Village of Barrington Architectural Review Commission Minutes Summary

Date: June 27, 2024
Time: 6:30 p.m.
Location: Village Board Room, 200 South Hough Street, Barrington, Illinois

In Attendance: Marty O'Donnell, Chairperson
Joseph Coath, Vice-Chairperson
Karen Plummer, Commissioner
Kevin Connolly, Commissioner
Dennis DeLap, Commissioner

Staff Members: Jennifer Tennant, Asst. Director of Development Services

Call to Order

Chairperson O'Donnell called the meeting to order at 6:37 p.m.

Roll call noted the following: Dennis DeLap, present; Veronica Shepherd, absent; Leslie Haynes-Eiring, absent; Kevin Connolly, present; Karen Plummer, present; Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

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Old Business

ARC 24-05 150 Washington Street – Final Review

Ken Franzese., property owner and developer, gave an overview of the project.

Chairperson O'Donnell said that the building is kind of a residential farmhouse style.

Chris Badea, project architect, said they are going for a modern farmhouse style to blend between the commercial and residential.

Commissioner DeLap said that he does not support additional brick on the project. He feels that the proposed group of houses mimics the houses in the neighborhood that have raised foundations with a frame house. He also commented that the liked the lighter brick but also likes the red brick.

Ms. Tennant said the comment on adding more brick comes from the Village Board's desire to have brownstone type row home buildings in this area.

Commissioner DeLap said he does not think that brownstones would be a good fit in this neighborhood.

Vice-Chairperson Coath said he likes the design and it bridges to the residential area and that is a necessary function. This is a good transition to the neighborhood. He likes the idea of the masonry base and the wooden house structure.

Commissioner Connolly said he is OK with the amount of brick on the structure. He commented that he is struggling with the east elevation and the fireplace vent as this is a very prominent elevation. This elevation should look like a front elevation and it looks like a back elevation and it doesn't work. He would like to see some variation of the east elevation. The current design has too many elements.

Vice-Chairperson Coath asked if they have seen the proposed brick installed to see how the color pattern looks.

Mr. Franzese said they have seen an example and he will provide an address of the sample to show how the brick pattern.

The ARC would like to see a larger sample or picture of the brick to ensure the brick pattern is not too busy.

Commissioner Plummer said one of the things that see likes is the composition of the design. The brick design is very important.

Commissioner DeLap said that he does not have an issue with the dividers on the front porch.

Mr. Badea, project architect, said that the panel will be white to blend in with the building.

Commissioner Connolly said that the fact that it does not go all the up to the ceiling makes it seems more like furniture.

Commissioner DeLap suggested a column in front of the porch division.

Vice-Chairperson Coath suggested a radius dropdown like you might see on a fence to soften the look.

Commissioner Connolly asked about the gutters and if they would be half round or k-style.

The Commission requested final details on the cornice section for both the vertical siding and horizontal sections of the building noting that a frieze board should be added. The Commissions also requested a detail on the raking cornice, porch column detail noting that the porch capital and base should be a little more articulated than just a block. Consider a shoe or cove detail.

Mr Franzese asked for an example that the ARC has previously approved.

Chairperson O'Donnell said that their role is not to design the project. That is the architect should design something appropriate for the building. This is a very important detail.

The next topic of discussion is the fireplace boxes. The Commission confirmed that the whole fireplace box sticking out the side of the building is an issue.

Chairperson O'Donnell said they should consider a masonry chimney.

Vice-Chairperson Coath said they should do a chimney. The proposed solution is too economical and not in keeping with the intended architecture.

Ms. Tennant commented that a three story chimney would likely not be appropriate.

The consensus of the Commission is that another solution for the direct vent fireplaces needs to be proposed as a final detail.

Commissioner DeLap asked why there is only one wraparound porch.

Mr. Franzese said because the gas station is on the west side of the building.

Vice-Chairperson Coath said he would like to see the wraparound porch go further and connect to the side porch. This would also allow the fireplace box incorporated into the fireplace box.

Mr. Franzese said he likes this idea.

Commissioner DeLap commented that whatever porch condition is proposed for the east elevation should be done on the west elevation.

Commissioner Plummer made a motion to approve ARC 24-05 with the requested final details and the conditions in the Staff Report. Commission Connolly seconded the motion

Roll call Vote:	*Ayes:*	*DeLap, Connolly, Plummer, Coath, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Haynes-Eiring, Shepherd*

The motion carried 5-0.

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New Business

ARC 24-09 508 S. Cook Street – Final Review

Mark Swanson, project architect, presented the proposed final details to the Commission. The proposed project will fix the front porch. They are replacing the round columns with square columns and moving the stairs slightly to align with the front door. The porch skirt will also get corrected. The square column will be tapered.

Commissioner Connolly asked if the roof line is staying.

Mr. Swanson confirmed the roofline is remaining.

Vice-Chairperson Coath asked why the railing is 3′-4″ instead of 3′-0″.

Mr. Swanson said he is matching existing. He wonders if the railing was raised to cover the windows on the front elevation

Chairperson O'Donnell suggests bringing the railing down to 3′-0″.

Vice-Chairperson Coath said that a sub rail should be added to the handrail. The double skirt board should be reconsidered. The 2 x 4 should be turned the other way. A cove under the porch floor where it meets the skirt board should also be added.

Commissioner Plummer made a motion to approve ARC 24-09 with the ARC's conditions and the conditions in the Staff Report. Commission Connolly seconded the motion

Roll call Vote:	*Ayes:*	*DeLap, Connolly, Plummer, Coath, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Haynes-Eiring, Shepherd*

The motion carried 5-0.

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ARC 24-08 800 Hart Road – Final Review

Project architect, Dave Thoma, present the proposed project to the Commission.

Commissioner Connolly asked what the finished on the underside of the canopy.

Mr. Thoma commented that the beams will be shown on the exterior and boxed in on the interior.

Commissioner Connolly asked about boxing them in.

Mr. Thoma said they are looking for some decorative element by using the exposed steel.

Commissioner Plummer made a motion to approve ARC 24-08 Commissioner Connolly seconded the motion

Roll call Vote:	*Ayes:*	*DeLap, Connolly, Plummer, Coath, O'Donnell*
	Nays:	*None*
	Abstain:	*None*
	Absent:	*Haynes-Eiring, Shepherd*

The motion carried 5-0.

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ARC 24-07 639 S. Hough Street – Preliminary Review

Tony Odisho, owner, and the project architect were present to discuss the project.

Commissioner Plummer said that the extensive use of transom windows is not consistent with historic architecture.

Chairperson O'Donnell said that the occasional transom is OK but not on every window.

Consistent window proportions need to be utilized with standard window sizes. For example, there is a narrow window on the left and wider windows on the right.

Vice-Chairperson Coath said an opportunity to skip the transom is to make taller windows.

Commissioner Plummer commented that additional windows should be added to the north elevation.

Chairperson O'Donnell said there should be a real chimney. They will not approve a framed chimney. If you are going to express a chimney on the outdoor of the window it needs to looks like a real brick chimney,

Ms. Tennant explained that the house is not compliant with zoning and the staff report listed the changes that need to be made to come into compliance. Ms. Tennant also comments that there is not a consistent roof pitch.

Chairperson O'Donnell said that the house must have a consistent roof pitch. The porch depth should be at least 5'-0".

Vice-Chairperson Coath noted that they need a lentil beam on the front porch.

Better proportions on the gable window on the front elevation.

Vice-Chairperson Coath said that a double entrance is not typical.

Chairperson O'Donnell said a base should be considered. Even a 12" base should be considered.

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Minutes

May 23, 2024
Commissioner Connolly made a motion to approve the minutes from May 23, 2024. Commissioner Plummer seconded the motion. A voice vote noted all ayes and Chairperson O'Donnell declared the motion approved.

Adjournment
There being no additional business to come before the Commission, a motion was duly made by Commissioner

Plummer and seconded by Commissioner Connolly to adjourn the meeting at 8:08 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: August 22, 2024