Village of Barrington
Architectural Review Commission – Special Meeting
Minutes Summary

Date: June 11, 2020

Time: 6:00 p.m.

Location: **Virtual** through ZOOM

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

Staff: Jennifer Tennant
Andrew Binder

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

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

There being a quorum, the meeting proceeded.

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New Business

ARC 20-11: **201 W. Station Street – Administrative Referral**
PROPERTY OWNER: Paige Rogers
ARCHITECT: Mark Swanson, 536 Summit Street, Barrington, IL 60010

Staff is seeking feedback from the ARC on whether the proposed board shutter design is appropriate for the architectural style of the contributing structure at 201 W. Station Street. The Historic District survey sheet indicates that the house was originally folk but has since been renovated into a colonial revival style. The exterior façade of the house is all wood shingles, a bay window has been added and the front entrance enclosure has also been added. The property owner intends to install appropriately sized shutters in the correct manner required by the Design Guidelines. The property owner is also planning to restore original window trim details.

Ms. Tennant gave an overview that the property owner wants to add shutters to the building and wants the ARC to give some feedback on the improvement to the front façade. The property owner is attempting to provide some cohesiveness to the house while enhancing the charm and curb appeal.

Paige Rogers, property owner, indicated that she loves living in a historic home and wants to have a cohesiveness identity to the house. She gave an overview of the history of the home and the style of the home that has been present over the years. She also indicated that once she has a general cohesiveness identity for the house, it will be better to design.

Ms. Tennant indicated that there is one window on the interior of the home with the existing window trim that they are using to match the remainder of the house.

Vice-Chairperson Coath asked why replacing the exterior trim is being proposed.

Ms. Rodgers indicated that all of the exterior trim is wrapped in aluminum and she would like to remove all of the aluminum and restore and repair the wood underneath. She indicated that she will restore the trim that is restorable and replace the trim with wood that cannot be restored.

Mark Swanson indicated that there is one window on the rear of the home with original trim and the rest of the trim appears to be wrapped in the aluminum and the need for trim replacement will be determined case by case.

Chairperson O'Donnell asked if any of the original house is exposed.

Mr. Swanson indicated that some parts of the building, like the window in the rear, appear to be the original.

Chairperson O'Donnell stated that he supports the changes to the trim. He also asked Vice-Chairperson Coath on his thoughts on the proposed shutters.

Vice-Chairperson Coath indicated that shutters are an appropriate option and it's important that the size of the shutters are appropriate to the window size. He also indicated that the shutter hardware should also be installed.

Ms. Rodgers indicated that the home had shutters when she bought the home that were nailed next to the windows and not operational. She stated that she will defiantly look into the options on making the shutters functional by adding the shutter hardware.

Commissioner Plummer asked if the lower window near the patio will have shutters.

Mr. Swanson indicated that the lower window will not have shutters on it.

Ms. Tennant indicated that her main reason for this item to be presented to the ARC was the proposed shutter style and if it was appropriate to the style of the home.

Commissioner Plummer indicated that the shutters would be very attractive.

Ms. Tennant asked Mr. Swanson to comment on what the header will be and if it will be a taller casing.

Mr. Swanson indicated that the casing will be a simple 4 ¼ casing and does not warrant on putting a crown along the head.

Ms. Rodgers asked that the one of the original windows in home does have an apron. She was exploring the possibility of adding a window apron to the rest of the windows on the house.

Mr. Swanson indicated that the interior trim may have an apron. Commissioner Coath agreed that it would be pretty rare to have an apron.

Ms. Tennant gave an overview of the request that the 4 ¼ casing will be used, no apron, standard traditional sill and board and baton shutters are OK.

Chairperson O'Donnell thanked Ms. Rodgers for her work on improving on her home.

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Old Business

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

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

Ms. Tennant indicated that this is a final detail review on the final paint color and on the window trim. She indicated that the applicant has modified the color selection to a lighter color.

Commissioner Plummer stated that the color is fine. Commissioner Renaud agreed.

Chairperson O'Donnell asked Ms. Tennant if there was any public comments or public attendees.

Ms. Tennant indicated that one member of the public is on the call, but believes they are at the meeting for the upcoming ARC agenda item.

Chairperson O'Donnell believes that the proposed trim is the best that we can do for an existing situation.

Vice-Chairperson Coath indicated that he is not a fan of the minimalist punched opening because of the high abstract contrast. He feels that it should have more of a casing transition and feels that the design is a little jarring for the neighborhood. Vice-Chairperson Coath indicated that adding a board casing would be helpful to minimize the impact to the rest of the neighborhood.

Mr. Silverstein understands the concern but thinks the addition of the board casing will not look appealing with the other proposed materials.

Ms. Tennant clarified that the boards will not be installed like lap-siding and will be installed flat to have a more modern look.

Vice-Chairperson Coath indicated that there still could be a board casing to abut the shiplap boards and could be painted to match the siding.

Commissioner Haynes-Eiring joined the meeting and the Commissioners brought her up to speed on the agenda item.

Commissioner Haynes-Eiring asked Vice-Chairperson Coath if 3 ½" casing is necessary.

Vice-Chairperson Coath indicated that any type of casing would be suffice.

Mr. Silverstein indicated that if the ARC believes a board should be placed around the window, they are capable of doing so, but asks if there could be some leniency when it is installed to see how it looks.

Chairperson O'Donnell indicated that a casing around the single windows and doors would be a reasonable request.

Commissioner Haynes-Eiring agrees that a casing would be appropriate.

Ms. Tennant asked if painting the casing black to match the window frame would be more appropriate.

Vice-Chairperson Coath and Commissioner Haynes-Eiring agree.

Ms. Tennant clarified that the casing would have to be at a minimum of 1 ½" and the casing would have to be in front of the face of the board siding.

Chairperson O'Donnell agrees and asked if the rest of the Commissioners agree.

Commissioner Plummer and Commissioner Renaud both agree that they agree.

Ms. Tennant clarified that the applicant is asking that if the casing does not look good then they will return to the ARC to reconsider the casing.

Commissioner Plummer motioned to approve the final details for ARC 20-10 subject to the conditions set by the ARC relating to the casing detail. Commissioner Renaud seconded the motion.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 5-0. The motion carried.

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

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

Ms. Tennant indicated that Mr. Swanson has meet all the comments from the preliminary meeting. She continued that the plan for the existing section of the house is to restore all the original materials. She asked Mr. Swanson if the front entrance way will just be cleaned up and left as-is?

Mr. Swanson confirmed that the front entrance way is in good condition and will be left as is.

Commissioner Haynes-Eiring asked if the carport will be taken down and if it was original to the home.

Mr. Swanson confirmed that the carport will be taken down and indicated that they are not sure if the carport is original to the home. He indicated that based on a detail of the home, the carport may have been added after the house was built. He also stated that the carport structure is not particularly stable.

Chairperson O'Donnell stated that the carport was discussed at the preliminary meeting for this project.

Commissioner Plummer stated that she did an internet search and found an image of a Sears Dutch Colonial with an addition that is similar to the trellis carport.

Commissioner Haynes-Eiring indicated that she thinks the trellis carport is charming.

Ms. Tennant discussed the existing state of the garage. She indicated that it is difficult to see the splitting wall in the exterior photos of the garage due to its proximity to the property line and existing landscaping but the interior photos clearly show the split and that a simple repair would not be feasible.

Commissioner Plummer and Commissioner Haynes-Eiring both agree that the existing garage is in bad shape and the new garage would be better suited for the site.

Vice-Chairperson Coath stated that he does like the existing carport. He continued that the box bay on the rear elevation would look better if the floor was extended and the bay was lifted up.

Mr. Swanson said that changing the box bay is a good suggestion and he will go back to the owners to review the proposed change.

Vice-Chairperson Coath also indicated that the crown detail is calling out a 3 ¼ inch crown and it seems like 4 ¼ inch crown may be more appropriate.

Mr. Swanson indicated that he could not get a good measurement of the existing crown and will have to field verify the width. He stated that the goal is to match existing.

Vice-Chairperson Coath asked why the rake detail on the outer fascia is a 2 x 8.

Mr. Swanson stated that the existing rake is a 2 x 8, and can't explain why that rake was placed on the house. He said it is placed all around the house and is very unusual.

Commissioner Haynes-Eiring asked Mr. Swanson if it would be a huge expense to try to save the carport.

Mr. Swanson indicated that the property owner's concern was that the thin trellis work on the carport is falling apart. He indicated that the detailed work would have to be rebuilt.

Commissioner Plummer asked if the door underneath the carport is the closet door to the kitchen.

Mr. Swanson stated that the side door is the closest way to the kitchen.

Commissioner Plummer stated that the side door with the carport cover would be best door to enter if there was inclement weather.

Mr. Swanson agreed and can ask the owners if they would like to keep the carport.

Ms. Tennant indicated that it can be a recommendation to keep the carport.

Vice-Chairperson Coath motioned to approve ARC 20-08 for the reclassification and/or demolition of the existing accessory structure detached garage and a Certificate of Appropriateness for the construction of a new noncontributing detached garage subject to the approval of the reclassification and/or demolition and Certificate of Appropriateness for the construction of an addition to the rear of the existing contributing primary structure subject to the condition and recommendations set by the ARC. Commissioner Plummer seconded the motion:

CONDITIONS

1. All material specifications must be provided as part of the final permit including but not limited to windows, service doors, overhead garage doors, roof shingles, etc.
2. The resubdivision of the property into one zoning lot is required prior to permit issuance.
3. All proposed restoration work must be labeled on the permit plans.
4. All proposed materials and dimensions must be labeled on the permits plans.
5. The dimensions of all trim details should be field verified and all new details on the addition should match the existing original details.

RECOMMENDATIONS

1. Explore the possibility of retaining and restoring the side trellis/porte cochere structure.
2. Consider lifting the box bay slightly above floor level.

FINAL DETAILS

None.

Roll call vote: Leslie Haynes-Eiring, yes; Tim Renaud, yes; Crystal DiDomenico, absent; Kevin Connolly, absent; Karen Plummer, yes; Vice-Chairperson Joe Coath, yes; Chairperson Marty O'Donnell, yes. The vote was 5-0. The motion carried.

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Approval of Minutes

May 14, 2020

Commissioner Plummer motioned to approve the May 14, 2020 meeting minutes, Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

May 28, 2020

Commissioner Plummer motioned to approve the May 28, 2020 meeting minutes, Commissioner Renaud seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Ms. Tennant indicated that the Village Board has requested a report on all contributing garages as well as amendments to the garage doors requirements in order to determine if there needs to be changes to the Historic District regulations. She indicated that she is currently in the preliminary stage of the review.

Vice-Chairperson Coath stated that he would like to have a discussion with the Village Board regarding amending the regulations.

Commissioner Plummer and Chairperson O'Donnell agreed with Vice-Chairperson Coath.

Other Business

Adjournment

There being no additional business to come before the Commission, a motion was duly made by Commissioner Plummer and seconded by Commissioner Renaud to adjourn the meeting at 7:19 p.m. A voice vote noted all ayes, the motion is approved.

Respectfully submitted,

Andrew Binder
Planning and Zoning Coordinator

Approved: