ORDINANCE NO. 25 - 4552

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 25-07 FOR THE PROEPRTY LOCATED AT 200 W. RUSSELL 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 200 W. Russell 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 to widen the front door opening and change the design of the door to a more historically accurate design; 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. 25-07 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. An ARC Inspection will be a requirement of the building permit for the Project.
2. 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.

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 22 DAY OF SEPTEMBER, 2025 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sholeen, Wordrasek, Duncan, Prigge, Klauer and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 22 DAY OF SEPTEMBER, 2025

Michael Moran, Village President

ATTESTED AND FILED
THIS 22 DAY OF SEPTEMBER, 2025

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 25-07
ADDRESS: 200 W. RUSSELL STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 25-07
ADDRESS OF SITE	200 W. Russell Street, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 25-07 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. An ARC Inspection will be a requirement of the building permit for the Project.
2. 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.

Passed by the Corporate Authorities of the Village: September 22, 2025

ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J. Tennant

Jennifer Tennant, Zoning Official

CURRENT PHOTOS

Vincent and Alexis Sciarrone
200 W. Russell Street
Barrington, IL 60010
(224) 625-0342
Sciarrone.alexis@gmail.com

August 14, 2025

Village of Barrington
ATTN: Jennifer Tennant
Architecture Review Board
200 S. Hough Street
Barrington, IL 60010

Re: Certificate of Appropriateness – Proposed Alteration to Front Entrance at 200 W. Russell Street

Dear Members of the Architecture Review Board,

I am writing to request approval for a proposed alteration to the front entrance of my residence at 200 W. Russell Street, located within Barrington's historic district. According to my closing documents and deed, the home was built in 1927 and is approaching its 100th anniversary. As a Craftsman-style bungalow residence, it represents a significant architectural period, and my goal is to restore and enhance its character while addressing functional and structural concerns created by previous alterations.

Background and Existing Conditions

Historically, the home's primary entrance faced Russell Street. At some point, previous owners enclosed the original front entrance, converting it into a sunroom, and relocated the main entry to the east side of the residence facing Lill Street. This modification included expanding the side porch, pouring new concrete, and adding non-original brickwork. The current door at this side entrance is only 32 inches wide, significantly narrower than typical for Craftsman homes, and the existing wood has warped over time, making it difficult to operate. The narrow opening also limits the ability to move furniture and other large items into the home.

Proposed Alteration

I propose widening the existing opening to 36 inches and installing a historically compatible Craftsman-style door with sidelights. The new door will be fiberglass with a mahogany wood-grain finish, stained to showcase the grain, providing the durability of modern materials while preserving the look and feel of original Craftsman design. The door will measure 36 inches wide by 82 inches tall to match the existing height of the opening.

The design includes simulated divided lite (SDL) sidelights to increase natural light in the entryway, in keeping with the Craftsman ethos of blending functionality and beauty. Historically, sidelights were less common in modest Craftsman homes due to cost, but when installed, they matched the

door's divided-lite pattern. Our design follows this precedent, honoring the style while embracing modern capabilities to achieve what original owners might have selected had it been more affordable in the 1920s.

Specifications for the Proposed Door

The proposed entry system is a standard single pre-hung door ordered from Feather River Door Company, featuring a mahogany woodgrain stained in a timeless black finish. It will include two sidelights, each measuring 10.875 inches in width, with simulated divided lites (SDL) in both the sidelights and the upper glazing of the door to replicate the authentic look of true divided lites from the Craftsman era. The frame height will be 81.625 inches and the door frame width 36 inches, with an overall system dimension of 59.75 inches wide by 81.625 inches high. The door panel layout will feature a Craftsman rectangle flush design with a dentil shelf, consistent with historic Craftsman styling. This product has a U-factor of 0.2, meaning it offers excellent thermal efficiency by allowing only minimal heat transfer, helping the home maintain a consistent indoor temperature and improving overall energy efficiency without compromising historical appearance

Historical and Design Considerations

Research into 1920s Craftsman architecture confirms that the front door was often a defining feature—substantial in proportion (typically 36 inches wide and 80–84 inches tall) and incorporating glass panels in the upper third with geometric divided-lite patterns.

It is also important to note that during the late 1920s, the onset of the Great Depression meant that many American families could not afford to purchase front doors with sidelights. As a result, sidelights became a feature primarily found on the homes of wealthier individuals, while more modest Craftsman homes typically had single doors without them. Historically, however, Craftsman front doors were intended to include sidelights as part of the ideal design aesthetic. Restoring sidelights to this residence not only aligns with authentic Craftsman proportions but also reinstates an architectural detail that reflects the style's original intent—something previous economic conditions often prevented.

Original Craftsman-era divided lites were true divided lites (TDL)—individual panes held by muntins. The proposed door will utilize SDL technology, which replicates the historic appearance while using a single insulated glass unit for modern energy efficiency and durability. This balance of historic character with contemporary performance ensures the home remains livable and preserved for decades to come.

Preservation and Brickwork

I understand that widening the opening raises concerns about disturbing existing masonry. The utmost care will be taken to preserve and reuse as much of the original brick as possible. Reclaimed brick from the opening will be used to restore a section of the home where previous owners improperly installed and mortared non-original brick. This approach will not only minimize the impact of the alteration but will also improve the authenticity of the home's exterior.

Commitment to Historic Integrity

The current door does not accurately reflect the Craftsman style or proportions appropriate for a home of this age and type. The proposed alteration will restore a historically compatible entry, enhance the home's architectural value, and bring in natural light to highlight its distinctive interior details. This project will contribute positively to the visual integrity of the historic district and preserve the home for future generations.

Attachments

For your review, I am including:

- Application for COA Historic
- Affidavit of Ownership
- Inspiration images showing Craftsman-style homes
- Images of the current front door and entrance
- AI rendering of altered front door and entrance

I respectfully request the Board's approval for this alteration. Thank you for your consideration, and for your dedication to preserving Barrington's architectural heritage.

Sincerely,

Alexis Sciarrone
Homeowner
200 W. Russell Street
Barrington, IL 60010
(224) 625-0342

BARRINGTON
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September 22, 2025

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

Re: ARC 25-08, 303 S. Hough Street

Dear President Darch and Board of Trustees:

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

August 28, 2025 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 25-08 subject to the conditions of the staff report and Commissioner DeLap seconded the motion. The motion carried, 4-0.

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

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Architectural Review Commission Staff Report

MEETING DATE: August 28, 2025 – Final Review
PREPARED BY: Jennifer Tennant, Director of Development Services

ARC 25-07: 200 W. Russell Street – HISTORIC/CONTRIBUTING

The Petitioner is requesting the approval of a Certificate of Appropriateness for exterior modifications including expanding the front door opening and installation of a new wood front door with side lites. The property is zoned R-6 Single Family Residential District/Historic Overlay District.

PROPERTY OWNER: Alexis Sciarrone, 200 W. Russell Street, Barrington, IL 60010
APPLICANT: Same
ARCHITECT: N/A

STAFF RECOMMENDATIONS

1. **All plans are subject to final building, engineering and zoning review prior to the issuance of a building permit.**

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 25-07 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 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 Petitioner is proposing to replace the existing inappropriate and non-historic front door with a door that is more representative of Craftsman style architecture. The front door was relocated from the front of

the building to the side of building many years ago and the Petitioner is attempting to add more historic context to the house in the existing unusual front door layout for the structure. No removal of historic detailing is proposed. 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 existing door is located on the side of the house and while unconventional for this style of architectural, it is an existing condition. Staff finds that the proposed door will significantly enhance the original Craftsman architectural of the structure. 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.**
   No additions or alterations that have acquired historical significance will be impacted by the proposed door modification. Staff finds that this standard is met.

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 Petitioner is not proposing any modifications to the existing structure outside of the proposed front door modification. 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 front door modification. 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 front door modification will enhance the original Craftsman architectural of the home. 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 door alteration will not impact the essential form of the structure. 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.**
    The proposed door material is wood. Staff finds that this standard is met.

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.

200 W. Russell Street – Contributing

This is a one-and-one-half-story side-gabled Craftsman style dwelling built ca. 1925. The house has a clipped gable roof of asphalt shingles with purloins at the eaves, a continuous concrete foundation, an interior wall brick chimney and an exterior of wire brick veneer. On the main (S) façade is an original sunroom with brick columns and a triple set of ca. 1970, one-over-one double hung aluminum windows. The west bay of this sunroom has a set of four, original, narrow three-over-one-vertical double hung wood sash windows. Both sets of windows in the sunroom retain concrete sills. On the west façade is an original, hipped roof entry bay with square brick columns. The main entrance has an original wood door. Windows are original, three-over-one-vertical light double hung wood sash with concrete sills. On the main façade (S) is a gable roof dormer which was added or rebuilt ca. 1960. This dormer has purloins, exposed eave roof rafters and a triple set of three-over-one-vertical-light double hung wood sash windows.

To the rear of the dwelling is a ca. 1935, one-bay, frame garage with a clipped gable roof of asphalt shingles, an exterior of asphalt shingle siding and four-over-one and three-over-one-vertical-light double hung wood sash windows. The garage retains an original multi-light glass and wood pedestrian door and the original overhead track door was replaced ca. 1970 with a paneled wood door. At the roofline is a gable roof dormer on the south façade. Garage was designated as **Noncontributing** in 2020.

CURRENT PHOTOS