

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: November 16, 2006

Time: 7:00 p.m.

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

In Attendance: Marty O'Donnell, Chairperson
Joe Coath, Vice Chairperson
Karen Plummer, Commissioner
Steve Petersen, Commissioner
Patrick Lytle, Commissioner

Staff Member: Brooke Zurek, Planner

Call to Order

Mr. O'Donnell called the meeting to order at 7:05 PM.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

ARC 06-07 Hurzeler New SFR, 132 W. Lincoln Street (Historic) Public Hearing
Petitioner: John Hurzeler, Owner & Harry Burroughs, Architect

The applicant is seeking approval of a Certificate of Appropriateness for new construction on a non-contributing house in the H Historic Preservation Overlay District. The property is zoned R-6 Family Residential.

Mr. O'Donnell requested staff comments and recommendations.

Ms. Zurek reviewed the Staff Report and the result of the last preliminary hearing on this petition. Ms. Zurek presented the staff's recommendations to the ARC. They are:

1. The appropriateness of the mass and form of the structure (Standard 1).
2. Verification that the dimensions of the following items are appropriate: the 1x10 fascia, the window trims, the 5" cedar siding, the corner boards, the drip boards, the rake, the porch lintels, the chimney caps and the crowns (Standard 2).
3. Examination of the style of the front door and overhead garage door (Standard 2).

The Commissioners reviewed Mr. Hurzeler's proposed project, and Mr. O'Donnell requested comments from each Commissioner.

The Commissioners appreciated the appropriateness of the facade from the street. Mr. Petersen and Mr. Coath noted some concerns that were addressed by the Commission and the conditions are listed below. The Commissioners also reviewed the front door and garage door of the house.

Mr. Burroughs presented a picture of the front door. It is a Kolbe & Kolbe, model # KK6223. The Commissioners approved the front door. Mr. Burroughs also presented a picture of the garage door to the Commissioners. The garage door was approved.

Mr. O'Donnell requested public comment. There were no public comments.

Consensus among the Commissioners showed agreement with the following conditions to ARC 06-07:

1. The aprons under the window sills shall be removed.
2. Details of the lintels, capitals, and bases of the porch columns shall be brought back to ARC for review.
3. A window head detail including the drip cap shall be brought back to ARC for review.
4. The corner boards shall be 5/4" by 4 1/2".
5. The fascia shall be 1" X 8".
6. There shall be a 4 1/4" crown on the fascia.
7. The half round vents shall be trimmed with the typical window board casing and sill.
8. The overhead garage door lights shall have a greater height than width.
9. The windows shall be Kolbe & Kolbe all wood.
10. The front door shall be Kolbe & Kolbe, model KK 6223.

Mr. Petersen made a motion to approve ARC 06-07 with the above conditions. Ms. Plummer seconded the motion. Aye: Petersen, Plummer, Lytle, Coath, O'Donnell. Nay: None. Motion carried.

ARC 06-19 Cope & Alleman Residence, 308 S. Cook Street (Historic), Preliminary
Petitioner: Christopher Cope, Owner & Jeff Letzter, Architect

The applicant is seeking approval of a Certificate of Appropriateness for new construction of a non-contributing house in the H Historic Preservation Overlay District. The property is zoned R-6 Single Family Residence.

Mr. Cope and Mr. Letzter presented an overview of the proposed project. Mr. Letzter indicated that the applicant has made significant changes to the original design to include ARC's previous recommendations.

Mr. O'Donnell requested comments from each Commissioner. Each Commissioner reviewed the proposed changes to the house and expressed their concerns.

Ms. Zurek presented the staff report and staff's recommendations.

The Commissioners reviewed the garage as it relates to Memorial Park. Because of the 6' fence across the back, the garage is not an issue.

The Commissioners agreed that the stone base of the house is a concern. Three (3) of the five (5) Commissioners are in favor of the stone base as presented. This concern will be presented at the Public Hearing.

Ms. Zurek will provide Mr. Cope guidance on the doors of the house, excluding the front door which has been addressed.

Mr. Letzter asked the Commissioners if the petitioners were heading in the right direction with the new product. The Commissioners agreed that they were on the right track as long as the following improvements are addressed:

House:

1. Explore options in bringing the house closer towards the street. The applicant should adapt a setback that is the average setback of the existing homes on the street not the proposed 30 feet.
2. The heavy crown on the porch should disappear.
3. Provide better details of the crown on the frieze board.
4. The ARC recommends using leaded glass for the decorative window on the front elevation.
5. Explore options for a Craftsman style railing.
6. The side lights of the front door look awkward. Explore options using a wider door instead of the side lights.

7. The window transoms appear short. Explore options in elongating the transoms.
8. The horizontal board separating the two different siding materials should have a drip cap.
9. The ARC recommends removing the stone base and replacing it with wood siding to give the house a more vertical appearance.
 - a. Three (3) of the five (5) ARC members find the use of the stone base acceptable. Two (2) of the five (5) ARC members find the use of the stone base unacceptable.
10. The eight foot door looks very tall. Explore options for a shorter door, perhaps with a transom.
11. The front porch roof appears too steep. Explore options for the roof. ARC requests that the petitioner bring in a 3-D sketch of the roof.
12. Clear cedar is acceptable for the siding.
13. Provide a sample of the stone.

Garage:

1. Ogee gutters are acceptable.
2. Garage door shall be wood or wood overlay.
3. The window trims shall match those of the house.

Fence:

1. The fence shall be wood.
2. Provide a sample of the lattice. It shall not be a prefabricated lattice.
3. Provide details for the caps.

ARC requests that the final submittal for Public Hearing address the above points.

New Business

ARC 06-36 Carlstrom New SFR, 535 S. Cook Street (Historic) Preliminary
Petitioners: James Carlstrom, Christian Jacob Homes & Steve Klump, Architect

The applicant is seeking approval of a Certificate of Appropriateness for new construction of a non-contributing house and a non-contributing garage in the H Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential.

Mr. Carlstrom and Mr. Klump presented their proposal to the Commissioners.

Mr. O'Donnell requested staff comments and recommendations.

Ms. Zurek presented the staff report along with staff's recommendations. The ARC should address the following points:

- Mass of the house as it relates to the streetscape.
- How the proposed architectural style of the house is expressed in details (especially windows, front porch, roof design).
- How the proposed architectural style relates to the streetscape.
- All building materials proposed including: windows, front door, garage doors, cementitious siding, roofing materials, fascia and window trims.

Mr. O'Donnell requested input from each Commissioner. After discussion of concerns, the ARC agreed on the following recommendations for improvement:

House:

1. The unbroken roofline and facade of the south elevation is a concern. ARC recommends adding a window and widening the bay window in the master bedroom.
2. The square windows look awkward.
3. Remove the shutters from all the windows.
4. Explore options that would make the dining room windows taller and wider than the 2nd floor windows.
5. Remove the stone base. If you wish, replace it with a vertical siding.
6. The height of the front door is too great. Use a 7' door or a 6'8" door with a transom.

7. Lower the pitch of the roof over the front door.
8. Explore options for the gable decorations.
9. Develop a frieze board on the cornice.
10. Using bricks for the fireplace is acceptable.

Garage:

1. Adjust the pitch of the roof to match the pitch of the house (adjust taller).
2. Explore options for the gable decoration.
3. The metal Clope door is acceptable.
4. Remove the shutters.

ARC 06-37 Ensslin Addition, 316 Dundee Ave. (Historic) Preliminary
Petitioners: Larry Ensslin, Owner & Dave Thoma, Architect

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property containing a contributing house and contributing detached garage in the Historic District. The alterations include restoring an open porch to the front facade and constructing a two-story addition to the rear of the house, a one story addition to the north side of the house, and a two car garage attached to the rear of the house. The petitioners are also proposing the demolition of the contributing garage. The property is zoned R-6 Single Family Residential.

Mr. Ensslin presented the case to the ARC and requested guidance on the proposed project.

Ms. Zurek presented the staff report and recommendations. Ms. Zurek indicated that it is not clear if the proposed project meets all zoning. In the cover letter, it is stated that the main addition is approximately 18 inches lower than the existing structure to comply with height and daylight plane requirements. However, in the proposed plans, the height is depicted as 26 feet. If the proposed height of the addition is 26 feet, a variation will be required.

The petitioner clarified the correct height. It is approximately 18 inches lower than the existing structure which complies with height and daylight plane requirements. No variance is required.

Ms. Zurek presented staff's recommendations to the ARC.

Mr. O'Donnell requested input from each Commissioner. After discussion of concerns, the ARC agreed on the following changes:

1. Joe Coath and Patrick Lytle will conduct a site visit to inspect the garage and the windows on the house. Their inspections will help determine if the contributing garage can be demolished and if the existing windows on the house shall be restored or replaced.
2. The option for the reduced roofline which was presented at the meeting on November 16, 2006 is acceptable.
3. A new foundation of brick or rusticated block is acceptable.
4. The new windows shall be all wood.
5. An attached garage is acceptable.
6. A detached garage is recommended.
7. The use of clear cedar siding is strongly recommended. Bring an example of the existing clapboard siding to the Public Hearing to compare its dimension to that of cementitious siding.

Minutes

There were no minutes to approve.

Other Business

The Commissioners approved the material presented for the new Bread Basket awning.

Adjournment

Mr. Petersen motioned to adjourn the meeting. Ms. Plummer seconded the motion.

Aye: Plummer, Lytle, Coath, O'Donnell, Petersen. Nay: None. Motion carried.

Meeting adjourned at 9:45 PM

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission