



A Milledge Road Garden ca. 1921

### Table of Contents

Setback  
 Spacing  
 Driveway, Offstreet Parking and  
 Walks  
 Landscaping  
 Fences and Walls  
 Garages, Outbuildings, and Site  
 Features  
 Outdoor Lighting  
 Appurtenances

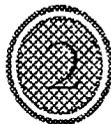
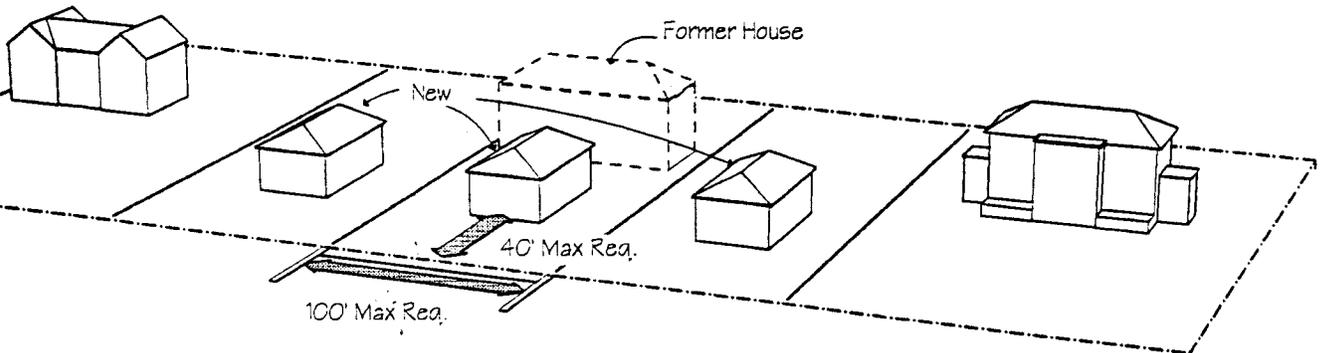
The character of Summerville is made up, not only of architecture, but also of the site that surrounds the building. Much of the distinctive quality of the neighborhood comes from the landscaped borders, foundation plantings, tall shade trees, spacious lawns and colorful flower beds. Outbuildings, walks, lighting, driveways, and parking areas also all play an important part in defining the setting for individual properties. For these reasons, site design guidelines are addressed in this chapter and apply to both new construction and rehabilitation.

## Setback

Setback is the distance between the building wall and the property line or right-of-way boundary at the front of the lot. Setbacks in Summerville vary greatly according to the subareas and streets. In most instances, the length of the setback relates to the size of the lot and house and increases as they do.

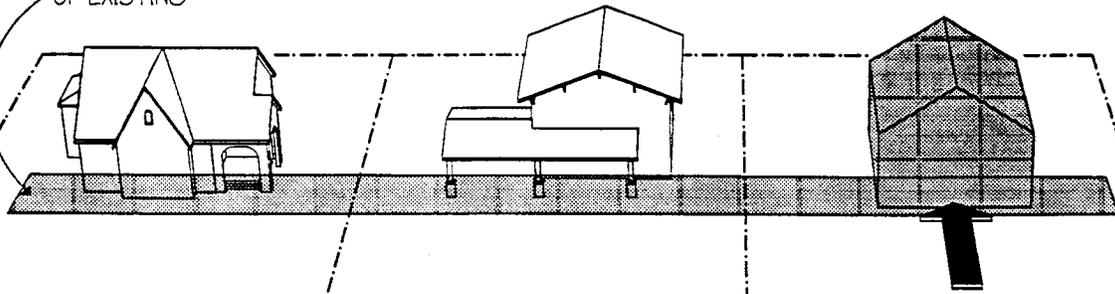


Existing zoning may allow new construction setback and spacing that does not relate to existing historic houses and this provision may need to be increased in some instances.



Locate new construction between 85 and 115 percent of the average front setback distance from the street established by the existing adjacent historic residences. If all of the buildings in the block have the similar setbacks, respect that line.

SETBACK ZONE +/- 15% OF EXISTING

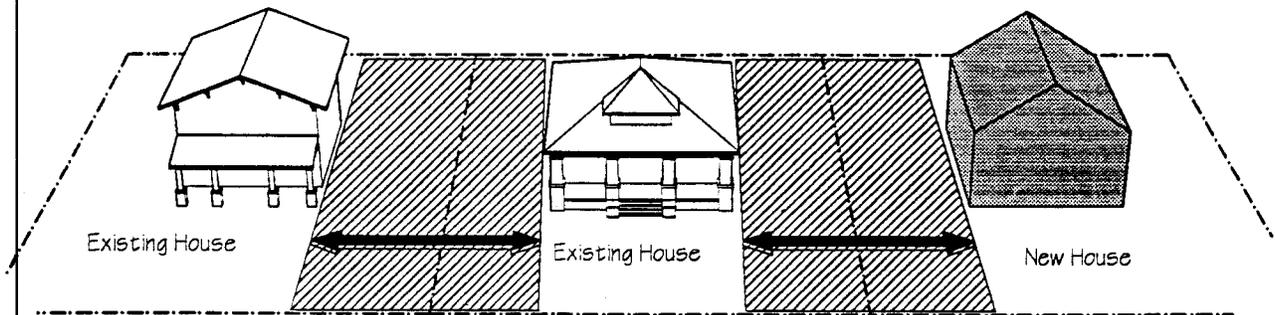


## Spacing

Spacing refers to the side yard distances between buildings. As with setback, spacing in Summerville depends on the subarea and there are three general sizes of spacing as already noted.



Spacing for new construction should be within 15 percent of the average distance between existing houses on the block to respect the rhythm of the street. If all of the existing buildings have the same spacing, use that spacing for siting the new building.

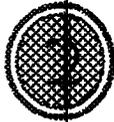


## Driveways, Offstreet Parking, and Walks

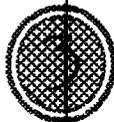
Providing circulation and parking for the automobile on private sites in Summerville can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials for both driveways and private walks can help reinforce the character of the district or detract from it. Strategically placed landscaped screening can also help reduce the strong visual impact that on-site parking areas can create.



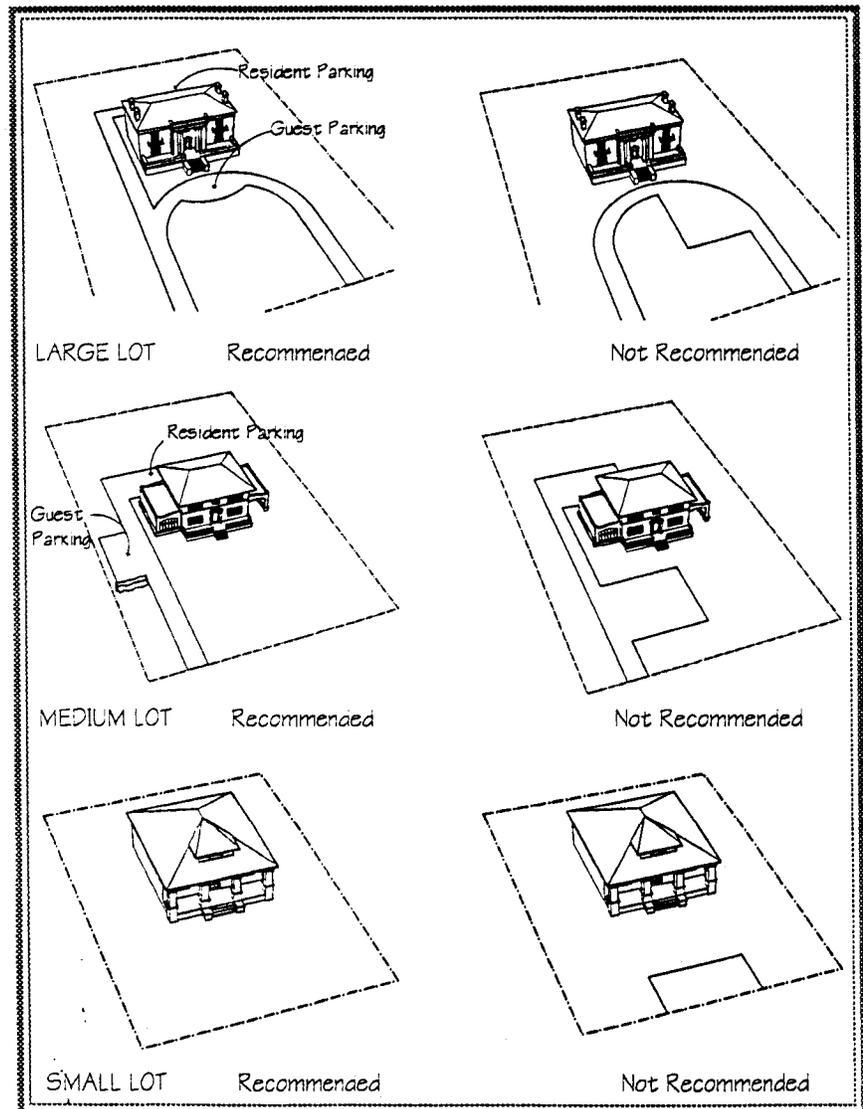
Driveways in general should be located only on large or medium size lots that can accommodate such a feature.



Avoid placing driveways on small narrow lots if the drive will have a major visual impact on the site.



New parking should be located to the sides and rears of existing houses and should be screened with landscaping if the area is prominently visible from a public-right-of-way.



## Driveways, Offstreet Parking, and Walks



Semicircular driveways with two entry points on the front of the lot are appropriate only on larger lots with a large street frontage, and where the house has a deep setback. Semicircular driveways should be placed only on lots located on streets that have similar arrangements on neighboring properties.



Large paved areas for parking should not be placed in the front yard of any sized properties except extremely large and lots with deep setbacks.



Retain existing historic paving materials used in walks and driveways, such as brick and concrete.



Replace damaged areas with materials that match the original paving.

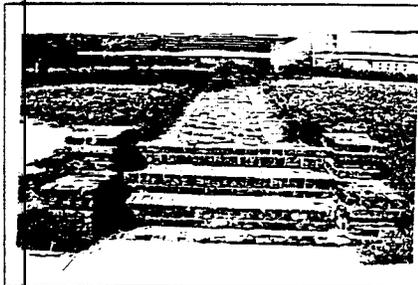


ABOVE:

Circular driveways may be appropriate on larger lots and may enter the front or into a porte cochere along the side of the house.

BELOW:

Materials for walls and steps differ throughout the district and their design may relate to the style and ornamentation of the house.



## Driveways, Offstreet Parking, and Walks



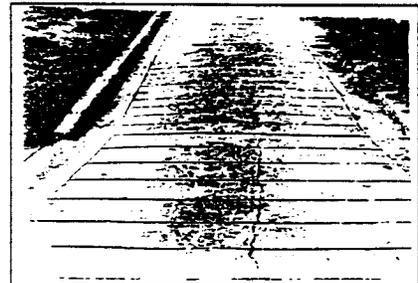
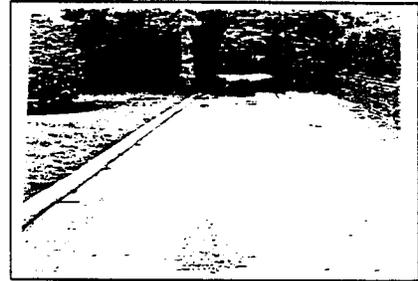
Insure that new paving materials are compatible with the character of the area. Brick pavers in traditional patterns and scored concrete are examples of appropriate applications. Color and texture of both surfaces should be carefully reviewed prior to installation. Avoid large expanses of bright white or gray concrete surfaces.



Consider using the identical or similar materials or combination of materials in both walks and driveways.



Avoid demolishing historic structures to provide areas for parking.



*Appropriate driveway materials vary throughout the district and include asphalt, concrete, scored concrete, stone pavers, brick pavers, and strips of brick or concrete with a brick or grass infill strip.*



## Landscaping

Landscaping of private sites is a critical part of the historic appearance of Summerville. Like setback and spacing, the character of the landscaping treatments changes throughout the district. Many properties have extensive landscaping in the form of trees, foundation plantings, shrub borders and flower beds. On some streets, the dominant condition is open front lawns while others have more extensive screening and mature plantings.

1 Retain existing trees and plants that help define the character of the district. Replace diseased/ dead plants and trees with appropriate species.

4 When planning new landscaping, repeat the dominant condition of the street in terms of landscaped borders and heights of screening.

2 Install new landscaping that is compatible with the existing neighborhood and indigenous to the area.

5 Limit the amount of landscaping in the front yard of small lots in order to retain the neighborhood scale of landscaping to the size of the house.

3 When constructing new buildings, identify and take care to protect significant existing trees and other plantings.

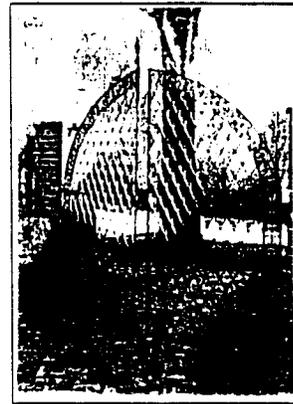


Landscaping features vary throughout the district and within some sites. Conditions range from spacious, open lawns, to partially enclosed areas with low shrubs to more densely planted yards with boxwood borders.

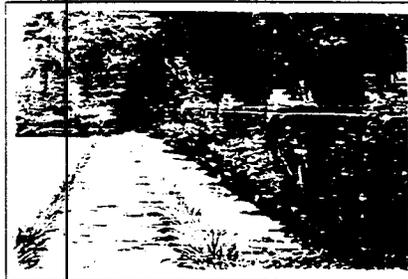
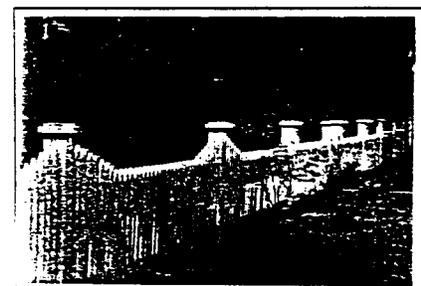
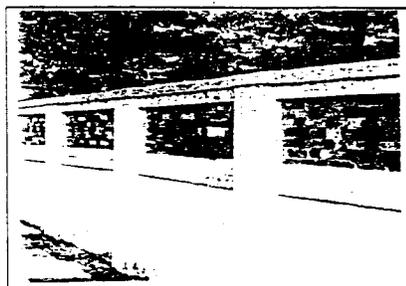
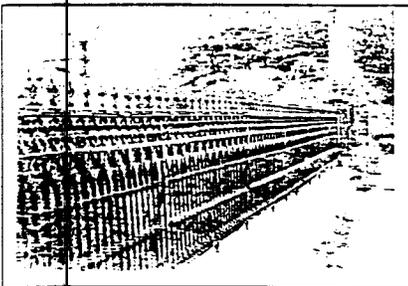
## Fences and Walls

There is a great variety of fences and walls in the district. While most rear yards and many side yards have some combination of fencing, walls or landscaped screening, the use of such features in the front yard varies. The dominant condition on some streets is where front yards are partially enclosed with fences or walls while other streets have spacious open lawns leading to the street or sidewalk edge.

The vast majority of fences or walls are constructed in such a way that they are semi-transparent and one is able to see partially through them. Some are very low while others are medium height and a few are taller than six feet. Materials generally relate to materials used on the structures on the site and may include brick, stucco, wrought iron, or wood pickets. Many of the brick walls are constructed in an alternating pattern of openings which creates a pierced wall. Other enclosures are designed with brick or stucco piers separated with a row of iron or wood fencing.



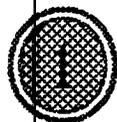
This ornate iron gate adds character to a garden.



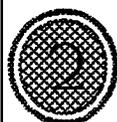
There is a wide variety of materials for fences and walls within Summerville including iron, brick, combination brick and stucco, wooden picket, and even hedges serving as walls.



## Fences and Walls



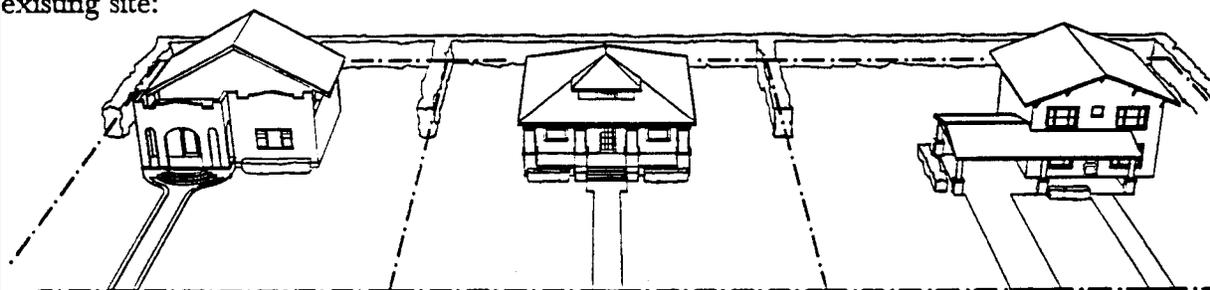
Retain traditional fences, walls and hedges. When a portion of a fence needs replacing, salvage original parts for a prominent location from a less prominent location if possible. Match old fencing in material, height, and detail. If this is not possible, use a simplified design of similar materials and height.



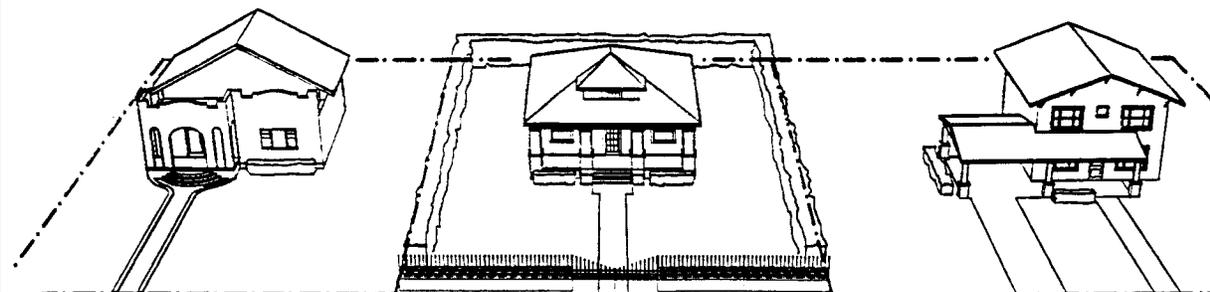
Respect the existing condition of the majority of existing lots or street in a sub-area in planning new construction or a rehabilitation of an existing site:

- If the majority of buildings on the street have a fence or wall, incorporate one into new site improvements.

- If the majority of buildings on the street have an open yard leading to the street, do not add a fence or wall to the front of the lot.



RECOMMENDED



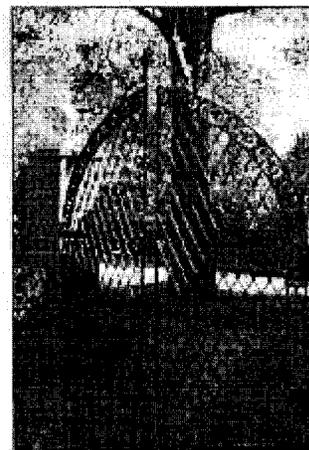
NOT RECOMMENDED

# SITE DESIGN

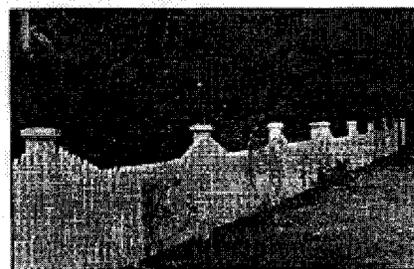
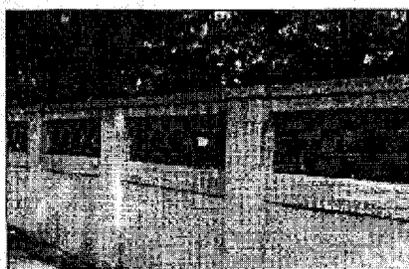
## Fences and Walls

There is a great variety of fences and walls in the district. While most rear yards and many side yards have some combination of fencing, walls or landscaped screening, the use of such features in the front yard varies. The dominant condition on some streets is where front yards are partially enclosed with fences or walls while other streets have spacious open lawns leading to the street or sidewalk edge.

The vast majority of fences or walls are constructed in such a way that they are semi-transparent and one is able to see partially through them. Some are very low while others are medium height. Materials generally relate to materials used on the structures on the site and may include brick, stucco, wrought iron, or wood pickets. *Fences and walls made of plastic, pvc, vinyl, or similar materials are not acceptable* \*. Many of the brick walls are constructed in an alternating pattern of openings which creates a pierced wall. Other enclosures are designed with brick or stucco piers separated with a row of iron or wood fencing. **NOTE:** All new fences and walls require a Certificate of Appropriateness.



This ornate iron gate adds character to a garden.



There is a wide variety of materials for fences and walls within Summerville including iron, brick, combination brick and stucco, wooden picket, and even hedges serving as walls.



---

---

## Fences and Walls



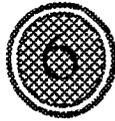
The design of new fences and walls should blend with materials and designs found in the district. Commonly used materials are brick, stucco, iron, wood and shrubby hedges. Often the materials relate to the materials used elsewhere on the property and on the structures.



The scale and level of ornateness of the design of any new walls and fences should relate to the scale and ornateness of the existing house. Simpler and smaller designs are most appropriate on smaller sized lots.



The height of the fence or wall should not exceed the average height of other fences and walls of surrounding properties. See the zoning ordinance for detailed requirements.



Avoid the use of solid masonry walls which visually enclose the property from surrounding more open neighboring sites.



Do not use materials such as chain-link fencing, and concrete block walls where they would be visible from the street.

---

## Garages, Outbuildings and Site Features

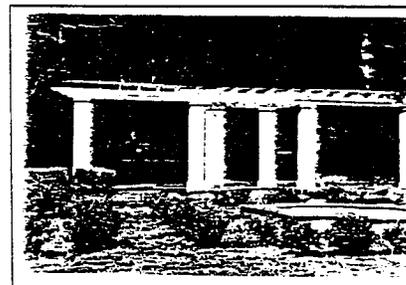
Many houses in Summerville have garages, outbuildings, and distinctive site features, particularly properties that contain a large house on a large lot. Some typical outbuildings may include garages or carriage houses or small residences built at the same time as the house. Many garages on larger properties contain additional spaces and rooms above the car storage area. Site features may vary considerably and include fountains, ponds, pools, trellises, pergolas, statues or other sculpture as well as recreational areas such as tennis or basketball courts.



Retain existing historic garages, outbuildings and site features and follow the recommendations in Chapter III: "Guidelines for Residential Rehabilitation" if undertaking any work on such site elements.



Design new garages or outbuildings to be compatible with the style of the major buildings on the site, especially in materials and roof slope.



ABOVE: Retain existing historic outbuildings.

BOTTOM: Historic features such as this pergola add character and should be preserved.

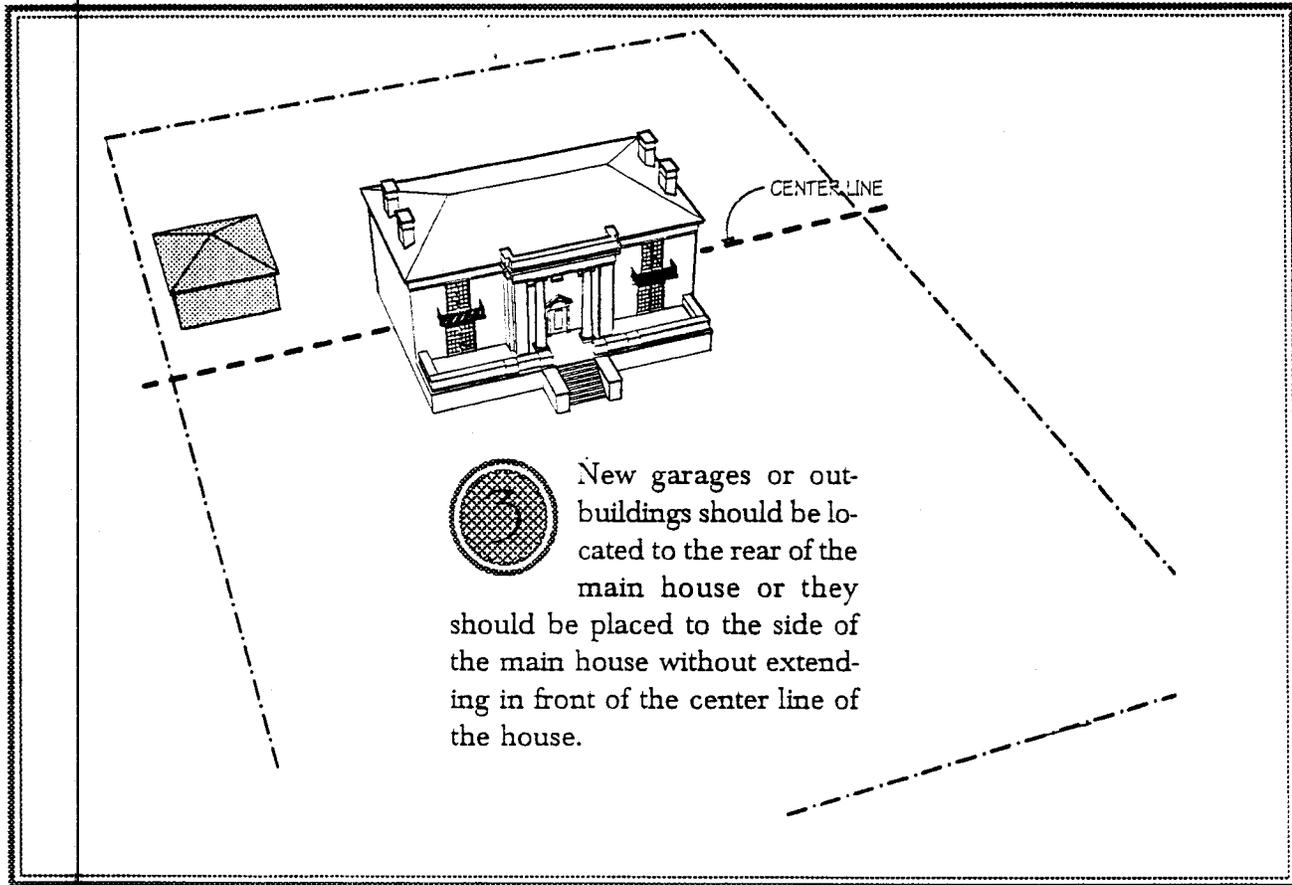
---



---

 Garages, Outbuildings and Site Features
 

---



The scale of new garages or outbuildings should not overpower the existing house or the size of the existing lot.



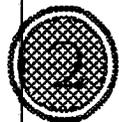
The design and location of any new site features should relate to the existing character of the property.

## Outdoor Lighting

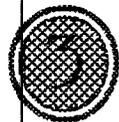
Summerville contains a rich variety of light fixtures located within individual properties. Most are electrified although a few are illuminated using natural gas. Many lots contain masonry piers crowned with ornate iron light fixtures or globes at driveway entry points. Other properties have individual lamp poles and most houses have attractive fixtures located on the house at various entry points.



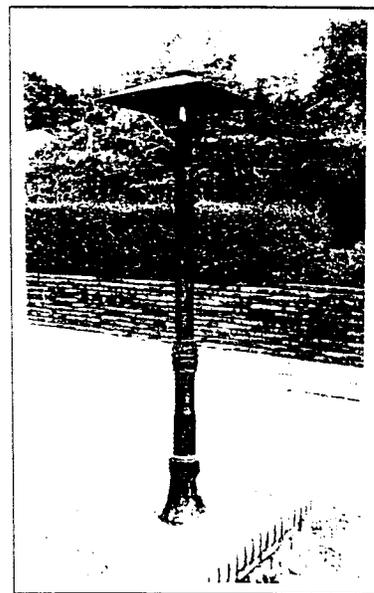
Retain and refurbish historic light fixtures where possible.



New lighting fixtures that are understated and complement the historic style of the building while providing subdued illumination are recommended.



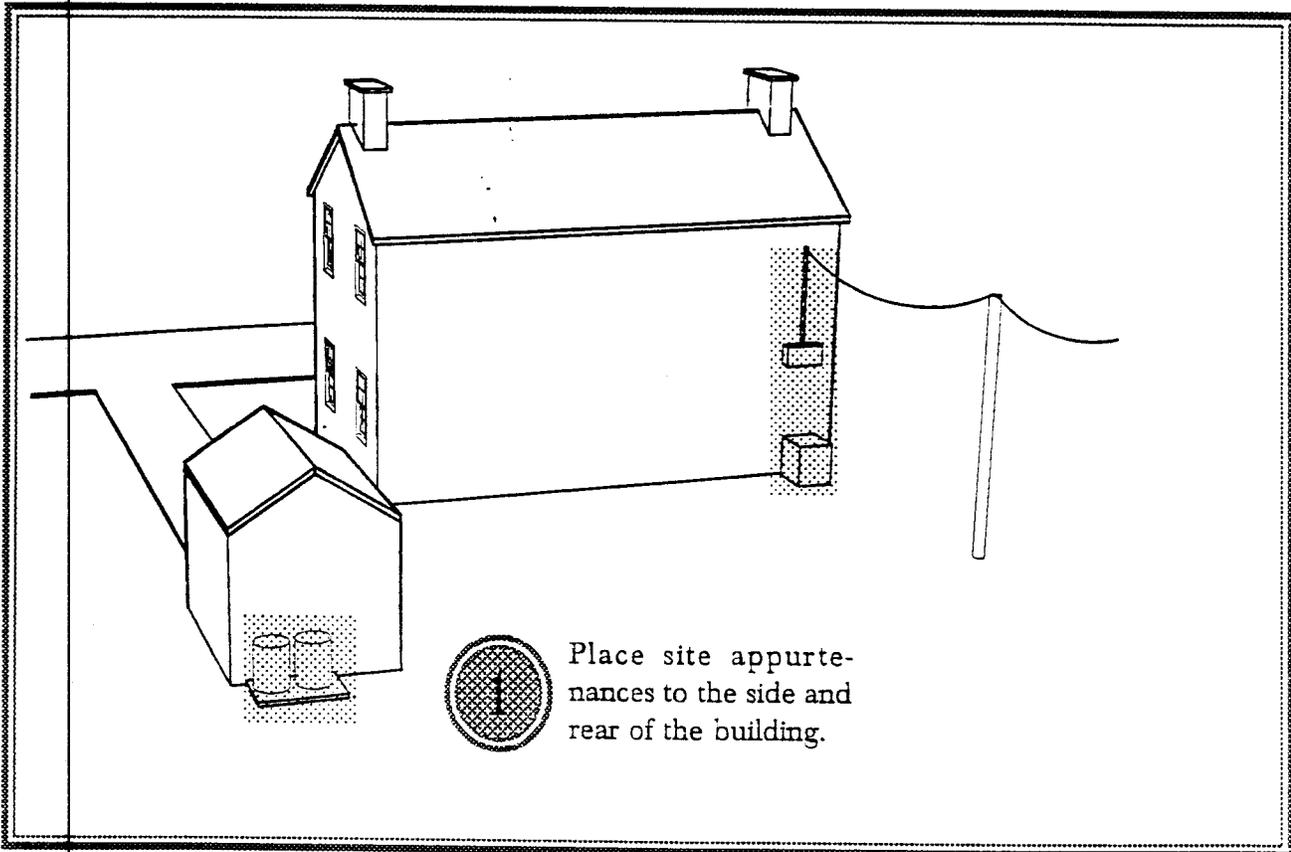
Avoid using bright floodlights and avoid lighting a site with rows of lights along driveways and walks.



Private site lighting includes a variety of interesting designs including the examples shown here.  
 TOP: Lamp above a private gate  
 ABOVE: Entry pier light  
 ABOVE LEFT: Wall mounted fixture  
 LEFT: Free-standing lamp post

## Appurtenances

Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However their placement may detract from the character of the site and building.



Screen site appurtenances with landscaping as needed.

