

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

Date: February 22, 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
Karen Plummer, Commissioner

Staff Members: Brooke Zurek, Planner
Rosita Stein, Recording Secretary

Call to Order

Mr. O'Donnell called the meeting to order at 7:08 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, present; Mike Ward, absent; Patrick Lytle, absent.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings and moved ARC 06-07 (Final Details) and ARC 06-40 (Final Details) to the beginning of the meeting.

Old Business

ARC 06-07: Hurzeler New SFR, 132 W. Lincoln (Historic) Final Details
Petitioner: Harry Burroughs, HBB Architectural

On November 16, 2006 the ARC approved plans for the construction of a new, non-contributing house at 132 W. Lincoln Avenue. Conditions were made at the public hearing that required ARC approval of the following details:

- Lintels, capitals and bases of the porch columns
- Window head (including the drip cap)

Mr. Harry Burroughs presented the details requested by the ARC. Mr. Burroughs clarified that the window sill will be 1 ¼".

The ARC approved the final details of ARC 06-07 with the following conditions:

1. A 5/4 inch board shall be added to the capital that projects 1 ½ inches past the column.
2. A 1 1/8 inch cove shall be added underneath the board.
3. On the porch edge beneath the columns, the fascia shall be pulled out so that it is flush with the face of the base board.
4. The cove located on the fascia beneath the columns shall be 1 1/8 inches.

The Commissioners agreed with the above conditions and approved the final details presented for ARC 06-07.

ARC 06-40: Mirochnik Restoration, 603 S. Hough (Historic) Final Details
Petitioner: Bernie Schmidt, Schmidt Luxury Homes

On February 8, 2007 the ARC approved plans for the alteration of a contributing house at 603 S. Hough Street. The following conditions were made at the public hearing:

- 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 and approved by the ARC.
- The cornice head detail and window head detail shall be brought back to the ARC for approval.

Mr. Bernie Schmidt presented the details requested by the ARC.

The ARC approved the final details of ARC 06-40 with the following conditions:

1. On the existing house, the original crown located on the fascia shall be repaired as necessary.
2. On the house addition, a 4 ¼ inch crown shall be added to the fascia.

The Commissioners agreed with the above conditions and approved the final details presented for ARC 06-40.

ARC 06-19: Cope & Alleman New SFR, 308 S. Cook Street (Historic) Public Hearing
Petitioner: Christopher Cope, Owner; Jeff Letzter, Architect

Mr. O'Donnell swore in attendees expected to speak.

Mr. Christopher Cope presented the revisions and/or responses to the recommendations of the ARC from the November 16, 2006 preliminary meeting. The ARC recommendations along with Mr. Cope's revisions (italicized) are as follows:

House:

1. The heavy crown on the porch should disappear.
 - *It has been reduced to 3 ¼".*
2. Provide better details of the crown on the frieze board.
 - *A front porch detail has been provided.*
3. The ARC recommends using leaded glass for the decorative window on the front elevation.
 - *The petitioner prefers not to use leaded glass.*
 - The ARC finds it is acceptable to use the proposed clear non-leaded glass.
4. Explore options for a Craftsman style railing.
 - *A railing detail has been provided.*
5. The side lights of the front door look awkward. Explore options using a wider door instead of the side lites.
 - *The petitioner prefers using the side lights. The door height has been reduced to 7'.*
6. The window transoms appear short. Explore options in elongating the transoms.
 - *A larger transom has been proposed. The ARC should verify the size is acceptable.*
7. The horizontal board separating the two different siding materials should have a drip cap.
 - *A drip cap has been provided.*
8. Explore options in bringing the house closer towards the street.
 - *The house has been moved forward towards the street and has a 15' front yard setback from the front porch.*
 - Mr. Cope explained that this setback now matches 316 Hough Street.
9. The ARC recommends removing the stone base and replacing it with wood siding to give the house more a more vertical appearance.
 - *The petitioners prefer the use of the stone.*
10. 3 of the 5 ARC members find the use of the stone base acceptable. 2 of the 5 ARC members find the use of the stone base unacceptable.
 - *The stone base is proposed.*
 - Mr. Letzter explained that they have minimized the details of the stone base.
11. The eight foot door looks very tall. Explore options for a shorter door, perhaps with a transom.
 - *The door has been reduced to 7'. A transom has been added.*

12. The front porch roof appears too steep. Explore options for the roof.
 - *The roof pitch is 4.5/12 with the hips at 6/12. The ARC should discuss the pitch.*
 - Mr. Cope explained that they have left this as originally proposed because they are concerned about making it any shallower. It matches the pitch of the house.
13. Clear cedar is acceptable for the siding.
 - *Clear cedar is proposed.*
14. Provide a sample of the stone.
 - A sample of the stone veneer was provided. The dimension is approximately 1 ½” to 2 ½”.

Garage:

1. Ogee gutters are acceptable.
 - *Ogee gutters are proposed.*
2. Garage door shall be wood or wood overlay.
 - *A wood overlay is proposed.*
3. The window trims shall match those of the house.
 - *The trims will match those of the house.*

Mr. Cope clarified that the location of the garage as presented was an error on the plans. They have adjusted the setback accordingly and presented the correct plans to the ARC at the meeting.

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

Mr. O'Donnell then requested comments from the Commissioners.

Mr. Petersen discussed the front porch and stated that the pitch is of concern to him. Mr. Petersen further commented on the stone base of the house. Mr. Petersen stated that the stone base does not work for him - the front door sinks into it. Mr. Petersen reviewed the lower back porch of the house. He recommends that the petitioner remove the diagonal boards and match the front porch railings.

Ms. Troy voiced concern about the front entryway of the house. Ms. Troy noted that she does not recommend the stone base on the garage. Ms. Troy recommends that the petitioner remove the transom from the three kitchen windows on the left elevation and make the windows larger. She also recommends that the petitioner make the small window on the right elevation larger.

Ms. Plummer also recommends removing the stone base on the garage. Besides this, she is okay with the house.

Mr. Coath reviewed the front porch and recommends that the lintels sit in the same plane as the columns. Mr. Coath also voiced his concern that the roof pitch is not consistent – using both slope and flat doesn't seem to work.

Mr. Christopher Cope remarked that he would like to keep a little reveal over the columns on the front porch.

Mr. Coath replied that it will not work. He recommends Mr. Cope review other columns.

The Commissioners reviewed the transoms. It was agreed that the transoms on the smaller windows be removed and replaced with larger, double-hung windows.

The Commissioners reviewed the stone veneer base sample presented. The dimension is 1 ½” to 2 ½”.

The stone base of the house was discussed again. At the November 16, 2006 preliminary meeting, the ARC suggested the petitioner remove the stone base and replace with wood siding. The petitioner prefers to keep the stone base. A consensus was taken at the November 16th meeting - three (3) of the five (5) Commissioners present were okay with the proposed stone base. Two (2) of the five (5) were against it. The Commissioners reviewed this again. They reviewed the meeting minutes and notes from this preliminary meeting. Mr. Petersen still opposes the stone base.

Mr. Coath continued to review the adjusted plans. Mr. Coath recommends that the petitioner bring the front door trim down to rest on top of the 4” threshold. Mr. Coath reviewed the gutters. Mr. Cope prefers to keep the Ogee gutters as approved at the preliminary meeting.

Mr. Coath reviewed the rake detail and recommends that the petitioner add a crown on the outer edge. Mr. Cope replied that he prefers to keep the crown at the frieze board.

Ms. Plummer voiced a concern about the balance between the front door and windows.

Mr. Petersen stated he has a problem with all the glass around the front door and believes this is not consistent with Craftsman style homes.

After much discussion, the ARC agreed that they cannot vote on ARC 06-40 today. There are additional concerns/conditions that need to be addressed by the petitioner. These are:

House:

1. Propose a consistently styled soffit that is either sloped or flat. A combination of the two styles is inappropriate.
2. The railing detail shall be used consistently throughout the house. Please provide a revised railing detail that accurately reflects the proposed dimensions.
3. The use of the front door, side lites, and transom that reflects the rendering shown on the “Proposed Front Door” is acceptable. Please provide plans that accurately depict the dimensions of the proposed front door, side lites, and transom.
4. Transoms shall not be used for any of the short windows proposed on the first story of the house.
5. Sections of the front porch shall be provided.
6. The lintel on the front porch shall not sit in the same plane as the face of the porch column.
7. Rake details shall be provided.
8. The front door trim shall be extended down to the threshold.

Garage:

1. The stone base detail that is used on the house shall not be used on the garage.

Mr. Letzter explained why the petitioner is using two different soffit styles – because of the gabled roof and hipped roof of the house.

The petitioner shall submit new drawings to Staff and this hearing will be continued until the March 8, 2007 Architectural Review Commission meeting.

ARC 07-01: Park Place Master Sign Plan, 455 W. Northwest Highway (Non-historic) Public Meeting

Petitioner: Tony D’Agostaro, Owner

The petitioner requests approval of a Master Sign Plan. The ARC must approve a Master Sign Plan prior to the issuance of any new sign permits. The plan will be on file in the Department of Building and Planning so that future sign permit requests are expedited.

Mr. O’Donnell requested an overview from Staff.

Ms. Zurek presented the staff report for ARC 07-01 and staff recommendations.

Mr. Tony D’Agostaro, owner of Park Place of Barrington, has owned the property for 17 years, and is requesting specific sign language that he may include in his leasing agreements so that there is consistency in the signage at the property. The Village of Barrington approved the Village Square sign permit.

The color restriction of signs was discussed. Mr. D'Agostaro expressed concern of limiting all signs to one color in that it will discourage corporate entities from leasing the space. The Commissioners present agreed with Mr. D'Agostaro's concern.

Mr. Petersen motioned to adopt the Master Sign Plan as presented removing the color restriction. Ms. Plummer seconded the motion.

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

ARC 07-03: Wiersma New SFR, 206 E. Hillside Avenue (Historic) Preliminary
Petitioner: Travis and Megan Wiersma, Owners

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

Mr. Travis Wiersma of 106 W. Lake Street presented the petition for ARC 07-03. Mr. Wiersma presented the architectural drawings of the south, north, east and west elevations. Mr. Wiersma clarified the size of the proposed front door – it is 40 inches by 7 feet.

Mr. O'Donnell requested input from the Commissioners.

Mr. Coath asked the size of the proposed house. Mr. Wiersma replied it will be 3,490 square feet.

Mr. Coath recommends that the petitioner study examples of the proposed style home and look at the details such as front door, cornices, trim, windows, etc. to understand the recommended details of such homes.

Mr. Petersen is concerned how the house will match the existing homes in the neighborhood. The overall mass might be too large compared to the houses on both sides of the proposed house. Mr. Petersen would like to see a streetscape of the houses next to the proposed house to view the mass as it relates to the neighbors.

Mr. Petersen further stated that he does not have a problem with the attached garage because of its setback and it looks detached from the street.

Ms. Plummer stated that she has no comment right now.

Ms. Troy stated that the location of the fireplace on the west elevation seems awkward because of symmetry. Ms. Troy further explained that the ARC typically does not allow attached garages in the historic district. She also noted that she is concerned that it looks too much like the red house three doors down.

After reviewing the attached garage details, the ARC Commissioners in attendance, find an attached garage is acceptable in this case because of the lower elevation; it is not visible from any direction; it is only attached by 4 feet; and it gives the illusion of being detached.

The Commissioners discussed window options. They clarified that for non-contributing new homes in the historic district, aluminum clad windows are acceptable but must be approved by the ARC.

The ARC requires that the following concerns are addressed for the public hearing:

- Petitioner to provide streetscape elevation plans of the subject property and its adjacent properties to show the relative mass of the proposed house compared to the mass of the neighboring homes.
- The petitioner shall provide clear details and/or sections of the following: cornice, pilasters, front door entablature; siding; windows; bricks; roofing material; doors; cupola; rails and trims.

Approval of Minutes

Ms. Plummer excused herself from the meeting at 9:46 p.m. as she was not present at the February 8, 2007 meeting and could not approve the minutes.

The meeting minutes from February 8, 2007 were reviewed. One (1) correction was added.

Mr. Petersen motioned to approve the February 8, 2007 minutes with the noted addition. Mr. Coath seconded the motion. *Aye: Troy, Petersen, Coath, O'Donnell. Nay: none. Abstain: Plummer. Absent: Ward, Lytle. Motion carried.*

Adjournment

Mr. Petersen motioned to adjourn the meeting. Ms. Troy seconded the motion. *Aye: Petersen, Troy, Coath, O'Donnell. Nay: None. Motion carried.*

Meeting adjourned at 9:55 p.m.

Respectfully submitted,
Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission