

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

Date: March 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
Mimi Troy, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Mike Ward, Commissioner

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

Call to Order

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

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

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings.

Old Business

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

Mr. Christopher Cope presented the revisions to the recommendations of the ARC from the February 22, 2007 public hearing. Several of the ARC recommendations have been sufficiently addressed by the petitioner. They include:

House:

1. The railings are consistent throughout the house.
2. The front elevation accurately depicts the dimensions of the "Proposed Front Door" rendering that was presented to the ARC on February 22, 2007.
3. The transoms have been removed from all the smaller windows on the first floor.
4. The front door trim has been extended down to the threshold.
5. Section plans for the front porch and rake have been provided.

Mr. Cope continued to review staff's and ARC's recommendations along with their proposed changes.

Staff recommends the ARC review the following three (3) issues:

- House: A solution is provided that continues to combine the use of sloped and flat soffits.
- House: The porch column proposed continues to sit approximately 1 inch back from the lintel.
- Garage: The petitioner continues to propose the use of the stone base for the garage.

House: Soffits

Mr. Jeff Letzter reviewed the petitioner's revisions to address the two (2) different soffit styles on the house.

Mr. O'Donnell commented that he is okay with the adjusted soffit design.

Ms. Plummer indicated that she had no comment.

Mr. Coath recommends that the house have a flat roof on top to allow for continuous cornices. Mr. Cope indicated that he would prefer not to do that. Mr. Coath asked the other Commissioners if they had any input on his recommendation regarding the flat roof.

Ms. Troy stated that she wouldn't be inclined to recommend the flat roof. She believes that the proposed adjustments are okay.

Mr. Coath reiterated that he would recommend another possible solution instead of the use of sloped and flat soffits.

Mr. Lytle questioned if the eave detail proposed today is the same as before. Mr. Letzter replied that the detail is the same just lowered with the new soffit design.

Ms. Troy stated that the new house two (2) doors down is similar with hipped roof and slope soffits.

Mr. Ward indicated that he is okay with the proposed soffit design. Mr. Lytle stated that he is okay with the proposed soffit design.

House: Porch Lintel

Mr. Cope presented the new details of the proposed porch lintel. He indicated that he prefers to keep the columns back approximately 1-2 inches from the lintel.

Mr. Letzter reviewed the changes as well. He indicated that the petitioner chose to stay with their preference.

Mr. Ward and Mr. Lytle indicated that they are okay with the proposed porch lintel.

Mr. Coath strongly suggests building it in a classical fashion. Mr. Coath stated that this is an important detail on a house in the historic district and the home should express the capital in a classical manner. He believes that doing the porch lintel as proposed shows an absent disregard for classical detail. Mr. Coath further stated that he would not recommend approving it as proposed.

Ms. Plummer stated that she had no comment.

Mr. Letzter believes that they are expressing the capital because it is only back about an inch.

Ms. Troy asked Mr. Cope why he would be opposed to doing the porch lintel historically correct. Mr. Cope replied that it is a personal preference. Ms. Troy stated that she would prefer that the petitioner do the porch lintel historically accurate.

Mr. Coath stated that it is a big deal to be historically accurate.

Garage: Stone Base

Mr. Cope presented the garage plans. They have adjusted the doors. They have kept the stone veneer base as originally proposed due to personal preference. Mr. Cope further explained that the fence around the back of the house will cover the garage base and the mass of the house from the street covers about two-thirds of the house.

Ms. Troy noted that fences come and go and the house does open up to Route 59.

Ms. Plummer indicated that she is okay with the stone base.

Mr. Ward asked if such stone bases on garages exist in historic homes in the Village. Mr. O'Donnell explained that real stone bases are for foundations and typically do not exist on garages. This proposal is for a stone veneer base. Mr. O'Donnell further explained that, in the past, the ARC chose to not approve a stone veneer base in the Village.

Mr. Ward replied that they either allow such a feature or not. Mr. Ward further indicated that he is okay with the stone veneer base as proposed.

Mr. Coath stated that he has a really hard time with it because there is no reason for it in the historic district. He strongly recommends not doing it on the garage.

Mr. Letzter stated that he understands the historical reasons; however, the stone base on the garage matches the minimal feel of the stone base on the house.

Mr. Lytle stated that, in taking the historic element into account, he would not recommend the stone base on the garage.

Mr. Coath replied that he wants to allow people to do things with their home, but this is a really tough decision.

Mr. O'Donnell asked the Commissioners if the three (3) issues discussed are the only concerns to be addressed tonight.

Mr. Coath added that the capitals on the base of the columns are too plain. Mr. Letzter indicated that they can ease the edge of the capital and add a quarter round piece. Mr. Cope stated that he is okay with adding these details as long as the dimensions remain the same.

Mr. O'Donnell requested that each Commissioner either approve or recommend changes to the three (3) issues discussed.

House: Soffits

- All Commissioners agreed that the proposed soffits are acceptable. No condition is required.

House: Porch Lintel

- Mr. O'Donnell noted that he is okay with the proposed porch lintel details.
 - Ms. Troy recommends that the lintel and face of the column line up as this is historically accurate.
 - Ms. Plummer agrees with Ms. Troy's recommendation.
 - Mr. Coath strongly recommends that the face of the porch lintel be in the same plane as the columns.
 - Mr. Ward believes that the ARC should make Mr. Coath's recommendation a condition to maintain historic accuracy.
 - Mr. Lytle agrees with the Commissioners.
- All Commissioners agreed a condition is required to include: The face of the porch lintel shall be aligned in the same plane as the face of the column.

Garage: Stone Base

- Ms. Troy – a condition should be made to remove the stone base.
 - Ms. Plummer – recommends removing the stone base.
 - Mr. Coath – recommends removing the stone base.
 - Mr. Lytle – recommends removing the stone base.
 - Mr. Ward – recommends removing the stone base.
 - Mr. O'Donnell – recommends removing the stone base.
- All Commissioners agreed a recommendation shall be made to remove the stone base on the garage.

After discussion and review of ARC 06-19, the Commissioners agreed on the following conditions:

1. The face of the porch lintel shall be aligned in the same plane as the face of the column.
2. The top edge of the base board of the porch column shall be sloped.
3. A quarter round piece shall be added to the capital of the porch column.

It should also be noted that it is recommended by the ARC that the stone foundation be removed from the garage.

Mr. Coath motioned to approve ARC 06-19 with the above conditions. Mr. Lytle seconded the motion.

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

ARC 07-04: Billon Addition, 228 W. Lincoln Avenue (Historic) Preliminary
Petitioner: Michael Billon, Owner

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing alterations to the rear by constructing a two-story addition. The property is zoned R-6 Single Family Residential.

Mr. Billon presented his petition to the ARC.

Mr. O'Donnell asked Mr. Billon if he would be opposed to changing the existing aluminum siding on the house. Mr. Billon replied that he is not opposed to it.

Mr. Lytle questioned the two (2) foot overhang on the second floor, and recommends that the line comes all the way down to the foundation removing the cantilever. Mr. Billon stated that this would be acceptable to him.

Mr. O'Donnell agreed that it should look logical. The cantilevering in the kitchen should be removed, and the cantilevering over the second floor breakfast area shall have brackets.

Ms. Troy stated that the window placement on the rear elevation seems awkward. Mr. Billon stated that the window placement is due to the location of the rooms.

Mr. Lytle agrees with Ms. Troy's concern about the window placement on the rear elevation.

Ms. Troy recommends that the petitioner review the first floor versus the second floor windows location on the rear elevation and adjust to have more symmetry.

Mr. O'Donnell noted that the shutters shall be wood and of historic proportions.

Mr. Coath clarified that the petitioner must match existing window casings and bring photographs indicating dimensions to the ARC. Mr. Coath further explained that the rake and cornice of the addition must match the existing rake and cornice of the house. Mr. Coath recommends that the architect study the light proportions of the existing windows and match them on the addition.

After reviewing ARC 07-04, the Commissioners agreed on the following recommendations:

1. The ARC highly recommends removing the aluminum siding from the house, restoring the original siding (if existing), and match the siding on the addition to that of the house.
2. It is recommended that the window configuration on the rear elevation appear more symmetric, if possible.
3. The shutters shall be of historic proportions.
4. The light proportions of the new windows shall match those of the existing windows.
5. Provide rake and cornice sections. The rake and cornice shall match that of the existing house.
6. The window trims shall be of historic proportions. Provide a close-up photograph of an existing window. Indicate on the photograph the actual trim dimensions.

7. Instead of cantilevering the second floor over the kitchen, the first and second stories shall be flush. As such, the kitchen will expand an additional two feet north.
8. The second floor over the breakfast area can be cantilevered if corbels or brackets are applied that create a logical appearance of support.
9. If corbels or brackets are proposed, provide detailed plans of them.

ARC 07-05: Flint Creek Corporate View, 700 W. Main Street (Non-Historic) Preliminary
Petitioner: Robert Best-Bell, Boyd & Lloyd; Mark Nosky-Architect

The petitioner is seeking a Certificate of Appropriateness (COA) for the development of a commercial site. The property is zoned B-3 Office District.

Mr. Robert Best presented the petition for case ARC 07-05 and introduced the others expected to speak. Mr. Best reviewed the plans for the new Smith Barney building. There are currently three (3) lots that will be reduced to two (2) lots.

Mr. Mark Nosky, Architect, reviewed the site and floor plans as well as the elevations and ridgeline plans for the proposed new Smith Barney building.

Mr. Nosky further reviewed the building materials proposed including roofing shingles, brick material, pre-cast material and the pre-finished aluminum windows. Mr. Nosky also reviewed the proposed signage and site lighting plans.

Mr. Dave McCullom presented the landscaping plans for the site.

Mr. Lytle asked if there would be any irrigation in the pond. Mr. McCullom replied that the pond will be a wetland pond.

Mr. O'Donnell asked if the petitioner is changing the original footprint of the old UARCO building. Mr. Best replied that the proposed footprint is reduced.

Mr. O'Donnell clarified to the petitioner that the ARC is charged with how the building looks.

Ms. Troy questioned the landscaping materials being proposed, and the spacing of the proposed 3 inch oaks. Mr. McCullom clarified the spacing and location of the oaks.

Ms. Troy recommends that the petitioner not use evergreen shrubs due to the deer population in the area. Mr. McCullom agreed to look into alternative shrubs. Ms. Troy also recommends that the landscaper take into account the windy location of the building.

Ms. Troy commented that the architecture of the building is very attractive; however, the exposed balcony might not work due to weather conditions. Mr. Nosky clarified that there will be a drain in the floor.

The Commissioners reviewed the lot with Mr. Best in relation to Barrington and Barrington Hills.

Mr. Lytle requested clarification on the signage. Mr. Nosky provided the location and signage markers.

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

Mr. O'Donnell requested further input from the Commissioners. Ms. Plummer stated no comment. Mr. Ward stated no comment.

Mr. Coath asked the petitioner if they will be handling the water off the roof. Mr. Nosky presented the roofing plans and believes it addresses any water concerns. Mr. Coath recommends the petitioner bring ornamentation to the edge of roof. Mr. Nosky agreed to look into it.

Ms. Troy asked if the building will have drain tiles to reflect water. Mr. Nosky stated that it will and presented the areas.

Overall, the Commissioners agreed that the petitioner is headed in the right direction with the architectural design of the proposed building. The ARC recommends the following for the public hearing:

1. Provide a cut sheet for the pre-cast lighting base.
2. Consider using deer resistant plant material, when possible.
3. Consider adding the detail found on the pre-cast of the building to the sign.

Approval of Minutes

The meeting minutes from February 22, 2007 were reviewed. One (1) correction was noted.

Ms. Plummer motioned to approve the February 22, 2007 minutes with the noted correction. Mr. Coath seconded the motion. *Aye: Troy, Plummer, Coath, O'Donnell. Abstain: Lytle, Ward. Absent: Petersen. Motion carried.*

Other Business

Ms. Zurek presented the picture from Salem United Methodist Church to the ARC. All Commissioners agreed that they need more detail on the design including the choice of the artwork before approving the stained glass window. Ms. Zurek shall let the petitioner know that film or applied artwork will not be acceptable.

Mr. Ward voiced his concern that the ARC is approving houses with roofs that are not historically accurate due to the height restrictions in the historic district. He further stated that the slope of the roof approved today is not historic. This is of concern to him.

Ms. Plummer agreed that this is an issue and that perhaps Mr. Ward can put together a presentation to present to the Board of Trustees.

Ms. Zurek stated that this issue has been reviewed before with the Trustees but is unsure of the history.

Mr. O'Donnell agreed to speak with Ms. Beth Raseman from the Village Board to learn more of the history of the ordinance for the height restriction. He will email the Commissioners his findings.

Mr. Ward will look into Villages that have height restrictions that address their specific historic district.

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 9:45 p.m.

Respectfully submitted,
Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission