

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

Date: July 26, 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
Steve Petersen, Commissioner
Patrick Lytle, Commissioner
Michael Ward, Commissioner

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

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, absent; Steve Petersen, present (arrived 7:17); 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 moved case ARC 07-17 (Champion Dealership) to the last item on the agenda.

Old Business

ARC 07-03: Wiersma New SFR, 206 E. Hillside (Historic) Final Details
Petitioner: Travis Wiersma, Owner

On March 22, 2007 the ARC approved plans for the new construction of a non-contributing house for the petitioner. The following condition was made at the public hearing: A rake (raking cornice) detail of the front pediment shall be brought back to the ARC for review.

Mr. Travis Wiersma presented the raking cornice detail as requested.

Mr. Coath asked the petitioner if they intentionally left out the dentils on the raking on the front of the house. Mr. Wiersma replied that they did because the house would look too busy with that detail on the front.

Mr. Coath then reviewed section A2.1 and recommended the following – (1) the dentils be added to the front pediment; and (2) the one-inch board should be removed from the bottom of the rake.

After review and discussion, the ARC recommends and requires the following for case ARC 07-03:

- It is recommended that dentils be added to the front pediment.
- It is required that the one-inch board be removed from the bottom of the rake.

ARC 07-07: Freund Alteration, 350 W. Northwest Highway (Non-Historic) Final Details
Petitioner: Don Tonyan, Petitioner

On June 28, 2007 the ARC recommended approval of the plans for alterations to the property listed above. The following conditions were made at the public meeting:

- The petitioner shall review options for the color scheme. The following items shall be brought back and approved by the ARC: the siding color and the canopy color.
 - The petitioner shall provide 12"x12" color samples of the *siding* in ash gray, saddle tan, desert sand and light stone.
 - The petitioner shall provide 12"x12" color samples of the *canopy* in fern green, rustic red and gallery blue.

Mr. Don Tonyan presented the color samples requested by the ARC. Ms. Plummer reviewed the color schemes presented for the siding and canopy.

After review and discussion, the ARC approved the following colors:

- *Siding* shall be saddle tan.
- *Canopy* shall be burnished slate.

ARC 07-10: Cameron Garage, 200 S. Dundee Avenue (Historic) Public Hearing
Petitioner: Chris Cameron, Owner; and Linda F. Grubb, Architect

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

Ms. Linda Grubb presented the petition on behalf of the applicant. Ms. Grubb addressed the staff's concerns – (1) the roof pitch of the new garage is matching that of the existing garage; (2) the pedestrian garage door proposed is wood and follows historic guidelines; (3) the overhead garage doors are wood paneled doors and follows historic guidelines; and (4) the details for the shutters are being provided the ARC today.

Mr. O'Donnell requested input from the Commissioners.

All Commissioners present agreed that the proposed garage pitch is acceptable, as well as the shutter details presented. The Commissioners also agreed that the pedestrian garage door and the overhead garage doors presented are acceptable.

Mr. O'Donnell asked the petitioner if they have taken steps to assure that the existing, original garage will be moved appropriately.

Ms. Cameron responded that they have not spoken to the mover directly; however, the contractor has recommended a person who has moved garages in the Village.

All Commissioners present agreed that the petitioner shall use a professional house mover to relocate the original garage.

Ms. Grubb replied that the petitioner is okay with the condition as long as the Village understands that a lot can happen when relocating an old structure. Ms. Cameron added that she is concerned about the poor condition of the garage and believes there should be a little give and take from the Village.

Mr. Lytle added that this condition is not to offend the petitioner, but to preserve the historic garage.

Mr. Coath reviewed the drawings presented and asked the petitioner if they are using Hardy Plank as suggested on the drawings. Ms. Cameron replied that they prefer the hardy board.

Mr. O'Donnell stated that the ARC recommends smooth, cedar siding on the new garage; however, cementitious siding with at least a ½ inch butt is permitted with 5/4 inch trim dimensions.

Ms. Plummer asked the Commissioners if they could highly recommend cedar siding, but allow the cementitious siding with the ½ inch butt.

Mr. Petersen asked if the petitioner has detailed cut sheets on the proposed new windows. Ms. Grubb replied that they are following historic guidelines using Kolbe & Kolbe wood, double-hung sash with true divided lights.

Mr. Petersen stated that he recommends that the petitioner provide detailed cut sheets or samples of the proposed new windows. All Commissioners present found this condition acceptable.

Mr. O'Donnell requested public comment. None were voiced.

After review and discussion, the ARC agreed on the following conditions for case ARC 07-10:

1. A professional house mover shall relocate the garage.
2. The ARC strongly recommends using smooth cedar siding for the new garage. Cementitious siding with at least a 1/2 inch butt is permitted.
3. All trims on the new garage shall have a 5/4" dimension.
4. Details of the window sash dimensions shall be included in the building permit for staff review and approval.

Mr. Ward moved to approve ARC 07-10 with the above conditions. Mr. Lytle seconded the motion.

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

ARC 07-17: Champion Dealership, 495 W. Northwest Highway (Non-Historic) Final Meeting
Petitioner: John Nelson & Matt Pauly, Architects

The petitioner is seeking a Certificate of Approval (COA) for alterations to a commercial site. The property is zoned B-1 General Business Service District.

Mr. John Nelson presented the new plans for the proposed Champion Dealership expansion. Mr. Nelson informed the ARC that they have captured the land to lease from IDOT in the front of the building. Mr. Nelson also added that the Planning Commission has approved this project.

Mr. Nelson reviewed the changes as recommended by the ARC at the June 14, 2007 meeting; specifically, the design changes including the additional use of brick. He further reviewed the details including the brick color, building signage, door and window materials, site lighting plans and proposed canopy.

Mr. O'Donnell requested input from the Commissioners.

Mr. Ward asked how the petitioner will be coloring the brick. Mr. Nelson replied that it will be a professional stain.

Mr. Lytle stated that the petitioner has exceeded the ARC recommendations; however, is plywood the right wood to use on the trash enclosure. Mr. Nelson replied that they are open to changing the wood to cedar.

Mr. Coath requested clarification on the return depths of the parafits. Mr. Nelson clarified that they are the same.

Mr. Coath questioned if the proposed black color for the aluminum window frames and canopy is acceptable. The rendering provided looks like a taupe/gray color and this is more appealing. Mr. Coath added that he believes the black color proposed will be too high a contrast with the building.

Mr. Petersen agreed with Mr. Coath's assessment adding that perhaps the window frame should be a greenish patina which is similar to the rendering submitted.

Mr. Coath recommends adding a subtle pattern on the brick for the large, two-story service building as this will break up the massing.

Mr. O'Donnell asked if the petitioner has provided samples of the proposed roof top screening. Mr. Nelson replied that the samples have been provided to staff and the ARC.

Mr. Petersen questioned the curving on the end towers stating that they seem Art Deco which is not appropriate for the style of the building. Mr. Petersen recommends bringing the stone up to the spring line of the large arch, and adding shoulders to the arches on the end towers.

Mr. Petersen also recommends that the cap of the monument sign match the coping of the building, perhaps adding one more brick layer to the sign.

Ms. Plummer asked staff if the proposal of multiple signs across the building is acceptable with the Village signage plan. Ms. Zurek replied that the signage has been approved by the Plan Commission for Planned Development.

After review and discussion, the ARC agreed that the following shall be brought back to the ARC for approval for case ARC 07-17:

1. The petitioner shall investigate color options for the window frames. The ARC believes black provides too much contrast. The ARC suggests using the following colors: greenish patina, taupe or grey as shown on the rendering, or medium anodized bronze.
2. Details of the canopy shall be provided.
3. The petitioner shall explore options that articulate the large expanse of the two-story addition. The ARC suggests using a subtle pattern in the brick design.
4. The stone along the sides of the large arch at the entrance shall be brought up to the spring line.
5. The large arch at the entrance shall have a proportionately sized keystone.
6. Shoulders shall be added to the arches in the tower elements.
7. The cap of the monument sign shall proportionately match the coping of the building. The ARC recommends that one more soldier course be added below the coping.
8. The use of plywood on the trash enclosure is not acceptable. The ARC recommends removing the decorative arch entirely or seeking alternative materials, such as cedar.

Mr. Petersen moved to approve ARC 07-17 with the above conditions. Ms. Plummer seconded the motion.

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

Approval of Minutes

The meeting minutes from July 12, 2007 were reviewed. One change was noted on page two.

Mr. Petersen moved to approve the July 12, 2007 meeting minutes with the noted change. Mr. Ward seconded the motion.

Roll Call Vote: Mr. O'Donnell – yes; Mr. Coath – yes; Mr. Ward – yes; Mr. Lytle – yes; Mr. Petersen – yes. Ms. Plummer – abstain. Motion carried 5-0.

Adjournment

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

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

Meeting adjourned at 8:53 p.m.

Respectfully submitted,

Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission