

SECTION 7.0 ARCHITECTURAL STANDARDS

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ARCHITECTURAL STANDARDS

The following Architectural Standards have been developed to aid homeowners, lot owners, architects, builders, and other design professionals in the understanding of what are the appropriate details to preserve a timeless Daufuskie Architecture. The existing residents of the island can rely on these guidelines to encourage quality, attention to detail, and by creating a sustainable theme and consistency in improvements. By doing so, the serenity and beauty can be preserved and property values can be protected and enhanced. The style of architecture of Daufuskie reflects the simple style of the island as well as the surrounding Low Country. The design elements that will help achieve this overall harmony are discussed in great detail throughout these guidelines while ensuring that the building practices conform to what is timeless and sustainable. They do so by addressing the major components of a structure's exterior. Calling out the proper materials and execution of building walls, foundation, roof, porches, windows and doors, and fences the architectural guidelines are intended to become a resource for the designer or homeowner, not providing a legalistic tool used to stunt positive growth or development.



BUILDING WALLS

MATERIALS

-Walls shall be finished in one or more of the following materials (but not more than three):

- Cementitious siding with 6" max. exposure
- Wood clapboard with 6" max. exposure
- Wood shingles
- Hardi shingles
- Traditional board and batten siding.
- Fiber cement board and batten
- Fiber cement panels
- Masonry stucco (fine or sand finish)
- Brick

-Walls may change materials.

e.g. - Wood clapboard and decorative wood shingles with material change at a significant horizontal expression (pending approval).

EXECUTION

-Cementitious siding shall have minimum 3 ½" x 1 ½" wood or synthetic trim at corners.

-Cementitious siding shall be face nailed top and bottom, and all nail holes and vertical seams to be caulked and sanded. Horizontal siding (wood and cementitious) shall be fully back supported to maintain a straight and even outer surface, and must be fully and properly finished.

-Stucco applied to wood frame construction shall be continuous product over vapor barrier and metal lath with 3 coat application (scratch coat, brown coat and masonry finish coat).

-Final coat may be "painted" or "integral color".

D2

Allowed synthetic lap siding to be a maximum of 8" exposure in the D2 development zone. Wood grain is also allowed.

D3

Allowed synthetic lap siding shall be a maximum of 6" exposure in the D3, D4, and D5 development zone. Wood grain shall not be required.

D4

D5



ROOFS AND CHIMNEY

MATERIALS

-Roofs shall be finished in one of the following materials:

- Metal standing seam - 26 gauge or heavier
- 5v crimp - 26 gauge or heavier
- Corrugated metal
- Architectural grade shingles

- Gutters and downspouts, where allowed, shall be galvanized steel, aluminum or copper.

-Exposed flashing shall be copper, lead, or anodized aluminum.

-Chimneys shall have a masonry exterior surface.

-**Lap siding, panelized products, shakes, or shingles shall not be permitted on chimneys.**

EXECUTION

-Principal roof(s) shall be a symmetrical gable, hip, gambrel, or Jerkin-Head with a slope of 4:12 to 12:12. Roofs shall be proportional and appropriate to the architectural style.

D2

Exposed metal flues shall be permitted in the D2 Development Zone. These exposed flue's shall occur on the rear or less significant side of a primary roof mass or on a secondary roof



ROOFS AND CHIMNEY

EXECUTION - (cont.)

- box-end soffits or “pork chops” shall not be permitted.
- Gable end returns shall have a maximum slope of 2:12, unless architectural merit dictates otherwise.
- Secondary roof(s) shall be a shed, hip, or gable with a minimum slope of 2:12.
- Flat roofs (slopes of less than 2:12) shall be permitted, based on architectural merit or when enclosed by a balustrade or parapet and shall be occupiable and accessible from an interior space.
- Gutters shall be half-round. Downspouts shall be round with splashbacks.
- Roof penetrations shall be placed on the rear slope of the roof and shall not be visible from the street.

- Roof penetrations shall be painted to match the color of the roof, except those of copper which may be left unpainted and flashing applied to vertical surfaces may be painted to blend with the vertical materials where more appropriate. Any other roof treatments or features (i.e., ridge vents) shall be so noted on the architectural plans.

GENERAL NOTES

- Skylights are not recommended, but may be permissible on rear slope of roof.
- Chimneys shall extend to the ground and shall be the same material throughout. Chimneys are not to be broken by wooden band boards.
- Chimneys should break and return to a smaller width or should diminish in size proportionate to its height.
- Metal flues shall be located on the rear or side of building mass and shall be painted to match building colors.
- Metal spark arrestors shall be permitted on chimneys.



FOUNDATIONS

MATERIALS

-Foundation walls, piers and chimneys shall be finished with stucco, or brick.

-Approved Foundation Screenings are:

Horizontal or Vertical louvered wood vent.

Note- Size appropriate to frame between piers with blades to shed rain (screened on the back side).

Lattice (square orientation).

Brick infill

EXECUTION

- All slab and crawl space foundations shall place the main mass of the structure a minimum of 24" above grade as seen from the front elevation.

- Visible piers shall be no less than 16" on exposed face.

-All screening shall be set back (not flush) from the face of piers/wall.

-Basements shall be considered part of the foundation, and material choices should be consistent with approved materials.

-Basement wall penetrations shall follow standards for window materials and execution.

GENERAL NOTES

- Masonry arches shall be a minimum of 8" in depth.



PORCHES AND DECKS

MATERIALS

-Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.

-Posts shall be of wood, or an approved synthetic material.

-Balusters, spindles, and rails shall be made of wood, wrought or cast iron, or an approved synthetic material.

-Porch and deck flooring shall be made of wood, stone/slate, or brick or an approved synthetic material.

-Porch ceilings shall be made of painted exposed wood framing or paneled wood (e.g. beadboard) of the appropriate style.

EXECUTION

-Porch column bays may either be horizontally or vertically proportioned, but shall be consistent with the architectural style of the house.

-Wood posts shall be 6x6 minimum.

-Railing shall have horizontal top and bottom rails.

-Hand rails may be round or oval, chamfered or eased cap with an apron. Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Cables, wire mesh or panels shall be permitted.

-Square baluster size is not to exceed a 2 x 2 square edge picket.

-The spacings between balusters or spindles can vary but must conform to local building codes.

D2 Screened porches may occur on any side of the structure, second floor screened porches shall be permitted. Infilled porches are permitted.

D3 Screened porches may be permitted on the first floor front facade of the major mass of the structure by waiver. However, second floor and secondary mass screened porches shall be permitted. Infilled porches shall be allowed.

D4

D5



PORCHES AND DECKS

GENERAL NOTES

- Wood elements shall be painted or stained.
- Outdoor spaces (terraces/decks/patios/etc.) shall be at grade.
- Porch screening shall be framed in wood installed behind framed railings.
- Porch shall be 25% minimum of total facade exposure.



WINDOWS AND DOORS

MATERIALS

-Windows shall generally be a complimentary type and style all around the house.

-Windows shall be painted wood, aluminum clad, vinyl clad, fiberglass or solid PVC.

-Doors shall be painted or stained wood. Doors made of wood and glass shall be acceptable.

EXECUTION

-Provide wood or masonry sill that projects enough for a drip kerf.

-Window sashes may either be horizontal or vertical, depending on the style and character of the house.

-Multiple windows in the same opening shall be separated by a 4" mullion (minimum).

-Windows shall be true divided or simulated divided lite windows with muntins- creating panes of vertical orientation. Muntins of a larger size are acceptable.

-A variety of window lite patterns shall be permitted. However, choices in the number and pattern of lites should be consistent with the architectural style and with the development zone.



WINDOWS AND DOORS

EXECUTION (continued)

-Bay windows shall be of the appropriate size and proportion. Materials and execution shall be consistent with the overall style and character of the house. Brackets shall provide/suggest structural support to bay windows.

-All trim at windows and doors shall be a minimum of 3 1/2" wide.

GENERAL NOTES

-Storm windows and screens shall be integral with the window.



BRACKETS, OVERHANGS, & DORMERS

EXECUTION

-A variety of soffit styles shall be allowed, but must be consistent with the architectural style of the house.

-Vinyl soffits shall not be allowed.

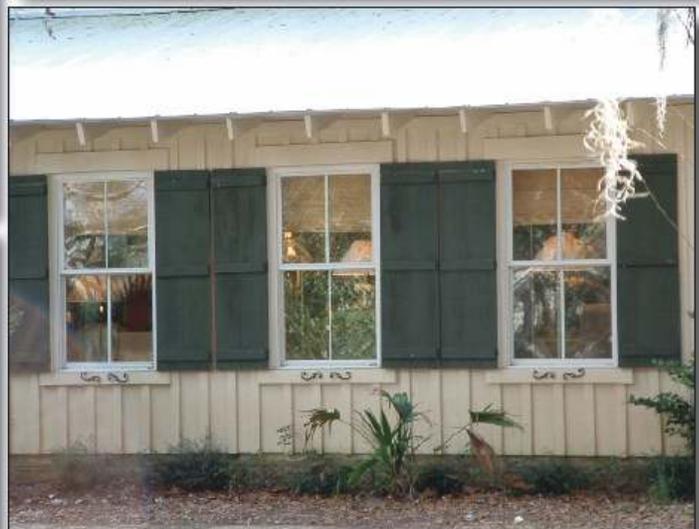
-Materials used for dormers should be consistent with the materials that are appropriate for building walls.

-Special attention should be paid to the architectural design and detail of dormers. There are numerous examples of the variety of dormer style and character in the following pages.

-Dormers should have gable, hip or shed roofs with a minimum slope of 2:12.

-Bracket style and character may vary, but should be appropriate to the style of the house. Brackets should be constructed of wood. Brackets should provide/suggest structural support.

-Rakes and overhangs may be of varying depths and configurations but should conform to the style, proportion, and character of the house.



FENCES AND GARDEN WALLS

MATERIALS

-Board-on-board, chainlink or welded wire fencing shall not be permitted.

-Fences and garden walls shall be made of wood with wood pickets, brick, or stucco. Fences and garden walls may also be made of wood pickets in combination with stucco or brick

-Garden walls and retaining walls shall be of stone, stucco, or brick.

-Gates shall be wood or iron.

-Fences/garden walls at frontages and front yards shall be a maximum 36" above finished grade.

-Fences shall be composed of wood boards with a rectangular or round section. Spacing between boards is not to exceed 1 1/2".

-Garden walls shall be a minimum of 8" thick.

-Fences and garden walls located on the side or rear of the property shall not exceed 6'-0" in height above finished grade.

-Garden walls and privacy fences shall not be allowed in the front 1/3 of the property or facing the street on corner lots.



FENCES AND GARDEN WALLS

GENERAL NOTES

- Walls and fences shall be considered an extension of the architecture and a transition of the architectural mass to the natural forms of the site. All wall and fence designs shall be compatible with the total surrounding environment.

-Special consideration should be given to design, placement, impact and view of the wall or fence from neighboring sites. Fences and walls shall be considered as design elements to enclose and define courtyards, and other more intimate spaces. The design and construction of fences and walls should be sensitive to existing trees to avoid unnecessary cutting.

- Once one approved fence or wall has been erected on a side or rear lot line, that approved fence or wall generally will be the only approved fence or wall to be erected on that lot line. In other words, double fencing by adjoining lot owners will generally not be allowed on side or rear lot lines.

