

*Village of Barrington
Architectural Review Commission
Special Minutes Summary*

Date: February 27, 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: Jean Emerick
Natalie Ossowski
Jennifer Tennant

Call to Order

Chairperson O'Donnell called the meeting to order at 7:00 p.m.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present (arrived 7:02 p.m.); Scott Kozak, present (arrived 7:01 p.m.); 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 Petersen recused himself from the meeting at 7:01 p.m.

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Old Business

ARC 10-07 528 S. Grove Avenue – Final Details

Owner: Phil & Marney Naughten
528 South Grove Avenue
Barrington, Illinois 60010

Architect: Sarah Petersen
SA Petersen Architects
523 South Cook Street
Barrington, Illinois 60010

On September 9, 2010, the ARC approved a Certificate of Appropriateness for ARC 10-07, 528 S. Grove Avenue. The property owner is requesting a revision to the approved plans for a new detached garaged. In 2010, the property owner applied for a zoning variation to build the approved garage closer to the property line than was permitted by zoning. The variation request was denied which has caused the property owner to revise the plans to comply with zoning. The revised drawings are similar to the original approval with the exception of the south and east elevations.

Ms. Sarah Petersen, architect for the Naughtens, said it is basically the same garage presented before but slightly smaller. The dormer is a little downsized. They removed the fireplace. It will not be as tall. They will use the same materials to match the house. They will need to raise the grade to reduce the slope on the driveway. The garage door is offset.

Vice-Chairperson Coath said he prefers vertical glass divisions in the garage door.

Ms. Petersen said the door has not been purchased yet. They should be fine with that.

Commissioner Goshe asked on the south elevation if the windows would be centered under the dormer.

Ms. Petersen answered yes.

It was the consensus of the Commission that they were fine with the changes.

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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.

Chairperson O'Donnell said that ARC 13-07 is a continuation of a Public Hearing from February 13, 2014.

Mr. Jim Carlstrom said they have changed a lot. He is confused because he thought the Commission said he could match the existing windows, but the letter he received after the February 13, 2014 meeting stated that it would be a problem.

Commissioner Petersen returned to the meeting at 7:07 p.m.

Mr. Carlstrom said the old windows are Pella with single pane on the inside.

Chairperson O'Donnell said the snap on muntins will be a problem. The Commission does not expect them to use windows of historic dimensions.

Mr. Carlstrom said then half the house will have grills and the other will not. They don't want two different kinds of windows.

Commissioner Petersen said he will have to follow the guidelines. They cannot use snap-ons.

Chairperson O'Donnell said they recently approved the window ordinance in December.

Mr. Carlstrom said he did not understand Commissioner Petersen's comment on the dormer, in regard to moving it back 18 inches. Then it will be offset from the dormer on the north. They need to be parallel. The northeast dormer is centered on the garage door.

Commissioner Petersen does not mind the shed dormer not lining up with the dormer in the back.

Commissioner Goshe asked how it affects the interior. Does it bring down the ceiling height?

Mr. Carlstrom said that then the walls do not line up on the inside from the front to the back.

Vice-Chairperson Coath said he thinks they have achieved a compromise to make it look better.

Commissioner Kozak wondered if there was another option that would help the inside and the outside. What if they turned the shed into a hip at that spot, on the south elevation?

The architect said that if it became a hip return it would become what they had originally.

Commissioner Kozak said he likes the look of what is presented.

Mr. Carlstrom asked about the window in the bonus room that the Commission wanted them to add in the closet.

Commissioner Kozak thinks that the window is not necessary now. It is too close to the dormer.

The Commission is okay with not having the window.

Vice-Chairperson Coath said on the east elevation on the porch, they need a fascia expressing the porch floor construction. They need a 1 x 10 at the edge meeting the porch floor decking, then the skirt boards sit behind that. He thinks timberwork would be more appropriate because it is more Tudor-like.

Chairperson O'Donnell said that the east elevation shows it with a capital and the section does not.

Vice-Chairperson Coath said the style on the rail is a little skimpy. He suggested they beef up the dimension of the style of the rail.

Mr. Carlstrom said he can step up the top rail, a three piece top rail and a two piece on the bottom.

Vice-Chairperson Coath said he meant the paneled columns.

Mr. Carlstrom said he does not have a problem with it.

Chairperson O'Donnell said there is a neighbor present who has some concerns about the windows in the dormer on the south. They would prefer high windows. He said that it looks like Mr. Carlstrom has addressed that.

Commissioner Kozak asked if the intent is that the dormers over the garage and the dormers that face the front of the house have the same overhang.

Mr. Carlstrom answered yes.

Vice-Chairperson Coath suggested that they get something on the outer edge where you would normally see a crown, where the roof meets the fascia. They could use a 1 x 2 where the roof meets the fascia.

Mr. Carlstrom said he can add a sill at the east and north dormer windows.

Vice-Chairperson thinks there should be a bed molding where the soffit meets the frieze.

Mr. Carlstrom said he does not have a problem with a small bed mold. He would like to discuss the rear of the house.

Chairperson O'Donnell does not have a problem with the proposed dormer.

Commissioner Kozak said he thinks it was more the side of the rear dormer rather than the rear that was the issue. The side roof rear dormer and the side roof of the existing house are in the same plane. The fascia and gutter continue straight across, it looks awkward.

Vice-Chairperson Coath said it is a better dormer now.

Mr. Carlstrom does not think it is important.

Commissioner Kozak said it creates an awkward looking roof-form on the side of the house that is visible from the front.

Commissioner Goshe said she likes the new scheme better, and she does not think they can see it from the road.

Commissioner Geissler said he agrees with Ms. Goshe.

Four of the Commissioner like the dormer as it was presented tonight.

Commissioner Geissler asked about the windows. Can they just take out all of the divides to make the windows uniform?

Mr. Carlstrom stated they could change all of the front windows to SDLs, or they can take out all the grills. He asked if they do not want to do the dormer, what the procedure to go to the Board is.

Ms. Tennant said the ARC has final decision in the Historic District. Appeals would need to go to the Circuit Court. She will get more information to him tomorrow.

Chairperson O'Donnell thinks it will be a great improvement to the neighborhood.

Mr. Carlstrom has a problem with the dormer and he thinks his partner, Mr. Lageschulte will, too.

A motion was made by Commissioner Geissler and seconded by Vice-Chairperson Coath to approve ARC 13-07 a Certificate of Appropriateness for the construction of a second story addition to the existing non-contributing primary structure with the following conditions and recommendations:

Conditions

1. Add a window sill to each of the four front dormers.
2. Add molding to each of the four front dormers where the frieze board meets the soffit.
3. Add molding to each of the four front dormers where the roof meets the fascia.
4. Increase the width of the panel on the porch columns.
5. All new windows must adhere to the Historic District's Design Guidelines.
6. The rear dormer is approved as seen on the final drawings. The roof of the dormer and the roof of the house cannot be in the same plane.

Recommendations

1. The recommended window in the closet off of the bonus room is no longer a condition and is up to the petitioner.

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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Approval of Minutes

February 13, 2014

Commissioner Petersen made a motion to approve the February 13, 2014 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 Geissler and seconded by Vice-Chairperson Coath to adjourn the meeting at 8:03 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:

April 13, 2014