

*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 the cornice was lowered. The windows are 6 foot tall and can be seen on the front elevation.

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: August 27, 2020