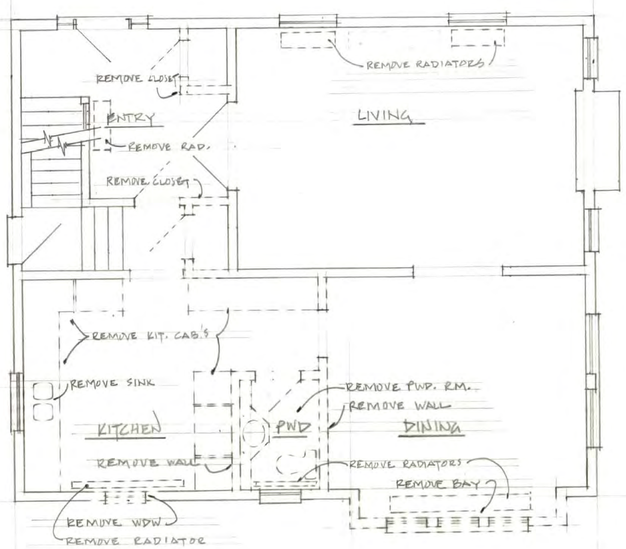
Existing CMU Wall Damage

Mark Swanson – Architect * 536 South Summit St. Barrington, IL 60010 * **224-563-8494** * swansonmc@comcast.net

129



DEMO/EXIST PLAN - 2ND FLOOR 1/4"=1'-0"



EXIST. PLAN & DEMO PLAN 1/4"=1'-0"
890 SF - 1st FLOOR

SHEETS:

1. Site Plan, Demo / Existing plans
2. Foundation Plan, Sections
3. Floor Plans
4. Electrical Plans, Plumbing Diagrams
5. Elevations, Details
6. Elevations, Details
7. Garage Plans, Elevations, Section
8. Specifications

Architect's Certification: I certify that these drawings were prepared by me or under my direct supervision and to the best of my professional knowledge conform to the codes adopted by Barrington, IL.

2017 National Electrical Code, 2018 International Building Code, 2018 International Residential Code, 2018 International Mechanical Code, 2018 International Fire Code, 2018 International Fuel Gas Code, 2018 Property Maintenance Code, 2018 Int'l Exist Bldg Code, Illinois Energy Conservation Code (2018 IECC) Illinois State Plumbing Code, Illinois Accessibility Code and Local Amendments

Energy Code Certification: I certify that these drawings conform to the IECC, 2018 ed. as adopted by the State of Illinois 5/2019.

Mark Swanson, Architect, IL # 001-010772 Date
(Issued 10/1983 – Expires 11/2020)

LOT CALC.'S

LOT AREA : 10,522 SF
50% : 5,260 SF
35% : 3,683 SF

IMP. SURFACES (50% MAX.)

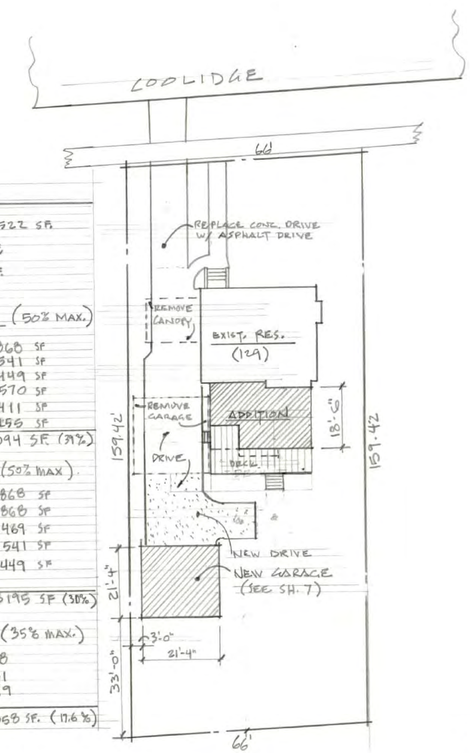
RESIDENCE	- 868	SF
ADDITION	- 541	SF
GARAGE	- 449	SF
DRIVEWAY	- 1570	SF
DECK	- 411	SF
WALKS	- 255	SF
TOTAL	: 4094	SF (39%)

F.A.R. (50% MAX.)

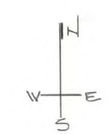
1ST FLOOR	- 868	SF
2ND FLOOR	- 868	SF
1ST ADDITION	- 469	SF
2ND ADDITION	- 541	SF
GARAGE	- 449	SF
TOTAL	: 3195	SF (30%)

LOT COVER (35% MAX.)

RESIDENCE	- 868	
ADDITION	- 541	
GARAGE	- 449	
TOTAL	: 1858	SF. (17.6%)



SITE PLAN 1"=20'-0"



Proposed Addition For
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SHEET
1
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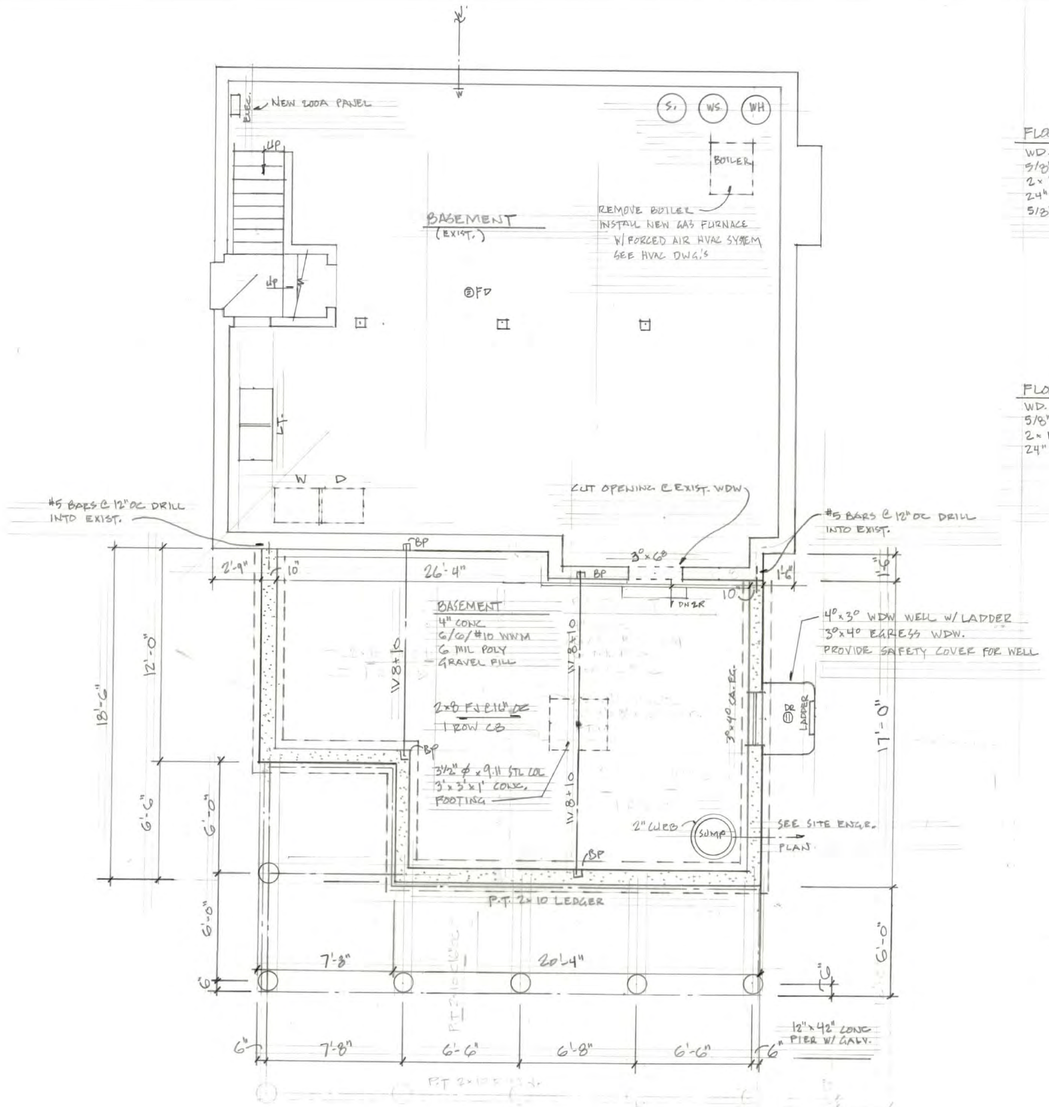
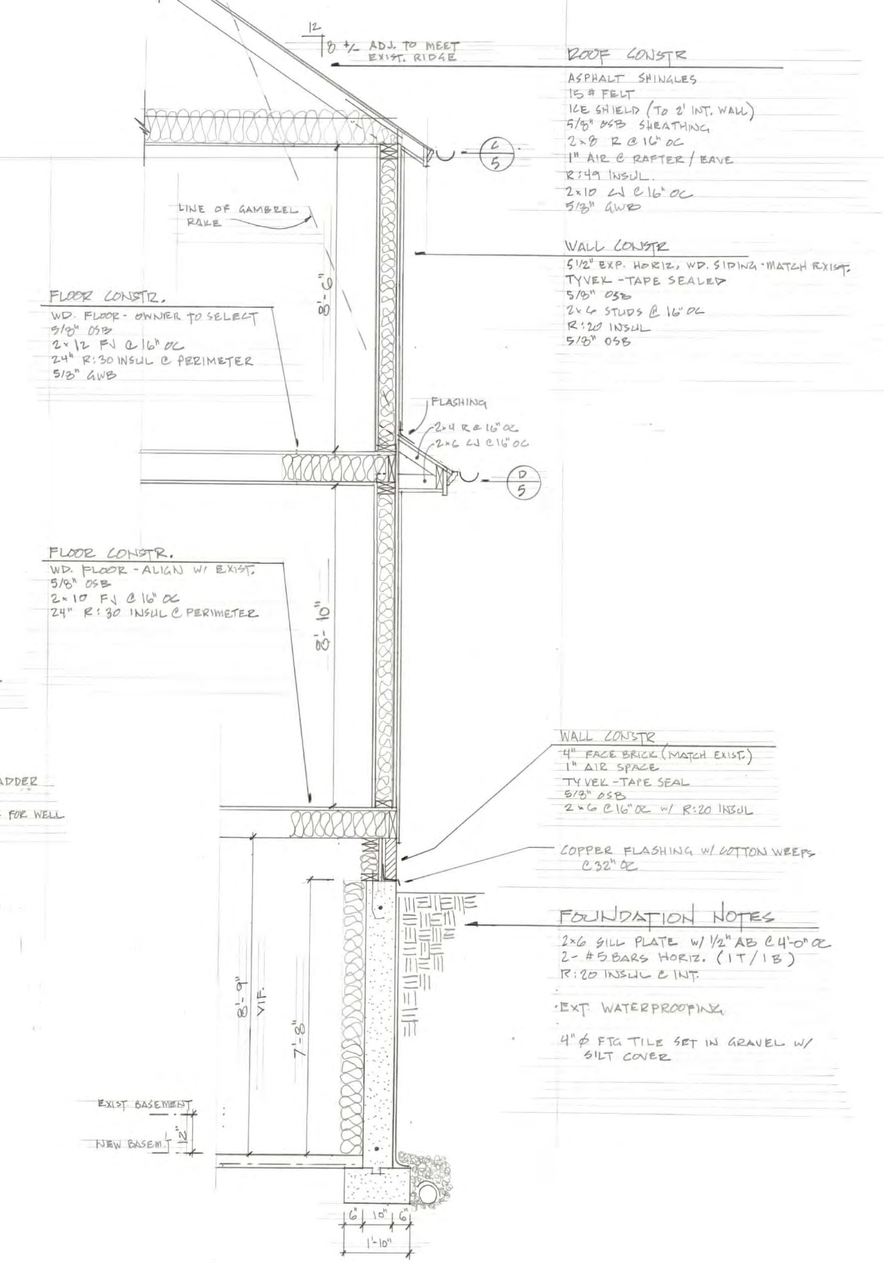


FOUNDATION PLAN 1/4" = 1'-0"



SECTION A/2
1/2" = 1'-0"

Structural Notes

Beam Location:

SPAN: 9'

LOAD: 9' x 13' x 60 psf = 7020#

Alt: 18' x 13 x 60 = 14.04k

Beam Size: W8 x 10

Beam Type: Alt W10 x 19 16.7k .84

Allowable Load: 13.6k

Deflection: Δ.25

Structural Notes

Joist Location: Basement

SPAN: 13'

LOAD: 40/20

Joist Size: 2x10 @ 16

Joist Type: DF #2

Allowable Span: 14'-1"

Deflection: R502.3.1(2)

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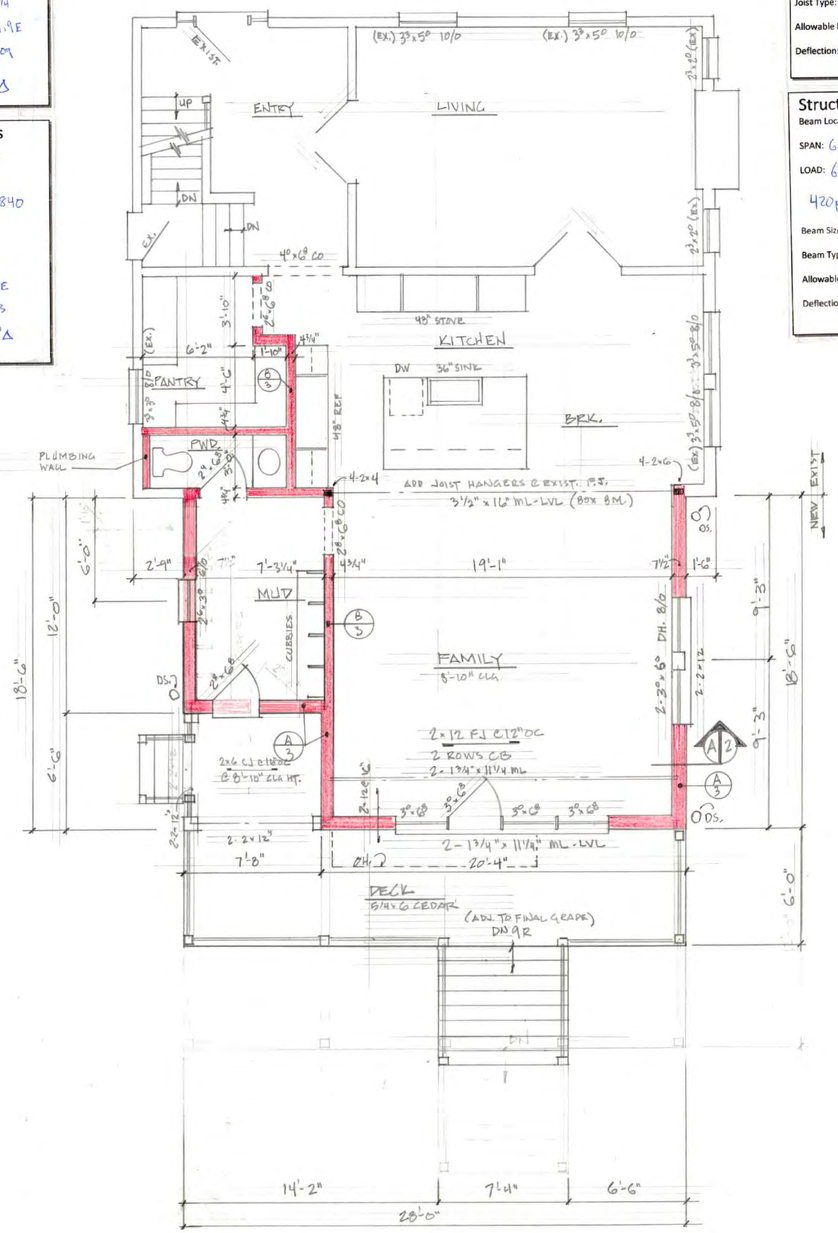
SHEET
2
ZB Developments

Structural Notes
Beam Location: Fam. Rm. Door
SPAN: 12'
LOAD: 12.9 × 60 = 6480
540 plf.
Beam Size: 2 – 1¾ × 11¼
Beam Type: ML LVL 1.9E
Allowable Load: 442/309
Deflection: ℓ/360 .4" Δ

Structural Notes
Beam Location: FAMILY
SPAN: 19'
LOAD: 19 × 6 × 60 = 6840
360 plf.
Beam Size: 3½" × 16"
Beam Type: ML LVL 1.9E
Allowable Load: 573/393
Deflection: ℓ/360 .63" Δ

Structural Notes
Joist Location: Fam. Rm.
SPAN: 19'
LOAD: 40/20
Joist Size: 2 × 12 @ 12" oc
Joist Type: DF #2
Allowable Load: 40/20 18'-10"
Deflection: ℓ/360 .63" Δ

Structural Notes
Beam Location: Dining hang & porch
SPAN: 6'
LOAD: 6 × 7 × 60 = 2520 #
420 plf.
Beam Size: 2 × 12
Beam Type: DF #2
Allowable Load: 6264
Deflection: ℓ/360 .2" Δ



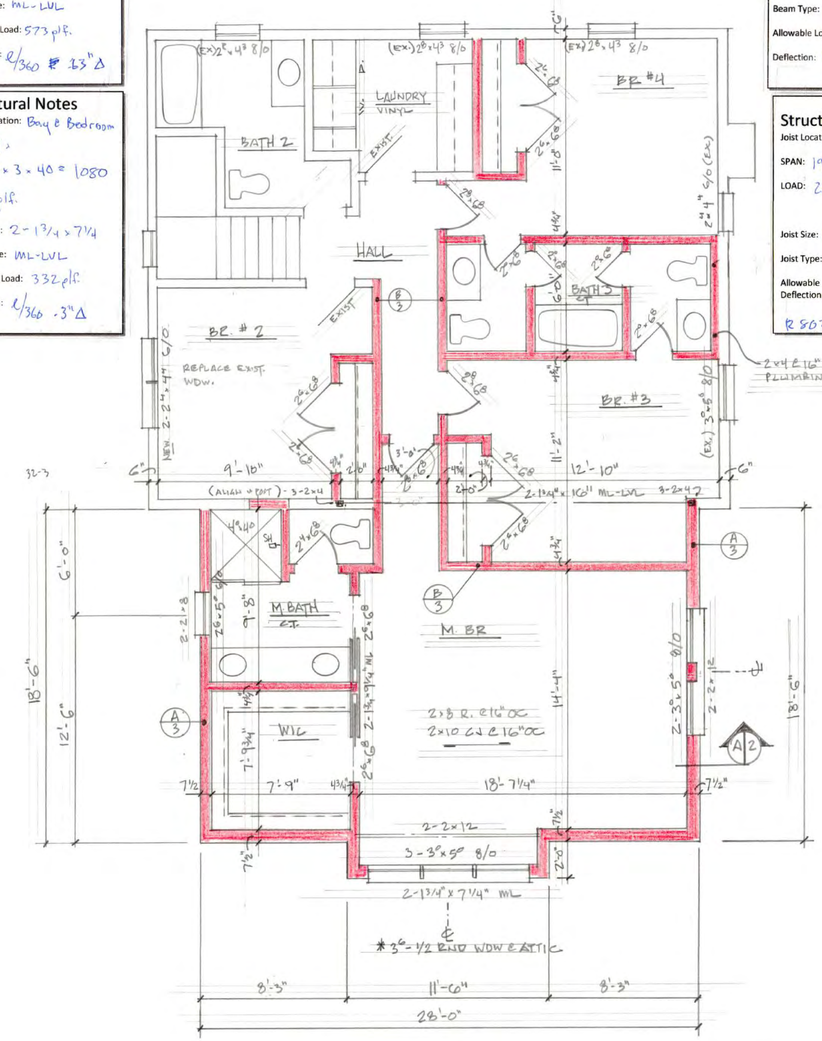
FIRST FLOOR PLAN 1/4" = 1'-0"
EXIST: 871 SF NEW: 469 SF TOTAL: 1340 SF

Structural Notes
Beam Location: 2nd Floor - Old/New
SPAN: 19'
LOAD: 14 × 13 × 40 = 9880
520
Beam Size: 2 – 1¾ × 16
Beam Type: ML-LVL
Allowable Load: 573 plf.
Deflection: ℓ/360 .63" Δ

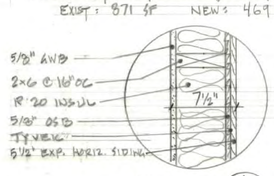
Structural Notes
Beam Location: Bay & Bedroom
SPAN: 9'
LOAD: 9 × 3 × 40 = 1080
120 plf.
Beam Size: 2 – 1¾ × 7¼
Beam Type: ML-LVL
Allowable Load: 332 plf.
Deflection: ℓ/360 .3" Δ

Structural Notes
Beam Location: Sliding Pocket Doors e M. BR.
SPAN: 10'
LOAD: 10 × 13 × 40 = 5200
520 plf.
Beam Size: 2 – 1¾ × 9¼
Beam Type: ML-LVL
Allowable Load: 882 plf
Deflection: ℓ/360

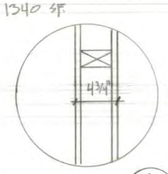
Structural Notes
Joist Location: M. BR.
SPAN: 19
LOAD: 20 LL ℓ/240
Joist Size: DF #2
Joist Type: 2 × 12 @ 16
Allowable Load: 19'-10
Deflection .95" Δ
R 802.4(2)



SECOND FLOOR PLAN 1/4" = 1'-0"
EXIST.: 871 SF NEW: 541 SF TOTAL: 1412 SF



WALL A 3
1½" = 1'-0"



WALL B 3
1½" = 1'-0"

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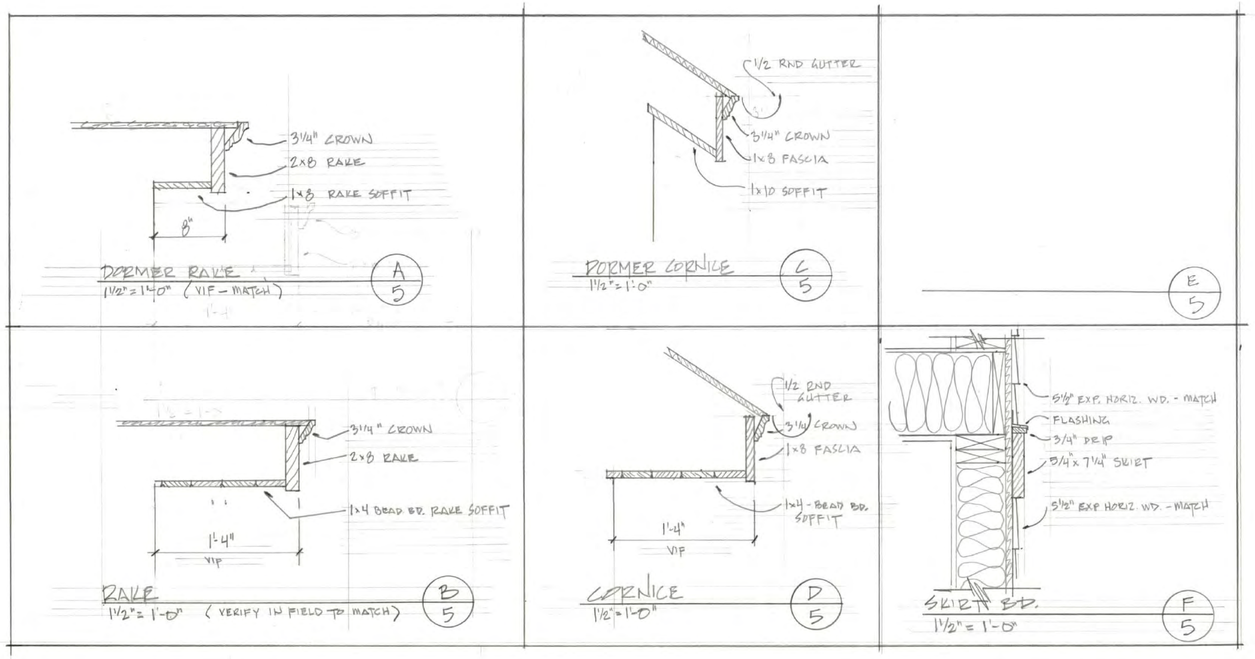
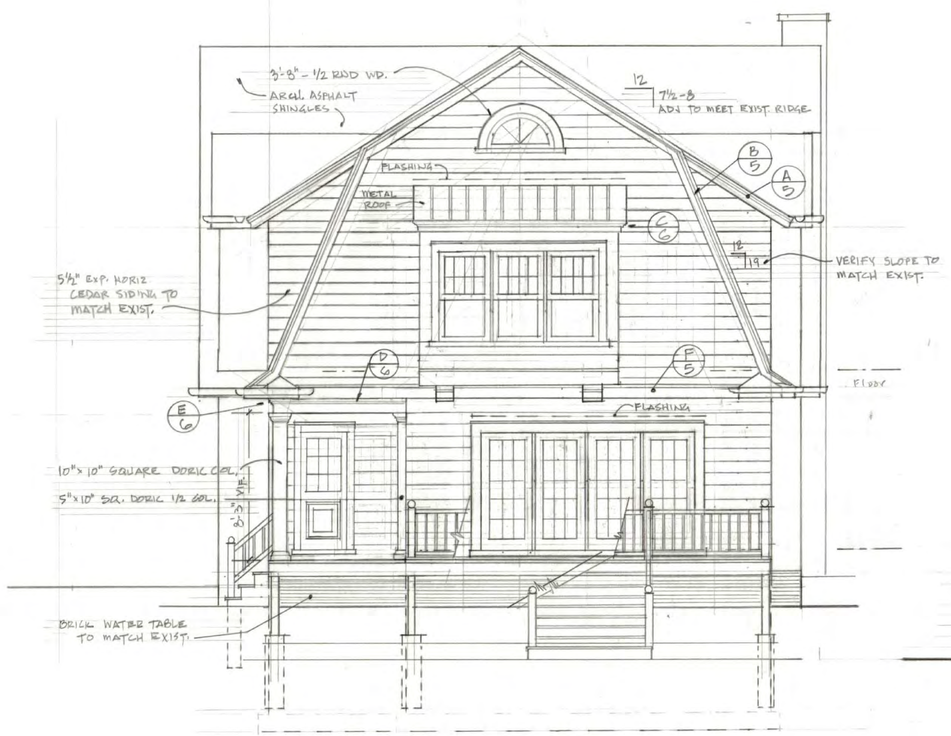
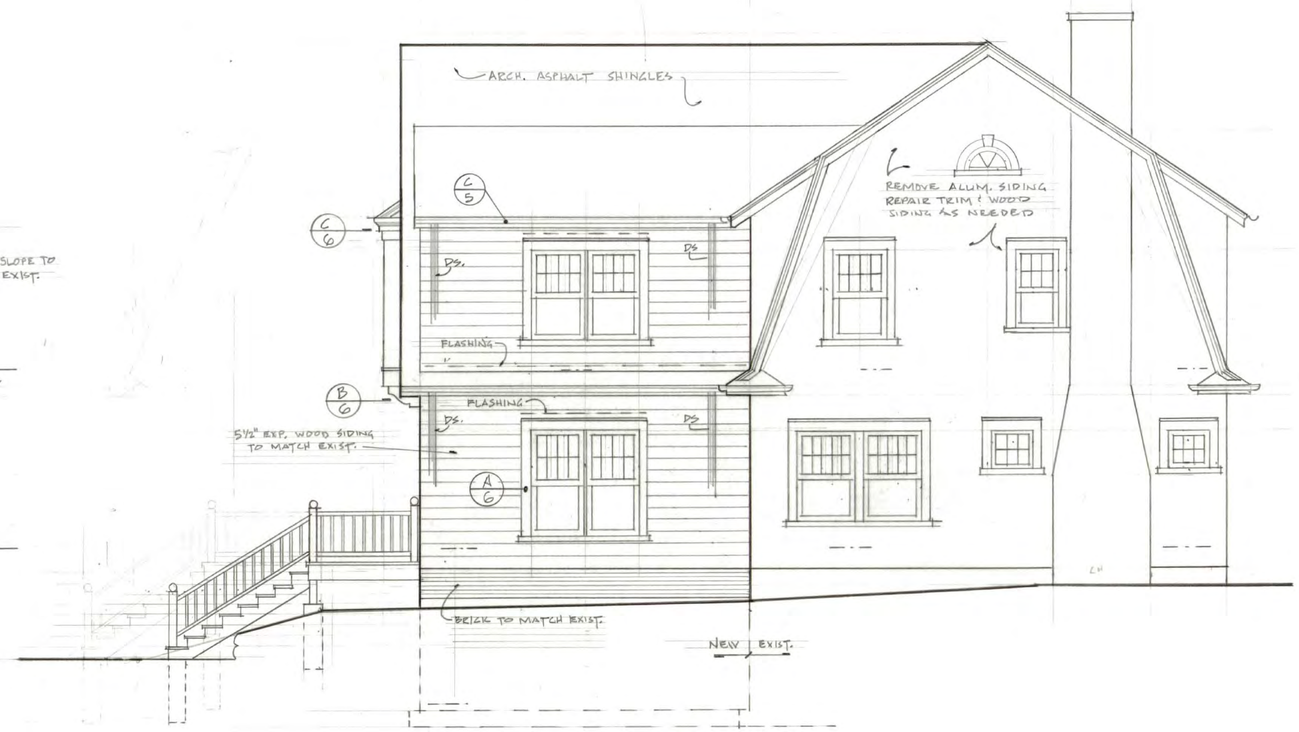
SHEET
3
ZB Developments
OF 8





REAR ELEVATION (SOUTH) 1/4" = 1'-0"



LEFT SIDE ELEVATION (EAST) 1/4" = 1'-0"

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SHEET
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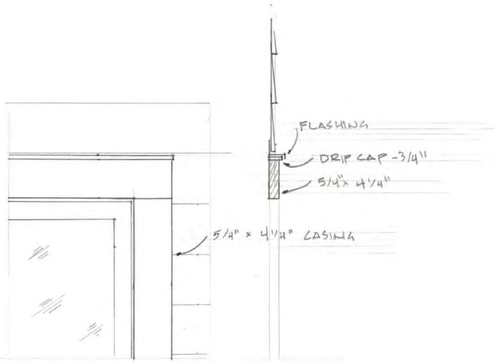
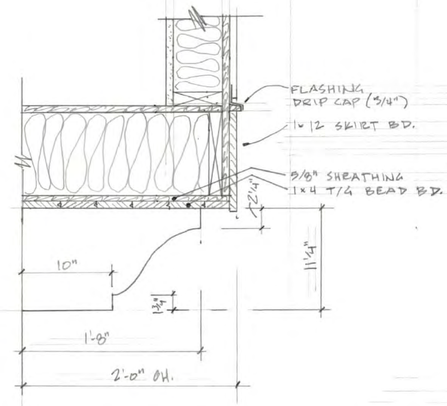
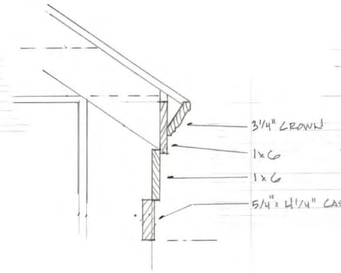
ZB Developments



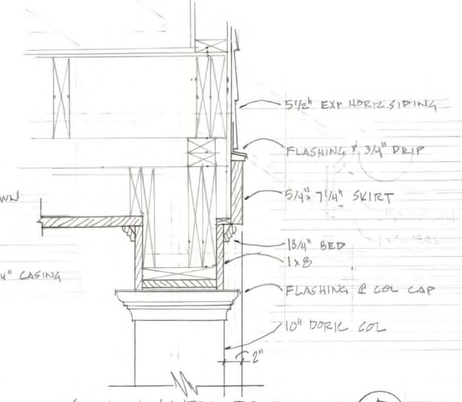
CASING DETAIL (A/6)
1 1/2" = 1'-0"



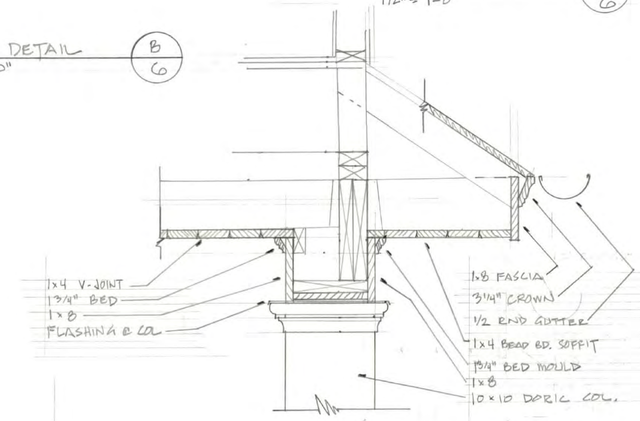
BRACKET DETAIL (B/6)
1 1/2" = 1'-0"



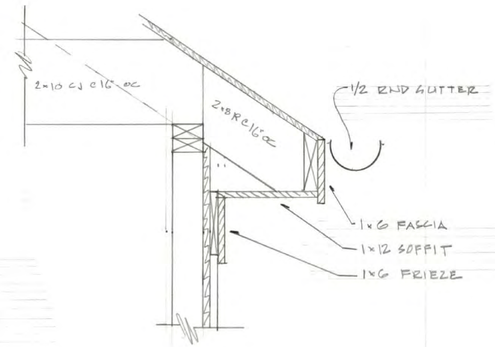
BAY DETAIL (C/6)
1 1/2" = 1'-0"



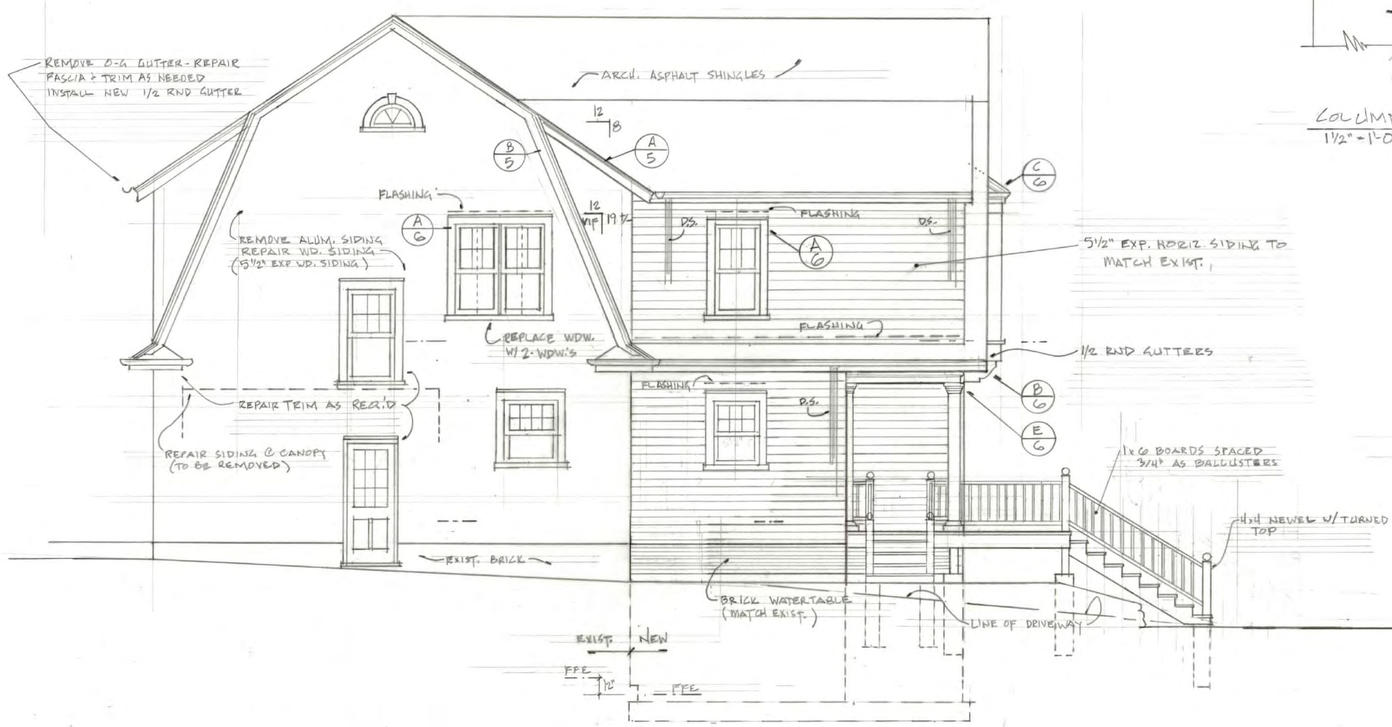
COLUMN-LINTEL DETAIL (D/6)
1 1/2" = 1'-0"



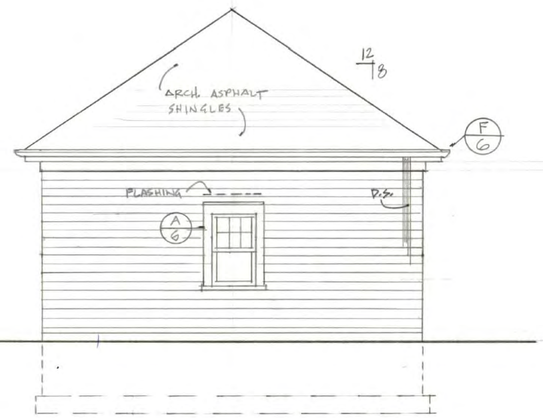
COLUMN-EAVE DETAIL (E/6)
1 1/2" = 1'-0"



GARAGE CORNICE (F/6)
1 1/2" = 1'-0"



RIGHT SIDE ELEVATION (WEST)
1/4" = 1'-0"



NEW GARAGE - SEE SH.

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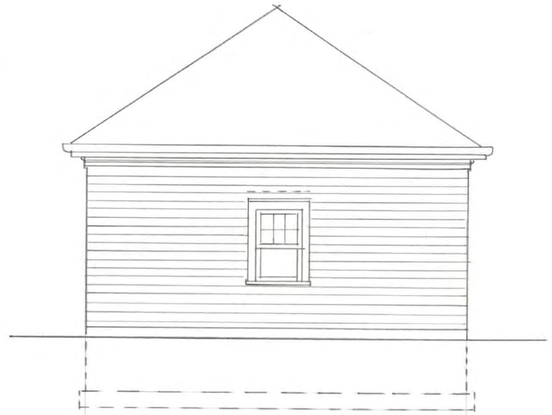
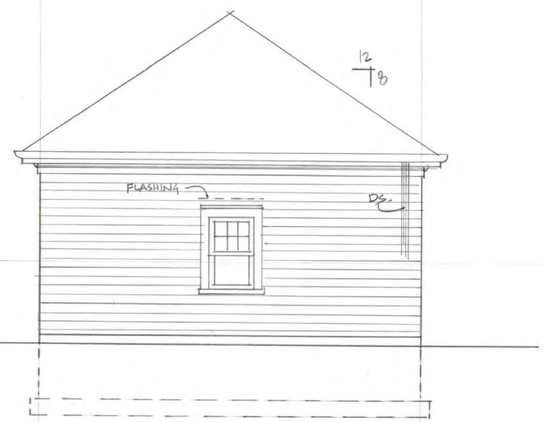
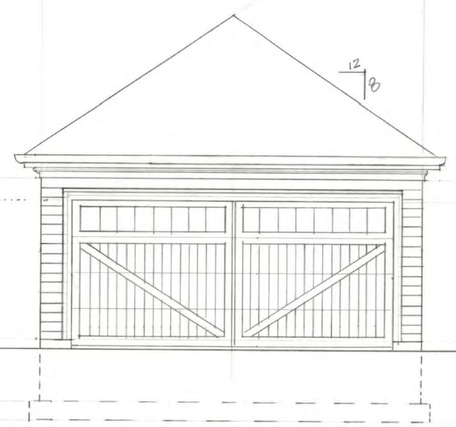


REAR ELEVATION (SOUTH) 1/4"=1'-0"



RIGHT SIDE ELEVATION (WEST) 1/4"=1'-0"



FRONT ELEVATION (NORTH) 1/4"=1'-0"

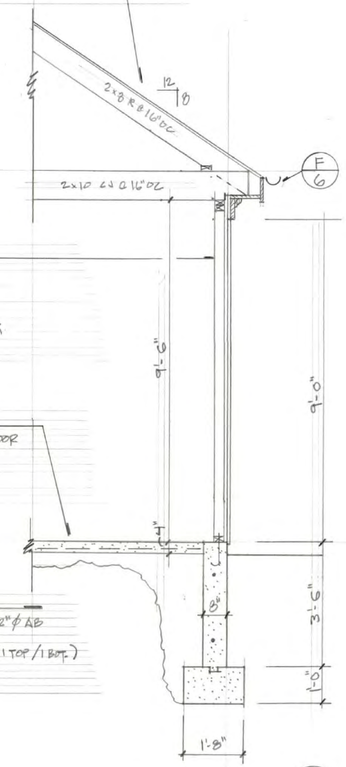
LEFT SIDE ELEVATION (EAST) 1/4"=1'-0"

ROOF CONSTR
ASPHALT SHINGLES
15# FELT
5/8" OSB
2x8 R @ 16" OC
2x6 CT @ 32" OC
2x10 C.J. @ 16" OC

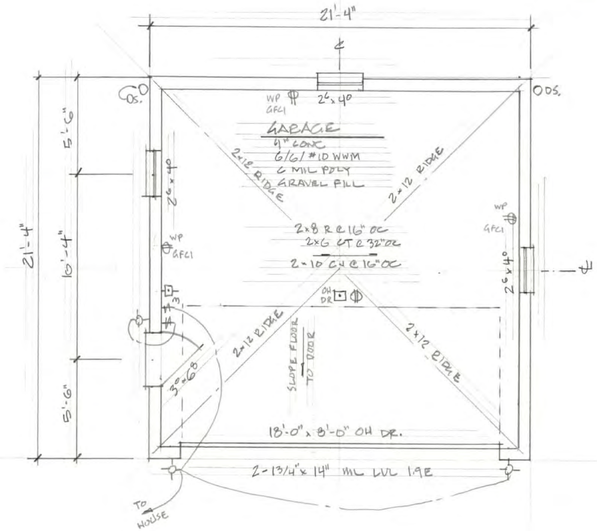
WALL CONSTR
2x4 STUDS @ 16" OC
5/8" OSB
TYVEK / TAPE SEAL
5 1/2" EXP. HORIZ. SIDING

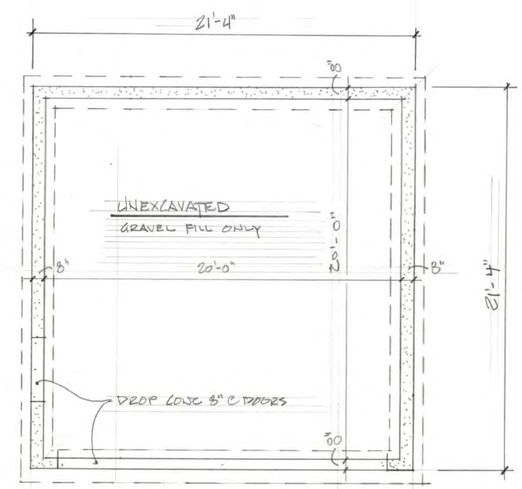
FLOOR CONSTR
4" CONC - SLOPE TO DOOR
C/6/#10 WWM
6 MIL POLY.
GRAVEL FILL

FND. NOTES.
P.T. 2x4 SILL PL w/ 1/2"ø AB @ 4' OC (12" @ CORNERS)
2-#5 BARS HORIZ. (1 TOP / 1 BOT.)



SECTION
1/2"=1'-0"
A
7





Structural Notes

Beam Location: Garage

SPAN: 18'

LOAD: 18 x 11 x 35 = 6930

385

Beam Size: 2-1 3/4 x 14 ML

Beam Type: ML-LVL

Allowable Load: 488 plf.

Deflection: L/360 .6" Δ

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BARRINGTON
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ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 20-10: 340-360 W. Northwest Highway – FINAL DETAILS

Date: June 11, 2020

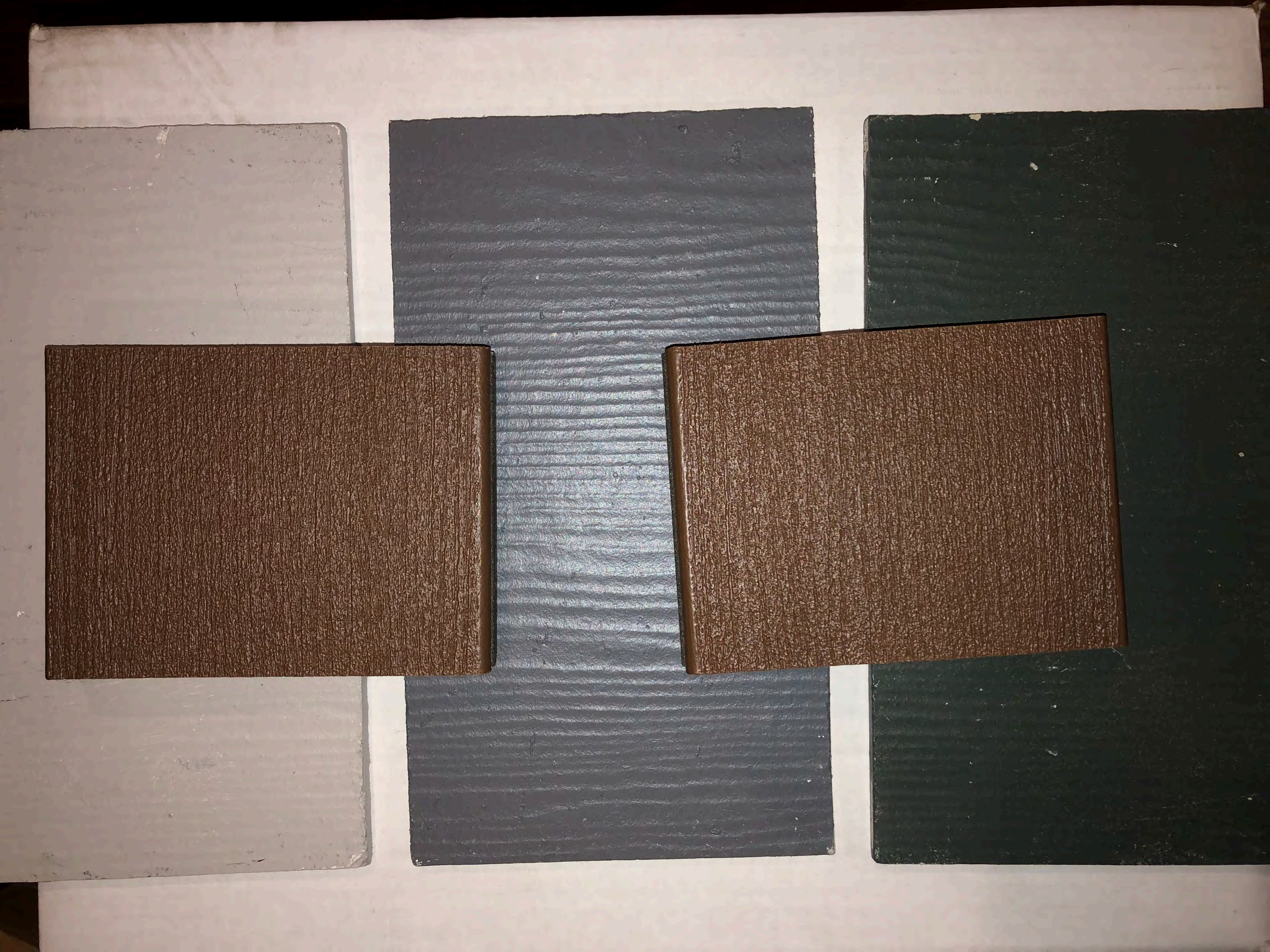
On May 28, 2020, the ARC recommended approval of a Certificate of Approval for exterior modifications to the commercial building at 340-360 W. Northwest Highway subject to final details review of several items.

1. **A window trim detail and section must be submitted to the ARC for review as a final detail**.
   A window section detail has been provided and is attached.

2. **A sample of the final color selection must be submitted to the ARC for review as a final detail.**
   The Petitioner was originally proposing the color "Wrought Iron" for the composite panels. After further review, the Petitioner has decided to use the lighter gray color "Deep Silver". A color sample is attached. A picture of the composite wood sample is also attached. Please note that the colors shown with the wood sample are not the exact color that has been selected. The purpose of the photo is only to illustrate the color of the wood sample.

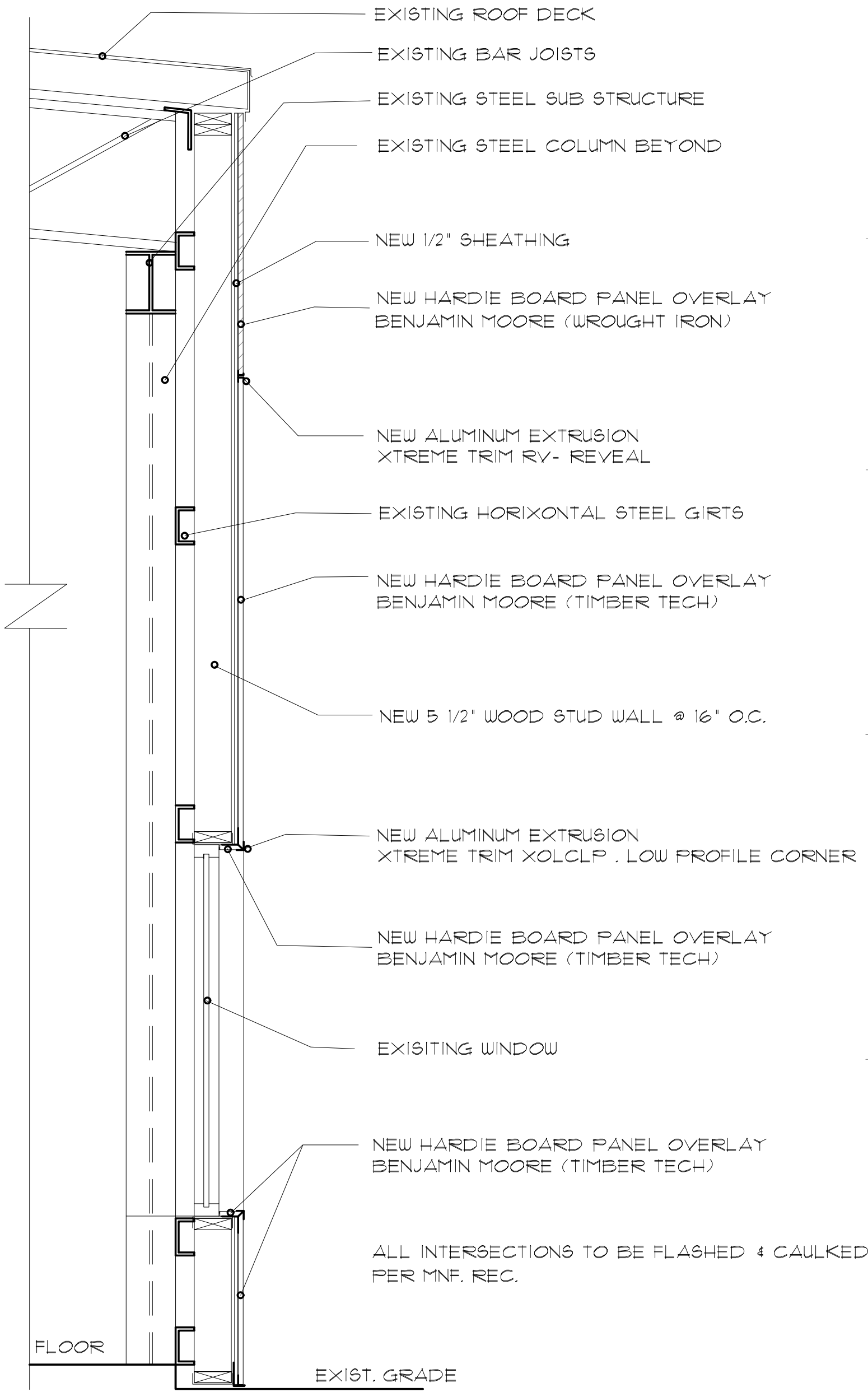
The following documents are attached:

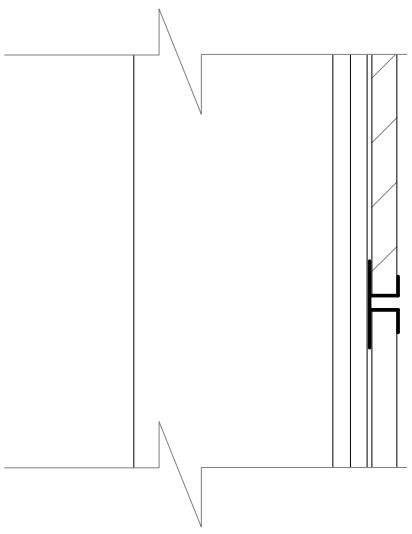
- Window section detail
- Paint color sample
- Photo of composite wood sample



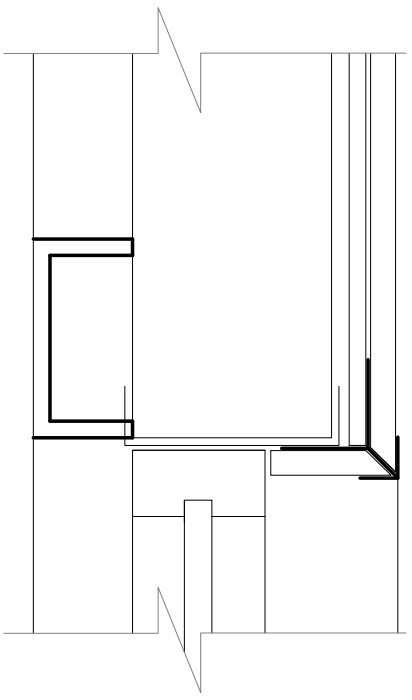
GARFIELDS BEVERAGE WAREHOUSE EXTERIOR REMODELING

340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL





ENLARGED
REVEAL DETAIL



ENLARGED
HEAD DETAIL

1 TYPICAL EXTERIOR REMODELED WALL SECTION

A-5

WALL SECTION

GARFIELDS BEVERAGE WAREHOUSE
EXTERIOR REMODELING
340 WEST NORTHWEST HIGHWAY
BARRINGTON, IL

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ARCHITECTURE · PLANNING · DESIGN · BUILD
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5-4-20	FOR REVIEW

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ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: Administrative Referral – 201 W. Station Street

Date: June 11, 2020

Staff is seeking feedback from the ARC on whether the proposed board shutter design is appropriate for the architectural style of the contributing structure at 201 W. Station Street. The Historic District survey sheet indicates that the house was originally folk but has since been renovated into a colonial revival style. The exterior façade of the house is all wood shingles, a bay window has been added and the front entrance enclosure has also been added. The house also has a front loading attached one car garage. It is clear that this structures has many different elements of many architectural designs, some historic and some not. The property owner is attempting to provide some cohesiveness to the house while enhancing the charm and curb appeal. The property owner intends to install appropriately sized shutters in the correct manner required by the Design Guidelines. The property owner is also planning to restore original window trim details.

The following documents are attached:

- Proposed Shutter Design & Photos
- Historic District Survey Sheet

REPLACE EXT. CASING W/ 5/4" x 4 1/4"

ADD SHUTTERS - 1/2 WDW OPEN'G

REMOVE ALUM @ TRIM & REPAIR AS REQ'D

MOVE GUTTER AT SHUTTER

FRONT ELEVATION

REMOVE ALUMINUM @ TRIM
REPAIR AS NEEDED

SHUTTERS -
1/2 WDW OPENG

REPLACE ALL
EXT. CASING
W/ 5/4" x 4 1/4"
(MATCHING REAR
2ND FLOOR WDW)

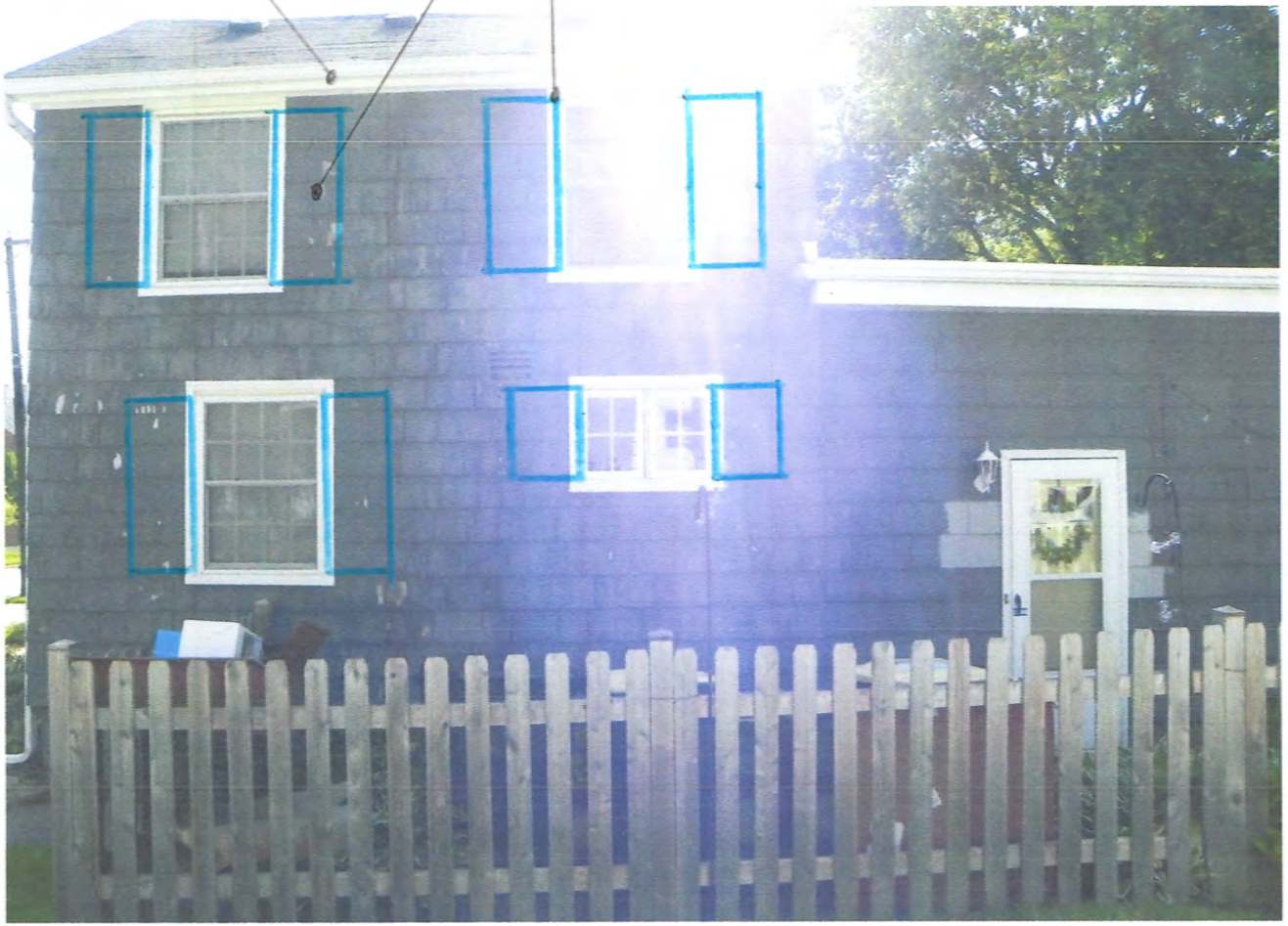
REAR ELEVATION

REPLACE WDW CASING W/ 5/4" x 4 1/4"
ADD SHUTTERS - 1/2 OPEN WIDTH.
REMOVE ALUM. @ TRIM
& REPAIR AS REQ'D

LEFT SIDE ELEVATION

REPLACE WDW CASING W/ 5/4" x 4 1/4"
ADD SHUTTERS - 1/2" OPEN WIDTH

REMOVE ALUM @ TRIM
REPAIR AS REQ'D



RIGHT SIDE ELEV.

PROPOSED SHUTTERS

201 W. Station Street – Contributing

Located at 201 W. Station Street is the James Creet House. This side-gabled Colonial Revival dwelling was originally more likely a Folk house, built prior to 1853 and moved to the southwest corner of Cook and Station Streets around 1857. The building was moved to its present location in 1917 and was remodeled into its present Colonial Revival form ca. 1940. The original partial-width porch on the main façade has been removed and replaced with a small gabled enclosed entry bay. The house has a gable asphalt shingle roof, a continuous rock-faced concrete block foundation, a ca. 1940, interior brick chimney and an exterior of masonite siding. On the main (N) elevation is a ca. 1940, enclosed gable roof entry bay with a ca. 1940, wood panel door beneath a four-light transom. On the east and west elevations of the entry bay are circular, nine-light sectioned wood windows. The first floor of the main façade has a large bay window with a central, thirty-six light glass and wood window flanked by four-over-four double hung wood sash windows and a wood base. The other windows in the dwelling are eight-over-eight double hung wood sash and date to the 1940s. On the rear of the dwelling is an original, single-story, frame wing.

On the east elevation of the dwelling is a one-story attached garage built ca. 1940. It has a flat roof, an exterior of masonite siding and a six-light and eighteen-wood panel glass and wood overhead track garage door on the north elevation.

Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary

Date: May 14, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant
Andrew Binder

Call to Order
Chairperson O'Donnell called the **virtual** special meeting through ZOOM to order at 6:00 p.m.

Roll call noted the following: Leslie Haynes-Eiring, absent; Tim Renaud, present; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Old Business

ARC 19-11: 540 S. Hough Street – Final Details
PROPERTY OWNER: Michael Hoffman, 540 S. Hough Street, Barrington, IL 60010
APPLICANT: Michael Hoffman, 540 S. Hough Street, Barrington, IL 60010

The Petitioner is seeking final details approval for certain front porch modifications. Michael Hoffman, the Petitioner, joined the meeting to take any questions from the Commission.

Chairperson O'Donnell asked the Commission if they have any concerns or questions on the final details. He continued that he does not have any concerns with the proposal.

Jennifer Tennant outlined the overall scope of the project. She indicated that the front porch stairs, front porch stair posts, skirting and stair post lights will be redone. Jennifer asked Michael if he is intending to repair the existing porch columns.

DRAFT

Mr. Hoffman indicated that the main porch columns are in pretty good shape, but one column's base has started to rot away. He plans to temporarily support the roof and then machine new pieces to match the existing to repair the base.

Chairperson O'Donnell pointed out that it is okay if the Petitioner wants to use a new like material.

Ms. Tennant confirmed with Mr. O'Donnell and indicated that if a new column is used it should match the original porch column.

Mr. Hoffman stated that with the mold rioting away the column, he wants to match the existing profile with new materials.

Chairperson O'Donnell stated that he would entertain a motion to approve the final details as presented.

Mr. Hoffman indicated that he was not certain about using a light on top of the stair columns and would have a better feeling once the porch is complete. He asked the Commissioners if they would prefer either way of having a light on top of porch stair posts or not.

The Commissioners all agrees that they did not have a preference and with or without is OK.

Mr. Hoffman indicated that he is using the 3 ½ inch beaded soffit material for the skirting and wants to add an access door on the south side of the porch. He asked the Commission if they were okay with the access door if it blends in with the porch.

Chairperson O'Donnell indicated that he was okay with the access door.

Vice-Chairperson Coath asked Mr. Hoffman what material is being used for the skirting.

Mr. Hoffman replied that the skirting is the 3 ½ or 3 ¾ inch beaded soffit, same as the porch celling material.

Vice-Chairperson Coath asked Mr. Hoffman why he would not use a typical skirting material like a spaced board that is 1x3 board with a 3 ½ inch spacing between them.

Chairperson O'Donnell stated that he understands Vice-Chairperson Coath's question because it would be typical, but states that he does not have a concern with the request. He indicated that the request is unusual, but an interesting use of materials.

Mr. Hoffman stated that if the boards were 1x4, he would not want to have any space in between the boards to help protect from critters from getting underneath the stairs and the porch.

Chairperson O'Donnell suggested to use 4-6" of pea gravel underneath the porch to deter any critters.

DRAFT

Chairperson O'Donnell asked the Commission if they have any further concerns or questions.

Commissioner Plummer motioned and Commissioner Renaud seconded the motion to approve final details of ARC 19-11 for certain front porch modifications.

Roll call vote: Leslie Haynes-Eiring, absent; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

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<u>New Business</u>

ARC 20-07:	**302 W. Main Street – Public Hearing**
PROPERTY OWNER:	GC Equity LLC, 338 Roslyn Road, Barrington, IL 60010
APPLICANT:	George Csahiouni, 338 Roslyn Road, Barrington, IL 60010
ARCHITECT:	Kolbrook Design, Inc., 828 Davis Street, Evanston, IL 60201

The Petitioner is seeking approval of a Certificate of Appropriateness for the demolition of the existing contributing detached garage and construction of a new noncontributing detached garage. Steven Kolbrook, from Kolbrook Design, presented to the ARC.

Chairperson O'Donnell asked Staff to review the request with the Commission.

Ms. Tennant started off by saying that this is a unique request and indicated that the applicant is requesting to demolish a contributing structure. She continued that there is some evidence that garage was maybe incorrectly classified, but the application for the demolition request meet the standards regardless of the incorrect classification. Ms. Tennant stated that she and Chairperson O'Donnell visited the site and did an inspection of the garage. Chairperson O'Donnell's notes from the inspection are included the Staff Report. Ms. Tennant indicated that the garage is currently in poor condition, which is due to poor construction of the garage. She believes that the construction methods of the garage and the modifications that have been made to the garage have taken away any contributing status. Ms. Tennant indicated that there is some modern lumber is being used, the whole roof has been replaced, there is no fascia/soffit, the framing is set very wide and the plate and rafter ties are insufficient; she indicated that all of these items are causing the structure to lean. Ms. Tennant stated that if the existing garage were to be repaired, it would need to be rebuilt and would essentially be a new garage. Ms. Tennant concluded that Staff is recommending approval of demolition of the contributing structure based on the standards. She also pointed out the additional request from the applicant for construction of a new garage.

Mr. Kolbrook indicated that he is surprised that the existing garage is still standing. He stated that if the weather gets too bad, the garage will fall down due to the existing disrepair of the structure. He believes the garage is due to be taken down.

DRAFT

Chairperson O'Donnell believes the building was built as a temporary building because it had no sheathing and it would have never been allowed to be built the way it currently stands.

Chairperson O'Donnell agrees that the garage should be demolished and is okay approving the demolition of a contributing structure. All the other commissioners concurred.

Chairperson O'Donnell pointed out on the newly proposed garage that Staff has noted that the roof pitch is a concern and possibly the location of the garage.

Ms. Tennant suggested that the pitch of the garage roof should match the pitch of the house. She also asked the ARC to consider the location of the garage in relation to the primary structure. She stated that the existing garage is five feet away from the house and the proposed garage would be twelve feet.

Chairperson O'Donnell indicated that the lot falls towards the north which may be a concern, but agrees with staff that the pitch of the garage should match the primary structure and is okay with the location.

Vice-Chairperson Coath indicated that it is a good idea to match the garage roof with the primary structure.

Mr. Kolbrook indicated that one of the reasons why he kept the pitch a bit lower was because the garage would be close to the house and didn't want to create a big gable that would face the living room. He indicated that he would not be opposed to moving the garage further away from house and making adjustments that would be compliant with setbacks.

Ms. Tennant indicated that the placement of the garage does not have to be set by the ARC approval and can be relocated to a location that is compliant with the Zoning Ordinance.

Chairperson O'Donnell asked Vice-Chairperson Coath for his opinion on the proposed pitch of the garage.

Vice- Chairperson Coath indicated that he is okay with the proposed pitch to help with site lines, but agrees that moving the garage north would be helpful to give more space.

Chairperson O'Donnell asked Mr. Kolbrook if they could move the garage two feet north.

Mr. Kolbrook indicated he will talk to the property owner about it.

Chairperson O'Donnell stated he wants to rescind his comment on the pitch of the roof and stated that he agrees with Vice-Chairperson Coath on the pitch of the garage roof since it is a secondary structure.

Ms. Tennant asked Mr. Kolbrook to clarify what it means when the plans say "match existing material"? Does that mean wood is being used?

Mr. Kolbrook indicated that it means wood. He continued that he has a sample of the overhead garage door to present to Staff once it has been delivered.

Vice-Chairperson Coath asked the petitioner if it was ever considered two car garage instead of three.

DRAFT

George Csahiouni, the property owner, indicated that they did think about having a two car garage but a three car garage does maximize value. He stated that with the overall work being done to the home, the three car will be more effective.

Vice-Chairperson Coath suggested to the petitioner to find a garage door that eliminates the horizontal muntin because it is a better proportion of light division and would be more historical.

Mr. Kolbrook indicated that he will reach out the manufacture of the garage door to see if it is possible.

Ms. Tennant indicated that the brochure provided shows that option being available.

Chairperson O'Donnell agrees with Vice-Chairperson Coath and indicated that it should be condition.

Mr. Kolbrook indicated that he would be okay with the condition of approval.

Chairperson O'Donnell asked if there was any public comment submitted. Ms. Tennant indicated that no public comments were submitted before the meeting.

Commissioner Plummer motioned to approve ARC 20-07 for the demolition of a contributing structure and to build a new noncontributing structure subject to the conditions of the ARC. Commissioner Renaud seconded the motion:

CONDITIONS

1. Overhead garage door windows must be 3 lites rather than the proposed 3 over 3 pattern. All windows must be simulated divided lites (SDL).
2. All proposed materials and dimensions must be labeled on the permits plans.

RECOMMENDATIONS

None.

FINAL DETAILS

1. A garage door sample must be provided. The proposed garage door is not approved unless a sample has been determined to be incompliance with the Historic Overlay District Design Guidelines.

Roll call vote: Leslie Haynes-Eiring, absent; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 4-0. The motion carried.

# # # # # #

ARC 20-08: **129 Coolidge Avenue – Preliminary Review**
PROPERTY OWNER: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
APPLICANT: ZB Development Group, Inc., 5277 Trillium Blvd., Hoffman Estates, IL 60192
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

DRAFT

The Petitioner is seeking the reclassification of the accessory structure from contributing to non-contributing status as well as a Certificate of Appropriateness for the construction of a new noncontributing detached garage and the construction of an addition to the rear of the existing contributing primary structure.

Ms. Tennant indicated the initial thought was to reclassify the existing garage, but further research has shown that the garage was properly classified as contributing. She stated that staff would be recommending the demolition of a contributing structure rather than the reclassification. She continued that she is still conducting some preliminary research on the garage and that Vice-Chairperson Coath and Chairperson O'Donnell have been out to inspect the garage. She also stated that Mark Swanson was able to provide some analysis on the structural condition of the garage. The garage has structural issues which is causing movement of the garage. She indicated that it would be difficult to repair in any meaningful way. Ms. Tennant continued that six of the seven demolition standards will need to be meet.

Ms. Tennant indicated that some modern lumber is used on the garage, which has led her to believe that the roof structure has been rebuilt. Ms. Tennant indicate that she did find the original garage permit and the garage was built in 1926.

Chairperson O'Donnell stated he inspected the garage and is convinced that the garage cannot be saved.

Vice-Chairperson Coath stated that he visited the site and indicated that these types of garages are rather fragile and cannot stand the type of movement it has taken which has caused the garage to be structurally unsound.

Ms. Tennant indicated that she will put together all the comments to formally address the standards for the final meeting.

Commissioner Plummer states that she trusts the Commissioner's evaluation of the garage and is okay with having this historical building demolished.

Ms. Tennant continued that the applicant is also requesting the construction of a new garage and an addition off the rear of the building.

Chairperson O'Donnell agrees with staff's comments within the Staff Report and agrees that windows are missing on the right side elevation and should be addressed.

Mark Swanson, the architect for the proposal, indicated that he took more freedom on the right side of the house and the windows are more determined by what on the inside of the home. He continued that the left side has more structure.

DRAFT

Vice-Chairperson Coath indicated that he is okay with arrangement of the windows on the right side since they are in the back of the building.

Commissioner Plummer thinks the windows are a little unbalanced on the right side, but understands the reasoning.

Mr. Swanson said he could make some adjustments to the layout to have an additional window on the addition to help balance everything out.

Commissioner Plummer thinks that once this house is being sold, someone might think the house is odd because there is not a window located on that elevation.

Mr. Swanson thinks that adding a window is an easy fix.

Ms. Tennant indicated that the addition of a window can be a recommendation. She continued that she wanted to point out the different type of muntin patterns proposed.

Mr. Swanson explains that windows on the left side are 10 over 1, the existing windows on the second story on the front elevations are 6 over 1, and the existing second floor front elevation windows are 8 over 1

Ms. Tennant asked Mr. Swanson if all the windows will be replaced.

Mr. Swanson indicated that he does not know if the windows will be replaced, but hopes the homeowners will keep the existing windows. Mr. Swanson continued that there is a small brick water table as the grade drops towards the rear yard and the addition will match the existing house.

Chairperson O'Donnell asked Mr. Swanson if he could line the brick up in the same plane. Mr. Swanson confirmed.

Chairperson O'Donnell suggests that it is inappropriate to have a deck on this house and would prefer to have a set of stairs that lead to a patio.

Ms. Tennant indicated that the grade might be too crazy for a patio.

Chairperson O'Donnell suggests that many people want more privacy and that decks are too high up and do not give a lot of privacy.

Vice-Chairperson Coath suggests a lentil on the column on the rear elevation of the addition.

Ms. Tennant indicated that the final scope of restoration on the original structure should be labeled on the final plans.

DRAFT

Mr. Swanson agreed with all suggestions. He continued that aluminum siding will be removed and the wood siding underneath seems to be in good condition. He also stated that the existing trim is all intact and also in good shape and the gutters will be removed and replaced with half rounds. He stated that a full detail of the restoration work will be shown on the final plan.

# # # # # #

Approval of Minutes

January 9, 2020; January 23, 2020; March 12, 2020

The January 9, 2020, January 23, 2020 and March 12, 2020 meeting minutes were unable to be approved as the appropriate Commission members 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 Plummer and seconded by Commissioner Renaud to adjourn the meeting at 6:54 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT

Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary

Date: May 28, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice-Chairperson
Tim Renaud, Commissioner
Karen Plummer, Commissioner
Leslie Haynes-Eiring, Commissioner

Staff: Jennifer Tennant
Andrew Binder

Call to Order
Chairperson O'Donnell called the **virtual** special meeting through ZOOM to order at 6:00 p.m.

Roll call noted the following: Leslie Haynes-Eiring, present; Tim Renaud, absent; Crystal DiDomenico, absent; Kevin Connolly, present; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Old Business

New Business

ARC 20-10: **340-360 W. Northwest Highway – Public Hearing**
PROPERTY OWNER: GPB LLC – David Garfield
PETITIONER: Barrington Cardinal Warehouse LLC – Adam Silverstein
ARCHITECT: Psenka Architects

The Petitioner is seeking approval of a Certificate of Approval for exterior façade modifications to the existing building in the B-1 General Business District. The Petitioner is proposing to implement a more modern building façade through the use of smooth cementitious panels with composite wood accents and metal awning structures.

DRAFT

Chairperson O'Donnell indicated that he carefully reviewed the Staff Report and agrees with Staff's findings. He continued that final details will be required for the window and door trim. He believes that the only discussion needed would be the color of the building.

Adam Silverstein, the Petitioner, indicated that the building is in need of some repairs after finalizing the purchase of the buildings. He stated that the goal of the remodel is to make the building more ascetically appeasing with a material that is easier to maintain. He continued that there are three different color variations to choose from and the wood is a Timberteck. He stated that they are going to go with the wrought iron color from Benjamin Moore.

Commissioner Renaud joined the meeting at 6:04pm.

Paul Psenka, the architect for the proposal, discussed the aluminum extrusions that will be used at the corner of the windows for the panels. He indicated that the panels will give a sleek, modern and contemporary feel to the design. He continued by reviewing the materials and paint being used for the building's modifications.

Jennifer Tennant asked the Commission if they would like a detail for final details review of the edging around the doors and windows.

Vice-Chairperson Coath indicated that the edging around the doors and windows occurs at the siding. He asked if the siding is lap siding.

Mr. Psenka stated that the siding is lap siding. He continued that once they pull the old corrugation off the building before the metal panels and will have only the steel left on the building. He stated the steel wall will have to be resurfaced and the doors and windows will also have to be reframed that will add some thickness.

Vice-Chairperson Coath asked if the lap siding will butt into the jam.

Mr. Psenka indicated that the siding will return into the jam corners. He stated the windows would also be like a reset window.

Vice-Chairperson Coath indicated that it would be best to provide a window trim detail as a final detail.

Chairperson O'Donnell said that a couple of sections would be sufficient as a final detail. Ms. Tennant confirmed.

Commissioner Connolly asked if the store front is moving from the existing plane.

Mr. Psenka answered that the storefront will remain in the same plane.

DRAFT

Chairperson O'Donnell indicated that a simple section detail is needed and the only concern remaining is the color.

Ms. Tennant stated that the only comment staff has is that the Zoning Ordinance says there should be window trim. She noted that the section detail of the trim as a final detail would be sufficient. She continued by saying that the ARC must approve colors with of certain darkness level and the color proposed would fall into that requirement.

Mr. Silverstein indicated that the existing trim that is black will remain black and the color of the panels of the building will be wrought iron color from Benjamin Moore.

Chairperson O'Donnell asked if the panels will be artificial wood gain?

Mr. Silverstein stated that the James Hardie panels will be smooth.

Ms. Tennant indicated that the material is actually decking.

Chairperson O'Donnell stated that the ARC prefers that the smooth side is shown.

Commissioner Haynes-Eiring asked if the panel color is consistent throughout.

Mr. Psenka indicated that the panel color is consistent.

Commissioner Haynes-Eiring stated that if the panels were real wood, it would vary in color and she believes the consistent color would be more monolithic.

Commissioner Plummer would like to see samples of the proposed color.

Ms. Tennant said she would collect some sample colors and provide them in the next packet to the ARC.

Commissioner Connolly believes there is a lot of details in the canopy and thinks it could be more simplified.

Mr. Silverstein stated that they went through a variety of awnings and they settled with the proposed awnings.

Commissioner Plummer stated that she liked the proposed awning and will help with the sun from coming into the store.

Commissioner Renaud indicated that the canopy may be too long and thinks breaking up the canopy into sections on the front façade will center the building and will draw people towards the door.

DRAFT

Commissioner Plummer likes the clean look of the awning. She indicated that she believes the building will merge the look into the community and is a wonderful improvement from the existing building.

Commissioner Renaud stated that it might be good to raise the front canopy or make it larger to make a more significant impression on the building.

Commissioner Haynes-Eiring stated that she understands Commissioner Renaud's comment, but believes the awning is fitting for the contemporary appearance.

Vice-Chairperson Coath agreed with Commissioner Haynes-Eiring.

Mr. Silverstein indicated that the Benjamin Moore color code is 2124-10.

Commissioner Haynes-Eiring and Commissioner Plummer indicated that they will review the color at the paint store. Commissioner Plummer indicated that she would like to see the colors before it is approved.

Ms. Tennant asked the Commission if they are comfortable with approving the color scheme subject to color samples being provided as a final detail at the next ARC meeting. She stated that the timeline would not be delayed because the ARC's recommendation still requires Board of Trustee approval.

The Commissioners agreed.

Vice-Chairperson Coath asked if the siding and Hardie panels will be in the same plane.

Mr. Psenka confirmed that the siding and Hardie panels will be in the same plane and will provide a section of the wall with the final details.

Chairperson O'Donnell asked the Commission if they have any further concerns or questions.

Chairperson O'Donnell asked if there was any public comment submitted. Ms. Tennant indicated that no public comments were submitted before the meeting.

Commissioner Plummer motioned to approve ARC 20-10 for the exterior façade modifications to the existing building subject to the conditions set by the ARC. Commissioner Connolly seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, yes; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 6-0. The motion carried.

DRAFT

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Approval of Minutes

January 9, 2020
Commissioner Renaud motioned to approve the January 9, 2020 meeting minutes, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

January 23, 2020
Vice-Chairperson Coath motioned to approve the January 23, 2020 meeting minutes, Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

March 12, 2020
Chairperson O'Donnell suggested edits to page 3 and page 7.

Commissioner Renaud motioned to approve the March 12, 2020 meeting minutes with the suggested edits, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Other Business

Adjournment
There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Commissioner Connolly to adjourn the meeting at 6:41 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT