

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: March 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  
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 (arrived 7:08); Steve Petersen, present; 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 and swore in attendees expected to speak.

**Old Business**

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

Mr. Travis Wiersma of 106 W. Lake Street presented a summary of the revisions made to ARC 07-03 as recommended by the ARC at the preliminary meeting.

Mr. O'Donnell requested comments from the Commissioners regarding the scale of the house as it relates to the streetscape photo presented.

Mr. Wiersma clarified that the distance between the proposed house and the house to the left will be smaller than represented in the photo.

After review, all Commissioners agreed that the scale of the house is acceptable.

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

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

Mr. O'Donnell requested input from the Commissioners.

Mr. Coath asked the petitioner if the front door columns will be manufactured, and if so, who will manufacture. Mr. Wiersma replied that they will be manufactured columns; however, they have not decided on the manufacturer. He also noted that they will be made of wood.

Mr. Coath stated that this is an important feature of the house and the ARC needs to approve the columns. Mr. Coath also noted that the detail of the rake and cornices above the front entryway is of importance as well. The ARC requires details of such features.

Mr. Coath further suggested that the return gutters shall be towards the front pediment of the house, and the front column necking height should be proportional. Mr. Coath also indicated that the lights on top of the front door seem a bit too much.

Mr. Petersen confirmed with the petitioner that the gutters wrap around the house. Mr. Wiersma replied yes.

Ms. Plummer agrees with Mr. Coath on returning the gutters towards the front. Ms. Plummer also recommends removing the extra light panels on top of the front door.

Mr. Lytle asked the petitioner if he is presenting the type of windows they will be using. Mr. Wiersma replied that they have not decided on the manufacturer but will be using all wood windows.

Mr. O'Donnell stated that this is another very important feature that the ARC must approve. Mr. Wiersma stated that they have looked at Marvin windows. Mr. O'Donnell replied that the ARC must know the window brand and type before approving this case.

Mr. Wiersma agreed that they will use Marvin Ultimate wood double-hung windows on the house.

The petitioner presented a sample of the proposed cementitious siding material to the Commissioners.

All Commissioners agreed that a smooth, one-half inch cementitious siding is required.

The Commissioners reviewed the proposed brick for the chimney and found it acceptable.

After review of the plans presented and discussion, the ARC agreed on the following conditions for case ARC 07-03:

1. If manufactured columns are used for the portico, cut sheets of the columns should be brought back to the ARC for review.
2. A rake (raking cornice) detail of the front pediment shall be brought back to the ARC for review.
3. The gutters on the front facade shall return back towards the pediment.
4. The necking height on the pilasters shall be proportional to the columns.
5. Marvin Ultimate wood windows shall be used. If another brand is proposed, details of the profile and dimensions shall be brought back to the ARC for review.
6. The cementitious siding shall be smooth and have a ½ inch thickness at the butt.
7. It is recommended that the capitals on each side of the front door be raised up so that they align with the top of the door.

It should also be noted that the ARC recommends the petitioner consider using a six-panel front door instead of the proposed four-panel with lights on top.

Mr. Ward motioned to approve ARC 07-03 with the seven (7) conditions stated above. Mr. Lytle seconded the motion.

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

**ARC 07-06:** Fencik Alteration, 139 W. Russell (Historic) Preliminary

**Petitioner:** Jeff Letzter, Architect

The applicant is seeking approval of a Certificate of Appropriateness for the alteration of a contributing structure (house). The petitioner is proposing the removal of the aluminum siding, the replacement of the windows,

construction of a new roof system, construction of a dormer, and replacement of the rear deck. The subject property is zoned R-6 Single Family Residential and is in the H Historic Preservation Overlay District.

Mr. Jeff Letzter of Aspect Design presented ARC 07-06 to the Commissioners. Mr. Letzter explained the problems that initiated this proposed project. He went to the property to look at the back outside deck and found the building to be in poor structural condition. Mr. Letzter further explained that they have reviewed every option in repairing the house taking into account the historic nature of the property, and they believe that this proposal is the best option.

Mr. Letzter stated that the petitioner is also offering to remove the current aluminum siding and either restoring the original wood siding underneath or replacing with new wood siding, and adding all new Marvin Ultimate wood windows. Mr. Letzter then explained the variance proposal for the height variation proposed.

Ms. Plummer stated that she believes it would be good to approve a rebuilt roof if the house is structurally unsafe.

Mr. Letzter further clarified the style and shape of the proposed new roof.

Mr. O'Donnell asked Staff what their concerns are. Ms. Zurek replied that Staff is mainly concerned about removing the original roof and materials. Staff recommended that the petitioner try to repair the existing roof instead.

Mr. O'Donnell asked the petitioner what the height variance would be. Mr. Letzter replied 6 inches of structure, and stated that the house is not structurally safe today.

Mr. Petersen asked what the height of the wall on the 2<sup>nd</sup> floor is from floor to ceiling. Mr. Letzter replied 9 feet, 7 inches.

Mr. Lytle stated that he is not clear on why we're concerned about replacing an unsafe roof. Ms. Zurek replied that Staff is concerned about the details of the original roof including brackets, cornices, etc.

Mr. Letzter clarified that the petitioner wants to bring the house to a more historical look with wood windows, wood siding, trim and details.

Mr. Lytle asked if there is wood siding underneath the existing aluminum siding. Mr. Letzter replied that they believe so but are not sure of the condition of the siding.

Mr. Letzter then reviewed the other zoning requirements and indicated that they are in conformance with all except the height.

Mr. O'Donnell stated that he understands the house in question is a contributing structure; however, it does require improvement.

Mr. Petersen stated that he would like to see drawings of the existing roof sections to see the problems and compare them to drawings of the proposed roof sections. This will help the ARC to make a decision regarding the roof.

Mr. Letzter stated that he will provide those plans to the ARC and offered that the ARC conduct a sight inspection as well.

Mr. Petersen replied that a sight inspection is not required but the ARC needs to see the section plans.

Mr. Petersen added that the ARC will also need to review the original wood siding once the aluminum siding is removed. It is recommended that the original, wood siding be restored if possible.

Mr. Lytle stated that it would be easier if the petitioner could sister-in the repairs, but agrees with Mr. Petersen in that the ARC needs to review the section plans of the existing roof. The ARC also requires more information on the windows and siding.

Mr. Petersen informed Mr. Letzter that once the aluminum siding is removed from the house, the ARC will evaluate the original wood siding underneath and make a recommendation of either restoring the original siding or removing and replacing with new wood siding. Mr. Letzter replied that this would not be a problem.

The Commissioners agreed that the expansion of the dormer is acceptable.

The Commissioners agreed that this petition will require another preliminary meeting before proceeding to the public hearing.

The ARC recommends that the following be addressed at the next preliminary meeting:

- A determination about the appropriateness of the removal of the entire roof system cannot be made until further details are brought to the ARC. Building sections shall be submitted for the next ARC meeting that clearly indicates the structure of the existing and proposed roof system.
- Upon the removal of the existing aluminum siding, a determination can be made with regards to the reuse or the removal and replacement of the existing wood siding.
- Some building materials that are hidden under the aluminum cladding might be salvageable and reused for the new roofline.

### **Other Business**

Mr. O'Donnell updated the Commissioners on his conversation with Ms. Beth Raseman of the Village Board regarding the height restriction issue discussed at the last ARC meeting.

The ARC will be meeting with the Village Board on April 12, 2007 to discuss and review this issue.

Mr. O'Donnell presented a spreadsheet completed by Mr. Ward to each Commissioner. The spreadsheet is the results of Mr. Ward's survey of other villages' height restrictions. This spreadsheet was also emailed to the Village Board and Jim Wallace.

The Commissioners reviewed the spreadsheet and discussed the height restriction of the Village of Barrington further. The Commissioners also reviewed the potential concerns of the Village Board.

Mr. O'Donnell stated that Ms. Raseman would like an architect from the ARC to highlight three important points why the current height restriction in the historic district is an issue. She would like this emailed to her before the April 12<sup>th</sup> meeting.

### **Approval of Minutes**

The meeting minutes from March 8, 2007 were reviewed. No changes were noted.

Mr. Lytle motioned to approve the March 8, 2007 minutes as submitted. Mr. Coath seconded the motion.

*Aye: Troy, Plummer, Lytle, Ward, Coath, O'Donnell. Abstain: Petersen. Motion carried.*

### **Adjournment**

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

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

Meeting adjourned at 8:40 p.m.

Respectfully submitted,

Rosita Cruz Stein  
Recording Secretary

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Marty O'Donnell, Chairperson  
Architectural Review Commission