ORDINANCE NO. 26-4588

ORDINANCE APPROVING CERTIFICATE OF APPROPRIATENESS
RE: ARC 25-13 FOR THE PROEPRTY LOCATED AT 652 S. HOUGH 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 652 S. Hough 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 exterior modifications to 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. 25-13 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. The flooring for the rear landing must be tongue and groove flooring, not decking board. All stairs must be full treads, not decking boards.
2. No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing siding. All siding patching should be feathered into the existing.
3. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
4. Existing trim to be reused. If new trim is needed, the new trim must match the existing.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. 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.
7. 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 12 DAY OF JANUARY, 2026 BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustees Lohmeyer, Sholeen, Wondrasek, Duncan, Prigge, Klaver and President Moran

NAYS: NONE

ABSENT: NONE

ABSTAIN: NONE

RECUSED: NONE

APPROVED THIS 12 DAY OF JANUARY, 2026

Michael Moran, Village President

ATTESTED AND FILED
THIS 12 DAY OF JANUARY, 2026

James P. Dillion, Village Clerk

Village of Barrington CORPORATE SEAL Cook & Lake Counties, IL

EXHIBIT A

CERTIFICATE OF APPROPRIATENESS

ARC DOCKET NO. 25-13
ADDRESS: 652 S. HOUGH STREET, BARRINGTON ILLINOIS
WHICH PROPERTY IS LOCATED WITH THE
VILLAGE OF BARRINGTON HISTORIC OVERLAY DISTRICT

PROJECT NAME	ARC 25-13
ADDRESS OF SITE	652 S. Hough Street, Barrington, Illinois 60010

This certifies that the exterior modification(s) which are the subject of ARC Docket No. 25-13 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:

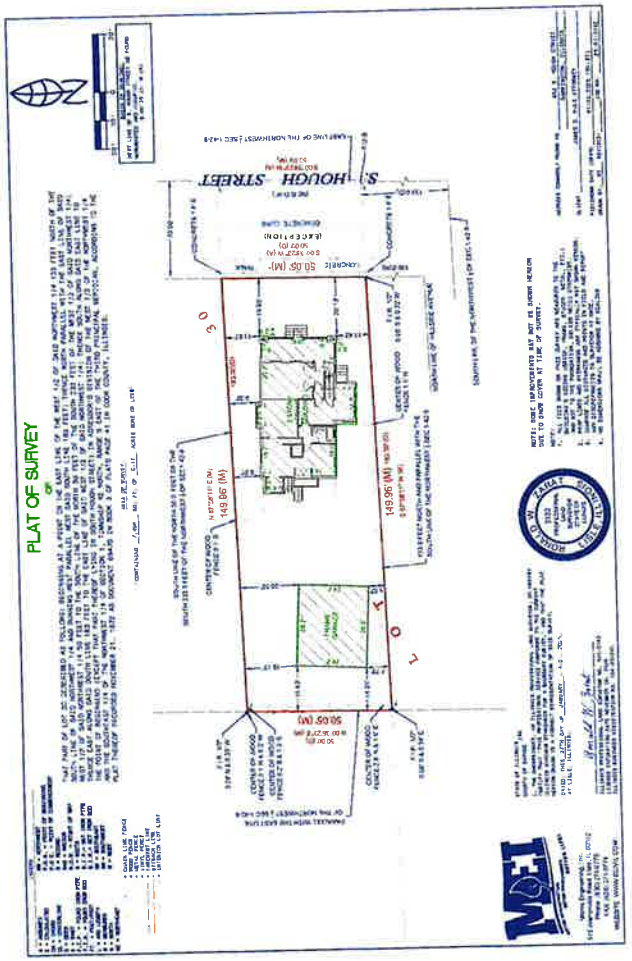
1. The flooring for the rear landing must be tongue and groove flooring, not decking board. All stairs must be full treads, not decking boards.
2. No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing siding. All siding patching should be feathered into the existing.
3. Window and door specifications must be provided at the time of permit. Selections must be fully compliant with all Historic District regulations.
4. Existing trim to be reused. If new trim is needed, the new trim must match the existing.
5. An ARC Inspection will be a requirement of the building permit for the Project.
6. 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.
7. All conditions stated above must be addressed in the construction drawings submitted for building permit.

Passed by the Corporate Authorities of the Village: January 12, 2026

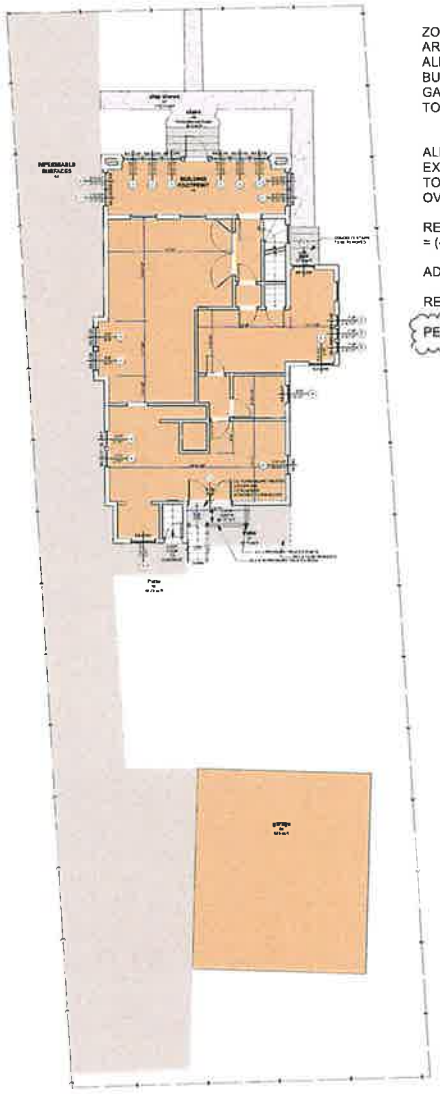
ISSUED BY THE VILLAGE OF BARRINGTON ZONING OFFICIAL

J. Tennant

Jennifer Tennant, Zoning Official



SITE SURVEY



SITE PLAN

ZONE: R-7
AREA OF SITE: 7,496.00 SQ. FT.
ALLOWABLE BUILDING COVERAGE: 40% OR 2,998 SQ. FT
BUILDING FOOTPRINT: 1,449.25 SQ. FT.
GARAGE: 683 SQ. FT.
TOTAL: 2,132.25 SQ. FT.

ALLOWABLABLE IMP.: 3,748 (50%) 4,122.8 (55%)
EXTERIOR IMPERMIABLE SURFACES: 2,117.25 SQ. FT.
TOTAL IMP.: 4,249.5 SQ. FT.
OVERAGE: 501.5 (FROM 50%) 126.7 SQ.FT. (FROM 55%)

REMOVE: SIDE STAIRS (-21.75 SQ. FT.), PAVER PATIO (-83.75 SQ. FT.) = (-105.5 SQ. FT.)

ADD DECK AND STAIR TO EXIT: (31 SQ. FT.)

REDUCTION IN IMPERMIABLE COVERAGE: 74.5 SQ. FT

PERMEABLE SURFACES: 173.25 SQ. FT. , EXIST. STEP STONE WALK

Building Requirements

All codes shall comply with the codes and laws of the Village of Barrington,
Cook County and the State of Illinois.
Including the following:

1. 2018 International Residential Code
2. 2017 National Electric Code
3. Current Edition - State of Illinois Plumbing Code
4. 2018 International Building Code
5. 2018 International Fire Code
6. 2018 International Mechanical Code
7. Illinois Energy Conservation Code

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CONSULTANTS

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RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design 2021 2021 2021

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SHEET TITLE
SITE PLAN

C-1

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123 WEST HILLSIDE AVE.

105 WEST HILLSIDE AVE.

645 SOUTH HOUGH

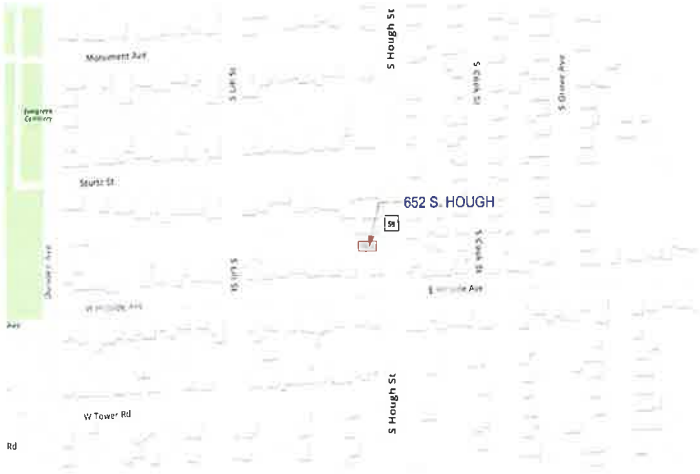
108 WEST HILLSIDE AVE.

647 SOUTH HOUGH

633 SOUTH HOUGH

117 WEST STURTZ

116 WEST STURTZ



MAP OF HOUSE'S SURROUNDING AREA

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MAP AND
NEIGHBORHOOD
PHOTOS

C-2

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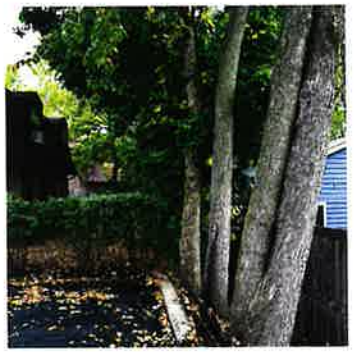
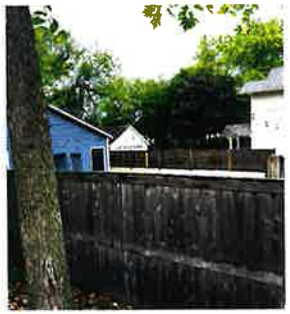
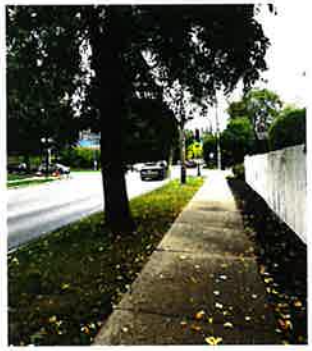


VIEW WEST



VIEW WEST



VIEW SOUTH

VIEW NORTH

VIEW EAST

VIEW EAST

VIEW FROM DRIVEWAY
NORTHWEST

VIEW NORTHEAST

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PROJECT NO. #Pln
MODEL FILE:
Schematic Design bon bon bon

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SHEET TITLE

PHOTOS LOOKING
OUT FROM PROPERTY

C-3

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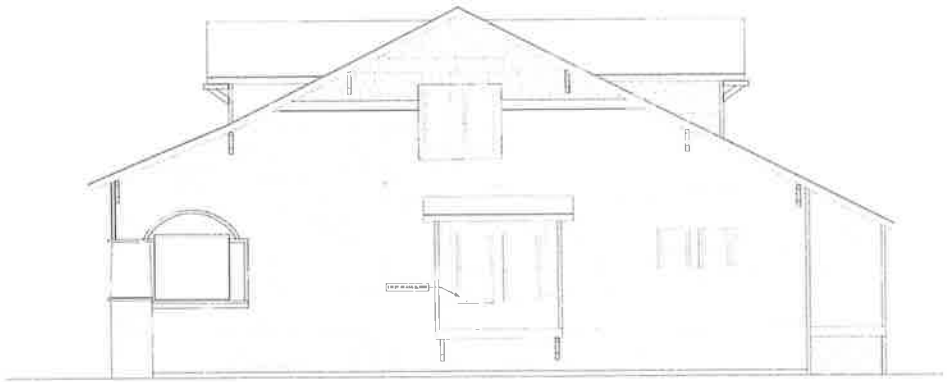
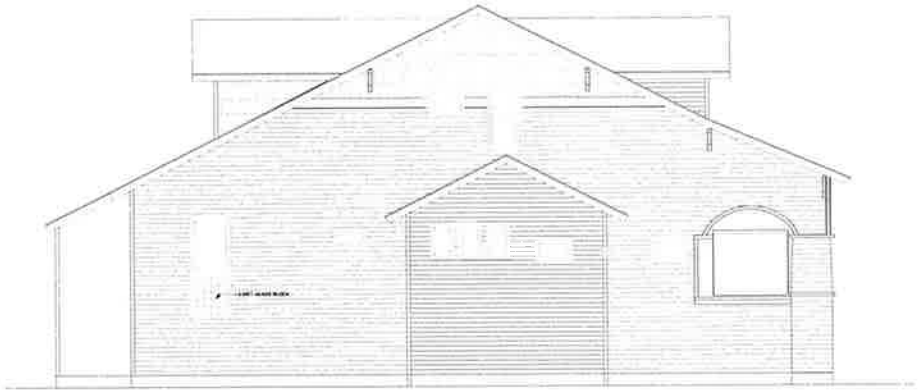


SIDE/NORTH ELEVATION

SCALE 1/4" = 1'-0"

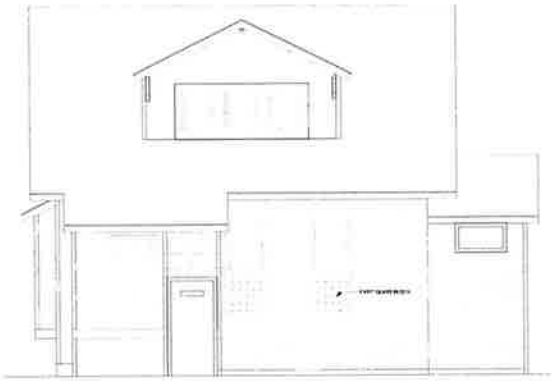
FRONT/EAST ELEVATION

SCALE 1/4" = 1'-0"



SIDE/SOUTH ELEVATION

SCALE 1/4" = 1'-0"



BACK/WEST ELEVATION

SCALE 1/4" = 1'-0"

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PROJECT NO: #Pln

MODEL FILE:
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SHEET TITLE

EXISTING ELEVATIONS

D-1

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EXIST. SIDE/SOUTH FACADE

SCALE 1/8" = 1'-0"

EXIST. SIDE/NORTH FACADE

SCALE 1/8" = 1'-0"

EXIST. SIDE/NORTH FACADE

SCALE 1/8" = 1'-0"

EXIST. SIDE/SOUTH FACADE

SCALE 1/8" = 1'-0"

EXISTING BACK/WEST FACADE

SCALE 1/8" = 1'-0"

EXSTING. FRONT FACADE, SOUTH SIDE

SCALE 1/8" = 1'-0"

EXISTING FRONT FACADE

SCALE 1/8" = 1'-0"

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EXISTING EXTERIOR
PHOTOS

D-2

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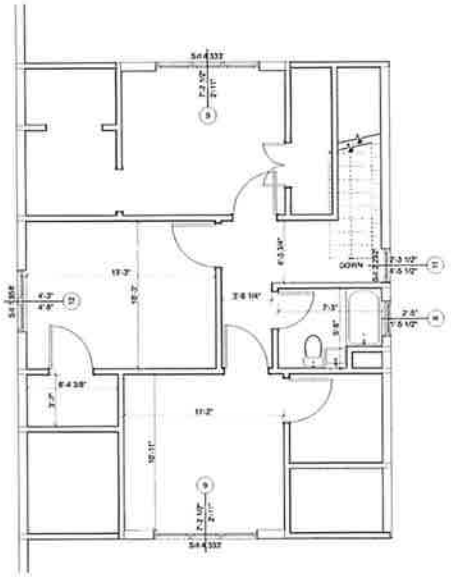
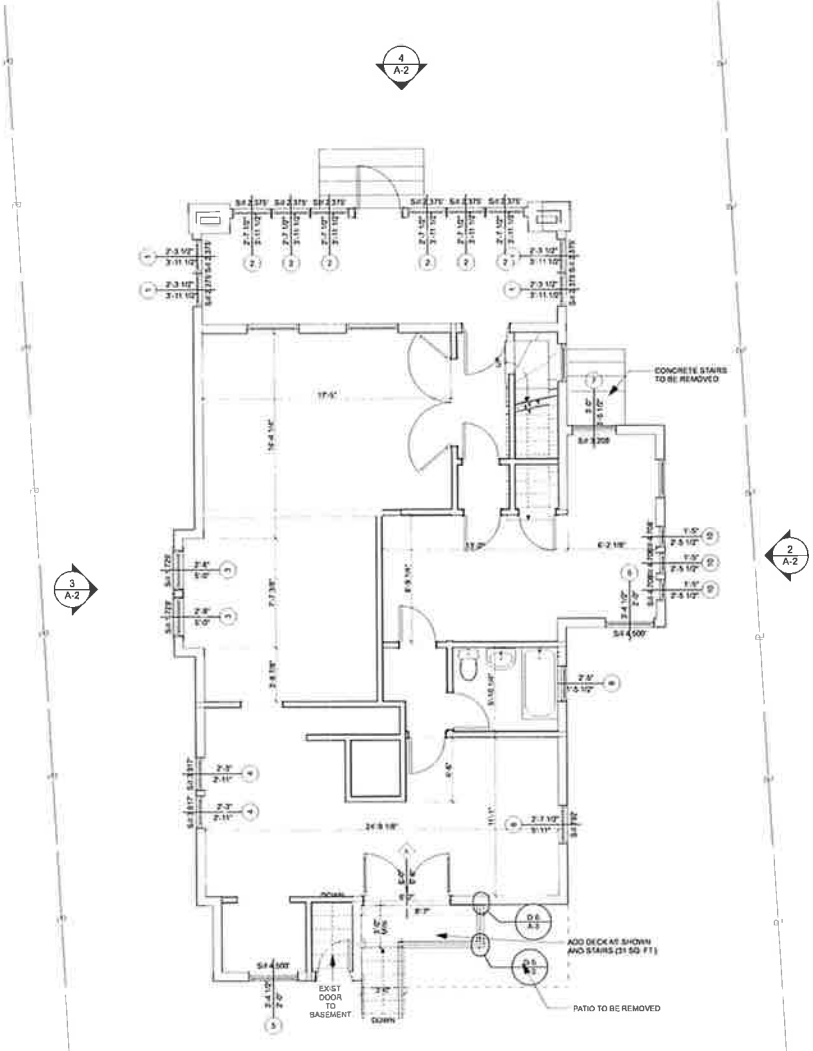


SECOND FLOOR

SCALE 1/4" = 1'-0"



FIRST FLOOR

SCALE 1/4" = 1'-0"

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FLOOR PLANS

A-1

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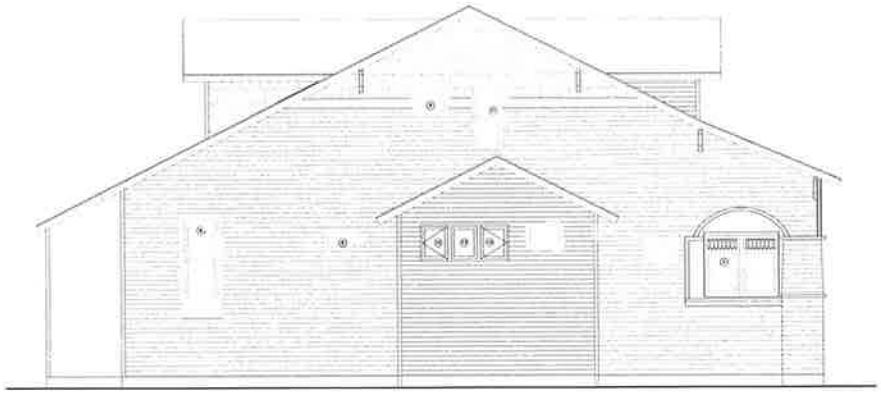
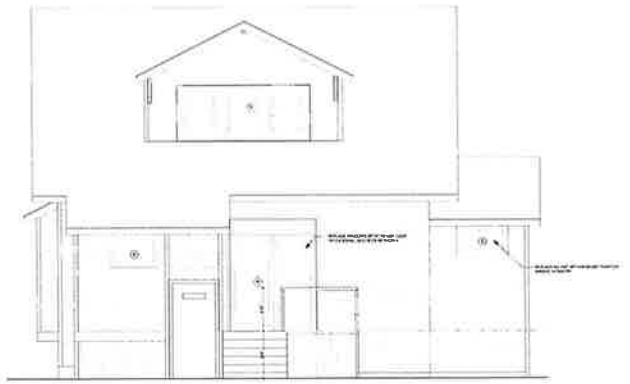
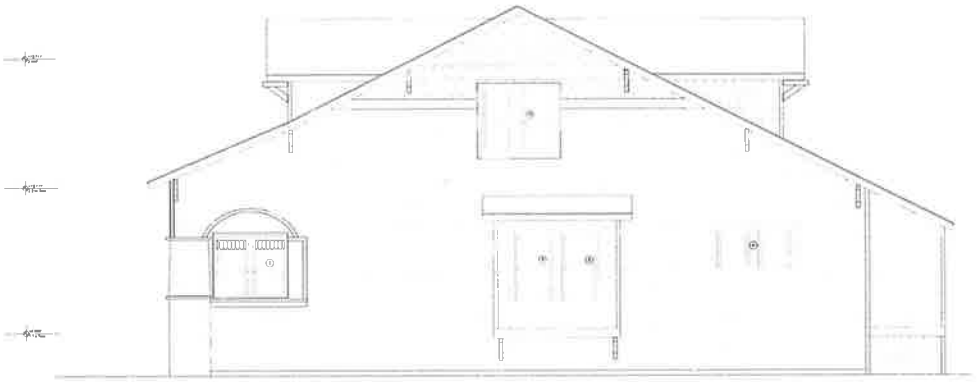


SOUTH ELEVATION



BACK / WEST ELEVATION

FRONT / EAST ELEVATION



NORTH ELEVATION

EXISTING TRIM TO BE REUSED.
IF TRIM NEEDS TO BE REPLACED,
NEW TRIM TO MATCH EXISTING

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PROPOSED NEW
ELEVATIONS

A-2

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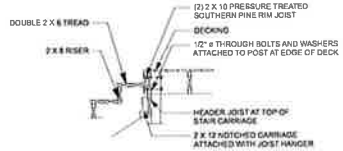
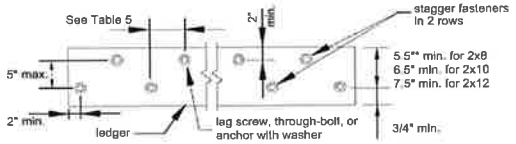
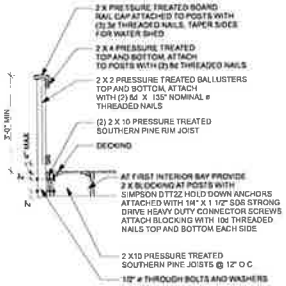


STAIR WITH NOTCHED CARRIAGE

SCALE 1/2" = 1'-0"

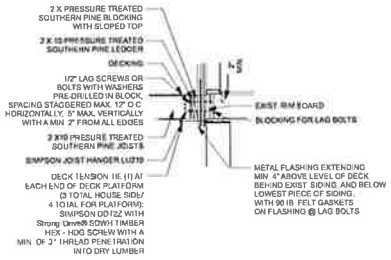


LEDGER BOARD LAG BOLT LAYOUT



DECK RAILING

SCALE 1/2" = 1'-0"

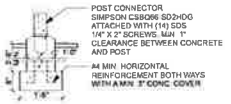


DECK LEDGER DETAIL

SCALE 1/2" = 1'-0"

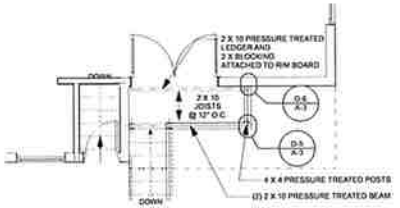
DECK POST TO BEAM CONNECTION

SCALE 1/2" = 1'-0"



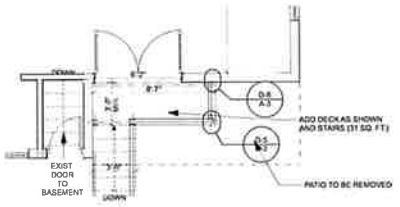
DECK POST FOOTER

SCALE 1/2" = 1'-0"



DECK STRUCTURE PLAN

SCALE 1/4" = 1'-0"



NEW DECK PLAN

SCALE 1/4" = 1'-0"

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CONSULTANTS

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BARRINGTON, IL 60010

PROJECT NO: #Pln
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DECK PLAN AND DETAILS

A-3

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NEW BACK DOOR:
FRENCH DOOR, 6'-0" W X 6'-8" H
WITH TRANSOM ABOVE
RENEWAL by ANDERSEN , DOOR NO. ISPD6068PALR
GLAZING: LOW E-4

WINDOW SCHEDULE

ID	QUANTITY	Nominal W x H Size	Manufacturer	Serial No	Window Type	Make	Panes	Coating	Decorative Grids/wood	Fire Exit	Frame Material	Sash Material	color exterior/ interior	Hardware Set	3D Front View	Remarks
		2'-7 1/2"x1'-7 1/4"	EXIST TO REMAIN	Undefined	--	--	--	--	--	--	--	--		--		--
		3'-7 1/4"x5 1/2"	EXIST TO REMAIN	Undefined	--	--	--	--	--	--	--	--		--		--
		2'-7 1/2"x1'-7 1/4"	EXIST TO REMAIN	Undefined	--	--	--	--	--	--	--	--		--		--
1	2	2'-3 1/2"x3'-11 1/2"	ANDERSEN	CUSTOM INSERT. DK 244SH2449	SINGLE HUNG	Renewal	Double	Low E-4	☒	☐	Fibrex	Fibrex	white/white	Undefined		Price option - (2) WDH2442 all to be priced with decorative detail option
2	6	2'-7 1/2"x3'-11 1/2"	ANDERSEN	244SH2849	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
3	2	2'-8"x5'-8"	ANDERSEN	244SH2858	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
4	2	2'-3"x2'-11"	ANDERSEN	DK 244SH2430	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
5	2	3'-4 1/2"x2'-0"	ANDERSEN	3020	Awning	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
6	1	2'-7 1/2"x5'-11"	ANDERSEN	CUSTOM INSERT. 24ASH2859	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Awning to match double hung width. AWNING WILL BE A 100 SERIES. OR SINGLE HUNG MAY BE 5'11 TALL
7	1	3'0"x3'-5 1/2"	ANDERSEN	CEW1251 3059	Casement	Renewal	Double	Low E-4	☒	☒	Fibrex	Fibrex	White/white	Undefined		Egress window, pink glass to match decorative detail on elevation
8	2	2'-5"x1'-5 1/2"	ANDERSEN	2616	Awning	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
9	2	7'-2 1/2"x7'-11"	ANDERSEN	3X 2HSH2430	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
10	3	1'-5"x2'-3 1/2"	ANDERSEN	1629	Casement	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Gasped unit if available
11	1	2'-3 1/2"x4'-5 1/2"	ANDERSEN	244SH2449	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined
12	1	4'-3"x6'-8"	ANDERSEN	DK 244SH2466	SINGLE HUNG	Renewal	Double	Low E-4	☐	☐	Fibrex	Fibrex	white/white	Undefined		Undefined

WINDOW SCHEDULE

SCALE 1 | 34

Big Yellow Dog
ARCHITECTURE & DESIGN
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kglynn@bigyellowdogarchitecture.com
www.bigyellowdogarchitecture.com

CONSULTANTS

ZONTA
RESIDENCE
652 SOUTH HOUGH STREET
BARRINGTON, IL 60010

PROJECT NO: #Pln
MODEL FILE:
Schematic Design bon bon bon

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SHEET TITLE
WINDOW SCHEDULE

A-4

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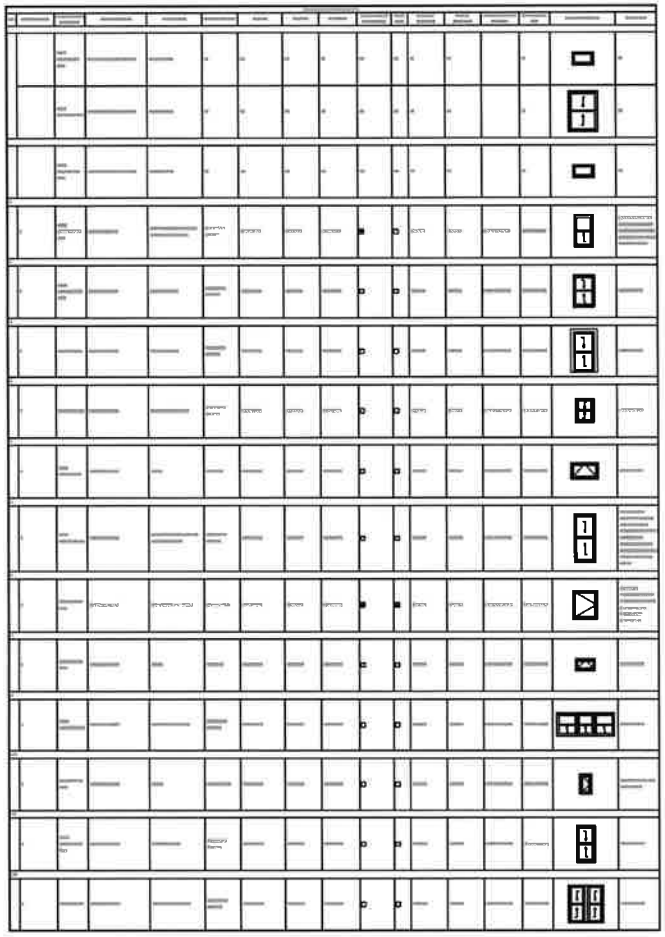
ARCHITECTURE & DESIGN

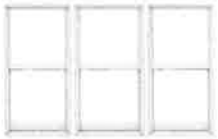
ZONTA RESIDENCE
REREPLACEMENT WINDOWS



WINDOW SCHEDULE

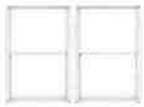
WINDOW 1

REQUESTED LEADED GLASS DETAIL DRAWING



WINDOW 2

WINDOW 3



WINDOW 4

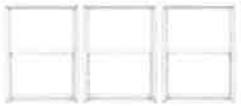
WINDOW 5

WINDOW 6

WINDOW 7
(EGRESS WINDOW)

REQUESTED LEADED GLASS DETAIL DRAWING

WINDOW 8



WINDOW 9

WINDOW 10

WINDOW 11

WINDOW 12

DOOR A

PROPOSED WINDOWS PICTURES

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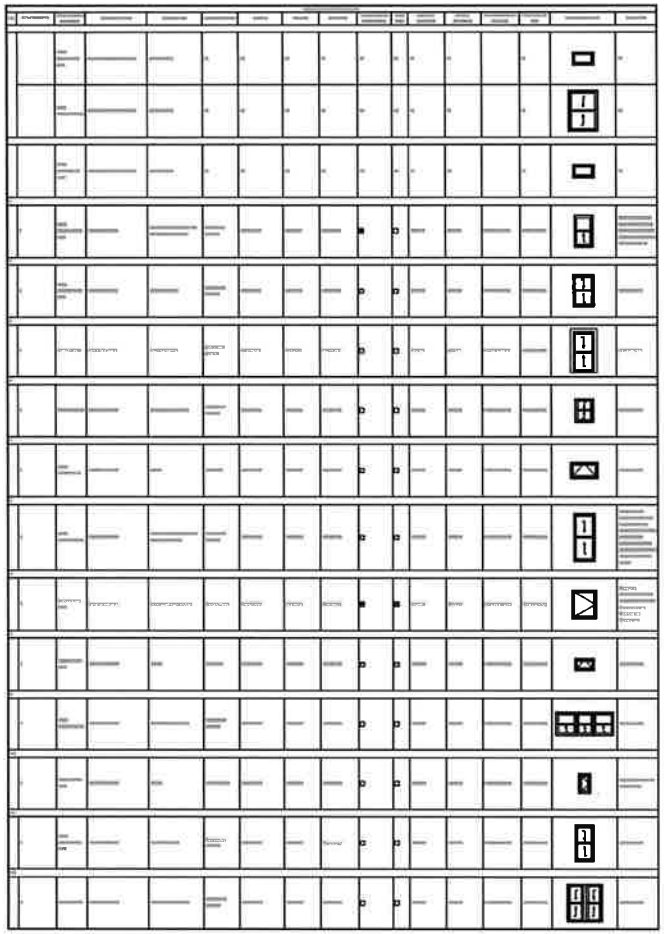
Big Yellow Dog

ARCHITECTURE & DESIGN

ZONTA RESIDENCE
REREPLACEMENT WINDOWS



WINDOW SCHEDULE

WINDOW 1

REQUESTED LEADED GLASS DETAIL DRAWING

WINDOW 2

WINDOW 3

WINDOW 4

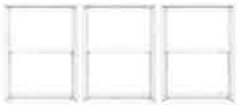
WINDOW 5

WINDOW 6

WINDOW 7
(EGRESS WINDOW)

REQUESTED LEADED GLASS DETAIL DRAWING

WINDOW 8



WINDOW 9

WINDOW 10

WINDOW 11

WINDOW 12

DOOR A

PROPOSED WINDOWS PICTURES

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BARRINGTON
Be Inspired.

January 12, 2026

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

Re: ARC 25-13, 652 S. Hough Street

Dear President Moran 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-7 Two-Family Residential District/Historic Overlay District.

December 11, 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 Sheperd motioned to recommend approval of ARC 25-13 subject to the conditions of the staff report and Commissioner Connolly seconded the motion. The motion carried, 5-0.

Respectfully Submitted,
Katie Rivard, Village Planner

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

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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

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F. (847) 381-2165

FIRE
T. (847) 304-3600
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Architectural Review Commission Staff Report

MEETING DATE: December 11, 2025 – Final Review
PREPARED BY: Katie Rivard, Village Planner

ARC 25-13: 652 S. Hough Street – HISTORIC/CONTRIBUTING

The Petitioners are requesting the approval of a Certificate of Appropriateness for exterior modifications including removing an exterior door from a first-floor bedroom on the front façade of the structure and replacing it with a window, adding a new exterior door at the rear of the structure, and replacing some of the windows that were partially filled with glass block and/or window air conditioning units, and replacing the front porch glass windows with double hung windows. The property is zoned R-7 Two-Family Residential District/Historic Overlay District.

PROPERTY OWNER: Elizabeth Zonta, 652 S. Hough Street, Barrington, IL 60010
APPLICANT: Kathleen Glynn, 208 Sturtz Street, Barrington, IL 60010 and Elizabeth Zonta, 652 S. Hough Street, Barrington, IL 60010
ARCHITECT: Kathleen Glynn

STAFF RECOMMENDATIONS

1. **The ARC should review the proposed removal of the exterior door on the front façade and the window that will replace it.**
2. **The ARC should review the proposed double-hung windows for the front porch.**
3. **All new windows must be approved for use in the Historic District.**
4. **The flooring for the rear landing should be tongue and groove flooring, not decking boards. All stairs must be full treads, not decking boards.**
5. **No changes to exiting siding or cornice detailing is proposed except for limited siding patching to match the existing siding. All siding patching should be feathered into the existing.**
6. **Existing trim to be reused. If new trim is needed, the new trim must match the existing.**
7. **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 25-13 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 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 Petitioners are proposing exterior modifications that include removing an exterior door from a first-floor bedroom on the front façade and replacing said door with a window, adding a new exterior door at the rear of the structure with a small deck and stairs, replacing windows that were partially filled with glass block and/or window air conditioning units, and replacing the front porch glass windows with double hung windows. Double hung windows are common on Craftsman style homes. The proposed modifications generally maintain all of the original and existing detailing. 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 Petitioners are not proposing any alterations that seek to create a false sense of history. The proposed exterior modifications, specifically the removal of the second exterior entrance on the front facade, which is not common on Craftsman style homes, will enhance the structure and appearance as a single-family residential home. It is unknown why and when this exterior door was added. 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 modifications. 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 Petitioners are not proposing to remove any historic materials. Most Craftsman style homes have open front porches. The Petitioners are proposing to remove the glass panes that enclose the front porch and replace them with double hung windows that will match the rest of the house. Double hung windows on Craftsman style homes are common. 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 Petitioners are not proposing to modify the existing architectural features and is proposing to replace an exterior door on the front façade with a window that will complement the rest of the structure and replace the front glass windows with double hung windows on the front porch. 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 Petitioners are not proposing any designs or modifications that would negatively impact the historic character and appearance of the structure. The Petitioners will replace the exterior door with a window and match the existing siding. In addition, the Petitioners are proposing to replace the front porch glass panes with double hung windows, which is more common on Craftsman style homes. 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 and windows alterations 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.**
    Staff finds 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.

Big Yellow Dog

ARCHITECTURE & DESIGN

October 14, 2025

Architectural Review Committee
Village of Barrington
200 South Hough Street
Barrington, IL 60010

RE: Request for window replacement and restoration

To Whom It May Concern:

My client, Elizabeth Zonta, purchased her home at 652 South Hough Street in February, 2025. Her house is a contributing structure in the Village's historic district. She is planning to replace many of the windows with historically correct, but more environmentally friendly windows.

The house was built in 1927. It is a 1 ½ story craftsman style bungalow with clapboard siding, exposed triangular knee braces, dormers on the east and west, and a front porch with tapering piers.

Ms. Zonta plans to keep some of the original windows. These are double hung and have a leaded glass detail at the top of the upper sash, or they are fixed windows, rectangular in shape with the same detail. The double hung windows are being restored. The paint is to be removed and the missing counter weights are to be replaced.

The other existing windows on the house are a mix of double hung windows, some of which have been partially filled with glass block and window air conditioners, awning windows with glass block on the bottom half, or casement windows. The front porch openings were filled with fixed glass in the 1970s leaving the front porch too warm to be usable most of the late spring, summer and early fall.

Previously the house was also a doctor's and dentist's office. When the house was retrofitted in the 1970s an exterior door was added to a bedroom on the first floor. Ms. Zonta would like to change that door to a window and remove the concrete steps leading to the door. That would leave the house with only one egress door on the first floor.

We plan to add a second door leading to the backyard. The door is to be a French door with no divided lights to match the original double hung windows, and a small wood deck and stairs, as was likely there originally before the awning windows and glass block were installed.

All the existing trim is to remain, and any new trim that is required is to match the existing. Any siding needed to patch areas below the windows is to match the existing siding, or where possible be reused from existing siding.

Sincerely,
Kathleen Glynn, AIA

208 Sturtz Street, Barrington, IL 60010 ♦ (312) 933-9377 ♦ kglynn@bigyellowdogarchitecture.com