

The Groves Barndominium Policy

GRATA Development

GRATA, as developer and declarant of The Groves subdivision in Edwardsville, is willing to grant developer approval for metal or steel homes, otherwise known as barndominiums or barndos for short. There are, however, some additional guidelines that need to be followed in order to guarantee harmony between these buildings and more traditional structures. The primary goal of this document is to lay out said guidelines to make it easier to show what is approvable and what is not.

Roofs

- Metal roofs will be allowed, as they are a primary characteristic of this style of home.
- The roofs must be painted or of an appropriate color so as to harmonize as close as possible with colors available to composition roofs. Copper roofs will not be allowed.
- Plans for insulation/sound mitigation must be included in the submittal for approval.

Siding and Structure

- As above with roofs, metal siding and structure will be permitted.
- Colors as written in the governing documents apply to barndominium-style homes as well.
- Colors must work to highlight architectural interest and variety.

Exterior Elevations

- Items of architectural interest must be added to prevent the look of plain metal siding.
- Decks, extended patios, trim around borders or windows will all help to provide this.
- Wainscot level stone/faux stone is highly encouraged
- Sufficient window to wall ratio will be key to approval. It is preferred that street facing elevations have no less than a 20% window to wall area.
- Landscaping will be important in the approval process as well. Depth and verticality are keys to making these structures appear more homelike and less like a commercial structure.

Would not be approved





Would be approved



