

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

Date: January 9, 2020

Time: 7:00 p.m.

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

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

Staff: Jennifer Tennant

Call to Order

Chairperson O'Donnell called the meeting to order at 7:05 p.m.

Chairperson O'Donnell conducted the swearing in of new ARC Commissioner Leslie Haynes-Eiring.

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

There being a quorum, the meeting proceeded.

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New Business

ARC 20-04: 312 E. Lincoln Avenue – Administrative Referral

Ms. Tennant explains that Staff received a request for a fence design that is outside of the Design Guidelines therefore Staff is seeking feedback from the ARC on the proposed design.

Chairperson O'Donnell said that he likes the design. The other Commissioners agree that the design is acceptable.

Ms. Tennant said she does not need anything further from the Commission.

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ARC 20-01: **214 S. Hough Street (Canteen) – Public Hearing**

Property Owner: Joseph Butera/214 Hough Street LLC, 731 Division Street, Barrington, IL 60010

Petitioner: Joseph Butera, 731 Division Street, Barrington, IL 60010

Architect: ALA Architects & Planners, 2600 Behan Rd, Crystal Lake, IL 60014

The Petitioner is proposing to infill one window on the north elevation and one window on the south elevation, both towards the rear of the building as well as the replacement of all remaining windows and doors on the building. The Petitioner is also proposing a new roof structure (different pitch and standing seam metal), siding, trim and windows for the entrance vestibule. Lastly, the existing awnings will be removed.

Chairperson O'Donnell said it looks like the biggest issue will be the windows. It looks like they have a sample to review.

Gregg Loesch, the contractor for the project, presents the window to the ARC. He explains the windows and doors to be replaced.

Chairperson O'Donnell confirms that only the windows will be replaced.

Mr. Loesch explains that the openings are brick and the limestone sills will remain in place.

Chairperson O'Donnell asks if the windows have already purchased.

Mr. Loesch explains that they have been purchased.

Ms. Tennant explains that this window would be approved administratively in the B-4 District but because this property is located in the Historic District, ARC approval is needed to deviate from the list of approved windows.

Chairperson O'Donnell asks if approve this window for this building will allow it to be used in the Historic District?

Ms. Tennant replies that it will not be approved for residential structures in the Historic District because they are not reviewing the double hung version of the window.

Vice-Chairperson Coath said another consideration is that some of the windows are double hung and those will be replaced with picture windows.

Ms. Tennant replies that there are only three (3) double hung windows on the building on the south elevation.

Mr. Loesch says that they are trying to make the building uniform by using divisions on all of the windows. They are trying to clean up the building.

Vice-Chairperson Coath says he would have pushed for double hung windows rather than picture windows with divisions. He also said that the windows need a brick mould.

Mr. Loesch said that they can do a trim.

Ms. Tennant directs everyone to review the plans which indicate that there will be trim.

Mr. Butera, the property owner, states that they are trying to improve the building and they are looking for feedback from the ARC on how to improve the building. They were misled or uninformed about the Historic District but moving forward they want to comply with all of the regulations.

Ms. Tennant ask the Commission to review the other components of the project including the siding and trim detail.

Vice-Chairperson Coath said that the roof pitch will need to be consistent throughout. You cannot have the different pitches on the front and sides. In addition, the doors and the windows need board casing.

Chairperson O'Donnell said all materials have to be smooth, no fake wood grain.

Vice-Chairperson Coath said that k-style gutters would be appropriate for this building. The Commission agreed that if all the gutters on the building are replaced in the future that k-style would be appropriate.

Ms. Tennant asked if there should be divisions on the side vestibule windows.

The Commission determined that the Petitioner should review the windows for the vestibule and make a determination before the final details review. The Commission also determined that a door with sidelights would also be appropriate. Both items should be reviewed by the ARC as a final detail.

CONDITIONS

1. The roof pitch on the entry vestibule shall be consistent across the entire roof structure. The use of multiple roof pitches as originally proposed is not approved.
2. All doors and windows on the entry vestibule shall have board casing. The casing details must be submitted to the ARC for final details review and approval prior to permitting.
3. A door with sidelights is acceptable for the front of the entry vestibule rather than a door and separate windows. The final door selection and casing details must be submitted to the ARC for final details review and approval prior to permitting.
4. The Petitioner should finalize the window selection for the sides of the entry vestibule. Consider slightly smaller windows that can accommodate proper casing details. The final window selection and casing details must be submitted to the ARC for final details review and approval prior to permitting.

Commissioner motioned to Plummer motioned to approve ARC 20-01, Vice-Chairperson Coath seconded the motion.

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

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ARC 20-02: 237 W. Station Street – Concept Review

Property Owner: David Gordon, 237 W. Station Street, Barrington, IL 60010

The property owner of 237 W. Station Street is seeking a conceptual review of a possible addition to his home located at 237 W. Station Street prior to finalizing plans and submitting a formal application to the Architectural Review Commission.

Mr. Gordon states that they want to add a first floor bedroom, bathroom and laundry so the house can become accessible. The drawings are preliminary but the window height, headers and trim will match the existing.

Mr. Gordon asks if they really need the triangular piece [gable] or not.

Vice-Chairperson Coath says that it helps the addition due to the 40' unbroken length.

Mr. Gordon says it will be less money if they do not add the piece on the roof.

Vice-Chairperson Coath said if the addition does not look good that it will cost you a lot of money.

Commissioner Hayne-Eiring agrees that it will add intrinsic value. Someone might not be able to articulate it but they will know when they like something or when something about it is off.

The Commission discusses whether the gable end could be smaller than it is shown on the plans.

Chairperson O'Donnell says that there is an off-set and that the addition leaves all 4 corners of the original house.

Vice-Chairperson Coath says that he wishes the front plane of the addition was setback 1'-0" from the front plane of the house. This would create a hierarchy of this being an addition.

Commissioner Plummer says that the gable is really needed to break up the long mass.

Chairperson O'Donnell said that this is a really pretty house. The Commissioners all agree.

Mr. Gordon asks the Commission if they have to have the gable.

Ms. Tennant says that in order to allow an addition to the front side of a house it really has to be architecturally appropriate for the architecture of the house. This will be highly visible. The Commission can condition that they have to break up the plane or mass which is a very common comment on projects.

Ms. Tennant says that breaking up the plane or the mass is important.

Chairperson O'Donnell says to consider the width of the gable carefully and it should be the same pitch as the house gable.

Mr. Gordon says he is looking for general direction.

Vice-Chairperson Coath says that the gable and windows all have to work together to create the composition.

Commissioner Haynes-Eiring says that she prefers the elevation with the gable.

Commissioner Plummer says that she prefers the elevation with the gable.

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Minutes

October 24, 2019

The October 24, 2019 meeting minutes were unable to be approved as the appropriate commission members were not present.

Planners Report

Other Business

The Commissioners reviewed the proposed 2020 Architectural Review Commission meeting schedule. Commissioner Plummer motioned to approve the meeting schedule, Vice-Chairperson Coath seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the 2020 Architectural Review Commission meeting schedule approved.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Haynes-Eiring to adjourn the meeting at 8:05 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully Submitted,

Jennifer Tennant,
Assistant Director of Development Services

Approved: May 28, 2020