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.

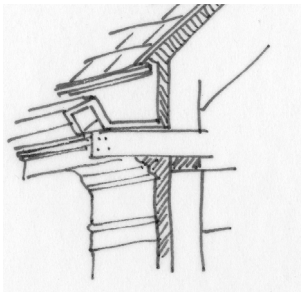
A. of boxed or built-in type should be repaired rather than replaced if possible.

B. of hang-on type should be half-round rather than "K" or ogee.

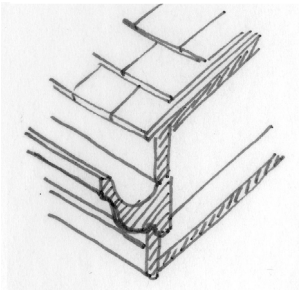
C. should have downspouts located away from significant architectural features on the front of the building.

D. should provide proper drainage through use of downspouts and splash blocks to avoid water damage to the building.

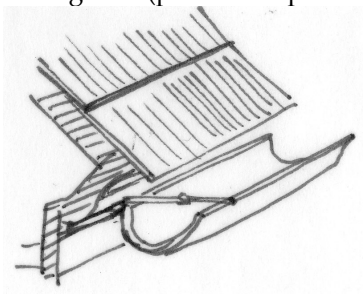
GUTTERS: Illustrations



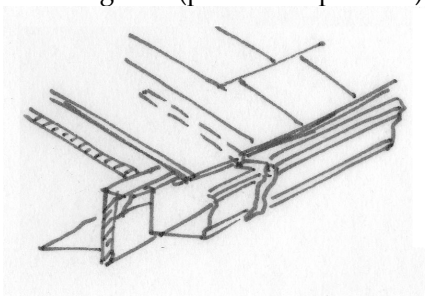
Built-in gutter (preserve if possible)



Built-in gutter (preserve if possible)



Half-round gutter preferred



Ogee ("K") gutter- not preferred

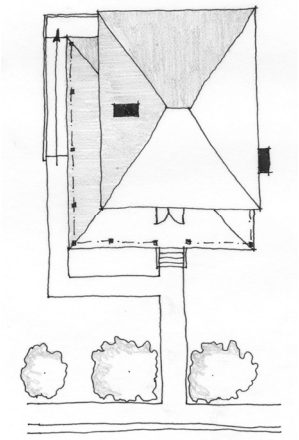
16. HANDICAPPED ACCESS RAMPS

Handicapped ramps are sometimes needed to provide access for those with disabilities. Handicapped access ramps are best at the rear or sides of buildings that are not visible from the street. Ramps of wood construction are most appropriate for Barrington's historic residential areas and the railings should be of simple designs and compliment the original porch railing in design and detailing.

A. preferably should be located at the rear or sides of buildings. If a handicapped ramp must be placed on the front of a building it should be of wood construction rather than of brick, concrete, or metal. Brick, concrete, and metal ramps are more acceptable at rear and sides of buildings not visible from the street.

B. of wood construction should be simple in design and configuration using square balusters in the railing and simple square handrails. Ramps may also be designed to match the original porch railing in materials, dimensions, and detailing. Ramps should be painted to match the color of the porch railing or the match the overall paint color of the building.

C. should be screened with landscaping of low shrubbery to provide concealment.



RAMPS: Illustrations Appropriate ramp installation at side or rear of house