

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 14, 2012

Time: 7:00 PM

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

In Attendance: Steve Peterson, Commissioner
Karen Plummer, Commissioner
Patrick Lytle, Commissioner
Chris Geissler, 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, present (arrived at 7:04 pm); Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; 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

ARC 12-01: 135 W. Lake Street – Final Details

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

Architect and Contractor: Rephloz Studio – Dan Rephloz
100 North Walkup Avenue

Crystal Lake, IL 60014

ARC 12-01: Gray Addition (135 West Lake Street) HISTORIC: 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. The Petitioner is also proposing to construct 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, architect for the Grays, was in attendance to present final details for 135 West Lake Street. They agreed with all of the recommendations from the Commission. He brought a sample of the leaded glass they would like to use.

Commissioner Petersen arrived at 7:04 pm.

Ms. Tennant asked if there were any double-hungs. Mr. Rephloz answered no.

Commissioner Lytle asked for a summary of final details

Mr. Rephloz said the lattice work under the porch; they will maintain the ladder style and repair as needed.

Vice Chairperson Coath said one of the detail issues adding the crown. He asked if they were factoring in horizontal crown meeting the raking crown.

Mr. Rephloz said that is a tough intersection and he is worried about the half round gutter not having much support, it isn't a great detail.

Vice Chairperson Coath said they normally have to slightly alter the profile.

Chairperson O'Donnell said that if they use the strong bracket/bar to hold the gutter, it should not be a problem.

There were no further questions.

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ARC 12-04: 205 Coolidge Avenue – Preliminary Review

Applicant: Graham & Megan Whalen
205 Coolidge Avenue
Barrington, IL 60010

Architect: Homes by Pinnacle
Kisarau Architects, Chris Kisarau
100 Illinois, Suite 200

St. Charles, IL 60174

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new single-family residence in the H-Historic Preservation Overlay District. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Ms. Tennant informed the Commission that Megan and Graham Whelan have brought in a revised front elevation. The side and rear elevations are not current.

Mr. and Mrs. Whalen were present to answer questions on their new front elevation. Their architect is out of town. They tried to revise their original craftsman style elevation and it wasn't working. The new elevation is a four square with an addition. The front porch has not been drawn in on the elevation. There will be a jog-in on the side elevations.

Commissioner Lytle expressed his concern that they compromised too much, but the new elevation is definitely going in a better direction. It fits in better with the neighborhood, but he thinks the dormers may be a little heavy.

Ms. Whelan said they did like their original design, but they are very pleased with the new elevation.

Vice Chairperson Coath said they should consider not doing the dormers and it would save money.

Commissioner Plummer said the new elevation looks pulled together. She asked if the second floor windows the same size as the first floor windows.

Mr. Whelan said that the second floor windows are slightly smaller. They are that size to remain in compliance with egress.

Commissioner Plummer asked if the shutters were to scale on the elevation.

Chairperson O'Donnell said that the shutters need to look large enough that if they were closed, they would cover the window. The shutters need to be made of wood.

Commissioner Petersen said he is happy with the direction they are going in. He suggested that they use larger lower windows. They should hip the roofs on the front porch.

Vice Chairperson Coath said that a hip roof on porch is more typical. If they were going to keep the dormers, they should find a four square with dormers as an example. He also said they should consider not doing divided lights. Divided lights draw more from colonial than from four square styles. There would also be some cost savings.

Vice Chairperson Coath said the pitch on the main roof may be steeper than other four squares. They should try to maintain the pitches from the front to the back.

Commissioner Kozak said if they decide to have the dormers, a four square would have a shorter wider dormer.

Chairperson O'Donnell restated what the Commission is asking of the Whelans.

- Keep the roof pitch the same, with the exception of the porches.
- Reconsider the dormers, wider and shorter, one dormer, or no dormers.
- Consider second window on left elevation, strong recommendation.
- Consider the shutters accurately sized, but they don't need them. They need to be wood.
- Consider the windows with or without divided lights, double hung wooden, preferred.

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Approval of Minutes

May 24, 2012

Commissioner Petersen made a motion to approve the May 24, 2012 meeting minutes as amended, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners report

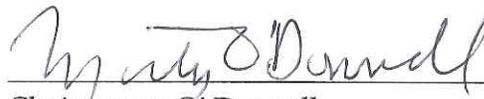
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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Petersen and seconded by Commissioner Plummer to adjourn the meeting at 7:58 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: June 28, 2012