

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: May 24, 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  
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 7:06 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, present; Vice-Chairperson Joe Coath, absent; 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 12-04: 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.

Mr. Graham Whalen, 205 Coolidge Avenue, returned for another preliminary review with his architect, Mr. Chris Kisarau. Mr. Kisarau distributed color renderings and black and white plans to the Commissioners. The Whalens are striving for a Craftsman style home. It is a deep house, so it is difficult to break up the side elevations. They have limitations based on codes, such as height limitations and daylight plane. They have met the criteria to bring the house within codes and fit the Craftsman style. They have pictures of homes that represent some of the homes in Barrington. Most of them have a porch across the front with railings and square columns. Some are elevated on a brick deck. One element they used was the roof line to improve the side elevation so it would look more like an addition. The gable ends bring more character to the roof line and they will vault the ceilings of the bedrooms on the inside. They are also proposing a detached garage, the gable of which is reflected on the back of the house.

Chairperson O'Donnell said that the added rail, the elimination of the eyebrow element above the door, and changing the pitch of the roof to steeper than it was before, all improve the home.

Commissioner Kozak said a suggestion to bring the home more in line with the Craftsman style, would be dormers set back in the roof.

Mr. Whelan said that his wife doesn't like dormers.

Commissioner Kozak said that it is the only idea he sees to bring this house in line with the Village.

Commissioner Petersen asked how they see that the double gables reflect the foursquare. It bothers him that there are two pitches on the roof. He thinks it tends to look more like a duplex. If they like the gable form, it is more like a farmhouse.

Commissioner Kozak said he is assuming that Mrs. Whelan doesn't like the effect the dormers have on the inside of the house. He thinks they would be more like skylights and it would look great in the house.

Chairperson O'Donnell said there is a lot of concern about the roof pitches. He thinks they should pick one and go with it.

Mr. Kisarau asked what makes it a farmhouse.

Commissioner Petersen said it is the dominant gable, with the exception of the porch.

Mr. Kisarau explained that the roof pitches are different in order to keep things within code.

Chairperson O'Donnell suggested that they adjust the house appropriately to match the pitch.

Commissioner Kozak said that the pitch of the roof is excessive. He believes that the Commission gave the petitioner direction, but he does not see that it was addressed.

Commissioner Plummer is worried about the massing of the house for the small, narrow lot. She thinks that the design is too large compared to the neighboring homes.

Commissioner Petersen said that because the other houses are non-contributing, he thinks the massing is appropriate. Around town are examples of this, a small lot with a larger home.

Ms. Tennant took a polling of the Commission on the massing. All Commissioners, except Commissioner Plummer were okay with the massing.

Commissioner Kozak asked if his sketch (taking the gables out and introducing two dormers) is acceptable to Mr. Whelan and Mr. Kisarau.

Mr. Kisarau isn't sure why two dormers versus two gables would make much of a difference.

Chairperson O'Donnell said that it is because the style they are proposing does not exist in the Historic District.

Commissioner Kozak said that it needs to be a style that is in Barrington, but it can be a variation of that style.

Chairperson O'Donnell read into the record Vice Chairperson Coath's comments.

1. Pick an appropriate pitch for the roof and go with it. Of course, the pitch on any porches can be lower.
2. If the design is a Foursquare with an addition, the addition portion needs to come in a minimum of 6" on each side.
3. I believe the only way a new 30' wide two story house in the Historical Preservation District could have two gables on the front is if they were expressed as gable dormers. Even then one gables dormer with 3 windows may be better
4. The second floor windows should be smaller than the first floor windows.
5. We'll need a cornice detail section that includes a crown molding at the fascia.

Commissioner Kozak asked what the driving force on the inside of the house was for the double gables.

Mr. Whelan said it was cost.

Commissioner Lytle said that 114 Dundee Avenue is a Craftsman style house that expresses two gables in the front.

Mr. Kisarau said he can lower the pitch to 8/12 and that will soften the mass.

Commissioner Petersen said he thinks that may work. It would be a good interpretation but it will affect the details on the whole house.

Commission Lytle thinks they need to decide if they are going to do a Farmhouse or a Craftsman style.

Mr. Kisarau said they will make the windows on the front elevation slightly smaller on the second floor.

Commissioner Petersen said that once they pick up the Craftsman style, the porch needs to mimic it. They will need to see eave details, sill details, and window details.

Ms. Tennant reviewed some of the discussion.

- Recommendation – Consider the craftsman style modifications discussed at the May 24, 2012 meeting including lowering the pitch of the two front gables from 12/12 to 8/12 and implementing the 8/12 pitch on all elevations. If the craftsman style modifications are implemented, the style should be carried through to the side and rear elevations as well as to the front porch design.
- Recommendation – The Commission strongly recommends reducing the width of the rear portion of the proposed structure approximately six (6) inches on each side in order to address the massing issue of the structure.
- Condition – The second story windows on the front elevation should be slightly smaller than the first story windows on the front elevation.
- Condition – Provide lead flashings for all vents.
- They will need head, sill, and jam details and window specs, a wall section with cornice detail and a porch section detail.

Commissioner Geissler wants to make sure it is clear which comments are recommendations and which are requirements.

Ms. Tennant said the Craftsman style and the 8/12 pitch are recommendations. It is strongly recommend that they deal with the massing issues on the side. Ms. Tennant will formalize the comments and get them to the petitioner tomorrow and it will go to the Board on June 14<sup>th</sup> or 28<sup>th</sup>.

Chairperson O'Donnell asked for public comment. There was none.

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*New Business*

ARC 12-05:

401 South Cook Street – Public Hearing

**OWNER:** Daniel & Sarah Goitein  
401 South Cook Street  
Barrington, Illinois 60010

**ARCHITECT** Gregory A. Norris Architect  
437 S. Van Buren Street  
Batavia, IL

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 add and remove windows and a door on the south elevation and replace a window on the north elevation. The property is currently a legal nonconforming two-family residence. The current property owner is in the process of converting the structure back to a single-family residence. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Mr. Gregory Norris, architect for the Goiteins, presented their petition. The Goiteins recently purchased 401 South Cook; it is a Foursquare. They presented two schemes. There is an addition from the 60s, at which time it was converted into two apartments. It has aluminum siding. They want to return it to a single family home. They want to remove the chimney and some of the windows, replacing them with a series of double hung windows. They will only be removing some of the siding. They will remove the spiral stair and a door on the outside of the house that lead to the second floor. They have leftover aluminum siding that they can use to patch. There has been some fading, so they will paint the siding. They would like to restore it to the character of a Foursquare. They would like to remove the chimney, which only serves to vent the hot water heater. The chimney has signs of stress cracks in the basement. They plan to use Marvin wood double-hung windows and will match the existing jam and wood trim.

Chairperson O'Donnell said it's a great house. He would love to have them to take off the aluminum siding, but he understands the cost.

The Commission said they can take down the chimney. A faux chimney would be nice but they are not required to build it. The suggestion was to build the chimney again and move it to the center.

They will go with their preferred scheme and they will get rid of the extra electric meter.

Chairperson asked the public for comment; there was none

A motion was made by Commissioner Petersen seconded by Commissioner Kozak to recommend for approval of a Certificate of Appropriateness for alterations to a legal non-conforming property in the H-Historic Preservation Overlay District. The petitioner is proposing to add and remove windows and a door on the south elevation and replace a window on the north elevation.

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

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Approval of Minutes

May 10, 2012

Commissioner Petersen made a motion to approve the May 10, 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 Kozak to adjourn the meeting at 8:26 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary

  
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Chairperson O' Donnell  
Architectural Review Commission

Approval Date: June 14, 2012