BARRINGTON
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NOTICE OF A PUBLIC MEETING
OF THE ARCHITECTURAL REVIEW COMMISSION

The Architectural Review Commission of the Village of Barrington will hold a meeting on **Thursday, August 13, 2020 at 7:00 P.M**. **virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
https://www.barrington-il.gov/aug13arc

Webinar ID: 861 1624 2902

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 +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

PUBLIC COMMENT: As the Village of Barrington continues to follow social distancing requirements 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 August 13, 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 16-13: 110 Coolidge Avenue – Final Details**
    The Petitioner is seeking final details approval for modifications to the approved windows for the approved rear addition

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

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

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- **New Business**
  - **ARC 20-16: Materials Review – Andersen 400 Series Windows**
  - **ARC 20-17: 640 S. Grove Avenue – Public Hearing**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of front porch and rear addition to the noncontributing primary structure
  - **ARC 20-19: 142 W. Lake Street – Preliminary Review**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a second story rear addition to the contributing primary structure
  - **ARC 20-20: 148 W. Station Street – Preliminary Review**
    The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of two-story rear addition to the contributing primary structure

- **Approval of Minutes**

- **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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ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 16-13 110 Coolidge Avenue – Final Details

Date: August 13, 2020

The property owner at 110 Coolidge Avenue is seeking approval to modify the approved window division pattern approved for the rear addition.

The front of the house on the original façade (now enclosed) and the enclosed porch have a three-over-one window pattern. The windows on both sides of the house have been replaced with one-over-one windows. The project architect originally proposed primarily three-over-one windows for the addition with several two-over-one windows due to the narrow size of those windows.

The property owner is requesting to modify the approval to utilize one-over-one windows on the addition for better consistency on the sides of the house.

The west side of the addition is not visible from the street. The east side of the addition is visible from the street and there are two narrow windows approved with a two-over-one pattern rather than a three-over-one pattern.

The proposed one-over-one pattern will provide better consistency given the mix of existing windows and the sizes of the windows on the addition.

The following documents are attached:

- Historic District Survey Sheet
- Approved Elevations
- Pictures

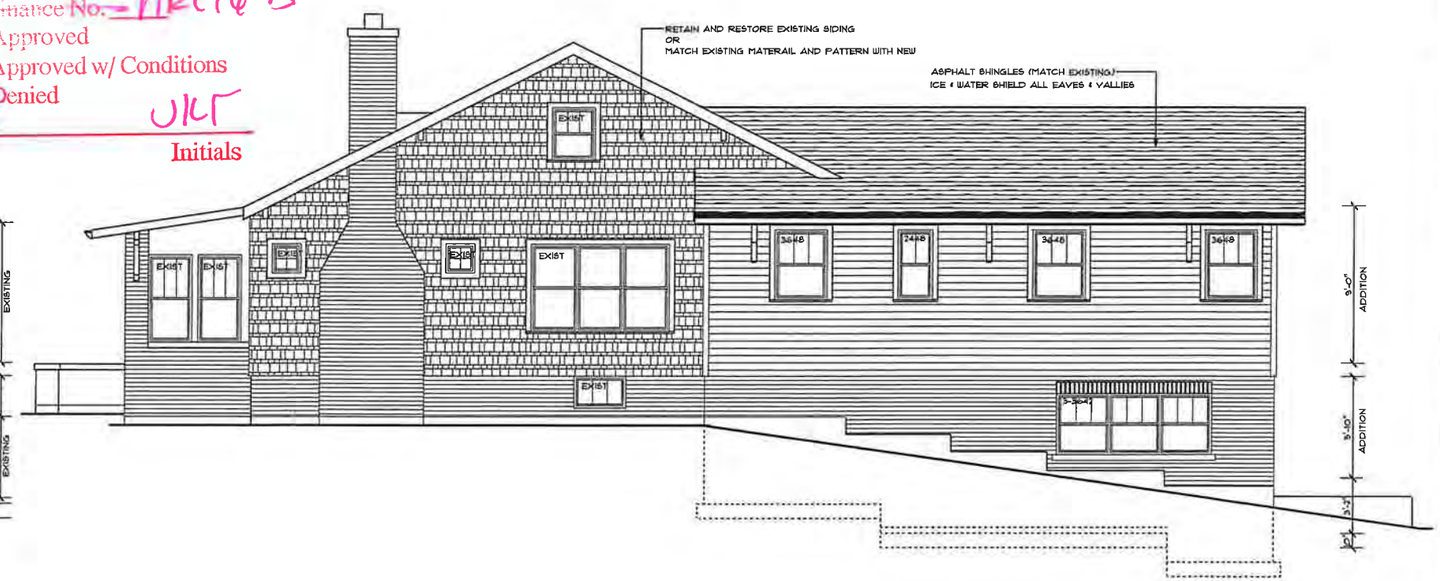
110 Coolidge Avenue – Contributing

This is a one- and one-half story side-gabled Craftsman dwelling built ca. 1930. The house has a roof of asphalt shingles, an exterior brick chimney, a continuous brick foundation and an exterior of wood shingles. On the main (S) elevation is a full-width, shed roof porch with square, brick columns enclosed ca. 1950 with three-over-one-vertical light double hung wood sash windows and a brick exterior. The main entrance retains its original, three-vertical-light glass and wood door with an aluminum and glass storm door and flanking louvered wood shutters. Windows are original, three-over-one-vertical-light double hung wood sash with wood surrounds. At the eaves are knee brace brackets. On the rear façade is a ca. 1950, shed roof addition with an exterior of wood shingles and one-over-one double hung wood sash windows.

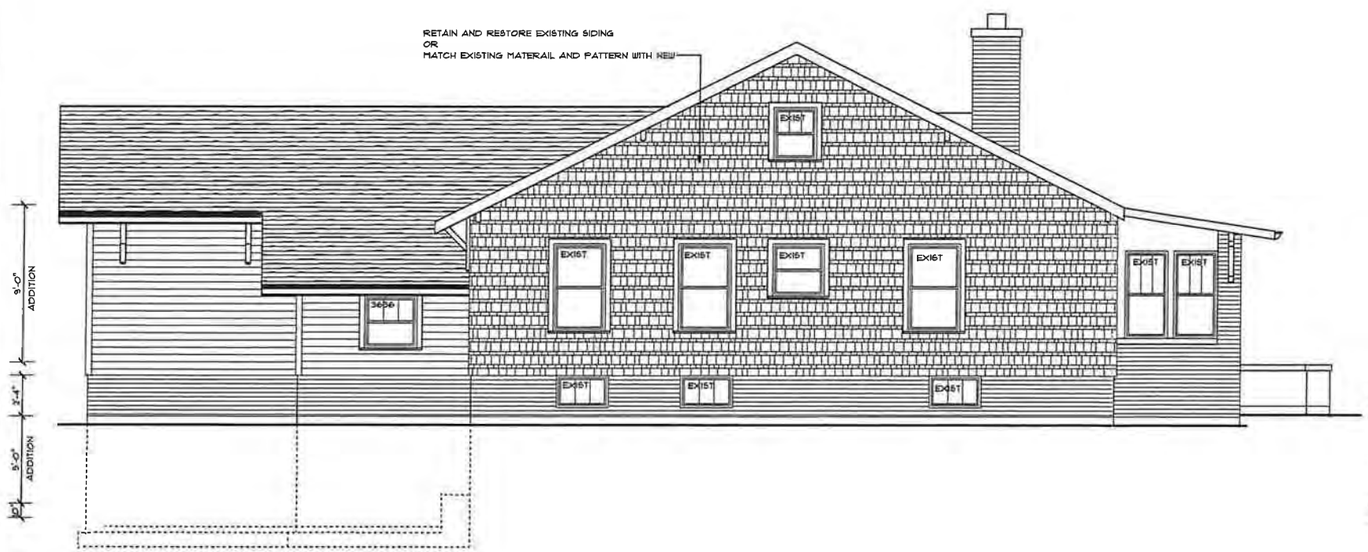
To the rear of the dwelling is an original, frame, one-bay garage with a gable front roof of asphalt shingles, an exterior of weatherboard siding and an original fifteen-wood panel overhead track door. Adjacent to the bay garage door is an original, pedestrian five-panel wood door. **Contributing**

BARRINGTON
Planning Division
Ordinance No. PARC16-B
☐ Approved
☑ Approved w/ Conditions
☐ Denied
8/25/16 JLC
Date Initials

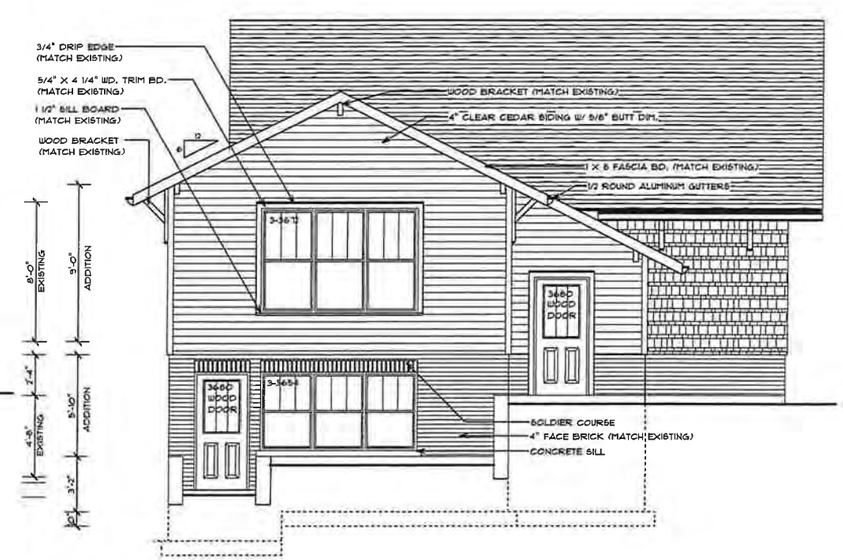
REAR ELEVATION SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE 1/4"=1'-0"



LEFT SIDE ELEVATION SCALE 1/4"=1'-0"



REAR ELEVATION SCALE 1/4"=1'-0"

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL. 60010 847-382-0200

ONE STORY ADDITION FOR:
MR. & MRS. ERIC JOPP
110 COOLIDGE AVE BARRINGTON ILLINOIS 60010

DATE
JUNE 8, 2016

REVISION

JOB #

SHEET #
A4

COPYRIGHT

4X4

Jeep
Jeep

110
ADT

BARRINGTON
Be Inspired.

ARC Memorandum

To: Architectural Review Commission

From: Jennifer Tennant, Assistant Director of Development Services

Subject: ARC 20-16: Materials Review – Andersen 400 Series Woodwright Windows

Date: August 13, 2020

Staff has been approached by a resident regarding the use of Anderson 400 Series Woodwright windows in the Historic District. This is a wood window with a Fibrex exterior cladding.

The ARC should review the specifications for the proposed window for potential use in the Historic District.

The following aluminum clad windows are approved: Marvin Ultimate Series, Crestline Elite, Pella Reserve Traditional (formerly Pella Architect Series Reserve Aluminum Clad) and Kolbe Kolbe Ultra Series, Windsor Pinnacle Series.

The following all wood windows are approved: Marvin Ultimate Series, Jeld Wen Traditions Plus, Pella Reserve Traditional (formerly Pella Architect Series Reserve), Kolbe Kolbe Heritage and Sierra Pacific (formerly Hurd).

The ARC has also approved the Renewal by Andersen Double Hung Fibrex window.

In total, there are currently 11 windows approved for use in the Historic District.

Staff finds that the window dimensions of the Andersen 400 Series Woodwright windows are similar to several of the approved clad windows such as the Pella Reserve Traditional and the Windsor Pinnacle Series.

The windows specifications and pictures of the double hung window sample are attached. Due to the meeting format, a physical window sample will not be presented.

If approved, only the "Full Divided Lite" option will be approved which is the same condition placed on the Renewal by Andersen Fibrex windows.

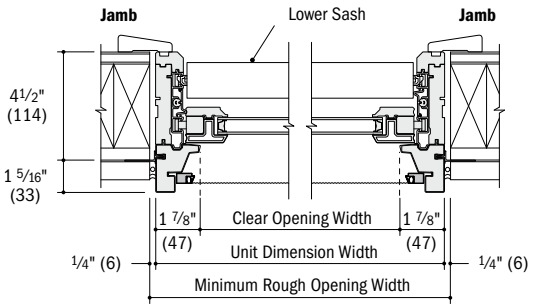
The following documents are attached:

- Photos of Andersen 400 sample window
- Andersen 400 Series Specifications

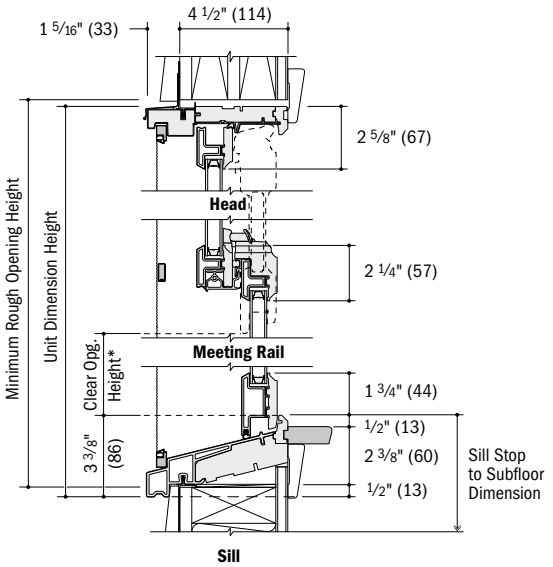
WOODWRIGHT® DOUBLE-HUNG FULL-FRAME WINDOWS

Woodwright® Double-Hung Window Details

Scale 1½" (38) = 1'-0" (305) — 1:8



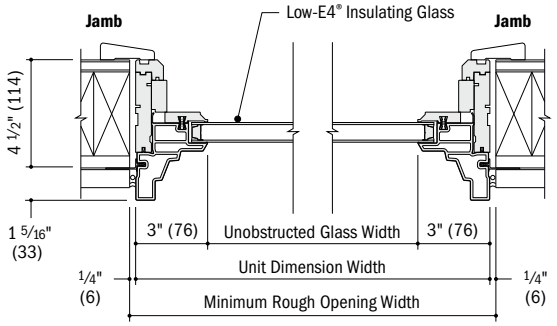
Horizontal Section



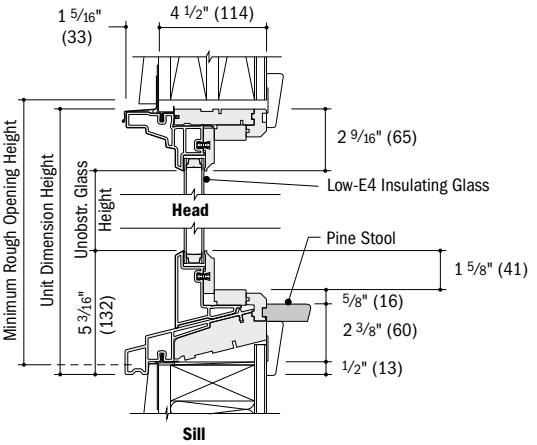
Vertical Section

Woodwright® Picture Window Details

Scale 1½" (38) = 1'-0" (305) — 1:8



Horizontal Section



Vertical Section

• Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
• Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on pages 210-211.
• Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
• Dimensions in parentheses are in millimeters.
*Clear opening height dimension is less on arch, unequal leg arch and Springline™ hung windows.

ANDERSEN™
WINDOWS & DOORS

400 SERIES

TIME-TESTED, CLASSIC WOOD CRAFTSMANSHIP

400 SERIES WINDOWS & PATIO DOORS

As our most popular and longest-standing product line, the 400 Series brings you the best overall blend of performance and style to satisfy just about any window or patio door need. With years of engineering and craftsmanship to build on, 400 Series windows and patio doors are designed to live up to your high standards. Plus, with a broad array of shapes, style and colors to choose from, you can achieve the style you've envisioned for your home while having peace of mind knowing they're backed by our renowned Owner-2-Owner® limited warranty. With Andersen® 400 Series products, have confidence knowing you will be getting the quality and performance in which Andersen built its reputation. For more information, visit **andersenwindows.com/400series**.

ANDERSEN™
WINDOWS & DOORS

MATCH ANY HOME DESIGN

From contemporary design to traditional and classic architecture, 400 Series products offer a time-tested blend of engineering and craftsmanship, combined with a variety of style options that can elevate a classic wood window into a stunning focal point in any home style. Visit our Home Style Library at **andersenwindows.com/stylelibrary**.

CONTEMPORARY DESIGN

Contemporary home design embraces minimalism and simplicity – clean lines, glass that stretches floor-to-ceiling and sleek, dark colors. Large windows and combinations allow you to enjoy stunning vistas and bring the outdoors in.

CASEMENT & AWNING WINDOWS

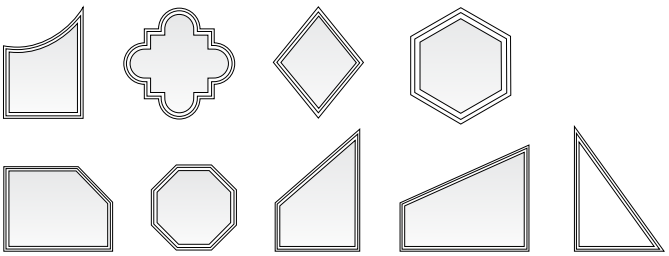
Enhance your view and create stunning combinations by grouping together casement and/or awning windows. Casement windows hinge on the side and crank open outward allowing for full top to bottom ventilation. Awning windows are hinged at the top and open outward from the bottom allowing for ventilation and protection from the rain.

- Low-maintenance Perma-Shield® exterior cladding protects the unit and offers long-lasting* weathertight performance
- Smooth control hardware allows for easy operation with the simple turn of the handle
- Available in custom sizes for replacement projects
- Single-actuation lock secures casement windows at multiple points with a single handle and features a "reach out" action that pulls the sash in for a weathertight seal

SPECIALTY WINDOWS

Create large combinations with specialty windows to maximize light and view. Specialty windows are stationary windows that come in a variety of uncommon shapes, including elegant arches, striking angles and compelling curves to add curb appeal or enhance the character of your home. Flexiframe® windows are designed in nearly any shape made with straight lines, provided no angle is less than 14 degrees.

- Low-maintenance Perma-Shield exterior cladding protects the unit and offers long-lasting* weathertight performance
- Available in custom sizes



Examples of available shapes.

For contemporary patio door options, visit **andersenwindows.com/doors**.

*Visit andersenwindows.com/warranty for details.

THE WRIGHT STYLE

TRADITIONAL DESIGN

Traditional home design remains true to the history, authenticity and character of home styles that date back decades or even centuries. The classic design of Andersen® 400 Series windows and patio doors complement traditional style homes.

Double-hung windows have two operating sash (glass panels) that move up and down allowing for ventilation on the top, bottom or both.

DOUBLE-HUNG WINDOWS

Bring fresh air in while not interfering with patios or walkways. Plus, with tilt-in features, cleaning double-hung windows from inside your home is easy. Woodwright® double-hung windows are built with authentic craftsmanship to help replicate the look of classic architecture. They allow you to retain or add charm to your home with beautiful wood interiors and an array of style options. Tilt-wash double-hung windows offer classic styling with thinner profiles and the perfect balance of modern and traditional design. Their classic blend of engineering and craftsmanship, along with energy efficiency, makes them our best-selling double-hung window.

- Low-maintenance exterior cladding protects the unit while wood interiors offer beauty and warmth
- Dual layer weatherstrip helps seal out dust, wind and water
- Available in custom size insert windows for easy replacement or full-frame windows for new construction and remodeling projects

PATIO DOORS

Designed to bring nature's beauty inside while enhancing the style and personality of your home. Frenchwood® hinged inswing patio doors are designed to open into a room and save space for smaller exterior areas. Frenchwood gliding patio doors are ideal for any climate, they glide horizontally so not to interfere with your room.

- Experience smooth, long-lasting* operation with adjustable ball-bearing rollers and a durable stainless-steel capped track on gliding doors. Hinged doors feature adjustable hinges, so you can easily fine tune the position of our door panel.
- Weatherstrip is designed to seal our air and water infiltration
- Secure locking systems tighten the door against the frame for improved security and weather protection
- Optional blinds-between-the-glass offer privacy and are protected from dust and damage and never need cleaning
- Available in custom sizes for replacement projects

*Visit andersenwindows.com/warranty for details.

GLASS OPTIONS

Glass can affect energy efficiency more than any other part of a window or patio door — and not all glass performs the same. Andersen offers one of the industry's widest array of glass options, so you're sure to find the right choice for your climate and your home. Choose from these High-Performance glass options.

		ENERGY		LIGHT	
GLASS		**U-Factor** How well a product prevents heat from escaping.	**Solar Heat Gain Coefficient** How well a product blocks heat caused by sunlight.	**Visible Light Transmittance** How much visible light comes through a product.	**UV Protection** How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E4 glass.	●●●○	●●●●	●●◐○	●●●●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	●●●◐	●●●●	●●○○	●●●●
Low-E4®	Outstanding overall performance for climates where both heating and cooling costs are a concern.	●●●○	●●●○	●●●○	●●●○
Low-E4 with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	●●●◐	●●●○	●●◐○	●●●○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	●●●○	●●●●	●○○○	●●●○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	●●◐○	●○○○	●●●○	●●●○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factors.	●●●○	●○○○	●●◐○	●●●○
Clear Dual-Pane	High visibility with basic thermal performance.	●○○○	○○○○	●●●●	○○○○

Center of glass performance only. Ratings based on glass options as of March 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ASK ABOUT ENERGY STAR

Additional glass options are also available. Visit **andersenwindows.com/glass** or see your Andersen supplier.

ADDITIONAL GLASS OPTIONS

Blinds-between-the-glass are available on select Frenchwood® gliding and hinged patio doors.

Tempered safety glass, standard on patio doors.

Laminated glass for added strength, enhanced security and sound control.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch. Cascade and Reed patterns can be ordered with either a vertical or horizontal orientation.

Cascade

Fern

Obscure

Reed

ART GLASS

With art glass from Andersen, you can add interest, create focal points and make your work stand out. These finely crafted inserts are available in two distinctly different series — Classic and Artisan — to complement any home's architecture. For more information, visit **andersenwindows.com/artglass**.

STORMWATCH® PROTECTION

Most Andersen 400 Series windows are available with impact-resistant glass and structural upgrades to meet the tough building codes of hurricane-prone coastal areas. See your local code official for specific requirements. Visit **andersenwindows.com/coastal** for more details.

StormWATCH PROTECTION

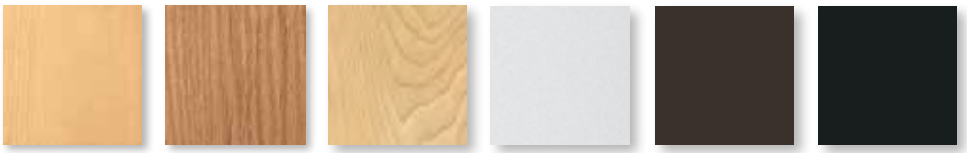
EXTERIOR & INTERIOR OPTIONS

Our Perma-Shield® exterior cladding system, a time-tested Andersen innovation, offers low maintenance and durability while also providing an attractive appearance. The interiors of all 400 Series windows and patio doors are available in unfinished stain-grade pine or with a long-lasting,* low-maintenance white finish. Select windows are also available with a dark bronze or black** finish. 400 Series Woodwright® windows and Frenchwood® patio doors are also available with unfinished oak or maple interiors.

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone | Forest Green | Dark Bronze | Black

INTERIOR OPTIONS**



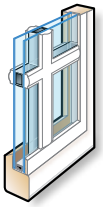
Pine | Oak | Maple | White | Dark Bronze†‡ | Black†‡

Design your window at
andersenwindows.com/design-tool

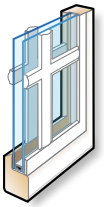
*Visit andersenwindows.com/warranty for details.
**Some products are not available in all colors or wood species. See your Andersen supplier for details.
†Dark bronze and black interior units have matching exteriors.
‡Not available on 400 Series Woodwright double-hung windows.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GRILLE OPTIONS

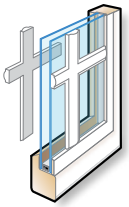
A variety of grille patterns, widths and configurations fit any architectural style and help you create your vision. When remodeling or replacing, they play an important role in preserving the style of your home which is why we also offer custom patterns.



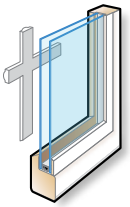
Permanent exterior
Permanent interior
with spacer



Permanent
exterior
Permanent
interior



Permanent
exterior
Removable
interior



Removable
interior

Finelight™
Grilles-
Between-
the-Glass*

FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass.

SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles.

CONVENIENT CLEANING OPTIONS

Removable interior grilles come off for easy cleaning. Finelight™ grilles-between-the-glass are installed between the glass panes and feature a contoured ¾" or 1" profile.

Grille Bar Widths

¾" ⅞" 1 ⅛" 2 ¼"

Our 2 ¼" wide grille can be positioned horizontally across the center of a casement window to simulate the look of a double-hung window.

Cross section of grilles showing standard widths and profiles.
Additional patterns available, see your Andersen supplier for details.

INSECT SCREEN OPTIONS

Choose our TruScene® insect screen for a beautifully unobstructed view with 400 Series windows. TruScene insect screens provide more than 50% greater clarity than our conventional insect screens and they let in more fresh air and sunlight, while doing a better job of keeping out small insects.

Conventional aluminum insect screens are also available for 400 Series windows. 400 Series patio doors are available with conventional fiberglass insect screens.

*⅞", 1 ⅛" and 2 ¼" not available in Finelight grilles-between-the-glass.

WINDOW HARDWARE

Whether replacing, remodeling or building new, our hardware* options enhance your home's decor. Choose from a variety of styles ranging from traditional and classical to simple and contemporary. For peace of mind, VeriLock® security sensors and wireless open/closed sensors are available on select products. To learn more, visit **andersenwindows.com/connect**.

Woodwright® Double-Hung

STANDARD

Antique Brass | **Black** | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome | Satin Nickel
Stone | White

Tilt-Wash Double-Hung

STANDARD

Standard: Stone | White
Optional: Black | **Gold Dust**

ESTATE™

Antique Brass | **Bright Brass** | Brushed Chrome
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome | Satin Nickel

Estate lock & keeper is available only for 400 Series tilt-wash double-hung windows.

Double-Hung Sash Lifts

TRADITIONAL

Bar Lift

Finger Lift

Hand Lift

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust | **Oil Rubbed Bronze** | Polished Chrome
Satin Nickel | Stone | White

CLASSIC™

Bar Lift

Finger Lift

Hand Lift

Stone | **White**

Classic double-hung sash lifts are only available for 400 Series Woodwright double-hung windows.

CONTEMPORARY

Bar Lift

Antique Brass | Black
Bright Brass | Brushed Chrome
Distressed Bronze | **Distressed Nickel**
Gold Dust | Oil Rubbed Bronze
Polished Chrome | Satin Nickel
Stone | White

ESTATE

Hand Lift

Finger Lift

Antique Brass | **Bright Brass**
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | Satin Nickel

Estate double-hung sash lifts are only available for 400 Series Woodwright double-hung windows.

Gliding

Antique Brass | Black
Bright Brass | **Brushed Chrome**
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

Casement & Awning

ESTATE

Antique Brass | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel
Oil Rubbed Bronze | Polished Chrome | Satin Nickel

CLASSIC

Stone | **White**

CONTEMPORARY FOLDING

Black | Bright Brass | Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

TRADITIONAL FOLDING

Antique Brass | Black | Bright Brass
Distressed Bronze | Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.

*Hardware is sold separately, except standard hardware.
Bold name denotes finish shown.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.

PATIO DOOR HARDWARE

400 Series patio door hardware* is available in a variety of designs to match virtually any style. Additional hardware options such as exterior keyed locks and matching hinge finishes are also available.

YUMA®
Distressed Bronze
Distressed Nickel

ENCINO®
Distressed Bronze
Distressed Nickel

NEWBURY®
Antique Brass
Bright Brass
Brushed Chrome
Oil Rubbed Bronze
Polished Chrome
Satin Nickel

ANVERS®
Bright Brass
Oil Rubbed Bronze
Satin Nickel

COVINGTON™
Antique Brass
Bright Brass
Oil Rubbed Bronze

WHITMORE®
Antique Brass
Bright Brass
Oil Rubbed Bronze
Satin Nickel

ALBANY
Black
Gold Dust
Stone
White

TRIBECA®
Stone
White

Bold name denotes finish shown.

HARDWARE FINISHES

FSB® HARDWARE

Durable, stainless steel FSB hinged door hardware features clean lines and a sleek satin finish for a thoroughly modern look.

*Hardware sold separately.
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.
Bright brass and satin nickel finishes on patio door hardware feature a 10-year limited warranty.
Matching hinges available in most finishes for inswing patio doors.
Printing limitations prevent exact finish replication. See your Andersen supplier for actual finish samples.
"FSB" is a registered trademark of Franz Schneider Brakel GmbH & Co.

COMPARISON CHART

Use the quick reference chart below to decide which Andersen® 400 Series products best fit your project needs.

	WINDOWS								PATIO DOORS	
FEATURES	Woodwright® Double-Hung Full-Frame	Woodwright Double-Hung Insert	Tilt-Wash Double-Hung Full-Frame	Tilt-Wash Double-Hung Insert	Narroline® Conversion Kit	Casement	Awning	Gliding	Frenchwood® Gliding	Frenchwood Hinged Inswing
Low-Maintenance Exteriors										
White	●	●	●	●	●	●	●	●	●	●
Canvas	●	●	●	●		●	●	●		
Sandtone	●	●	●	●	●	●	●	●	●	●
Terratone	●	●	●	●	●	●	●	●	●	●
Forest Green	●	●	●	●		●	●	●	●	●
Dark Bronze	●	●	●	●		●	●	●		
Black	●	●	●	●		●	●	●		
Interiors										
Maple	●	●							●	●
Oak	●	●							●	●
Pine	●	●	●	●	●	●	●	●	●	●
White	●	●	●	●	●	●	●	●	●	●
Sandtone								●		
Dark Bronze			●	●		●	●	●		
Black			●	●		●	●	●		
Easy Cleaning										
Tilt-to-Clean Sash	●	●	●	●	●					
Grilles & Blinds										
Full Divided Light	●	●	●	●	●	●	●	●	●	●
Simulated Divided Light	●	●	●	●	●	●	●	●	●	●
Finelight™ Grilles-Between-the-Glass	●	●	●	●	●	●	●	●	●	●
Removable Interior Grilles	●	●	●	●	●	●	●	●	●	●
Blinds-Between-the-Glass									●	●
High-Performance Glass Additional glass options are available. See page 8 for details. For patio doors, all glass options are tempered.										
Low-E4®	●	●	●	●	●	●	●	●	●	●
Low-E4 Sun	●	●	●	●	●	●	●	●	●	●
Low-E4 SmartSun™	●	●	●	●	●	●	●	●	●	●
Clear Dual-Pane						●	●			
HeatLock® Coating	●	●	●	●	●	●	●	●	●	●
Performance Option										
Stormwatch® Protection	PG Upgrade		●			●	●			
Smart Home Options										
VeriLock® Security Sensors			●	●	●	●	●		●	●
Wireless Open/Closed Sensors	●	●	●	●	●	●	●	●	●	●
Standard Sizes										
Minimum Width	1'-9 5/8"	1'-4 1/2"	1'-9 5/8"	1'-9 1/4"	Fits Narroline windows made after 1967	1'-5"	2'-0 1/8"	2'-11 1/4"	4'-11 1/4"	2'-6 1/8"
Maximum Width	3'-9 5/8"	3'-9 5/8"	3'-9 5/8"	3'-8 7/8"		2'-11 15/16"	5'-11 7/8"	5'-11 1/4"	15'-9"	8'-11 1/8"
Minimum Height	3'-0 7/8"	2'-3 3/4"	3'-0 7/8"	3'-0 3/8"		2'-0 1/8"	1'-5"	1'-10 1/4"	6'-7 1/2"	6'-7 1/2"
Maximum Height	6'-4 7/8"	6'-5"	7'-8 7/8"	7'-6 5/8"		5'-11 7/8"	4'-0"	4'-11 1/4"	7'-11 1/2"	7'-11 1/2"
Custom Sizes	●	●	●	●		●	●		●	●

THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting*, energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

ASK ABOUT ENERGY STAR

Andersen makes windows and doors with options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.

U.S. GREEN BUILDING COUNCIL MEMBER

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

ANDERSEN™ WINDOWS & DOORS

*Visit andersenwindows.com/warranty for details.

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ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	August 13, 2020 Public Hearing
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-17: 640 S. Grove Avenue (Porch & Rear Addition) – HISTORIC/NONCONTRIBUTING
The Petitioner is requesting a Certificate of Appropriateness for the construction of a new front porch and small rear addition to the existing noncontributing primary structure. The property is zoned R-6 Single-Family Residential District/ Historic Overlay District.

PROPERTY OWNER: Mike & Anne Brannan, 640 S. Grove Avenue, Barrington, IL 60010
APPLICANT: Mike & Anne Brannan, 640 S. Grove Avenue, Barrington, IL 60010
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

PROJECT DESCRIPTION

The Petitioner is requesting approval for the construction of a new front porch and small rear addition to the existing noncontributing primary structure.

NOTE: Following the initial submittal several small items were changed on the drawings. The Petitioner resubmitted 11 x 17 drawings which reflect the following minor changes but generally speaking the large original plans can still be utilized to review items difficult to see on the 11 x 17 plans:

1.) Change from brick to vinyl siding on the rear addition. Staff informed the Petitioner that this was not permitted and per the revised cover letter the proposed exterior wall material is Hardie Artisan Series 5/8" cementitious siding.

2.) Change from casement windows to double hung windows on the rear addition.

3.) Addition of a deck between the proposed addition and existing sunroom addition. This is a deck, not a porch and therefore is subject to administrative review as there are no particular architectural guidelines relating to decks except that they should be simple rather than ornate in design.

FINDING OF FACT

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 front porch and small rear addition to the existing noncontributing structure. Staff finds that the proposed porch does not impact the scale of the structure and provides a traditional architectural element which is commonly found throughout the Historic District. The proposed one-story rear addition is in keeping with the height and width of the existing structure. A gable end roof design is proposed to be consistent with the existing roof pitch and the existing rear sunroom addition. Staff finds that this standard is met.

2. **Composition of Principal Facades.**

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 Petitioner is proposing double hung windows on the rear/west elevation and no windows on the north and south side elevations. This is a rear addition for the purpose of adding a master bedroom which is not visible from the street. The Petitioner is seeking privacy by not adding side windows. There are also no windows proposed for the south elevation which is interior to the lot and faces the prior sunroom addition. Staff finds that the lack of windows on the side elevations is acceptable for these reasons.

The addition of a new front porch will enhance the appearance of the structure. This style of a full width traditional porch is commonly found throughout the Historic District. While perhaps not typical of the 1960's ranch, the porch addition assists the structure architecturally and provides a traditional element found throughout the Historic District. Additionally, the porch will provide some balance to the front façade of the building by incorporating the column supporting the front gable end into the porch design for cohesiveness. Staff finds that the proposed porch is visually compatible with the surrounding structures and the streetscape in general.

The proposed materials are as follows:

SIDING The Petitioner originally proposed brick, then vinyl (not permitted) and has ultimately proposed 5/8" cementitious siding for the rear addition. OK.

TRIM aluminum clad fascia & trim details – not approved.

GUTTERS k-style to match existing. The ARC should review the use of k-style gutters to match the existing house.

SHINGLES to match existing – the existing material must be labeled on the permit plans. It appears as though the existing shingles are architectural but the Petitioner must verify.

WINDOWS The final window selection and specifications must be provided as part of the permit submittal.

DOORS The final front door selection and specifications must be provided as part of the permit submittal.

OTHER The base of the porch column is called out as brick in the cover letter but is not labeled on the plans. All materials must be labeled on the permit plans.

Staff finds that this standard is met subject to the modification of the proposed trim material from aluminum to an approved material.

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 porch is visually compatible with the primary structure and general character of the Historic District. Open full width porches are a common architectural element throughout the Historic District. The proposed porch addition does not impact the rhythm and/or spacing of the structure on the street. The proposed porch seeks to enhance the overall streetscape in the Historic District.

Staff finds that the rear addition will be minimally visible or not visible from the street. The proposed addition is in the same plane as the existing structure but sufficiently differentiated by siding material and therefore an off-set is not necessary. The existing house is not large and staff finds that this addition does not create an unreasonably long wall. Staff finds that this standard is met.

STAFF RECOMMENDATIONS

The ARC should consider the following items and provide guidance to the Petitioner prior to the final

motion relating to ARC 20-17:

1. **The Petitioner is now proposing the use of 5/8" cementitious siding per the revised cover letter even though the original plans indicate brick and the revised plans indicate vinyl. Any approval should be conditioned upon the use of an approved siding material.**
2. **The Petitioner is proposing the use of aluminum fascia & soffit details. This material is not permitted for use in the Historic District. Wood or materials that mimic the design, dimension, profile and texture of wood are permitted.**
3. **The Petitioner is proposing the use of k-style gutters. As this house is noncontributing, is of no particular historic architectural style and currently has k-style gutters, Staff finds that the use of k-style gutters is appropriate.**
4. **Final window and door selections and specifications must be provided. Windows must be approved for use in the Historic District. Alternate windows may be considered by the ARC through final details review.**
5. **Verify that existing roof shingles are architectural and architectural style shingles to match will be used.**
6. **All existing and proposed materials and dimensions must be clearly labeled on the permit plans.**
7. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit including the final driveway configuration which is not approved as part of the ARC's consideration.**

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 approve ARC 20-17 subject to any additional conditions, recommendation or required final details.

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640 S. Grove Avenue – Noncontributing

At this location is a single-story, brick veneer, gabled ell Ranch style dwelling built ca. 1960.

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

8/3/20

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

RE: Architectural Review Meeting of 8/13/20 **(REVISED)**
Proposal: 640 S. Grove Ave.

Dear Commissioners:

OVERVIEW

The following is a brief overview of the proposed project and at the above address.

1. A Master Bedroom addition is proposed on the rear of the house (northwest corner).
2. The addition will be sided with *Hardie Board - Artisan to match the existing residence gable ends vinyl siding in thicknes (5/8") and exposure (4").*
3. *The addition windows will have double hung windows to match the adjoining 3 season room. The existing house has both casement and double hung windows.*
4. A Front Porch is also being proposed. The front of the porch is aligned with the existing planter at the garage and the columns will match the column at the planter. (The new columns will be 4 sided – versus the existing 2 sided column at the planter.) The new columns will have a masonry base to match the planter in material and height.
5. The front porch will have a shed metal roof.

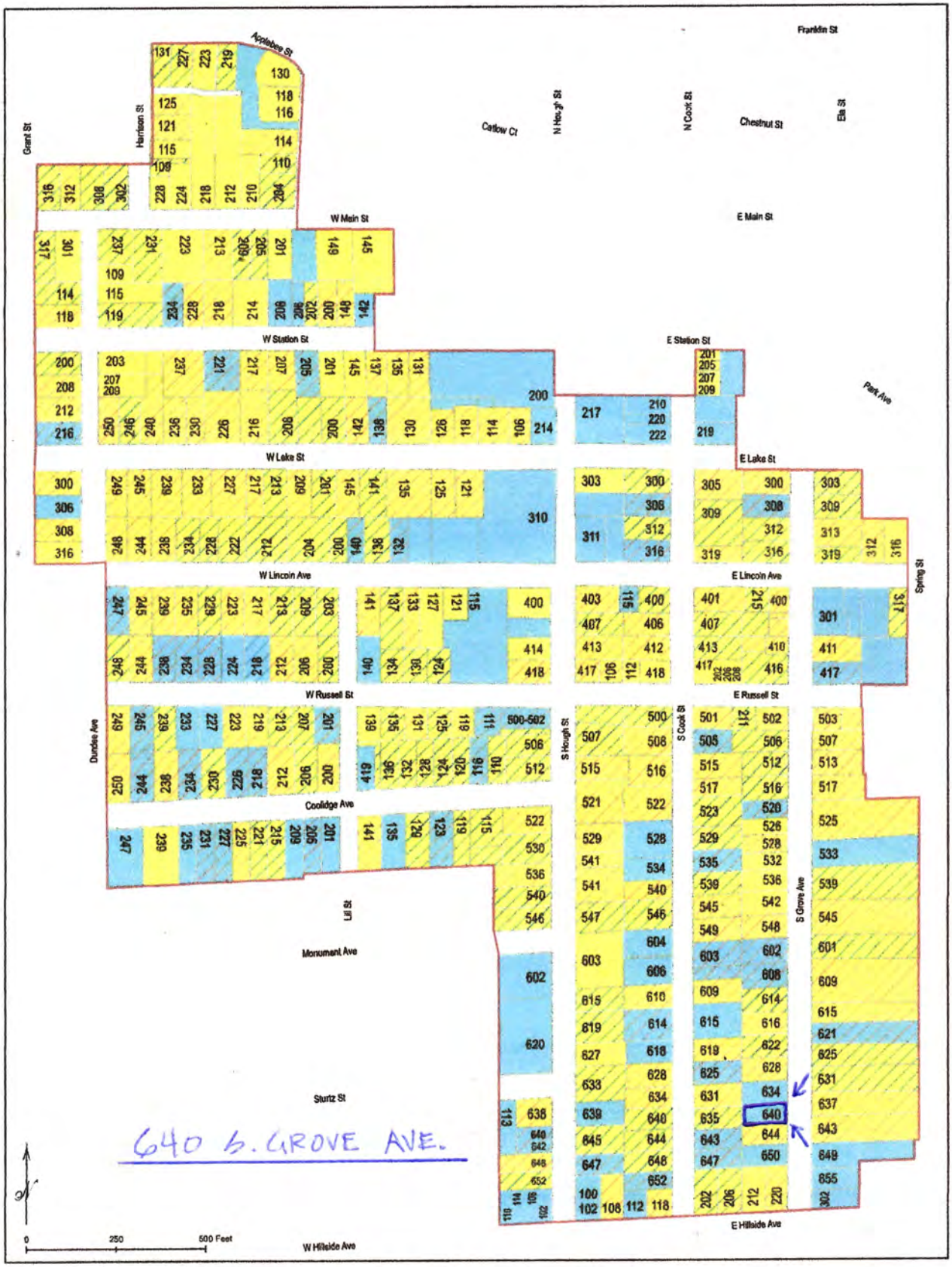
ATTACHMENTS

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

Page 1: Cover Letter
Page 2: Location map
Page 3-4: Photographs of the existing residence and surrounding views
Sheets 1-5: Architectural Plans for the addition

PRESENTATION MATERIALS : Material samples will be presented as needed.
CONSTRUCTION: Construction of this project is expected to begin Fall 2020 and end TBD.

Thank you for your time and consideration.
Mark Swanson – Architect
NCARB, IL, IN, MN, MI, WI, UT



BARRINGTON

The Vision of the Village of Barrington is to preserve and promote its unique small town heritage, preserve its distinct ecological and historical character, provide a moral and safe environment, maintain a high quality of life through the efficient use of community resources, and respond to future challenges through citizen participation in all civic, social, and cultural endeavors.

HISTORIC PRESERVATION DISTRICT CONTRIBUTING STRUCTURES

- House - YES / Garage - YES
- House - YES / Garage - NO
- House - YES / Garage - NA
- House - NO / Garage - YES
- House - NO / Garage - NO
- House - NO / Garage - NA

Projection: State Plane (Illinois East)
Map Units: Feet
Source: VoB GIS, Cook Co., Lake Co.
Date: 6/25/2018

Disclaimer of Liability:
GIS maps and related data contained therein ("maps and data") made available by the Village of Barrington are intended for reference purposes only.
The Village provides such maps and data AS IS without any implied or expressed warranties as to its accuracy and completeness. Such maps and data are believed to be accurate, but accuracy is not in any way guaranteed and modifications are made to such maps and data on an ongoing basis as new information becomes available. Any use and/or application of such maps and data is done solely at the user's own risk.

Project:

Brannan Residence
640 S. Grove Ave.
Barrington, IL 60010

7/20/20
ARC Preliminary

Looking East

Looking West

Looking North

Looking South

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

Project:

Brannan Residence
640 S. Grove Ave.
Barrington, IL 60010

7/20/20
ARC Preliminary

Front Elevation

Right Side Elevation

Rear Elevation

Left Side Elevation

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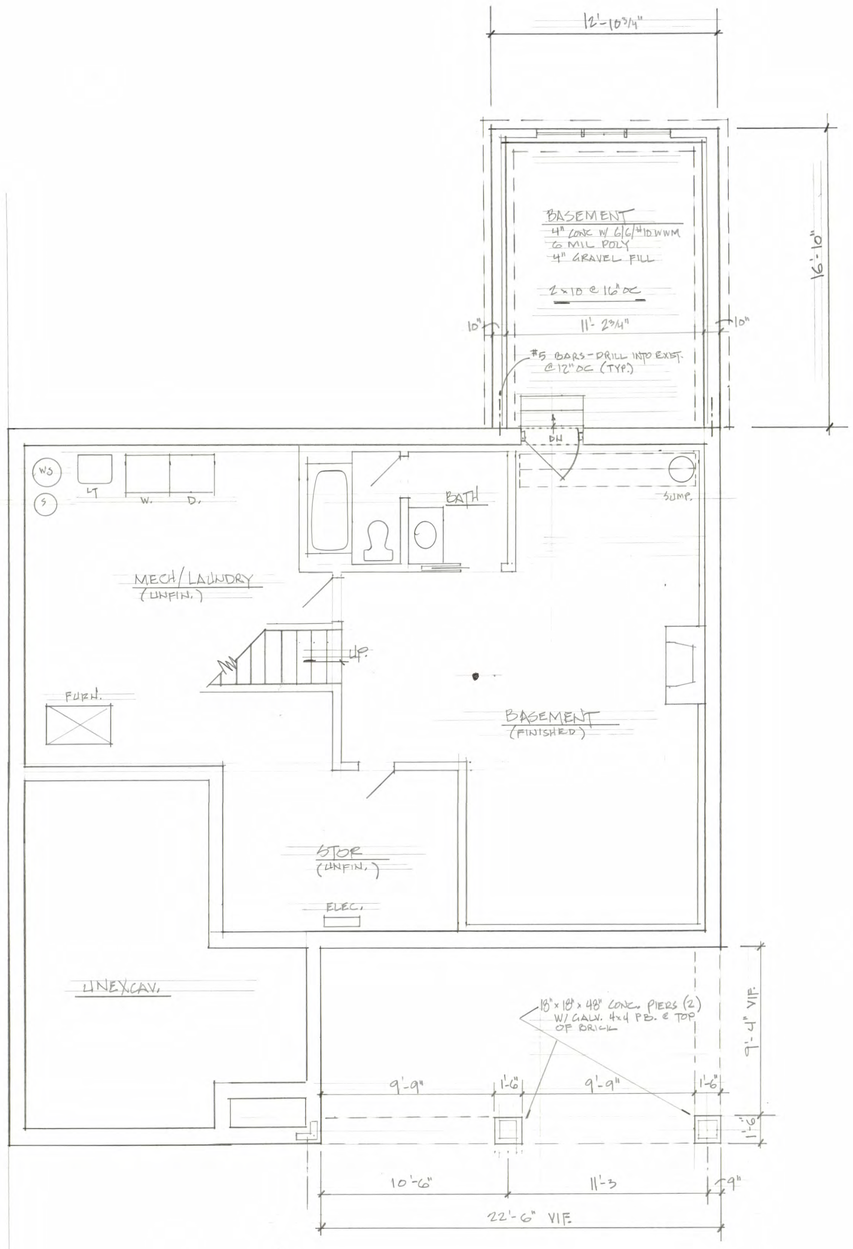


FOUNDATION PLAN 1/4" = 1'-0"

SHEETS:

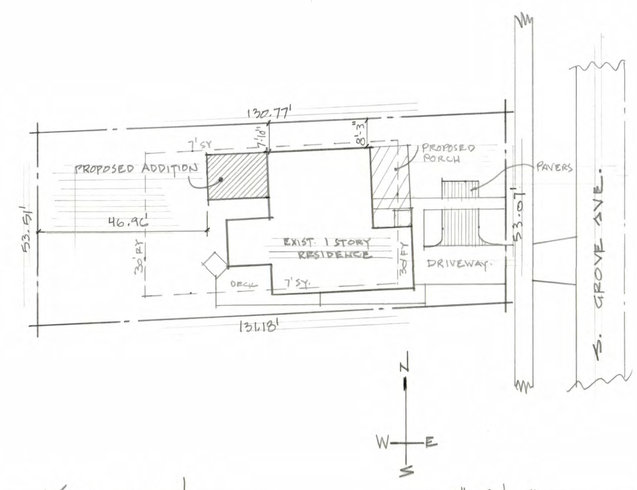
1. Site Plan, Foundation Plan
2. Existing Plan / Demo Plan
3. Floor Plan, Electrical Plan
4. Elevations
5. Wall Sections, Details
6. Interior Elevations
7. Specifications

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 05/2019

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



SITE PLAN 1" = 20'-0"

LOT: 53 x 131 = 6943 SF. R:6 F:30' S:7' R:30'
50% = 3472 SF.
35% = 2430 SF.
IMP. SURF: EXIST. 2233 SF + ADDITION (216 SF) + PAVERS (150 SF.) + PORCH (150 SF.) = 2749 SF (39.5%)
LOT COVER: EXIST. 1496 SF + ADDITION (216 SF) + PORCH (220 SF.) = 1932 SF (27.8%)
F.A.R.: EXIST. 1496 SF. + ADDITION (216 SF) = 1712 SF (24.7%)

Proposed Remodeling For
Mr. & Mrs. Mike Brannan
640 S. Grove Ave.
Barrington, IL 60010

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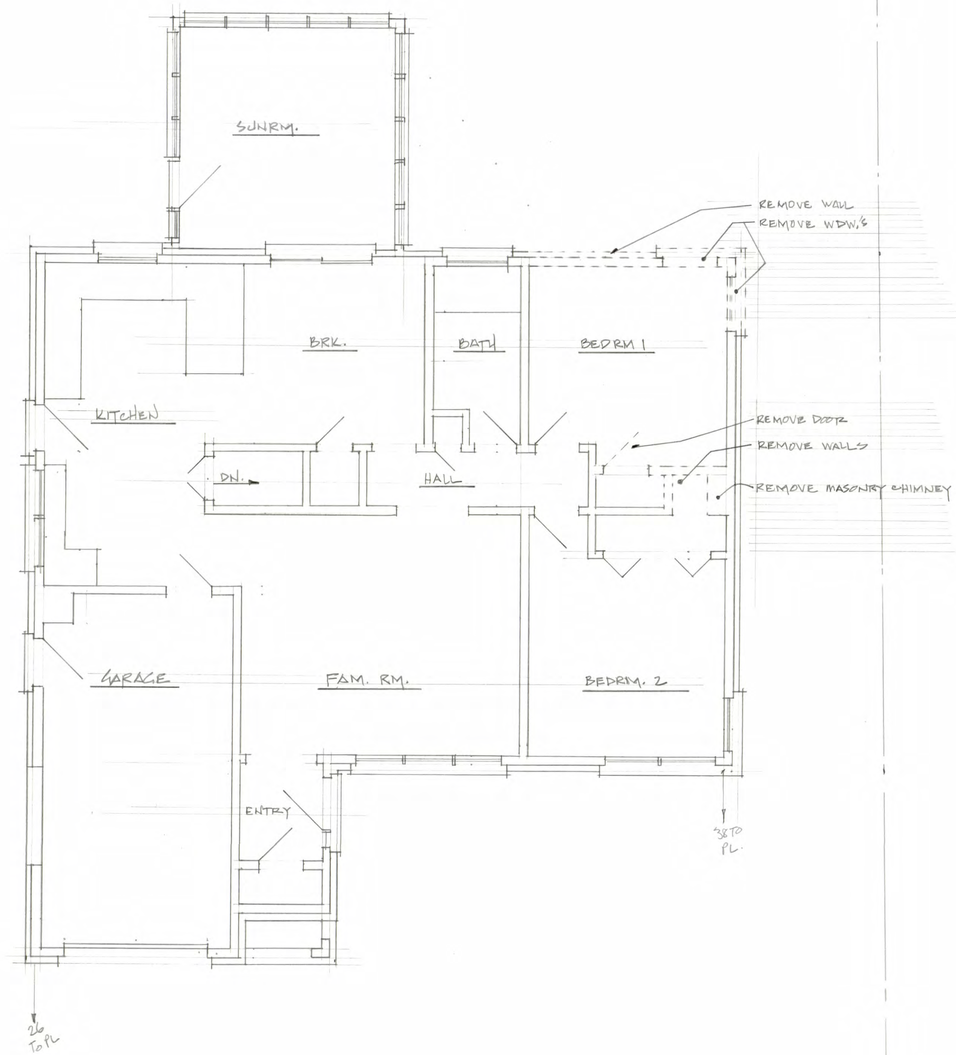
DATE	
7/9/20	REVIEW
7/17/20	ARC

SHEET
1
Brannan



EXISTING PLAN - DEMO PLAN 1/4" = 1'-0"

Proposed Remodeling For

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640 S. Grove Ave.
Barrington, IL 60010

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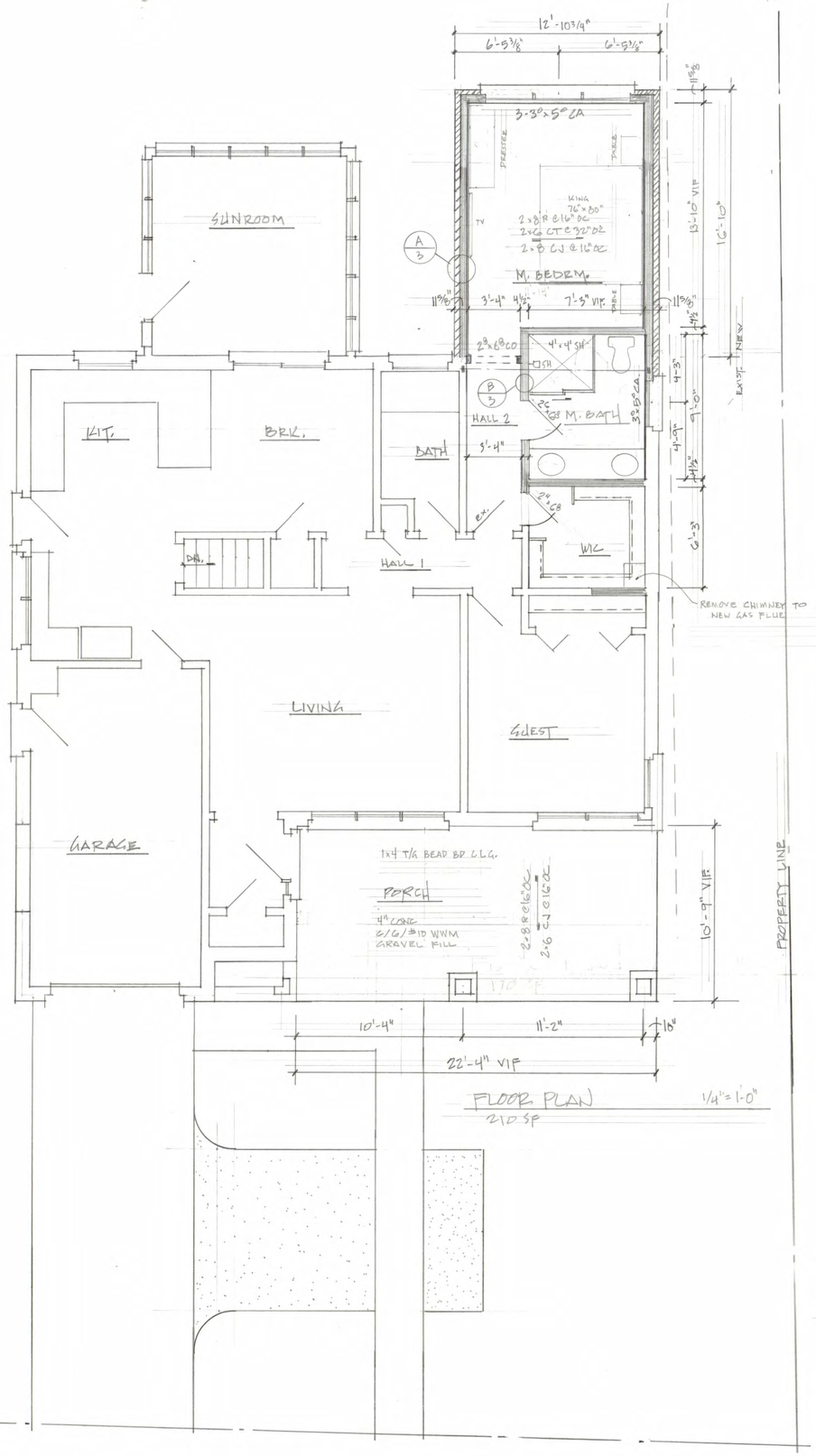
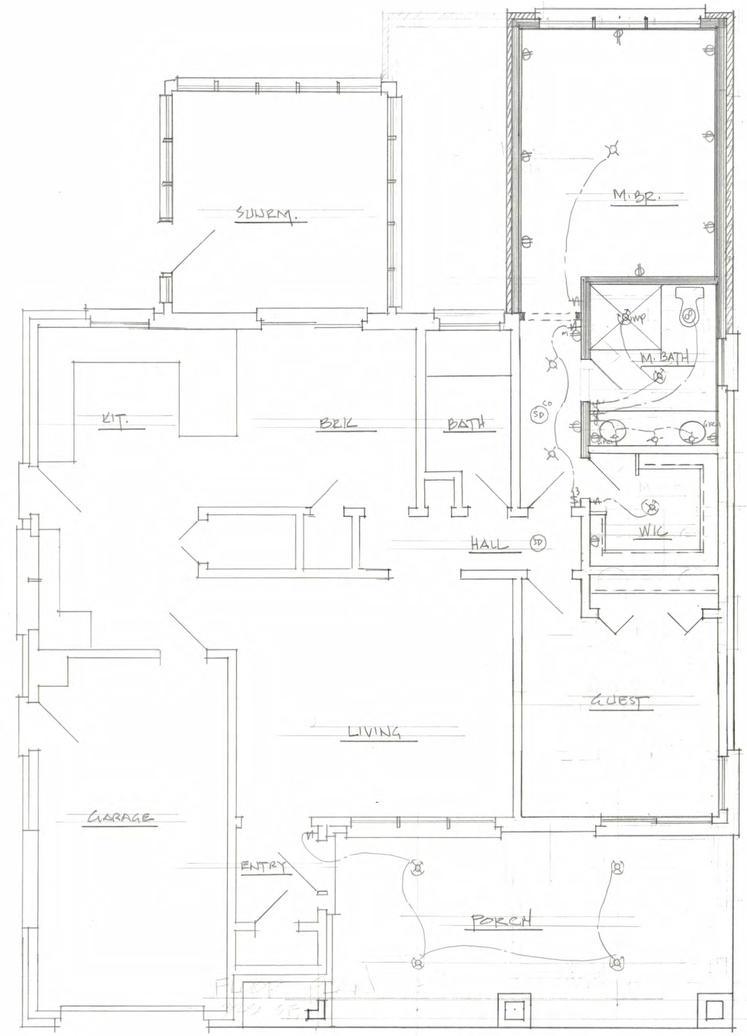
DATE
7/9/22 REVIEW

SHEET
2
Brannan

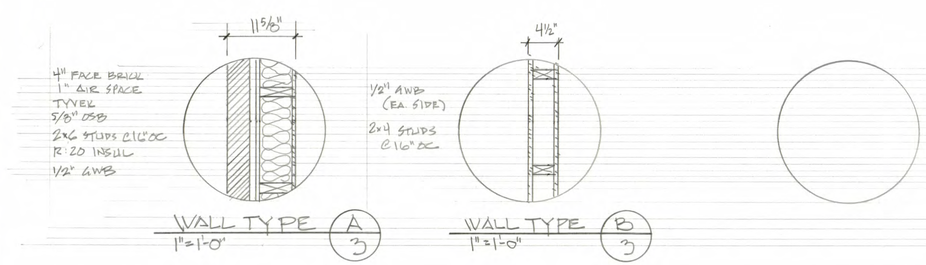


FLOOR PLAN 1/4"=1'-0"

210 SF



FLOOR PLAN - ELECTRICAL 1/4"=1'-0"



WALL TYPE A/3 1"=1'-0"

WALL TYPE B/3 1"=1'-0"

Proposed Remodeling For

Mr. & Mrs. Mike Brannan
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Barrington, IL 60010

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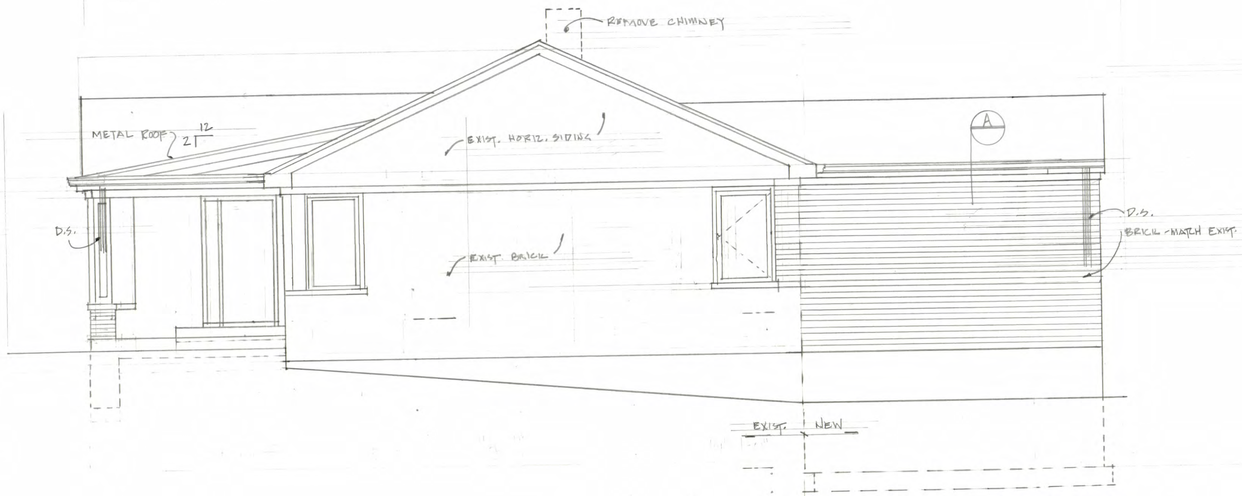
DATE	
6/25/20	PLIM 2
7/9/20	REVIEW
7/17/20	ARC

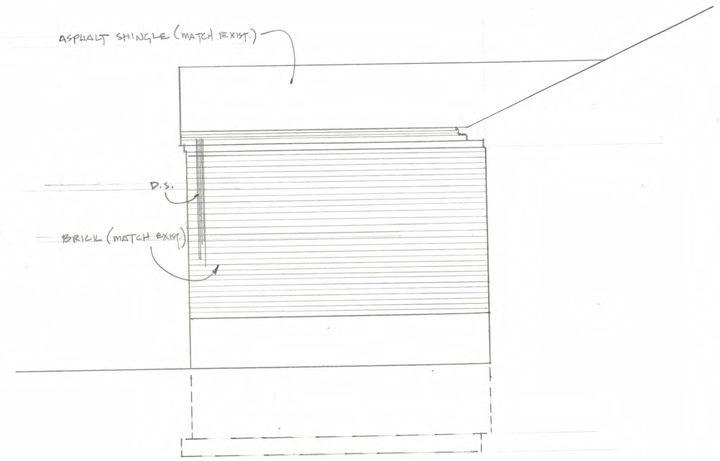
SHEET

3

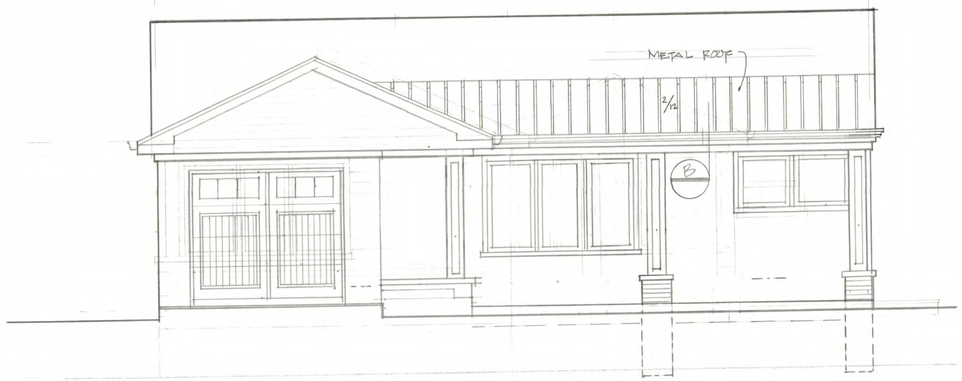
Brannan



RIGHT SIDE ELEVATION 1/4"=1'-0"



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



FRONT ELEVATION "B" 1/4"=1'-0"

REAR ELEVATION 1/4"=1'-0"

Proposed Remodeling For

Mr. & Mrs. Mike Brannan
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Barrington, IL 60010

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DATE	
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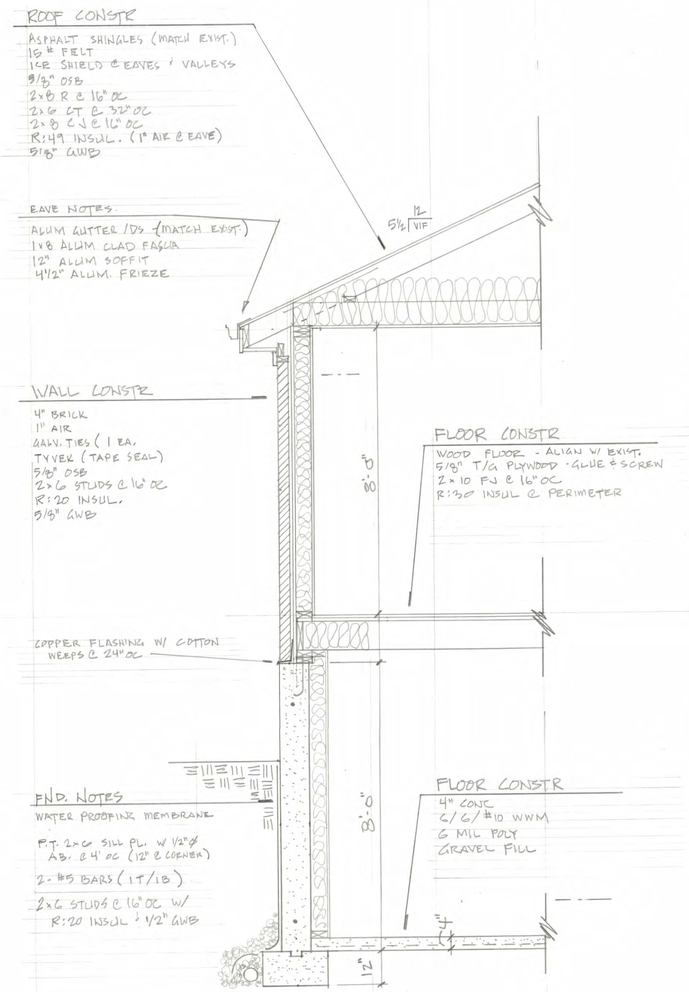
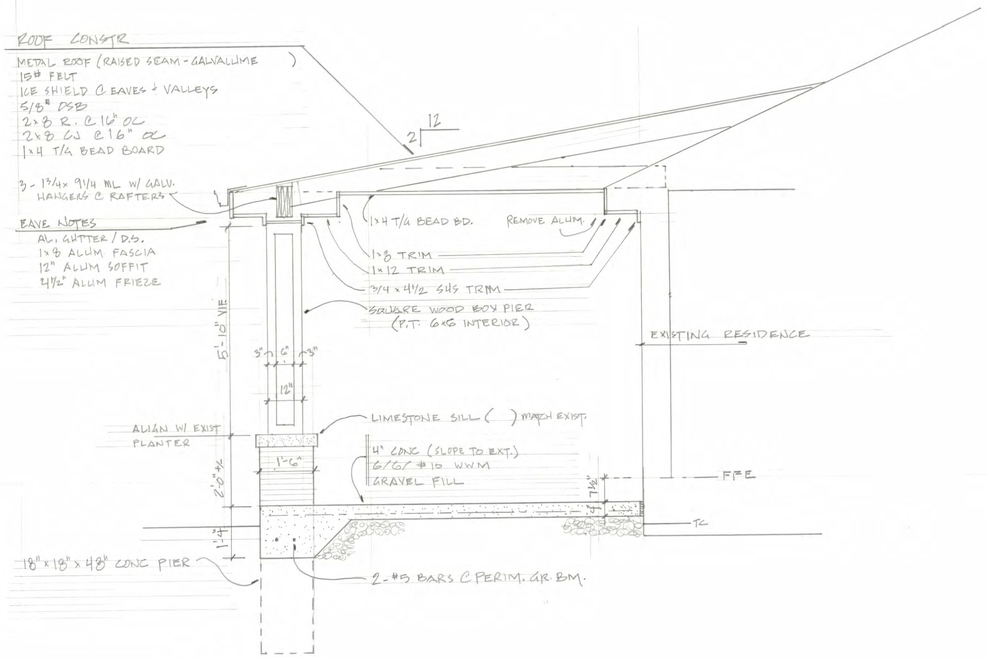
7/9/20	REVIEW
7/17/20	ARC

SHEET
4
Brannan



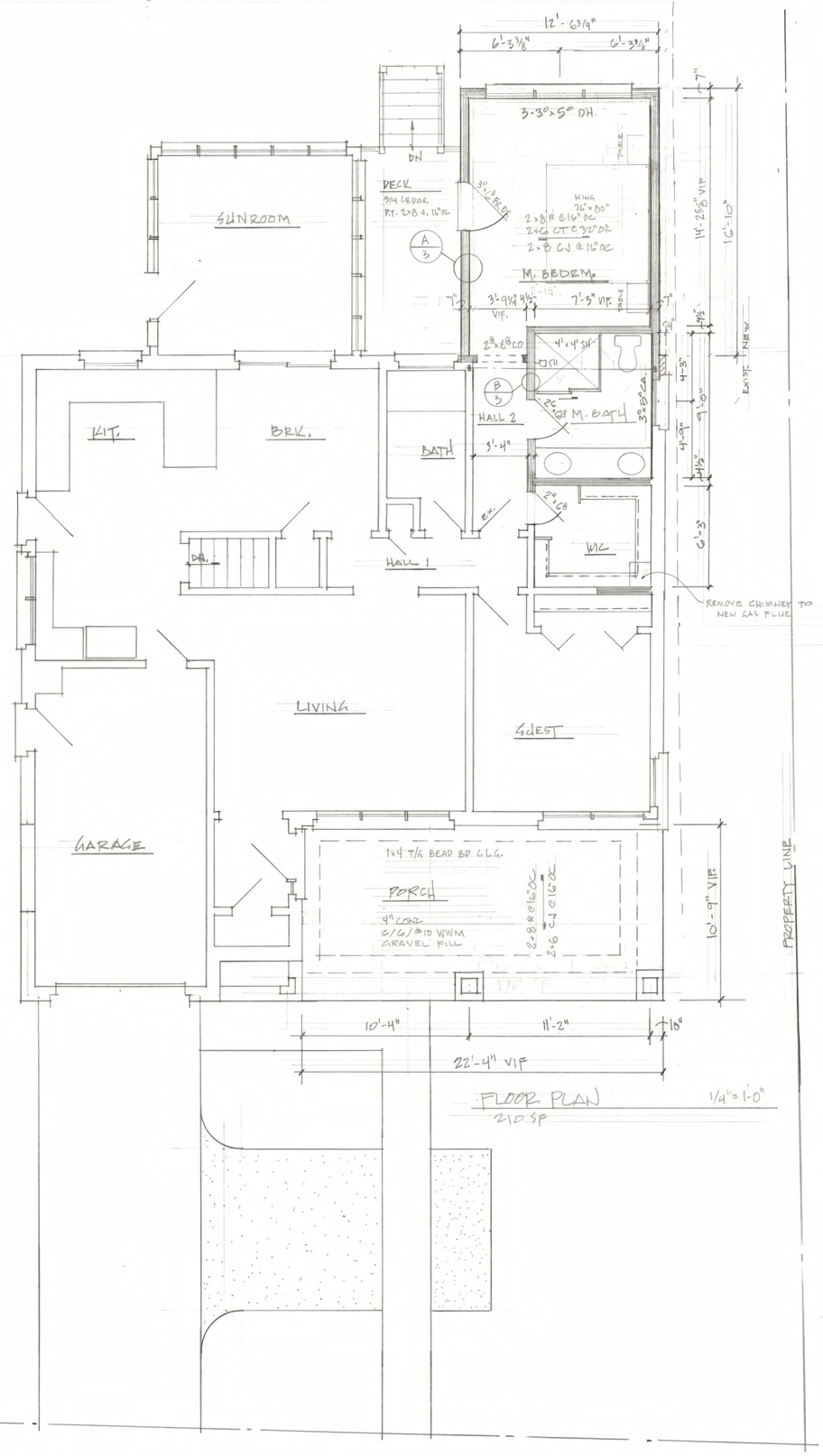
WALL CONSTR - SECTION
1/2" = 1'-0"
A / 5



SECTION @ FRONT PORCH
1/2" = 1'-0"
B / 5

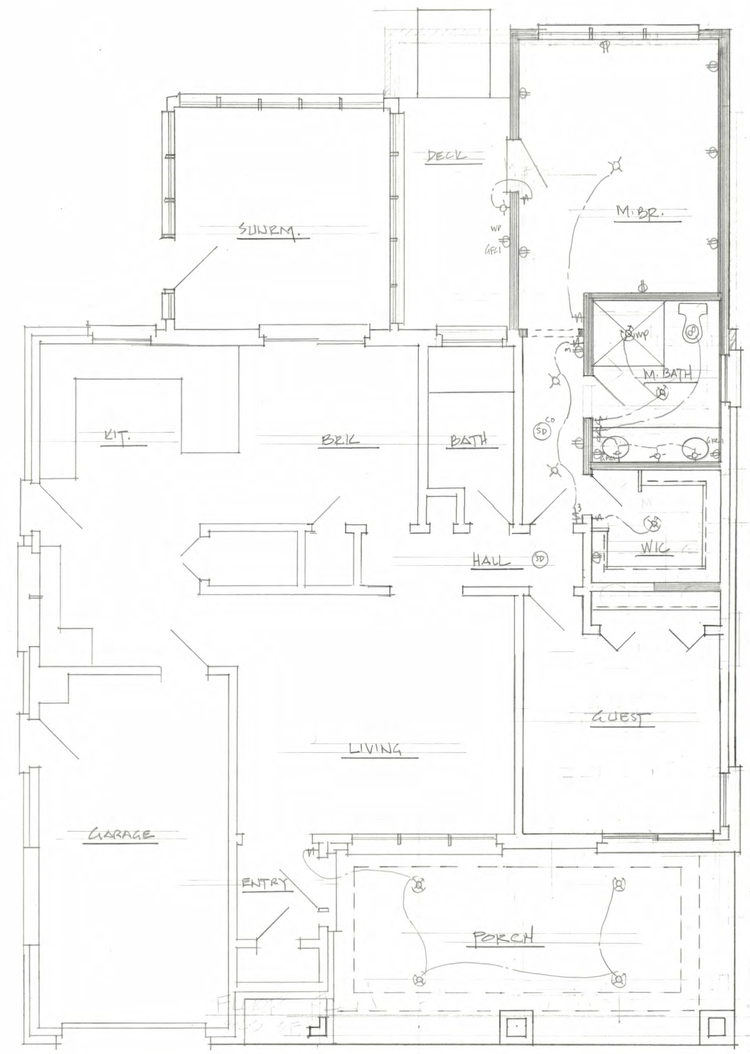
DATE
7/17/20 ARC

5



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

210 SP



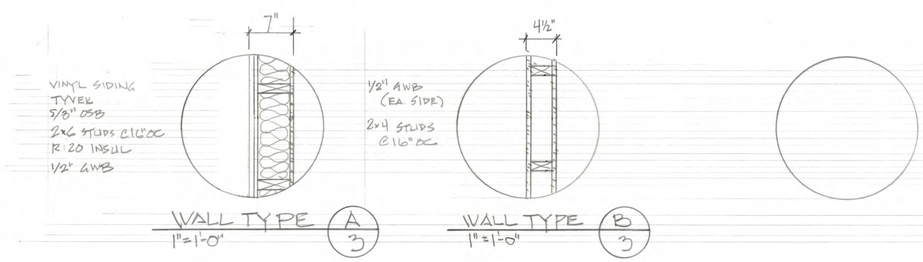
FLOOR PLAN - ELECTRICAL 1/4" = 1'-0"

Electrical Notes

Switches	$
Outlets (duplex)	
Outlets (fourplex)	
Surface Fixture	
Exhaust Fan	
Fan / Light	
Ceiling Fan	
Clg Fan / Light	
Recessed Can	
Security Lights	

NOTATIONS

Computer	C
Dimmer	D
Disposal	Dis
Existing	E
Four way +	4
Ground Fault	GFCI
Phone	▼
Pull Chord	PC
Remove	R
Replace	REP
Smoke / CO Det.	SD/CO
Speaker	SP
Three Way	3
TV	TV
Waterproof	WP
220V	220



WALL TYPE A/3 1" = 1'-0"

WALL TYPE B/3 1" = 1'-0"

Proposed Remodeling For

Mr. & Mrs. Mike Brannan
640 S. Grove Ave.
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL, IN, MI, MN, WI, NV, UT
swansonmc@comcast.net

536 S. Summit St.
Barrington, IL 60010

224-563-8494

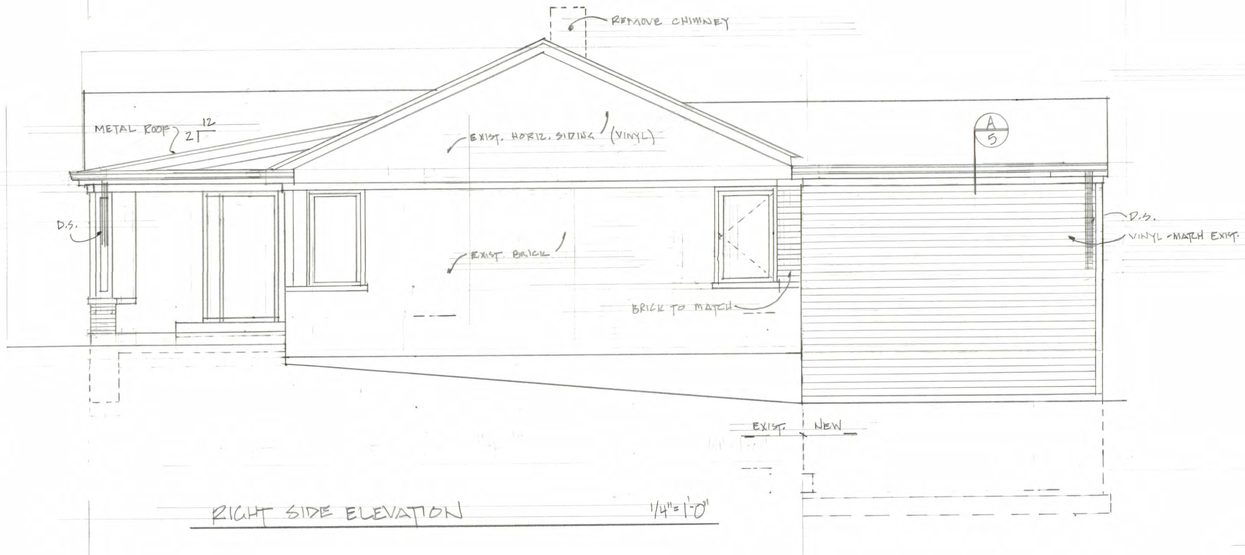
www.behance.net/swansonmc
www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE	
6/25/20	PLAN 2
7/9/20	REVIEW
7/17/20	ARC
7/22/20	ARC - REV.

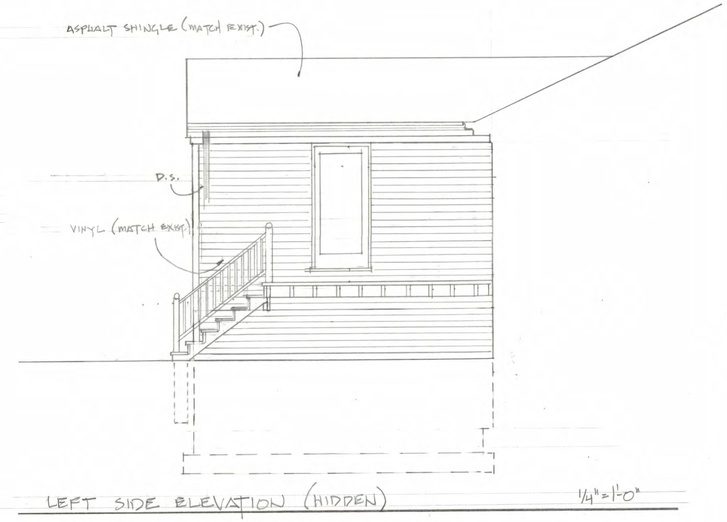
SHEET

3

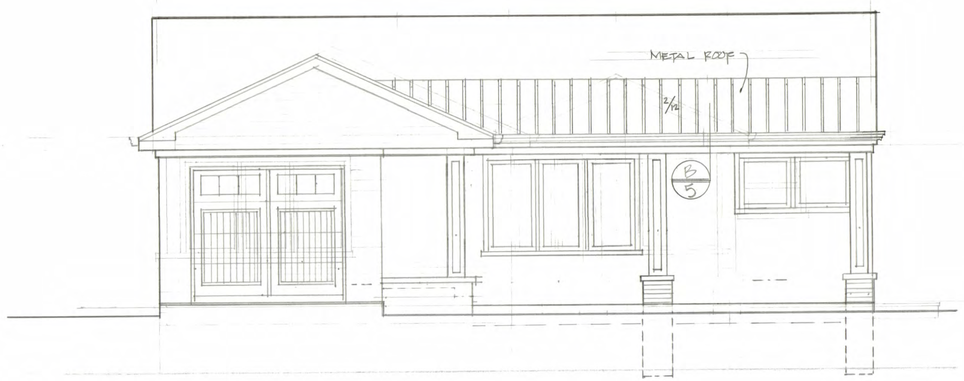
Brannan



RIGHT SIDE ELEVATION 1/4"=1'-0"



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



FRONT ELEVATION 1/4"=1'-0"

REAR ELEVATION 1/4"=1'-0"

Proposed Remodeling For

Mr. & Mrs. Mike Brannan
640 S. Grove Ave.
Barrington, IL 60010

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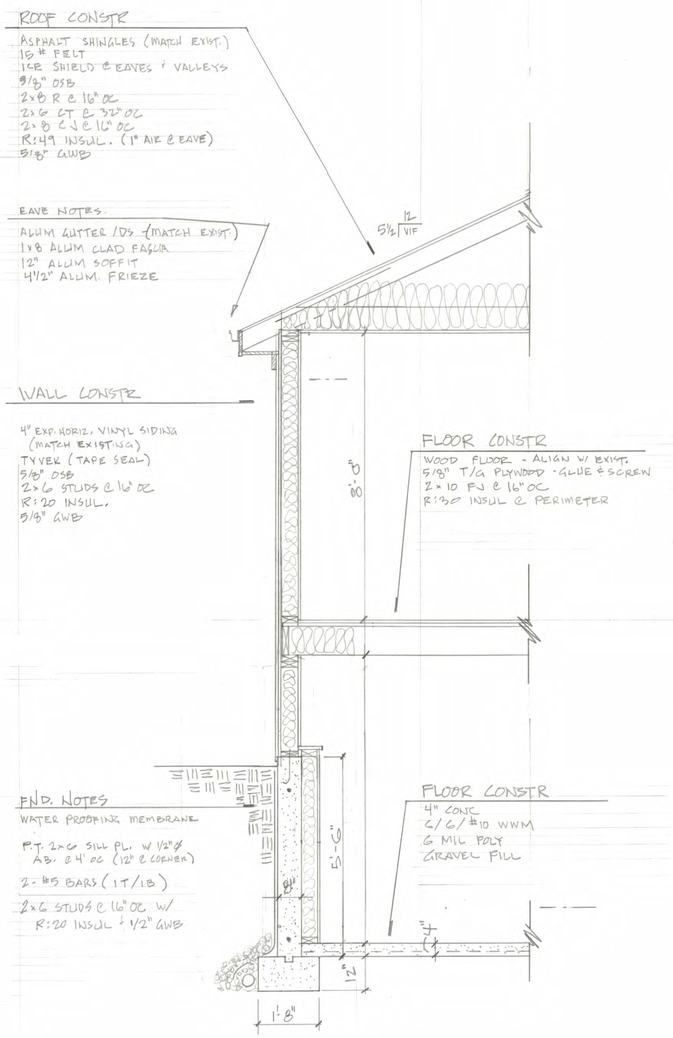
DATE	
6/25/20	PLAN Z
7/9/20	REVIEW
7/17/20	ARC
7/22/20	ARC REV.

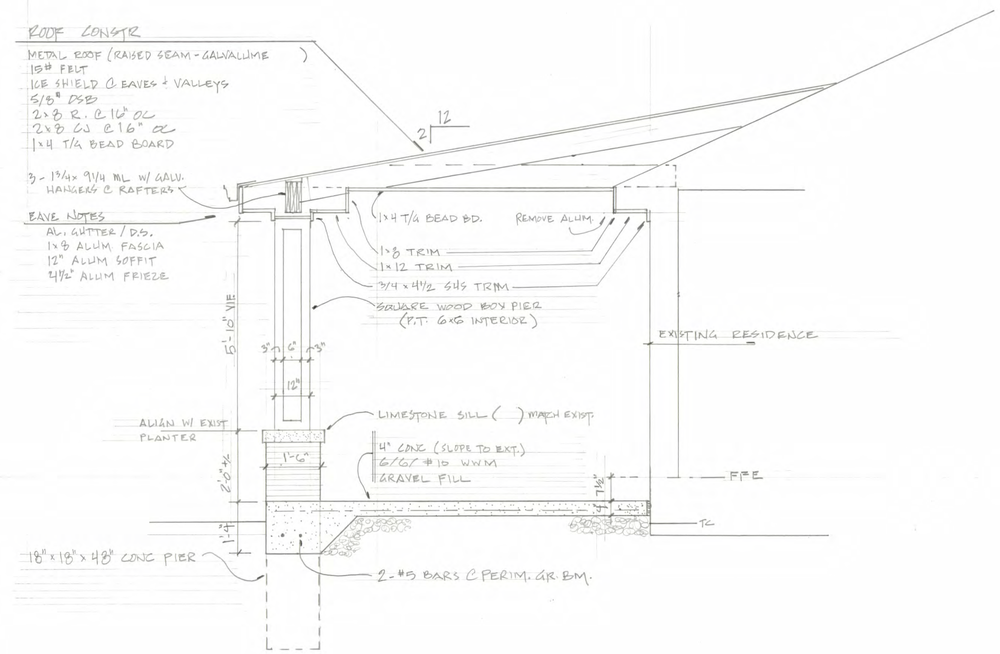
SHEET

4

Brannan



WALL CONSTR - SECTION
1/2" = 1'-0"
A / 5



SECTION @ FRONT PORCH
1/2" = 1'-0"
B / 5

Proposed Remodeling For
Mr. & Mrs. Mike Brannan
640 S. Grove Ave.
Barrington, IL 60010

Mark Swanson, Architect
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www.houzz.com/pro/swansonmc
www.facebook.com/mcsarchitect

DATE	
7/17/20	ARC
7/22/20	ARC - REV.

SHEET
5
Brannan

ARCHITECTURAL REVIEW COMMISSION
STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	August 13, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-19: 142 W. Lake Street – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a second story rear addition to the existing contributing structure in the Historic Overlay District. The property is zoned R-6 Single-Family Residential District and is located in the H-Historic Overlay District. The subject property is approximately 8,548 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
APPLICANT: Steven & Katherine Tracy, 142 W. Lake Street, Barrington, IL 60010
ARCHITECT: Sherman Design Build, LLC

PRELIMINARY FINDING OF FACT

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 property was originally and is currently utilized as a single-family residence. 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.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. 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 second story rear addition to be constructed above the one-story rear addition constructed in 2016. The addition is generally compatible with the size, shape and scale of the original structure with the exception of the proposed wall plate height and overall ridge height. The ridge height of the addition exceeds the ridge height of the existing structure by approximately 3′-0″. Staff recommends

that the wall plate height is reduced to lower with the ridge height of the addition without changing the roof pitch.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   No additions or alterations which have acquired historic significance will be altered. The rear of the house was altered in 2016 with the addition of a one-story flat roofed structure with the intent of constructing a second story in the future. 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.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. 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.**
   There are no proposed modifications to the original structure aside from the proposed addition. All existing details on the house will remain unchanged. The Petitioner is proposing to match the existing trim details on the addition. 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 second story rear addition above a flat roofed one-story addition constructed in 2016. The 2016 addition was constructed with the idea that a second story might be added in the future. The second story addition is generally compatible with the size and shape of the existing structure. The Petitioner is proposing a cross gable design with a matching 12/12 roof pitch. However, the ridge of the proposed addition exceeds the ridge of the existing structure by approximately 3′-0″. The wall plate and ridge height is slightly out of scale with the rest of the structure. Staff recommends that the ridge of the addition is lowered by reducing the wall plate height without impacting the matching 12/12 roof pitch. This section of the roofline is setback approximately 36′ from the front ridge therefore Staff finds that a compromise may be appropriate in order to reduce the wall plate height by 18″-24″ in order to reduce the scale of the gable end and bring the ridge height closer to the original.

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 a cross gable design constructed on a flat roof first floor addition. This design matches into the existing structure well without impairing the form or integrity of the existing shape. The

addition will be constructed in the same footprint above the 2016 flat roofed addition which was off-set from 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	wood to match existing. OK.
TRIM	wood to match existing. OK.
GUTTERS	half-round to match existing. OK.
SHINGLES	architectural shingles to match existing. OK.
WINDOWS	Marvin Ultimate aluminum clad. OK.
DOORS	N/A
CHIMNEY	N/A
PORCH	N/A
`	
OTHER	N/A

All material information, including window specifications, must be labeled on the final submittal. Staff finds that this standard is met.

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 20-19:

- **The height of the proposed addition exceeds the height of the existing ridge by approximately 3′-0″. Staff recommends that the wall plate height is reduced to lower with the ridge height of the addition without changing the roof pitch. See Standard #8 above.**
- **Dimensions for the existing trim detail mist be provided as part of the final submittal.**
- **Window trim detail must be provided as part of the final submittal.**

142 W. Lake Street – Contributing

Located at this address is a two-story gabled ell Folk Victorian dwelling built ca. 1890. The house has a continuous brick foundation, a gable roof of asphalt shingles, an interior concrete block chimney and exterior of aluminum siding. On the main (S) façade is a shed roof entry porch with an original milled column, milled engaged columns, vergeboard brackets, drop pendants and a sawtooth valence. The main entrance retains its original, single-light and three wood panel door. On the main façade projecting bay is a Palladian window. Most of the remaining windows are original, one-over-one and two-over-two, rectangular double hung wood sash wood sash with wood corniced surrounds. On the east façade is a bay window with three, two-over-two double hung wood sash windows, eave brackets and sawtooth valences. Also on the east façade is a shed roof entry porch with original milled columns.

To the rear of the dwelling is a ca. 1970, frame garage. **Noncontributing**

SHERMAN DESIGN BUILD LLC
SHERMANDB.COM
62 Surrey Lane East • Barrington Hills, IL 60010
✆ 847.858.6083 • ✉ Kevin.Sherman@ShermanDB.com

Design/Build • Architecture • General Contracting

July 20, 2020

Chairperson Marty O'Donnell *and Commissioners*

ARCHITECTURAL REVIEW COMMISSION
Village of Barrington, 200 South Hough Street
Barrington, IL 60010

RE: Architectural Review Meeting of August 13, 2020
Proposed 2nd story addition on rear of house, 142 W Lake St

Dear Commissioners:

OVERVIEW
Add a 20.5'Wx14'L second floor addition onto existing 1 story frame frame addition added in 2016. The exterior finish will the same as the existing home. The windows will be Marvin Clad Ultimate double hung wood with aluminum clad exterior. No change to existing front and sides of existing house, or parking.

ATTACHMENTS
A1 Site Plan & Floor Plan
A2 Elevations & Sections

PRESENTATION MATERIALS
Are samples of typical smooth painted cedar siding & wood trim boards necessary since they are typical of the existing house?

CONSTRUCTION
Construction of this project is expected to begin January 2021 and end April 2021.

Thank you for your time and consideration.

Kevin Sherman
IL Licensed Architect

142 W LAKE ST— Looking NE

142 W LAKE ST— Looking NW

142 W LAKE ST—Looking SW

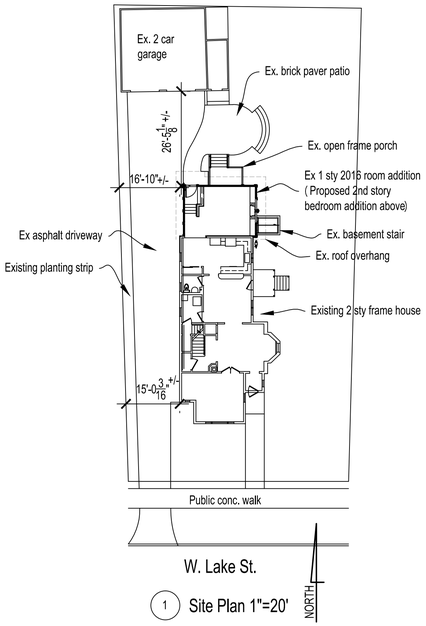
142 W LAKE ST—Looking S

200 W LAKE ST

138 W LAKE ST

141 W LAKE ST

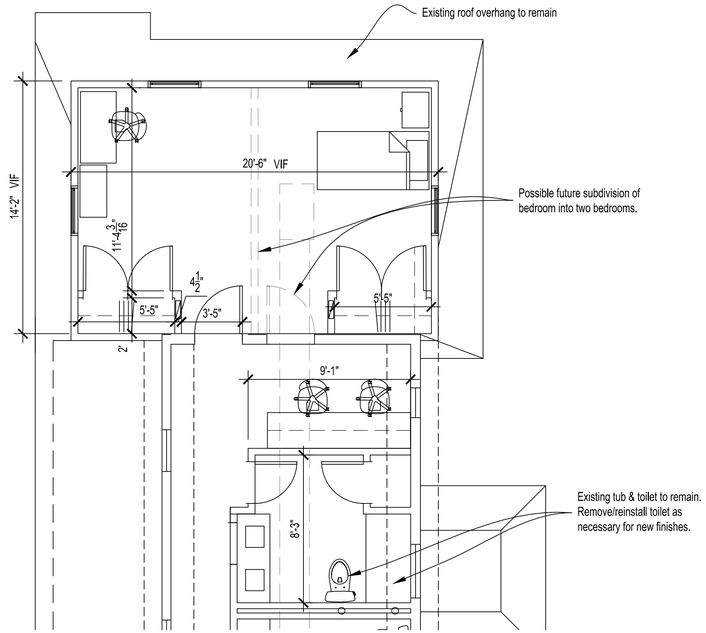
SHERMAN
DESIGN BUILD LLC
SHERMANDB.COM



1 Site Plan 1"=20'

See Certified Plat of Survey for lot dimensions & locations.
Zoning check: See Sheet A-3 for Area Calculations

Lot Coverage = No Change, Existing = 4023 sf = 47.1% <50% Allowable



2 2nd Floor Bedroom Addition Floor Plan
1/4"=1'-0"

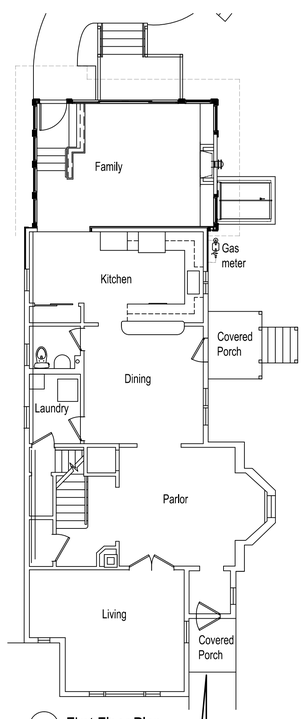
8 Location Plan
NTS

GENERAL NOTES

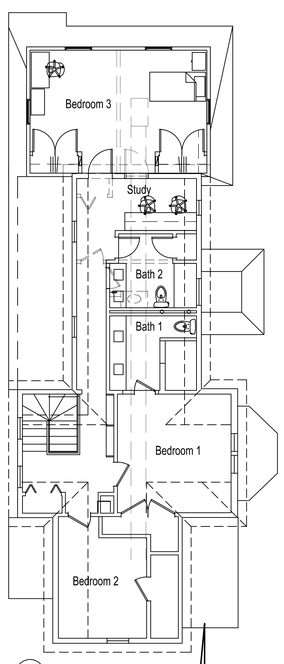
1. Drawings & specifications: conflicts, errors, or discrepancies found herein shall be immediately brought to the attention of the architect for clarification and resolution.
2. Existing Conditions: All contractors are required to visit the site to review the existing conditions prior to submitting their bids. These drawings do not reflect all existing conditions and details.
3. Warranty: All work performed and materials and equipment furnished and installed shall carry a minimum 1 year labor & materials warranty against defects to begin on the date of Substantial Completion. Contractor agrees to correct/repair such defects and/or deficiencies at no additional cost to the owner.
4. Insurance: All contractors and their subcontractors shall submit prior to commencement of onsite work a Certificate of Insurance with the Owner & Architect as Additional Named Insured & Certificate Holder with the following minimum coverages:

Workman's Compensation:	**$500,000 Each Occurrence**
Comprehensive General Liability:	**Each occurance $1,000,000 & $2,000,00 general aggregate**
Automobile Liability:	**Any auto, hired auto & non-owned autos: Combined single limit for bodily injury & property damage $1,000,000**

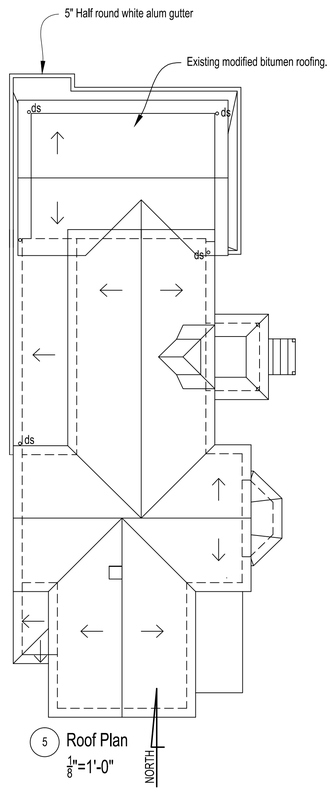
5. **Clean Up: Each contractor shall clean up daily the debris from their work and deposit all debris in the dumpster or waste container provided by the general contractor for periodic haul off, unless otherwise agreed to in writing by in the contract between owner & contractor.**
6. **These Design Documents are an instrument of professional service to the Owner for this project only. Ownership of the Designs and drawings herein are the copyright property of the Architect and may not be reproduced for use on other projects without written agreement with the Architect.**
7. **Applicable Standards: It is the responsibility of the Contractor to verify the detailed requirements and follow all applicable codes, standards and product manufacturer's instructions in procuring, storing & installing all products and materials for this project.**
8. **Permits: All building permits procurement and fees are the responsibility of the contractor.**
9. **Federal law requires contractors that disturb painted surfaces in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. The law also requires that the property owner and tenant recieve and acknowledge their understanding of the following information brochure about lead safe renovating. http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf**



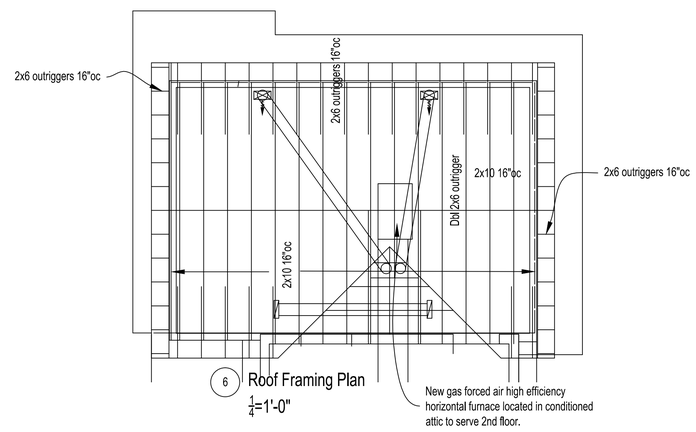
3 First Floor Plan
1/8"=1'-0"
No Work



4 Second Floor Plan
1/8"=1'-0"



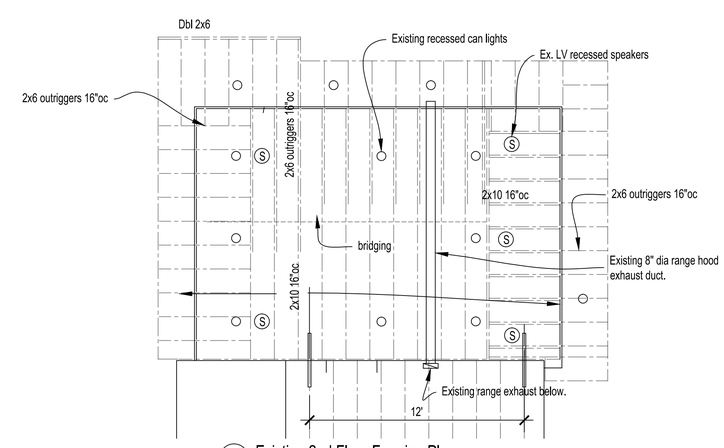
5 Roof Plan
1/8"=1'-0"



6 Roof Framing Plan
1/4"=1'-0"

MINIMUM DESIGN LOADS
(Live Loads minimum uniformly distributed):

ROOF	LIVE LOAD:		25 psf
	DEAD LOAD:		10 psf
	TOTAL		35 psf
DECKS LIVE :			40 psf
GUARDRAILS & HANDRAILS LIVE :			200 ppl
	Infill components (ballusters):		50 ppl
STAIRS LIVE:			40 psf
FLOOR LIVE			
	Sleeping rooms		30 psf
	Rooms other than sleeping		40 psf
FLOOR DEAD			10 psf
	Partitions		15 psf
EXTERIOR BALCONIES:		LIVE	100 psf
		DEAD	10 psf
GROUND SNOW LOAD:			30 psf
BASIC WIND SPEED:			90 psf
WINTER DESIGN TEMP			-4 deg F



7 Existing 2nd Floor Framing Plan
1/4"=1'-0"

BARRINGTON APPLICABLE BUILDING CODES
Effective April 1, 2010 (all codes have amendments)
2017 National Electrical Code
2018 International Building Code
2018 International Residential Code
2018International Mechanical Code
2018 International Fire Code
2018 International Fuel Gas Code
2018 Property Maintenance Code
2018 International Existing Building Code
2018 IECC-Illinois Energy Conservation Code
Illinois State Plumbing Code
Building Code Adoption & Local Amendments

NOT FOR CONSTRUCTION

Architect
SHERMAN DESIGN BUILD LLC
SHERMANDB.COM

Project Owner
Steve & Katherine Tracy
142 W Lake St, Barrington, IL 60010

Project Description
2nd Story Frame Bedroom Addition.

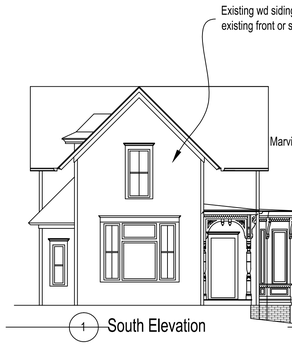
Date
June 26, 2020

Revision/update date

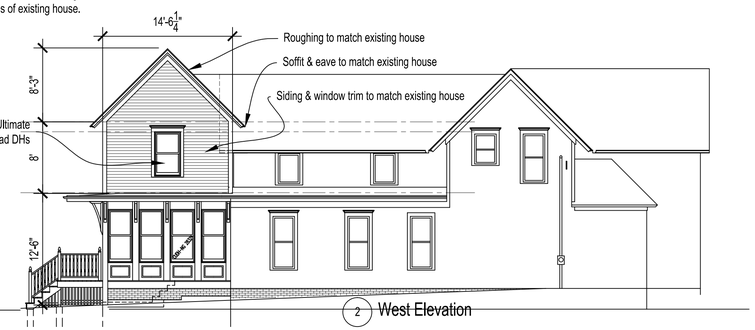
Drawing type
■ Preliminary
□ Permit
□ Construction

Sheet title
Site, Floor, Roof & Framing Plans

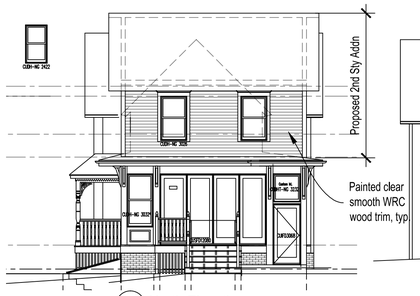
Sheet
A1
of 3 sheets



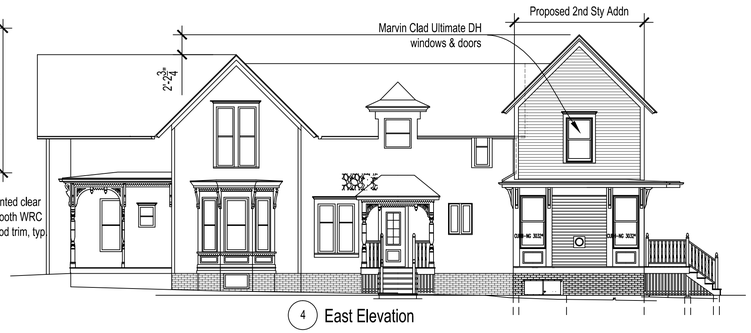
1 South Elevation



2 West Elevation

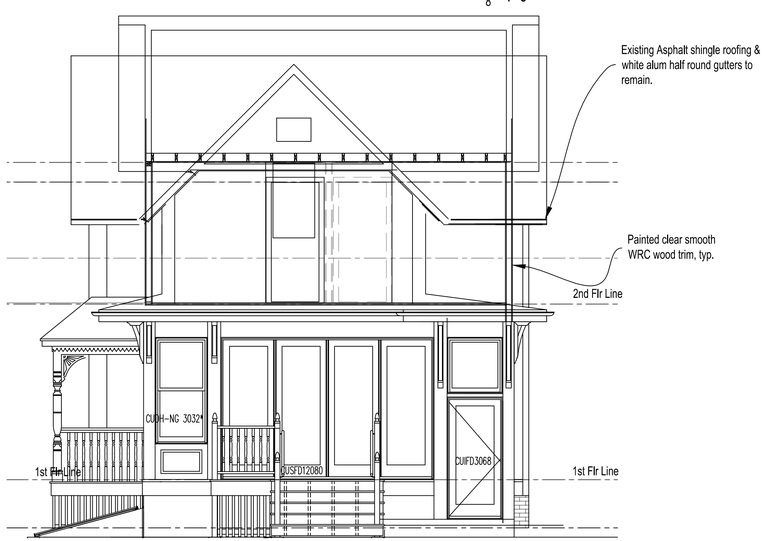


3 North Elevation

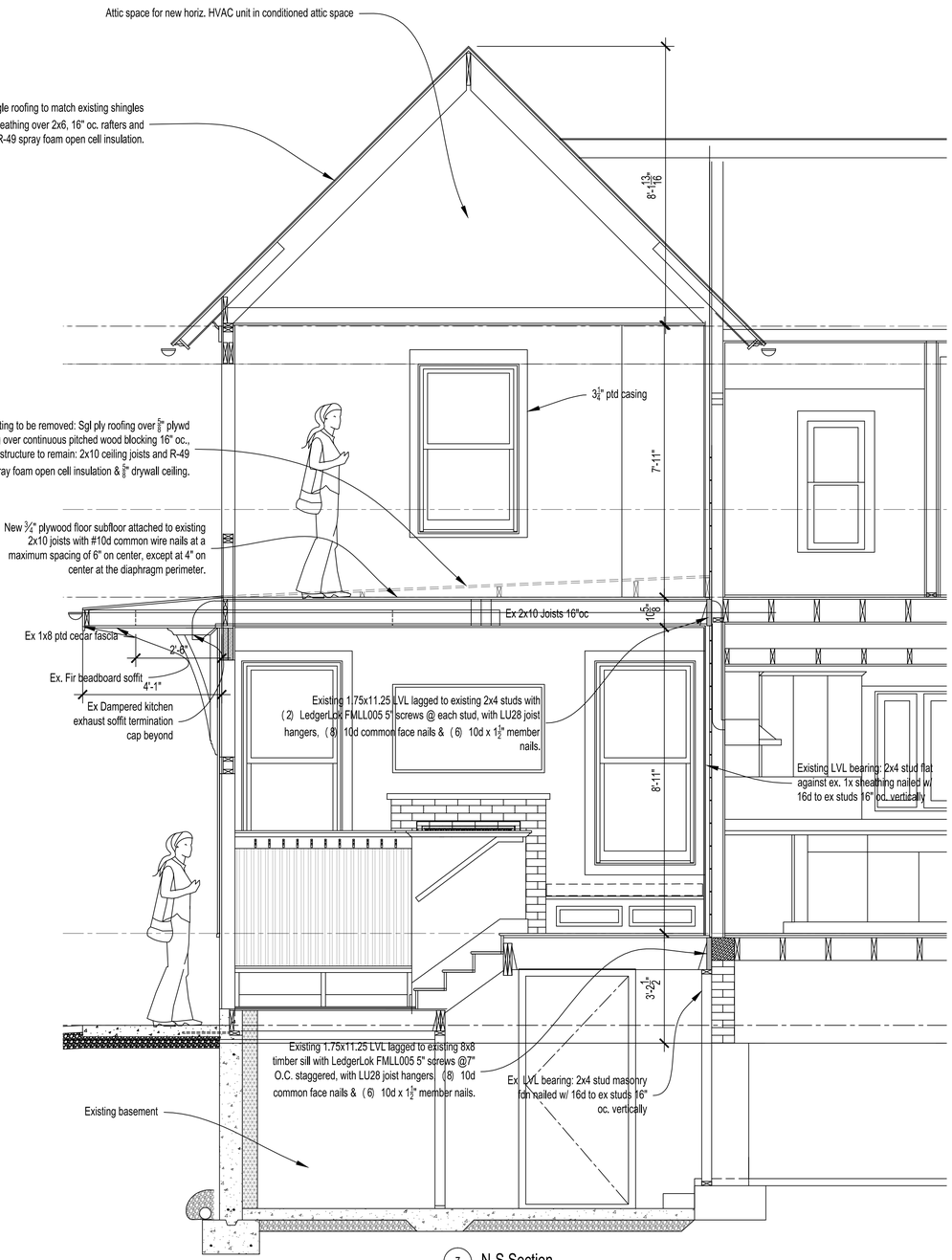


4 East Elevation

Exterior Elevations
1/8"=1'-0"



6 E-W Section
1/4"=1'-0"



7 N-S Section
1/2"=1'-0"

NOT FOR CONSTRUCTION

Architect
SHERMAN DESIGN BUILD LLC
SHERMANDB.COM

Project Owner
Steve & Katherine Tracy
142 W Lake St, Barrington, IL 60010

Project Description
2nd Story Frame Bedroom Addition.

Date
June 26, 2020

Revision/update date

Drawing type
- ■ Preliminary
- □ Permit
- □ Construction

Sheet title
Elevations, Sections & Details

Sheet
A2
of 3 sheets

SPECIFICATIONS

ROUGH CARPENTRY

1. Rough framing, including framing of wood frame structure, installing exterior windows and doors, installation of Tyvek housewrap per manufacturer instruction. Seal tape exterior window flanges to Tyvek with Protecto Wrap or equal.
2. Provide skilled, trained, experienced and competent workers to complete the work as specified. Capable of handling any special heavy-duty or high-lift operations. Sufficient in number for the work and time schedule.
3. All work shall be as per State and local building codes and: Manual for Wood Frame Construction, American Forest and Paper Association (NFPA), © 2001. Plywood Specifications and Grade Guide of the American Plywood Association.
4. Tolerances: Vertical framing shall be plumb within 1⁄6" per 10 linear feet. Horizontal framing shall be level within 1⁄4" per 10 linear feet.
5. Moisture contents: Moisture content of framing lumber shall be 19% or less by weight. Kiln-dried or other lumber requiring lower moisture content shall be as specified.
   FASTENERS, CONNECTORS, AND SUPPORTS
6. A. Use hot-dipped galvanized steel or stainless steel nails for exterior, high humidity, and treated wood locations.
7. B. Nails:
• Use common wire or spike nails.
• Follow all nail size requirements and nail spacings required by the building code.
• Use hot-dipped galvanized steel nails for exterior work, areas of high humidity or at treated wood.
• Electro-galvanized nails shall not be used on exterior surfaces.
• Electro-galvanized nails shall not be used where corrosive staining might mar wood surfaces.
• Nails into redwood or cedar shall be of stainless steel.
8. C. Power-driven nailing shall comply with the following:
• Power driven nailing shall comply with State and Local building code standards.
• International Staple, Nail and Tool Association (http://isanta.org/) standards as outlined in the ICC Evaluation Services, Inc. (www.icc-es.org) Legacy Report (NER-272), © January 1, 2004.
9. D. Bolts
• Drill holes 1/16" larger than bolt diameters.
• Drill straight through from one side.
• Use washers under all nuts.
• Do not bear bolt heads on wood; use washers.
10. E. Hangers, connectors, and crossbridging.
• Brand name Teco, Simpson, or equal.
• Joist hangers
• Metal framing connectors.
• Metal crossbridging.
• Galvanized steel, sized to suit framing.
11. F. Anchors to adjacent construction:
- Solid masonry or concrete: Use expansion shield and lag bolt. Steel: Use bolt or ballistic fastener.
- Masonry anchors for brick or hollow CMU: for attachment of framing use Hilti HY 20 Adhesive Anchors. If size is not noted, provide minimum $\frac{1}{2}$ inch diameter anchors. For single wythe walls embed at least 3 $\frac{1}{2}$ inches.
- Masonry Anchors edge distance & spacing: Clay brick - do not place anchors closer than every other brick in any direction, nor 16 inches from any free edge. CMU - Do not place more than 1 anchor in each ell, nor closer than 12 inches from any free edge.
- Concrete Anchors for attachment of framing (other than embedded anchor bolts) shall be Hilti HY 150 Adhesive Anchors. If size is not noted, provide $\frac{1}{2}$ inch diameter minimum embedded at least 4.5 inches Do not place anchors closer than 3 inches from any concrete edge without written permission from Architect or Structural Engineer.

LUMBER
A. Select lumber species and grade according to the design needs. Framing lumber shall be grade marked designed for Construction, Standard, or Stud use.
B. Pressure treated lumber shall be labeled to show conformance with AWPA C22-03 "Lumber and Plywood for Permanent Wood Foundations – Preservative Treatment by Pressure Processes" and labeled by an inspection accredited by the American Lumber Standards Committee.
C. Sheathing and underlayment:
- Subflooring: APA rated plywood sheathing, exterior grade or Oriented Strand Board (OSB).
- Roof sheathing: APA rated plywood sheathing, exterior grade, Oriented Strand Board (OSB), or
- Waferboard with waterproof resin binder.
- Underlayment: APA rated underlayment, approved for use under asphalt, vinyl, and resilient tile or
- sheet flooring.

Rough Framing Installation & Operations:
- Provide framing, bracing and shoring as necessary to safely complete the work.
- Provide lifts, cranes, ladders or scaffolding to assist high-level framing work.
- Verify that materials are stored so as to not overload or interfere with construction in terms of: Quantities and weights, locations, or traffic.

Installation of framing members shall be:
- Straight with a side variation tolerance of 1⁄4" per 10 linear feet. Plumb within 1⁄4" per 10 linear feet.
- Level within 1⁄4" per 10 linear feet.
- Square.
- Top-of-plate elevations correct and consistent with existing elevations. Aligned vertically and horizontally with existing framing.
- Set with joists or rafter crowns upward.
- Make angled rafter cuts that are tightly fitted and securely anchored.
- Provide blocking for the installation of roofing materials, flashing, vents, etc.
- Stagger subflooring & wall & roof sheathing butt joints.
- Include 1/6" expansion joints between sheathing panels.
- Provide all necessary blocking for fire stopping including under enclosed stairs.

INSULATION
Spray Closed Cell Polyurethane Foam: (Addition exterior walls & Coach House roof). Furnish and install closed cell spray foam polyurethane insulation in accordance with manufacturer's instructions for the R value indicated on drawings. Spray polyurethane foam installer shall be certified by spray foam manufacturer. Deliver and store Product in original packaging, bearing manufacturer's name, quantity, expiry date, lot number, and other appropriate technical indicators and references. Protect adjacent surfaces and equipment from damage by overspray, fall-out, and dusting of insulation materials. Execute the work of this section when the temperature of the air and substrate are within the limits of the data sheet supplied by the manufacturer.

A. Spray Polyurethane Foam Material: Two-component spray polyurethane cellular plastic foam, complying with the following methods and meeting the following physical properties:

1. Core Density (ASTM D1622): [Minimum 2pcf
2. Thermal Resistance (ASTM C518): 140degreeF/90day Aged R-Value, measured at 75F mean Temp: Minimum R6.0/inch.
3. Flame Spread (ASTM E84, Class A): 25 or less.
4. Smoke Developed (ASTM E84, Class A): 450 or less.
5. Compressive Strength minimum (ASTM D1621, 10% parallel to rise): (20 psi)(182 kPa).
6. Closed Cell Content (ASTM D2856): minimum 95 percent.
7. Water Absorption by Volume maximum. (ASTM D2842): 2.5 percent.
8. Water Vapor Permeability maximum. (ASTM E96): [2.5 perm-inches] [3.6 ng/(Pa.s.m)].

EXAMINATION

A. Verify existing conditions are ready to receive work
B. Ensure surfaces are free of frost, oil, grease, oxidation, dirt, loose paint, loose scale, or other deleterious material that would impair bond.
C. Ensure that items required to penetrate sprayed insulation are installed prior to installation of sprayed insulation.
D. Beginning of application implies acceptance of existing conditions.

3.2 PREPARATION

A. Mask and cover adjacent areas to protect from overspray.
B. Apply any required primers for special conditions as recommended by manufacturer.
C. Cover wide joints with transition sheet membrane as specified in Section 07 27 50.
D. Clean area of work prior to application of sprayed insulation.
E. Post all required warning signs.

3.3 APPLICATION
A. Must be installed by insulation product manufacturer certified applicator.
B. Apply SPF in accordance with ASTM C1029 and manufacturer's installation guidelines: complying with preparation methods outlined in 3.02.
C. Apply sprayed foam insulation in consecutive layers of not less than (12 mm) (½ inch) and not more than (50 mm) (2 inch) thick each to achieve total thickness required (total thickness as indicated per application). For light gage steel and extruded polystyrene board first layer should be a skim coat of (12 mm) (½ inch) before adding extra layers. Ensure the substrate is well supported.
D. Avoid formation of sub-layer air pockets.
E. Apply product in overlapping layers, so as to obtain a smooth, uniform surface.
F. Maintain (75 mm) (3 inch) clearance around chimneys, heating vents, steam pipes, recessed lighting fixtures and other heat sources.
G. Do not apply Product to inside of exit openings or electrical junction boxes.

3.5 SITE TOLERANCES
A. Maximum Variation in Applied Thickness: minus (6 mm) (1/4 inch), plus (10 mm) (5/8 inch).
3.6 CLEANING
A. Remove overspray from non-prescribed surfaces without causing damage to surfaces.
B. Remove protective covers from adjacent surfaces.

3.7 PROTECTION

A. Protect completed installation per manufacturer's instructions.
B. Protect completed installation from damage Repair as required.
C. Any open flame or welding shall not be in contact with the Spray Polyurethane Foam.
D. All plastic insulation must be protected from interior occupancy space by an approved thermal barrier to meet the requirements of local Building Codes.

WINDOWS & EXTERIOR DOORS
1. See Elevations for door & window sizes.
2. For basement service door, furnish and install Therma Tru fiberglass prehung Smooth-Star flush Entry door.
3. Exterior door locksets to be determined. No key or special knowledge shall be required to open the door in the direction of egress.
4. Main House windows to be Marvin Clad Ultimate per elevations. Factory prefinished color interior & clad exterior with Oil Rubbed Bronze hardware. Low E glass. U=0.32 max. Provide option for roll screens & Marvin pleated window treatment option for all operable windows.

SIDING
Furnish and install 4" exposure clear smooth Western Red Cedar kiln dried factory primed lap siding. Installation to follow installation of exterior windows and doors. Prepare wall with Tyvek house-wrap sealed with Tyvek tape installed in accordance with manufacturer's instructions. Provide painted aluminum flashing where indicated. Siding to be installed with Maze SS8WS 1 $\frac{3}{4}$" #304 stainless steel ring (or approved equal) shanked siding nails at 16" oc spacing.

ROOFING
Main House: Existing to remain.
Addition Roof: Patch/flash existing single ply modified white bitumen roofing system where existing ties into new construction. Provide roofing underlayment compatible with new roofing system per manufacturer's recommendations. New gutters and downspouts on addition shall be half round painted aluminum to match existing. Tie into existing as necessary.

DRYWALL & CEMENT BOARD
Drywall shall be $\frac{5}{8}$" unless noted otherwise. Drywall to be taped and sanded ready or paint.

INTERIOR STANDING & RUNNING TRIM
Furnish and install: Baseboard - 4 $\frac{1}{4}$" primed baseboard (with primed base shoe at hard surface floor areas); Window & door casing: 3 $\frac{1}{4}$" primed casing trim.

INTERIOR DOORS & HARDWARE
NA.

CABINETRY
Bath 2: Vanity cabinet & hardware with stone/quartz top to be selected by Owner.
Closets: White melamine closet shelf with chrome rod on white brackets.
Study: Plastic laminate 24" deep countertop on wall brackets 48" on center with 1 white melamine shelf above on white shelf brackets 32" on center.

FLOORING
$\frac{3}{4}$" select and better red oak with stain and 2 coat Synteko satin finish, including finishing oak stair treads.

TILEWORK
Bath 2 Floor & Wall Tile: Tile materials to be selected. Mesh tape and thinset of all Durock shall be by Tilesetter.

PLUMBING
Remodel Bath 2 plumbing including rough in for 2 lavs. Remove and reinstall existing toilet. No change in rough-in. Existing tub and tub/shower trim to remain.

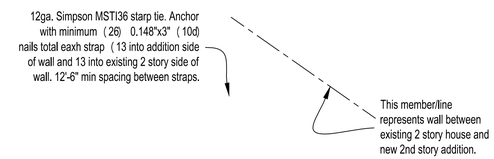
HVAC
1. Provide new gas forced air high efficiency furnace & A/C heating & cooling system for 2nd floor in conditioned attic space of addition, including all sealed galvanized ductwork, and painted metal ceiling supply diffusers and high/low ducted wall air return air registers, programmable $\frac{5}{2}$/ T-stat . See plans for layout.
2. Provide 80cfm low sone ducted bathroom exhaust fan and associated insulated ductwork.

ELECTRICAL
1. Furnish and install new 110v 15A circuits and wiring for new lighting and receptacles.
2. Update and label panel directory.
3. Furnish and install all electrical work in accordance with applicable codes.
4. Install owner furnished decorative light fixtures.
5. Provide new sep cct. outlet for furnace with disconnect & 220v/30a powr feed and disconnect for new A/C condensor.
6. Provide new GFCI protected outlets in Bath 2. Existing GFCI protected outlets to remain.
7. Provide empty conduit stub up into an accessible area of attic for new T-stat.
8. Install owner furnished ceiling fan.
9. Lutron Pico wireless switches.
10. Lutron Caseta In-Wall dimmer PD-6WCL.
11. Lutron Diva dimmer.

ELECTRICAL CODE COMPLIANCE NOTES
1. Spacing of receptacles shall be installed such that no point measured horizontally along the floor line of any wall space is greater than 6 foot from a receptacle outlet. (NEC Article 210.52).
2. All new and existing recepticles in remodeled areas shall be tamper resistant receptacles as required by NEC Article 406.11
3. All kitchen, laundry, bedroom, family room, dining room, living room, parlor, library, den, sunroom, recreation room, closet, hallway or similar area receptacle and lighting circuits shall be arc-fault protected. (NEC Article: 210.12)
4.

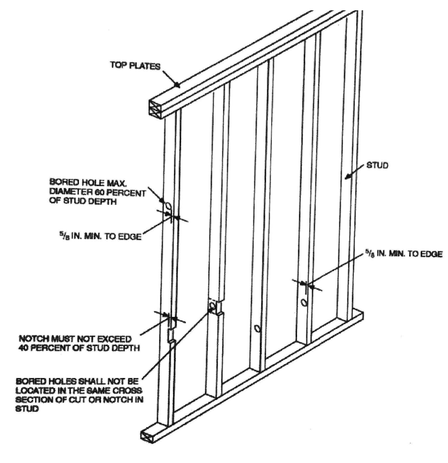
* Automatic calculated area values by Autocad using boundary line function.

Building & Site Data	Proposed	Existing	Code Req'd	Unit	Ordinance #	Comments
*Lot area	no change	8548	7500 min	sf	6.7.C	per Cook County Assessor
*Floor Area (1st & 2nd floors)	2649	2348		sf	6.1.C	Based on field dimensions
Floor Area Ratio	0.31	0.27	0.50	%	6.1.C	Max
Building height	26.75	24.5		ft		Max
Building front yard	no change	16.12	30.0	ft	6.1.F.1	Minimum required.
Building side yard	no change	15.03	7.0	ft	6.1.F.3	minimum required
Building rear yard	no change	50.0	30	ft	6.1.F.4	Min 30ft
Distance between house & garage	no change	26.0		ft		
*Lot Coverage - Principal Building & Garage	No change	2135	2992 max	sf	6.1.H.1	The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
Lot Coverage - Principal Building & Garage	No change	25%	35	%	6.1.H.1	The surface coverage of all principal and accessory buildings shall not exceed thirty-five (35) percent of the lot area.
Lot Coverage - House, Garage & impervious pavement	No change	4059	4274	sf	6.1.H.2	Existing = 3615sf, Proposed = 3982sf
Lot Coverage - House, Garage & impervious pavement	No change	47%	50	%	6.1.H.2	



1 Floor Tie Detail
1 $\frac{1}{2}$" = 1'-0"

2 Bath 2 Elevations
$\frac{3}{8}$"=1'-0"



Notching & Bored Hole Limitations for Interior Nonbearing Walls
NTS - Not to Scale

IRC RESTRICTIONS ON NOTCHING, DRILLING JOISTS & RAFTERS

R502.8.1 Sawn lumber. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the
member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51 mm) to the top or bottom of the member, or to any other hole located in the member. Where the
member is also notched, the hole shall not be closer than 2 inches (51 mm) to the notch.
R502.8.2 Engineered wood products. Cuts, notches and holes bored in trusses, laminated veneer lumber, glue laminated members or I-joists are not permitted unless the effects of such penetrations are specifically considered in the
design of the member.

R802.7.1 Sawn lumber. Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth of the
member, shall not be longer than one-third of the depth of the member and shall not be located in the middle one-third of the span. Notches at the ends of the member shall not exceed one-fourth the depth of the member. The tension side of members 4 inches (102 mm) or greater in nominal thickness shall not be notched except at the ends of the members. The diameter of the holes bored or cut into members shall not exceed one-third the depth of the member. Holes shall not be closer than 2 inches (51mm) to the top or bottom of the member, or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than inches (51 mm) to the notch.
Exception: Notches on cantilevered portions of rafters are permitted provided the dimension of the remaining portion of
the rafter is not less than 4-inch nominal 102 mm) and the length of the cantilever does not exceed 24 inches (610 mm).
R802.7.2 Engineered wood products. Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional.

NOT FOR CONSTRUCTION

Architect
SHERMAN DESIGN BUILD LLC
SHERMANDB.COM

Project Owner
Steve & Katherine Tracy
142 W Lake St, Barrington, IL 60010

Project Description
2nd Story Frame Bedroom Room Addition.

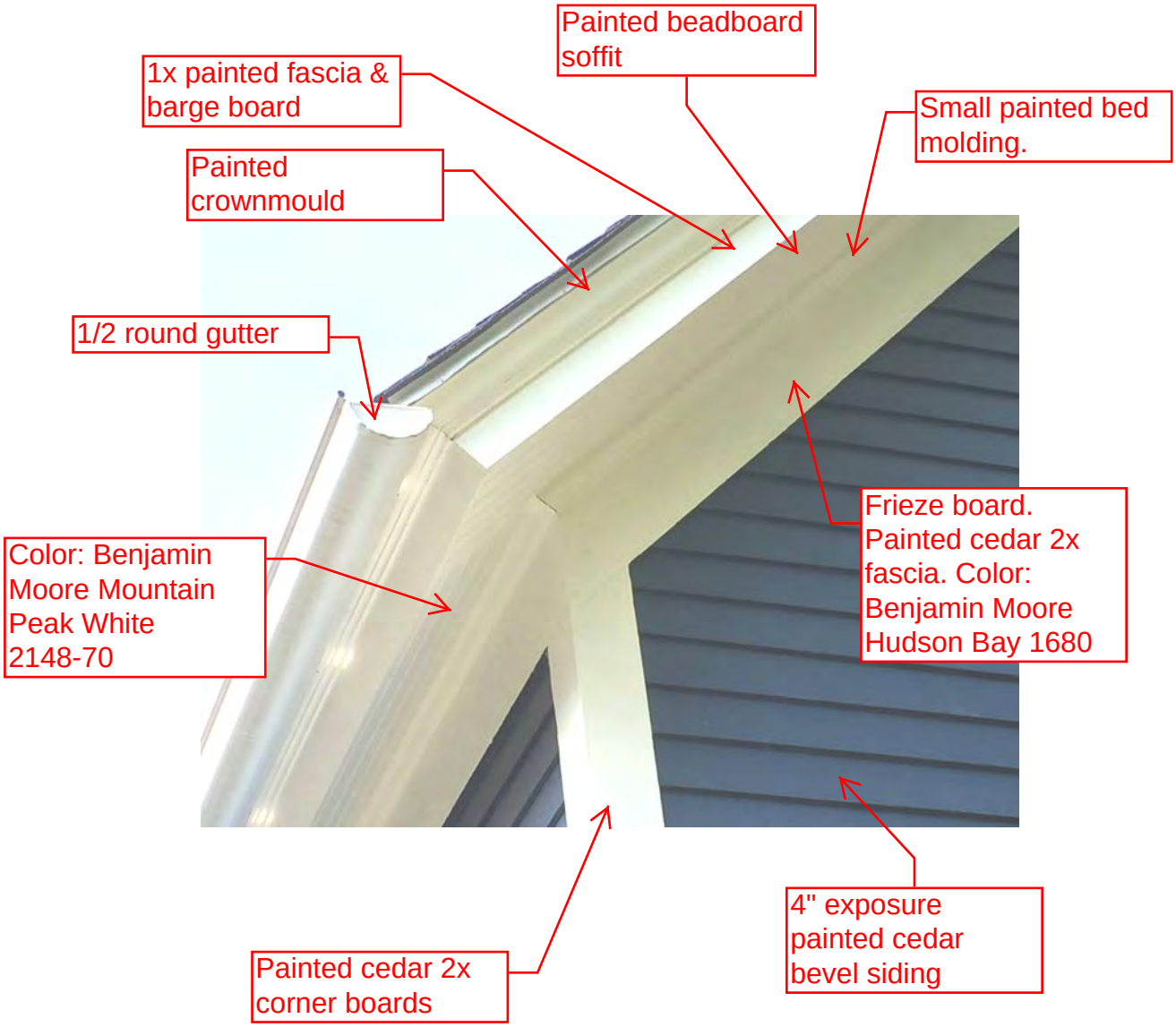
Date
June 26, 2020

Revision/update date

Drawing type
☐ Preliminary
■ Permit
☐ Construction

Sheet title
Details & Specifications

Sheet
A3
of 3 sheets



142 W LAKE ST—TYPICAL EAVE DETAIL

ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO:	Architectural Review Commission	**MEETING DATE:**	August 13, 2020 Preliminary Review
FROM:	Development Services Department	**PREPARED BY:**	Jennifer Tennant Asst. Director of Development Services

ARC 20-20: 148 W. Station Street – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a two-story rear addition to the existing contributing structure in the Historic Overlay District. The property is zoned B-R Mixed Business Residential District and is located in the H-Historic Overlay District. The subject property is approximately 6,118 sq. ft. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit.

PROPERTY OWNER: Mary Gibson, 148 W. Station Street, Barrington, IL 60010
APPLICANT: Mary Gibson, 148 W. Station Street, Barrington, IL 60010
ARCHITECT: Modern Design & Graphics, 512 W. Van Buren, Elmhurst, IL 60126

Note: The ARC conducted a preliminary review of an addition for this property in 2017. The scope of the addition has changed significantly and was converted from a one-story addition to a two-story addition. Therefore the 2017 preliminary review comments have not been incorporated into this review as the majority of them to no apply to this proposal and the 2017 plans have not been provided as a reference and they no longer resemble the current proposal.

PRELIMINARY FINDING OF FACT

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 residential. The Petitioner plans to continue the residential use but must seek formal approval for the continued use of the property as a two-family dwelling. The two-family use does not alter the original single-family residential characteristics of the structure. 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 modifications or repairs to the original portion of the structure at this time. The final plans shall provide details on the architectural details for the addition and any modifications and/or restoration work to the original primary structure.

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 two-story rear addition which generally matches the architectural style of the original structure with match roof style and closely matching pitch. The architect has indicated that the front gable is a 7/12 pitch, the existing side gable is a 6/12 pitch and the new rear gable is a 6.5/12 pitch. The wall plate height on the addition seems to be consistent with the middle section of the house but not consistent with the front section of the house. An off-set on the west elevation is likely needed to reduce the long unbroken plan on the west elevation (nearly 69′). The proposed entrance vestibule shown on the west elevation is not compliant with zoning and must be completely removed. The full side elevations are not shown on the preliminary plans. The full side elevations must be shown on the final plans to show the full scope of the proposed addition on the existing structure.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
   The Petitioner is not proposing to alter any existing additions. The proposed addition will be constructed directly off of the rear elevation of the existing structure and the roofline will tie into the existing roofline. 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 modifications or repairs to the original portion of the structure at this time. The final plans shall provide details on the architectural details for the addition and any modifications and/or restoration work to the original primary structure.

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 modifications or repairs to the original portion of the structure at this time. The final plans shall provide details on the architectural details for the addition and any modifications and/or restoration work to the original primary structure.

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 general pitch and roof shape as the primary roof. The addition will be highly visible since the property is a corner lot. In general, the architectural style, size and scale of the addition is compatible with the existing structure although an off-set is needed on the west elevation to break the nearly 69′-0″ unbroken elevation. The preliminary plans show an entrance vestibule on the west elevation which is not compliant with zoning and must be removed completely therefore although the plane does appear to be off-set/broken on the preliminary plans that defining feature must be removed.

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 extends in the same plane as the original structure the west elevation creating a nearly 69'-0" unbroken plane. An off-set or other means of breaking the plane should be incorporated. Generally speaking, the shape and construction of the proposed addition does not impact the shape and form of the original structure and if removed the form of the existing structure would be unimpaired.

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	Cedar to match existing. OK.
TRIM	final material not yet determined.
GUTTERS	If proposed, gutters must be shown on the final submittal and included on the section details. It does not appear as though the currently structure has gutters.
SHINGLES	Discrepancy between the cover letter (cedar) and the plans (asphalt). Verify roofing material as part of the final submittal.
WINDOWS	Pella Lifestyle windows are not currently approved for use in the Historic District.
DOORS	Specifications for proposed doors must be provided as part of the final submittal.
CHIMNEY	N/A
PORCH	Materials for the proposed balcony alternative must be provided as part of the final submittal.
`	
OTHER	N/A

All material information, including door and window specifications, 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 20-03

- **The proposed project requires a special use planned development for the two-family residential use of the building.**
- **A section of the side elevations are not shown on the drawings. The full side elevations must be**

represented on the final plans in order to show the full impact of the addition on the existing structure.

- **The proposed addition should be off-set on the west elevation. Removal of the entrance vestibule will create an approximately 69′-0″ unbroken plane along the west elevation.**
- **The proposed side entrance vestibule on the west elevation encroaches into the 7′-0″ required interior side yard setback. This section of the addition must be removed completely.**
- **Any proposed restoration or modifications to the existing structure must be included on the final plans. The plan must include the scope of the restoration/modifications, dimensions of existing elements and proposed elements, proposed materials, etc.**
- **All material information, including door and window specifications, must be provided as part of the final submittal.**
- **Pella Lifestyle windows are not currently approved for use in the Historic District.**
- **Section details for all major trim elements (cornice, window trim, etc.) and wall sections through all major components of the addition and proposed balcony must be provided as part of the final submittal.**

2005 Historic District Survey Sheet
148 W. Station Street – Contributing

ARC 02-16 – construct front porch and new detached garage

This is a two-story, frame, gable front Folk dwelling built ca. 1915. The dwelling has a continuous brick foundation, a roof of wood shingles and an exterior of weatherboard siding. On the main (S) façade is a one-story, full-width, shed roof porch with ca. 1980, square Doric-motif wood columns and a square wood baluster railing. The main entrance has a ca. 1980, nine-light glass and wood panel door. Windows are ca. 1980, three-over-one-vertical-light double hung wood sash with wood frame cornices. On the west façade is a hipped roof wall dormer with paired, three-over-one-vertical-light double hung wood sash windows.

Off the northeast corner of the dwelling is a ca. 2000 frame garage. **Noncontributing**

Scope of Project: 2 story building addition at 148 W Station St;

1st floor: Bedroom, Bath, and Laundry (445.5 sq ft)

2nd floor: Family room, bath (317.2 sq ft)

Style of the building: Farmhouse

Building Materials:

Siding: Cedar

Roof: Cedar

Windows: Pella Lifestyle Double Hung with 3 Light grid, top sash only

Doors: Masonite Fiberglass Entry

Trim: 5 ½" flat stock brick mould

NORTH VIEW
FROM PROPERTY

SOUTH VIEW
FROM
PROPERTY

EAST VIEW
FROM PROPERTY

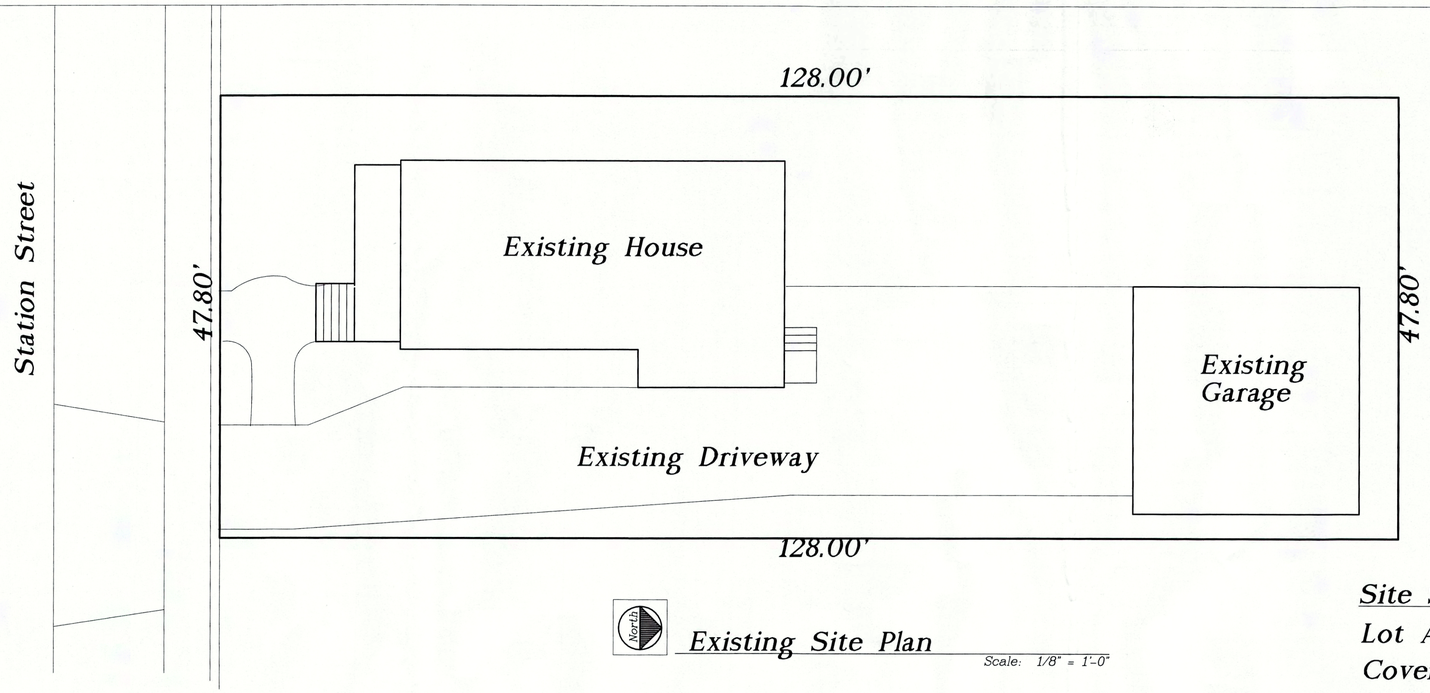
WEST VIEW
FROM
PROPERTY

NORTH VIEW
OF PROPERTY
(BACK OF HOUSE)

SOUTH VIEW
OF PROPERTY
(FRONT)

EAST VIEW
OF PROPERTY

WEST VIEW
OF PROPERTY



North

Existing Site Plan

Scale: 1/8" = 1'-0"

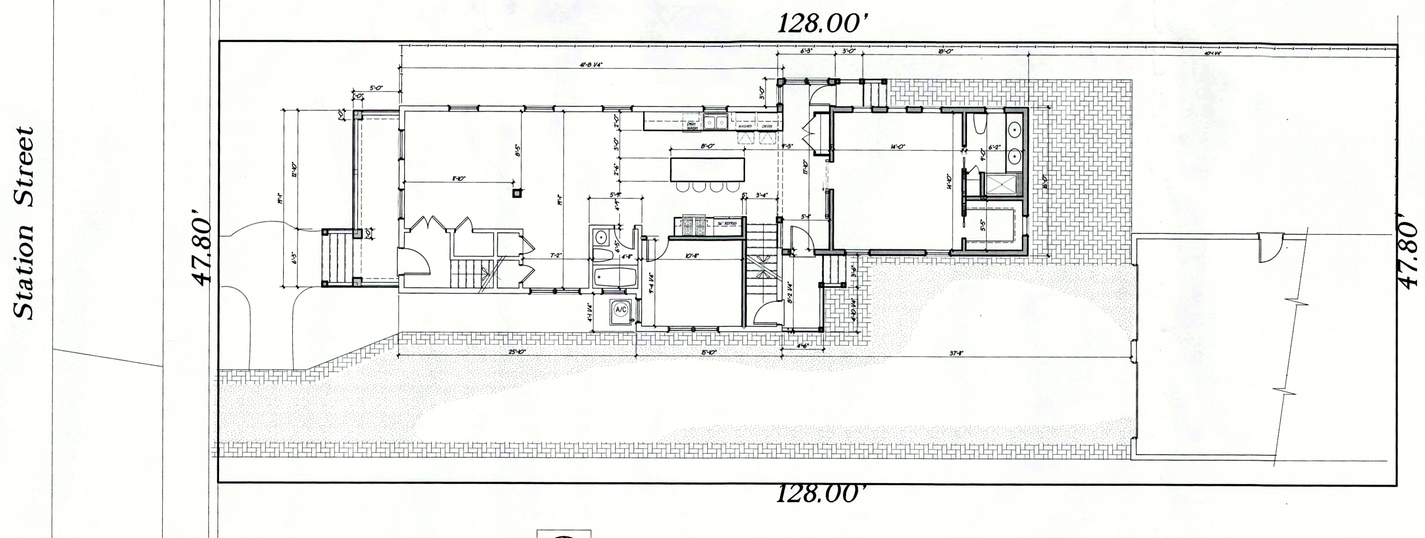
Site Summary:

Lot Area: 128.0 x 47.80 = 6118.4 sq.ft.

Coverage: 35% Lot Area
.35 x 6118.4 = 2141.44 sq.ft

Proposed Coverage:

Existing House w/ Porch:	1023.5 sq.ft.
Existing Garage:	605.4 sq.ft.
Proposed Addition w/ Porch:	509.5 sq.ft.
	2138.4 sq.ft.



North

Proposed Site Plan

Scale: 1/8" = 1'-0"

Arris File: RM-346-17

Room Addition
Gibson Residence

No.	Date	Issue
1.	07/19/20	DESIGN & DEVELOPMENT
2.		

Modern Design & Graphics
512 W. Van Buren Elmhurst Illinois 60126 630-464-7584

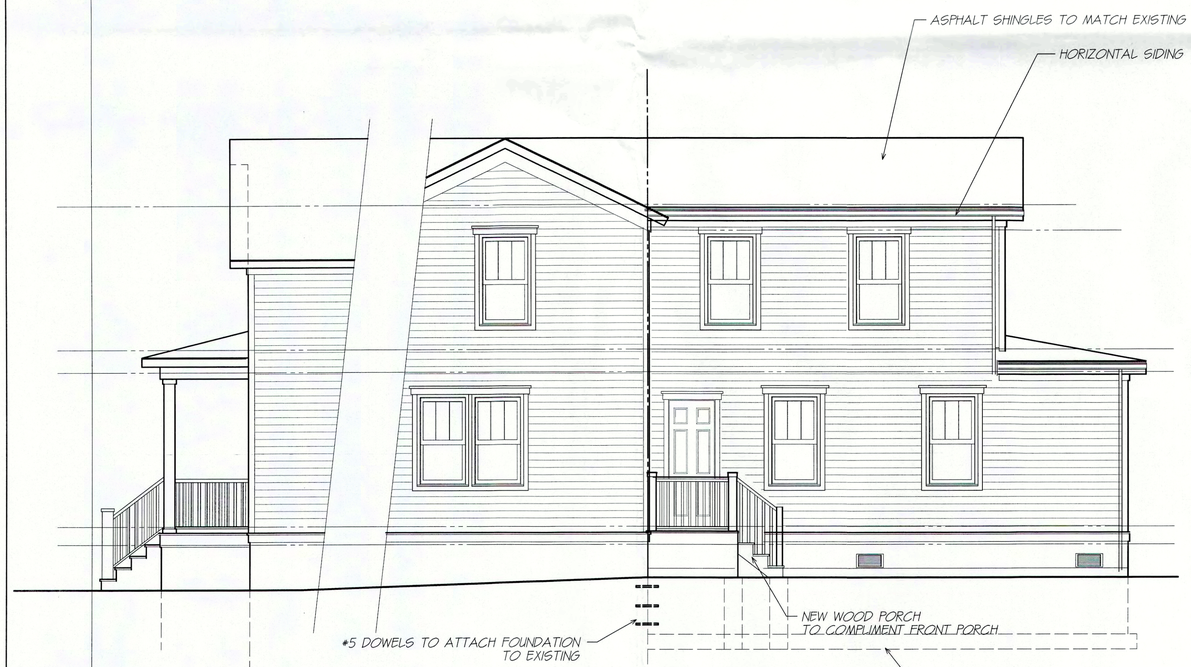
Sheet:
A-1
of 3

West Elevation

Scale: 1/4" = 1'-0"

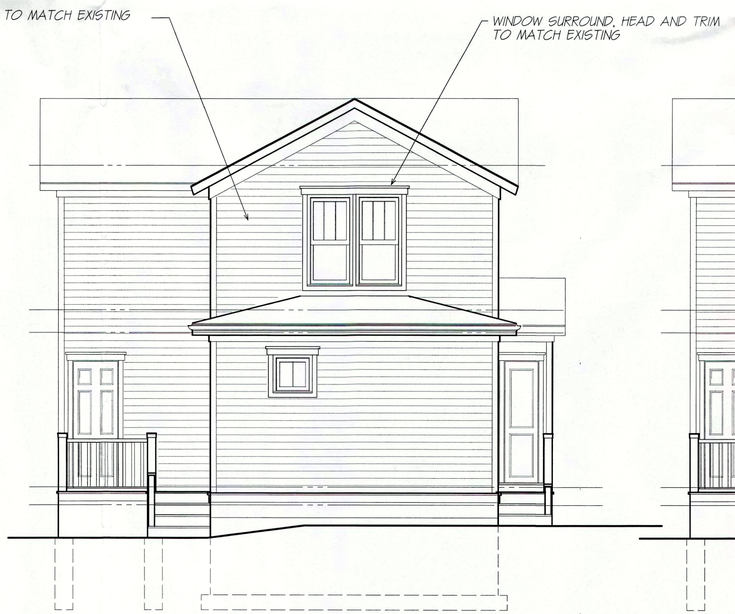
South Elevation

Scale: 1/4" = 1'-0"



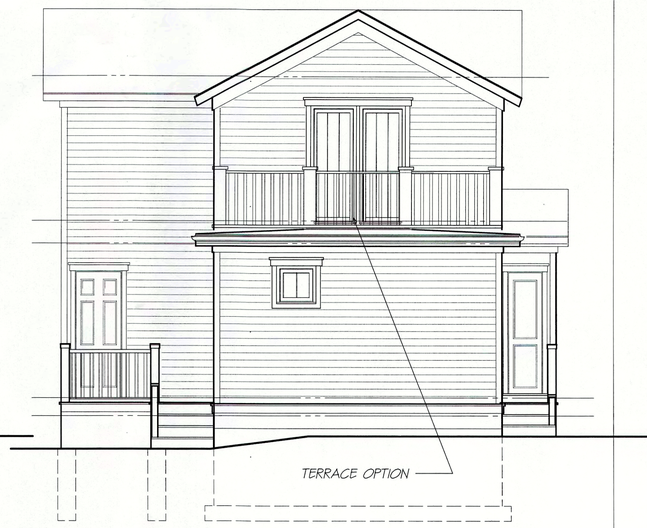
East Elevation

Scale: 1/4" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"



Room Addition

Gibson Residence

148 W. Station Street
Barrington - Illinois

No.	Date	Issue
1.	07/19/20	DESIGN & DEVELOPMENT
2.		
3.		
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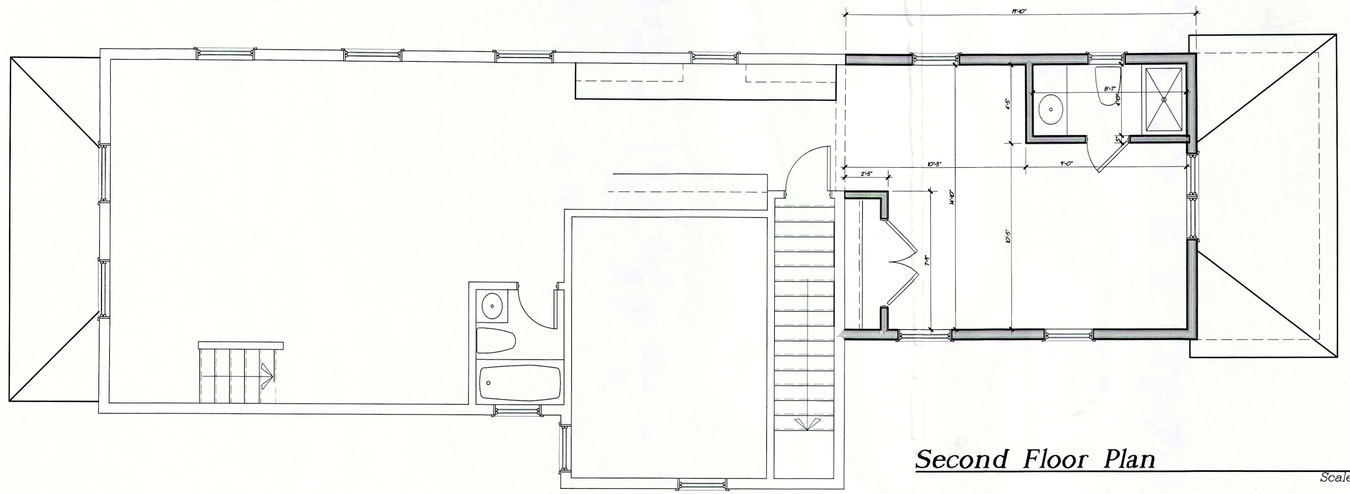
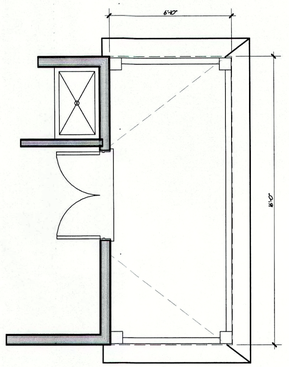
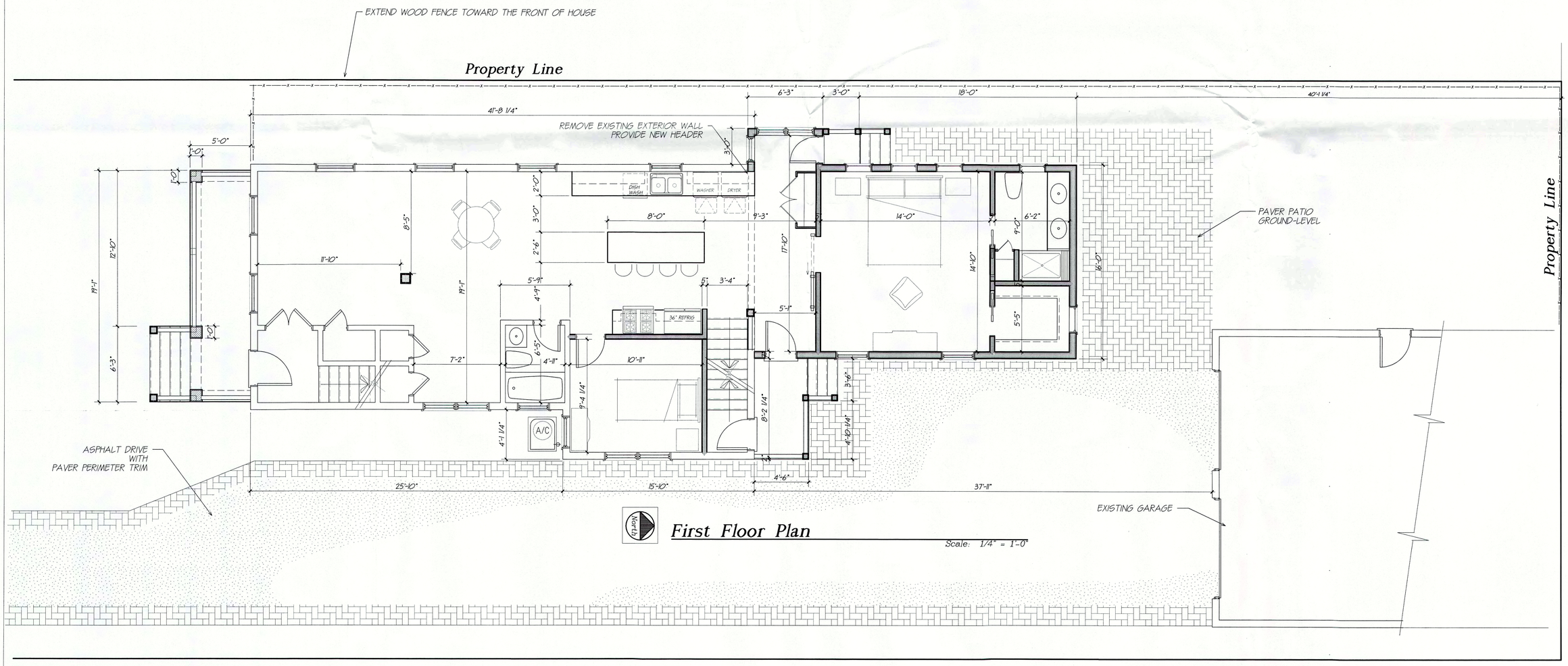


Second Floor Plan

Scale: 1/4" = 1'-0"



Roof Terrace Option



First Floor Plan

Scale: 1/4" = 1'-0"

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Gibson Residence
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