

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: June 28, 2012

Time: 7:00 PM

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

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

Staff Members: Jennifer Tennant, Zoning Coordinator
Kevin Kramer, Planner

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; 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 11-15: 104 South Cook Street – Final Approval

Owner: Joel Hillman
3000 Island Blvd
Aventura, FL 33160

Architect: GDI Architects
2424 W Morse Ave
Chicago, IL 60645

Contractor: Don Dafflito
118 Raymond Ave
Barrington, IL 60010

The applicant is seeking a Certificate of Approval for alterations to the first floor windows at 104 South Cook Street. The petitioner is proposing to lower the existing first floor windows along South Cook Street to accommodate the retailers located there. The applicant appeared before the ARC for a preliminary hearing on October 25, 2011 and received positive feedback on the window alterations. The property is zoned B-4 Village Center District and is not in the Historic Preservation Overlay District.

Mr. Don Dafflito, the general contractor for the job, and Ms. Mary Sirois, owner of Mia Sorella, spoke on behalf of the petitioner. They described the windows would be lengthened to accommodate the retail users. The sill, jamb and header would all look the same, just lower to the ground. Ms. Sirois said she was very happy with this design as it would allow more people to see their window displays which they put a lot of thought and time into designing.

Chairperson O'Donnell said he liked the design and was in favor of it.

Commissioner Coath asked if they were going to reuse the sill or use a different limestone. Mr. Dafflito said they planned to reuse if the mason was able to make a clean cut and save the sill.

Commissioner Coath wanted to make a condition that the new sill be a salvage of the old one or replicate the limestone to the existing.

A motion was made by Commissioner Geisler seconded by Commissioner Kozak to approve ARC 11-15, alterations to the existing first floor windows on the property located at 104 South Cook Street with the condition that the new sill exactly matches the existing sill, by salvaging the old limestone if possible.

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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ARC 12-04: 205 Coolidge Avenue – Public Hearing

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.

The architect, Chris Kisarau, presented the final drawings to the Commission. Mr. Kisarau stated that he believed that all the conditions and recommendations were taken into account and are reflected in the final design. A window has been added to the left elevation, the shutters have been removed, the dormer has been modified and the window pattern has been changed to one-over-one. In addition, the rear portion of the structure was reduced by six inches on each side.

Chairperson O'Donnell began the discussion by asking the Commission to comment on the roof pitch on the rear portion of the structure.

Commission Kozak stated that he was comfortable with the final design and that the 6/12 pitch is sufficient on the rear portion of the structure.

Commission Kozak also commented that gable returns should be added to the garage to match the gable return proposed for the house. Mr. Kisarau commented that gable returns will be added.

Commission Coath commented that he was still concerned about the rear roof pitch but that it can easily be remedied by lowering the cornice, lowering the windows and raising the ridge on the rear portion.

Mr. Kisarau explained that he was not comfortable with the changes this would cause on the interior of the house. His clients, Mr. and Mrs. Whalen also commented that they did not prefer these changes.

Commissioner Coath provided the following comments:

1. The siding exposure shall be between 4" and 5-1/2". The siding shall be smooth, not textured.
2. All trim shall be 5/4" board. The trim shall be smooth, not textured.
3. Remove the proposed apron on the bottom of all windows including the dormer window. Add a continuous sill which extends 4-1/2" on each side to encompass the vertical window casings.
4. Vertical window casings shall be 4-1/4" wide.
5. The cornice projection on the dormer shall be 8" instead of 12".
6. Remove the horizontal band on the rear elevation.
7. The header shall be the same width as the porch column.
8. Strongly recommends the addition of crown molding detail. Consider the addition of a 3-5/8" or 3-1/2" crown molding detail on the outer edge of the raking cornice and inside

corner of the freeze and soffit. If a crown molding detail is added, a revised section detail shall be provided as a final detail.

9. Consider raising the height of the front door from 6'-8" to 7'-0". Consider raising the height of the first story front windows to 7'-6".

Commissioner Lytle and Commissioner Kozak also agreed that the door and window height should be raised however agreed that this was a recommendation, not a requirement.

Commissioner Lytle questioned the gutters as drawn on the proposed plans. He felt they appeared to be quarter round gutters.

Chairperson O'Donnell asked if the Commission wanted to consider quarter round gutters. It was determined that half round gutters have always been required and will continue to be required.

Mr. Kisarau presented the proposed siding and trim sample.

Chairperson O'Donnell stated that James Hardie now makes a cementitious siding with a 5/8" butt and the Commission is familiar with the product line and is excited to see the new 5/8" product installed.

Chairperson O'Donnell asked the Commission to return to the discussion regarding the rear roof pitch. Chairperson O'Donnell polled the Commission and the majority found the rear pitch acceptable.

Commissioner Coath prefers that the cornice be dropped and the ridge be raised to match the pitches. The Commission determines that this is a strong recommendation but not a condition.

A motion was made by Commissioner Geissler seconded by Commissioner Plummer to approve ARC 12-04 subject to the following recommendation, conditions and final details:

Conditions

- Add gable returns to the garage. The gable returns shall be consistent with the gable returns proposed for the house.
- The siding exposure shall be between 4" and 5-1/2". The siding shall be smooth, not textured.
- All trim shall be 5/4" board. The trim shall be smooth, not textured.
- Remove the proposed apron on the bottom of all windows including the dormer window. Add a continuous sill which extends 4-1/2" on each side to encompass the vertical window casings.
- Vertical window casings shall be 4-1/4" wide.
- The cornice projection on the dormer shall be 8" instead of 12".
- Remove the horizontal band on the rear elevation.
- The header shall be the same width as the porch column.
- Half round gutters are required. Quarter round gutters are not acceptable.

Recommendations

- The Architectural Review Commission strongly recommends that roof pitch on the rear portion of the structure (“addition”) match the roof pitch (8/12) on the main portion of the structure. The Commission recommends dropping the cornice and second story windows and raising the ridge in order to match the roof pitches.
- The Architectural Review Commission strongly recommends the addition of crown molding detail. Consider the addition of a 3-5/8” or 3-1/2” crown molding detail on the outer edge of the raking cornice and inside corner of the freeze and soffit. If a crown molding detail is added, a revised section detail shall be provided as a final detail.
- Consider raising the height of the front door from 6’-8” to 7’-0”. Consider raising the height of the first story front windows to 7’-6”.

Final Details

- Porch Column. Provide a detail for the proposed porch columns.
- Porch Railing. Provide a detail for the proposed porch railing.
- Exterior Lighting. Upon selection of the exterior lighting fixtures, provide manufacture specifications.
- Crown Molding. If a crown molding detail is added, provide a revised section detail including the crown molding.

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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ARC 07-12: 125 West Lake Street – Final Details

Applicant: Mike Ward

Jennifer Tennant, Zoning Coordinator, summarized the history of this project for the Commission. On September 27, 2007, the ARC approved a Certificate of Appropriateness for ARC 07-12, 125 W. Lake Street for the construction of an addition and a detached garage. This project was brought back to the ARC several times for review of final details. The project was never constructed. The property owner, Mike Ward, is now planning to construct the detached garage. After careful review of the approved plans and approved final details, it is unclear to both Staff and Mr. Ward which garage elevations were ultimately approved by the ARC. The Petitioner, Mr. Ward, prefers the original elevation presented at the first preliminary meeting. This design has four (4) gables.

Ms. Tennant asked the Commission for clarification on which elevations they intended to approve when this project was presented in 2007.

Chairperson O'Donnell stated that he was comfortable with either elevation and asked the other Commissioners to comment.

Commissioner Kozak asked which roof design they plan to use for the side entranceway.

Mr. Ward stated that he was open to either the shed style roof or the gable roof.

Commissioner Kozak stated that he did not believe the shed style was work the garage roofline.

Mr. Ward said he will go with the gable roof to match the gables on the main portion of the structure.

The Commission unanimously agreed that the original design from June 28, 2007 with four gables is acceptable.

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Approval of Minutes

June 14, 2012

Commissioner Kozak made a motion to approve the June 14, 2012 meeting minutes, Commissioner Plummer seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

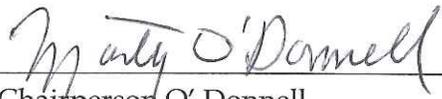
Planners report

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Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Kozak and seconded by Commissioner Geissler to adjourn the meeting at 8:25 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,



Chairperson O' Donnell
Architectural Review Commission

Approval Date: July 12, 2012