

**PRELIMINARY GUIDELINES**  
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**HISTORIC METHODIST CAMPGROUND**

Goals for **17 Kingsley** in order to work toward Net Zero energy use:

1. Tight building envelope:
  1. Double roof/wall construction to maintain character and materials of original exterior walls (R-60 roof and R-35 walls and floor, if possible)
  2. Insulation under floor structure (R-35 floor)
  3. Airtight moisture barrier around entire cottage; this will require full removal and reinstallation/replacement of existing exterior siding and roofing.
  4. Thermally broken windows and doors
  5. 2. Passive Energy Efficiency
2. Window treatments
  1. Light shelf?
  2. increase overhangs where possible
3. Thermal mass
  1. Trombe wall?
4. Passive ventilation
  1. Take advantage of raised cottage to create convective current through cottage
5. Energy/Resource Efficient Systems and Fixtures:
  1. Energy Star fixtures
  2. Low-flow plumbing fixtures
  3. LED lighting
  4. ERV (energy recovery ventilator) HVAC system
  5. Solar hot water
  6. Photovoltaic electricity from PV array.
    1. Orientation of existing structure not ideal for PV orientation towards south
    2. Consider remotely located PV array
  7. Geothermal heat pump system (requires extensive excavations/initial cost, but is extremely efficient and low cost once installed)

8. Gray water system
9. Compositing toilets system
10. Recycled materials
  1. Emphasize reuse of as much of existing cottage as is possible
  2. Emphasize use of recycled materials
  3. Emphasize use of locally produced materials
  4. Recycle/Salvage as much material that is removed as is possible
11. Low VOC insulation, paints and sealants
12. Landscaping
  1. Xeriscaping
13. Introduce camp-wide organic/inorganic waste recycling
14. Introduce camp wide low-emitting/electric vehicle parking /charging facility
15. New energy efficient site lighting
  1. Low/No light pollution outdoor lighting fixtures
  2. Occupancy sensors
16. Promote camp's proximity
  1. to nature
  2. to public transit
  3. to urban density

Goals for **17 Kingsley** in order to work toward ADA compliance:

1. Ramps for access to raised cottages
  1. Low/zero threshold entrances
2. Fully accessible bedroom, bathroom and kitchen on first floor
  1. ADA compliant plumbing fixtures and counter heights
  2. ADA compliant mounting of electrical devices
  3. No carpet

Other

1. Conduct testing and remediate where necessary for the health and safety of all occupants related to asbestos removal, mold, mildew, air quality, allergens, etc.
2. Develop timeline of all improvements to date and track going forward.

Resources:

JLK Architects, Patrick Coleman Group, Allan Environmental, Howard Reiss Service Master