

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: February 8, 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
Steve Petersen, 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 7:02 p.m.

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings and swore in attendees expected to speak.

Old Business

ARC 06-40: Mirochnik Restoration, 603 S. Hough (Historic) Public Hearing

Petitioner: Jim Mirochnik, Owner; Bernie Schmidt, Schmidt Luxury Homes; Jeff Heaney, AIA

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. Mirochnik presented updated plans for this petition. All recommendations by the ARC from the January 11, 2006 preliminary hearing were addressed.

- Windows
 - Mr. Bernie Schmidt of Schmidt Luxury Homes presented the "Specifications for Building Details". Mr. Schmidt clarified that all the existing windows on the house will be repaired and restored. Mr. Schmidt presented the "Window Restoration Schedule" to the Commissioners. This schedule addresses the window survey requirements imposed by the ARC at the preliminary hearing. All ARC members agreed that the window restoration schedule and survey are acceptable.
 - Mr. Schmidt presented the options for the new windows. The petitioner will be deciding between Kolbe & Kolbe or Marvin Ultimate windows. The ARC agreed that either brand of window would be acceptable.
- Doors - Ms. Troy inquired if any of the existing doors can be restored? Mr. Schmidt replied that they are beyond repair.

- Side door & Garage Service Door – it was agreed that the garage service door and side door of the house shall have center mullions.
 - Front door – the proposed front door is acceptable. No mullion is required.
 - Garage Door – the proposed Reserve Collection is acceptable.
 - Exterior Door – it was agreed that the exterior door will be restored and the new addition door will match the existing door.
- Roof - the Timberline 30 year architectural asphalt shingles in black are acceptable.
 - Exterior Lighting – the proposed black exterior lighting fixtures are acceptable.
 - New Brick Chimney – the presented sample of ACME Supply & Brick (color: Old Salem) is acceptable.
 - Existing Chimney – the petitioner will restore the existing chimney.

Mr. O'Donnell requested staff recommendations. Ms. Zurek presented the staff report and recommendation that the ARC approve the Certificate of Appropriateness for ARC 06-40.

Mr. O'Donnell requested public comment.

Ms. Lisa McCauley of 604 S. Cook Street spoke. Ms. McCauley inquired why she did not receive a notice in the mail regarding the public hearing on the Mirochnik Restoration project. Ms. Zurek replied that mail notices are not required for ARC public hearings. The notices are posted at the Village of Barrington.

Ms. McCauley questioned the drawings submitted by the petitioner and the size of the proposed garage. Ms. Zurek clarified that detailed drawings have been submitted to the Village and the garage size is below the required height (14 feet at mid-point).

Mr. O'Donnell requested further public comment. No further public comment noted.

Mr. O'Donnell requested input from the Commissioners. Mr. Coath indicated that the ARC needs to review and approve all cornice details and window details.

After reviewing the details presented by the petitioner, the ARC agreed on the following conditions:

1. The side door of the house and the service door of the garage shall have a center mullion. The front door shall not have a mullion.
2. Half round gutters shall be used for the house and garage.
3. New window heads shall duplicate the existing window heads in profile and dimension.
4. A photograph of the existing window shall be brought back to the ARC. A description of each window detail shown on the photograph shall be provided to and approved by ARC.
5. The cornice head detail and window head detail shall be brought back to the ARC for approval.

Ms. Troy made a motion to approve ARC 06-40 subject to the above conditions. Mr. Petersen seconded the motion. *Aye: Petersen, Troy, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.*

ARC 06-17: McCauley Addition, 546 S. Cook Street (Historic) Preliminary
Petitioner: Lisa McCauley, Owner

The applicant is seeking approval of a Certificate of Appropriateness for the alteration of a contributing structure (house). The petitioner is proposing the construction of a two-story addition to the existing house. The subject property is zoned R-6 Single Family Residential and is in the H Historic Preservation Overlay District.

Commissioner Petersen excused himself from this hearing as his spouse is the architect on this project.

Ms. Lisa McCauley of 604 S. Cook Street presented her petition and addressed the ARC recommendations from the May 26, 2006 preliminary hearing.

Mr. O'Donnell requested staff input. Ms. Zurek presented the staff report and outlined Staff's recommendations to the ARC.

The Commissioners reviewed staff recommendations and addressed each standard. The following was agreed upon:

Standard 2:

- The placement of the addition is acceptable.
- The original windows being removed from the existing house shall be reused on the addition.
- The existing chimney shall be preserved.

Standard 4:

- ARC agreed that this standard does not apply as the existing enclosed porch is original.

Standard 6:

- All existing detail on the house is in good shape and does not require repair work.

Standard 8:

- The scale and mass of the addition is acceptable.
- The rear porch columns are appropriate to the original style of the front porch. It is recommended that the petitioner investigate the exact original style of the front porch columns and restore the front porch accordingly.

Standard 9:

- The proposed ridgeline of the addition is acceptable.

Standard 10:

- The proposed building materials (chimney – brick; foundation – brick ledge; windows – Marvin Ultimate) are acceptable.

The ARC agreed that the historic design of the house supports the needs for a height variation.

Ms. Zurek explained the next steps to Ms. McCauley.

Mr. O'Donnell requested input from the Commissioners. Mr. Coath recommends that the bay window on the south elevation have a foundation. Mr. Ward recommends that the petitioner investigate relocating the existing kitchen window to replace the half window on the east elevation.

The ARC had the following recommendations for the proposed improvements to ARC 06-17:

1. The original windows that are being removed from the existing house shall be reused on the addition.
2. The placement of the addition is acceptable.
3. The existing chimney shall be preserved.
4. The scale and mass of the addition is acceptable.
5. The rear porch columns are appropriate to the original style of the front porch. It is recommended that the petitioner investigate the exact original style of the front porch columns and restore the front porch accordingly.
6. The proposed height of the addition is acceptable. The historic design of the house supports the need for the height variation.
7. When designing the foundation of the addition, a brick ledge shall be provided.
8. The bay window on the south elevation shall have a foundation.
9. Investigate the relocation of the existing kitchen window to replace the use of the half window on the east elevation.
10. Differentiation between the new, existing, and demolished walls shall be indicated

ARC 06-03: Starr Couture, 325 E. Main Street (Non-Historic), Final Details

Petitioner: Mr. Clisby Jarrard, Contractor

The exterior work at 325 E. Main Street has not been executed per ARC approved plans for ARC 06-03 Starr Couture.

Mr. Clisby Jarrard presented the reasons for the deviations to the approved plans. Mr. Jarrard informed the ARC that the lintel element has been added to the new front porch gable.

Mr. O'Donnell requested staff input. Ms. Zurek presented the one remaining deviation: a large frieze board has been added to the display window.

The Commissioners reviewed the deviation presented by Staff and agreed that the large frieze board added to the display window is acceptable.

The Commissioners agreed that the capped light fixtures shall be addressed when the petitioner comes back to the ARC for sign approval.

ARC 07-02: Wool Street Grill Amendment, 128 Wool Street (Non-Historic)
Petitioner: Mark Green, Owner

The petitioner is requesting an amendment to the Certificate of Approval to make modifications to the approved patio, parking lot, garbage area, accessible parking, lighting and landscaping plans. The property is zoned B-4 Village Center District.

Mr. O'Donnell requested staff input. Ms. Zurek presented the staff report and the Zoning Board of Appeals' recommendation of installing a privacy fence along the property at the request of the neighbor to the north.

Ms. Zurek presented a drawing of the proposed fence to the ARC for approval.

Mr. Mark Green presented his case for an amendment to the ARC. Mr. Green reviewed the case before the Zoning Board of Appeals and informed the ARC that he will not be installing a fence at the location.

The ARC approved plans submitted for ARC 07-02. The ARC is not requiring or recommending a fence be installed. If a fence is required by the Board of Trustees, the fence plans submitted are acceptable to the ARC.

Mr. Petersen made a motion to approve ARC 07-02. Mr. Ward seconded the motion.
Aye: Petersen, Troy, Lytle, Ward, Coath, O'Donnell. Nay: None. Motion carried.

Approval of Minutes

The meeting minutes from January 25, 2007 were reviewed. One (1) correction was noted.

Ms. Troy motioned to approve the January 25, 2007 minutes with the noted correction. Mr. Lytle seconded the motion.

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

Adjournment

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

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

Meeting adjourned at 9:30 p.m.

Respectfully submitted,
Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission