

Guidelines ~ Siding and Trim



Vertical Board and Batten



Lap Siding with Shingle Accent Gable



Horizontal Siding



Shingles Siding



Brick with Weeping Mortar



Brick with White Mortar



Cedar Shake Shingles



Shingle Siding

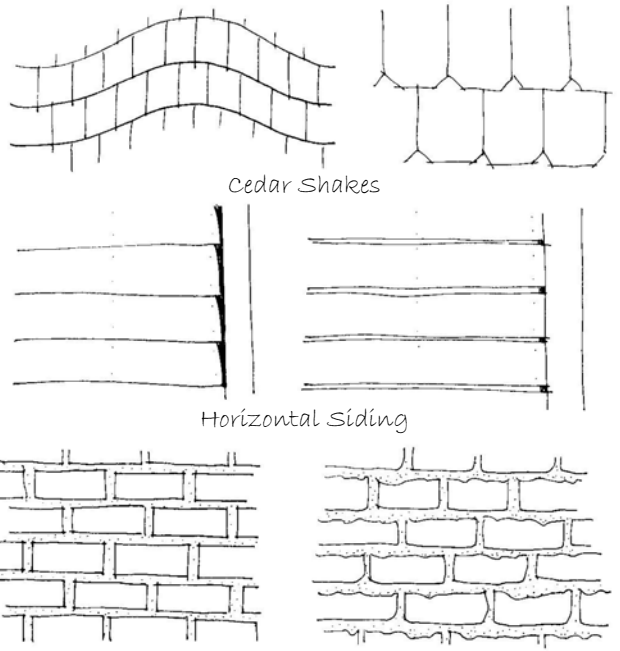


Tabby with Shake Roof

Siding and Trim

- Siding generally associated with historical housing or less formal structures is strongly encouraged.
- Accents using shingles or brick are strongly encouraged. Combining Charleston or Savannah grey brick with white mortar is very desirable.
- Acceptable Siding materials: Hardie Plank (smooth), new or recycled wood.
- Cedar shingles are preferred for certain traditional and shake homes.
- Horizontal siding may be installed using a lap or clap style.
- Vertical board & batten can also be attractive if used in conjunction with horizontal siding or stone and brick accents.
- Corner boards should be a minimum of 4" x 1 1/4".
- Other materials, such as tabby or stucco, may be appropriate under certain circumstances if approved by the Architectural Review Board.
- Under no circumstances will aluminum or vinyl siding be allowed.

Desirable Siding Materials



Brick with 1/2' to 3/4" "mortar joints" and weeping mortar

Guidelines ~ Doors



Pilasters and Engaged Columns



Front Entry with Sidelights



Pilasters and Sidelights



French Doors



Side Door



French Doors with Transoms and Shutters



Sidelights and Transom



Side Door with Copper Eave



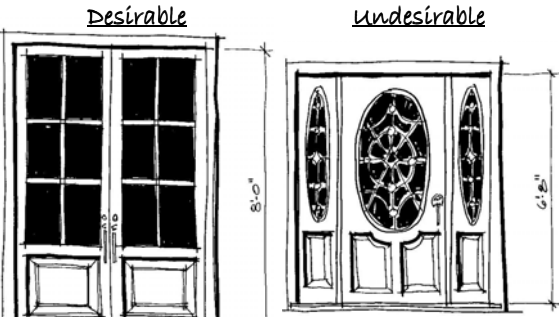
Arched Double Door Entry

Doors

- The main entry door should be simple and elegant in design and appropriate to the style presented.
- Properly scaled transoms and sidelights are required.
- Transoms must have a minimum height of 18" and sidelights should be proportionally sized to the transom.
- Any front doors utilizing glass should be historical and traditional in design.
- Front doors with excessively ornate designs are discouraged and may not be approved.
- High quality materials such as mahogany, heart pine, or similar materials are required.
- Metal doors may not be used on any main entrance, any secondary doors visible from the front facade or any side streets.
- Transoms (standard and fan) are encouraged if simple in design and historically accurate.

Rear Doors

- Rear doors may be either a solid raised panel or French doors.
- High quality metal doors may be utilized if not visible from any front or side street.



Note: Nicely Proportioned door

Note: No metal doors with stained glass inserts that are not proportioned to house.

ARCHITECTURAL PATTERNS

Guidelines ~ Windows and Shutters



Windowed Sunroom with Mullions



Plank Shutters



Louvered Shutters



Windows without Shutters



Bay Window with Copper Eve



Arched Windows w/ Louvered Butterfly Shutters
(Note: will cover entire window)



Palladian Window



Round Accent Window



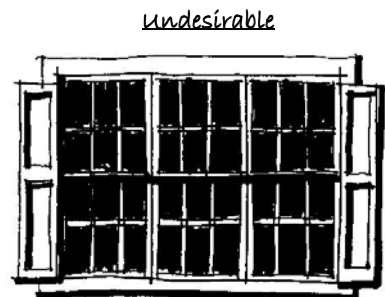
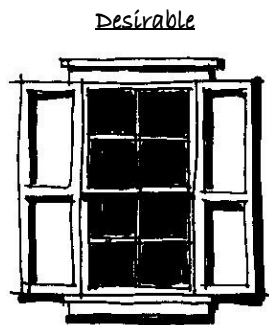
Paneled Shutters with Shutterdogs

Windows

- Windows may be wood or vinyl clad if a wood trim and sill are utilized.
- Glass surfaces must have a true divided light appearance with interior and exterior surface being broken by muntins or sticking ($\frac{7}{8}$ " sticking is preferred).
- Either a true or simulated divided light must be used.
- Window light patterns should be in keeping with the style of the home.
- No 1-over-1 configuration will be approved.
- Casing: minimum of $1\frac{1}{4}$ " x $5\frac{1}{2}$ ".
- No standard $2\frac{1}{4}$ case will be allowed.
- Window sills must have a minimum thickness of 3".
- Use of transoms should generally be restricted to doors and interior passages.
- Larger windows should be used in lieu of transoms in other areas.
- Special window styles such as Palladian should be used in strict adherence to historical imagery and style.

Shutters

- Louvered, raised panel, plank, or board shutters may be utilized if harmonious to the style of the home.
- Shutters must be functionally operable with the ability to be closed.
- Shutters should cover the entire window or door when closed. (This may not be possible in all instances.)
- Shutters must be a minimum of $1\frac{1}{4}$ " thick and should have a copper cap if wooden.
- High quality synthetic shutters may be used.
- Architecturally correct shutterdogs are desirable underneath shutters.



Guidelines ~ Foundations and Chimneys



Tabby Foundation w/ Pierced Brick Detail



Brick Foundation w/ Arched Fencing Detail



Brick Foundation and Chimney



Brick Chimney



Brick Foundation with Arched Detail



Brick Chimney and Foundation (Savannah grey brick with white mortar)



Brick Chimney and Foundation



Tabby and Brick Chimney



Stucco and Horizontal Fencing

Foundations

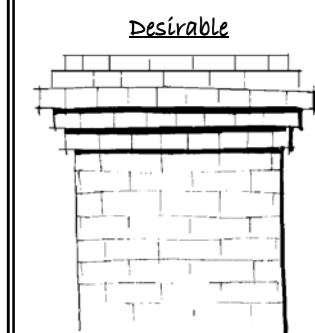
- Brick, tabby or stucco are the preferred materials.
- All piers to porches must be tabby, brick, or stucco.
- All foundations (crawl space or slab) must have a minimum of 30" above grade as seen from the front elevation.

Chimneys

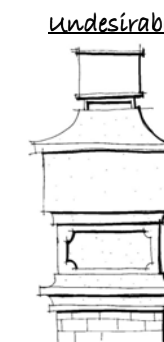
- Brick, tabby or stucco to coordinate with the foundation.
- No synthetic or foam may be used with stucco application, and only a fine sand or tabby finish will be permitted.
- Chimney material must match the foundation.
- Pre-fabricated fireplaces are permissible only if they are ventless or vented utilizing wind screen that coordinates with the roof.
- Chimney pots or bonnets can be desirable for certain architectural styles.

Crawl Space and Skirting

- Louvered wood vents are preferred unless inconsistent with the architectural style.
- Pierced brick patterns may be used where appropriate.
- Horizontal boards of at least 6" width may be acceptable.



Note: Typical chimney cap; very simple



Note: No gaudy chimney caps

Guidelines ~ Dormers



Shed Dormers with Center Accent Dormer



Gable Dormers



Shed Dormer with Double Window



Hipped Dormers



Gable Dormers



Shed Dormers



Shed Dormer with Triple Window



Arched Dormer



Shed Dormers



Gable Dormers

Dormers

- The utilization of dormers can accent the architecture of many structures if within the context and style of the home.
- A variety of roof styles may be used on dormers including gable, hipped, or shed.
- The siding material may be lap, butt-joint, or shake if shingle materials are used.
- Great detail must be used in the design of the dormers relative to scale, proportion, and spacing.
- The trim and window surrounds must be proportionally sized relative to the windows and roof pitches.

