

*Village of Barrington
Architectural Review Commission
Special Minutes Summary*

Date: April 24, 2014

Time: 7:00 p.m.

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

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

Staff Members: Jean Emerick
Jennifer Tennant

Call to Order

Chairperson O'Donnell called the meeting to order at 7:02 p.m.

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

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New Business

ARC 14-03: 200 W. Russell Street – Preliminary Review – Historic, Contributing

Owner: Eric & Danielle Schneider
200 W. Russell Street
Barrington, IL 60010

Architect: Design & Construction Solutions, LLC
3909 N. Spring Grove Rd.
Johnsburg, IL 60051

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 construct a second addition to the rear of the existing structure and replace the deteriorated brick veneer on the front dormer. The property is zoned R-6 Single-Family and is in the H-Historic Preservation Overlay District. The current use of the property is residential and the parcel is approximately 7,920 sq. ft.

Commissioner Kozak has no issue with taking off brick and putting siding on the front dormer. On the rear dormer, it appears that they are trying to set back the sides on the new addition dormer. He is okay with it as long as they have at least a few inches of setback. The roof pitch on the rear dormer is not the same as the others on the house. He suggests the roof pitch be the same on all sides of the home. It should be the same roof pitch as front gable, just lower the plate height.

Mr. Schneider asked if they keep the pitch the same as the front, won't they have to make the ceiling shorter.

Commissioner Kozak said no, it looks like they have a tray ceiling. The edge of the ceiling at the wall will be a little lower, but overall the ceiling could be higher.

Chairperson O'Donnell asked if a shed dormer would work.

Commissioner Kozak said it could, but it would be better if they built it similar to the front dormer. It looks like they are not extending the floor joists out to bring the outside edge of the dormer flush with the outside edge of the brick below. It is not drawn on the elevation the way it should be.

Chairperson O'Donnell said it looks like they are flexible with the siding.

Commissioner Geissler said that being on the back of the house, wouldn't there be a little less concern about the pitch.

Chairperson O'Donnell said it is a little different because they are on a corner lot.

Commissioner Kozak thinks the pitches on the front and the side are pretty close. If they mirror the pitch on the front dormer, it will look more correct.

Commissioner Goshe asked the petitioner what siding material they want.

Mr. Schneider said they prefer the horizontal siding.

Commissioner Kozak agrees with their choice of siding.

Vice-Chairperson Coath agrees that a consistent pitch would be more pleasing.

Brian Jarosch, Big Bear Construction, builder for the Schneiders, arrived at 7:30 PM.

Chairperson O'Donnell said the Commission was in agreement with the clapboard siding. The main concern is the pitch of the dormer in the back. They prefer that they mirror the pitch of the front dormer.

Mr. Jarosch agrees to raise the peak a little bit and lower the walls a little bit.

Vice-Chairperson Coath said uniformity of the roof pitch is important to the house. He believes that the sidewalls are too close to the outside. Dormers should be secondary features. He recommends bringing it in a foot on each side. He is fine with the siding choice. Another option would be sawn shingles.

Chairperson O'Donnell agrees with the discussion about matching the pitch to the front dormer and the recommendation to bring it in on the sides.

Mr. Jarosch said they will try to match existing. He asked if the Commission noticed the extension to the side porch on the east façade that they are proposing. It has a small porch with steps that is in need of repair. They would like to lengthen it about 10 feet, past the dining windows to create a side porch with sitting space.

Vice-Chairperson Coath asked how much space they will be creating.

Mr. Jarosch said they don't want to go too far, maybe 4 – 5 feet off the house and keeping the wall similar to where it is now, extending the existing roof.

Chairperson O'Donnell has no issues with the porch extension.

Commissioner Goshe is fine with it.

Mr. Jarosch hopes to use similar brick. The porch is cracked, the structure is failing, and if it was his, he would replace it.

Commissioner Kozak said the posts look thin and recommends something larger.

Vice-Chairperson Coath suggested they repair the porch.

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Approval of Minutes

April 3, 2014

Commissioner Kozak made a motion to approve the April 3, 2014 meeting minutes, as amended, Commissioner Geissler seconded the motion. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

April 10, 2014

Commissioner Kozak made a motion to approve the April 10, 2014 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

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 7:55 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: *May 8, 2014*