ANY ARCHITECTURAL DESIGN ELEMENTS OR EXTERIOR MATERIALS NOT COVERED BY THE INFORMATION CONTAINED HEREIN SHALL BE REFERRED TO THE ARCHITECTURAL REVIEW COMMISSION FOR REVIEW AND FINAL CONSIDERATION BASED ON ANY OTHER APPLICABLE SECTIONS OF THE DESIGN GUIDELINES AND THE APPLICABLE STANDARDS OF ZONING ORDINANCE SECTION 9.8.

1. ADDITIONS (New Rooms)

Many of Barrington's dwellings are over one hundred years old and display additions added in later years. In planning new additions the best approach is to site additions where they will not be readily visible from the street, or where they will have the least effect on the building's overall form and plan. Additions should be in scale with the original house and not result in the loss of overall architectural character. The raising of rooflines for additional living space will not be appropriate for most dwellings. The rear of dwellings is the best location for the addition of rooms, wings, porches or decks.

A. should be located at the rear of buildings, not on the front or visible areas of the sides of buildings without an appropriate setback from the front face of the building based on the architectural style of the structure. The raising of rooflines for additional space is not appropriate for dwellings unless at locations which are not readily visible.

B. should be secondary and subordinate to the original building in scale, design, and placement. Additions should complement, rather than detract, from a dwelling's overall architectural character.

C. should be of a compatible design in keeping with the original building's design, roof shape, roof pitch, materials, color, fenestration, and cornice heights, etc.

D. should not imitate an historic style or architectural period earlier than the original building. For example, a Victorian-era Queen Anne style rear porch addition would not be appropriate for a 1920's Craftsman house.

E. should appear distinguishable from the historic building, not an exact copy of it. Additions should be compatible with the original building. This is typically accomplished by off-setting the addition from the historic building.

F. should be built in a manner that does not damage or destroy the main architectural features of the building.

G. should keep the majority of exterior walls of the original building alone and use existing door and window openings for connecting the addition to the building whenever possible.

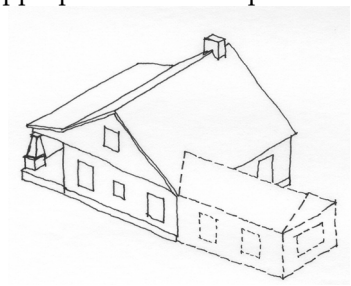
H. should not be made through enclosing an existing front porch or prominent side porch with glass or other materials.

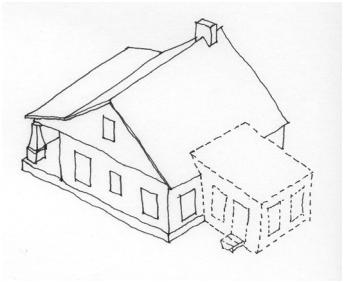
I. should not be made through the addition of a new story at the roof of a house.

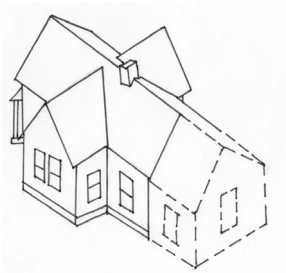
J. see Section 29: Siding for guidelines pertaining to siding and Section 2: Architectural Details and Features for guidelines pertaining to trim and other architectural details.

ADDITIONS: Illustrations

Appropriate additions placed at rear of house







Front Rear

An appropriate rear addition at 121 West Lake Street

Front Rear

An appropriate rear addition at 410 South Grove Ave.

Front Rear

An appropriate rear addition at 246 West Lake Street

2. ARCHITECTURAL DETAILS AND FEATURES

Architectural detailing is a major component in defining a building's character and style. Original architectural detailing may be replaced with wood or other materials that mimic original wood in design, dimension, profile and texture.

Gingerbread, vergeboards, eaves, brackets, dentils, cornices, moldings, trim work, shingles, columns, pilasters, balusters, or any decorative or character-defining features

A. may be replaced with a material that mimics the original in design, dimension, profile and texture. All materials shall be smooth. Faux wood grain or other similar textures are not permitted.

B. should not be added unless original and authentic to the building and accurately based on physical, pictorial, or historical evidence (not guesswork) in design, dimension, profile and texture.