ORDINANCE NO. 24 - 4466

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC DOCKET NO. 24-14
ADDRESS: 201 W. STATION STREET, BARRINGTON, ILLINOIS

WHEREAS, the Village of Barrington, Cook and Lake Counties, Illinois (hereinafter sometimes referred to as the "Village"), has heretofore adopted an ordinance amending the text of the Village of Barrington Zoning Ordinance establishing a Village of Barrington Architectural Review Commission (hereinafter sometimes referred to as the "ARC"), and the Village of Barrington Historic Overlay District and providing for architectural review of certain properties by the ARC and the Corporate Authorities of the Village within said Overlay District; and

WHEREAS, the owner(s) of the Property commonly known as 201 W. Station Street, Barrington, Illinois (the "Property") which is located within the Village's Historic Overlay District, have applied to the ARC for a Certificate of Appropriateness for construction of a small addition to the rear of the existing contributing structure on the Property; and

WHEREAS, the ARC has held a duly called public meeting to review the plans submitted (which plans are on file with the Village and are hereinafter collectively referred to as the "Plans"), copies of which are attached to and expressly made a part of this Ordinance as Group Exhibit B, and has made findings and recommendations with respect thereto, all as required by law; and

WHEREAS, the recommendation of the ARC is advisory only and, therefore, the application must be submitted to the Corporate Authorities of the Village for a final decision on the requested Certificate of Appropriateness; and

WHEREAS, the Corporate Authorities of the Village recognize the ARC has recommended approval of the issuance of a Certificate of Appropriateness for the subject structure on the Property based on their recommendations and findings of fact; and

WHEREAS, the members of the Corporate Authorities of the Village have received and reviewed the minutes of the proceedings of the ARC held in connection with this matter; and

WHEREAS, the Corporate Authorities of the Village find that the findings of the ARC are accurate and appropriate and that the proposed Project depicted on the Approved Plans will substantially conform to all recommendations of the ARC for the requested Certificate of Appropriateness for the Property:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, in exercise of the authority of this Village as a Home Rule unit, as follows:

SECTION 1: FINDINGS. The Corporate Authorities of the Village hereby find that the facts stated in the preamble of this Ordinance are true and correct and the same are incorporated into the text of this Ordinance as its findings of fact to the same extent as if each had been set forth in its entirety herein.

SECTION 2: Final approval is hereby granted for the issuance of a Certificate of Appropriateness (attached to this Ordinance as Exhibit A and thereby made a part hereof) in accordance

with the record and findings relative to ARC Docket No. 24-14 which are on file with the Village for the work on the Property as proposed on the Approved Plans attached hereto as Group Exhibit B and thereby made a part hereof, subject to the following recommendations and conditions as set forth below:

1. Window, service door and overhead garage door specification must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
3. An ARC Inspection will be a requirement of the building permit for the Project.
4. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
5. All conditions stated above must be addressed in the construction drawings submitted for building permit.

SECTION 3: The Project improvements as herein authorized by the approval of a Certificate of Appropriateness shall be completed and maintained in substantial conformance with the Approved Plans attached to this Ordinance as Group Exhibit B and thereby made a part hereof.

SECTION 4: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED THIS 25 DAY OF NOVEMBER, 2024 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lehmeyer, Sholeen, Wondrasek, Duncan, Moran, Prigge and President Darch

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 25 DAY OF NOVEMBER, 2024

Karen Y. Darch

Karen Y. Darch, Village President

ATTESTED AND FILED
THIS 25 DAY OF NOVEMBER, 2024

Tony Ciganek

Tony Ciganek, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 24-14
ADDRESS: 201 W. STATION STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 24-14
ADDRESS OF SITE	201 W. Station Street, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 24-14 for the site listed above have been reviewed and recommended for approval by the Village of Barrington Architectural Review Commission and this Certificate of Appropriateness has been approved and authorized by the Corporate Authorities of the Village, subject to timely and continued compliance with the following conditions:

1. Window, service door and overhead garage door specification must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
2. All work shall be completed and maintained in substantial accordance with the Approved Plans which are attached hereto as Group Exhibit B, subject to timely and continued compliance with the conditions of approval.
3. An ARC Inspection will be a requirement of the building permit for the Project.
4. All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. Modifications to the approved plans may require additional review by the Architectural Review Commission.
5. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: November 25, 2025.

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL
November 11, 2024

J. Tennent

Zoning Official

Revisions

No.	Description	By

Architect's Certification: I certify that these drawings were prepared by me or under my direct supervision and to the best of my professional knowledge conform to the codes adopted by Barrington IL.

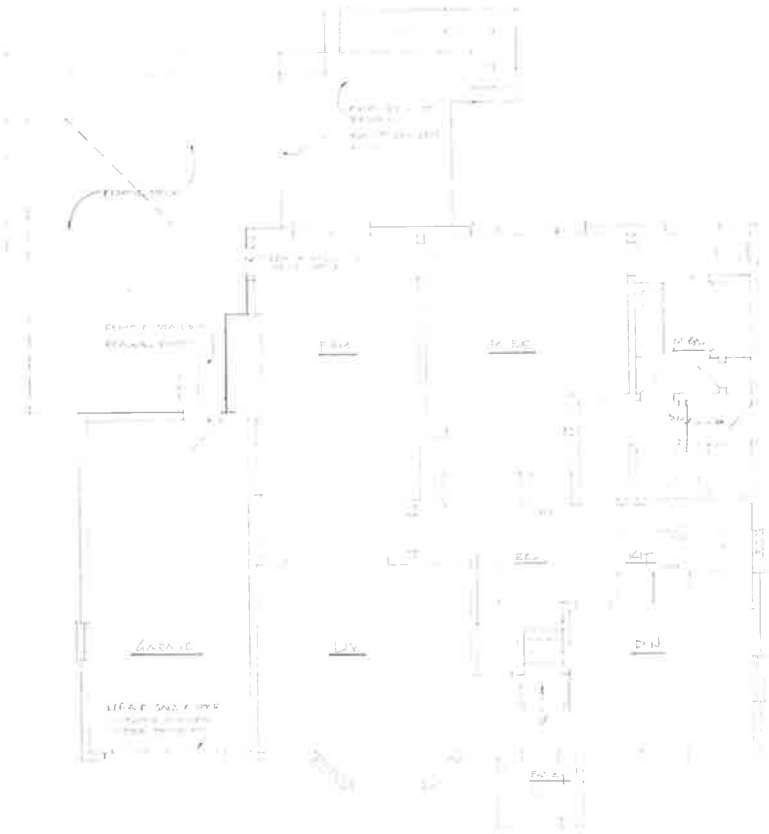
- 2017 National Electrical Code
- 2018 International Building Code
- 2018 International Residential Code
- 2018 International Mechanical Code
- 2018 International Fire Code
- 2018 International Fuel Gas Code
- 2018 Property Maintenance Code
- 2018 Swimming Pool and Spa Code
- 2018 International Existing Building Code
- Illinois Energy Conservation Code (2018 IECC)
- Illinois State Plumbing Code
- Illinois Accessibility Code
- Including local amendments

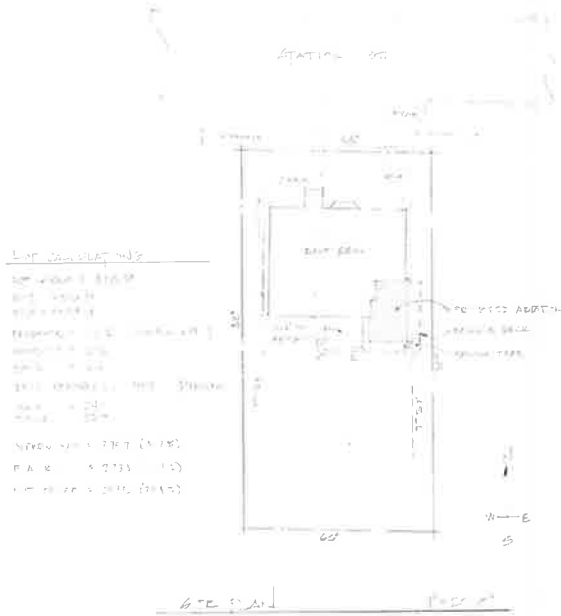
Energy Code Certification: I certify that these drawings conform to the IECC 2021 ed. As adopted by the State of Illinois

Mark C Swanson, Registered Architect, Illinois # 001 010772
(Issued 10/1983 – Expires 11/2026)

Barrington Demolition Requirements:

1. Contractor to complete the Demolition Permit Application
2. Contractor to submit written demolition plan with dates
3. Plot plan to include - Site Architectural or Engineering Site plan to:
   - A Silt fencing / erosion control
   - B Construction Fencing of Lot
   - C Tree protection fencing
   - D Restroom facility location
4. Contractor to complete Demolition checklist provided by Village of Barrington
5. Contractor to submit for Cook county Demolition Permit
6. Contractor to submit written proof of utility disconnects as needed
7. Contractor to submit written proof of water and sewer disconnects as needed
8. Contractor / Owner to provide a porta toilet per Village requirement.

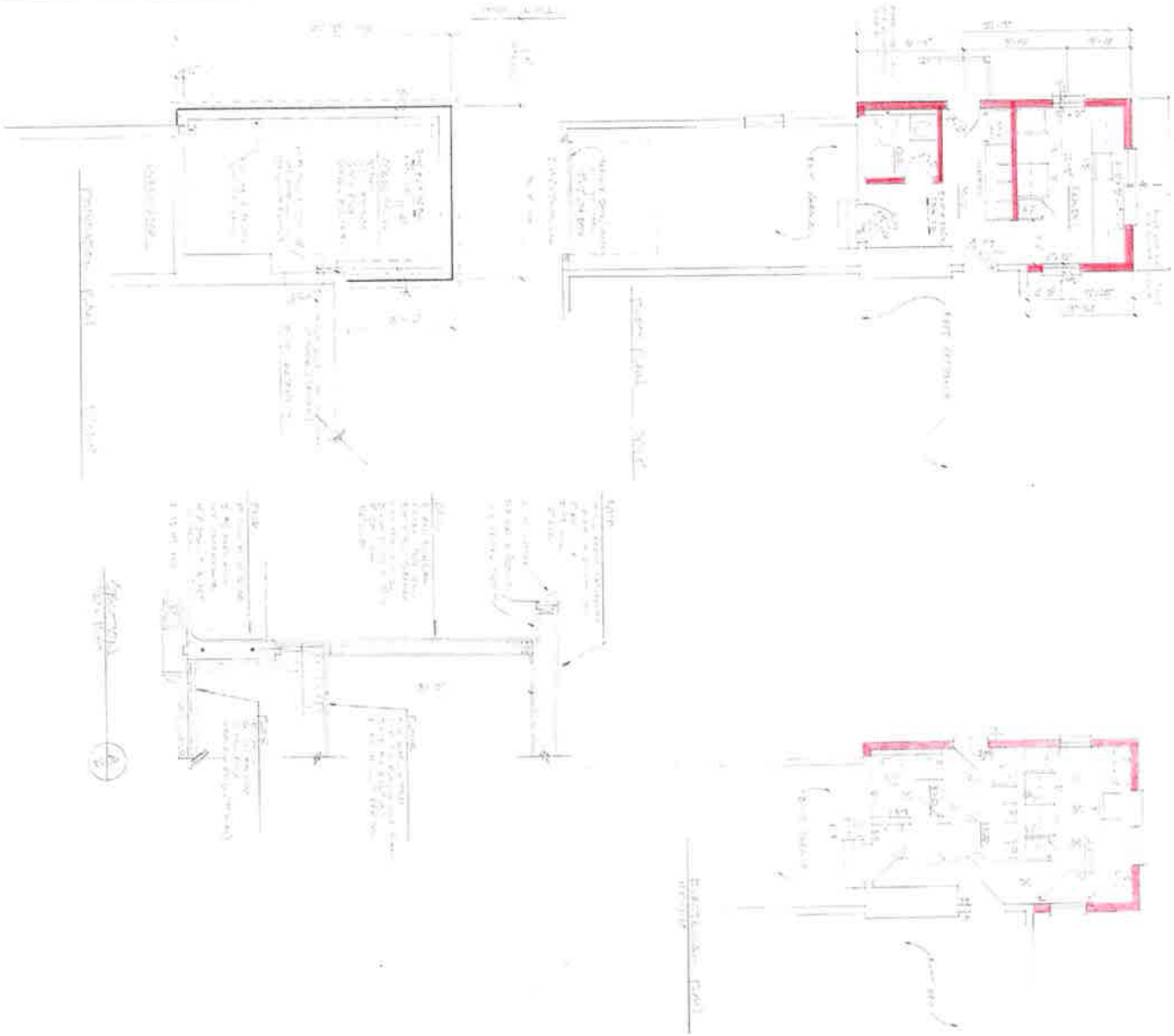




Proposed Remodel For
Paige Rogers
201 W. Station St.
Barrington, IL 60010

Mark Swanson, Architect
NCARB, IL
224-563-8494
www.reliance-net.com/swanson
swanson@reliance-net.com
Barrington, IL 60010

SHEET
1
Of 4
Rogers

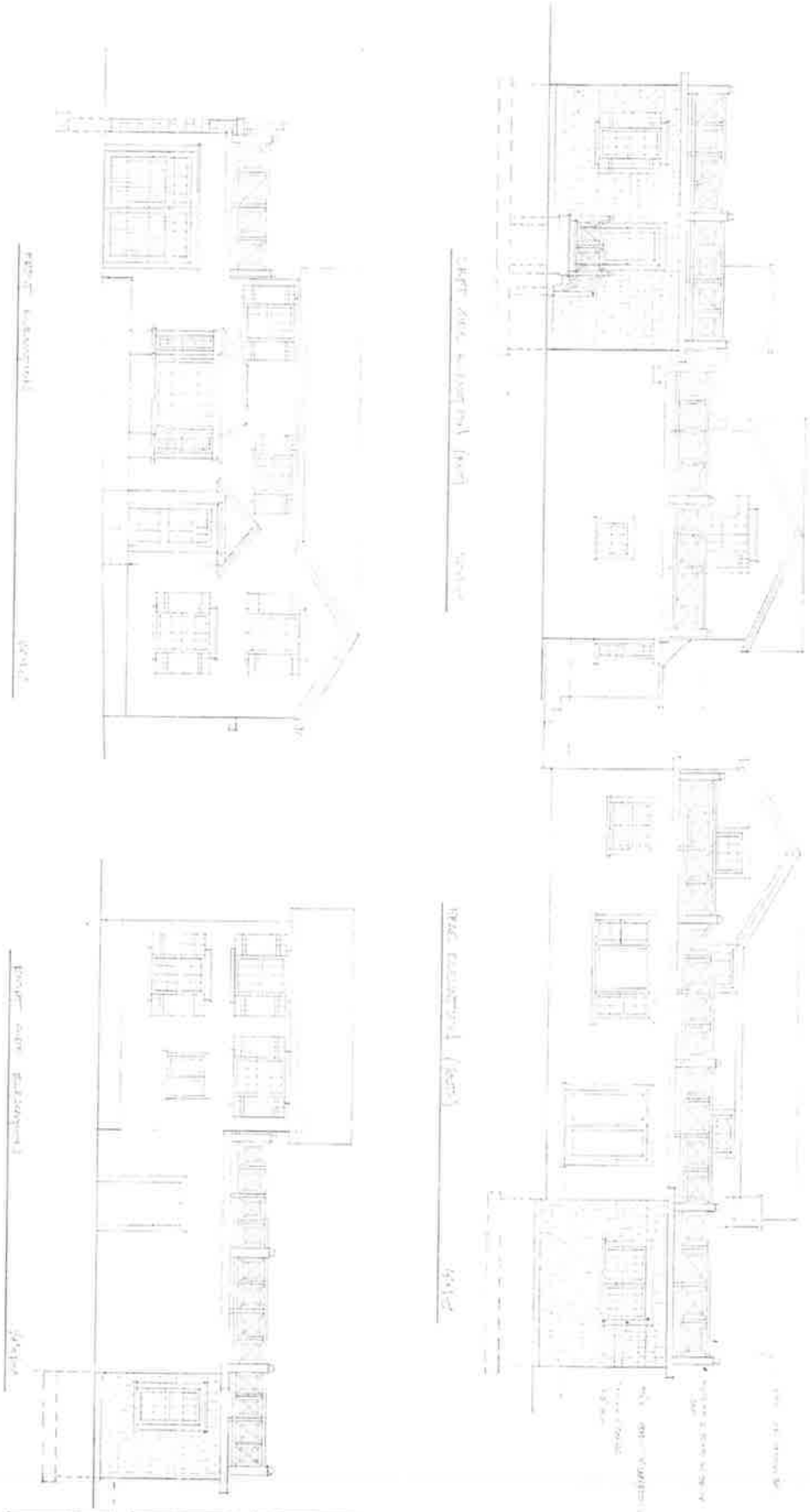


SHEET 2 OF 11 Rogers

Mark Swanson, Architect
224-563-8494
136 S. Summit St
Barrington, IL 60010

Proposed Remodel For

Paige Rogers
201 W. Station St.
Barrington, IL 60010



SHEET 3 of 4 sheets

Mark Swanson, Architect 224-563-8494
NCARB
5 M S. Summit St.
Barrington, IL 60010

Proposed Remodel For

Paige Rogers
201 W. Station St.
Barrington, IL 60010

BARRINGTON
Be Inspired

November 25, 2024

Village President Karen Darch & Village Board of Trustees
200 South Hough Street
Barrington, Illinois 60010

Re: ARC 24-14, 201 W. Station Street

Dear President Darch and Board of Trustees:

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a small addition to the rear of the structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

November 14, 2024 Architectural Review Commission Final Review Meeting:
The ARC recommends approval of the proposed project subject to the conditions listed on the COA. There was no public comment related to this project.

Motion:
Commissioner Plummer motioned to recommend approval of ARC 24-14 and Commissioner Haynes-Eiring seconded the motion. The motion carried, 5-0.

Respectfully Submitted,
Jennifer Tennant, Asst. Director of Development Services

VILLAGE HALL
200 S. HOUGH ST.
BARRINGTON, IL 60010
(847) 304-3400

VILLAGE PRESIDENT &
VILLAGE MANAGER'S OFFICE
T. (847) 304-3444
F. (847) 304-3490

FINANCIAL SERVICES
T. (847) 304-3400
F. (847) 381-7506

DEVELOPMENT SERVICES
T. (847) 304-3460
F. (847) 381-1056

PUBLIC WORKS
300 N. RAYMOND AVE.
BARRINGTON, IL 60010
T. (847) 381-7903
F. (847) 382-3030

PUBLIC SAFETY
400 N. NORTHWEST HWY.
BARRINGTON, IL 60010

POLICE
T. (847) 304-3300
F. (847) 381-2165

FIRE
T. (847) 304-3600
F. (847) 381-1889

BARRINGTON-IL.GOV

BARRINGTON
Be Inspired

Architectural Review Commission Staff Report

MEETING DATE: November 14, 2024 – Final Review
PREPARED BY: Jennifer Tennant, Asst. Director of Development Services

ARC 24-014: 201 W. Station Street – HISTORIC/CONTRIBUTING

The Petitioner is requesting the approval of a Certificate of Appropriateness for the construction of a small addition to the rear of the existing contributing structure. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Paige Rogers, 201 W. station St., Barrington, IL 60010
APPLICANT: Same
ARCHITECT: Mark Swanson

STAFF RECOMMENDATIONS

1. **Confirm the wall shingle material.**
2. **Window, service door and overhead garage door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.**
3. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit. A plat of survey and engineering site plan will be required at the time of permitting.**

IF THE ARC IS PREPARED TO MAKE A MOTION, THE RECOMMENDED MOTION IS AS FOLLOWS:

Motion: If the ARC concurs with Staff's findings, conditions and required final details contained herein, Staff recommends that the ARC adopt these findings as their own and make a motion to approve ARC 24-13 subject to any additional conditions, recommendation or required final details established by the ARC.

FINDING OF FACT

In considering an application for a Certificate of Appropriateness for alteration of a contributing structure, the Architectural Review Commission, or the Zoning Official, for administrative decision, shall find that the project substantially complies with all of the following general standards per Zoning Ordinance Section 9.8-G that pertain to the application and that the decision is in the best interest of the Village:

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment.**
   The current use of the structure is a single-family residence. No change to the existing use is proposed. Staff finds that this standard is met.

2. **The historic character and architectural design of a property shall be retained and preserved. The removal and replacement of historic materials shall be permitted provided these materials shall be replaced with like materials in design, dimension, profile and texture. Re-creation of false details that are not original to the structure or the architectural style of the structure shall not be permitted.**
The project architect has indicated that the intent is to match all original building details throughout the addition. Staff finds that this standard is met.

3. **All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed.**
The proposed rear addition will have a flat roof to complement and extend the existing flat roof garage. The addition will match the materials and design of the existing residence. Staff finds that this standard is met.

4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved or re-created.**
Staff finds that his standard is not applicable to the proposed project.

5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved or re-created. The removal and replacement of historic materials shall be permitted provided these materials are replaced with like materials in design, dimension, profile and texture.**
The proposed addition will match exterior wall material and trim details on the flat roof section o the building. Staff finds that this standard is met.

6. **Deteriorated architectural features may be replaced provided these materials are replaced with like materials in design, dimension, profile and texture. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects.**
The Petitioner is not proposing to modify the architectural features on the existing structure outside of the proposed addition. Staff finds that this standard is met.

7. **Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
No chemical or physical treatments are proposed. Staff finds that this standard is not applicable.

8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological materials, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.**
The proposed rear addition is matching into the existing flat roof section of the building. The proposed addition is in keeping with the scale and design of the existing structure and does not impact the front of the structure. Staff finds that this standard is met.

9. **Additions or alterations to structures shall be done in such a manner that if such additions or alterations**

were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment.
The proposed rear additions creates an off-set from the original structure. The proposed addition does not impact the essential form of the structure, and the original structure would be unimpaired if the addition were to be removed. Staff finds that this standard is met.

10. **Building materials inappropriate to the style and period of the building, such as vinyl or aluminum cladding, shall be prohibited. All roof materials shall be architectural asphalt shingles, cedar shake, slate or other historically accurate roofing material. All materials shall be subject to the Historic Overlay District Design Guidelines.**

    All proposed materials must be shown on the permit plans to verify compliance with the Historic Overlay District Deign Guidelines.

11. **Additional design standards adopted by the Architectural Review Commission and Village Board of Trustees.**
    Staff finds that the proposed project is in general compliance with the Historic District Design Guidelines.

201 W. Station Street – Contributing

Located at 201 W. Station Street is the James Creet House. This side-gabled Colonial Revival dwelling was originally more likely a Folk house, built prior to 1853 and moved to the southwest corner of Cook and Station Streets around 1857. The building was moved to its present location in 1917 and was remodeled into its present Colonial Revival form ca. 1940. The original partial-width porch on the main façade has been removed and replaced with a small gabled enclosed entry bay. The house has a gable asphalt shingle roof, a continuous rock-faced concrete block foundation, a ca. 1940, interior brick chimney and an exterior of masonite siding. On the main (N) elevation is a ca. 1940, enclosed gable roof entry bay with a ca. 1940, wood panel door beneath a four-light transom. On the east and west elevations of the entry bay are circular, nine-light sectioned wood windows. The first floor of the main façade has a large bay window with a central, thirty-six light glass and wood window flanked by four-over-four double hung wood sash windows and a wood base. The other windows in the dwelling are eight-over-eight double hung wood sash and date to the 1940s. On the rear of the dwelling is an original, single-story, frame wing.

On the east elevation of the dwelling is a one-story attached garage built ca. 1940. It has a flat roof, an exterior of masonite siding and a six-light and eighteen-wood panel glass and wood overhead track garage door on the north elevation.