

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: January 14, 2016

Time: 7:00 p.m.

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

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

Staff Members: Jennifer Tennant
Jean Emerick

Call to Order

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

Roll call noted the following: Karen Plummer, present (arrived at 7:03 p.m.); Scott Kozak, present; Chris Geissler, absent; April Goshe, present; Patrick Lytle, absent; 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.

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Old Business

ARC 15-09: 238 Coolidge Avenue – Preliminary Review

Owner/Applicant: James Carlstrom
121 Joan Drive
Barrington, IL 60010

Architect: Steve Klumpp
Ar-K-Teks
300 N. 11th Street
Wheeling, IL 60090

The applicant is seeking approval of a Certificate of Appropriateness for an addition and alterations to a contributing structure and construction of a new noncontributing structure in the H-Historic Preservation Overlay District.

Mr. Jack Lageschulte, owner and petitioner, said 238 Coolidge is an old house. It has been remodeled many times over. It violates setbacks to the front and east. He thinks the best thing would be to raise the house and start over.

Mr. Steve Klumpp, architect for the project, said the original house has been added on to several times, as can be seen in the basement.

Chairperson O'Donnell thought the Commission should address the fact that the petitioner would prefer to raise the house, before they get into the details of the renovation.

Ms. Tennant said they usually schedule two commissioners to inspect the property to determine if it is eligible to be demolished.

Mr. Lageschulte said Jim Carlstrom, his partner, saw changes to the original building in the attic, but he does not think they could prove that the original building is no longer there.

Chairperson O'Donnell said they can raise the multiple additions that were done to the house. He is convinced that the front of the house is original, but he would be happy to inspect it. The form is historic, but the siding is not. He does not think they should go through the whole presentation if ultimately they will raise it.

Vice-Chairperson Coath thinks it is apparent that the front gable is an original historic structure.

Chairperson O'Donnell said it is a contributing structure.

Ms. Tennant said they can reclassify to non-contributing, but they need documentation that the house is not original. The petitioner needs to clarify what they are asking of the Commission.

Mr. Lageschulte said they cannot prove that the house is not original. They are willing to incorporate the gable into the new structure.

Vice-Chairperson Coath said he would have to go inside to determine if the original structure is still there. He believes it is a piece worth incorporating and would be an asset to the property.

Commissioner Goshe said the front looks original, but she would have to see it.

Commissioner Kozak said the Commission has to go by the book. They cannot let it be demolished without an inspection.

Commissioner Plummer said it appears to be contributing.

Mr. Lageschulte accepts that the structure is original.

Mr. Klumpp said the two bigger concerns are the roof lines and the front porch. With the height of the gable, everything else has to be below it. They want to match the same pitches, but then it would be higher than the original ridge. That is why they proposed it as a 1 ½ story with shed dormers. They tried to match the features. They thought it originally had a porch. The original structure is four feet off the ground.

Chairperson O'Donnell has no problem with the big addition.

Commissioner Kozak asked what style they are going with.

Mr. Klumpp said folk dwelling with a front gable.

Commissioner Kozak said they should be consistent with the style. It looks like a mix, folk farm house at the front with Craftsman details. He suggests to pick a style and follow through with it. He would be willing to approve a porch if it goes with the original style. He does not think shed dormers are appropriate on a folk farm house. Farm houses had simpler details.

Commissioner Plummer said the design presented is massive, compared to the existing building. Will it be compatible to the other buildings on the street?

Vice-Chairperson Coath said one of the problems is the addition is a story and a half. It violates the architecture of the early farm house. The roof forms should be very simple. The roof will have to go to 12/12. They cannot manipulate the roof forms. There is a gable dormer to the left on the addition, it violates because it is a room-sized dormer and becomes secondary to the roof. At best they should be window-sized dormers. They should try to maintain the first floor height. The house should not shift up and down. Ideally, they should go with the raised foundation and continue it in the addition. Maybe the roof has to go up.

Chairperson O'Donnell said the floor height is important. They could consider have a hallway connecting the house to the addition. They need a chimney even if it is faux. The roof pitches have to be consistent.

Commissioner Goshe thinks the primary door should be at the front of the house.

Chairperson O'Donnell thinks they consider do a connector and then have a second structure behind that. They just need to maintain the front of the folk farm gabled house.

Commissioner Goshe said the original house is lost with the current design.

Commissioner Kozak asked if there are any issues with the house being over the setbacks.

Ms. Tennant said no, the front porch can encroach up to five feet provided it doesn't go closer than 15 feet. The addition can extend in the same plane as the encroachment. They still have to meet daylight plane.

Commissioner Kozak said they should follow through with the style in the details, including the windows. Follow other farm houses in the Village.

Chairperson O'Donnell said the project should be treated like a farm house.

Vice-Chairperson Coath said they should lighten up with the porch and it should have a wood skirt.

Commissioner Kozak said the bay needs to be simpler. You normally would not see it on a folk farm house. He said the chimney will have to be 4 or 5 feet higher for code which would be out of code.

Vice-Chairperson Coath said if there are dormers, they could be a shed dormers, but they need to be window-sized.

Vice-Chairperson Coath said it should still to live up the historic criteria.

Chairperson O'Donnell said the fireplace chimney should have shoulders and there should be sills on the windows.

Commissioner Kozak said they should match the pitch on the garage and they should consider another style for the garage door.

Vice-Chairperson Coath said the cornice on the garage should be similar to what is on the house but scaled down.

A summary of the Commission's suggestions follows:

Primary Structure

1. Carefully consider the overall architectural style of the proposed addition. The original contributing structure is a folk/farmhouse style and the addition should reflect this architectural style.
2. The raised foundation and floor level of the original house should be maintained throughout the addition. The original foundation should be exposed.

3. The proposed shed dormers on the original structure and the proposed gable dormer on the addition are not appropriate in style, size or scale. These dormers should be window-sized dormers and should always be lower than the ridge of the roofline.
4. The rear shed dormer should be secondary to the roof mass. The dormer should be lower than the ridge and set in from the first floor walls on all sides. The dormer should be centered on the rear elevation.
5. The use of several mismatched roof pitches is not appropriate. The ARC strongly recommends considering a connector between the original house and the addition so that a matching roof pitch of 12/12 can be accomplished on the addition.
6. The primary entrance should be the original location on the front elevation of the original structure.
7. The addition of a front porch is appropriate. However, the porch should be compatible with the folk/farmhouse style of the original structure. The porch should have appropriate columns and balusters, as well as wood skirting which is commonly found on folk/farmhouse porches.
8. The original center chimney may be removed; however a center chimney should be recreated. The chimney must be shown on the plans.
9. The proposed chimney on the east elevation should have shoulders.
10. The proposed bay window on the east elevation should reflect the simplistic nature of the folk/farmhouse style of the original structure.
11. The window pattern should reflect the folk/farmhouse style of the original structure. The ARC recommends the use of a one-over-one pattern. The proposed three-over-one pattern is more characteristic of the craftsman style.
12. All original exterior material including siding, trim and other original architectural details must be retained and restored rather than replaced. In the event that limited replacement is necessary, the new material should match the material being replaced. All original architectural details should be matched on the addition.
13. Specific details such as section details, wall section and final material selections are not required at this time as Staff is recommending a second preliminary meeting before proceeding to the public hearing process.
14. Please keep in mind that the original proposal exceeds the impervious surface maximum. This issue must be resolved before proceeding to public hearing process. In addition, it appears as though the northwest corner of the addition may exceed the required rear yard setback.

Accessory Structure

1. The pitch of the garage should match the pitch of the primary structure.
2. The cornice should be similar to the primary structure.
3. Reconsider the style of the garage door to a style more in keeping with the simplistic folk/farmhouse style of the primary structure.

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Approval of Minutes

December 10, 2015

Commissioner Kozak made a motion to approve the November 12, 2015 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

There will be a meeting at the end of the month.

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Commissioner Kozak to adjourn the meeting at 8:05 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean Emerick
Recording Secretary



Marty O'Donnell, Chairperson
Architectural Review Commission

Approval Date:

February 25, 2016