Village of Barrington
Architectural Review Commission
Minutes Summary

Date: October 3, 2017

Time: 7:00 p.m.

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

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Kevin Connolly, Commissioner
Joe Coath, Vice-Chairperson
Marty O'Donnell, Chairperson

Staff Members: Natalie Nye

Call to Order
Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Karen Plummer, present; Patrick Lytle, present; Kevin Connolly, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks
Chairperson O'Donnell announced the order of proceedings.

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Old Business

ARC 17-17: 625 S. Grove – Public Hearing Continued from September 28, 2017

Owner/Petitioner: Kris and Ellen Roy
625 S. Grove Avenue
Barrington, IL 60010

Architect: Moment Design Architecture & Interiors

The Petitioner is seeking approval of a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District. The Petitioner is proposing to

modify the existing addition and construct a new large addition and covered porch to the rear of the structure. All plans are subject to a final building, engineering and zoning review and approval prior to the issuance of a building permit. The property is zoned R-6 Single-Family Residential and is located in the H-Historic Preservation Overlay District. The current use of the property is single-family residential and the parcel is approximately 19,437 square feet.

This petition was continued from the September 28, 2017 meeting of the Architectural Review Commission.

The comments from the last meeting were as follows:

1. Carefully consider the fenestration. The dormer windows are too narrow.
2. All new and replacement windows should be double hung rather than casement. Special casement style windows for egress purposes are acceptable.
3. All new and replacement gutters must be half round style.
4. Final window and door selections must be provided as part of the final submittal. All doors must be wood. All windows must be historically dimensioned wood or aluminum clad wood.
5. Provide floor plans and roof plan with slopes labeled as part of the final submittal.
6. Provide updated site plan to accurately reflect building footprint.
7. All original exterior material including windows, siding, trim and other original architectural details shall be retained and restored rather than replaced. In the event limited replacement is necessary, the new material must match the profile and material being replaced.
8. The final submittal must include wall sections and section details for the main components of the addition, dormers, windows, eaves/cornice and front and rear porches.
9. All material selections should be labeled on final plans.

Mr. Patrick Fortelka said they were originally proposing casement windows. They created casement windows with a thicker center mold just in the existing openings for egress. They will have the appearance of double-hung.

Chairperson O'Donnell said he has no issue with that.

Commissioner Lytle said on the front gable, he said he thought the Commission asked them to use double-hungs there.

Mr. Fortelka said they will not fit because of the eave. They would have to modify the roof line. He said the double-hungs and the casement windows will appear the same. They will note it on the plan.

Chairperson O'Donnell said that if possible, there should be double-hung windows unless there is a special case where they would have to use casement for egress.

Commissioner Lytle said if the casing is there under the aluminum siding, it will have to remain.

Mr. Fortelka said it has all been stripped underneath the siding. And as suggested, they have widened the dormers on the front of the house.

The Commission is asking for the following conditions:

- Double-hung windows on the front façade
- The picture windows in the kitchen should be double-hungs
- On the north elevation – the windows should be more proportionate to the windows in front. The powder room window can be smaller in the back.

Chairperson O'Donnell said there were no concerns about roof pitches. He said when they choose a door they can bring it to the Commission as a final detail.

The Commission recommends less glass on the door and stay true to the neighborhood.

Mr. Fortelka said he took off the crown moldings on the dormers because they stuck out strangely and did not look right.

Chairperson O'Donnell made a strong recommendation on the porch roof to add a crown. It does not exist so it will not be a condition.

The Commission said the skirting should be traditional vertical.

They can bring back the brick as a final detail, modular residential brick. If painted, they do not have to bring it in.

Vice-Chairperson Coath said on the window casing detail, they should drop the apron and project the sill more. He asked about the raking cornice. The outermost crown looks a little small.

The Commission recommends a larger crown on the raking cornice and to use lead shields on the plumbing stacks on the roof.

Commissioner Lytle motioned and Commissioner Plummer seconded the motion to approve ARC 17-17 a Certificate of Appropriateness for an addition and alterations to the existing contributing structure in the Historic Preservation Overlay District with stated conditions.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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New Business

ARC 17-19: 208 W. Lake Street – Concept Review

This petition is moved to the October 12, 2017 meeting

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ARC 17-21: 515 S Cook Street – Public Hearing Continued from September 28, 2017

Commissioner Plummer motioned and Commissioner Connolly seconded the motion to continue ARC 17-19 to the October 12, 2017 meeting.

Roll Call Vote: Commission Plummer, yes; Commissioner Lytle, yes; Commissioner Connolly, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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ARC 17-22: 216 S. Northwest Highway – Preliminary Review

Owner/Petitioner: Barrington Animal Hospital
216 S. Northwest Highway
Barrington, Illinois 60010

Architect: ALA Architects & Planners

The applicant is seeking approval of a Certificate of Approval for alterations to a property in the B-1 General Business District. The Petitioner is proposing to remove the existing flat roof and construct a gable roof on the front section of the building.

Ms. Dawn Rosch, representing Barrington Animal Hospital, said the old building has a flat roof and water continues to leak through this roof. They would like to have a pitched roof. They will have wood siding in the front and the architectural shingles.

Commissioner Lytle asked if they thought about doing a gable on the sides. It would help the massing in the front.

The Commission asked that the petitioner's final color selections and the enlarged frieze/cornice detail should be provided as part of the final submittal.

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125 S. Hough Street – Concept Review

Discussion about potential addition and/or exterior modifications to existing building.

Chris Bauman, 125 S. Hough (the old Starbuck's building), said he recently opened Shirley's Piano Bar. He bought the building at 125 S. Hough because there is a recording studio in the basement. This building will be a unique destination in Barrington. He would like to bring musicians in to Barrington. They would like to use the current architectural design of the building and increase the overall beauty. The design has a lot of glass with brick banding. They would like to build it up to create a second story. It will have the same color brick. It will have a glass elevator. They also would like to do a roof deck on top with a pergola.

Vice-Chairperson Coath suggested they play off the old building.

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Approval of Minutes
September 14, 2017
Commissioner Plummer made a motion to approve the September 14, 2017 meeting minutes, as amended. Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

Adjournment
There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 8:27 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Executive Assistant

Approved: October 26, 2017