

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 14, 2008

Time: 7 P.M.

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

In Attendance: Marty O'Donnell, Chairperson
Steve Petersen, Commissioner
Karen Plummer, Commissioner
Mimi Troy, Commissioner
Mike Ward, Commissioner
Patrick Lytle, Commissioner

Staff Members: Michael R. Hren, Zoning Coordinator

Call to Order

Mr. O'Donnell called the meeting to order at 7:03 PM

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chairperson, absent; Mimi Troy, present; Steve Petersen, present; Karen Plummer, present; Mike Ward, present; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

New Business

ARC 08-02: Naughten Addition, 528 South Grove Avenue (Historic) Preliminary Meeting
Petitioner: Sarah Petersen, S.A. Petersen Architects, 523 South Cook Street, Barrington, IL, 60010

Mr. Petersen recused himself.

Ms. Petersen introduced the case.

Ms. Petersen described the low-sloped portion of the west elevation of the home is proposed to be removed. She pointed out that a part of it has what appears to be original foundation and a part of it has no foundation. Ms. Petersen added that there are multiple roof types, and that the interior of the space has been modified to a kitchen, which is extremely cold and drafty.

Ms. Petersen added that the small bump-out portion under a small gable on the west elevation is also proposed to be removed to accommodate the new addition and a walk-out basement.

Ms. Plummer confirmed that a portion of the low-sloped element does have a foundation.

Ms. Petersen stated that most of the windows on the structure have been renovated at one time or another. There are some original windows on the front façade; however this proposal will not affect those.

Mr. O'Donnell requested a plan of which windows are original and which have been replaced for the next hearing.

The ARC discussed whether the low-sloped portion is original or an addition.

Ms. Petersen noted that the North elevation is being reconfigured for symmetry, as the windows flanking the door do not match one another. She added that the three windows facing south (in the new kitchen) have been altered.

Mr. O'Donnell requested a demolition plan for the next hearing.

The ARC recommends the removal of vinyl from the existing house.

Mr. Hren clarified the April 26th minutes regarding the ARC's determination not to allow vinyl on additions to contributing structures in the Historic District.

The ARC stated that the siding shall be wood, as per its previous directive.

The ARC discussed the returns on the gable ends of the addition.

Mr. O'Donnell asked if the original house had open eaves.

Ms. Petersen stated that it was possible though she was uncertain.

Ms. Troy asked if there is a vented soffit.

Ms. Petersen said there was. She added that the original building might have had a slope with a crown on it.

The ARC discussed the original eave detail.

The ARC recommends that the petitioner investigate the original eave detail, and stated that its decision on the addition's returns will be based in part on those findings.

The ARC discussed the removal of the rear portion of the building (west façade).

Mr. Ward suggested that the ARC perform site inspection to determine whether this is an acceptable option.

Several members of the ARC indicated that they would be willing to do so.

Mr. Ward asked about the portion under the small gable, and whether it was original.

The ARC discussed whether the bump-out was likely to be original and the ramifications of removing it if it was.

Ms. Troy asked for clarification as to how the addition and existing house would work.

Ms. Petersen stated that there would be higher eaves, with a continuous ridge. She added that the proposal is not to remove the rear roof, but that they will be setting an overlay gable.

Mr. O'Donnell asked if it would be possible to reuse any windows that were original.

Ms. Petersen said she was unsure.

The ARC recommended the petitioner provide a plan of the windows detailing which have been replaced and which are original.

Mr. Ward stated that he feels the discrepancy in the eaves would be visible to onlookers from the South.

Ms. Petersen feels it will be an imperceptible change.

Ms. Plummer agreed with Ms. Petersen.

Mr. Ward stated that he feels the ridge lines' configuration is not architecturally appropriate.

Mr. Lytle agreed with Mr. Ward and suggested that the petitioner explore bringing down the addition's ridge line.

Ms. Petersen stated that they are matching the 14x12 slope, and that the problem is that the plate height is too low. Additionally, the site is too small to increase the footprint of the building.

The ARC discussed whether the walkout could be altered or removed.

Ms. Petersen noted that the walkout is a very important portion of the proposal to the petitioners.

Mr. Ward asked if it would be possible to raise the addition.

Mr. O'Donnell stated that he was uncertain the walkout works.

Ms. Petersen does not feel that the walkout can be lost if the petition is to go forward.

Mr. Ward suggested that the interior ceilings be raised into the gable.

Ms. Troy suggested that the south gable be dropped.

Ms. Petersen stated that she would prefer not to take that option.

Ms. Troy suggested sacrificing volume in the greatroom could allow the master bedroom to be stepped down.

Ms. Plummer requested that the ARC review whether stepping up of the addition is a possibility.

The ARC discussed the slope of the roof.

Ms. Petersen noted that turning the gable in the alternate alignment does not allow for the square footage to be as large.

Mr. Ward noted that the rule for the Historic District states that additions must be differentiated, not necessarily subservient. He added that it may not work in this case to step the addition up.

The ARC discussed other houses in the area. Ms. Petersen suggested that when the commissioners are on their site visits, they examine the surrounding houses, specifically the one three houses to the south, which has a higher ridge on the addition than on the original house.

Mr. O'Donnell noted that the decisions in the past of the ARC may not have always been what was best for the Village, and that the ARC is constantly seeking to improve both its decisions and the Village.

Mr. Lytle suggested bringing the roof line of the addition to the existing structure, creating an extra triangle of material.

The visual impact of this proposal was discussed.

The ARC requests the petitioner review and submit multiple additional options for the ridge line and eave height at another preliminary meeting.

Mr. Ward suggested that the petitioner raise the gable on the West elevation. He feels that the blank wall looks awkward.

Mr. Lytle suggested that the window in the bedroom may be too wide and that it be brought down to a double window instead.

The ARC recommends increasing the size of the gable on the west elevation.

The ARC discussed the columns.

Ms. Troy suggested equal spacing for the columns as the proposed pattern appears awkward.

The ARC recommended that the petitioner review the layout and number of columns on the west elevation of the addition.

The ARC recommended that the petitioner use lead flashing instead of PVC.

Approval of Minutes

The minutes from January 10, 2008 were reviewed. Mr. Petersen moved to approve the minutes as corrected. Ms. Plummer seconded the motion. Voice vote recorded all ayes. Motion passed.

The minutes from January 24, 2008 were reviewed. Mr. Petersen moved to approve the minutes as corrected. Mr. Lytle seconded the motion. Voice vote recorded all ayes. Motion passed.

Planner's Report

Mr. Hren updated the ARC regarding upcoming projects, including Lutheran Church of the Atonement renovation/addition and the Macdonald alteration at 208 W. Lake Street.

Adjournment

Ms. Plummer moved that the meeting be adjourned. Mr. Petersen seconded the motion. Voice vote recorded all ayes. Motion passed.

Meeting adjourned at 8:26 PM.

Respectfully submitted,
Michael Robert Hren
Zoning Coordinator

Marty O'Donnell, Chairperson
Architectural Review Commission