

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: April 12, 2012

Time: 7:00 PM

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Scott Kozak, Commissioner
Joe Coath, Vice Chairperson
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant, Zoning Coordinator
Jean Emerick, Recording Secretary

Call to Order

Chairperson O'Donnell called the special meeting to order at 7:01 PM.

Roll call noted the following: Steve Petersen, absent; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present (arrived 7:03 PM); Vice-Chairperson Joe Coath, present; Chairperson Marty O'Donnell, present.

There being a quorum, the meeting proceeded.

Chairperson's Remarks

Chairperson O'Donnell announced the order of proceedings.

Old Business

None

New Business

ARC 12-01: 135 W. Lake Street – Public Hearing

Applicant: Matt & Kimberly Gray
135 West Lake Street
Barrington, Illinois 60010

Architect/Contractor: Rephloz Studio – Dan Rephloz
100 North Walkup Avenue
Crystal Lake, IL 60014

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct an addition to the existing wrap-around porch on the east side of the structure and a sunroom on the southeast corner of the structure. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Dan Rephloz, the architect and contractor for Kimberly and Matt Gray, was present. He said the Commission received a complete package, highlighting some of the things that have changed.

Commissioner Geissler arrived at 7:03 PM.

Mr. Rephloz said they increased the length of the conservatory by 2 ½ feet and they will put in a bay window. The base will be painted brick. The roof will be standing seam. They have added details, which are shown on the drawings. They will take out the lattice on the base of the house and replace it with a baluster. They will add cresting along the roof of the conservatory with a metal finial on each end and have added some gable end dormers.

Commissioner Lytle said on the east elevation it looks like they took some ornament from the fascia of existing house; it should have a little more shape to it.

Mr. Rephloz said it matches exactly the gable on the east end.

Vice Chairperson Coath said the fascia in the greenhouse shows a swoop in front and the existing looks opposite. Right now it is on the fascia and it should just be on the frieze, since that is the nature of the house.

Mr. Rephloz said it is hard to see, but it is slightly different. It is more like the fascia that faces Lake Street. He agrees with Vice Chairperson Coath.

Commissioner Lytle asked if the metal roof should it be the same pitch as existing.

Mr. Rephloz said his reasoning was to carry the detail around.

Commissioner Lytle suggested that the south elevation asphalt shingles should also be metal.

Mr. Rephloz said that the owners prefer the asphalt.

Commissioner Lytle said he wanted to make sure that the neck of the column lines up with the beam above. The neck should be the same thickness as the beam. And he said it would be nice if they paint the framing black.

Vice Chairperson Coath thinks that the gable end treatments are not necessary. The Queen Anne did not use spindles; he believes it is in conflict with the style.

Mr. Rephloz said that Mrs. Gray really likes the spindles.

Vice Chairperson Coath strongly recommends that they do not use the gable ornaments. It is not artistically compatible. This type of detail would not typically be on this type of house.

Commissioner Kozak agrees with Vice Chairperson Coath.

Mr. Rephloz disagrees. He believes that previously there was more ornamentation.

Commissioner Kozak suggested that perhaps they use the gable ornaments on all the gables.

Commissioner Lytle said it should be a strong recommendation that the spindles are inappropriate architecturally, but they can use them if they want.

Commissioner Plummer does not want spindles on the front.

Vice Chairperson Coath is concerned that they are using poplar for the exterior. Poplar is not weather resistant.

Mr. Rephloz is fine with using another type of wood.

Chairperson O'Donnell said they could use anything but poplar.

Vice Chairperson Coath asked will the added columns on the porch and deck match the existing.

Mr. Rephloz said they will.

Commissioner Lytle asked about the gutters.

Mr. Rephloz answered that they will be aluminum and white, half round around the porch and continuous around the front. They will not change the second floor gutters.

Vice Chairperson Coath asked about the cornice on the existing porch. Is there a crown on the outer edge?

Mr. Rephloz said it is more of a bed-mold.

Vice Chairperson Coath said the brick is bumped out on the east elevation. There is a difference in the plane.

Mr. Rephloz said yes, the brick, the skirt board and the trim piece do project; it matches the edge of the porch. Then Wainscoting will sit on top of that and will set back from the face of the brick. He said the landscaping will come out and new will go in.

Commissioner Kozak asked about the skirting. The ordinance states that the resident must maintain historic materials and only repair where necessary.

Chairperson O'Donnell said they could leave the skirting as a final detail.

Commissioner Kozak and Vice Chairperson Coath will look at the skirting and let the petitioner know if it is historical material and make suggestions.

Commissioner Kozak asked why they are not matching the corbels to those on the front of the house.

Mr. Rephloz said that the intention is to match them.

Commissioner Kozak asked if the railings will match the existing.

Mr. Rephloz said they do not. The balusters match and there is a different hand rail.

A motion was made by Commissioner Kozak seconded by Commissioner Geissler to recommend for approval alterations to a property in the H-Historic Preservation Overlay District. The petitioner is proposing to construct an addition to the existing wrap-around porch on the east side of the structure and a sunroom on the southeast corner of the structure with the following recommendations and conditions.

Recommendations

- The necking on the column of the covered porch should match the beam above.
- Reverse the fascia and frieze board details on the gable end of the east elevation to match the north elevation gable end.
- A strong recommendation that the gable end ornaments not be used at all.

Conditions

- Match the corbels from the north elevation as closely as possible.
- Do not use poplar.
- Two final details of the skirting and the window will be brought to the Commission.

Roll Call Vote: Commissioner Petersen, absent; Commission Plummer, yes; Commissioner Lytle, yes, Commissioner Kozak, yes; Commissioner Geissler, yes; Vice Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 6-0. The motion carried.

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Mrs. Peg Jensen, 205 South Cook, said they have not filed a petition yet because she wanted direction from the Commission. The stairs on the property have aged and need to be repaired,

some are uneven, and boards should be replaced on the porch. She would rather repair it than replace it.

Ms. Tennant said that they received a building permit application with a one-page written description of the work; the contractor is planning to replace the whole porch. In speaking with Mrs. Jensen, it sounded like she only wishes to repair the porch.

Chairperson O'Donnell said that if they are only repairing, they do not need to come before the Commission. If they are replacing the porch, they do.

The permit will also need to change if they are only going to repair.

Approval of Minutes

March 22, 2012

Commissioner Plummer made a motion to approve the March 22, 2012 meeting minutes as amended, Commissioner Lytle seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners report

Ms. Tennant said she received an email; the Commissioners will need to take Open Meetings Act training. She explained that she will get information to the Commission on how to do this.

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Lytle to adjourn the meeting at 8:42 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick
Recording Secretary



Chairperson O' Donnell
Architectural Review Commission

Approval Date: May 10, 2012