

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: September 27, 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
Steve Petersen, Commissioner
Patrick Lytle, Commissioner

Staff Members: Brooke Zurek, Planner
Michael Hren, 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, present ; Steve Petersen, present; Karen Plummer, present (arrived 7:06 p.m.); Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings, and moved ARC case 07-09 (Fischer Pool House) to the first item on the agenda.

Old Business

ARC 07-09: Fischer Pool House, 309 S. Cook Street (Historic) Public Hearing

Petitioner: Sarah Petersen, Architect

Commissioner Petersen recused himself.

The petitioner explained to the commissioners the changes from the original plans along with important details to note.

The petitioner noted that the pilasters are being done in brick. Petitioner noted that the existing sunroom has casement windows, the addition to the kitchen has double-hung, and the pool house will have double-hung with the look of the casements as well.

Petitioner noted that the garden wall has been shortened to 2 feet with a wrought iron fence on top.

Petitioner requested input from the ARC as to the materials to be used on the roof, between asphalt and slate.

Petitioner noted, in response to staff's request, that Marvin Ultimate windows will be used.

Petitioner noted, in response to staff's request, that the stack bond brick accents on the pilasters will be recessed ½."

Mr. Lytle suggested a row lock up center pilaster. He also stated that slate is fine for the roof.

Mr. Coath agreed that a slate roof is fine. Mr. Coath added that deeper fascia could look attractive. He then suggested wrapping frieze board where the pilasters meet the soffit.

Ms. Zurek asked for clarification.

Mr. Coath clarified that he would like to see a continuous frieze board behind the brackets wrapping on the top of the pilasters, preferably notched.

Mr. Coath suggested treating transom windows in a more decorative manner.

Mr. Coath expressed concern over the height of the patio doors on the north and west elevations.

Mr. Coath asked for clarification about the brick mold on the windows. Petitioner clarified that this will exist.

Mr. O'Donnell agreed that the soffit should be extended. Mr. O'Donnell said he has no issue with the doors, especially considering that they are not in any easily visible lines of sight. He also agreed that the wrought iron fence is attractive.

Ms. Plummer stated that she was happy that solid brick wall has been changed, as she feels wrought iron ties better to the main building. Ms. Plummer said that she feels asphalt is better than slate for the roof material. She agreed with Mr. O'Donnell's positive view of the doors on the north and west elevation.

Ms. Troy discussed the size of center windows' partition. Ms. Troy added that she would be hesitant to make the transoms more decorative. She agreed that a slate roof would be acceptable.

The ARC then discussed the viability of integral gutters and a downspout down the center pilaster.

The following recommendations were made by the ARC:

The ARC recommends that the tri-part windows be adjusted so that the center window is wider than proposed. Should this option be pursued, the transoms shall also be adjusted accordingly. It is further recommended that the transoms be three-over-three in the middle and one-over-one at the sides.

The ARC recommends a slate roof.

The ARC recommends the extension of the fascia, using the frieze board and integral gutter to increase the projection of the cornice.

The ARC recommends exploring a 1" spacing mullion between windows.

The following requirements were made by the ARC:

The ARC requires that a continuous frieze board shall wrap the pilasters. The brackets shall be notched to accommodate the frieze board.

The ARC requires that a copper downspout and scupper shall be used in the center pilaster on the west elevation.

The ARC requires that either integral gutters or half-round copper gutters shall be used.

Mr. Coath made a motion to approve ARC 07-09 with the noted comments, recommendations, and requirements. Ms. Plummer seconded the motion.

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

ARC 07-12: Ward Addition, 125 W. Lake Street (Historic) Public Hearing
Petitioner: Erica Ward, Owner; and John Keating, Architect

Ms. Ward began by explaining the alterations in the project from the previous plans, specifically the west elevation.

Ms. Ward explained that the outdoor lighting plan has yet to be submitted.

Mr. Petersen asked if the new soffit detail matches the existing house. Petitioner confirmed that it does.

Mr. Petersen asked if there is a plan to replace the gutters on the entire house. Petitioner has not considered this yet.

The commissioners held a general discussion about the gutters, concluding that half-round gutters are required instead of the modern "k" gutters. ARC recommends replacing the gutters on the existing house as well.

Ms. Troy asked about the use of exposed concrete instead of the brick ledge on the west elevation.

The Commissioners discussed the feasibility and necessity of the brick ledge as opposed to the exposed concrete.

Mr. Petersen suggested a liner or the use of stamped concrete to replicate a brick effect.

Mr. O'Donnell said that the liner is difficult to regulate.

Mr. O'Donnell asked for the commissioners' opinions regarding brick versus a liner. General consensus was for the use of brick.

The ARC will require the brick ledge.

The ARC then discussed the material for the gutters, and clarified that the gutters shall be half-round metal gutters.

Ms. Plummer asked for clarification of the new double-hung window. Petitioner explained that this will be a new window, not a replacement of an old one.

Mr. Coath asked about the relief on the first floor of the west elevation on the dining room wall. Mr. Coath suggested that the wall be pushed out to increase the size of the dining room and meet the off set suggested in the preliminary meeting.

The petitioner expressed concern about the width of the driveway if the wall moves out.

The commissioners discussed the west wall's positioning and relationship to the roof line.

Mr. Coath suggested that the fascia board interrupt the corner board.

Mr. Petersen asked about the south elevation's representation of the soffit. Petitioner explained that he has not had enough time to detail it extensively.

The ARC continued to discuss the relief of the first floor west elevation.

Mr. Petersen brought attention to the photograph of the porch and recommended that the west elevation match the effect the porch creates.

Mr. O'Donnell asked the commissioners whether they wanted this to be a recommendation or a requirement.

Mr. Petersen expressed concern that if there is not a requirement, the change to the foundation will not be possible after it is poured.

The commissioners generally agreed that the extension of the W elevation would be a recommendation. Mr. Petersen noted his dissent to this opinion in favor of it being a requirement. Mr. Petersen was concerned that one cannot change the massing of the house if the ARC allows no offset, and that the returns will not change the massing, which changes he feels are necessary.

The ARC made a recommendation to project the west wall by 6".

Mr. Lytle asked whether there would be gable vents on the addition. Mr. Keating said that this had not yet been determined.

Mr. Lytle discussed the garage entry door's shed roof.

Ms. Troy suggested that a canopy over the entryway could be useful.

Mr. Coath suggested that the second story windows on the garage should be reduced.

The ARC requires that the second story windows on the garage shall be reduced in size.

There was general discussion about the porch detailing.

The ARC has provided the following recommendations and requirements:

The ARC requires that metal half-round gutters shall be used on the addition.

The ARC recommends replacing the existing gutters on the house with half-round gutters.

The ARC requires that a brick ledge shall be used for the foundation, with no more than 6" of exposed concrete

The ARC recommends a projection of six inches to one foot on the west elevation's first floor.

The ARC recommends adding a window to the center portion of the west elevation.

The ARC recommends adding a shed roof canopy to the rear door of the house. If a canopy is proposed, then the shed roof details shall be brought back to the ARC for final review and approval.

The ARC requires that cut sheets for the overhead garage door and traditional service doors shall be brought back to the ARC for review and approval.

The ARC requires that the attic windows of the garage shall be reduced in size.

The ARC requires that coach light cut sheets shall be brought back to the ARC for review and approval.

The ARC requires that a detail of the west elevation shed roof return shall be brought back to the ARC for final review and approval.

The ARC requires that, on the east elevation, the intersection of the new porch with the existing portion of the house shall match the detail of the intersection of the existing porch with the existing portion of the house. A detail of the proposed intersection shall be brought back to the ARC for final review and approval.

Mr. Lytle made a motion to approve ARC 07-12 with the noted comments, recommendations, and requirements. Mr. Coath seconded the motion.

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

New Business

ARC 07-26: John Charles Awning (Non-Historic) Public Meeting

Petitioner: Lee Ford, Hunzinger Williams' Awning Contractor

Petitioner explained that the clearance diagrams have been submitted, and that he was willing to change the coloring from a bright white to an off-white.

The ARC expressed general approval for the awning.

Ms. Plummer moved to approve ARC 07-26. Mr. Lytle seconded the motion.

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

Approval of Minutes

The meeting minutes from September 13, 2007 were reviewed. Corrections were noted.

Mr. Petersen moved to approve the September 13, 2007 meeting minutes with the noted corrections. Ms. Plummer seconded the motion.

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

Adjournment

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

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

Meeting adjourned at 9:00 p.m.

Respectfully submitted,
Michael Robert Hren
Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission