

### 13. FOUNDATIONS

*Many Barrington dwellings have foundations of stone or brick. Repointing and repair of masonry foundations should follow masonry guidelines. A number of original foundations in Barrington were replaced with rock-faced concrete block designs in the early twentieth century and reflect the historic evolution of the dwelling.*

- A. should be maintained in their original design and with like materials and detailing.
- B. between existing piers should be filled in as traditional for the type and style of the house, generally with wood lattice framed panels; with brick of color, tooling, and mortar color appropriate for the period of the house, or with decorative vertical wood boards. Lattice panels should be set back from the fronts of the piers by at least two inches.
- C. should not be concealed with concrete block, plywood panels, corrugated metal, or wood shingles.
- D. if masonry, should be cleaned, repaired, or repointed according to masonry guidelines.
- E. of brick may be painted or stuccoed only if the brick and/or mortar is mismatched or inappropriately repaired. Dark reds, browns or other traditional brick colors are appropriate paint colors for foundations.

### 14. GARAGES, SHEDS AND OUTBUILDINGS

*Outbuildings that enhance a property's historic and architectural character and appearance should be preserved and maintained whenever possible. These buildings should be repaired with materials and details to match the originals.*

- A. should be maintained if classified as a contributing structure.
- B. should be repaired with materials to match the original in design, dimension, profile and texture. Any overhead garage door that mimics the original wood door in design, dimension, profile and texture will be considered. The use of glass-and-wood doors is more appropriate than doors without glass.
- C. Overhead garage doors for noncontributing garages of no particular architectural style:
  - 1. No restrictions on materials or texture provided the overhead door has an applied panel or applied trim. Wood, wood overlay or full composite overlay overhead garage doors are preferred.
  - 2. If the primary structure is of a specific architectural style, the overhead garage door should seek to complement the architecture and appearance of the primary structure.
  - 3. If the primary structure is of no particular architectural style, the overhead garage door should seek to generally enhance the architecture and appearance of the garage and primary structure.
- D. Overhead garage doors for noncontributing garages of a specific architectural style and/or those that are designed to match or complement the primary structure:

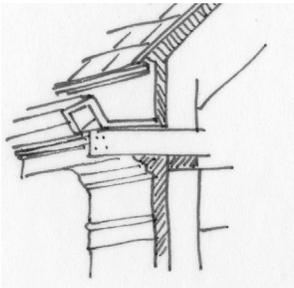
1. No restrictions on materials or texture provided the overhead door has an applied panel or applied trim. Wood, wood overlay or full composite overlay overhead garage doors are preferred.
  2. The overhead garage door design should be of an appropriate style for the design of the garage (example: farmhouse or craftsman style architectural details on the garage).
- E. All overhead garage doors with windows shall have true or simulated divided lites or no divisions.
- F. New garages, sheds and outbuildings are subject to Section 20. New Construction and Zoning Ordinance Section 9.8-H.

## 15. GUTTERS

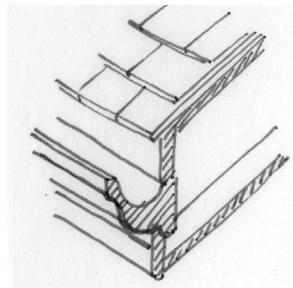
*Deteriorated gutters and downspouts can cause extensive damage to building materials and detailing. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate.*

- A. of boxed or built-in type should be repaired rather than replaced if possible.
- B. of hang-on type should be half-round rather than "K" or ogee.
- C. should have downspouts located away from significant architectural features on the front of the building.
- D. should provide proper drainage through use of downspouts and splash blocks to avoid water damage to the building.

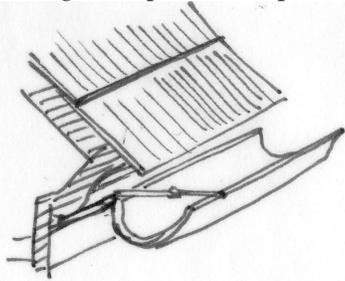
### GUTTERS: Illustrations



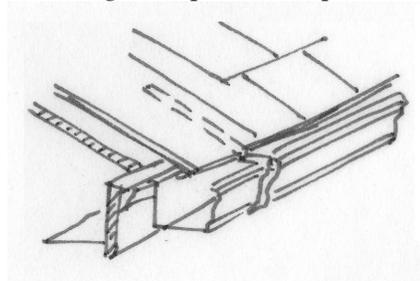
Built-in gutter (preserve if possible)



Built-in gutter (preserve if possible)



Half-round gutter preferred



Ogee ("K") gutter- not preferred