

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: September 6, 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
Patrick Lytle, Commissioner
Michael Ward, Commissioner

Staff Members: Brooke Zurek, Planner

Call to Order

Mr. O'Donnell called the meeting to order at 7:04 p.m.

Roll call noted the following: Marty O'Donnell, Chairperson, present; Joe Coath, Vice Chair, present; Mimi Troy, present; Steve Petersen, absent; 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 moved the Simonik case (ARC 07-22) to the first item on the agenda.

Old Business

**ARC 07-22: Simonik New SFR. 625 S. Cook (Historic) Preliminary
Petitioner: Jim Simonik, Owner**

Based on ARC's suggestions from the preliminary meeting on August 11, 2007, the petitioner will present two concept drawings for preliminary review. The plans will be presented at the meeting.

Mr. Jim Simonik presented two (2) preliminary, concept drawings of the front elevation for the ARC. The square footage has been reduced from 3,400 square feet to 3,200 square feet.

Mr. O'Donnell requested input from the Commissioners.

Mr. Coath recommends maintaining a consistent roof pitch; the windows should be singular (not grouped) windows; a Farmhouse style home does not have paired windows.

Mr. Ward stated that this is not a true "farmhouse" style. It is a modern interpretation that borrows ideas. Mr. Ward added that the homes presented today are a different attempt of the same characteristics of the home presented at the first preliminary ARC meeting.

Mr. O'Donnell believes that the Prairie style works better especially because of the paired windows.

Mr. Coath added that there is a problem with the multiplicity of styles.

Mr. Simonik noted an example of a newer home on Cook & Lake Street that used a similar style of windows.

Mr. Simonik presented another option (Option A) to the Commissioners.

All Commissioners present agreed that Option A is a much more historically appropriate home.

After review of the concept drawings presented, the ARC recommends the following:

- Option A presented is the most historically accurate option with the following changes:
 - Provide window separations
 - Remove the picture window in the front
 - A bay window is an option for the paired windows
 - Use one big gable.

Mr. Simonik added that he would prefer the Prairie style home. Mr. Coath replied that the Prairie style home presented has multiple gable problems.

Ms. Zurek clarified that the Prairie option is not feasible as presented. All Commissioners replied that is correct.

ARC 07-17: Champion Dealership, 495 W. Northwest Highway (Non-Historic) Public Meeting
Petitioner: John Nelson, Architect

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 and Matt Pauly, Architects for the project, presented the revised proposal for the Champion Dealership. Mr. Nelson provided the background information on Chrysler and added that they have received approval from IDOT for the front area.

Mr. Nelson stated the four (4) changes to the plans presented on July 26, 2007 that Dodge is requiring:

1. remove the wainscot
2. no arched windows
3. no stone
4. the colors are different

Mr. O'Donnell stated that staff points out that the ARC should review the option of not having the faux rusticated stone in favor of plain stucco walls as seen in the first submittal.

Mr. Coath stated that he doesn't mind the rustication of stucco if it is done properly.

Mr. Nelson replied that he can show the ARC how it will look at a later meeting.

Mr. Lytle stated his concerns that there will definitely be maintenance issues with the stone relief and that corners may be cut when making the formed stucco. It will not likely be constructed correctly because it's a tremendous amount of work.

Mr. Nelson replied that it will be a challenge, but he knows it can be done. He also reviewed Dodge's requirements.

Ms. Troy added that stucco is not a good product for the Midwest because of the freeze and thaw cycle. She believes that Renaissance stone would be a greater option.

Mr. Coath added that cut stone would also provide better installation and may be less expensive.

Mr. Nelson stated that he doesn't disagree with the ARC; however, he is presenting what is allowed by Dodge.

Mr. O'Donnell requested staff input.

Ms. Zurek stated that staff is concerned about the look and maintenance of the formed stucco. Staff prefers flat, plain stucco.

Mr. Ward stated that there are two (2) basic options:

1. push for a Renaissance stone or
2. go with plain stucco walls

All Commissioners reviewed the metal cornice and agree it is acceptable.

Ms. Troy added that a simple building with a nice cornice is attractive.

Mr. Coath recommends Renaissance stone or plain stucco for the walls. He also recommends that the petitioner create articulating bands of mortar joints.

Ms. Troy suggests the petitioner create stucco blocks that look like limestone. The blocks would be 16" x 24" within the 6 feet wide columns.

Ms. Troy asked what material the cap will be. Mr. Nelson replied stucco.

All Commissioners reviewed the use of rusticated stucco as presented versus plain stucco walls and Ms. Troy's recommendation of creating limestone "looking" blocks.

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

After review, all Commissioners agreed on the following conditions:

- The rusticated (formed) stucco presented is not acceptable.
- The petitioner shall create stacked limestone-looking stucco 16 inches x 24 inches blocks within the 6 feet wide columns.
- The petitioner shall provide details of the limestone-looking blocks to the ARC for final approval.

Mr. Ward moved to approve ARC 07-17 with the above conditions. Mr. Lytle seconded the motion.

Roll call vote: Ms. Troy – yes; Mr. Ward – yes; Mr. Lytle – yes; Mr. Coath – yes; Mr. O'Donnell – yes. Motion carried 5-0.

ARC 06-11: Carter Residence, 240 W. Lake (Historic) Final Details

Petitioner: Kevin Carter, Owner

The petitioners are requesting permission to remove the existing siding on their house at 240 W. Lake and replace it with new cedar siding. At the meeting, the ARC should discuss their findings from their site inspections. Following discussion, the ARC should make a determination as to whether or not the siding may be replaced.

Mr. Kevin Carter requested that the ARC approve the replacement of the existing siding. Mr. Carter stated that there are two (2) options either sand down the existing siding to bare wood or replace it. Mr. Carter's contractor recommends that they replace the siding.

Mr. O'Donnell asked the Commissioners if they have completed a site inspection at the property. All Commissioners present, except Mr. Lytle, completed a site inspection.

Mr. O'Donnell asked what percentage of the siding material needs to be replaced.

Mr. Ward stated that he believes some of the siding is rotted and needs to be replaced. This can be done by selectively replacing boards. He believes about 10% of the existing siding will require replacement.

Mr. Lytle stated that sandblasting the existing siding is not an option. Mr. Carter replied no – it must be done by hand.

Mr. Carter stated that there is a new product of paint available that guarantees the wood will never have to be repainted.

Mr. Coath stated that there is a patina in the scraping and painting of old siding. The patina has historic value that new products do not have. He recommends that the petitioner does not go at it aggressively, and let the old paint stay. Mr. Coath believes that the existing siding looks pretty good and only about 2% should be replaced. He does not recommend taking the existing siding down to the bare wood.

Mr. Carter stated that he doesn't believe that new paint will stick to the old paint.

Ms. Troy believes that if the ARC allows the petitioner to replace existing siding, then most homes in the historic district will want to replace their siding and Barrington will lose a lot of historic value. She recommends that the petitioner only replace siding where it is rotted and where it is already replaced. The historic siding seems to be in good condition.

Mr. Carter asked the ARC how he will get permission to replace wood as needed. He does not want to call staff for every rotted board.

Mr. Coath added that he believes not everyone is sympathetic to historic architecture and most are not qualified to make the decision of when to replace.

Mr. Coath also added that he recommends the following types of paint for the siding:

- Oil-based on the front
- Flat or eggshell based on the boards
- Gloss on the trims.

Mr. Carter stated that it may be too late in that they are matching the sheen of the existing siding.

Mr. O'Donnell asked how to move forward on this.

Mr. Carter replied that he will do the following: After removing all the paint, he will contact staff to inspect. His contractor will point out which areas will be replaced for staff approval.

Ms. Zurek agrees that this is a good idea.

All Commissioners agreed this is acceptable.

New Business

ARC 07-24: Barrington Kitchen and Bath Awning, 316 W. Northwest Highway (Non-Historic) Public Meeting
Petitioner: Joe Potaki, Thatcher Oaks Awnings and Signs

The petitioner requests review and approval of one new awning. The proposed awning will not include signage for the business.

Mr. Joe Potaki presented the proposal. The address will go on the front valance with off-white (oyster) color lettering.

Mr. Coath asked if the coping will be exposed. Mr. Potaki replied yes.

Ms. Zurek stated that, per zoning requirements, the lettering shall be no greater than 6 inches. Mr. Coath stated that the 6 inches is acceptable.

All Commissioners present agreed that the awning presented is acceptable.

Mr. Ward moved to approve ARC 07-24. Ms. Troy seconded the motion.

Roll call vote: Ms. Troy – yes; Mr. Ward – yes; Mr. Lytle – yes; Mr. Coath – yes; Mr. O'Donnell – yes. Motion carried 5-0.

Approval of Minutes

The meeting minutes from August 9, 2007 were reviewed. Corrections were noted.

Mr. Ward moved to approve the August 9, 2007 meeting minutes with the noted corrections. Mr. Lytle seconded the motion.

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

Adjournment

Mr. Coath moved to adjourn the meeting. Mr. Ward seconded the motion.

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

Meeting adjourned at 9:10 p.m.

Respectfully submitted,
Rosita Cruz Stein
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission