

***Village of Barrington
Architectural Review Commission
Minutes Summary***

Date: August 24, 2006

Time: 7:00 p.m.

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

In Attendance: John Julian, Chairperson
Karen Plummer, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner
Steve Petersen, Commissioner

Staff Member: Jim Wallace, Director of Building and Planning
Brooke Zurek, Planner

Call to Order

Mr. Julian called the scheduled meeting to order at 7:05 PM.

Roll call noted the following: John Julian III, Chairperson, present; Joe Coath, Vice Chair, absent; Mimi Troy, present; Marty O'Donnell, present; Stephen Petersen, present; Karen Plummer, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. Julian announced the order of proceedings.

Mr. Julian revised the agenda to move ARC 06-27 (Cook Street Plaza) to the first item, then proceed with ARC 06-24 (Fischer Addition), ARC 06-28 (Graff Garage), and return to ARC 06-27.

Please see the written transcript from August 24, 2006 for ARC 06-27: Cook Street Plaza.

The transcripts were approved with the following noted corrections:

- Page 8: line 18 – “Delcore”
- Page 44: lines 18 & 19 – “row lock”
- Page 45: line 3 – “row lock”
- Page 45: line 12 – “frame”
- Page 61: line 5 – “at”
- Page 61: line 11 – add “correction...”
- Page 62: page missing
- Page 69: line 2 – reverse order of “is here”
- Page 69: line 3 – “frames”
- Page 81: line 22 – capitalize “Vintage Faire”
- Page 91: line 3 – “and”
- Page 92: line 9 – add “Yews”
- Page 93: line 12 – “Hicks Yew”
- Page 94: line 8 – “Szymanski”
- Page 95: line 8 – “enclosure”
- Page 95: line 15 – “hoped”

- Page 96: line 13 – “alerted”
- Page 96: line 20 – “pier-mounted”
- Page 99: line 6 – “Szymanski”
- Page 102: line 21 – “Szymanski”

Old Business

ARC 06-24 Fischer Addition, 309 S. Cook Street (Historic) Public Hearing

Petitioner: Paul & Laurie Fischer, Owners

The applicant is seeking approval of a Certificate of Appropriateness for alteration to a property in the H-Historic Preservation Overlay District. The petitioner is proposing alterations to the front, rear and side elevations including replacing two porches with a wrap-around front porch, constructing a one-story addition in the rear, and adding a second story tower to the front facade.

Ms. Fischer presented three turret design options to the Commission.

- Option A: an octagonal turret style – this style keeps the Italianate look of the house. This design will keep the same exterior details for porch and kitchen. No balcony. The sunroom will have wood casement windows. This option keeps the same, uniform style of the house. This is the preferred option of the petitioner.
- Option B: a round turret style – this style has been updated and the turret was narrowed.
- Option C: a square turret style – this style is in keeping with an Italianate style house, but does not keep the look of the house. This is the least preferred option of the petitioner.

Mr. Julian requested staff comments.

Ms. Zurek presented the staff report and their recommendations to ARC. The staff believes that, in general, the petition meets the standards for alteration of a contributing structure. The ARC should review the following:

- The options for the turret/tower and make a finding relative to Standard #3 on the staff report.
- Verify that the proposed turret/tower does not compromise the essential form and integrity of the structure and make a finding relative to Standard #9 on the staff report.
- Confirm the specifications of windows and any other building materials not specifically called out and make a finding with regard to Standard #10 on the staff report.

Staff requests that, provided ARC finds the petition meets Standards #3, #9 and #10, they recommend that the ARC adopts staff’s findings, modified as necessary, as its own and approve the alterations to the house.

Mr. Julian clarified the location, height and design of the turret as well as the materials to be used. There was consensus among the Commissioners that Option A (octagonal turret design) was the turret style for this house. The Commission reached a consensus on Standard #3 of the staff report.

The Commission also reached consensus on Standard #9 of staff report, and Standard #10 which addresses the building materials to be used for this project.

The Architectural Review Commission approved a Certificate of Appropriateness subject to the condition stated below:

- The octagonal tower is approved as shown on Plan SK-4, and as referred to at the ARC meeting as “Option A”.

Mr. O’Donnell made a motion to approve ARC 06-24 based on the above condition. Ms. Plummer seconded the motion.

Roll call vote noted five (5) in favor, zero (0) against, one (1) absent for the petition.

New Business

ARC 06-28 Graff Garage, 226 W. Lake (Historic) Public Hearing

Petitioners: John & Kathleen Graff, Owners

The applicant is seeking approval of a Certificate of Appropriateness for the alteration of a non-contributing structure (garage). The petitioner is proposing to remodel a detached garage in the rear yard.

Mr. Graff presented materials and an overview of the proposed project.

Mr. Julian requested staff comments.

Ms. Zurek presented the staff report along with their recommendations for ARC. The staff believes that the proposal must substantially comply with the three (3) standards in Section 9.8.H of the Zoning Ordinance highlighted in the Staff Report. Staff recommends ARC review the following:

- Compatibility of proposed hipped roof and gabled front with the roof style of the house
- Dimension of window and door trim
- Material selection for siding and roofing

Mr. Petersen was concerned about the service door chosen by the petitioner. The applicant agreed that the door did not match the existing doors on the house and is open to changing them.

Mr. Petersen was also concerned about the overhead garage door. The proposed door does not maintain the historic characteristic of the house. Mr. O'Donnell agreed that the door should be more historic, however, should not look too faux.

Mr. Julian voiced concerns about the look of the house from the back. Mr. O'Donnell recommended that Mr. Graff consider adding two (2) windows to the back of the house to keep a uniform look. Mr. Graff agreed with this recommendation.

The Commission agreed to pass on approval on the garage door for now. Other garage door options should be brought to Staff and approved by ARC at a later date.

The Architectural Review Commission approved a Certificate of Appropriateness subject to the following four (4) conditions stated below:

1. There shall be no muntins in the windows.
2. Options for the overhead garage door shall be brought to Staff and approved by ARC.
3. On the north (rear) façade, there shall be two additional "half-story" windows. The windows shall be located above the door and the first story window. They shall not be double hung and they shall appear almost square.
4. The service door shall not be the "Cotillion II" as proposed. The service door shall appear as a paneled door, similar to the "Douglas Fir" sample provided. The panels on the garage door shall not be more ornate than the panels on the house doors.

Mr. Petersen made a motion to approve ARC 06-28 based on the above conditions. Ms. Troy seconded the motion.

Roll call vote noted five (5) in favor, zero (0) against, one (1) absent for the petition.

Minutes

Meeting minutes for July 27, 2006 and August 10, 2006 were approved. No changes were noted.

Mr. Petersen motioned to approve the minutes. Mr. O'Donnell seconded the motion.

Aye: Petersen, O'Donnell, Plummer, Julian. Nay: Troy. Absent: Coath. Motion carried.

Adjournment

Mr. Julian motioned to adjourn the meeting. Mr. Petersen seconded the motion.

Aye: Petersen, Plummer, O'Donnell, Troy, Julian. Nay: None. The motion carried.

Meeting adjourned at 10:50 PM.

Respectfully submitted,
Brooke Zurek, Planner

John Julian III, Chairperson
Architectural Review Commission