

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 11, 2007

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
Mimi Troy, Commissioner
Patrick Lytle, Commissioner
Mike Ward, Commissioner

Staff Member: Brooke Zurek, Planner

Call to Order

Mr. O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chair, present (arrived 7:05 p.m.); Mimi Troy, present; Stephen Petersen, absent; Karen Plummer, present (arrived 7:12 p.m.); Mike Ward, present; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings. Because Mr. Carlstrom was not present to discuss case ARC 06-36, it was moved to the second item on the agenda.

Old Business

ARC 06-36: Carlstrom New SFR, 535 S. Cook Street (Historic) Public Hearing
Petitioner: James Carlstrom, Owner

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. O'Donnell swore in Mr. Carlstrom of 20760 N. Deer Lake Drive, Deer Park, IL 60010.

Mr. Carlstrom presented the revised plans which address the recommendations provided by the ARC at the previous preliminary hearing.

Mr. O'Donnell requested staff comments. Ms. Zurek presented staff comments and recommendations. Staff recommends that ARC review the following:

- Review the two options presented for the kitchen windows on the west elevation.
- Examine the projecting bays on the north and south elevations to determine if they are acceptable.
- Review the section plans of the soffit and rake.

The Commissioners reviewed ARC 06-36, and Mr. O'Donnell requested comments from each Commissioner. Each Commissioner shared their concerns and views.

Mr. Carlstrom clarified that he did not separate any of the double windows because of space and consistency.

The Commissioners agreed on the following conditions:

1. Two kitchen windows shall be placed on the west elevation.
2. The bays on the north and south elevations shall have trim boards at the bottom.
3. A 3 5/8 inch crown shall be added that extends from the frieze board to the soffit.
4. A 4 1/4 inch crown shall be added to the rakes.
5. A 3 5/8 inch horizontal crown shall be added to the small dormer on the west elevation. This dormer shall not have a gutter.
6. Details of the brackets shall be brought back to the ARC for final approval.
7. The frieze board above the entry of the rear porch shall match the height of the frieze board on the west elevation.

Mr. O'Donnell requested public comment. No public comments were voiced.

Mr. Coath made a motion to approve ARC 06-36 with the above conditions. Mr. Lytle seconded the motion. Aye: Plummer, Troy, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.

New Business

ARC 06-38: Piastrelli Porch, 249 W. Lake St. (Historic) Public Hearing

Petitioner: Lindsey Piastrelli, Owner

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a wrap-around porch on the north and west facades of the house. The property is zoned R-6 Single Family Residential.

Mr. O'Donnell requested staff comments and recommendations. Ms. Zurek presented the staff report. Staff recommends the ARC address the following:

- Verify that the design of the porch addition is compatible with the character of the property and house
- Verify that the architectural features of the porch addition are in keeping with the original design of the front porch

Mr. O'Donnell swore in Mr. Lindsey Piastrelli of 249 W. Lake Street.

Mr. Piastrelli presented the proposed porch addition. Mr. Piastrelli explained that the addition will keep the look and character of the house as they will not change anything on the existing front porch only adding the wrap-around porch.

The Commissioners reviewed ARC 06-38, and Mr. O'Donnell requested comments from each Commissioner. Each Commissioner shared their concerns and views.

Mr. Coath voiced concerns about the quality of the porch addition and advised the petitioner to use quality materials.

Mr. Ward asked for staff input regarding guidelines to adding on the front of a house in the Historic District. Ms. Zurek explained that the Historic Guidelines suggest that additions should be made at the rear of the house; however additions on the front of the house are not prohibited. If this addition is granted, a precedent would not be set. Additions have been approved to the front of a house before. Mr. Ward clarified with Mr. Piastrelli that they will be matching the existing post and railing.

All Commissioners agreed that there was not enough detail on the plans submitted and that the aluminum siding was of concern.

Mr. O'Donnell requested public comment. No public comments were voiced.

The Commissioners agreed on the following conditions:

1. The roof of the porch at the rear shall be hipped back.
2. It is recommended that the existing materials of the front porch, which are not original, be replaced and upgraded to a material of higher quality.
3. It is recommended that the aluminum siding be removed from the entire house and that the original siding shall be restored, if possible.
4. Floor plans and section of porch shall be brought back to the ARC for approval.
5. New stone piers shall match existing piers of porch.
6. New addition shall match existing porch.

Mr. Ward made a motion to approve ARC 06-38 with the above conditions. Mr. Lytle seconded the motion.
Aye: Plummer, Troy, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.

ARC 06-39: Powell Office Canopy, 304 S. Hager (Non-Historic) Public Meeting
Petitioner: Lee Ford, Hunzinger Williams, Inc. - Awning Contractor

The petitioner requests review and approval of a new canopy. The proposed canopy will include signage.

Mr. O'Donnell swore in Mr. Lee Ford of Hunzinger Williams, Inc.

Mr. Ford presented Dr. Powell's request to add a canopy to his office at 304 S. Hager.

Ms. Zurek presented the staff report and recommendations. Staff recommends that ARC review the following:

- Determine if the lettering/color is appropriate
- Examine the one inch square galvanized steel pole to determine if they are appropriate for the canopy and building.

The Commissioners agreed that the one-inch galvanized steel posts do not look substantial enough for the canopy.

The ARC agreed on the following conditions:

1. White lettering shall be used for the address
2. Black, two-inch square posts shall be used instead of the one-inch square galvanized steel poles.

Mr. Ward made a motion to approve ARC 06-39 with the above conditions. Ms. Plummer seconded the motion.
Aye: Plummer, Lytle, Ward, Coath, O'Donnell. Nay: Troy. Motion carried.

ARC 06-40: Mirochnik Restoration, 603 S. Hough St. (Historic) Preliminary
Petitioner: Jim Mirochnik, Owner; Jeffrey Heaney, Architect

The applicant is seeking approval of a Certificate of Appropriateness for an alteration to a contributing structure and for the construction of a new garage. The petitioner is proposing to construct a two-story addition to the rear of the house and to restore the existing structure. The property is zoned R-7 Two Family Residential and is in the H Historic Preservation Overlay District.

Mr. Jim Mirochnik presented the case and assured the ARC that this is a restoration project and that they have hired specialist in restoring homes for each part of the project.

Mr. Bernie Schmitt of Schmitt Luxury Homes presented the proposed plans for the restoration project and reviewed his experience in restoring historic homes.

Mr. Jeff Heaney (Architect) of 1966 Dewes St., Glenview, IL presented his experience in restoring historic homes and reviewed the proposed plans for ARC 06-40.

Mr. Heaney explained that they will try to save and restore all original fixtures, windows and anything salvageable on the current structure.

Mr. O'Donnell requested staff recommendations. Staff recommends that ARC review the following:

- Determine if the existing one-story addition, which is slated to be removed, has acquired any historic significance.
- Determine if the existing windows are original and if they should be repaired or if they can be replaced.
- Specify all building materials including siding and windows.

All Commissioners agreed that the petitioner should try to salvage the existing windows if possible. Mr. Coath urges the petitioner to salvage as much as possible of the existing front porch.

The ARC recommends the following:

1. Conduct a window survey to determine which original windows are salvageable.
2. Taper the neck of the chimney above the second story windows.
3. The circular driveway shall be removed.
4. The scale, mass, and architectural character of the proposed addition and new garage are acceptable.

Approval of Minutes

The meeting minutes from December 12, 2006 were reviewed. Two (2) changes were noted – remove Steve Klump from ARC 06-36, and add #10 to the House conditions on ARC 06-36.

Mr. Lytle motioned to approve the December 12, 2006 minutes with the noted corrections. Ms. Troy seconded the motion.

Aye: Troy, Lytle, Ward, Coath, O'Donnell. Nay: none. Abstain: Plummer. Absent: Petersen. Motion carried.

Other Business

ARC 06-11: Carter Residence Modification, 240 W. Lake St. (Historic) Details

Ms. Zurek presented the plans for a new rear entry to the ARC. The ARC requested detailed drawings of the entry for approval. The ARC found the plans to be acceptable and agreed that they meet the terms of the Certificate of Appropriateness.

Adjournment

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

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

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission