

*Village of Barrington  
Architectural Review Commission  
Special Minutes Summary*

Date: January 2, 2014

Time: 7:00 p.m.

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

In Attendance: Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Scott Kozak, Commissioner  
Chris Geissler, Commissioner  
April Goshe, Commissioner  
Joe Coath, Vice-Chairperson  
Marty O'Donnell, Chairperson

Staff Members: Jennifer Tennant  
Jean Emerick  
Natalie Ossowski

*Call to Order*

Chairperson O'Donnell called the meeting to order at 7:03 p.m.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present (arrived at 7:04 p.m.); Scott Kozak, present; Chris Geissler, present; April Goshe, 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.

Commissioner Plummer arrived at 7:04 p.m.

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*Old Business*

**ARC 13-15**                      502 S. Grove Avenue (Historic) – Public Hearing

**Owner:**                      Maureen Reedy  
502 S. Grove Avenue  
Barrington, Illinois 60010

**Architect:** HBB Architectural  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a new noncontributing structure (detached garage) in the H-Historic Preservation Overlay District. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Ms. Julie Dunne, architect for the petitioner, said they were before the Commission in 2013 and they are here again with the drawings for the proposed garage. They still need to get approval for the demolition of the old garage.

Vice-Chairperson Coath asked about the cornice detail; are the overhangs duplicating the existing ones.

Ms. Dunne said that everything will match the existing house.

Ms. Tennant said that she will send a final approval which will list the conditions, and she will match it up with the construction documents when they come in.

Vice-Chairperson Coath asked about the cornice detail. Does it have a profile to the crown?

Ms. Dunne said she submitted photographs.

Vice Chairperson Coath asked about the profile of the overhead door and the man door.

Ms. Dunne said that the man door will be a steel door with panels. The garage door has not been chosen yet. The petitioner has not budgeted for a carriage door.

Commissioner Kozak arrived at 7:09 p.m.

Ms. Dunne said that the garage door will probably be a paneled door with at least a wood veneer.

Chairperson O'Donnell said the man door should also be wood.

Commissioner Petersen asked if the windows would have a sill and would they use wood windows.

Ms. Dunne said that yes, they will have a sill and they will use a wood Marvin Ultimate.

Commissioner Petersen said the dormers are a little narrow.

Ms. Dunne said that they cannot be wider than eight feet.

Vice-Chairperson Coath suggested that they drop the pitch of the dormers.

Commissioner Kozak said that it should not be difficult to frame it down.

A polling of the Commission was taken; there were 5 fine with it the way it is and 2 would like the pitch dropped on the dormers.

Ms. Tennant said that they will need final details on the garage and service doors. The cornice and overhang need to match existing. And there is a recommendation to explore lowering the dormer from the ridge and the dormer pitch.

Chairperson O'Donnell asked the public for comments; there were none.

A motion was made by Commissioner Petersen and seconded by Commissioner Plummer to approve ARC 13-15, a Certificate of Appropriateness for construction of a new noncontributing structure (detached garage) in the H-Historic Preservation Overlay District.

*Roll Call Vote: Commissioner Petersen, yes; Commission Plummer, yes; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 7-0. The motion carried.*

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New Business

ARC 13-07: 604 S. Cook Street – Preliminary Review

**Owner:** Jim Carlstrom  
121 Joan Drive  
Barrington, IL 60010

**Builder:** Jim Carlstrom  
121 Joan Drive  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for construction of a second consist of new dormers throughout the elevations and a new roof. A front porch will be added as well as a change in exterior color. The property is zoned R-6 Single Family Residential and is located within the H-Historic Preservation Overlay District.

Mr. Jim Carlstrom, builder for the McCauley's, said that it is a noncontributing structure. Simple changes to make the property owner happy. He is thinking of putting the dormer in the rear straight across rather than two separate dormers to get more room on the second floor.

Commissioner Petersen asked Mr. Carlstrom why the dormers in front aren't hipped.

Mr. Carlstrom said looking at the front porch, which has a gable, it goes into a Dutch hip because they need the headroom. He is trying to have it not be all roof.

Commissioner Goshe said she is fine with it not being hipped.

Mr. Carlstrom said he would like to do a hip roof on the dormers but not the front porch. He wants the dormer by the front porch to be a gable.

Commissioner Petersen said he is concerned about how close the dormer is to the front edge.

Mr. Carlstrom will hip the front dormers if that is what the Commission wants.

Vice-Chairperson Coath thinks that the dormers (the mass) are oversized.

Mr. Carlstrom said he needs to get some egress out of the front dormers.

Vice-Chairperson Coath said they are too wide; they should be more delicate.

Commissioner Kozak said he thinks it needs another column at the front entry, on the south side of the porch or it could be a pilaster.

Commissioner Petersen said they will also need to see the beam detail.

Mr. Carlstrom said that changes can make some things cost more than originally thought.

Mr. Carlstrom mentioned that the house has aluminum-clad windows. He does not want to replace them with wood windows. He asked if they need to be SDLs.

Chairperson O'Donnell said that they no longer require wood windows, but they need to be SDLs.

Mr. Carlstrom said that the existing windows are not SDLs. They are Pella Architecturals.

After discussion, the Commission is okay with matching the existing windows.

Mr. Carlstrom asked if the Commission was okay with the front door.

Chairperson O'Donnell said that they are.

Vice-Chairperson Coath said to remember that dormers are supposed to be a secondary feature of the house. He also is concerned that the front elevation does not show frieze board at the lintel on the porch.

Mr. Carlstrom said that is because there is no frieze board that exists now.

Vice-Chairperson Coath said it should be at the front door and the dormer roof and asked that the petitioner consider developing a frieze board.

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**ARC 13-22:** 233 W. Lake Street (Historic) – Preliminary Review

**Owner:** Jeffrey and Cassandra Barron  
233 W. Lake Street  
Barrington, Illinois 60010

**Architect:** Sarah Petersen  
523 South Cook Street  
Barrington, IL 60010

The applicant is seeking approval of a Certificate of Appropriateness for alterations to a contributing structure in the H-Historic Preservation Overlay District. The petitioner is proposing to construct a two-story addition and new front porch. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Commissioner Petersen recused himself from the meeting at 8:08 p.m.

Ms. Sarah Petersen, architect for the Petitioner, said that the Barrons would like to add a large addition at the back of the house. There is a 1970 addition that will be torn off and then a larger new addition will be built. This property is a large lot. They will be adding a kitchen and family room on the first floor and a master bedroom and bath on the second floor. The house has asbestos, lead, and mold. They intend to preserve the character of the house. They also would like to add a front porch. They will take off the asbestos siding and re-side with cedar.

Chairperson O'Donnell would like to see the garage addressed.

Ms. Petersen said they will consider changing the garage doors.

Commissioner Kozak asked why the roof of the addition higher than the existing roofline.

Ms. Petersen said to match the existing roof pitch and the heights they need on the inside.

Commissioner Kozak asked if they could do something over the garage to get the second story space that is needed. He does not like the peak sticking up over the existing. There are multiple options to change it without seeing the ridge.

Commissioner Goshe said she agrees that it could go out over the garage.

Ms. Petersen said that she thinks it is inappropriate to add any mass over the garage; that it will just call attention to it.

Commissioner Plummer said she also is concerned about the height of the addition showing over the existing house.

Ms. Petersen said she will try to change the pitch, but then it will not match the pitches on the existing house.

Vice-Chairperson Coath said it is an equal problem to drop the pitch. He thinks on the east elevation, the ridge and the mass are too long, maybe another gable would break it up. And he asked if skylights were being proposed.

Ms. Petersen said that they are. They will be in the master bath on the side of the house and toward the back.

Ms. Tennant said that skylights are not prohibited if they are not visible from the street.

The Commission was polled on the skylights. Commissioner Goshe, Commissioner Kozak, and Commissioner Plummer said are okay with the sky lights. Vice-Chairperson Coath and Chairperson O'Donnell do not like them. Commissioner Kozak said it is not a deal breaker for him, but would prefer a dormer.

Ms. Petersen asked if the porch and the dormer on the front of the house are appropriate, but are concerned about the dormer without the porch.

Ms. Tennant said that the rear addition meets the guidelines.

The Commission's recommendations and/or requirements are as follows:

1. Address the roofline of the proposed rear addition. The roofline of the addition should not extend above the roofline of the existing structure.
2. Address the massing of the east elevation and consider eliminating the skylights on the east elevation.
3. Address the attached garage. The garage roofline should not be extended. Consider installing side-by-side carriage style overhead doors.
4. The final submittal should include wall sections and section details for the addition, front porch and front dormer.

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Commissioner Petersen returned to the meeting at 8:50 p.m.

Approval of Minutes

December 12, 2013 –Meeting

Commissioner Kozak made a motion to approve the December 12, 2013 meeting minutes, as amended, Commissioner Goshe seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Planners Report

No report.

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 8:51 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick  
Recording Secretary

  
Chairperson O'Donnell  
Architectural Review Commission

Approval Date:

February 13, 2014