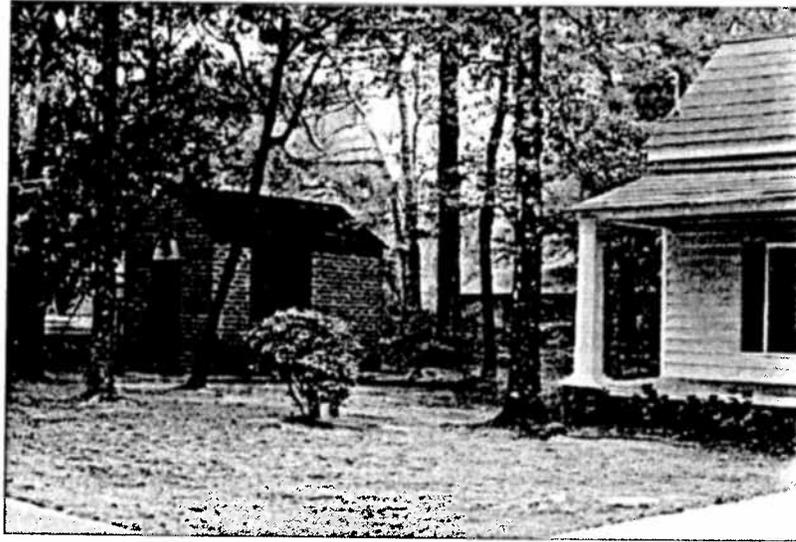


Chapter 4

Design Guidelines for Additions and Accessory Structures



DESIGN GUIDELINES FOR ADDITIONS AND ACCESSORY STRUCTURES

ADDITIONS

BACKGROUND

Many historic buildings have experienced additions over time, as need for additional space occurred, particularly with a change in use. In some cases, an owner would add a wing for a new bedroom or to expand the kitchen.

An early addition typically was subordinate in scale and character to the main building. The height of the addition was usually positioned below that of the main structure and it was often located to the side or rear, such that the primary facade remained predominate.

An addition was often constructed of materials that were similar to those in use historically. Clapboard siding was the most common. In some cases, owners simply added dormers to an existing roof, creating more usable space without increasing the footprint of the structure.

This tradition of adding onto historic buildings is anticipated to continue in the districts. It is important, however, that a new addition be designed in such a manner that it preserves the historic character of the primary structure.

Existing Additions

Some early additions may have taken on historic significance of their own. One constructed in a manner that was compatible with the original building and that is associated with the period of

historic significance may merit preservation in its own right. Such an addition should be carefully evaluated before developing plans for its alteration.

In contrast, more recent additions usually have no historic significance. Some later additions detract from the character of the building, and may obscure significant features, particularly enclosed porches. Removing such non-contributing additions may be considered.

Basic Principles for New Additions

When planning an addition to an historic building or structure, the negative effects that may occur to the historic building fabric as well as to its character should be minimized. While some destruction of historic materials is almost always a part of constructing an addition, such loss should be minimized. Locating an addition such that existing side or rear doors may be used for access, for example, will help to minimize the amount of historic wall material that must be removed.

The addition also should not affect the perceived character of the building. In most cases, loss of character can be avoided by locating the addition to the rear. The overall design of the addition also must be in keeping with the design character of the historic structure as well. At the same time, it should be distinguishable from the historic portion, such that the evolution of the building can be understood. This can be accomplished in a subtle way, with a jog in the wall planes or by using a trim board to define the connection.

For additional information about additions:

- #1 Bock, Gordon. "Making Sense of Sensitive Additions, Ways to Get a Handle on Enlarging Old Houses." *Old House Journal*, May/June, 1995.
- #2 Weeks, Kay D. *Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns*. Washington, D.C.: Technical Preservation Services, National Park Service, U.S. Department of the Interior, 1987.

Also, keeping the size of the addition small, in relation to the main structure, will help minimize its visual impacts. If an addition must be larger, it should be set apart from the historic building and connected with a smaller linking element. This will help maintain the perceived scale and proportion of the historic portion.

It is also important that the addition not obscure significant features of the historic building. If the addition is set to the rear, it is less likely to affect such features.

In historic districts, the effect an addition may have on the character of the district, as seen from the public right-of-way must be considered. For example, a side addition may change the sense of rhythm established by side yards in the block. Locating the addition to the rear could be a better solution in such a case.

Two distinct types of additions should be considered: ground level additions, which involve expanding the footprint of the structure; and, roof-top additions, which often are accomplished by installing new dormers to provide more headroom in an attic space. In either case, an addition should be sited such that it minimizes negative effects on the building and its setting. In addition, the roof pitch, materials, window design and general form of an addition should be compatible with its context.

POLICY STATEMENTS

In order to minimize the effects an addition may have to a house, the visual character of the Walterboro historic districts, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

- 26. Some additions may have taken on significance in their own right and should be preserved.*
- 27. Design an addition to be compatible with the main building.*
- 28. A roof-top addition should not visually overpower the primary structure.*

26 Some additions may have taken on significance in their own right and should be preserved.

Some changes to a building may be evidence of the history of the structure, its inhabitants and its neighborhood. Such changes may have developed significance in their own right, and this significance should be recognized and respected.

26.1 Preserve an older addition that has achieved historic significance in its own right.

- For example, a porch or a kitchen wing may have been added to the original building early in its history. Such an addition is usually similar in character to the original building in terms of materials, finishes and design.
- Some historic elements and additions may have been a piece of another building and relocated and reinstalled.

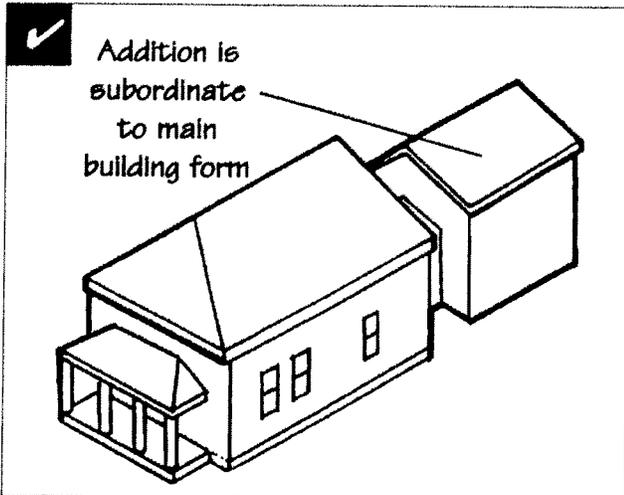
26.2 A more recent addition that is not historically significant may be removed.

- For example, a sun room or greenhouse may have been added within the last several decades and not achieved historic significance. In this case, removal of this addition and restoration of the original facade would be encouraged.

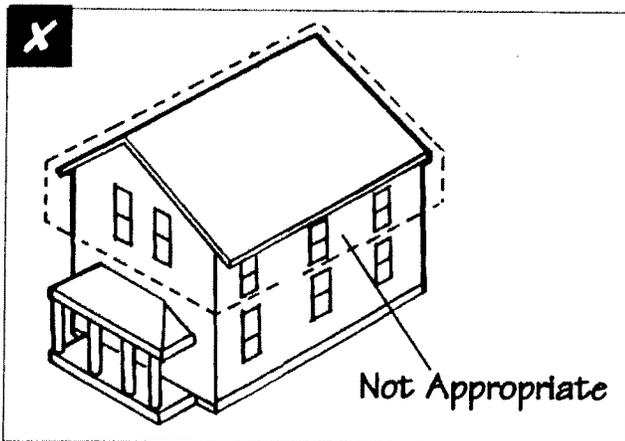


Preserve an older addition that has achieved historic significance in its own right.

27 Design an addition to be compatible with the main building.



Place an addition at the rear of a building or set it back from the front to minimize the visual impact on the historic structure and to allow the original proportions and character to remain prominent.



A new addition should not dramatically change the form or scale of the existing building.

The overall design of the addition should be in keeping with the design of the primary structure. Keeping the size of the addition small, in relation to the main structure, will help minimize its visual impact.

27.1 Design a new addition to be recognized as a product of its own time.

- An addition should be made distinguishable from the historic building, while also remaining visually compatible with its earlier features.
- A change in setbacks of the addition from the historic building, a subtle change in material, or a differentiation between historic and more current styles are all techniques that may be considered to help define a change from old to new construction.

27.2 An addition should be placed at the rear of a building or it should be set back from the front to minimize the visual impact.

- This will allow the proportions and character of the original building to remain prominent.
- Do not locate an addition on the building front.

27.3 A new addition should be subordinate to the historic structure in scale and character.

- Keep the mass visually subordinate to the original building.
- Set back an addition from an historically important building front in order to allow the original proportions and character to remain prominent.
- Consider setting the addition apart from the historic building and connect it with a "link."

27.4 Do not obscure original architectural details of the structure.

- An addition should not obscure significant features.

27.5 Additions should not appear as a part of the original structure.

- Materials and details should be simpler than those of the primary structure. These include windows and doors as well.
- Using a simplified interpretation is also appropriate.

27.6 Materials should appear similar in character to those used historically.

- Using materials that are the same as those employed historically is preferred.
- New materials may be considered, but they should appear similar in character to those used traditionally.
- Materials should be used in a manner similar to that used traditionally.

27.7 The roof form of an addition should be in character with that of the primary building.

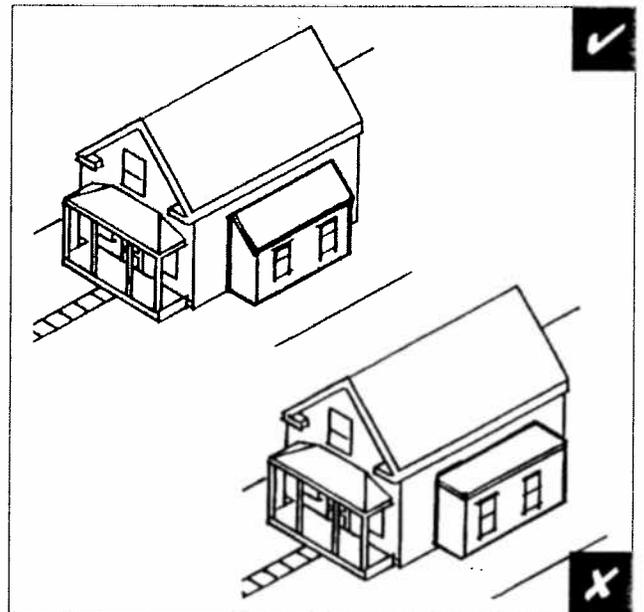
- If the roof of the primary building is symmetrically proportioned, then the roof of the addition should be similar.
- The slope of the roof should be similar to that of the primary building.
- Typically, gable, hip and shed roofs are acceptable for additions to residential buildings. The roof line of an addition should match that of (i.e., be parallel to) the primary structure.
- Flat and mansard roofs are generally not appropriate.

27.8 Use windows in the addition that are similar in character to those of the historic structure.

- If the historic windows are wood, double-hung, for example, new windows that appear to be similar would be preferred.
- The solid-to-void ratio seen traditionally in the neighborhood should be incorporated into the design of an addition.

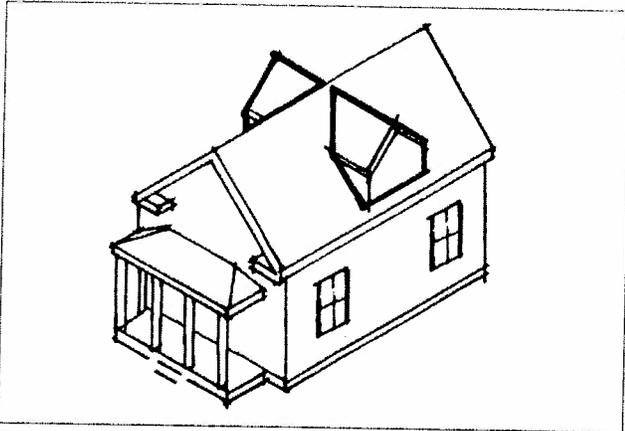


Do not construct a new addition that will hinder one's ability to interpret the historic character of the building or structure. This addition obscures the front porch, for example, and is inappropriate.



Use roof forms and roof pitches on additions that are compatible with the primary structure and with other established structures along the block.

28 Minimize the visual impacts of a roof-top addition .



In some cases, adding on vertically, through construction of dormers, will help to minimize the impacts of an addition and preserve the rear yard.



When constructing a rooftop addition, keep the mass and scale subordinate to the scale of the historic building.

Many of the buildings in the district could have additions made to their roofs rather than to the rear of a site. When this occurs, the overall goal should be to minimize the impacts of such an addition, as seen from the street.

28.1 When constructing a rooftop addition, keep the mass and scale subordinate to that of the primary building.

- The addition should not overhang the lower floors of the primary building in the front or to the side.
- A rooftop addition should be set back from the front of the building.

28.2 When adding a dormer to an existing roof, it should be in character with the primary structure.

- The dormer should be subordinate to the overall roof mass and should be in scale with older ones on similar structures.
- Dormers should be subordinate to the overall roof mass and should be in scale with historic ones on similar historic structures.

28.3 Set a rooftop addition back from the front of the building.

- This will help preserve the original profile of the historically significant building, as seen from the street.

ACCESSORY STRUCTURES

BACKGROUND

Secondary structures include garages, carriage houses and sheds. Traditionally these were important elements of a residential site. Because secondary structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.

Studies of secondary structures indicate that the garage has been a natural evolution from the barn and carriage house, structures which have been built to shelter transportation. When the automobile arrived, it was often stored in the carriage house. Later, however, as the automobile became prevalent, the garage took on a building form of its own. The garage was detached from the house and located a distance from it, usually along an alley, if one existed. Originally garage doors were similar to those seen customarily on barns—double doors that slid horizontally. The use of double doors eventually gave way to a vertically rolling garage door, which was the prototype for the electric garage door.

Primary Materials

Many of the materials that were used traditionally in secondary structures were those employed in the construction of primary buildings. (This is addressed in the preceding chapter.) In preserving or rehabilitating secondary structures, it is important that the character-defining materials be preserved.

Roof Forms and Materials

Traditionally secondary structures had gabled or shed roofs. Roofing materials included metal, wood and asphalt. Property owners are encouraged to use traditional roof forms and materials if undertaking more extensive projects, such as converting a secondary structure to a new use. However, because secondary structures are often subordinate to the main house, greater flexibility in their treatment may be considered.

POLICY STATEMENTS

In order to minimize changes to the visual character of the Walterboro historic districts, the following basic policies should be used. These policies serve as the foundation for all related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

29. *The preservation of historic accessory structures is encouraged.*
30. *A new accessory structure should relate to those utilitarian accessory structures seen historically.*

Following are design guidelines to implement these policy statements.

For additional information about accessory structures:

- #20 *Preservation Tech Notes 1100: Doors #1: Historic Garage and Carriage Doors: Rehabilitation Solutions.* Washington, D.C.: Technical Preservation Services Division, National Park Service, U.S. Department of the Interior.

29 The preservation of historic accessory structures is encouraged.



The preservation of historic accessory structures is encouraged.

Accessory structures include garages, carriage houses, barns, sheds, mining structures and privies. Because accessory structures help interpret how an entire lot was used historically, their preservation is strongly encouraged.

29.1 If an existing accessory structure dates from the historic period of significance, then its preservation is encouraged.

- When treating an historic accessory building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- Avoid moving an historic accessory structure from its original location.
- If an accessory structure does not date from the period of significance, then its preservation is optional.

29.2 If an existing accessory structure is beyond repair, then replacing it in-kind is encouraged.

- An exact reconstruction of the accessory structure is not necessary in this case. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.

29.3 New uses that require minimal change and maintain the utilitarian character of an accessory structure are preferred.

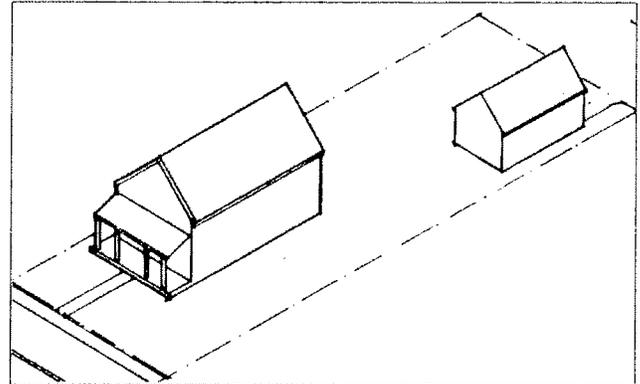
- New uses that significantly alter the character or size of an accessory structure are not appropriate.

30 A new accessory structure should relate to those utilitarian accessory structures seen historically.

Accessory structures include garages, carriage houses, barns, sheds, mining structures and privies. A new accessory structure should be subordinate to the primary structure on a site.

30.1 Locate an accessory structure to the rear of a lot.

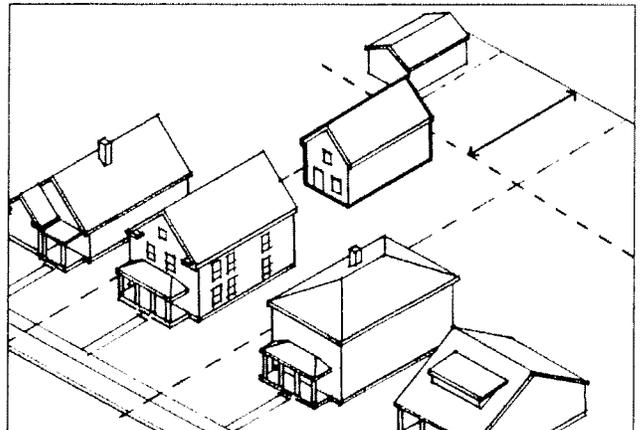
- Locating an accessory structure to the side of a primary structure, but set back substantially, may also be considered.



Locate an accessory structure to the rear of a lot.

30.2 Construct an accessory structure that is subordinate in scale and character to the primary structure.

- In general, accessory structures should be unobtrusive and not compete visually with the house. While the roof line does not have to match the house, it is best that it not vary significantly.
- An accessory structure should remain subordinate, in terms of mass, scale and height, to the primary structure.
- Tuff Sheds® and other pre-manufactured storage structures are not appropriate.



Not only is this accessory structure too big, but also it is located too close to the primary structure.

30.3 An accessory structure should be similar in character to those seen traditionally.

- Basic rectangular forms, with hip, gable or shed roofs, are appropriate.

30.4 Maintain the traditional range of building materials on accessory structures.

- Appropriate siding materials for secondary buildings include: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.
- These materials should be utilitarian in appearance. The use of muted, natural colors and finishes is particularly encouraged.

30.5 Maintain the simple detailing found on accessory structures.

- Ornate detailing on an accessory structure is inappropriate.
- Avoid details that may give an out building a residential appearance. Accessory structures should not mimic primary structures.

Chapter 5

Design Guidelines for New Construction



DESIGN GUIDELINES FOR NEW CONSTRUCTION

BACKGROUND

Designing a building to fit within its historic context requires careful thought. First, it is important to realize that, while the historic districts convey a certain sense of time and place, they also remain dynamic, with alterations to existing structures and construction of new buildings occurring over time.

Designating an area as an historic district assures that, when new building occurs, it will be in a manner that reinforces the basic visual characteristics of the area. This does not mean, however, that new buildings must look old. In fact, imitating historic styles is generally discouraged; it is preferable to be able to “read” the evolution of the street, discerning the apparent age of each building by its style and method of construction. They do so by interpreting the age of a building and placing its style in relative chronological order. When a new building is designed to imitate a historic style, this ability to interpret the history of the street is confused.

Rather than imitating older buildings, a new design should relate to the historic design characteristics of the area while also conveying the stylistic trends of today. New construction may do this by drawing upon some basic building features—such as the way in which a building is located on its site, the manner in which it relates to the street and its basic mass, form and materials—rather than applying architectural details which may or may not have been historically appropriate. When these design variables are arranged in a new building to be similar to those seen traditionally in the area, visual compatibility results. Therefore, it is possible to be compatible with the historic context of the district while also producing a design that is distinguishable as being newer than the historic buildings of the area.

For design guidance on locating a new building on its site, site features, building orientation, lighting, parking, service areas and mechanical equipment see the section on Design Guidelines for Site Design.

Some people may be confused about this concept; for many, the initial assumption is that any new building in the historic districts should appear to be old. On the contrary, the design guidelines that follow encourage new buildings that can be distinguished as being of their own time. At the same time, they do promote new building designs that would relate to the more fundamental similarities seen throughout the district.

Some of the more fundamental design features that would help a building relate to its context are described in the sections that follow. These are features that should be considered when planning new construction in Walterboro.

Mass and Scale

The mass and scale of a building is an important design issue in the Walterboro and Hickory Valley Historic Districts. The traditional scale of single family houses dominates the neighborhoods, and this similarity of scale enhances the pedestrian-friendly character of the streets. In many cases, earlier buildings were smaller than current tastes support; nonetheless, a new building should, to the greatest extent possible, maintain this established scale. While new buildings and additions are anticipated that may be larger than many of the earlier structures, the new construction should not be so much greater in scale than the established context that the visual continuity of the historic districts would be compromised.

Building and Roof Form

A similarity of building forms also contributes to a sense of visual continuity. The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. In order to maintain this sense of visual continuity, a new building should have basic roof and building forms that are similar to those seen traditionally. Also, overall facade proportions should be in harmony with the context.

The character of the roof is a major feature of residential buildings. When repeated along the street, the repetition of similar roof forms also contributes to the sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all important to the overall character of the building. New construction should not break from this continuity. New structures and their roofs should be similar in character to their neighbors.

Materials

Building materials of new structures should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity. Wood lap siding is the dominant material.

Architectural Character

Entries are clearly defined on most structures in the neighborhood. Porches, porticos and stoops are elements that typically define entries. These features add a one-story element to the fronts of buildings, helping to establish a uniform sense of human scale along the block. They are essential elements of the neighborhood that should be maintained. Other architectural details (including building material, windows and doors) also contribute to the sense of character of the street, adding visual interest for pedestrians. Their continued use is strongly encouraged.

Windows

The similarity of window size and location contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the basic window proportions and placement seen traditionally in the district.

Doors

The similarity of door size and location contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the door proportions and orientation seen traditionally.

Solid-to-Void Ratio

A typical building appeared to be a rectangular solid, with small holes "punched" in the walls for windows and doors. Most buildings had similar amounts of glass, resulting in a relatively uniform solid-to-void ratio. This ratio on a new building, (i.e., the amount of facade that is devoted to wall surface, as compared to that developed as openings) should be similar to that of historic buildings within the neighborhood.

POLICY STATEMENTS

In order to minimize the visual impacts of a new building in the Walterboro historic districts, the following basic policies should be used to guide the design approach to the project. These policies serve as the foundation for the related design guidelines and supporting information. In cases where special conditions of a specific project are such that the detailed design guidelines do not appear to address the situation, these general policy statements will serve as the basis for determining the appropriateness of proposed work.

- 31. A new building should appear similar in scale to traditional single family houses.*
- 32. The form of a new building should be similar to those seen traditionally in the historic districts.*
- 33. Building materials for new construction should be similar to materials seen historically.*

34. A new building should be visually compatible with historic structures without being direct copies.

35. Window and door designs for a new building should be similar to those seen historically.

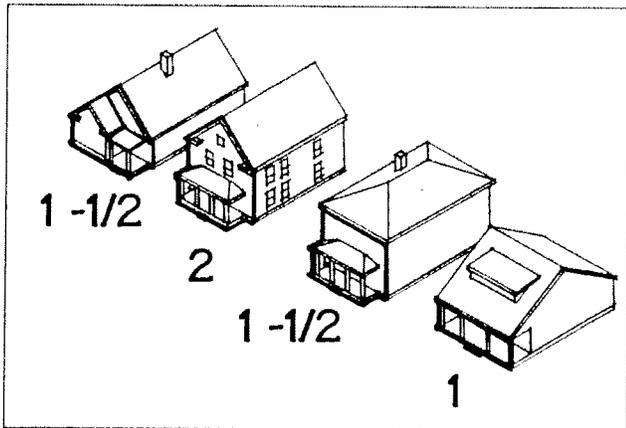
36. Maintain the tradition of raised cottages.

Following are design guidelines to implement these policies.

31 A new building should appear similar in scale to traditional single-family houses.



A new house should appear similar in mass to that of a single family structure seen traditionally in the neighborhood, such as the one on the right.



A facade should appear similar in dimension to those seen historically in the town.

The mass and scale of buildings are among the elements that have the greatest influence on compatible construction in the community. The height, width and depth of a new building should be compatible with historic buildings that are immediately adjacent to the new building. The scale of a building also should relate to its lot size and placement on the lot. A limited mix of "small" and "large" building sizes exist in the area. Even on larger lots where larger buildings occur, the traditional building scale is preserved. This established scale should be maintained.

31.1 New construction should appear similar in mass and scale to nearby historic structures.

- Residences range from one to two stories, but are typically one and one-half stories.
- The primary plane of the building front should not appear taller than those of typical historic structures in the block.
- Break up the massing of larger buildings into components that reflect the traditional scale.
- Traditional features that convey a human scale should also be used. Consider these techniques:
 - Provide a porch that is similar to those seen traditionally.
 - Include landscape elements, such as fences and walkways, similar in scale to those seen traditionally.

31.2 A facade should appear similar in dimension to those seen historically in the town.

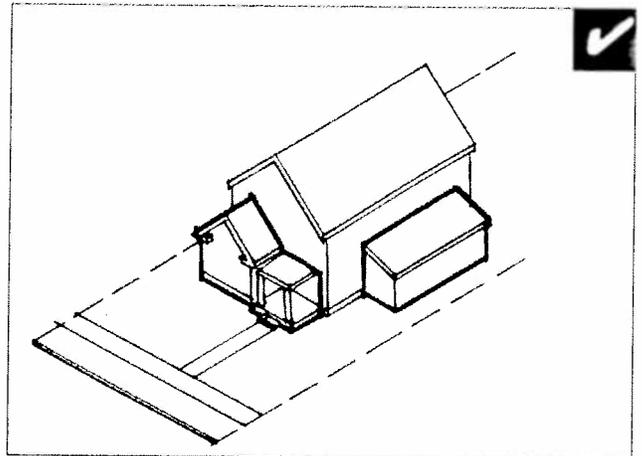
- If a building would be wider overall than structures seen historically, the facade should be divided into subordinate planes that are similar in width to those of the historic context.

31.3 On larger structures, step down a building's height toward the street, neighboring structures and the rear of the lot.

- The back side of a building may be taller than the established character if the change in scale will not be perceived from public ways and when zoning regulations permit.

31.4 On larger structures, subdivide larger masses into smaller "modules" that are similar in size to single-family residences seen traditionally.

- Other, subordinate modules may be attached to the primary building form.



In order to minimize the perceived scale of a building, step down its height toward the street, neighboring structures and the rear of the lot.

32 The form of a new building should be similar to those seen traditionally in the historic districts.

The traditional residential building form consists of a simple rectangular mass capped with a gabled or hipped roof. Additions are usually located to the rear of the main building. In a basic sense, it is the combinations of these shapes that establish a sense of scale for the neighborhood. New construction that does not respect these existing form characteristics may diminish the integrity of the historic districts and the quality of life for surrounding residents.

32.1 Use building forms similar to those found traditionally.

- Vertically-oriented, rectangular shapes are typical and are encouraged.
- One simple form should be the dominant element in a building design.
- Building forms that step down in scale to the rear of the lot are encouraged.
- Smaller, secondary buildings should be simple rectangular shapes, as well.



Use building forms similar to those found traditionally. Vertically-oriented rectangular shapes are typical and are encouraged.



Use traditional roof forms. Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.



Roofs should be similar in scale to those used historically on comparable buildings. Because they break up the perceived scale of a roof, dormers are also encouraged.

32.2 Use traditional roof forms.

- Sloping roofs such as gable and hip roofs are appropriate for primary roof forms.
- Exotic building and roof forms that would detract from the visual continuity of the street are discouraged. Geodesic domes and A-frames are not considered traditional building forms and should not be used.
- Orient ridge lines parallel with the floor planes and perpendicular to the street.
- On a residential structure, eave depths should be similar to those seen traditionally in the neighborhood.

32.3 The number and size of dormers should be limited on a roof, such that the primary roof form remains prominent.

- Because they break up the perceived scale of a roof, dormers are also encouraged.
- Dormers should be used with restraint, in keeping with the simple character of buildings.
- The top of a dormer's roof should be located below the ridge line of the primary roof and set back from the eave.

32.4 Roofs should be similar in scale to those used historically on comparable buildings.

- The length of a roof ridge should not exceed those seen historically on comparable buildings.

33 Building materials for new construction should be similar to materials seen historically.

Traditionally, a limited palette of building materials was used in Walterboro. Wood lap siding was the dominant material. Also, new materials should have a simple finish, similar to that seen historically.

33.1 Maintain the existing range of exterior wall materials found in the historic district.

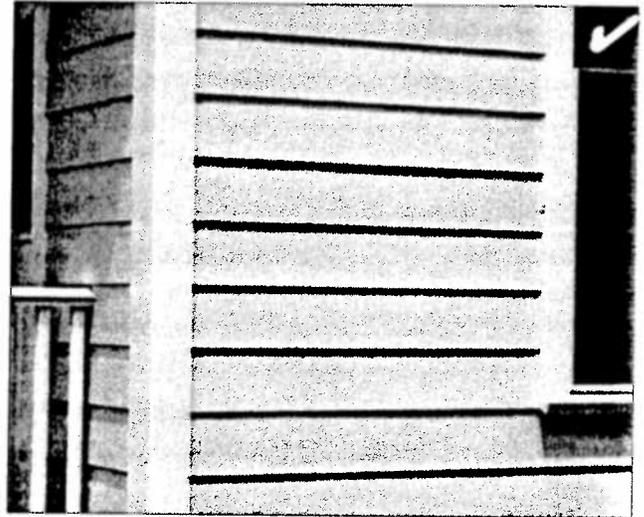
- Appropriate materials for primary structures include horizontal lap siding, board-and-batten and brick.
- Reflective materials, such as mirrored glass or polished metals, are inappropriate.
- Rustic shakes are inappropriate.

33.2 Exterior wood finishes should appear similar to those used historically.

- Maintain protective coatings of paint or stain on exterior wood siding.
- The lap dimensions of siding should be similar to that found traditionally (i.e., four to five inches of lap exposure).

33.3 Newer, synthetic materials may be considered for a new structure, if they appear similar in character and detailing to traditional building materials.

- New materials must have a demonstrated durability in this climate and have the ability to be repaired under reasonable conditions.
- Details of synthetic siding should match those of traditional wood siding. The lap dimensions of synthetic siding should be similar to those of historic wood lap siding (i.e., four to five inches of lap exposure).
- Materials such as aluminum and vinyl are inappropriate as substitute materials.



Alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally. This synthetic wood siding conveys a lap dimension similar to that used historically and is appropriate.



Materials should be applied in a manner similar to that used historically. Masonry should appear similar to that used historically.



Roof materials should be composite shingles and convey a scale and texture similar to those used traditionally.

33.4 Masonry should appear similar to that used historically.

- Masonry unit sizes should be similar to those found traditionally.
- Mortar joints should appear similar in color, texture and joint width, to those seen historically.

33.5 Materials should be applied in a manner similar to that used historically.

- For example, brick veneer should not "float" above a wood clapboard wall.
- Traditionally, heavier materials (e.g., brick) were used for foundation piers.
- More finished masonry or wood was used for primary walls, and wood was used for gable ends, roofs and details.
- This "hierarchy" of materials should be continued.

33.6 Roof materials should be composite shingles and convey a scale and texture similar to that used traditionally.

- Roof materials should be earth tones and have a matte, non-reflective finish.
- Wood shakes are inappropriate.

33.7 If they are to be used, metal roofs should be applied and detailed in a manner that does not distract from the historic appearance of the building.

- Metal roof materials should be earth toned and have a matte, non-reflective finish.
- Seams should be of a low profile.
- The edges of a standing seam metal roof should be bent downward at the edges of the roof and have a very slight overhang. In most cases the gutters should hide this detail.
- Note that metal roofs work best on homes with front-facing gable roofs, small homes or homes with simple roof forms.
- Many modern metal roofing materials do not have proportions that are appropriate to the historic character of the districts and are inappropriate.

34 A new building should be visually compatible with historic structures without being a direct copy.

Traditionally, many buildings in Walterboro were simple in character, although some of the grander houses exhibited substantial ornament and detail. These fundamental characteristics that are vital to the preservation of the historic integrity of the districts. Regardless of stylistic treatment, a new building should appear similar in form and detail to houses in the area, keeping with the tradition. Buildings also should be visually compatible with older structures without being direct copies of historic buildings.

34.1 Respect the sense of time and place in all projects.

- In all new construction, be able to perceive of the character of the districts as it was historically. Do not, however, attempt to create an exact perception of a point of time in the past.

34.2 If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.

- Thin, fake brackets and strap work applied to the surface of a building are inappropriate uses of these traditional details.
- Use ornamental details with constraint.
- Historic details that were not found in the districts are inappropriate.

34.3 The imitation of older historic styles is discouraged.

- Historic styles should not be replicated, because this blurs the distinction between old and new buildings, as well as makes it more difficult to visually interpret the architectural evolution of the district.



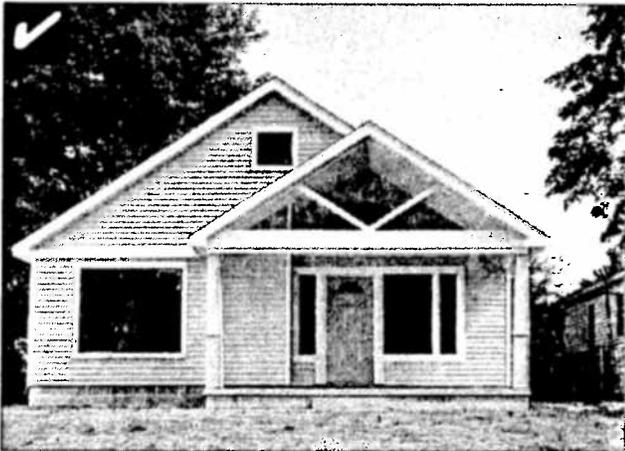
If they are to be used, design ornamental elements, such as brackets and porches, to be in scale with similar historic features.



This infill construction does not relate to the design traditions of Walterboro as discussed in this document, and is inappropriate.



Using contemporary interpretations of historic styles is strongly encouraged for new buildings. These infill bungalows relate to many of the design traditions seen historically in the neighborhood and would be appropriate.



Use architectural features that are common to traditional buildings in the neighborhood. These include porch columns and balustrades, chimneys, trim elements and shutters.

34.4 New interpretations of traditional building styles are encouraged.

- A new design that draws upon the fundamental similarities among historic buildings in the community (without copying them) is preferred. This will allow new structures to be seen as products of their own time yet compatible with their historic neighbors.
- New designs for window moldings and door surrounds, for example, can provide visual interest while helping to convey the fact that the building is new. Contemporary details for porch railings and columns are other examples. New soffit details and dormer designs also could be used to create interest while expressing a new, compatible style.
- The exact copying or replication of historic styles is discouraged.

34.5 Mobile homes and manufactured housing must be compatible with the historic context, as does all other new construction.

- All of the preceding guidelines in this chapter apply.
- Where manufactured housing is developed that relates to the design guidelines for building form, mass, scale and character, it may be considered.

35 Window and door designs for a new building should be similar to those seen historically.

The similarity of window and door size and location between buildings contributes to a sense of visual continuity along the street. In order to maintain this existing character, new buildings should incorporate typical window and door proportions and placement seen traditionally.

35.1 Windows and doors should appear similar in character to those used traditionally.

- Wood double-hung windows with traditional depth and trim are preferred.
- If a window historically had multiple panes, windows on new buildings should reflect this. It is not necessary to use true divided lights, but muntins and mullions may be used. If snap-in muntins and mullions are to be used, they should be applied on both the interior and exterior of the window.
- Wood doors with traditional panelling and glazing are preferred.
- Vinyl- or aluminum-clad windows are acceptable when they appear similar in scale, proportion and finish to wood windows.

35.2 Windows with vertical emphasis are encouraged.

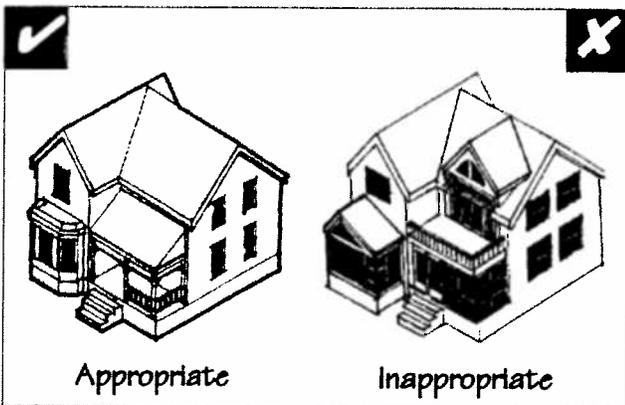
- As a general rule, in most residential contexts, the height of a window should be twice the dimension of its width. However, the width should remain similar to that seen historically.



Preserve the position, number, size and arrangement of historic windows and doors in a building wall.



Preserve the functional and decorative features of a historic window or door.



Preserve the historic ratio of window openings to solid wall. On the sketches above, the shaded areas represent the amount of glass on a wall surface.

35.4 Frame windows and doors in materials that appear similar in scale, proportion and character to those used traditionally in the neighborhood.

- Double-hung windows with traditional depth and trim are preferred.
- Windows should be trimmed in wood. This trim should have a dimension similar to that used historically.

35.5 Where shutters are to be used in new construction, they should appear as if they would cover the window opening when closed.

- Inoperable shutters do not typically convey the proportions of the windows they are meant to protect. Inoperable shutters may be considered if their combined widths and heights would be the same as operable ones.

35.6 Clearly identify the primary entrance into the building.

- The primary entrance should be easily identified from the street.

35.7 For a new door, use a design similar to those found historically on comparable buildings.

- A door should be trimmed in wood. Use trim with a dimension similar to that used historically.
- Use door lights which are similar in number and size, as those seen on historic buildings.
- A door should appear to be similar in proportion to historic doors seen in the neighborhood.

35.8 Use a ratio of solid-to-void (wall-to-window) that is similar to that found on historic structures in the districts.

- Large surfaces of glass are generally inappropriate. Divide large glass surfaces into smaller sets of windows that are similar to those seen traditionally.

36 Maintain the tradition of raised cottages.

Historically, most houses in the South were raised above grade by brick or stone piers to protect the wood framing from rot—due to both termites and water damage. Some new construction has even resorted to placing the structure on a concrete slab, thereby not raising the cottage at all. Although there are cost savings involved with building on a concrete slab, raising cottages is a strong part of the building tradition and should be continued.

36.1 Raising a new structure above grade is preferred.

- This neighborhood is in a coastal environment, and raising the structure will help protect it against potential water damage from tropical storms.
- A solid foundation can be used, but proper ventilation should be incorporated into its design.



A raised cottage is preferred.

Appendices

APPENDIX A

INTERPRETATION OF TERMS RELATED TO COMPLIANCE

These definitions apply to terms related to compliance in the preceding text.

Appropriate - In some cases, a stated action or design choice is defined as being "appropriate" in the text. In such cases, by choosing the design approach referred to as "appropriate," the reader will be in compliance with the guideline. However, in other cases, there may be a design that is not expressly mentioned in the text that also may be deemed "appropriate" by the City.

Consider - When the term "consider" is used, a design suggestion is offered to the reader as an example of one method of how the design guideline at hand could be met. Applicants may elect to follow the suggestion, but may also seek alternative means of meeting it. In other cases, the reader is instructed to evaluate the ability to take the course recommended in the context of the specific project.

Context - In many cases, the reader is instructed to relate to the context of the project area. The "context" relates to those properties and structures adjacent to, and within the same block, as the proposed project.

Contributing - Architecturally, historically or geographically significant buildings or structures are generally considered to be "contributing" to an historic district.

Guideline - In the context of this document, a "guideline" is a requirement that must be met, in order to be in accordance with the intent of these guidelines.

Historic - In general, a historic property is one that is at least 50 years old or older, associated with significant people or events or conveys a character of building and design found during the city's period of significance. In the context of this document, an "historic" property is one that is considered contributing to a National Historic District.

Imperative mood - Throughout this document, many of the guidelines are written in the imperative mood. The reader is often instructed to "maintain" or "preserve" an established characteristic. For example, one guideline states: "Maintain the original proportions of a door." In such cases, the user shall comply. The imperative mood is used, in part, because this document is intended to serve an educational role as well as a regulatory one.

Inappropriate - Inappropriate means impermissible. When the term "inappropriate" is used, the relevant design approach shall not be allowed. For example, one guideline states: "A new addition that creates an appearance inconsistent with the historic character of the building is inappropriate." In this case, a design out of character with the historic building would not be approved.

Infill - A new construction project that occurs on a vacant lot, within a historic neighborhood, is generally considered to be "infill" development.

Integrity - A building's "integrity" is a measure of the wholeness or quality of all of the historic features which make up the building. A building that has been added to and had features removed is said to have had its integrity compromised.

Major Alteration - Preservation work which significantly alters the appearance of a historic building would be a "major alteration." Such work might include the removal of a major element such as a porch, or a large addition to the rear of a building. The building's integrity would most likely be compromised.

Minor Alteration - Preservation work which occurs in a respectful manner and that does not significantly alter the historic character of a building would be a minor alteration. Such work might include changing the color scheme or adding a fence. The building's integrity would most likely remain intact.

Non-contributing Structures - Recent buildings and those fifty years old or older which have lost their integrity are considered "non-contributing." These buildings do retain value as residential or commercial properties, but do not possess the significance and/or physical integrity necessary to be listed as contributing.

Period of Significance - The history of a historic district includes the area's founding through the present day. However, the majority of the key character-defining structures were usually built early in this history during a limited range of years. This time period is usually considered the district's "period of significance." Walterboro's period of significance is from 1820 to 1940.

Preferred - In some cases, the reader is instructed that a certain design approach is "preferred." In such a case, the reader is encouraged to choose the design option at hand. However, other approaches may be considered.

Primary Facade - The primary facade is the principal elevation of a building, usually facing the street or other public way.

Shall - Where the term "shall" is used in a design guideline, compliance is required. For example, one guideline states: "The front of a primary structure shall be oriented to the street."

Should - If the term "should" appears in a design guideline, compliance is strongly encouraged, but is not required.

Streetscape - All of the elements which make up a block—sidewalks, curbs, trees, front yards, fences, buildings, signage and lighting—contribute to the existence of a "streetscape." These elements all are important to the identification of the neighborhood.

When physical conditions permit - In some design guidelines for historic buildings, the reader is asked to comply with the statement "when physical conditions permit." In these cases, compliance is required, except when the applicant can demonstrate that it is not physically possible to do so. For example, one guideline states: "Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using recognized preservation methods when physical conditions permit rather than remove the element." In this case, the owner shall retain the original material, unless they can demonstrate that it has deteriorated to the extent that it is not practical to do so.

APPENDIX B

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE REHABILITATION OF HISTORIC PROPERTIES

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features should be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

APPENDIX C

GLOSSARY OF TERMS

Alignment. The arrangement of objects along a straight line.

Appurtenances. An additional object added to a building; typically includes vents, exhausts hoods, air conditioning units, etc.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.

Association. As related to the determination of "integrity" of a property, *association* refers to a link of a historic property with a historic event, activity or person. Also, the quality of integrity through which a historic property is linked to a particular past time and place.

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard. A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Building. A resource created principally to shelter any form of human activity, such as a house.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

Composition Shingles. See asphalt shingles.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Design. As related to the determination of "integrity" of a property, *design* refers to the elements that create the physical form, plan, space, structure and style of a property.

Doorframe. The part of a door opening to which a door is hinged. A doorframe consists of two vertical members called *jamb*s and a horizontal top member called a *lintel*.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Dormer. A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Feeling. As related to the determination of "integrity" of a property, *feeling* refers to how a historic property evokes the aesthetic or historic sense of past time and place.

Fenestration. The arrangement of windows and other exterior openings on a building.

Form. The overall shape of a structure (i.e. most structures are rectangular in form).

Frame. A window component. See window parts.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Glazing. Fitting glass into windows and doors.

Head. The top horizontal member over a door or window opening.

Historic Preservation District. A significant concentration of sites, buildings, structures or objects united historically or aesthetically by plan or physical development. Also, a local historic district established by the city council requiring architectural design review guidelines for construction, alteration addition or demolition of buildings, structures, sites and objects in the public right-of-way and within the boundaries of the historic preservation district.

Historic Property. A building, site, structure or object that is at least 50 years old or older, or is associated with significant people or events, and adds to the historic significance of a historic preservation district.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Integrity. A property (or historic district) retains its integrity, if a sufficient percentage of the structure (or district) date from the period of significance. The majority of a building's structural system and materials should date from the period of significance and its character defining features also should remain intact. These may include architectural details, such as dormers and porches, ornamental brackets and moldings and materials, as well as the overall mass and form of the building.

Lap Siding. See clapboards.

Location. As related to the determination of "integrity" of a property, *location* refers to a historic property existing in the same place as it did during the period of significance.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Material. As related to the determination of "integrity" of a property, *material* refers to the physical elements that were combined or deposited in a particular pattern or configuration to form a historic property.

Module. The appearance of a single facade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Non-historic Property. A recent building and those fifty years old or older that have lost their integrity, and do not add to the historic significance of a historic preservation district.

Panel. A sunken or raised portion of a door with a frame-like border.

Period of Significance. Span of time in which a property attained the significance.

Property. Area of land containing a single historic resource or a group of resources.

Opaque Fence. A fence that one cannot see through.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Porch Piers. Upright structures of masonry which serve as principal supports for porch columns.

Porte Cochère. A covered entrance, or porch, projecting far enough across a driveway that automobiles, carriages or other wheeled vehicles may easily pass through.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof. The top covering of a building (see sketches on page 66). Following are some types:

- **Gable roof** has a pitched roof with ridge and vertical ends.
- **Hip roof** has sloped ends instead of vertical ends.
- **Shed roof** (lean-to) has one slope only and is built against a higher wall.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Semi-Transparent Fence. A fence that one *can* see partly through.

Setting. As related to the determination of "integrity" of a property, *setting* refers to the physical environment of a historic property.

Shape. The general outline of a building or its facade.

Side Light. A usually long fixed sash located beside a door or window; often found in pairs.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size. The dimensions in height and width of a building's face.

Stile. A vertical piece in a panel or frame, as of a door or window.

Stabilization. The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Standing Seam Metal Roof. A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Traditional. Based on or established by the history of the area.

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Transparent Fence. A fence that one *can* see through.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Parts. The moving units of a window are known as *sashes* and move within the fixed Frame. The *sash* may consist of one large *pane* of glass or may be subdivided into smaller panes by thin members called *muntins* or *glazing bars*. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called *mullions*.

Workmanship. As related to the determination of "integrity" of a property, *workmanship* refers to the physical evidence of the crafts of a particular culture, people or artisan.