

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

Date: October 25, 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
Patrick Lytle, Commissioner
Karen Plummer, Commissioner

Staff Members: Brooke Zurek, Planner
Michael Hren, Zoning Coordinator/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, absent; Steve Petersen, present; Karen Plummer, present (arrived 7:07); Mike Ward, absent; Patrick Lytle, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Mr. O'Donnell announced the order of proceedings, noting that ARC 07-23 would be heard first.

Old Business

ARC 07-23: Hough-Main Phase I, 132-138 W. Station St. (Historic)
Petitioner: James Wallace, Deputy Village Manager for the Village of Barrington, 200 S. Hough St.

Mr. Wallace asked the ARC for a continuation of the hearing until after November 12.

Ms. Zurek said that the next available meeting was December 13, 2007.

Mr. Petersen moved that ARC 07-23 be continued to the December 13, 2007 meeting of the ARC. Mr. Lytle seconded the motion.
Voice vote noted all ayes. Motion carried.

ARC 07-12: Ward Addition, 125 W. Lake St (Historic) Final Details
Petitioner: Erica Ward, Owner, 125 W. Lake St.

Ms. Ward requested a change to the rear portion of the porch, extending it by four feet, and noted that her responses to the ARC's prior comments were submitted.

The ARC reviewed the plans provided.

Mr. O'Donnell asked for clarification about the change to the porch. Ms. Ward explained the differences.

Mr. Coath asked for clarification about the roof of the porch.

The ARC discussed the rear porch roof. The ARC believes that the petitioner will be unable to build it as drawn, and that corrections should be made in the field.

The porch was determined to be acceptable.

The ARC reviewed the eleven response items.

Mr. Coath suggested that the petitioner review the height of the window added to the West elevation.

The ARC accepted plans as presented.

ARC 07-27: Shoults Compliance, 609 S. Grove (Historic) Final Details

Petitioner: Lori Shoults, Owner, 609 S. Grove

Mr. O'Donnell noted that the ARC had received Ms. Shoults' letter, and that the ARC should review the compliance issues one by one.

The ARC discussed compliance issue #1. Ms. Shoults noted that she understood that only the two main roof lines needed to be cedar shake, and that metal could be used for all accessory roofs and that her plans reflected that.

Mr. O'Donnell pointed out that the Certificate of Appropriateness overrules the plans.

The ARC agreed that item #1 was in compliance.

The ARC reviewed compliance issue #3. Ms. Shoults noted that neither she nor her architect recall a discussion of the porch's cornice detail.

Mr. O'Donnell reiterated that the Certificate of Appropriateness overrules the plans.

There was general discussion regarding compliance issue #3.

The ARC ruled that the block that extends the capital to the top of the column shall be removed.

Mr. Coath asked for a clarification regarding issue #4.

Ms. Zurek pointed out that this item was reviewed, and that the village believes it to be in compliance.

The ARC reviewed compliance issue #5.

Ms. Shoults pointed out that this violation was caused by an error on the carpenter's part. The plan is to cut back the vertical boards in order to make room for the horizontal board required.

There was discussion regarding the viability of adding a shoe beneath the horizontal board.

The ARC ruled that the horizontal board shall be added, and if there is enough room to do so, the shoe shall be kept.

The ARC reviewed compliance items #6-#9.

The ARC determined issues 6 through 9 to be in substantial compliance with the Certificate of Appropriateness.

New Business

ARC 07-25: Walgreens, 189 W. Northwest Highway (Non-Historic) Preliminary

Petitioners: Meg George, Bell, Boyd & Lloyd; Tom Hatzold, Architect, Arline Associates

Ms. Plummer recused herself from this portion of the meeting.

Ms. George introduced the project and handed the podium to Mr. Hatzold.

Mr. Hatzold presented plans at the meeting.

The ARC reviewed the plans.

Mr. Petersen pointed out that the west wall gable is unattractive, and that it floats out in nowhere. He feels that the gable should be removed.

There was general discussion regarding the gable on the west elevation.

Mr. Hatzold asked if a shed roof would be more appropriate.

Mr. Petersen said that then a bracket or column would be needed. He feels that tension rods with a flat roof would provide visual support.

The ARC discussed the blocks on top of the columns depicted on diagram 7 (enlarged column detail).

The ARC discussed the need for sections of the columns, a raking cornice, and the horizontal cornice to be returned for ARC review.

The ARC discussed the windows. Mr. Petersen suggested the use of black glass or brick infill.

The ARC discussed the appearance of the six-panel door on the south elevation.

The ARC discussed the need for cut sheets and details to be provided for the door, the columns, the pilasters, the copings and the header detail.

The ARC discussed the use of standard size brick as opposed to the utility size presented. Mr. Petersen noted that the interaction of a new size of brick with the details of the building would need to be reviewed.

Mr. Petersen noted that the tactile warnings at the curb ramps should be hard plastic or fiberglass inserts.

Mr. Lytle asked about the type of the gutters being used.

Mr. Hatzold pointed out that the building is not simple enough to use half-round gutters, so they are using standard 'OG' gutters.

Mr. Petersen noted that a double rowlock may need to be used due to the change in brick size.

Mr. Lytle asked about the cap detail on the signage.

There was general discussion about the signage.

The recommendation was made to replicate, to scale, the entablature on the monument signs.

The ARC discussed the roof mass over the east entrance; Mr. Coath noted the need for articulation in four directions.

Mr. Petersen asked about raising the height of the sign's cap.

Ms. Zurek said that the height of the cap does not affect the sign's height restriction according to the zoning ordinance.

Mr. Coath requested greater classical refinement of the cornices.

The color of the door, dentils, columns, trim, and gutters were discussed.

The ARC made the following recommendations:

1. The gable on the West elevation shall be replaced with a flat roof and tension rods, as well as the addition of two pilasters to either side of the canopy roof. The entablature detail shall also remain below the flat roof.
2. The blocks atop the columns presented in diagram 7 (enlarged column detail) shall be removed, and the columns shall be extended to meet the fascia.
3. Section plans of the columns, the raking cornice and the horizontal cornice, window headers, the overhang at the windows, the upper cornice of the windows, the drive-thru and the signs shall be provided in the final submittal to ARC.
4. A cut sheet of the paneled door shall be provided in the final submittal to ARC.
5. The brick size shall be standard size, 2 and 3/8 inches high by 7 and 5/8 inches long, rather than utility size. The details, specifically the use of double soldier course and the alteration to a double rowlock at the coping shall be investigated.
6. The gable over the east entrance shall be altered so that it is articulated in four directions.

7. Hard fiberglass inserts shall be used for the tactile warnings at the curb ramps. The ARC requests that a sample of brick red coloring for these be brought to them for review at the final meeting, along with the petitioner's alternative preferences for color.
8. The entablature shall be replicated, to scale, on the monument signs.
9. There shall be a greater classical refinement of the cornices.
10. The dentils and columns shall be off-white. The trim and gutters shall match this color.
11. The siding shall be in sierra tan.
12. The availability of a light bronze coloration shall be investigated for the utility door, and if available, color samples shall be brought to the ARC for review. In any case, the petitioner's alternative preferences for the color of the door shall be brought to the ARC for review.
13. The color of the coping shall match that of the stone, as depicted in the preliminary plans.

Mr. O'Donnell opened the discussion for public comment. None were voiced.

Approval of Minutes

The approval of the meeting minutes from October 11, 2007 was deferred to the November 8, 2007 meeting.

Adjournment

Ms. Plummer moved that the meeting be adjourned. Mr. Petersen seconded the motion. Voice vote noted all ayes. Motion carried.

Meeting adjourned at 8:53 p.m.

Respectfully submitted,
Michael Robert Hren
Zoning Coordinator/Recording Secretary

Marty O'Donnell, Chairperson
Architectural Review Commission