



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 27, 2020 at 7:00 P.M. virtually** at 200 South Hough Street, Barrington, Illinois.

ZOOM Meeting Link Available Here:
<https://www.barrington-il.gov/aug27arc>

Webinar ID: 884 6386 7119

Please use this information to attend with video:

Meeting Link: <https://www.barrington-il.gov/aug27arc> OR visit www.zoom.com click "Join a Meeting" and enter Webinar ID: 884 6386 7119

You can also join by phone by dialing any of the following numbers, then entering the Webinar ID: 884 6386 7119 followed by the pound (#) key. Dial: (646) 558 8656 or (301) 715 8592 or (312) 626 6799 or (669) 900 9128 or (253) 215 8782 or (346) 248 7799

PUBLIC COMMENT: Public comment for this meeting will be accepted in three (3) ways:

3.) Live public comment at the virtual meeting. Instructions for how to provide a live public comment at the virtual meeting will be provided at the beginning of the meeting and again prior to the public comment section of the meeting.

2.) By email prior to the meeting if received by 5:00 p.m., Tuesday August 27, 2020. To submit public comment in advance of the meeting, 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. Any comments received by the deadline will be read by Staff during the public comment section of the meeting.

3.) By phone. The public without access to email or unable to attend the live virtual meeting may leave a message with the Plan Commission at (847) 304-3462.

AGENDA:

- Call to Order
- Roll Call

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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- **Old Business**

- **New Business**

- **ARC 20-09: 230 W. Lake Street – Public Hearing**

- The Petitioner is seeking a Certificate of Appropriateness for a rear addition to the existing contributing primary structure.

- **ARC 20-21: 207 W. Station Street – Preliminary Review**

- The Petitioner is seeking a Certificate of Appropriateness for the reconstruction of the existing front porch, a rear additional and other exterior modifications to the contributing structure.

- **Historic Overlay District Design Guidelines Amendment**

- The Village is seeking feedback from the ARC on an amendment to the Historic District Design Guidelines.

- **Approval of Minutes**

- June 25, 2020
 - August 13, 2020

- **Planner’s Report**

- **Other Business**

- **Adjournment**

Posted: Barrington Village Hall

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

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

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ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

TO: Architectural Review Commission **MEETING DATE:** August 27, 2020
Public Hearing

FROM: Development Services Department **PREPARED BY:** Jennifer Tennant
Asst. Director of Development Services

ARC 20-09: 230 W. Lake Street – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for a rear screen room 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 6,300 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: Drew Janes, 230 W. Lake Street, Barrington, IL 60010
APPLICANT: Drew Janes, 230 W. Lake Street, Barrington, IL 60010
ARCHITECT: Mark Swanson

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.**
No modifications to the existing original structure or modification to materials on the original portion of the structure is proposed. 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 to construction a rear screened room addition off of the existing rear addition on the structure. The proposed addition will match the roof pitch and brick materials of the existing structure. Staff finds that a one-story rear addition of this nature is architecturally appropriate and does not seek to create a false sense of history or architecture. Staff finds that this standard is met.

- 4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**

The Petitioner is not proposing to modify any additions that have acquired historical significance. The proposed addition will be constructed off of the existing rear addition. The existing addition will be minimally altered with the only changes being those needed to incorporate the new addition. Existing pilasters and brick piers will be reused and incorporated into the new addition. Staff does not find that the existing addition has acquired any particular historical significance. 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 is not proposing any modifications to the original portion of the structure. Staff finds that this standard is not applicable.

- 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 is not proposing any modifications to the original portion of the structure. Staff finds that this standard is not applicable.

- 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 not applicable.

- 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 one-story rear screen room addition. The design is incorporated into the original architecture of the house by using matching roof pitches and a brick base to match the existing house. Additionally, craftsman detailing found on the original structure, such as matching brackets, will be matched on the room addition. Staff finds that the proposed addition is in keeping with the size and scale of the original structure and is compatible with the character of the property and Historic District in general. Staff finds that this standard is met.

- 9. Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

The proposed addition is a one-story addition off of the rear of an existing addition. The proposed addition does not impair the original form of the structure in any way. 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 for the addition:

| | |
|-----------------|---|
| SIDING | All siding used must be of an approved material, dimension and profile. The final siding selection must be provided on the permit plans. |
| TRIM | wood. OK. |
| GUTTERS | The Petitioner is proposing the use of k-style gutters to match existing. K-style gutters have been previously approved for small additions when existing k-style gutters in good condition are present on the rest of the structure. The Petitioner should be aware that half-round style gutters will be required when the gutters on the rest of the house are replaced in the future. The rest of the house will not be permitted to use k-style gutters in the future even if there are new k-style gutters on the addition. The ARC should review and make a determination. |
| SHINGLES | wood shake to match existing. OK. |
| WINDOWS | aluminum screens. OK. |
| DOORS | door specifications must be provided at the time of permi. |
| CHIMNEY | N/A |
| PORCH | wood decking. OK. |
| OTHER | N/A |

All material information, including window specifications, must be labeled on 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 20-09:

- Typically, per the Design Guidelines, screens should be installed behind important architectural details of the porch. The ARC should review the proposed screen placement and provide direction to the Petitioner. Staff finds that this section is really intended to address the screening of traditional porches and may not be applicable to newly constructed screen rooms at the rear of a building.
- Any horizontal siding used must be of an approved material, dimension and profile. The final siding selection must be provided on the permit plans.
- The final door selection must be provided at the time of permit.
- The Petitioner is proposing the use of k-style gutters to match existing. K-style gutters have been previously approved for small additions when existing k-style gutters in good condition are present on the rest of the structure. The Petitioner should be aware that half-round style gutters will be required when the gutters on the rest of the house are replaced in the future. The rest of the house will not be permitted to use k-style gutters in the future even if there are new k-style gutters on the small rear addition. The ARC should review and make a determination.

- All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. The current impervious surface calculation minimally exceeds the maximum for this lot. The Petitioner is aware that a minor reduction in impervious surface as well as 5% on-site detention is required at the time of permitting.

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 20-09 subject to any additional conditions, recommendation or required final details.

2005 Historic District Survey 230 W. Lake Street – Contributing



Located at 230 W. Lake Street is a one-and-one-half-story side-gabled Craftsman dwelling built ca. 1925. The house has a roof of wood shingles, a brick veneer exterior and foundation, and an exterior brick chimney. On the main (S) elevation is a gable roof entry porch with exaggerated support beams, exposed rafters and square wood paneled columns that rest on an enclosed brick railing. The main entrance retains its original, six-light and two-wood panel door flanked by original, five-light glass and wood sidelights. Above the door are narrow vertical wood beams. Across the width of the main façade are two, four-sets of single-light casement windows with six-light transoms. On the roofline of the main façade is a gable roof dormer with a set of four, single-light casement windows with six-light transoms. The dormer has exposed brackets and roof rafters. On the east elevation is a bay window with similar windows as the main facade.

Located to the rear of the dwelling is a newly built/rebuilt frame garage. **Noncontributing**



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

5/4/20

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

RE: Architectural Review Meeting of 5/28/20
Proposal: 230 Lake St.

Dear Commissioners:

OVERVIEW

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

1. The rear deck and brick paver patio to be removed.
2. New Screened Porch to be added. Stairs down from Screened Porch to be the same as the current stairs. Existing brick pillars to be kept.
3. The existing impervious to be balanced to 50% with removal of existing impervious and addition of detention. Engineer will work with Village Engineer to complete.
4. New wood burning fireplace to be added to screened porch.

ATTACHMENTS

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

- Page 1: Cover Letter
Page 2-3: Photographs of the existing residence and surrounding views
Sheet 1-3: Plans and details for the new screened porch, and existing conditions

PRESENTATION MATERIALS

Wood shakes, painted brick water table, painted wood trim will all match existing.

CONSTRUCTION

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

Thank you for your time and consideration.

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



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: 11/3/2015

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.



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.

Project:

Janes Residence
230 Lake St.
Barrington, IL 60010

4/28/20
ARC Preliminary



Front Elevation



Right Side Elevation



Rear Elevation



Left Side Elevation

Project:

Janes Residence
230 Lake St.
Barrington, IL 60010

4/28/20
ARC Preliminary



Looking East



Looking West



Looking North



Looking South

Mark Swanson – Architect

*

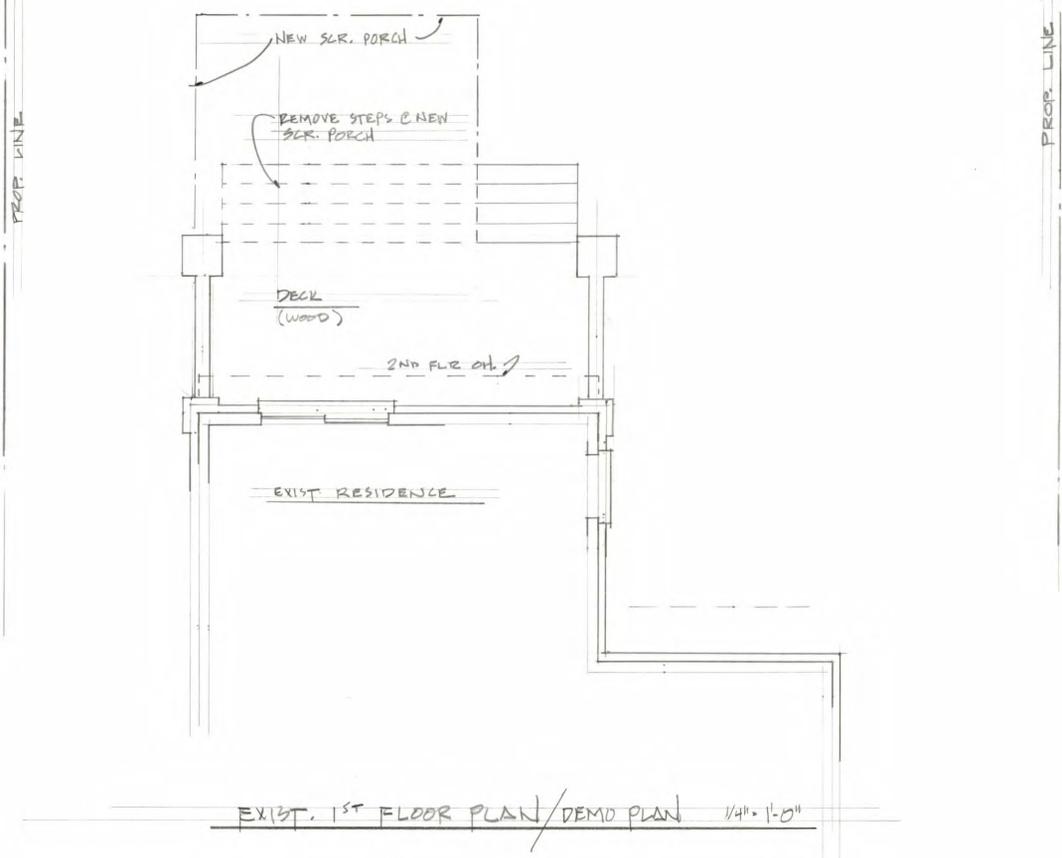
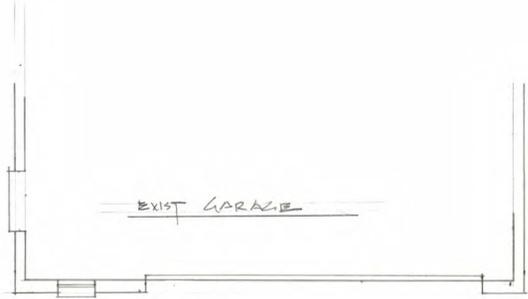
536 South Summit St. Barrington, IL 60010

*

224-563-8494

*

swansonmc@comcast.net



Mr. and Mrs. Drew Janes
230 Lake St., Barrington, IL 60010

- SHEETS:**
1. Existing / Demo Plan and Elevation
 2. Foundation Plan / Specifications
 3. Site Plan, Floor Plan, Electric Plan, Rear Elevation
 4. Side Elevations, Wall Section, Details

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

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

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

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



Proposed Addition For
Mr. & Mrs. Drew Janes
 230 Lake St.
 Barrington, IL 60010

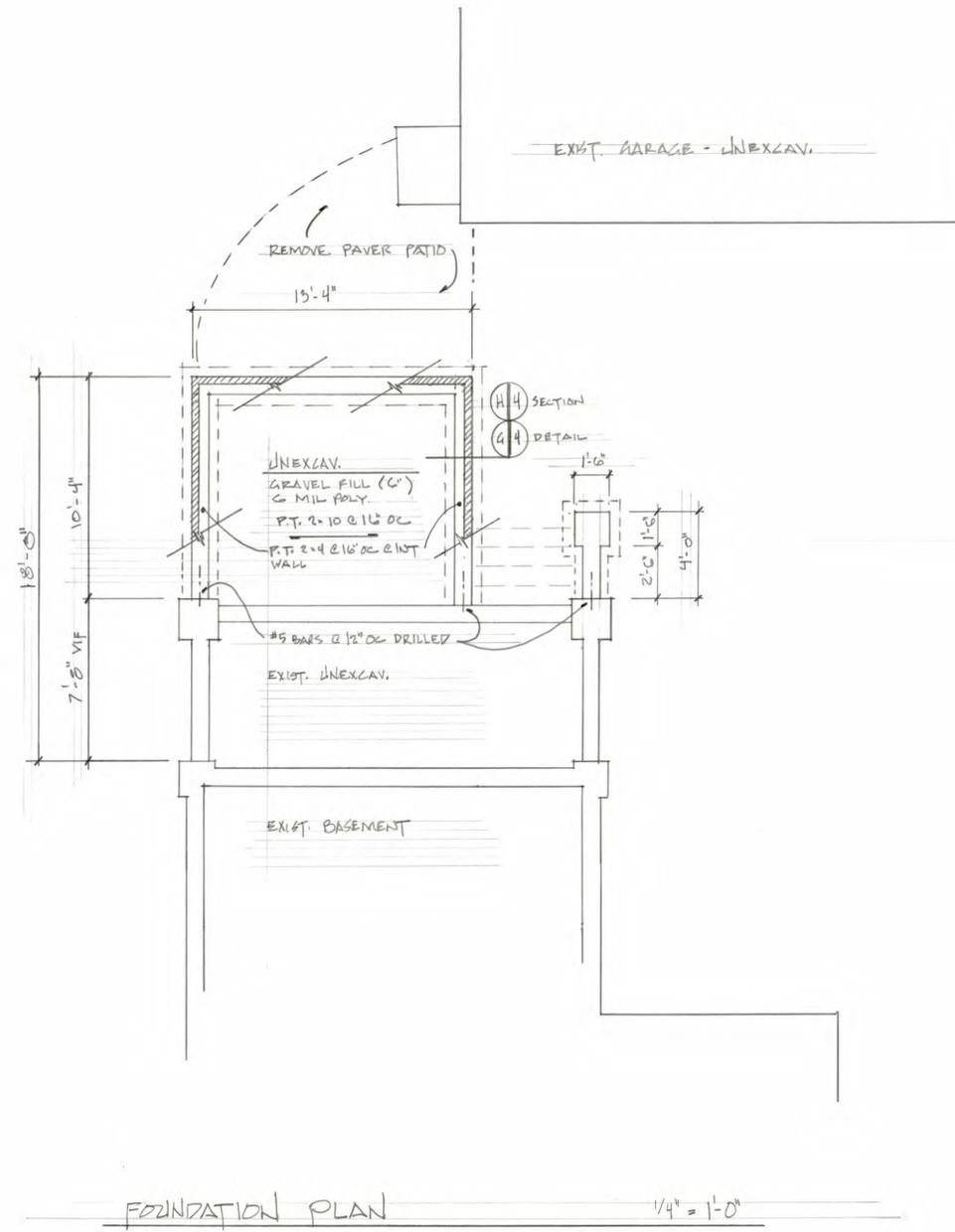
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| DATE | ARC |
|---------|-----|
| 4/26/20 | ARC |
| 8/5/20 | ARC |

SHEET
1
 Janes



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

GENERAL CONDITIONS:
 The following general conditions apply to all sections that follow and must be read by all subcontractors before signing contract.
SCOPE OF WORK:
 The Contractor shall be responsible for the work detailed in the following specifications for the addition/remodeling to be constructed at the above address. The Contractor shall be responsible for the safe and lawful completion of the Work including the incorporation into the structure of all material necessary to complete the specified Work in a skillful and workmanlike manner. The Contractor shall furnish all labor, materials, protection, apparatus, tools, and equipment necessary for doing all work described in these contract documents. The Contractor shall check and verify the drawings and the dimensions. He shall take accurate dimensions of the existing residence as required to prevent mis-fitting in any portion of the Work. Report discrepancies to the Architect. Minor details not specifically shown must be carried out to correspond with the details shown at no extra cost to the Owner. The intent of the Contract Documents (CD's) is for the G.C. to provide a complete and finished project. If there are questions or discrepancies a Request for Information (RFI) shall be submitted to the Architect for review/response.
INSURANCE AND INDEMNITY:
 Before proceeding with any Work, the Contractor shall furnish to the Owner and the Architect, certificates of insurance in duplicate to each of them, naming the Owner and the Architect as additional insureds with said policies issued by insurance companies approved by the Owner. Insurance amounts shall be statutory for Illinois with employer's liability at \$ 100,000 ; comprehensive liability at \$ 500,000 for each person and \$ 1,000,000 aggregate. Said insurance shall be kept in full force and effect until acceptance of the Work by the Owner.
BUILDING CODES:
 Contractor shall, without additional compensation, comply with all building codes applicable to this project. He shall ascertain under what jurisdictions he will be working and what codes are applicable and what permits are required. If Contractor becomes aware that any provision of these CD's are in conflict with an applicable code, he shall immediately make the Architect aware of the conflict. A request for an extra will be considered for such conflicts and for changes in the code requirements that originate with the Code Official(s). **NOTE: All extras must be requested in writing and approved (accepted by the Owner in writing) before the work is done.**
GUARANTEE:
 The Guarantee is applicable to all sections below and is part of the specification. All material shall be new and standard of its kind. All Work shall be by skilled mechanics in the best standard practice of the trade. All Work shall be guaranteed for one year from the date of acceptance against defects in material and workmanship. All work must meet or exceed the requirements of all applicable local, state, and national codes, statutes and laws.

DRAWING NOTES:
 Contractor shall site verify dimensions and conditions. Noted dimensions take precedent over scale.
 Interior dimensions are to the face of the GWB. Exterior dimensions are to the face of the foundation.

A. DEMOLITION
 Demolition is not limited to what is indicated on the drawings. The intent is to indicate the general scope required to complete the Work in accordance with the contract documents. Patch and repair existing construction where affected by demo work to match adjacent finish. Waste disposal shall comply with local ordinances.

B. EXCAVATION:
 Perform all excavation and backfill for the addition. Remove existing paver patio and wood deck and stairs as needed. Remove topsoil from building site and stack as directed by Owner. Do not mix topsoil with subsoil. Remove all surplus backfill from site. Fence off existing trees as indicated on site plan. All footings to rest on undisturbed soil of at least 3000 psf bearing capacity. If overcut, fill overcut with concrete to same mix as footings. This is the excavator's responsibility. Footing will not be poured until Architect / Engineer approves bearing capacity of soil. **Pump excavation as required to keep dry at all times. Remove all water or mud from footings before pouring of concrete.** Backfill site as smooth as mechanical equipment will permit. Leave easy contours with no abrupt changes in elevation and provide a positive slope away from the residence. Backfill to be installed in 8" lifts and tamped to 95% compression. Backfill under all concrete slabs shall be approved sand or gravel - no dirt will be accepted. Spread topsoil as directed by Owner / Landscape Architect.

C. CONCRETE:
 Install all concrete work including footings, foundation walls, piers, steps, walks, patios, reinforcing, vapor barriers, control joints, anchor bolts, precast weld plates and miscellaneous equipment. Concrete shall not be less than 5 (five) bag mix 3000 psi. All walls to have 1- #5 bar at top continuous and 1- #5 bar bottom continuous. All footings to have a key. Slump shall not be in excess of 5 inches. Compressive strength shall not be less than 3000 psi in 28 days. (Walks and Garage Slab to be 6 bag mix - 4000 psi.) Concrete shall not remain in mixer longer than 1 hour. Cut out and patch all honeycomb or other defects. Lap all splices in reinforcing 2'-0". Provide #5 bars at 12" oc at joints with existing foundation with water seal. New reinforcing to be drilled into existing wall and set with epoxy. Supply rods at lintels and locations of unusual stress. Protect concrete and soil beneath concrete from freezing. No admixtures shall be permitted without prior written approval of Architect. No concrete shall be poured when temperature is below 35 degrees F and falling. Forms and other covering shall remain in place on concrete for three days (minimum) in freezing temperatures. Control joints shall be formed or sawn in all slabs. Locate joints so the area is 600 sf or less, the ratio of the sides is 2:1 or less. Sidewalk joints to be 5' oc, driveway joints to be 10' oc.

D. CARPENTRY:
 This contractor shall furnish rough and finish carpentry and layout all lines and levels for other trades. This contractor shall do all structural cutting and patching for other trades. No structural cutting shall be performed by any other trade.
Rough:
 Sill plates to be pressure treated 2 x 4 with 1/2" a.b. @ 4'-0" oc (12" from corners) and level. Fill voids at foundation with sill seal or equal. Framing lumber shall be #2 Grade Hem-Fir; studding is "stud" grade. Floor joist, ceiling joists and rafters to be No. 2 or better Douglas Fir. Exterior screened porch posts to be 2 x 4 cedar, 4 x 6 cedar or boxed column as detailed. Roof sheathing is 5/8" exterior grade plywood or OSB. Wall sheathing shall be 5/8" plywood or OSB. Sheathing paper to be tyvek or equal - tape sealed. Flooring to be 5/4" cedar decking. Interior ceiling to be 1 x 6 v-joint pine.
Finish:
 Siding to be 5" exposure horizontal cedar siding to match existing. Install per manufacturer's recommendations with no defects in appearance. Trim to be smooth cedar free of defects. Exterior soffit to be 1 x 4 v-joint. Screen Door to be 1 3/4" solid wood doors with panel arrangements per details. Rough hardware to be part of contract. Finish hardware to be an allowance. Installation of finish hardware to be part of contract.

E. MASONRY:
 Furnish all masonry for veneer at new water table. Provide base flashing; 3 oz copper-r-tex or equal will be approved. No pvc or vinyl flashing will be allowed. Protect all work from freezing until all danger of frost has passed. Anti-freeze chemicals shall not be used. Mortar to be type 'N'. Match existing color and joint profile. Galvanized veneer ties shall be 24" oc horizontally and 16" oc vertically. Provide cotton rope weep holes at 32" oc. (max. spacing).

F. SHEET METAL:
 Furnish and install all flashing, gutters, and downspouts. Flashing and counter flashing against vertical walls shall be pre-finished aluminum. Flashing shingles shall extend 6" onto roof and 4" vertically and twice the exposure of the roof shingles in length. Gutters and downspouts shall be 20ga (0.32") extruded enameled aluminum. Gutter flashing shall extend 4" onto roof and 2" into gutter. Hang gutters with screws using alternating straps and standoffs at 16" oc. Seal all joints with an approved sealant - such as Sonneborn's Sonolastic. Downspouts shall be plumb with no unusual offsets.

G. ROOFING:
 Roofing shall be cedar shakes to match existing residence. Shakes shall be underlaid with 15# felt and shall have 15# felt interlaid between courses. Provide ice and water shield at all eaves, valleys and saddles.

H. PAINTING:
 Furnish and install all required interior and exterior painting and or staining to furnish a complete job in every aspect. Paint shall be by Pratt and Lambert or approved equal. Primer shall be by the manufacturer of the finish coat. All paint shall be delivered to the job site in new, sealed containers from the original manufacturer. Colors to be selected by the Owner. Prepare samples for approval. Interior painted surfaces shall be given a primer and two finish coats. Interior stained surfaces shall be given one coat of stain and two additional coats as agreed upon with the Owner. Paint shall not run or sag. Paint shall be dry to the touch in a maximum of 18 hours. Do not apply paint to the exterior when the temperature is below 50 degrees F. Do not apply paint on dew covered surfaces, or in damp or rainy weather. Do all putty and spackling and caulking as required. Lightly sand between coats. Dust between coats. Final coat shall be free of roughness, runs, drips, sags, or other imperfections. Repainting shall be carried to logical points of demarcation. Tops and bottoms of all doors to be sealed to meet door guarantee requirements. Protect finish surface from point damage. Remove all spilled or overlapped paint. Clean all paint from glass. Replace at contractor's expense any glass scratched in cleaning. Remove all rubbish containers, rags, from premises at completion of the Work. Any defect requiring repainting which may develop during construction and for a period of one year after final completion due to workmanship or material shall be made good by this contractor without additional expense to the Owner.

I. ELECTRICAL:
 Furnish and install all wire, cable, conduit, fittings, wiring devices, panel boards, circuit breakers, switches, lighting fixtures and other equipment needed for a complete installation. Label all circuits with legible labels on panel door. Wiring shall be made in electrical metal tubing. Power wiring shall be # 12 or larger. No wire shall be smaller than # 14. Conductors shall be TW, THHN, or THW. Power wiring shall include all directly wired equipment or devices. Label all circuits. A maximum of 8 outlets per circuit. Submit a cost per opening in proposal. Branch switch shall be Square D type ND safety switches. Light switch shall be silent type 15 amp specification grade. Receptacles shall be grounding type 15 amp. Provide a suitable grounding system. Exterior wall electrical boxes shall be air tight or shall have air barrier seal. All equipment installed outdoors shall be waterproof. All WP receptacles shall have GFCI. All other outlets to be on AFCI circuits per 2008 NEC 210.12b. Interior receptacles to be installed horizontally at 16" ht. above FFE. Floor receptacles to be water proof, exterior heavy grade. Wall switches to be at 46" ht. Electrician to do a walk through with Owner to verify locations of light fixtures and switches. Verify color of fixtures, switches and outlets.

J. FIREPLACE SYSTEM:
 Contractor shall install wood burning pre-fab fireplace unit with metal hearth and flue system from manufacturer. Owner to select unit.

PROJECT COMPLETION:
 Contractor shall remove all debris from the property. Building shall be cleaned and prepared for Owner's occupation. All ducts shall be free of debris and dust. The furnace(s) shall have new filters installed at occupancy. All Owners / Operating manuals to be provided to the Owner for the furnace, water heater, plumbing fixtures, appliances, central vacuum, disposal, toilets, exhaust fans, etc. Provide extra or left over materials for finished floor and wall materials: ceramic tiles, vinyl tiles, marble, trim and others as it applies.



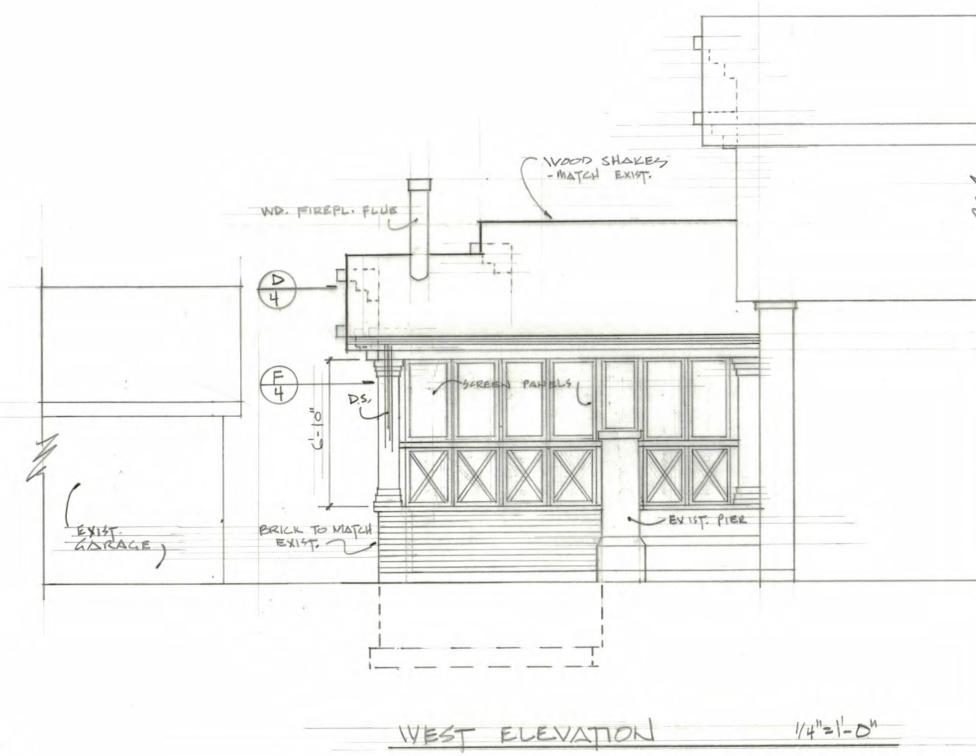
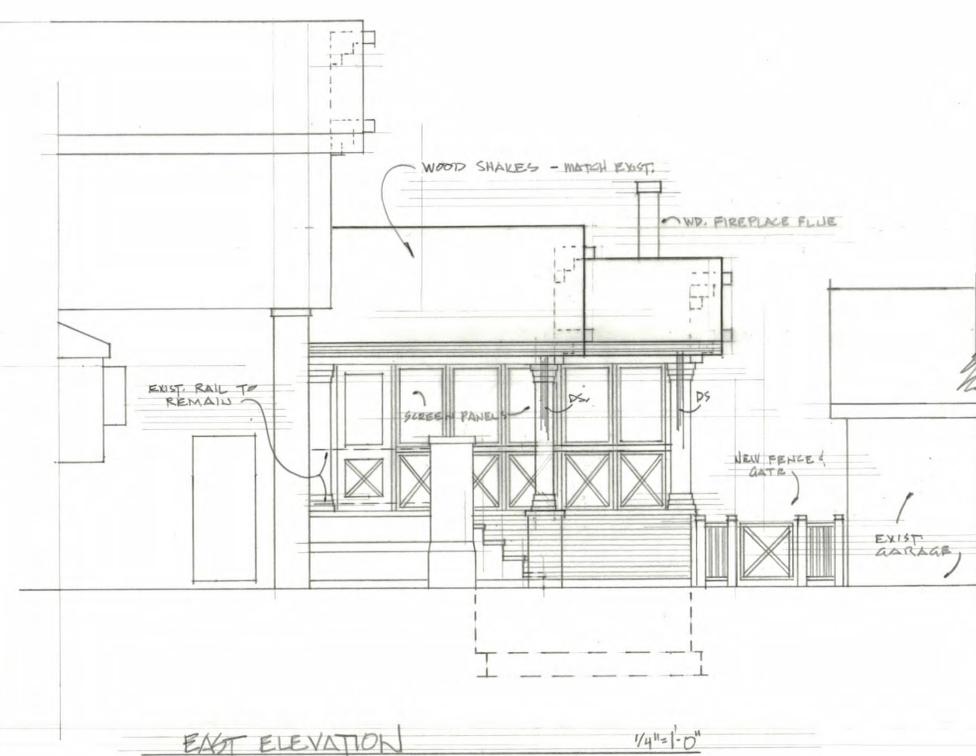
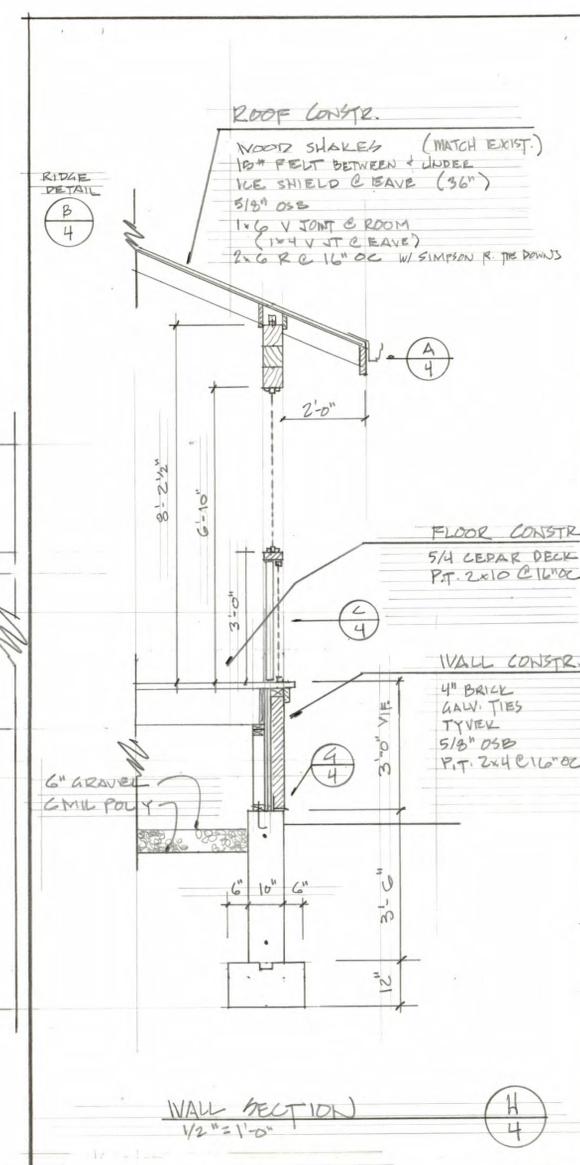
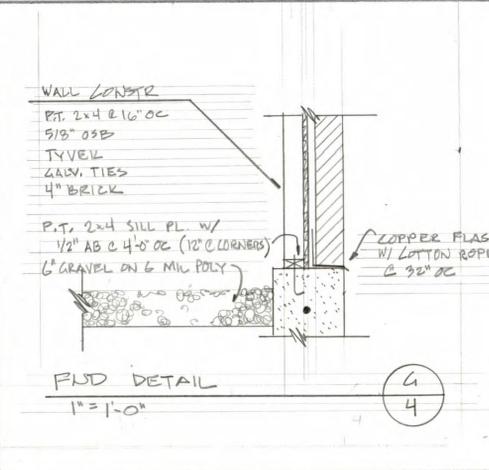
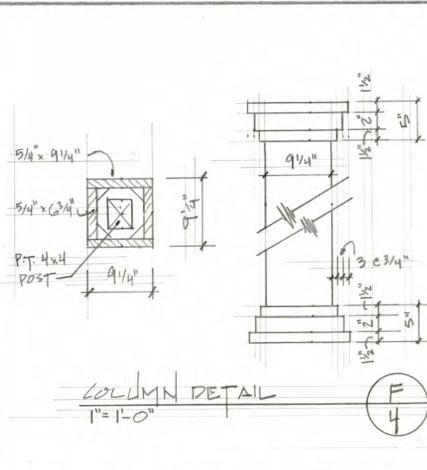
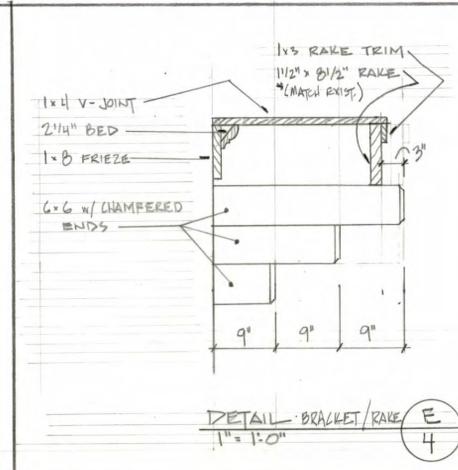
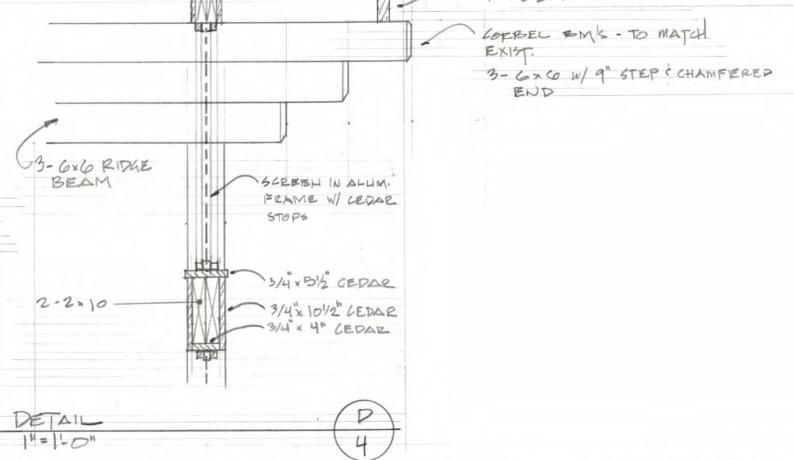
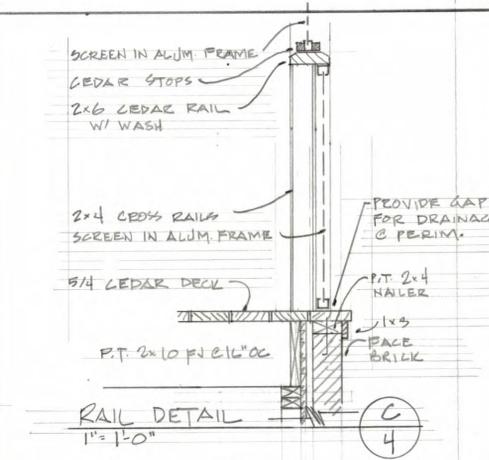
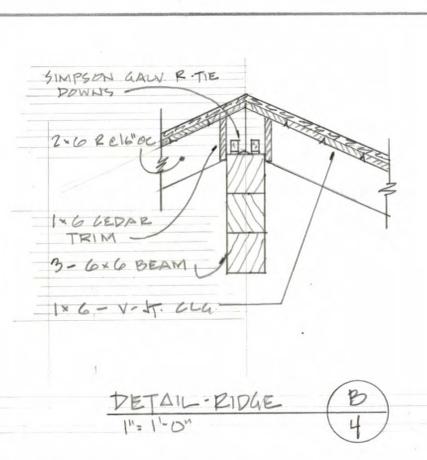
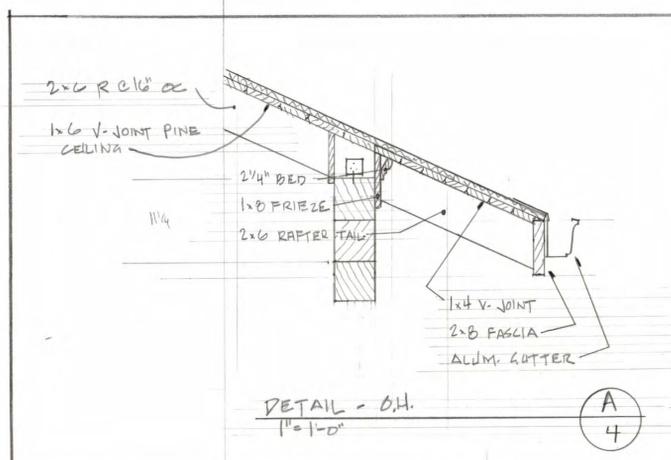
Proposed Addition For
 Mr. & Mrs. Drew Janes
 230 Lake St.
 Barrington, IL 60010

224-563-8494
 www.behance.net/swansonm
 www.houzz.com/pro/swansonm
 www.facebook.com/mcsarchitect

Mark Swanson, Architect
 NCARB, IL, IN, MI, MN, WI, NV, UT
 swansonm@comcast.net
 536 S. Summit St.
 Barrington, IL 60010

DATE
 4/26/20 ARC
 5/5/20 ARC

SHEET
 2
 Janes



Proposed Addition For
Mr. & Mrs. Drew Janes
230 Lake St.
Barrington, IL 60010

224-563-8494
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536 S. Summit St.
Barrington, IL 60010

DATE
4/5/20 PLM 2
4/6/20 ARC
5/2/20 ARC

SHEET
4
Janes



BARRINGTON

Be Inspired.

ARCHITECTURAL REVIEW COMMISSION STAFF REPORT

| | |
|--|--|
| TO: Architectural Review Commission | MEETING DATE: August 27, 2020 Preliminary Review |
| FROM: Development Services Department | PREPARED BY: Jennifer Tennant Asst. Director of Development Services |

ARC 20-21: 207 W. Station Street – HISTORIC/CONTRIBUTING

The Petitioner is seeking approval of a Certificate of Appropriateness for the construction of a new front porch, a rear addition and other exterior modifications 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 10,395 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: Michelle Rahilly, 207 W. Station Street, Barrington, IL 60010
APPLICANT: Michael Kollman AIA, 16595 Easton Ave., Prairie View, IL 60069
ARCHITECT: Wexler/Kollman, Prairie View, IL

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.**
The Petitioner is proposing several significant exterior modifications: 1.) removal of the existing shingle/lap siding mix and replacement with all lap siding; 2.) relocation and enlargement of the two second story windows on the front elevation and removal of the middle second story window and the window in the dormer on the front elevation; 3.) removal of existing enclosed porch and replacement with traditional full-width open front porch. The Petitioner is also proposing a small rear second story addition. The house is classified as an American Foursquare and the Petitioner is proposing to recreate detailing consistent with that style of architecture including the use of all lap siding and a traditional full-width front porch. The ARC should review the proposed window removal and relocation on the front elevation and provide direction to the Petitioner.

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 small rear second story addition over the existing first floor addition. The proposed roof shape and pitch will match into the existing. The Petitioner is also proposing a new front porch to recreate a traditional full-width style porch consistent with American Foursquare architecture. Staff finds that both the porch and rear addition are compatible with the architectural style of the original structure and do not seek to create a false sense of history and architecture. Both improvements seek to enhance the original architectural style of the house by recreating features indicative of the American Foursquare style such as a matching hipped roof for the addition and a traditional full-width front porch. Staff finds that this standard is met.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.

The Petitioner is proposing to remove the existing enclosed off-centered front porch. The Historic District survey indicates that the front porch was not original to the home but added in the 1920's and then later enclosed at an unknown time. While this porch may have been a part of the house for a long period of time, a one-story full width open style porch is more architecturally appropriate and commonly found on this style of architecture. Staff finds that recreation of an open full-width front porch will enhance the structure significantly and that the enclosed porch has not acquired any significance based on the stated architectural style of the house. The modification of the rear addition into a two-story addition is not significant. 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 is proposing to remove the existing enclosed porch and construct an open full-width front porch. Additionally, the Petitioner is proposing to remove the shingle/lap siding mix with all lap siding. The Petitioner is proposing the use of LP lap siding, the dimension of which should be reviewed by the ARC. Additionally, the ARC should advise an appropriate exposure. The exposure should not exceed the original exposure. All trim details should match the original details in design, dimension, profile and texture.

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 is proposing to replace the siding and trim on the house. Details for all major components of the proposed work shall be provided as part of the final submittal to ensure that the original architectural details are being duplicated accurately.

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 not applicable.

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 small second story rear addition using the same roof pitch and roof shape as the primary roof. The addition will not be visible from the street and is second in mass and

scale to the original structure. Staff finds that this standard is met.

- 9. Additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.**

The proposed rear addition and proposed front porch do not impact the form or integrity of the original structure in any way. 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 | LP – ARC to review the proposed dimensioned and exposure. |
| TRIM | LP – OK provided all new trim matches original in design, dimension, profile and texture. |
| GUTTERS | If proposed, gutters must be half round and shown on the final submittal and included on the section details. |
| SHINGLES | architectural shingles. OK. |
| WINDOWS | Specifications for proposed doors must be provided as part of the final submittal. |
| DOORS | Specifications for proposed doors must be provided as part of the final submittal. |
| CHIMNEY | N/A |
| PORCH | composite material is proposed for the porch. The Petitioner must provide the specifications for the material proposed as part of the final submittal. Regardless of material, tongue and groove porch flooring must be used. |
| 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 20-21:

- The ARC should review the proposed window removal and relocation on the front elevation and provide direction to the Petitioner.
- The Petitioner is proposing the use of LP lap siding, the dimension of which should be reviewed

by the ARC. Additionally, the ARC should advise an appropriate siding exposure. The exposure should not exceed the original exposure and depending on the siding material a narrower exposure may be appropriate. All trim details should match the original details in design, dimension, profile and texture.

- All material information, including door and window specifications, must be provided as part of the final submittal and labeled on the final plans.
- Final window and door specifications must be provided as part of the final submittal.
- Tongue and groove porch flooring running perpendicular to the face of the house must be used regardless of material (wood or composite).
- Section details for all major trim elements of the house (cornice, window trim, etc.) and porch (full section and column detail, skirting detail, railing detail, etc.) as well as wall sections through the addition must be provided as part of the final submittal.

**2005 Historic District Survey Sheet
207 W. Station Street – Contributing**



ARC 05-10 – demolish existing detached garage and construct a new detached garage

This is a two- and one-half-story, frame rectangular American Foursquare dwelling built ca. 1896 with a hipped roof of asphalt shingles, an exterior brick chimney, a continuous foundation of rock-faced concrete block and an exterior of weatherboard siding on the first floor and wood shingles on the upper facade. On the main elevation is a one-story, partial-width, hipped roof porch with square wood columns. The columns rest on a solid frame wall with an exterior of wood shingles. The porch was added ca. 1920 and later enclosed ca. 1957 with four-light, aluminum hopper windows. The main entrance leads to the enclosed porch and retains its original, single-light glass and wood door. Windows on the dwelling are original, one-over-one double hung wood sash. On the main façade is a large, single-light window beneath a single-light rectangular transom with a wood surround. At the roofline of the main (N) façade is a gable roof wall dormer with a square, single-light attic window and an exterior of decorative weatherboarding with a sawtooth pattern.



To the rear is a dilapidated ca. 1925, one-bay, frame garage with an gable front roof of asphalt shingles, a weatherboard exterior and hinged double vertical board doors with cross braces.

Noncontributing



Cover Letter

207 West Station Street, Barrington IL

August 7, 2020

This home is a two- and one-half-story, frame American Foursquare built ca. 1896 with a hipped roof of asphalt shingles, an exterior brick chimney, a continuous foundation of rock-faced concrete block and an exterior of weatherboard siding on the first floor and wood shingles on the upper facade.

On the main elevation is a one-story, partial-width, hipped roof porch with square wood columns. The porch was added ca. 1920 and later enclosed ca. 1957 with four-light, aluminum hopper windows.

Recently purchased, the new owner would like to expand the current enclosed awkward front porch with a historically appropriate open porch that respects the scale and architectural character of the home and historic district. The new front porch roof would be supported on three 16" square wood columns with crown and base molding. The stairway onto the porch will align with the restored original, single-light glass and wood front door and the porch will be constructed with historically appropriate wood railings and balusters.

We are also requesting approval to extend the existing one-story bump out in the rear of the home vertically and tie into the existing roof with a matching hip roof. This would not be visible from the street.

As part of the project, the owner would like to replace the existing single pane glass windows with energy efficient wood windows with SDL muntins.

We suggest removal of the front facing existing attic dormer window and addition of decorative siding in its place. Existing second floor windows would be moved and slightly enlarged to align with the existing first floor windows, a symmetry common in most American Foursquares.

We are also requesting permission to remove the existing deteriorating wood siding and replace it with smooth LP Smartside siding and trim to include cornice moldings over window and door openings, similar to the existing trim size and shape. The siding and trim would be white. The entry door would be stained and the decking would be a stained or painted wood or wood composite.

The addition in the rear would require removal of the non-functional dormer so that the roof can tie into the existing roof appropriately. None of this portion of the work is visible from Station Street.

We appreciate your consideration to this request.

We have examined a number of alternatives relative to the porch design, columns size and spacing, window configurations and siding options.

We would be happy to answer any questions that you may have and look forward to your review and comments.

Sincerely

Michael S Kollman

Michael S Kollman, AIA, LEED AP

We have consulted with the Historic Overlay District Design Guidelines

and offer the following excerpts as part of the rationale to support these requests:

HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

21. **PAINT AND PAINT COLORS** Paint colors do not require approval by the ARC. However, it is recommended that paint colors be in keeping with the building's style and period of construction.

Recommended Paint Colors: Folk, ca. 1855 – ca. 1880: Body – **White**, Off White, Pale Yellow, Light Gray, Pale Blue, Pale Green Trim and Accents – **White**, Dark Green, Black

22. **PORCHES** Porches are one of the most important defining characteristics of many of Barrington's historic residences. Original porch designs should be repaired and maintained. **Those on the fronts of residences should not be enclosed with wood or glass panels.** If replacement of porch elements is necessary, use materials to closely match those which exist in design, dimension, profile and texture.

1. **ADDITIONS (New Rooms)** **In planning new additions the best approach is to site additions where they will not be readily visible from the street,** or where they will have the least effect on the building's overall form and plan. Additions should be in scale with the original house and not result in the loss of overall architectural character. The raising of rooflines for additional living space will not be appropriate for most dwellings. **The rear of dwellings is the best location for the addition of rooms, wings, porches or decks**

36. **WINDOWS**

The Historic District boasts a wide variety of historic wood windows in various sash designs and sizes. It is **preferred** for original windows on contributing structures to be maintained or repaired to match the original design. **However, original windows may be replaced with new historically dimensioned windows as approved by the Architectural Review Commission.** New windows should be replaced in original openings only in the appropriate style and pattern as the original windows or windows appropriate for the architectural style of the structure. New windows should not be added on the fronts of dwellings but may be added at the rear or sides if not visible from the street.





Private Residence 207 West Station St. Barrington, Illinois

INDEX TO DRAWINGS

| | |
|-----|------------------------------|
| A1 | SITE PLAN |
| A2 | FOUNDATION PLAN |
| A3 | FIRST FLOOR FRAMING PLANS |
| A4 | FIRST FLOOR PLAN |
| A5 | SECOND FLOOR PLAN |
| A6 | ROOF PLAN |
| A7 | WEST ELEVATION |
| A8 | SOUTH ELEVATION |
| A9 | EAST ELEVATION |
| A10 | NORTH ELEVATION |
| A11 | SECTIONS |
| A12 | SECTIONS |
| A13 | SCHEDULES |
| A14 | DETAILS AND ELEVATIONS |
| ME1 | MECH./ELECT. PLANS |
| ME2 | MECH./ELECT. NOTES & DETAILS |

GENERAL CONDITIONS

The General Conditions shall be AIA Document A-205 "THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT" dated 2007 and shall be included as a part of the Contract Documents.

Contractor shall maintain insurance coverage throughout the term of the Project in accordance with the aforementioned General Conditions and the following minimum amounts:

1. Workman's Compensation: As required by governing laws.
2. Comprehensive General Liability and Indemnification (including auto)
 - \$1,000,000.00 (each occurrence)
 - \$2,000,000.00 (aggregate)
3. Auto Insurance
 - \$1,000,000.00 (aggregate)
4. Property Damage
 - \$1,000,000.00 (each occurrence)
 - \$2,000,000.00 (aggregate)

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:

- 2017 National Electrical Code
- 2015 International Residential Code
- 2015 International Mechanical Code
- 2015 International Fire Code
- 2015 International Fuel Gas Code
- 2015 Property Maintenance Code
- Illinois Energy Conservation Code (2015 IECC)
- Illinois State Plumbing Code

THE VILLAGE OF BARRINGTON MUNICIPAL CODE
THE VILLAGE OF BARRINGTON ZONING ORDINANCE

ARCHITECT'S CERTIFICATION

I hereby certify that these plans were drawn by me or under my direct supervision and to the best of my knowledge and belief conform to all applicable codes and ordinances of the City of Northbrook, Illinois.

Michael S. Kollman, Licensed Architect, Illinois No. 001-11653

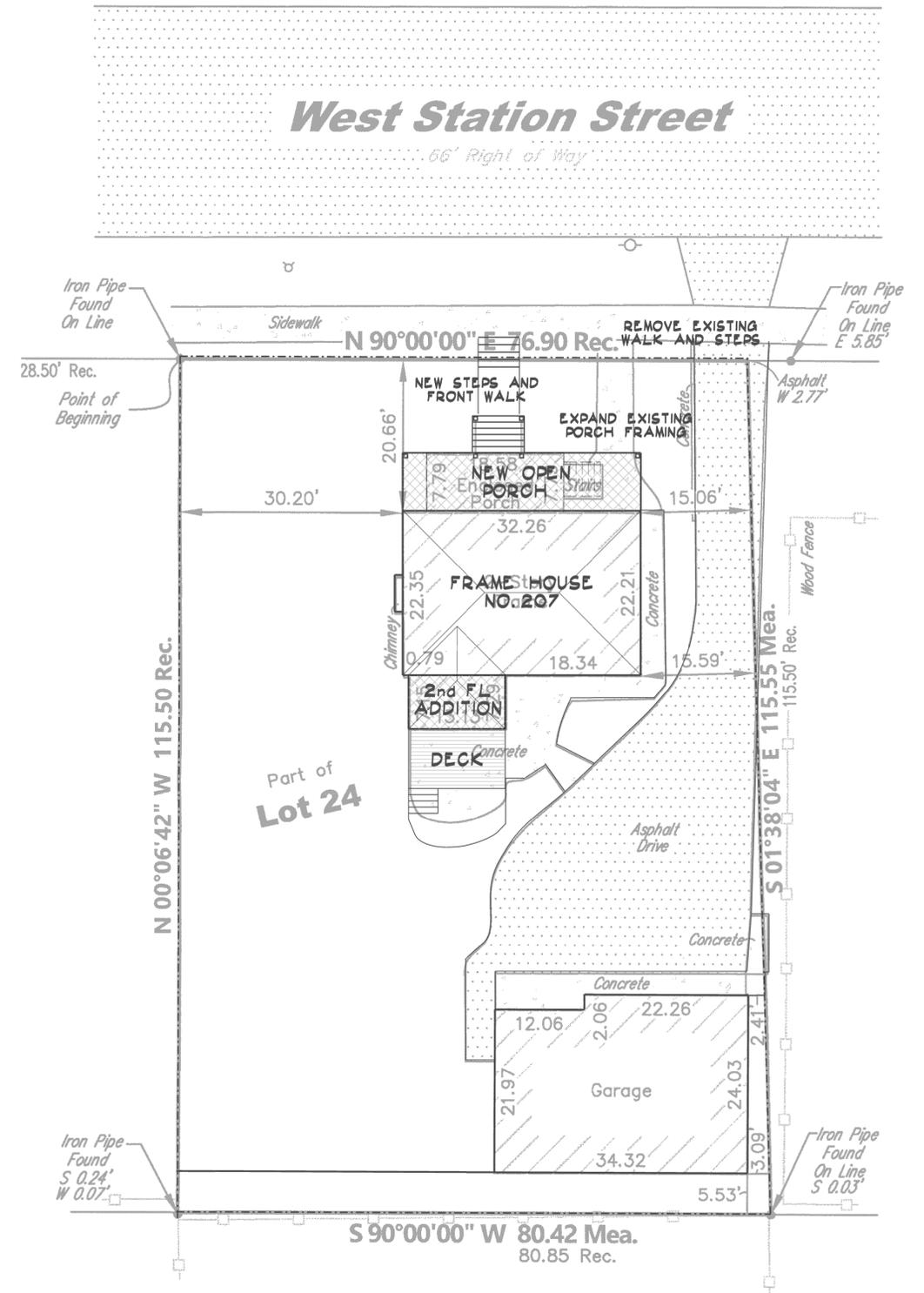
SITE AND ZONING DATA

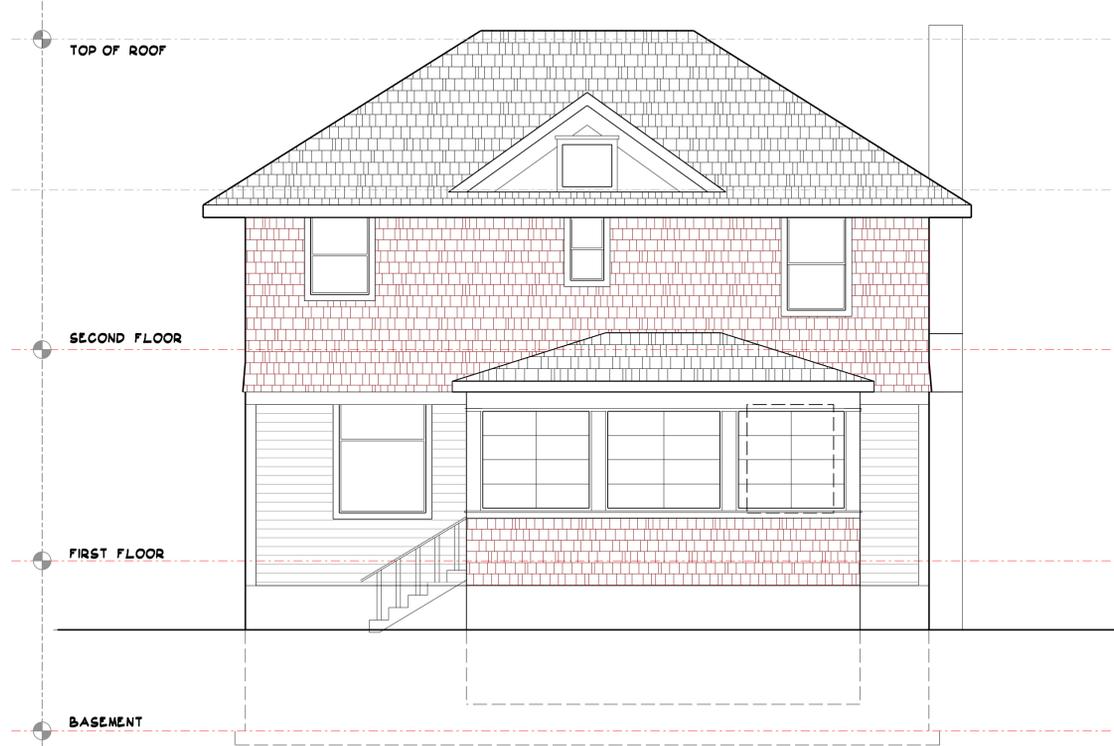
CLASSIFICATION ZONE - R6
LOT AREA - 10,395 SQ. FT.
FRONT YARD - 30'
SIDE YARD - 7'
REAR YARD - 30'

MAX HEIGHT - 25' 2.5 STORIES
MAX ACCESSORY BLDG. HEIGHT - 15'
MAX BLD'G COVERAGE - 35% = 3638 SQ. FT.
MAX LOT COVERAGE - 50% = 5197 SQ. FT.
MAX. FLOOR AREA = 5118.5 SQ. FT.

PROPOSED BLD'G COVERAGE - 17.4% = 1813 SQ. FT.
PROPOSED LOT COVERAGE - 37.5% = 3894 SQ. FT.
PROPOSED FLOOR AREA = 2616 SQ. FT.

SEE CIVIL ENGINEERING C-2 FOR CALCULATIONS

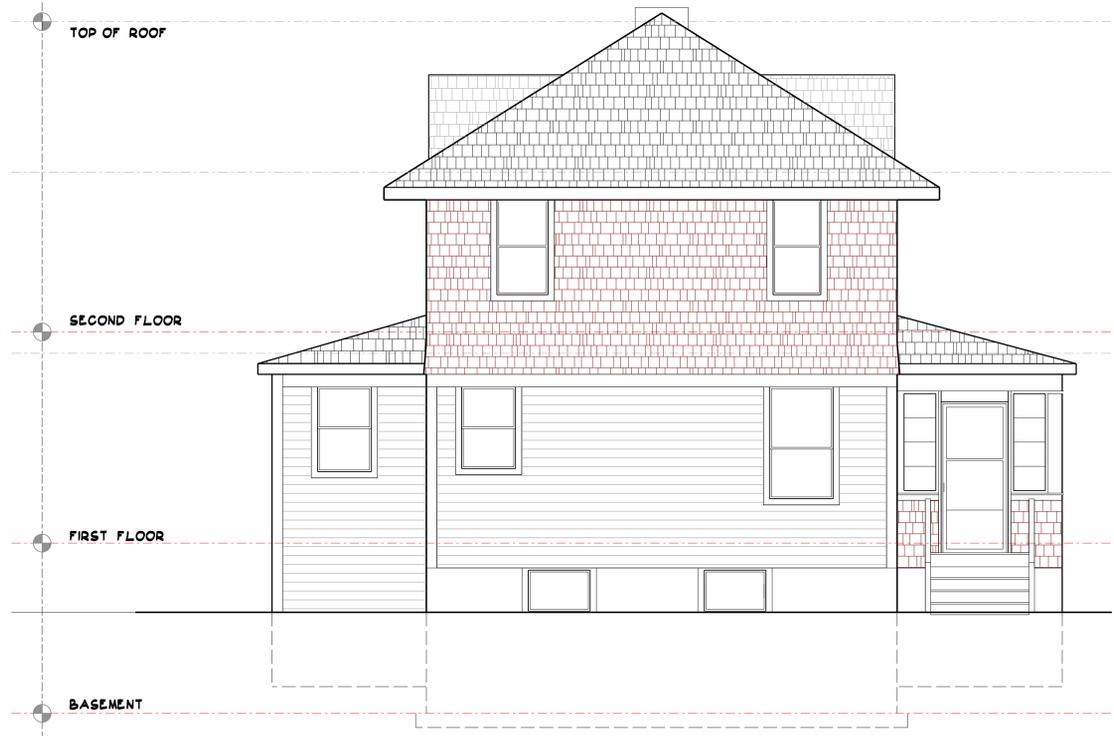




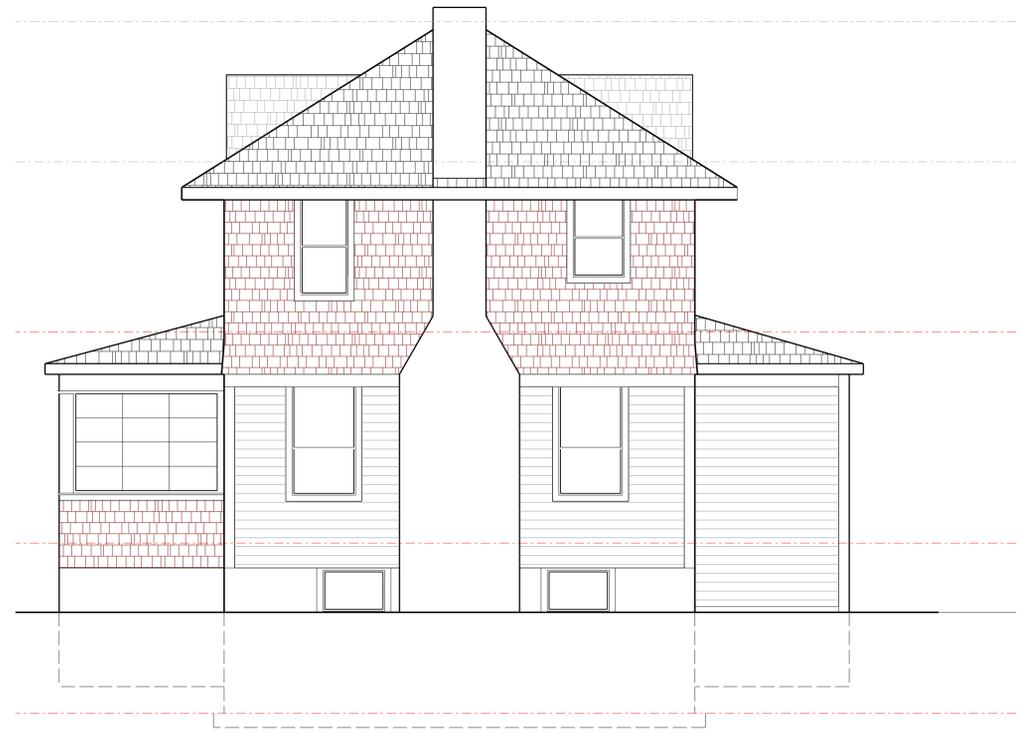
NORTH ELEVATION
1/4"=1'-0"



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



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



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



PROPOSED NORTH ELEVATION

1/4"=1'-0"

ROOFING NOTE:
REMOVE EXISTING ROOFING.
INSTALL NEW 330° AR SHINGLES

EXTERIOR SIDING/TRIM NOTES:
PRE-FINISHED LG SMARTSIDE
SMOOTH TRIM AND
BEVEL SIDING W/5" REVEAL

PORCH AND DECK CONSTRUCTION:
2 X 6 WOOD POLYMER DECKING,
TREADS AND SMOOTH LP TRIMS,
1 1/2" WOOD COLUMNS WITH
CAPS AND BASES.
HISTORICALLY ACCURATE
RAILING AND BALLUSTERS
2" TOP RAIL, 1.5" BALLUSTERS
5/4" BOTTOM RAIL
1X VERTICAL SKIRT BOARDS



PROPOSED SOUTH ELEVATION

1/4"=1'-0"



PROPOSED WEST ELEVATION

1/4"=1'-0"

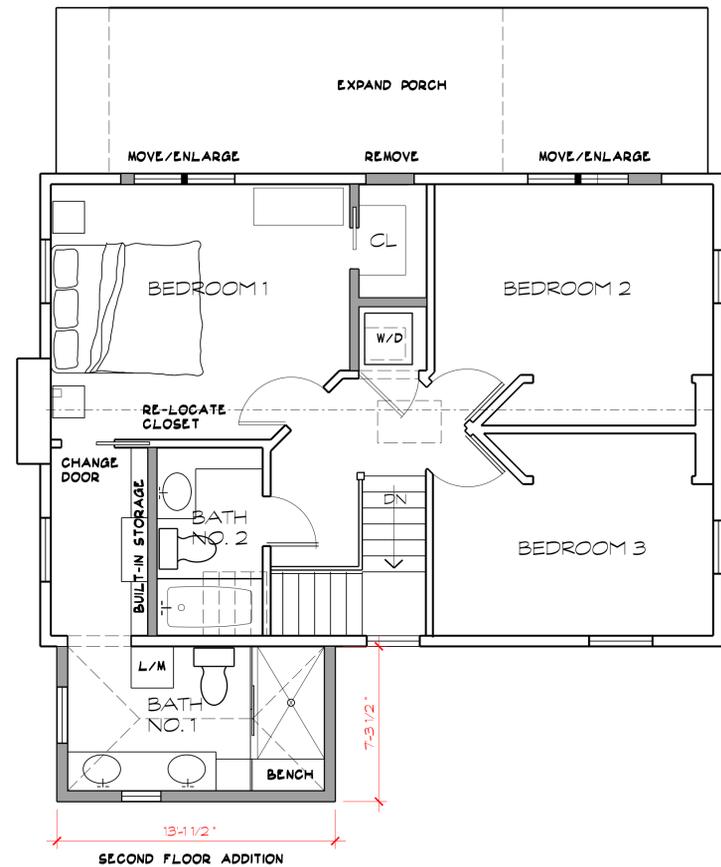
WINDOW NOTES:
REMOVE AND REPLACE EXISTING
WINDOWS WITH NEW ENERGY STAR
WOOD REPLACEMENT WINDOWS TO
MATCH EXISTING STYLE.

PORCH AND DECK CONSTRUCTION:
2 X 6 WOOD POLYMER DECKING,
TREADS AND SMOOTH LP TRIMS,
1 1/2" WOOD COLUMNS WITH
CAPS AND BASES.
HISTORICALLY ACCURATE
RAILING AND BALLUSTERS
2" TOP RAIL, 1.5" BALLUSTERS
5/4" BOTTOM RAIL
1X VERTICAL SKIRT BOARDS



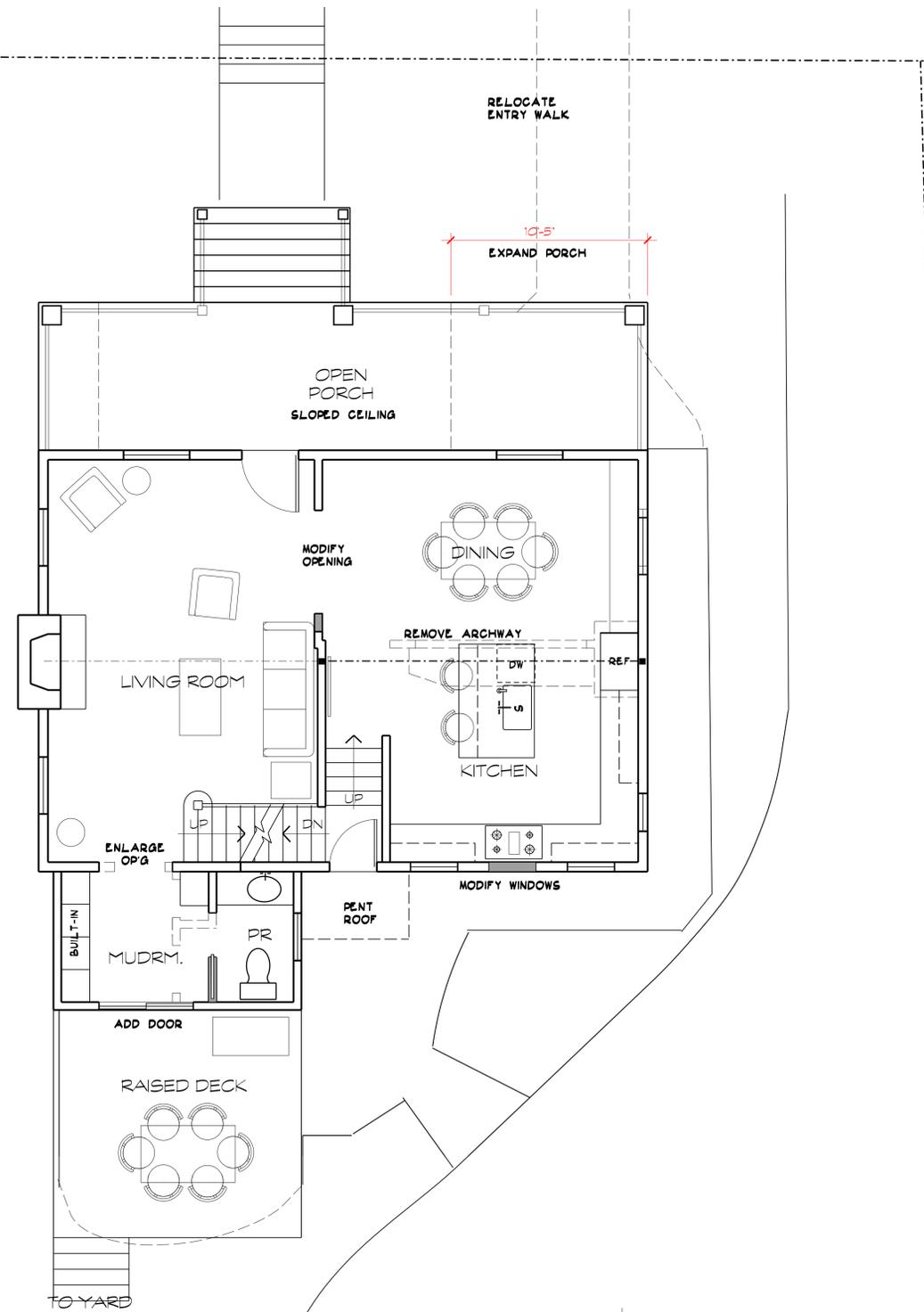
PROPOSED WEST ELEVATION

1/4"=1'-0"



EXISTING SECOND FLOOR PLAN
1/4"=1'-0" OPTION 6

- EXISTING WALLS
- PROPOSED WALLS
- REMOVED WALLS



PROPOSED FIRST FLOOR PLAN
1/4"=1'-0" OPTION 6





Smart Haus

Rahilly Residence

Option 4

Wexler/Kollman



Smart Haus

Rahilly Residence

Option 5

Wexler/Kollman





• THE AMERICAN FOURSQUARE •

*Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary*

Date: June 25, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant
Andrew Binder

Call to Order

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

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

There being a quorum, the meeting proceeded.

Old Business

609 S. Cook Street – Administrative Referral

The property owner is seeking modifications to the approved gutters from the prior administrative referral review for 609 S. Cook Street.

Jennifer Tenant indicated that the homeowner is making some exterior changes to the house and was under the impression that k-style gutters would be allowed. She indicated that house was significantly modified in 1991. The original house was engulfed by the addition.

Commissioner Connolly asked if they currently have half-round gutters.

Ms. Tennant indicated that the house currently has k-style gutters.

Vice-Chairperson Coath does not think the cost difference is that much for gutters. The house was destroyed by the 1991 addition. He believes the house still intends to be a farmhouse and would recommend half-round gutters.

Commissioner O'Donnell said that half-round gutters are about 15% more than k-style gutters. The same material is used. Anything in the Historic District should have half-round gutters. He stated he is not ready to approve k-style gutters.

Commissioner Haynes-Eiring stated that the Historic District has to set precedence on the style of gutters. She indicated that the half rounds will look better on the home.

Commissioner O'Donnell stated that the house is still trying to be a farmhouse and the half-rounds will look better.

Commissioner Plummer, Commissioner Renaud and Commissioner Connelly all agreed that half-round gutters should be used.

A unanimous recommendation was made for the use of the half-round gutters.

ARC 20-06: 407 E. Main Street – 2nd Preliminary Review

PROPERTY OWNER: G-Squared Properties, LLC, 51 Oak Ridge Lane, Deer Park, IL 60010

APPLICANT: Greg Crowther, 51 Oak Ridge Lane, Deer Park, IL 60010

ARCHITECT: Tinaglia Architects, Inc.

The applicant is seeking approval of a Certificate of Approval in order to construct a 15 unit multi-family residential building in the B-5 Village Center East District. The subject property is approximately 9,702 square feet.

Greg Crowther, from Great Haven Builders and owner of the 407 E Main Street, presented the 15 unit multi-family residential building. He indicated that his team reviewed the preliminary comments and made the modifications that were requested. He stated that they were able to lower the eave lines, made modifications to the window nesting, added windows to the rear of the building, lowered the cornice line, introduced balconies and changed the roof along the parapet.

Chairperson O'Donnell indicated that a real good faith effort was made to address all of the preliminary comments. He asked Commissioner Haynes-Eiring to start off with any comments.

Commissioner Haynes-Eiring indicated that the proposed building has been vastly improved. She asked the applicant about the coloration of the building.

Mr. Crowther indicated that the color is currently being worked on. He stated that the brick will be a traditional red brick, the siding will be a lighter grey tone and the bay windows will be a darker grey tone. He continued that the roof will be black shingles and a dark bronze standing seam over the bay windows.

Chairperson O'Donnell indicated that since this property is within a commercial district that the Village has a control on the color of the building.

Commissioner Haynes-Eiring asked if the bays with vertical siding and the horizontal siding are in the same color bay or the same color.

Mr. Tinaglia, the architect for the project, indicated that the colors for these two siding will be in the same a color scheme and the building will not have a circus of colors.

Commissioner Haynes-Eiring said she is asking about the colors because the line drawings seem like a lot is going on with the building, but the colors will make a difference.

Mr. Tinaglia, indicated that shadow lines and textures will be established on the building to create a bit of separation.

Commissioner Haynes-Eiring stated that the more monochromatic of the building, the better.

Mr. Tinaglia agrees and is not a fan of a lot of different colors on a building.

Chairperson O'Donnell asked if Commissioner Plummer was in agreement with Commissioner Haynes-Eiring.

Commissioner Plummer confirmed.

Mr. Crowther stated that he is very pleased with the materials used for the building.

Mr. Tinaglia concurred and stated that they tried to bring an earth tone to the building and make it look natural with the brick, stone and wood.

Chairperson O'Donnell is pleased with the added balcony from a marketing standpoint and asked if the balconies can encroach within the setbacks.

Mr. Tinaglia stated that the balconies will be setback.

Commissioner Haynes-Eiring asked if there will be brackets underneath the balconies.

Mr. Crowther indicated that the balconies will have brackets underneath the balconies.

Ms. Tennant asked if the balconies will be a black aluminum railing.

Mr. Crowther confirmed.

Commissioner Connelly asked what the balcony railings will be made of because the lack of details.

Mr. Crowther stated that the railings will be black aluminum.

Chairperson O'Donnell asked if someone could comment on the pitch of the roof, and asked Commissioner Coath if he is happy with the pitched roof.

Vice-Chairperson Coath stated that the roof is 8/12 pitch and that he is fine with the pitch of the roof.

Chairperson O'Donnell stated that he is okay with the pitch as well.

Ms. Tennant asked the Commission if they are okay with the mass of the building and the height of the building.

Mr. Crowther feels the gables are appropriate for the mass of the building.

Mr. Tinaglia is a big fan of the gable with some details in them. The gable details allows the building to gain some history. He stated that he is trying to play with some older elements.

Chairperson O'Donnell asked if Ms. Tennant comment was about how the old building had balconies that lessened the mass of the building.

Ms. Tennant stated that the balconies will be an exception that will be addressed during the Plan Commission process. She stated that we are trying to be conservative with the height.

Chairperson O'Donnell stated that he does not like previous buildings with the third floor setback in the past. He asked what the height of the building is to the height of the church to the west.

Ms. Tennant stated that she has the height of the church to the west in the 2015 file folder.

Mr. Crowther stated that the height does not go any higher than the previously approved building.

Commissioner Plummer stated that height was one of her concerns, but is okay with the height of the building if it was under the height of the previously approved building.

Chairperson O'Donnell asked if any Commissioners could comment on the base of the connector and how it is not brick. He asked what type of material is being used for the base middle connector along the east elevation.

Commissioner Haynes-Eiring stated that if the materials of the base connector are different but the same color as the building, it will not be noticeable. She also asked if the base connector is board and baton.

Mr. Tinaglia stated that it is, and it was placed there to break up the long brick base of the building.

Vice-Chairperson Coath asked if board and baton will be setback from the brick.

Mr. Tinaglia indicated that it will be setback about 2-3 inches from the face of the brick. He stated that it will be a traditional farmhouse style and will be setback from the brick.

Chairperson O'Donnell asked if the building is setback from the brick base.

Mr. Tinaglia indicated that the building is only setback about 2-3 inches. He gave a further discussion on the how the connector of the building is setback from rest of building.

Vice-Chairperson Coath asked if they were going to roof over the garage more to pull building and brick back on the structure.

Mr. Tinaglia indicated that they did pull the building back, and indicated that roof line was pushed out.

Chairperson O'Donnell asked what type of metal roof will be used.

Mr. Tinaglia stated it will be a prefinished aluminum metal roof that will be an accent color.

Chairperson O'Donnell asked Commissioner Coath if the little roof helps with the building.

Vice-Chairperson Coath indicated that adding a roof is adding interest to the base. He stated that there is very little offset of plane from the connector section and the gable end section.

Mr. Tinaglia stated that it would not be difficult to make the connector section indent more to have a greater depth to the building, but would have to review that with the property owner. He stated that the alternative is to squeeze the connector in more.

Chairperson O'Donnell stated that he likes the connector and that an off-set of 9-12 inches would be great. He asked if any other Commissioners had any input on the proposed building.

Commissioner Connelly stated that looking at the west elevation, it looks like the building sticks out and changes the whole visual aspect from Main Street.

Vice-Chairperson Coath stated that having the corner is a good thing because it makes it a strong corner on the building and it creates more of an offset.

Commissioner Haynes-Eiring and Commissioner Plummer agree with Vice-Chairperson Coath.

Vice-Chairperson Coath thinks the floor to ceiling height is 9 foot and the reason for the cornices to be so high. He stated that if the ceiling corners were clipped down to 8 feet, it will have a better look.

Mr. Tinaglia stated that it was lowed and the windows are 6 foot tall and can be seen on the front elevation. He continued to give an overview of how the top floor corners were lowered.

Vice-Chairperson Coath asked about the bracket cornice on the front elevation and adding brackets on the seaming seam on the box bays.

Mr. Tinaglia indicated that those are smaller overhangs and they are trying to emphasize different features of the building.

Vice-Chairperson Coath stated that adding brackets on the box bay roofs will add more of a three dimensional consistency to the building.

Commissioner Haynes-Eiring asked if the brackets should be to scale of the brackets on the base of the window base because the overhang is a different scale.

Vice-Chairperson Coath indicated that brackets would be a design element and would be consistent along the front façade.

Chairperson O'Donnell asked Vice-Chairperson Coath if he should make a recommendation on the two different elements of the box bays and the brackets.

Vice-Chairperson Coath concurred. Commissioner Plummer agreed.

Mr. Crowther stated that he disagrees and states the brackets will make the front too busy.

Chairperson O'Donnell indicated that it should just be considered.

Mr. Tinaglia stated that they will explore the options of adding something on the top of the two bays.

Chairperson O'Donnell asked if there are any staff notes on this submittal and asked if there are any staff comments to consider.

Ms. Tennant indicated that they did not provide an updated Staff Report as many of the items remained the same and asked the Commissioners to consider the roof line, hipped verses gable, and if that architecture fits well with the building.

Chairperson O'Donnell asked if any of the Commissioners have any additional concerns about the proposed building.

Ms. Tennant asked the Commission if they are comfortable with the three story bay protrusions with the heavy brackets.

Vice-Chairperson Coath indicated that he is okay with the box bays because they scale the building down. He continued that additional brackets could be added to support the balconies.

Chairperson O'Donnell stated that the applicant should address adding brackets underneath the balconies. He asked how the balconies are constructed.

Mr. Tinaglia stated that the balconies can be built as cantilever beams or with straps. He stated that they will have to explore their options and choose how they are planning to support the balconies. He indicated that we would prefer to place some ornamental brackets underneath the balconies before placing brackets underneath the overhang on the front bays.

Commissioner Renaud stated that the utilities on the south elevation should be painted to match the building or brick.

Vice-Chairperson Coath agreed and stated that the mechanical protrusions on Hough Street is a bad example and this building should hide all mechanical equipment.

Mr. Tinaglia indicated that the flat section on the roof is the place where all the mechanical equipment will be placed.

Commissioner Haynes-Eiring asked if the bathrooms would exhaust through the side.

Mr. Tinaglia stated that all the vents will go to the top of the building.

Commissioner Haynes-Eiring asked if the color of the vents could match to make it have a better look.

Chairperson O'Donnell stated that all light fixtures should be reviewed by the ARC.

Commissioner Renaud stated that the light fixtures should be provided as part of the final submittal

Mr. Tinaglia indicated that they will move forward with this and create a building that will wow the Commissioner and will be a place that you would like to live.

Ms. Tennant asked if everyone is okay with the thick apron board.

The Commissioners and the applicant discussed the apron board and agreed that it should be removed.

Chairperson O'Donnell asked the commissioners if they have any further comments on the projected and indicated that he likes the building.

Ms. Tennant asked what type of gutters will be used.

Mr. Tinaglia responded that round gutters will be used.

New Business

ARC 20-12: 229 W. Lincoln Avenue – Preliminary Review
PROPERTY OWNER: Adam & Carrie Kalita, 229 W. Lincoln Avenue, Barrington, IL 60010
APPLICANT: Adam & Carrie Kalita, 229 W. Lincoln Avenue, Barrington, IL 60010
ARCHITECT: Muran Architects, Inc.

The Petitioner is seeking approval of a Certificate of Appropriateness for a second story rear addition to the existing contributing structure.

Adam Kalita presented a quick overview of the addition. He indicated that the addition is needed to make the upstairs more livable, while matching the historic nature of the house.

Mr. Kalita indicated that they are aware of the dormer and indicated that they looked at having a straight shed dormer but didn't feel it looked that appealing. He indicated the currently layout helps expand the interior of the space.

Chairperson O'Donnell stated that he has no concern with the current state of the addition.

Vice-Chairperson Coath stated that the proposed addition is not a historic approach to a dormer. He indicated that a shed dormer needs to come in on the edges. He stated that if the dormer lines up with the existing house, it changes the mass of the house.

Commissioner Connolly stated that he agrees with Vice-Chairperson Coath, but asked that since the addition is on the rear of the house if it has the same significance if it was on the side of the house or the front.

Vice-Chairperson Coath responded that architecturally they have never lowered standards for sheds or shed additions. He stated that the addition always need to be back from the edge of the house.

Chairperson O'Donnell discussed about a similar house (200 W Russell) in the Village and shed dormer was reduced in size so that it was back from the edge of the house.

Commissioner Haynes-Eiring asked Vice-Chairperson Coath what would be the minimum the addition could be taken in from the edge.

Vice-Chairperson Coath responded that ideally it would be a foot back from the rear of the first story.

Mr. Kalita indicated that the front dormer matches to the front extent of the house, but noted that the rear addition is a little bit wider than the front dormer.

Commissioner Haynes-Eiring indicated that the front dormer is setback from the porch of the house which makes it look less considerable.

Mr. Kalita indicated that the current proposed rear dormer shed will add a lot of livable to home and will have a small impact on the exterior of the home and the neighboring properties.

Vice-Chairperson Coath recommends pulling the edges in by 12 inches and drop the window height at the outer edge. He indicated that the reduction in size will help with the aesthetic value of the property.

Ms. Tennant indicated that the Commission should consider the homeowner's livability of the house.

Chairperson O'Donnell agreed.

Commissioner Haynes-Eiring proposed a drawing on the rear of the house with a prospective on where the rear addition should be placed.

Vice-Chairperson Coath indicated that ideally the addition should be setback 12 inches from each end.

Commissioner Haynes-Eiring asked Vice-Chairperson Coath if there could be any compromise.

Chairperson O'Donnell indicated that they usually compromise with either 6 or 9 inches.

Mr. Kalita indicated that he understands the reduction in size to keep with the historic nature of the home, but states that the only impact will be the loss of square footage livable space in the home.

Carrie Kalita indicated that the reason for the expansion is change the footprint of the home to make it more livable. She indicated that they have made other major improvements to the home to the Historic District standards and the addition will add much more functionally to the home.

Commissioner Haynes-Eiring asked if they pulled the addition back from the rear face of the building, would everyone be okay with that compromise.

Vice-Chairperson Coath stated that it's more important that the sides of the addition come in.

Chairperson O'Donnell agrees with Vice-Chairperson Coath and recommends 9 inches be taken off from the sides of the addition and leave the back where it is.

Commissioner Plummer asked the applicant how they would feel if they moved the shed dormer 9 inches from the sides.

Mr. Kalita stated that they have such small home and they would like to maximize their space with the addition.

Ms. Kalita indicated that if the addition was reduced, she doesn't know if it would be worth to build the addition due to the cost and the value of the home.

Joe Muran asked if the issue is because of the shed and asked if they proposed a gable end for the addition.

Ms. Tennant indicated that on the similar home at 211 W Russell, it was a recommendation to reduce the dormer by 5 inches and does not think the dormer was recommend to be reduced by a foot.

Chairperson O'Donnell asked Commissioner Haynes-Eiring if she is okay with the dormer being reduced by 9 inches on each side.

Commissioner Haynes-Eiring understands the request of the reduction in size but asked Vice-Chairperson Coath if he would compromise with 6 inches being reduced on each side of the dormer addition.

The Commissioners all agreed that the shed dormer addition cannot extend to the first floor walls and that it should be reduced by 6 inches on the sides and no reduction on the rear face is needed.

Chairperson O'Donnell, Commissioner Haynes-Eiring, Commissioner Plummer and Commissioner Renaud agree to the recommendation.

Chairperson O'Donnell stated that Staff had a concern about transom window in the bedroom, and asked the Commission if they have any concerns over the window.

Commissioner Plummer indicated that there is a concern on the size and the location of the side elevation window that should be addressed.

Mr. Muran stated that they will address the window proportions.

ARC 20-13: 120 Lageshulte Street – Concept Review
ARCHITECT: Chris Wichman

The property owner of 120 Lageshulte Street is contemplating the removal of the two-story structure attached to the front of the building. The property owner is also proposing to retain a 4'-0" high section of the structure along the south. This is not permitted by zoning and therefore the entire structure would have to be removed.

Commissioner Plummer asked when the building was built and if the building was a Ruck building.

The property owner indicated that the building was believed to be built during the 1970s.

Commissioner Plummer indicated that she is happy to see someone is improving the building.

Ms. Tennant asked for feedback from the ARC on whether the removal of the structure is architecturally appropriate for the building and whether the façade restoration plan is appropriate.

Chris Wichman, the project's architect, indicated that the south wall will also be removed.

Chairperson O'Donnell indicated that he supports the plan.

The Commissioners and the applicant discussed the adjacent property's existing chain link fence and the removal of the wall.

All of the Commissioners present agreed on the removal of the structure and the façade restoration plan is appropriate.

Ms. Tennant indicated that the project will be approved administratively if the Commission has no concern about the removal.

ARC 20-14: 202 E. Hillside Avenue – Administrative Referral

The property owner is seeking approval to modify the original window pattern on the primary contributing structure.

Ms. Tennant indicated that the house is being sold and the new owner is going to replace the windows and want to replace all the windows to 1 over 1 windows.

Vice-Chairperson Coath indicated that 2 over 2 windows would be more appropriate.

Commissioner Plummer and Commissioner Renaud agreed.

Ms. Tennant clarified the request and asked the Commission if 1 over 1 would be historically appropriate.

Commissioner Haynes-Eiring agrees that 1 over 1 would be appropriate. She asked Vice-Chairperson Coath if they had added 1 over 1 windows when the house was built, it would be appropriate now.

Commissioner Renaud asked if there is any reasoning for the change of window styles.

Ms. Tennant stated that the applicant prefers the 1 over 1 windows.

All of the Commissioners agreed with the recommendation to Staff that the windows replaced should be 2 over 2 windows to match the original historic window pattern.

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Other Business

Historic Overlay District Design Guidelines Amendment

Ms. Tennant indicated that the Village Board is seeking feedback from the ARC on an amendment to the Historic District Design Guidelines. She indicated that the Village Board would like to see changes to the overhead garage door regulations because there are no garage doors on the market that meet the Historic District Design Guidelines. She asked the ARC if there is a baseline on what type of garage doors would be appropriate in the Historic District.

Commissioner Plummer believes there has to be some type of restriction on garage door material.

Ms. Tennant indicated that having a material restriction is the problem because there is no panel material for a garage door that is smooth.

Chairperson O'Donnell stated that he is okay with a garage door that is textured.

Ms. Tennant gave an overview of the types of materials being used for garage doors. She continued by asking what style of garage door would be appropriate in the Historic District.

Chairperson O'Donnell stated that an applied panel would be appropriate.

Commissioner Haynes-Eiring suggested that the new garage doors should be in keeping with the same architecture of the primary home.

Vice-Chairperson Coath suggested having approved garage doors like the approved windows list in the Historic District.

214 S. Hough Street (Canteen)

The property owner has requested a recommendation from the ARC on suggested paint colors for the future renovation of the existing antique sign.

Ms. Tennant indicated that the sign is currently green and cream.

Commissioner Plummer indicated that the background should be a darker color so the letter stick out. She continued that a black or dark grey background of the sign would be appropriate.

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Adjournment

There being no additional business to come before the Commission, a motion was duly made by Commissioner Haynes-Eiring and seconded by Commissioner Plummer to adjourn the meeting at 8:38 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved:

DRAFT