

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 10, 2012

Time: 7:00 PM

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

In Attendance: Steve Peterson, Commissioner
Karen Plummer, 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 7:02 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, absent; 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

None

New Business

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.

Graham and Megan Whalen, property owners, were present to answer questions about this petition. Mr. Whalen has been consulting with his developer and architect on his project.

Commissioner Geissler said he likes the project.

Commissioner Kozak said he likes the front elevation but it needs more historic detail. He does not like the rear elevation because it does not have any of the same character as the front of the house. The roof pitch on the rear elevation does not meld well with the rest of the house.

Mr. Whalen said that there are geometrical issues to consider in order to comply with the daylight plane requirement.

Ms. Tennant said that there are some challenges because the lot is narrow. The lot is fifty (50) feet wide.

Commissioner Kozak said there are two roof forms that have the same pitch. The others are different, which adds to the awkwardness. He likes the front elevation, but there are a few details that need to be worked out, maybe some railings in the front. It should meld more with the neighborhood and the Historic District.

Commissioner Kozak would like to see the house raised up a bit with some steps coming up.

Commissioner Petersen said he cannot determine how this style fits in with the neighborhood. The style has to be compatible with the surrounding structures.

Mr. Whalen wants to build something that is consistent with the Historic District; they consider it Traditional style.

Chairperson O'Donnell said that the style will have to be compatible with the Historic District.

Commissioner Petersen said they need to pick a style that they will set as precedent from another home in the Historic District and develop it accordingly.

Vice Chairperson Coath said the back and the sides don't follow from the front. The pitch of the roof should be the same three-dimensionally on all sides.

Commissioner Petersen said that you will not see much of the roof from the front of the house.

Chairperson O'Donnell said it is the Commission's charge to make sure that the home is complimentary to the Historic District. Home values in the Historic District will be much higher in the near future. His only issue with the house is that the first floor should be raised. Raising the structure could eliminate the window wells and allow room for the installation of windows. It makes the basement a more valuable space.

Mr. Whalen said he liked that idea.

Commissioner Plummer said that their new home will give a different look to the neighborhood. As homes in the neighborhood begin to make changes to their homes, it will look more like an Historic District.

The Whalens asked if the Commission was asking them to go back to the drawing board.

Commissioner Petersen said that without a lot of work, a good architect could make it look right.

Chairperson O'Donnell said it would have been helpful to have their architect here.

Ms. Tennant explained that Mr. and Mrs. Whalen plan to have their architect present at the next meeting.

Ms. Tennant summarized the list of comments for the Whalens to bring back to their architect. The comments are as follows:

1. The ARC recommends selecting one architectural style that will set precedent for the overall style of the structure. The overall design should be applied three dimensionally to all elevations.
2. Consider raising the foundation of the structure to a minimum of twenty-four (24) inches from grade to the top of porch. The porch design should incorporate porch stairs, railing and wood slat skirting. Consider the addition of basement windows along the raised foundation.
3. Carefully reconsider the roof pitch and overall roofline. There should be consistency of roof pitches throughout the massing of the structure.
4. The roof pitch and key dimensions must be labeled on the final drawings.
5. The proposed materials must be labeled on the final drawings.
6. Provide lead flashings for all vents.
7. Provide manufacture specifications for all windows and doors including the overhead garage door. Please be advised that all windows, doors and the overheard garage door must be wood.
8. Provide specifications for proposed gutters. Please be advised that half round style gutters are required.
9. Provide specifications for the proposed siding. Cementitious smooth siding is permitted provided the product has a minimum of 5/8" butt dimension.
10. Provide specifications for the proposed porch columns.

11. Provide section details and wall sections for the house as well as the detached garage.

Commissioner Kozak said the Commission is asking that the architect come back with a style, a style that is in the Historic District. It would be preferred that their home is based on a style that is already found in the Historic District. He explained that any house in the Historic District that wants to do some work on it, has to follow the standards for a contributing structure.

Commissioner Geissler said that the challenge is to start with a style that is already in the Historic District, a style that has been proven.

Commissioner Kozak suggested that they look up historic styles on the Village's website.

Vice Chairperson Coath said once they find the style, they should then apply that style to all sides three dimensionally.

Commissioner Petersen said based on the discussion, he thinks they are looking for a more modern interpretation of a Craftsman Style Four Square.

It was suggested that the Whalen's architect should call one of the Commissioners for clarification on the conditions and recommendation if he has questions.

Chairperson O'Donnell said that ogee gutters are not permitted; half-round gutters are required.

Mr. Whalen asked what the appropriate forum to challenge some of the outdated requirements.

Chairperson O'Donnell said that the Village of Barrington Historic District Guidelines follow the Federal Secretary of the Interior Standards for Historic Districts. The standards have certain requirements that cannot be changed.

Mr. William Fitzpatrick, 231 Coolidge Avneue, asked if a petitioner wanted to do some work on a contributing structure with vinyl siding, would they have to take the vinyl siding off and replace it with wood siding. He also asked about windows.

Chairperson O'Donnell said that if it was an addition they would have to use an approved material on the addition, but they would not have to take the siding off the rest of the house and replace it. And that it is preferred to repair a window rather than replace it. If window replacement is necessary, wood windows are required in the Historic District.

Chairperson O'Donnell suggested the Whalens review the Historic District website. Everyone in the Historic District is held to the same guidelines whether they are contributing or non-contributing.

Chairperson O'Donnell suggested that the Whalens come back for another preliminary review in two weeks.

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Commissioner Geissler commented that the opinions of the Commission confuse the petitioners. The Commission should be cognizant of the petitioner's feelings. He thinks sometimes the petitioners feel frustrated or insulted by some of the Commissions comments. The Commission should communicate to the petitioners what is non-negotiable and help them understand why it is required.

Approval of Minutes

April 12, 2012

Commissioner Kozak made a motion to approve the April 12, 2012 meeting minutes as amended, Commissioner Coath 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 Plummer and seconded by Commissioner Petersen to adjourn the meeting at 9:08 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 24, 2012