

*Village of Barrington  
Architectural Review Commission  
Minutes Summary*

Date: May 12, 2011

Time: 7:00 PM

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

In Attendance: Marty O'Donnell, Chairperson  
Joe Coath, Vice-Chairperson  
Steve Petersen, Commissioner  
Karen Plummer, Commissioner  
Patrick Lytle, Commissioner  
Scott Kozak, Commissioner

Staff Members: Jennifer Tennant, Zoning Coordinator  
Jean Emerick, Recording Secretary

*Call to Order*

Chairperson O'Donnell called the meeting to order at 6:58 PM.

Roll call noted the following: Steve Petersen, present; Karen Plummer, present; Patrick Lytle, present; Scott Kozak, present; Chris Geissler, 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 11-07**                    131 W. Station Street

**Applicant:**                Cynthia & Bruce Curin  
                                     131 W. Station Street  
                                     Barrington, Illinois 60010

The homeowners at 131 W. Station Avenue have contacted staff regarding the repair and possible replacement of their existing front porch. The homeowners believe the front porch to be original to the house. Several commissioners have had the opportunity to inspect the front porch and agree that the front porch is original to the house.

Cynthia and Bruce Curin, 131 West Station Street, were in attendance to present their case. They purchased the home five years ago without the knowledge that it was in the Historic District. It is a contributing structure built in the 1920s. They would like to repair or replace the front porch. They believe that the porch is original. Ms. Curin presented the porch designs they are interested in. Currently, the porch has a closed rail; Ms. Curin would prefer an open rail. The stairway does not line up with the entry way; they are hoping to move the opening to line up with the door. They would like to replace the cement steps with wood stairs.

Commissioner Kozak has no problems with moving the stairway aesthetically, but there are rules and regulations of what they can and cannot do in the Historic District.

Commissioner Petersen believes that the present stairway makes the property more unique.

Vice-Chairperson Coath said the siding on the front has a narrow exposure and it is unusual that it does not have much dimension.

Chairperson O'Donnell said that it is original material that the Commission will want to protect.

Commissioner Plummer said that there are historic materials that can be replaced when things are unsafe.

Vice-Chairperson Coath said that the condition of the siding is fine and should be preserved. It is serviceable historic material, in need of maintenance. The skirt on the porch has a frame holding it that has come loose.

Commissioner Petersen said there are times that houses were built with inferior products. He does not think that an open railing would be in keeping with the historic style of the house. He does not have an issue with moving the step.

Commissioner Plummer asked if the Curins redesigned the porch, would it have to adhere to the new code. The code indicates that the rails would have to be 36 inches.

Ms. Tennant said that she will check with the building inspectors tomorrow.

It was the consensus of the Commission that the concrete steps can be taken out and replaced with wood and the entry can be moved. The porch should remain solid.

Commissioner Kozak questioned the Commission's role. He was under the opinion that the historic rules and regulations were not up for debate. The guidelines direct the need to maintain historic material.

Ms. Tennant said that the Ordinance reads that the ARC has control over the Historic District. The goal is to maintain the historic style and material.

Chairperson O'Donnell asked for other commissioners to look at the siding. Commissioners Lytle and Geissler agreed to look at it.

It was the consensus of the Commission that they will allow the Curins:

- To replace the concrete steps with wood
- To replace the railing on the stairs
- Move the stairs only if they do not have to raise the height of the porch railing walls to 36 inches by code and dependent on approval of their design by the ARC.
- They cannot open the railing or add skirting
- Commissioners Lytle and Geissler will examine the siding and Ms. Tennant will forward their findings to the Commission.

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**ARC 10-06:** 316 Dundee Avenue – Final Details

**Owners:** Lawrence Ensslin  
120 S. Ela Road  
Barrington, Illinois 60010

**Architect:** Dave Thoma  
Stratford Company  
1410 S. Barrington Road, Suite 2  
Barrington, Illinois 60010

On June 24, 2010, the ARC approved a Certificate of Appropriateness for an addition and alterations to a contributing structure at 316 Dundee Avenue. The petitioner is requesting a revision to the approved Certificate of Appropriateness.

On Thursday April 21, 2011, staff conducted an ARC Inspection at 316 Dundee Avenue. Upon inspection, staff noted that many of the features and details of the addition and original structure were not natural wood. Upon closer inspection and discussion with the architect, staff discovered that certain details were not natural wood but a combination of MDO and MirTek wood products. Staff immediately informed the architect on this project, Dave Thoma, that MDO and MirTek were not consistent with the plans approved by the Architectural Review Commission.

The use of MDO and MirTek is mostly limited to the addition. However, the recessed panel boards, columns and stair risers on the original structure appear to be MDO rather than natural wood. The petitioner has provided plans that detail which elements are natural wood, MDO and MirTek. The petitioner is requesting approval for the use of MDO and MirTek on the trim, recessed panel boards and stair risers and columns on both the addition and the original structure.

Dave Thoma, architect for Lawrence Ensslin, was present to explain the changes made and the materials they used. The Commission approved the use of cementitious siding, but clear cedar was used. They added decorative brackets at the frieze board. They added gable ridge brackets at the peak. They moved the rear porch stairs a little off center. They made the front porch

stairs a little wider. On the historic part of the house they used clear cedar and white pine. They used MDO on the two recessed panels on the front corners and the stairs on the front porch.

Commissioner Petersen does not see a problem with the changes.

Vice Chairperson Coath asked what the makeup of MirTek was.

Mr. Thoma answered that it is an engineered wood, an impregnated resin.

Vice Chairperson Coath is concerned about the future and using a product that we don't know how it will last.

The consensus of the Commission was to accept these changes.

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Approval of Minutes

**April 20, 2011**

Commissioner Petersen made a motion to approve the April 20, 2011 meeting minutes, Commissioner Lytle seconded the motion.

Commissioner Petersen recused himself from the meeting at 8:15 pm.

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New Business

**ARC 11-09**                      644 South Cook Street – Public Hearing

**Owner:**                      Joe & Pam Nardiello  
644 S. Cook Street  
Barrington, Illinois 60010

**Architect:**                      Sarah Petersen  
523 S. Cook Street  
Barrington, Illinois 60010

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 add a chimney to the north elevation and several windows and one door to the west and south elevations. The property is zoned R-6 Single Family Residential and is in the H-Historic Preservation Overlay District.

Sarah Petersen, architect for Nardiellos, presented the petition for the owners. They have been before the Commission with the garage; they are now moving in to the residential part of the property. They will stay within the footprint of the house. They would like to make four minor

alterations. They want to: take the kitchen window and enlarge it with a casement window, take the window on the southwest corner and change it to a door as part of the reconfigured mudroom, take the door of the existing mudroom and change it to a window, and change one of the small windows in the basement, remove it and put in an escape window. The windows will be Marvin wood and either double hung or casement.

Ms. Petersen said that they cannot match the block because it is not available so they will use fieldstone. Tthe Commission wants to see what the stone looks like.

Commissioner Kozak asked if the sill, lintel, and brick will match the existing. Ms. Petersen said that it is a poured concrete lintel and sill.

Chairperson O'Donnell let the record show that the public was asked for comment. There was none.

A motion was made by Commissioner Geissler and seconded by Commissioner Kozak to recommend approval of ARC 11-09, a Certificate of Appropriateness for alterations to a property in the H-Historic Preservation Overlay District, to add a chimney to the north elevation and several windows and one door to the west and south elevations.

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

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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 8:32 p.m. A voice vote noted all ayes, and Chairperson O'Donnell declared the motion approved.

Respectfully submitted,

Jean M. Emerick  
Recording Secretary



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Chairperson O' Donnell  
Architectural Review Commission

Approval Date: June 9, 2011