

*Village of Barrington
Architectural Review Commission
Special Minutes Summary*

Date: February 13, 2014

Time: 7:00 p.m.

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

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

Staff Members: Jean Emerick
Natalie Ossowski
Greg Summers
Jennifer Tennant

Call to Order

Chairperson O'Donnell called the meeting to order at 7:01 p.m.

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

#

Old Business

ARC 13-19 145 W. Main (Historic) – Final Details

Owner: Village of Barrington
200 S. Hough Street
Barrington, IL 60010

Architect: Johnson & Lasky Architects

On October 10, 2013, the ARC approved a Certificate of Appropriateness for ARC 13-19 145 W. Main Street. The COA was approved subject to the requirement that the following items be brought back to the Commission for additional review:

1. A window restoration and replacement plan
2. A siding restoration and replacement plan
3. Detailed drawings of the proposed roofline and dormer modifications
4. Section details and wall sections
5. The front (north) plane of the roofline including the dormer should be retained during the roofline reconstruction

Ms. Meg Kindelin, architect from Johnson & Lasky, said she will go over the four points they are bringing back to the Commission. The plans indicate where siding needs to be replaced. Most will be kept in place. Some replacement is due to patching, because some windows will become doors and vice versa. They are taking a conservative approach. There is a lot of peeling paint. They will scrape and paint and repair most of the wood trim.

Ms. Kindelin presented their suggested dormer configurations. They will keep the north dormer. They don't think they can reasonably remove it and put it back on the building. She has statements from the structural engineer outlining the challenges of taking it off and then putting it back on. It is framed into the roof structure so it would be difficult to extricate and difficult to brace for moving. It would most likely collapse.

Chairperson O'Donnell thought they would leave it there, brace it and work around it.

Ms. Kindelin said that structurally they cannot do that because of the way it is framed. There has been a lot of wood rot and water damage to the area. They wish to rebuild the roof. They plan to remove what is necessary to keep the historic look.

Vice-Chairperson Coath asked if they will dismantle it and then use the pieces to reconstruct it.

Ms. Kindelin said that all the original historic material will be removed from the dormer. The framework is rotted.

Commissioner Petersen is okay with that. It is probably more economical to take it down and rebuild it.

Commissioner Kozak said he understands that the entire roof is coming down and being rebuilt.

Ms. Kindelin said that is correct. There have been dormers built on top of dormers. They had it 3D scanned. They have the exact angle of the roof documented to recreate it.

Vice-Chairperson Coath hopes that they are attempting to make a good effort to bring back the exterior nature of that dormer.

Ms. Kindelin said in regard to the roof, they intend to recreate the geometry of the main hip. There is a different gable on the back of the house. They took the dormer off on the west elevation.

Commissioner Kozak said he likes what he sees now compared to what was proposed when they came before the Commission last time. The dormer will not be an issue for him.

Ms. Kindelin said they want to maximize the footprint upstairs, the ball room on third story of the house. It has an unusual footprint.

Chairperson O'Donnell said he needs to trust the architect on this.

Commissioner Kozak said he does not think the dormer is shown correctly on the roof plan. How far out does the dormer go?

Ms. Kindelin said it is set back from the edge of the roof. It is a dormer within a dormer.

Commissioner Petersen thinks it is too big.

Vice-Chairperson Coath is concerned about the size of this one. He suggests that they take it down a notch, more like the original dormer that was there.

It is a recommendation to make the dormer smaller, to reduce as necessary for proper construction.

Ms. Kindelin said they intend to keep all the historical wood sash. They intend to replace old glass with insulated glass. They will use Marvin historic profile windows where they need to replace them.

Vice-Chairperson Coath does not like the loss of the historic glass. Why aren't they using storms windows?

Ms. Kindelin said that typically storms are not used on a commercial building. It is a huge maintenance issue swapping out the storms twice a year. The building will have a modern commercial use.

Vice-Chairperson Coath said they could just leave the storms in all year; they do not need to be changed out. Storms protect the primary sash.

Ms. Kindelin said there are a lot of benefits to insulated glass.

Commissioner Petersen said it does not bother him to use the insulated glass and it will look better without the storms.

Commissioner Kozak said he is not a fan of storms and is a proponent of energy efficiency.

Commissioner Goshe said she really liked looking out through the original glass, but feels that insulated glass is the best thing to do.

Ms. Kindelin said they will use clear glass, low E.

Commissioner Goshe suggested that they use low iron glass; it would look clearer.

Vice-Chairperson Coath asked if part the roof has a steeper pitch to it.

Ms. Kindelin said yes, it was to achieve a greater headroom.

It was the consensus of the Board that they accept the final details with the recommendation to look at the size of the side dormer.

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ARC 13-07: 604 S. Cook Street – Public Hearing

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 the construction of a second story addition to the existing non-contributing primary structure. The second story addition will 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.

Jack Lageschulte was present for Mr. Jim Carlstrom, 689 Shoreline Road, Lake Barrington. Mr. Carlstrom asked to make two changes to the windows. They would like to eliminate the window on the west side of the house in the master bath. On the south elevation, they want to increase two windows in length to match the other second floor windows and to match the front dormer on the front elevation.

Chairperson O'Donnell said when they met on January 2, 2014, the Commission asked that they review the dormers on the front elevation, consider reducing the width of the dormers, add an additional window in each dormer, and explore a hip roof.

Vice-Chairperson Coath said there is not a detail of the dormer cornice. As it is drawn it looks like the soffit is a 1 x 12. He is suggesting that Mr. Carlstrom reduces the scale of the dormer cornices. There is not a section for them to review.

Chairperson O'Donnell said they were to consider the addition of a frieze board. But again there are no sections to review.

Commissioner Petersen said the detail does not match the elevation. For the post and columns on the front porch and the relationship of the top of the column to the beam, they need detail to see the relationship.

Commissioner Petersen is concerned with the dormer on the bonus room on the back of the house. The top of the roof hits the hip of the front. He thinks they need to push the dormer back, about 18 inches, from the peak.

Commissioner Kozak said they could put in a small window in the walk-in closet next to the laundry room on the second floor. Mr. Carlstrom should bring in an elevation without the dormers on the garage.

Commissioner Petersen said on the west elevation, both the north and south sides of the dormer need to move at least twelve inches toward the center of the house. They need a section detail. The east wall on the dormer on the south elevation on the bonus room must be pushed 18 inches to the west. The Commission needs a clarification of the section through the front porch all the way down to the grade. They need a section through the dormers that show the fascia, trim, etc.

Ms. Ossowski asked the Commission about what material they are using on the windows. She asked if they will be able to match the existing windows.

Ms. Ossowski said they found that there are 27 homes that were built during this same time that potentially may have the same issues, so they will be setting a precedent for these homes.

Chairperson O'Donnell said windows have to meet the design guidelines. The project involves about half the windows. The windows are aluminum clad casement windows.

The Commission wants Mr. Carlstrom to clean up the errors in the drawings and they will continue the petition to February 27.

Mr. Ron Thompson, 606 S. Cook, said his concern is the windows on the new dormer, which will be directly across from their bedroom windows.

Chairperson O'Donnell suggested that Mr. Thompson speak with Mr. Carlstrom about this.

A motion was made by Commissioner Petersen and seconded by Vice-Chairperson Coath to continue ARC 13-07 to the next regular meeting of the Architectural Review Commission on February 27, 2014.

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

Commissioner Petersen recused himself from the meeting at 8:31 p.m.

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ARC 13-22: 233 W. Lake Street (Historic) – Public Hearing

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 rear addition, new front porch and one new front dormer. The property is zoned R-6 Single-Family Residential and is in the H-Historic Preservation Overlay District.

Ms. Sarah Petersen, architect for the petitioners, Jeff and Cassie Barron, said she brought in a new design. She addressed the massing of the addition on the rear of the house. She addressed the Commission's concern about the gable that extended past the roofline in the front. They reduced the height of the garage roof, the lower roof edge then connects to the house and it will look somewhat detached. They eliminated the sky lights.

Commissioner Kozak likes everything that Ms. Petersen did, but he thinks the little circle window is awkward. He would like a rectangular window better.

Ms. Petersen said they could make that change.

Vice-Chairperson Coath said the massing has improved. On the east elevation, he is concerned about that there doesn't seem to be a break.

Ms. Petersen said they plan to put a quarter board there. There is not a break in the wall. It would be difficult to do because of the way it fits up against the garage.

Mr. Jeff Barron said the wall will be used to run all the plumbing.

Commissioners Goshe and Geissler are happy with the improvements.

Ms. Petersen said they will do aluminum clad on the addition and all the other will be wood. They will keep the existing as much as possible.

A motion was made by Commissioner Kozak and seconded by Commissioner Geissler to approve ARC 13-22, a Certificate of Appropriateness for alterations to a contributing structure in the H-Historic Preservation Overlay District.

Roll Call Vote: Commissioner Petersen, recuse; Commission Plummer, absent; Commissioner Kozak, yes; Commissioner Geissler, yes; Commissioner Goshe, yes; Vice-Chairperson Coath, yes; Chairperson O'Donnell, yes. The vote was 5-0. The motion carried.

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Commissioner Petersen returned to the meeting at 8:55 p.m.

Approval of Minutes

January 2, 2014 –Special Meeting

Commissioner Petersen made a motion to approve the January 2, 2014 special meeting minutes, as amended, Commissioner Kozak 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 Kozak to adjourn the meeting at 8:57 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 27, 2014