

*Village of Barrington
Architectural Review Commission
Minutes Summary*

Date: May 22, 2014

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: Jean Emerick
Natalie Ossowski

Call to Order

Chairperson O'Donnell called the meeting to order at 7:04 p.m.

Roll call noted the following: Karen Plummer, present; Scott Kozak, present; Chris Geissler, absent; 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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Old Business

ARC 14-03: 200 W. Russell Street – Public Hearing

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.

Mr. Brian Jarosch, Big Bear Construction, 1016 S. Cook Street, said they are asking for final approval for an addition on a house in the Historic District. They would like to add a bedroom and bathroom to expand the house for growing family. The porch is in disrepair; they want fix and expand it. They are able to get brick to match. They will use sawn cedar siding shingle, not painted; they will let it weather. They left the second floor in the same plane as the first floor walls. They raised the peak of the roof to give it a steeper pitch.

Commissioner Kozak asked if they increased the roof pitch.

Mr. Jarosch said they did. They kept the wall plate the same on the outside edges and they raised the peak by 2 feet.

Commissioner Kozak asked if they didn't bring in the walls on the sides because of structural issues.

Mr. Jarosch said he thought it would be more structurally sound to put it on top of the plate. Also, it is more spacious and made the best sense for the customer.

Commissioner Kozak said it would not be feasible to reduce the bath or closet, but they could reduce the bedroom. And they should drop the plate height to increase the roof pitch. The elevation still does not show it accurately. It shows the second floor cedar siding in line with the brick below. They want to see that the walls are set back at least six inches on each side.

Mr. Jarosch said it is more important for his client to have the larger space for enjoyment now and resale value.

Commissioner Kozak said it would help to see the elevation drawn accurately.

Chairperson O'Donnell asked about the plate height on the dormer. He has no problem with the walls, but he wishes the pitch matched something.

Mr. Jarosch said it looks like 8'1½".

Chairperson O'Donnell asked what the pitch on the main house is.

Mr. Jarosch said it is 8/ 12. He asked if 7/ 12 would be okay. It would be a compromise.

Commissioner Kozak is okay with that.

Vice-Chairperson Coath said he would like to see at least six inches in on each side.

Commissioners Kozak, Goshe, and Plummer, and Chairperson O'Donnell okay are with the walls if the pitch is proper.

Mr. Jarosch said if they left the walls and dropped the plate height, they would lose 1 ½ feet.

Commissioner Kozak said if you can't tell that it is not the same exact roof pitch, he is okay with a slightly less roof pitch, at least 7 ½/ 12 roof pitch.

Commissioner Goshe does not think you would notice it.

Mr. Jarosch is okay with that.

Vice-Chairperson Coath asked about the porch ceiling

Mr. Jarosch said it is an open ceiling with bead board and they will match existing.

A motion was made by Commissioner Kozak and seconded by Commissioner Plummer to approve ARC 14-03 a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District with the following conditions:

1. The roof must have a minimum of a 7 ½ /12 pitch.
2. The exterior wall of the addition must have a minimum of a 5" setback from the exterior wall of the first floor.
3. The ceiling of the side porch must match the existing ceiling.
4. The window on the rear elevation must have be 4 ¼ on the side and 6 ½ on the tip with drip cap details. The window sill must not have an apron.

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

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Approval of Minutes

May 8, 2014

The Commission could not approve the May 8, 2014 minutes.

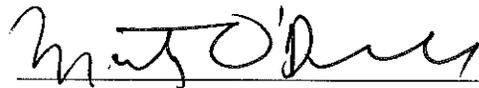
Planners Report

Adjournment

There being no additional business to come before the Board, a motion was duly made by Commissioner Plummer and seconded by Vice-Chairperson Coath to adjourn the meeting at 7:45 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: