

Table of Contents

Massing and Building Footprint
 Complexity of Form
 Directional Expression
 Orientation
 Height and Width
 Scale
 Roof
 Openings: Doors & Windows
 Porches and Porticos
 Materials and Texture
 Color
 Architectural Details
 Guidelines For Additions

The following guidelines offer general recommendations for the design of all new buildings in Summerville's Historic District. The intent of these guidelines is not to be overly specific or to dictate certain designs to owners and designers. The intent is also not to encourage copying or mimicking particular historic styles although some property owners may desire a new home designed in a form that respects the existing historic styles of the neighborhood. In general, popularized historic styles currently used by builders such as "Williamsburg" or "Georgian" and other early periods are not appropriate for Summerville since they are not part of its architectural tradition.

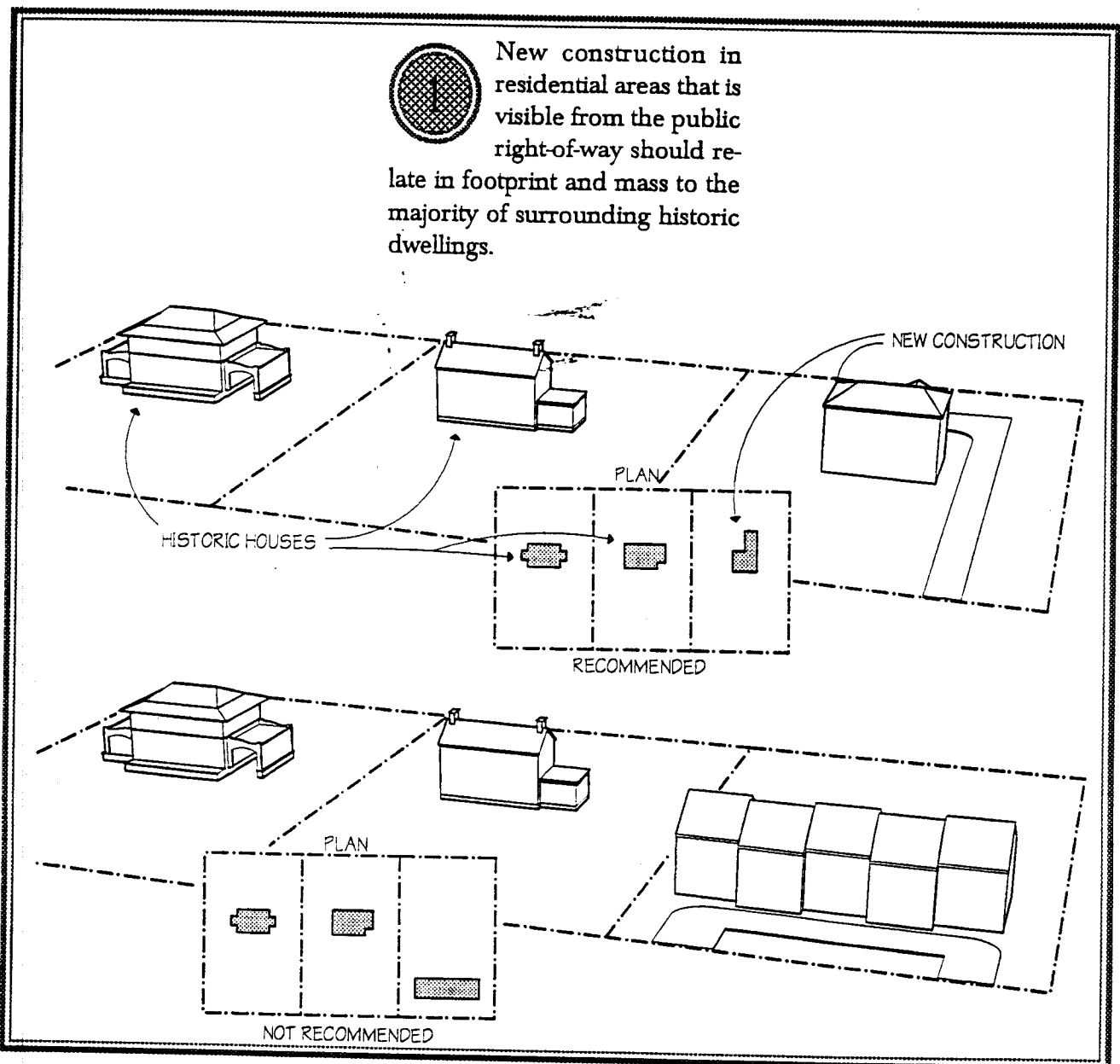
These guidelines are intended to provide a general design framework for new construction. Good designers can take these clues and have the freedom to design appropriate, new architecture for Summerville's historic district. These criteria are all important when considering whether proposed new buildings are appropriate and compatible; however, the degree of importance of each criterion varies within each area as conditions vary. For instance, setback, scale and height may be more important than roof forms or materials since there is more variety of the latter criteria on most streets.

PLEASE NOTE: The guidelines in this chapter apply only to the design of the new building itself, and Chapter II: Guidelines for Building Site should be consulted. Also, these guidelines for new construction have been developed for any new residences of Summerville. See Chapter V: Guidelines for Commercial Buildings, for advice on new commercial structures.

The guidelines in this chapter do not pertain to certain types of institutional buildings such as schools, libraries, and churches. These buildings due to their function and community symbolism usually are of a distinctive design. Their scale is often more monumental and their own massing and orientation relate to the particular use within the building. For this reason, the design of any new such institutional building in the neighborhood would not follow these residential guidelines but should relate more to traditional designs of that particular building type.

MASSING AND BUILDING FOOTPRINT

Mass is the overall bulk of a building and footprint is the land area it covers. In Summerville, there are large houses on large lots, medium-sized houses on medium sized lots and small houses on small lots. The nature of the mass will be further defined by other criteria in this chapter such as height, width and directional expression.

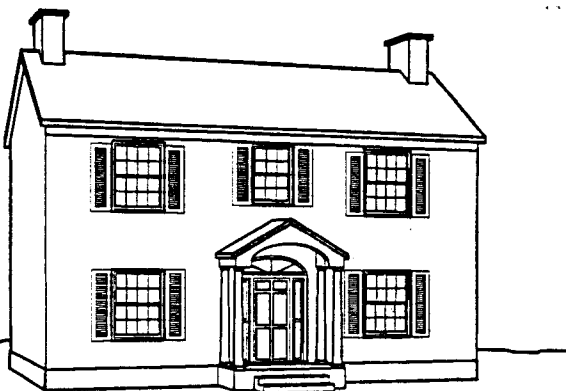


COMPLEXITY OF FORM

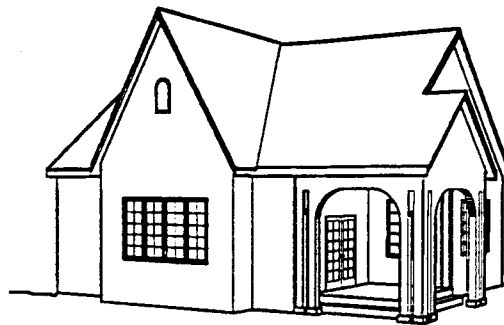
A building's form, or shape, can be simple (a box) or complex (a combination of many boxes or projections and indentations). The level of complexity usually relates directly to the style or type of building.



In general use forms for new construction that relate to the majority of surrounding residences.



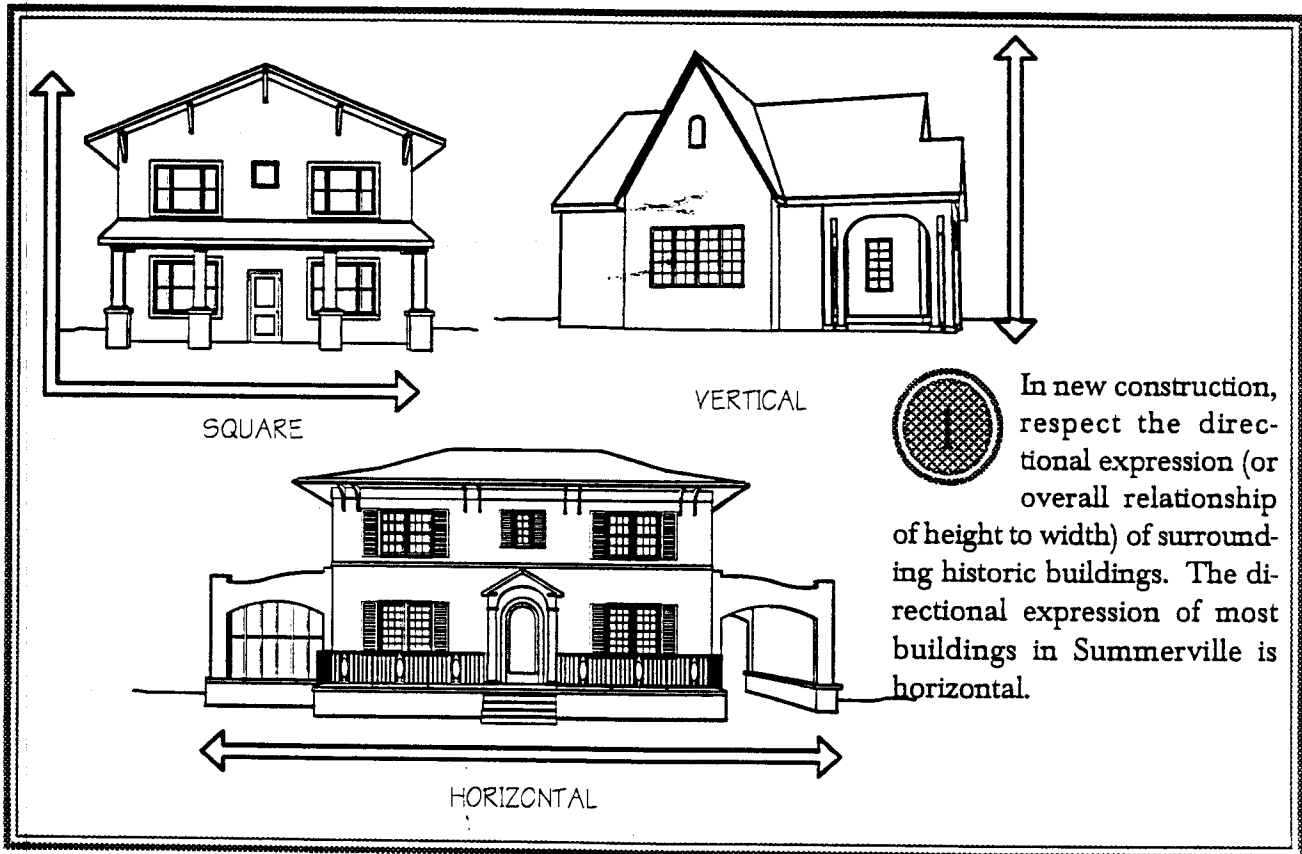
SIMPLE



COMPLEX

DIRECTIONAL EXPRESSION

This guideline addresses the relationship of height and width of the front elevation of a building mass. A building is horizontal, vertical, or square in its proportions. Residential buildings' orientation often relates to the era and style in which they were built. Twentieth century designs often have horizontal expression. From the Victorian era after the Civil War through the turn-of-the-century, domestic architecture is usually 2 or 2-1/2 stories with a more vertical expression.



ORIENTATION

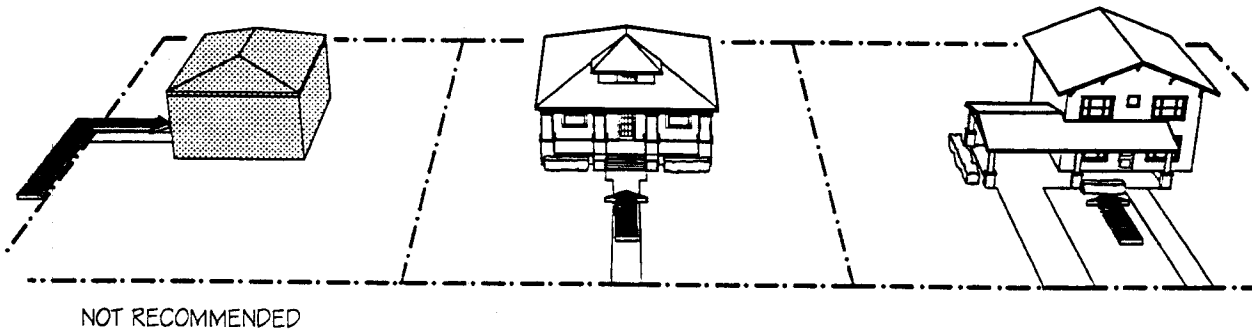
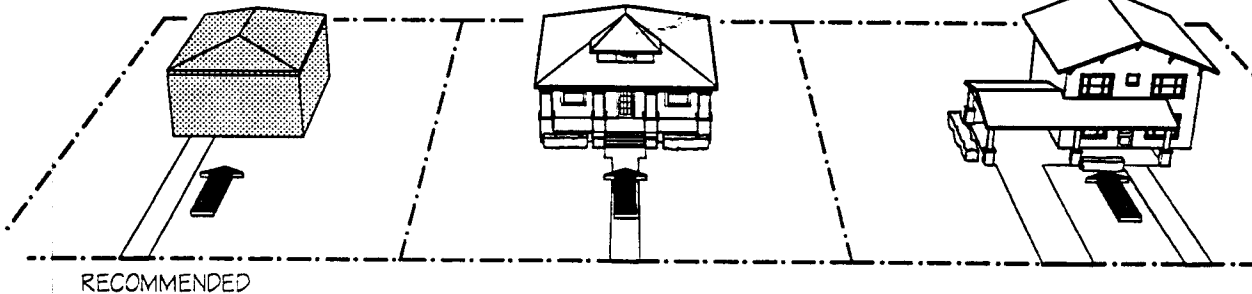
Orientation refers to the direction in which the front of a building faces.



New construction should orient its facade in the same direction as adjacent historic buildings.





Front elevations oriented to side streets or to the interior of lots should be discouraged.

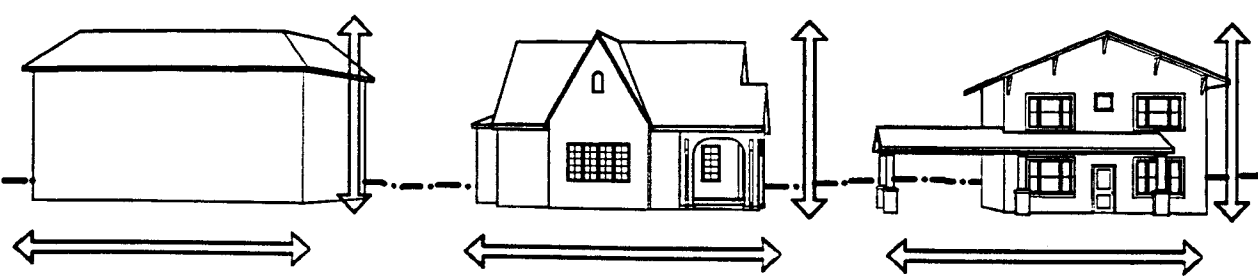


HEIGHT AND WIDTH

The actual size of a new building can either contribute to or be in conflict with a historic area. While zoning allows up to 25 feet in height, houses in the historic district for the most part range from one to three stories.

 New construction proportions should respect the average height and width of the majority of existing neighboring buildings in the district.

 The width of new construction should be proportional to the width of the lot. Large new dwellings should not be constructed on small lots.



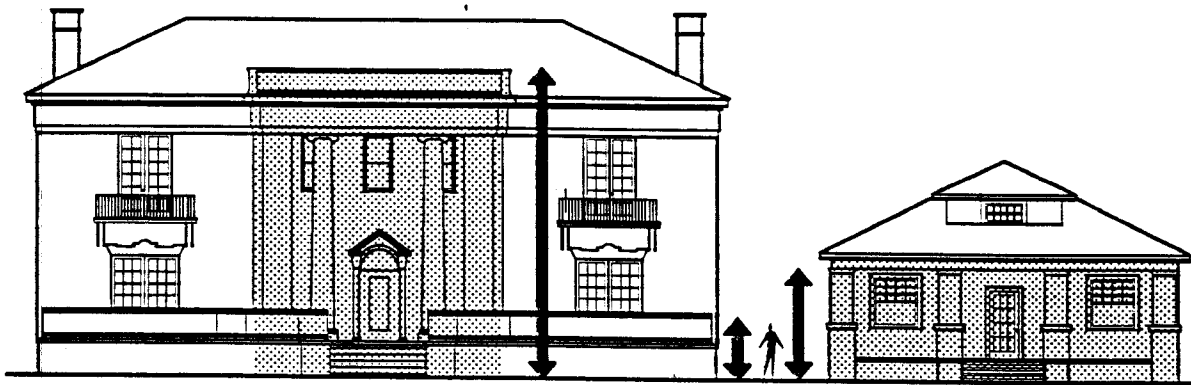
The diagram illustrates three house profiles. The first is a simple rectangular house with a flat roof. The second is a house with a gabled roof and a front porch. The third is a two-story house with a gabled roof and a front porch. For each house, a vertical double-headed arrow indicates height, and a horizontal double-headed arrow indicates width. A dashed line connects the base of the three houses, showing their relative widths and heights.

SCALE

Height and width also create scale, or the relationship between the size of a building and the size of a person. Scale also can be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Summerville, there is a variety of examples of scale. For instance a house with the same overall height and width may have monumental scale due to a two-story portico while a more human scale may be created by a one-story porch.



Provide features on new construction that reinforce scale and character of the subarea within the district, whether human or monumental, by including elements such as porches, porticos and decorative features.



Roof

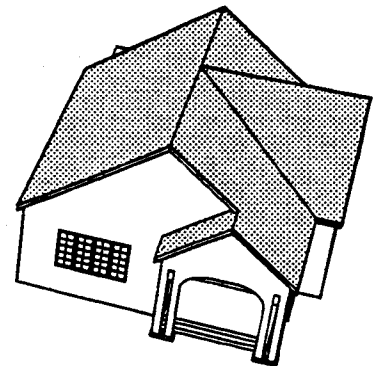
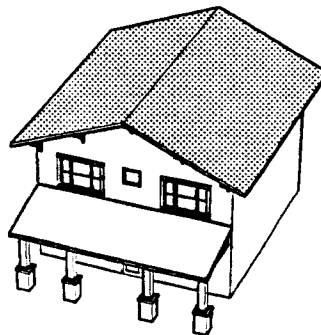
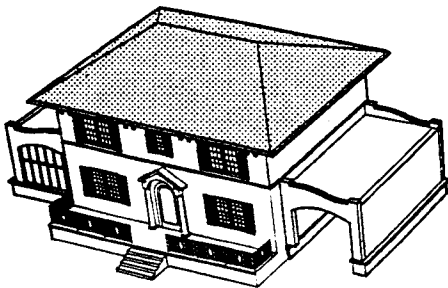
Roof design, materials and textures are prominent elements in the historic district. Common roof forms include hipped, gable, and gambrel roofs as well as combinations of the above. In general, the roof pitch is as important as roof type in defining district character. Common roof materials in the historic district include clay tiles, metal, slate and composition shingles.



When designing new houses, respect the character of roof types and pitches in the immediate area around the new construction.



For new construction in the historic district use traditional roofing materials such as clay tiles, metal or slate. If using composition asphalt shingles use textured type shingles that resemble slate or wood shingles.



Openings: Doors & Windows

Traditionally designed houses found in Summerville have distinctive window types and patterns, and doorway designs often relate to the architectural style of the historic dwelling.

1 The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent facades. The majority of existing buildings in Summerville's historic district have a higher proportion of wall area to void.

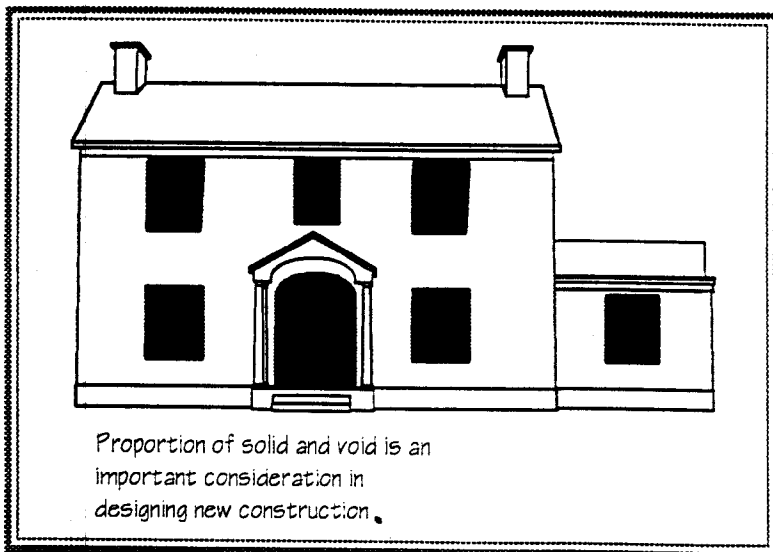
2 The size and proportion, or the ratio of width to height of window and door openings of new buildings' primary facades should be similar and compatible with those on facades of surrounding historic buildings.

3 Window types should be compatible with those found in the district, which are typically some form of double-hung or casement sash.

4 Traditionally designed openings generally have a recessed jamb on masonry buildings and have a surface-mounted frame on frame buildings. New construction should follow these methods in the historic district as opposed to designing openings that are flush with the rest of the wall.

5 Many entrances of Summerville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

6 If small paned windows are used in a new construction project, they should have true divided lights and not use clip-in fake muntin bars.

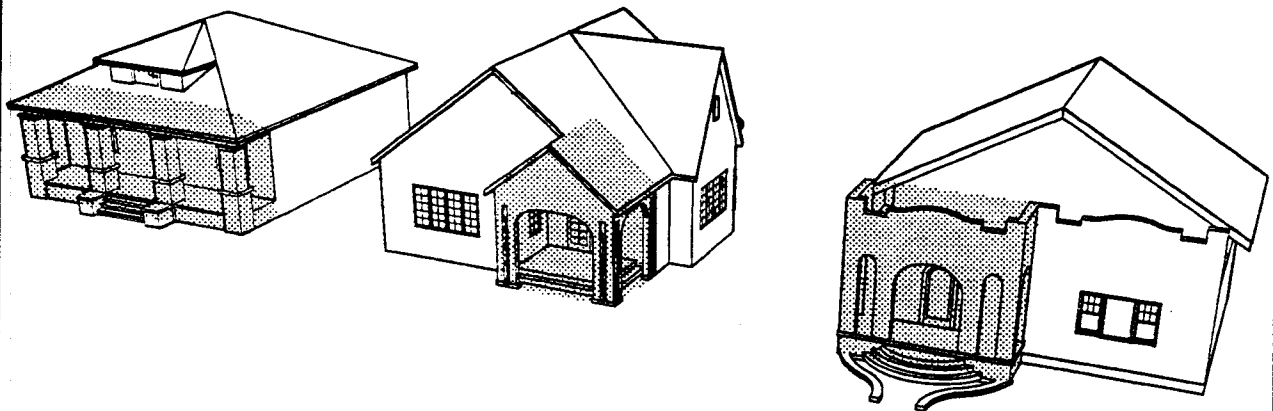


Porches and Porticos

Many of Summerville's historic houses have some type of porch or portico. There is much variety in the size, location, and types of these features and this variety relates to the different residential architectural styles.



Since porches and porticos are such a prominent part of the residential areas of the district, strong consideration should be given to including a porch or similar form in the design of any new residence in the neighborhood.



Materials and Texture

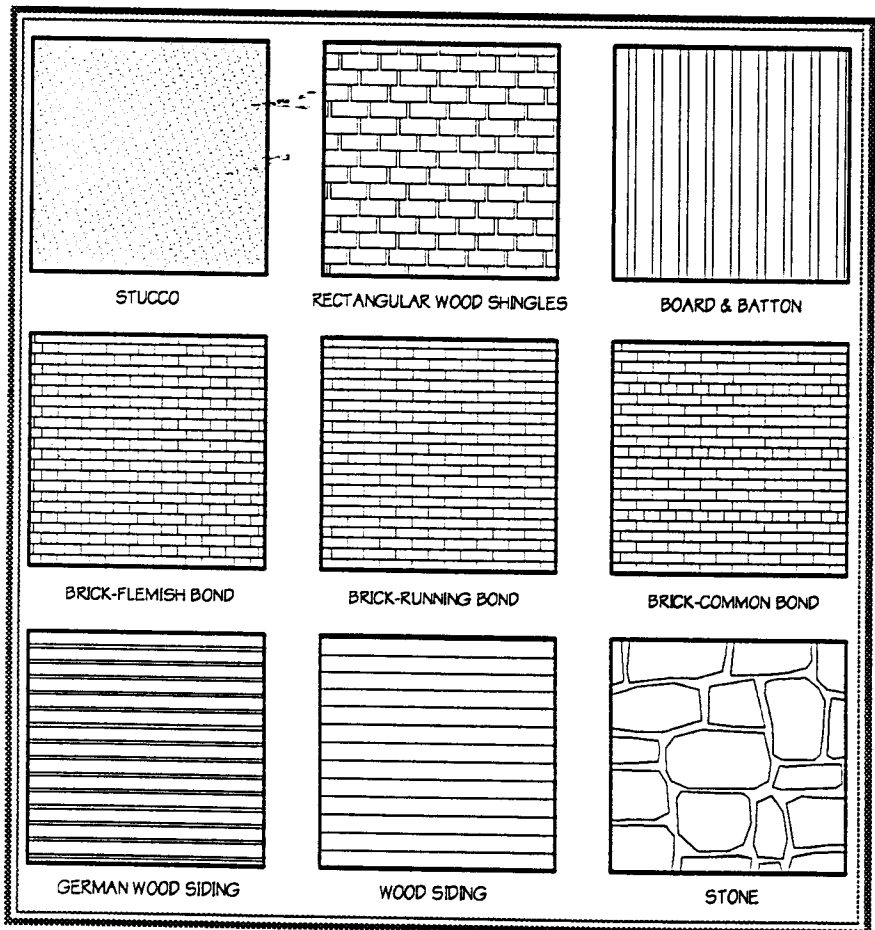
There is a rich variety of building materials and textures found throughout Summerville including stucco, brick, stone, wood siding and wood shingles. Some residences have combination of several materials depending on the architectural style of the house.

① The selection of materials and textures for a new dwelling should be compatible with and complement neighboring historic buildings.

② In order to strengthen the traditional image of the residential areas of the historic district, brick, stucco, and wood siding and shingles are the most appropriate materials for new buildings.

③ Synthetic sidings such as vinyl are not historic cladding materials in the historic district and their use should be avoided.

④ Historically based materials such as tabby are not found in Summerville's historic styles and should not be used in the district.



Color

The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings. For more information on colors traditionally used on historic structures and the placement of color on a building see Chapter III: Guidelines for Residential Rehabilitation.

Architectural Details and Decorative Features

The details and decoration of Summerville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, masonry patterns, shutters, entrance decoration, and porch elements. The important factor to recognize is that many of the older buildings in the district have decoration and noticeable details.

It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements.

The inside covers of this publication have collages of details from Summerville as do many other illustrations and photographs throughout the guidelines to serve as a source for new designs.

Guidelines For Additions

An exterior addition to a historic building may radically alter its appearance. Before an addition is planned, every effort should be made to accommodate the new use within the interior of the existing building. When an addition is necessary, it should be designed and constructed in a manner that will complement and not detract from the character defining features of the historic building.

These guidelines for additions apply to schools, churches, and other institutional buildings as well as houses and commercial buildings in the Summerville historic district. The design of new additions should follow the guidelines for new construction on all elevations that are prominently visible (as described elsewhere in this section). There are several other considerations that are specific to new additions in the historic district and are listed below.



Function

Attempt to accommodate needed functions within the existing structure without building an addition.



Replication of Style

A new addition should not be an exact copy of the design of the existing historic building. If the new addition appears to be a part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.



Materials and Features

Use materials, windows, doors, architectural detailing, roofs, and colors which are compatible with the existing historic building.



Design

New additions should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

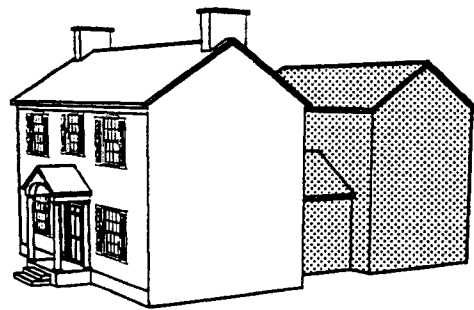
Guidelines for Additions



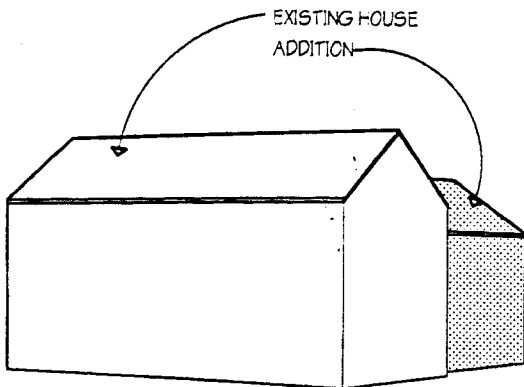
RECOMMENDED



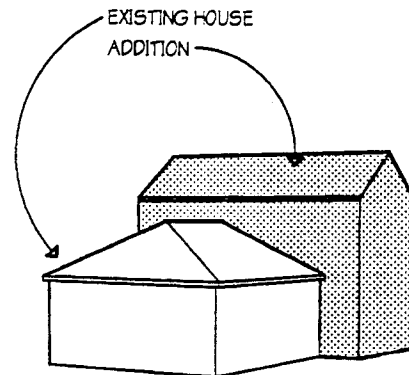
NOT RECOMMENDED



RECOMMENDED



RECOMMENDED



NOT RECOMMENDED



Attachment to Existing Building

Wherever possible, new additions or alterations to existing buildings and 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 building or structure would be unimpaired. Therefore, the new design should not use the same wall plane, roof line or cornice line of the existing structure.



Size

Limit the size of the addition so that it does not visually overpower the existing building.