

Architectural Control Board

Minutes of August 23, 2010

The meeting was called to order at 7:10 p.m. In attendance were Jim Perkins, Mike Bickler, Paul Clarkson, Sharon McNellis, Don Wiemer (Village Administrator), and Michele Cannariato (Current Secretary).

Also present were Heather Murphy, Mike Murphy, Lisa Krusick – Design 4 Style Architectural Services, Dave Meyer – Wetland and Waterway Consulting, Paul Konstant – Konstant Design, Sonia Arminio, Kent Johnson – Johnson Design, Judy Stark, Patrick Eilers.

1. Discussion/action regarding Mr. & Mrs. Patrick Eilers, 36016 South Beach Road, for a new single family residence, and change of original residence to a "Traditional" boathouse with a deck and railings.

Mike Bickler read from the Board of Zoning Appeals (BZA) transcript of 7-16-2010, the pertinent excerpts that had to do with the approval process that the Architecture Control Board was to follow when considering the boathouse (remaining structure from the current home after demolition) as well as the new home to be built on the Eilers' property.

Discussion by the Arch. Board centered on the following issues:

1. The Board questioned architect Paul Konstant about the boathouse interior and exterior finishes and style. Mr. Konstant explained the railing on top, the board and batten siding and the screen porch area facing the lake was intended to match the same finishes on the new house. The interior was to be essentially bare walls (engineering study presented showed no additional reinforcement of the walls was necessary) and a concrete floor.

2. Discussion then turned to the railing and screen porch areas shown on the plan for the boathouse. Mr. Perkins expressed concern that the x-framed railing with a cable system behind it would not reflect what is historical to the lake, as the Board was instructed to look for by the BZA.

3. The Board discussed the basement exposure on the main house. According to the submitted plans, there would be a 4 foot exposure on the northeast and northwest corners. The BZA conditions indicated that there should be no exposure. The Board discussed that the grading would have to be changed so that there would be no exposure. Mr. Bickler expressed concern about the new proposed grade not being an abrupt change as the grade move south along the sides of the home from the north elevation. The retaining walls on the west side of the home may also need to be adjusted accordingly. Mr. Konstant said that they would be happy to do the new grading. It was conceded that the new house would need 20 – 24 inches of exposure as to not risk coming into contact with the ground. This exposure would be typical and should not be contrary to the BZA order.

4. Next, there was a discussion about the retaining walls in the sideyard of the main house. Ms. Arminio stated that none of the retaining walls are over 2 feet. There have

been changes made to the submitted plan, so revised plans need to be submitted to the Village.

5. The footprint of the boathouse was questioned. Mr. Konstant stated that it was the same as the original. He also stated that the original track in the boathouse would not remain and they would not be pulling a boat up into the house. It will be used for storage.

7. Mr. Bickler questioned if they planned to have electricity in the boathouse because the plan showed no plumbing / electrical / wall finishes inside the boathouse at all. Mr. Konstant stated that the boathouse would just have electricity.

8. Further discussion about the screen porch and the fact that conventional boathouses have overhead doors was brought up by Mr. Bickler. Mr. Konstant explained the desire to keep the screen porch and "barn doors" inside the screen area leading to the storage area. After more discussion, Mr. Konstant and Mr. Eilers agreed to remove the screen porch, but still wanted the sliding door, even if it was in the middle, as suggested by the Board. Windows in the boathouse were also discussed.

The Board presented an option for a 12 foot wide overhead door with no screens and optional window or to table the issue and have Mr. Fischer come to the next meeting to clarify the BZA's conditions. Mr. Eilers said "Fine", to go with the overhead door. He also agreed that he would want a window.

A motion (Bickler/McNellis) to approve the construction of the boathouse with the following conditions:

1. On the north elevation of the boathouse, a window will be allowed on the north wall, on the west side of the boathouse, not to exceed 5 feet in height, facing the lake.
2. The overhead door will be 12 feet in width, consistent with the overhead door that we see, on what's referred to underneath the house, on the attached garage, south elevation.
3. The railings and everything else as it was submitted on the boathouse would be approved. The screens would be removed.

Carried Unanimously.

A motion (Bickler/Perkins) to approve the plan for the Eilers home as submitted with the following conditions:

1. On the north elevation, the stone exposure on the lower level basement cannot exceed 24 inches.
2. The grading as it turns on the northwest corner and going south should be carefully taken care of on the west side of the home, so as to not be abrupt. On the west side, the retaining walls cannot exceed 2 feet. Because the grade will be raised on the corner, the Village should be provided with a modified landscape plan reflecting these changes.

Carried Unanimously.

The Board then asked to have the changes to the construction and landscaping plans, as approved by the Board, resubmitted to the Village prior to the issuance of permits. The architects agreed.

2. Discussion/action regarding Drs. Heather and Michael Murphy, 4801 Hewitts Point Road, for remodeling to the single family residence.

Lisa Krusick, architect, spoke on behalf of the Murphy's. She stated that the intention of the Murphy's is to create a dramatic great room, make their home more functional, and to bring the home up to date. The entire footprint is exactly the same except for the addition of a covered front porch on the north side of the home. There will be various changes made to the interior to gain volume.

A rendering of the lake side of the home was shown. It currently has painted cedar siding, and will now be a stained cedar siding in natural colors. The trim will be a stained dark brown. The window cladding and gutter will be dark brown. The stone will be earth tone.

There will be 2 copper accent roofs. The shingle will be dark brown. They did not know the weight of the shingle. There have been some changes to the plans since submitted.

The Village will need 2 copies of the modified plans with any changes.

A motion (Bickler/Perkins) to approve the plans as submitted with the understanding that the architect will give the Village a revised plan with the weight of the shingles.

Carried Unanimously

A motion (Bickler/Clarkson) to adjourn was made at approximately 8:40 p.m.,
Carried Unanimously.

Respectfully submitted,
Michele Cannariato