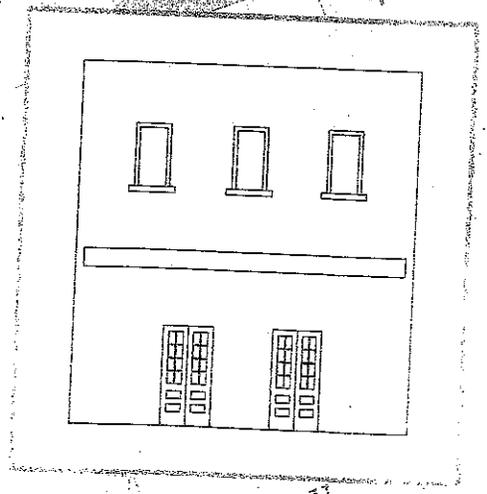
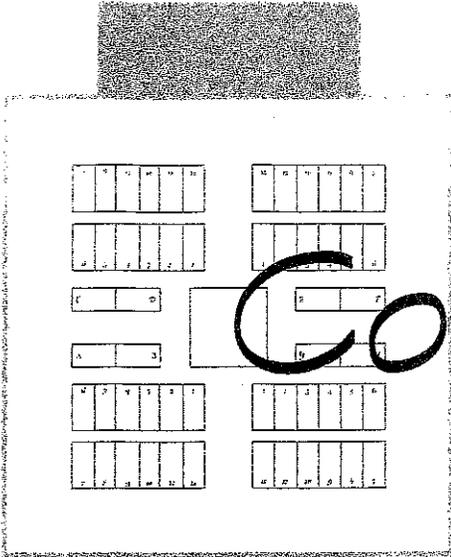


Darien Historic Districts Design Guidelines





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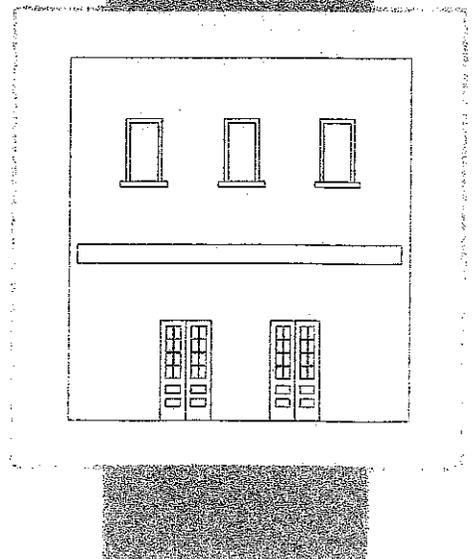
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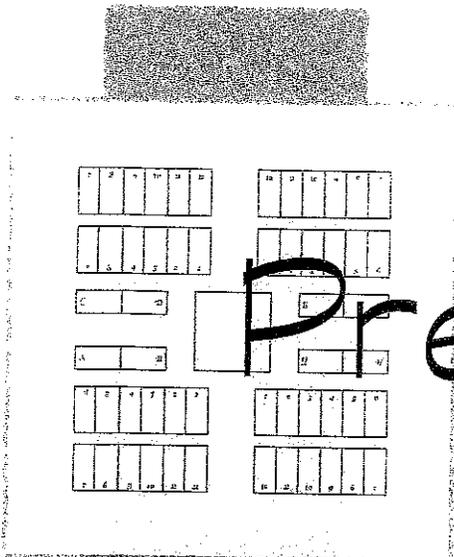
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This publication has been financed in part with federal funds from the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Natural Resources. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Natural Resources, nor does the mention of trade names, commercial products or consultants constitute endorsement or recommendation by these agencies. This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, age, gender or disability in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, Post Office Box 37127, Washington, D.C., 20013-7127.



A decorative graphic on the left side of the page. It features a large, stylized letter 'P' in the center. To the left of the 'P' is a grid of small boxes, each containing a letter. The letters in the grid are arranged in a pattern that roughly forms the shape of the 'P'. The letters include: Row 1: T, P, V, W, M, D; Row 2: A, S, P, Z, Z; Row 3: C, D, B; Row 4: A, B, M, W; Row 5: V, S, F, Z, P; Row 6: P, S, D, M, D, D; Row 7: B, D, B, P, Z, Z. The 'P' is positioned over the 'P' in the first row and the 'B' in the third row of the grid.

Preface

Intent & Purpose

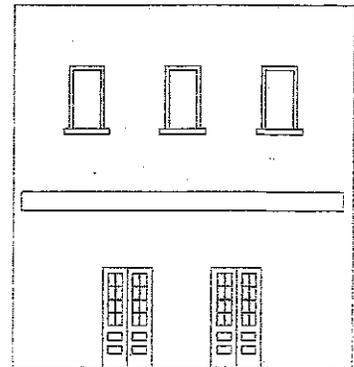
This booklet was initiated by the Darien Historic Preservation Commission and financed in part by the City of Darien on behalf of its current and future citizens. The purpose of this booklet is to provide information on local preservation measures, the design review process, and the visual character which defines Darien's historic areas. The remainder of the booklet outlines design guidelines for residential and commercial areas. The guidelines listed and illustrated herein are designed to assist decision makers—property owners, developers, contractors, and commissioners—in developing design solutions which satisfy Darien's historic preservation ordinances.

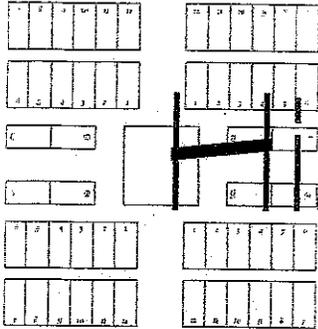
Historic Preservation Ordinance

"In support an furtherance of its findings and determination that the historical/aesthetic resources of Darien are among its most valued and important assets," the City of Darien adopted a historic preservation ordinance May 19, 1987. The ordinance is designed to preserve the community's identity and historic character, promote harmonious growth in relationship to historic properties, to strengthen community pride and awareness of historic assets, to stabilize property values and encourage investment in historic areas, to capture the benefits of tourism and economic development, and to maintain and protect historic properties. By preserving its unique historic character, the City ensures that future generations will enjoy the benefits of Darien's architectural heritage.

Historic Preservation Commission

The Historic Preservation Ordinance establishes the Historic Preservation Commission (HPC), the volunteer board which serves as part of the planning functions of the City of Darien. The HPC is charged with the responsibility of initiating local designation, the design review process, public education and awareness, securing preservation related grant funding, and preservation planning and research. The Commission consists of seven appointed members, who serve three-year terms without monetary compensation. Because of the work of the HPC, the City of Darien also qualifies as a Certified Local Government (CLG) community. CLG status enables the municipality to apply for a variety of preservation grant and funding opportunities at the state and federal levels.





Historic Properties

Historic Resource Survey

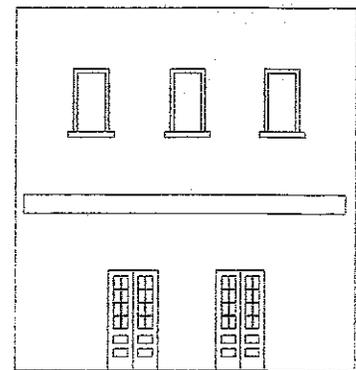
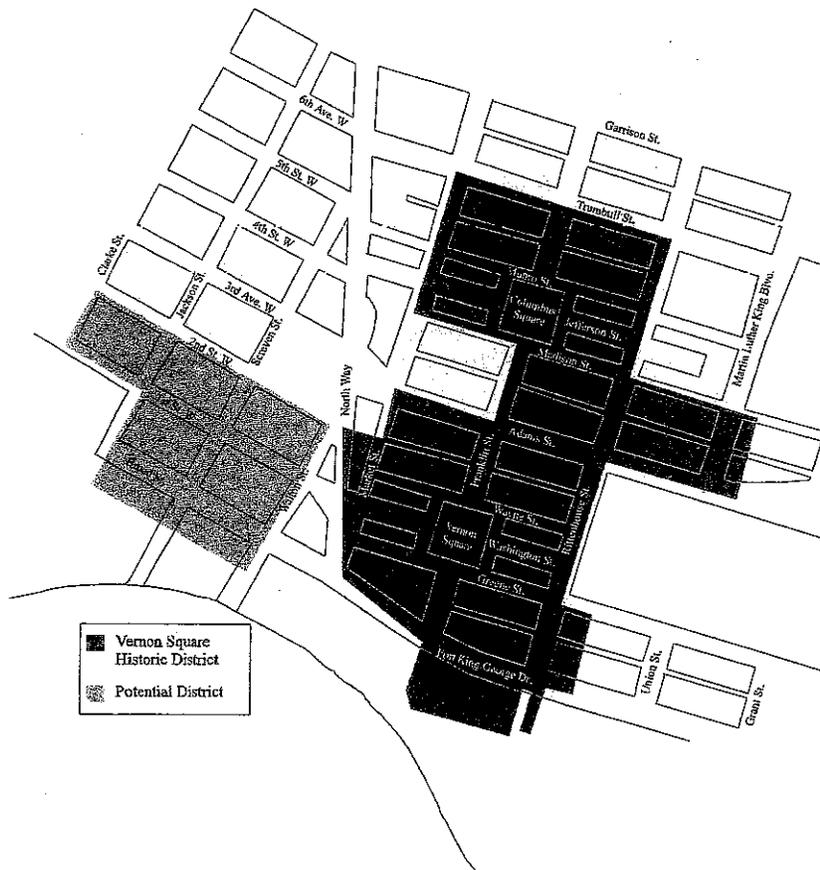
Recognizing the value of its historic resources the City of Darien initiated a Historic Resource Survey in to identify and research historic properties within the city limits. The resulting survey report indicated that a substantial portion of the town was eligible to be listed as a district in the National Register of Historic Places.

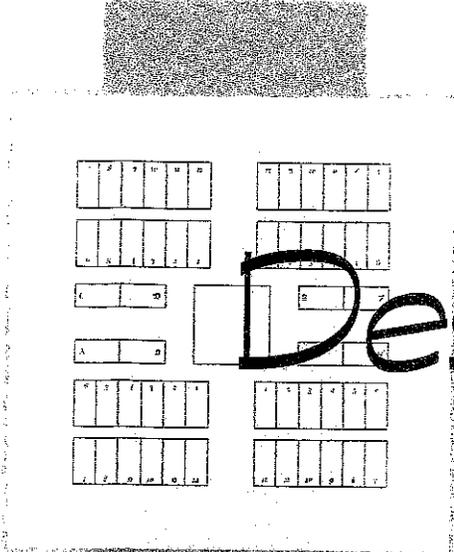
National Register District

Following the historic resources survey the Vernon Square Historic District was nominated to the National Register of Historic Places. The proposed district was favorably reviewed by the State of Georgia and the National Park Service resulting in its designation as the Vernon Square-Columbus Square National Register Historic District in 1985. Following the same process the West Darien Historic District was listed in the National Register in 2001.

Darien Historic Districts

The National Register District boundaries served as a template for the designation of Darien's first local district, the Vernon & Columbus Square Historic District. The commercial area west of North Way has been identified as a potential future district. These guidelines include a section on commercial properties in anticipation of local designation of this area.



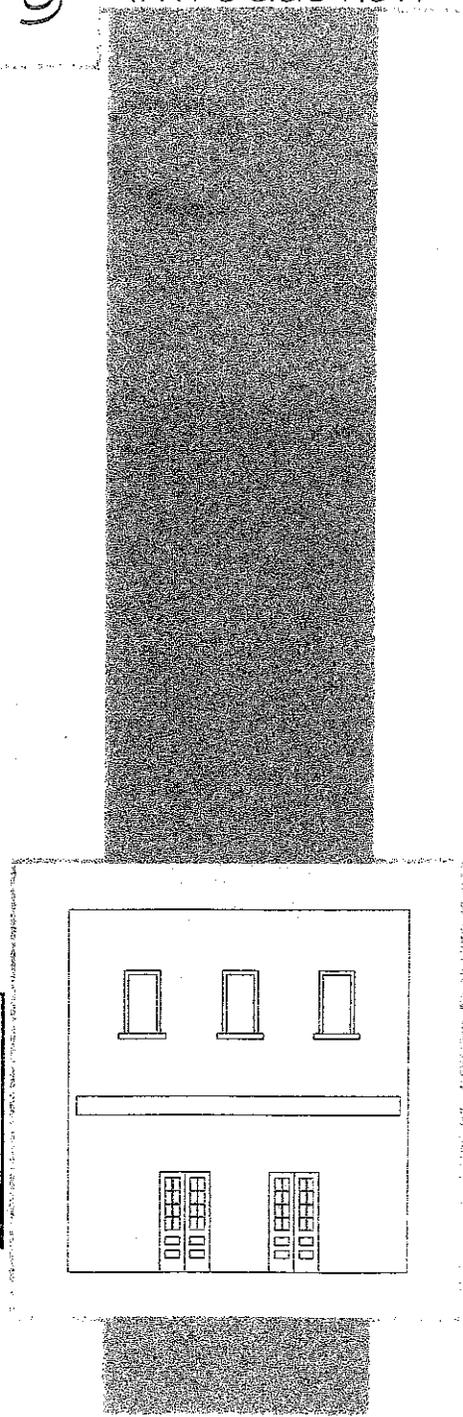
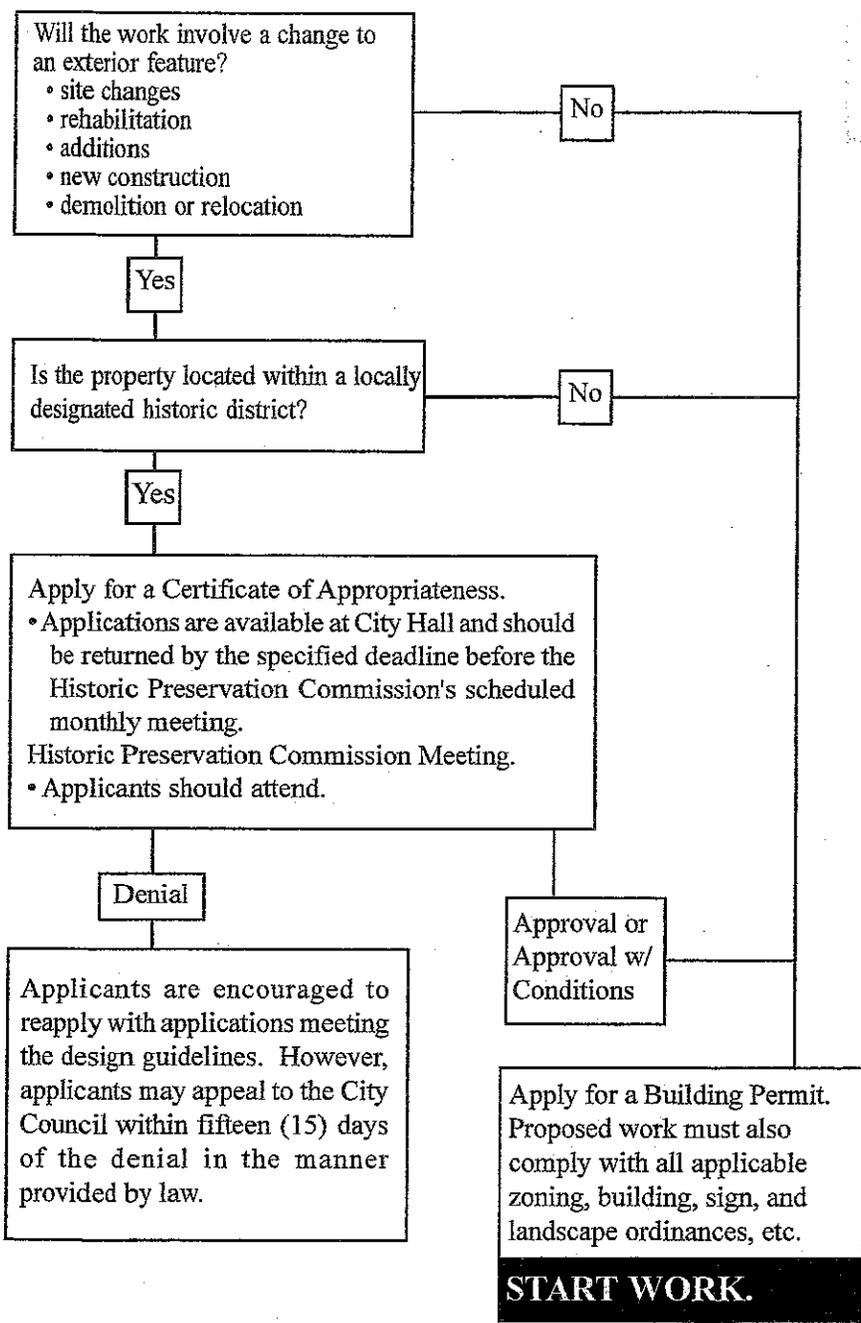


Design Review Process

Administration

Property owners within the Darien's Historic Districts enjoy the advantages of increased economic value and a built environment protected from unsympathetic changes. The Historic Preservation Commission (HPC) protects the rights and investments of property owners and business establishments through the design review process. By preserving and maintaining visual character, the HPC ensures that citizens and visitors alike will enjoy the benefits of Darien's historic built environment.

9 Introduction





Design Review Process

Frequently Asked Questions

What is design review?

The Historic Preservation Ordinance provides for a design review process. Design review consists of the evaluation of any proposed exterior work upon a property with a designated district. Both minor and extensive projects must be reviewed and approved prior to beginning work. The design review process is often triggered by a building permit application; however, building permits can not be issued until design review is complete. Although some types of work projects, such as installation of a walkway or a fence, may not require a building permit, design review is still required.

Which properties require design review?

All designated properties require design review. Designated properties include all properties within historic districts and any individually designated sites. Please note that design review covers both historic and non-historic properties in a historic district. The city's Official Zoning Map shows all designated districts and properties. A call to the City Hall can confirm whether or not a property is designated.

What type of work requires design review?

All work involving a change to an exterior feature of a designated property requires design review. Projects that physically alter the property include but are not limited to: changes in site or setting; repair or rehabilitation; new construction or additions; and relocation or demolition.

Neither interior alterations nor a change in the use of the property require design review. The Historic Preservation Ordinance applies only to the external aspects of the property and regulates neither zoning nor land use. The HPC does not review planting or repainting. Ordinary maintenance does not require design review.

What is a Certificate of Appropriateness?

When planning a work project, an owner must submit a completed application for a Certificate of Appropriateness (COA). Applications are available from and should be returned to the City Hall. Meetings are held on the second Tuesday of every month at 5:45 p.m. at the Chamber of Commerce. Public notice requires applications to be submitted in advance of the meeting, contact City Hall for deadlines.

Utilizing design guidelines and the general standards for the preservation of historic properties, the HPC must decide to approve or deny the application. If the application is approved, a Certificate of Appropriateness is issued and design review is complete.

What should an application include?

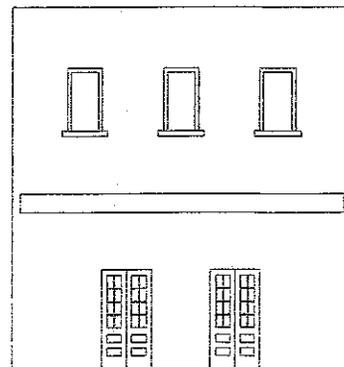
In order that the Commission may make an informed decision, completed applications must be accompanied by support materials. Illustrations may include site plans, elevations, and floor plans drawn to a standard architectural scale, e.g. $1/4" = 1'$. Photographs of the building, site, and neighboring properties are also helpful. Support materials may differ according to the type and size of the project. The application and support materials must be submitted at the same time.

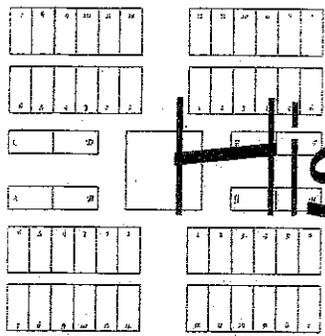
What could happen if work begins before design review?

If work is initiated prior to approval of a COA application or to obtaining a building permit, a stop work order may be issued. If these requirements are not met, the property owner may face fines or an order to restore the original condition of the property.

Are there any other review procedures?

Review of projects by the HPC may not be the only review required before work may proceed. Other city departments and commissions may be required to examine a project for compliance with existing zoning regulations, building codes, and sign or landscape ordinances.





Historic Context

The seat of McIntosh County, Darien is a coastal tidewater town about sixty miles south of Savannah. Its origins can be traced to the earliest years of colonial Georgia.



Darien and vicinity 1752

The port town was established on the north branch of the Altamaha River in 1736 by Scottish Highlanders from Inverness, recruited by General James Oglethorpe to assist in the defense of the colony. After the American Revolution Darien became a port of increasing importance because of its position near the mouth of the Altamaha River. Locally cultivated rice and upland cotton rafted down the Altamaha from the interior were exported from Darien to larger ports up the coast.

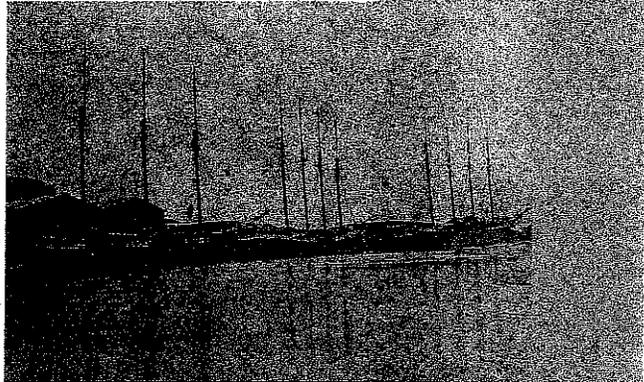
Darien was incorporated as a town by a legislative act in 1816. In 1818 the seat of McIntosh County was moved to Darien from Sapelo Bridge in response to the rapid commercial growth of the port. The Bank of Darien, which was chartered in late 1818, became one of the most influential financial institutions in the South largely due to the town's cotton trade. Steamboat traffic on the Altamaha from Macon and the state capital at Milledgeville made Darien its ocean terminus. Throughout the 1840s and 1850s yellow pine timber was rafted down the river to Darien's sawmills in response to an increasing lumber demand in the North, although the Civil War interrupted this activity.

Darien experience the hardship of war in June 1863 when it was burned by Union forces. Following the conflict the flow of timber down the Altamaha River to the local sawmills resumed and Darien quickly rebuilt. The town's recovery from the war was rapid because of the demands for labor associated with the local lumber industry.

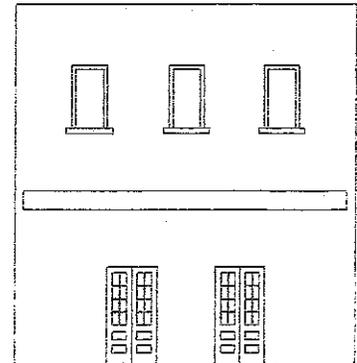
Pine timber rafted down the Altamaha to Darien from the interior made the town the leading center of export for lumber on the southern Atlantic coast during the late nineteenth century. Darien became an international port as ships from Europe, Asia, and South America frequented the local waterways to load lumber. The peak was reached in 1900, when more than 100 million linear board feet of timber and lumber were shipped from Darien. Shipment

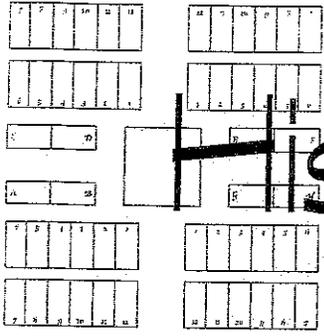
totals soon dramatically declined as the supply of timber from upriver, once thought inexhaustible, was reduced to a trickle because of overcutting. The Darien and Western Railroad, the town's first rail link with the interior, was completed in 1895, but it came too late to save the timber industry. The last of Darien's big sawmills, the Hilton and Dodge Lumber Company, went bankrupt in 1916 and an era came to an end.

Darien's population in 1900 was 1,739 residents. By 1930 the town had dwindled to 937 residents. Beginning in the mid-1920s Darien experienced renewed growth with the commercial seafood industry. By the early 1960s Darien and McIntosh County had the largest shrimping fleet on the Georgia coast, with several shrimp and oyster packing houses in town along the banks of the Altamaha. Darien, with a population once more at about 1,719, is now economically dependent on tourism, although commercial fishing continues to be the livelihood of many local citizens.



Schooners moored at Hilton-Dodge Lumber Company docks, c. 1913





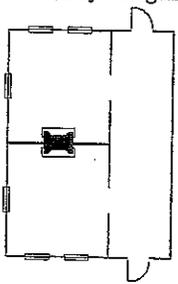
Historic Character

Residential Building Types

Structures make the most obvious contribution to visual character and are commonly discussed in terms of **building type**. In general, a building type refers to structures which share a similar arrangement of features. A one story example is called a cottage whereas the same form with two stories is called a house. A building type can indicate whether a building is rare or common in an area and, in some cases, identify the historical period in which the structure was most likely built. When alterations occur, they should be sensitive to the main features of a building's type to preserve its character.

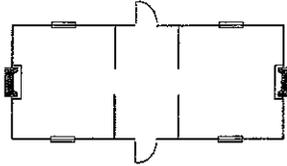
Side Hallway Cottage/House 1820-1890

- ▶ roof: hip or front gable
- ▶ rooms: two with side hallway
- ▶ doors: one, to one side
- ▶ chimneys: ridgeline, roof slopes, or wall



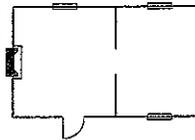
Central Hall Cottage/I-house 1830-1890

- ▶ roof: side gable
- ▶ rooms: two with central hall (I-houses can vary)
- ▶ doors: one, centered (I-houses can vary)
- ▶ chimneys: both gable ends (I-houses can vary)



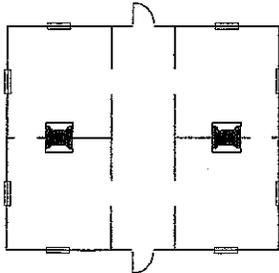
Hall-Parlor Cottage 1820-1930

- ▶ roof: side gable
- ▶ rooms: two
- ▶ doors: one
- ▶ chimneys: one or two, gable end



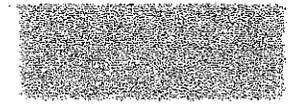
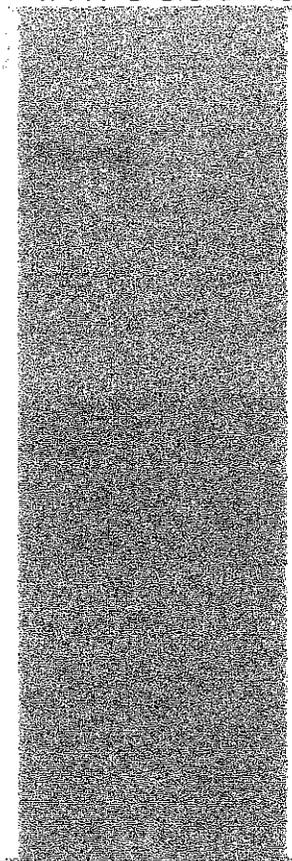
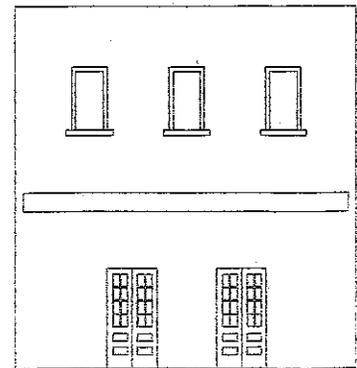
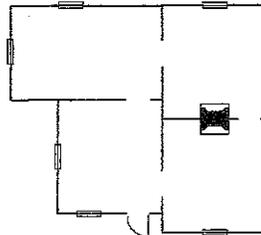
Georgian Cottage/House 1850-1920

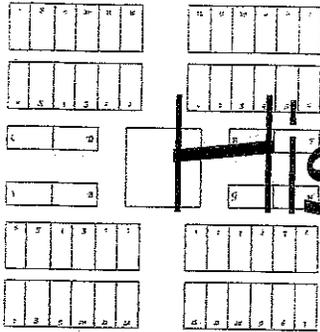
- ▶ roof: hip or side gable
- ▶ rooms: four; stacked with center hallway
- ▶ doors: one, centered
- ▶ chimneys: two, symmetric, centered on roof



Queen Anne Cottage/House 1880-1910

- ▶ roof: hip or front gable with gables
- ▶ rooms: four or more with no hallway
- ▶ doors: one
- ▶ chimneys: on roof slopes





Historic Character

Commercial Building Form

The business district gains its distinct character from the similarity of the buildings located there. Commercial facades of differing styles, ages, and size use certain basic components in a coordinated manner to achieve a cohesive appearance. These basic components together create a store front at ground level and, for two story structure, an upper facade.

Whether one or two story, historic commercial buildings have a distinctive shape created by parapets and cornices. The parapet and building cornice serve to visually cap the building.

The upper facade is usually fairly solid in appearance pierced by windows at regularly spaced intervals. Ornament may surround the windows or divide the vertical bays.

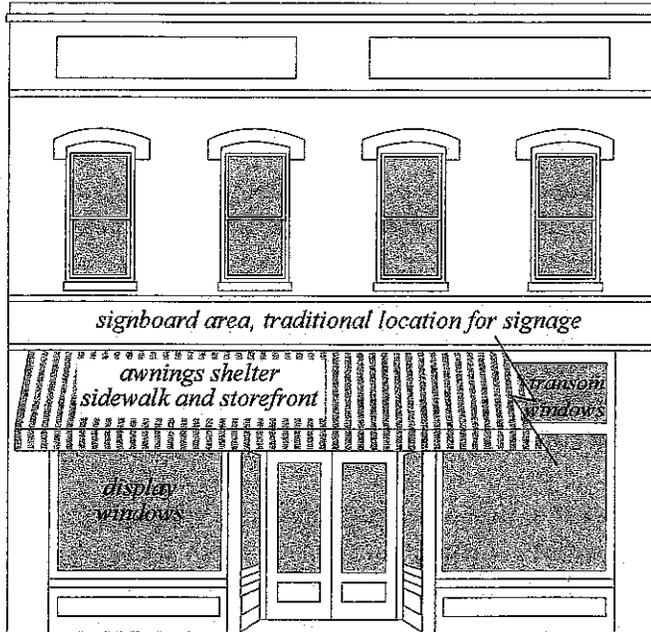
The storefront is much more open in character compared to the more solid upper facade. This division between the ground floor and the upper stories scales the streetscape to a pedestrian level. The continuous line of display windows, often with awnings, create the feeling of an outdoor room.

common features of historic commercial buildings

tops of buildings, known as the cornice, are often ornamented

roofs, usually a low slope shed or gable, are hidden behind a short wall known as a parapet

upper windows, usually double-hung sash placed symmetrically, may have decorative arches, hoods, or brickwork



signboard area, traditional location for signage

awnings shelter sidewalk and storefront

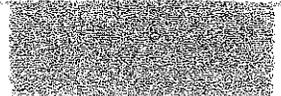
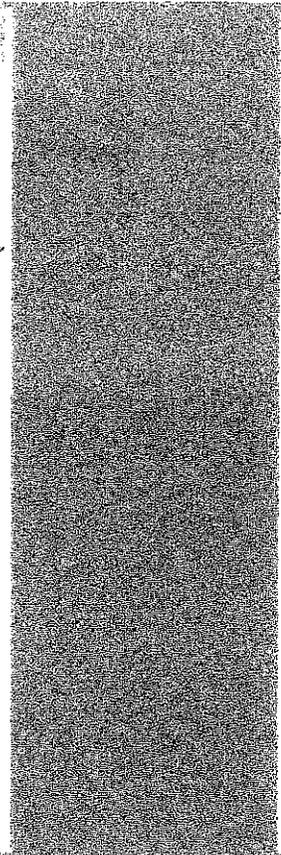
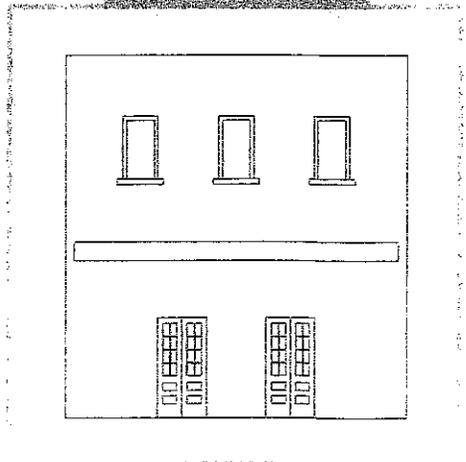
transom windows

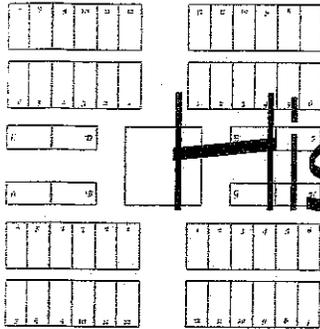
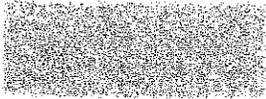
display windows

full or three quarter glazed doors, sometimes double doors

bulkheads beneath the display windows; generally wooden

cornice above storefront



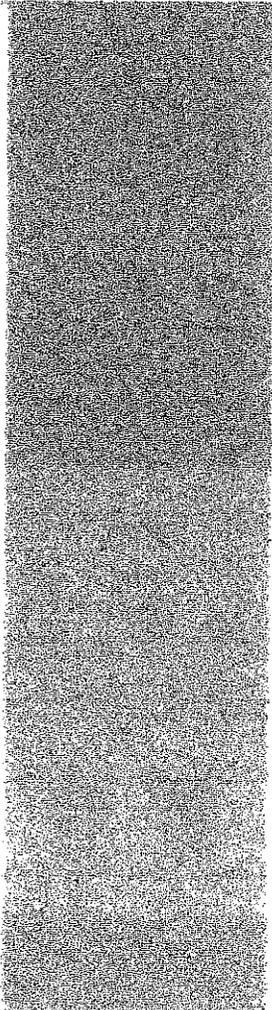


Historic Character

Architectural Style

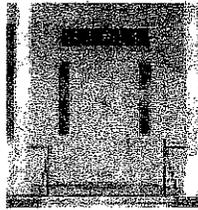
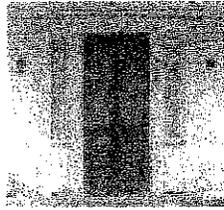
Style, the external decoration of a building, is another classification method for describing structures. When all the defining aspects of a particular style are present, a building may be labeled as **high style**. If only a few stylistic details are present, the building is referred to as influenced by a style or as having **elements of a style**. High style buildings are few in number and are often designed by an architect; whereas, buildings with elements of a style are quite common as local interpretations of an architectural style.

It is not unusual to find older buildings with elements of later styles reflecting owners desires to keep up with changing tastes in architecture. Many such additions have gained their own significance in telling the architectural history of the building and the community. Most of Darien's historic structures, both residential and commercial, are limited in their architectural detailing.



Greek Revival details- 1825-1860

- ▶ classical columns
- ▶ heavy entablature
- ▶ door: symmetrically oriented, framed by sidelights and transom

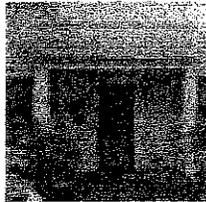
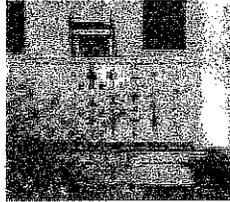


Italianate details - 1840-1885

- ▶ paneled boxed columns
- ▶ detailed cornices with brackets
- ▶ heavy window crowns
- ▶ door: paneled surrounded by transom and sidelights

Queen Anne details - 1880-1910

- ▶ turned posts
- ▶ sawnwork
- ▶ door: half glazed, decorated, may have transom only or with sidelights

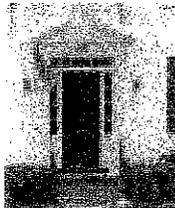
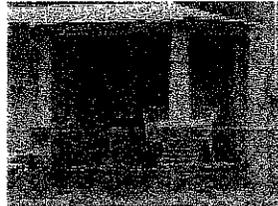


NeoClassical details - 1895-1950

- ▶ classical columns
- ▶ heavy entablature
- ▶ door: symmetrically oriented
- ▶ framed by sidelights and transom

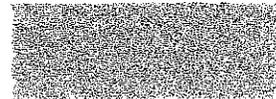
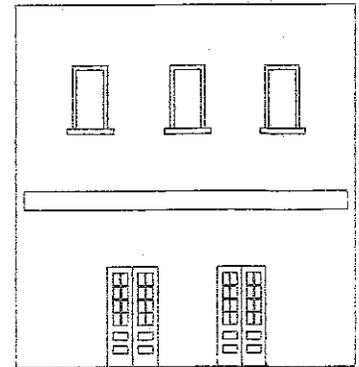
Craftsman details - 1905-1930

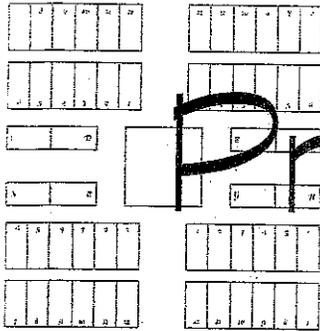
- ▶ battered columns on piers
- ▶ knee braces
- ▶ half-timbering



Colonial Revival details- 1880-1955

- ▶ classical columns
- ▶ door: symmetrically oriented,
- ▶ classical door surround





Preservation Philosophy

Approach

The intent of Darien's Historic Preservation Ordinance is to protect the overall visual and historic character of the community's designated properties. Proposed projects within the historic districts can range from small site changes to new construction. Outlined below are some common types of projects and the general preservation approach to them.

Preservation

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. As a general rule, a true preservation project is limited to repair and would not require review from the HPC.

Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Review of such projects will focus on the how well the proposal achieves this goal.

New Construction

An important goal when building in a historic district or adding to a historic building is to fit the established visual character. However, new construction should not create a false history by merely copying historic precedents. While referencing an area's or building's existing elements, new construction should also be differentiated from historic examples. Historic examples should serve as a point of departure for compatible but creative design.

Existing Non-Historic Buildings

Changes to existing non-historic buildings should, at the very least, not cause the building to become more intrusive and, at best, increase the building's compatibility in the district. Such projects should follow the New Construction Guidelines.

Demolition

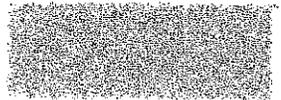
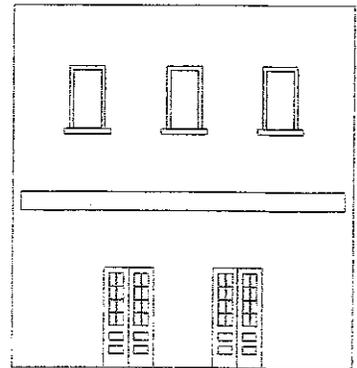
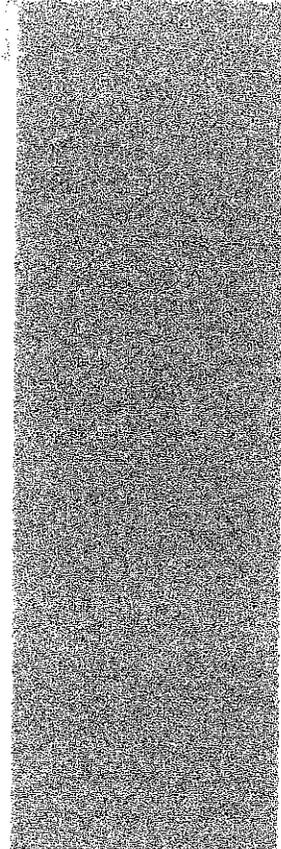
The demolition of historic buildings diminishes the built environment and creates unnecessary waste. Demolition of a historic structure is only approved in very rare, specific, and narrowly defined circumstances, and no demolition occurs without approval of post-demolition plans. The aspects the commission consideration include but are not limited to: age, integrity, significance, condition, alternatives, and overall effect.

Relocation

Relocation falls into one of three categories: 1) removing a structure from a historic district, 2) moving a structure into a historic district, or 3) moving a structure to a different location within a historic district. Different criteria are applied to each. Proposed relocation out of a historic district constitutes a loss and therefore, demolition guidelines apply. New construction guidelines apply for proposed relocations into a historic district. For proposed relocations within a historic district, the following considerations apply: age, previous relocation, compatibility of the new site, significance, condition, alternatives, and overall effect.

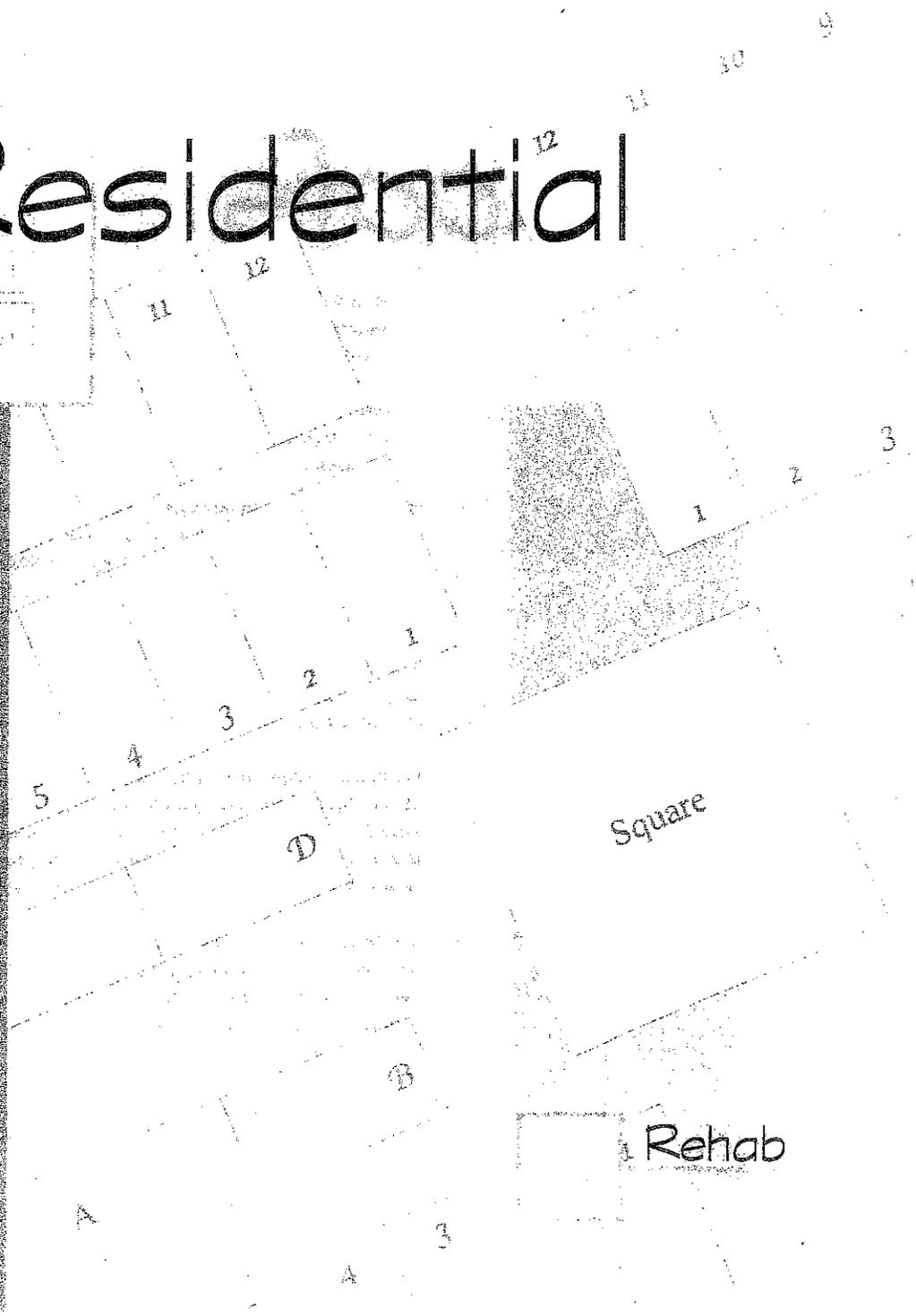
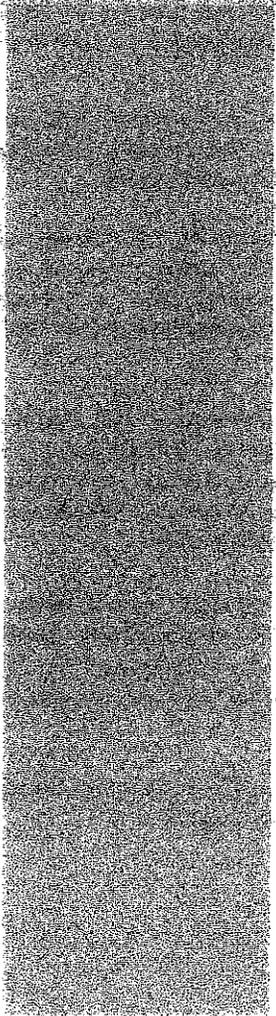
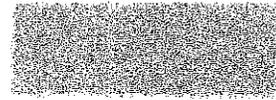
Institutional Properties

Institutional properties, both public and private, are often the exception to the rule. While historic institutional properties should follow the same guides for rehabilitation, new institutional buildings may vary from the surrounding district in some respects to distinguish the property's civic importance. For example, a new government building may utilize a deeper setback than surrounding historic buildings while using a similar exterior material.





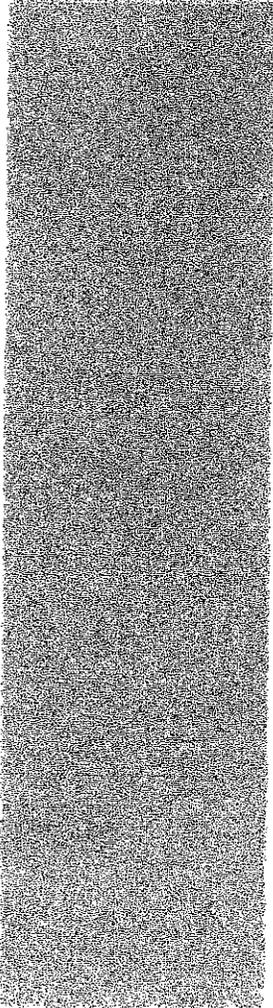
Residential



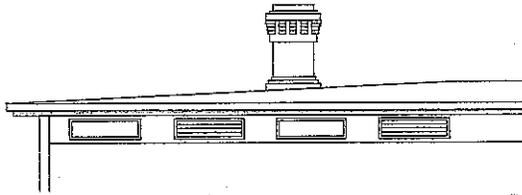
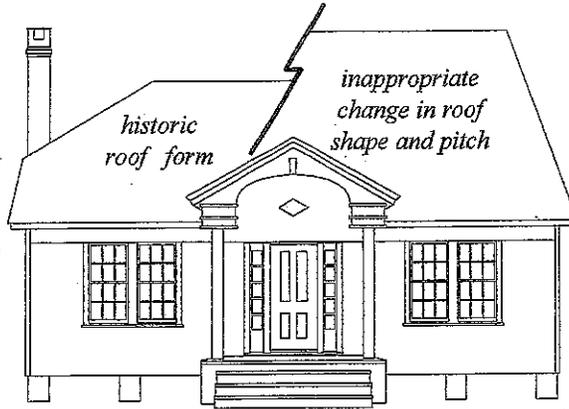


Roofs

Roofs represent a highly visible and significant character defining feature of any structure. At the same time, roofs experience periodic change because their materials – with a few exceptions – do not last indefinitely. Because roof materials change over time, certain flexibility is allowed in the review of new changes provided the proposed materials are typical to the area and type of house. Roof features fall into two basic categories: design elements (either primary or secondary) and material elements.

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- Primary design elements such as pitch, symmetry (or asymmetry), shape, and complexity are essential to the form and style of a building. These primary design features should always be maintained when repairing or replacing historic roofs.
 - Dormers should not be placed on the facade of a building. New dormers may be placed on the rear (preferred) or the side and should be in keeping with the scale, period, and style of the building. Darien's street patterns create visibility from several directions of many houses. New dormers should have as little impact as possible when visible from the public right-of-way.
 - Secondary design elements such as chimneys, decorative vents, and eave treatments should be retained and maintained. These character defining features should not be altered, covered over, or removed from a historic building. New chimneys added to houses should reference the placement, design, and materials of historic examples (For example, clapboard clad new chimneys are inappropriate.)
 - Roofing materials, should closely match the composition, color, and texture of materials used traditionally. Appropriate materials include wood shingles, composition shingles, and seamed metal roofs - though metal roofs are not appropriate for all house styles. Character distinguishing historic roof materials such as slate, tile, or pressed metal should be repaired rather than replaced.
 - Modern roof top elements such as solar panels, skylights, and attic ventilators should be located on roof slopes not visible from the public right-of-way.
- 10

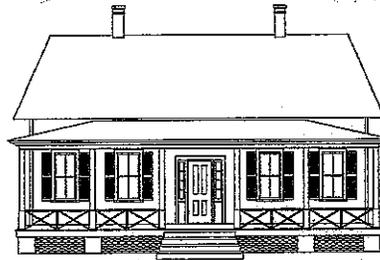
Changing the pitch and shape of historic roofs robs a house of its unique character and negatively impacts the entire district.



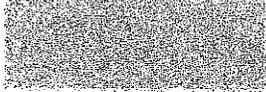
Secondary design elements are extremely important. Chimneys, whether ornate or relatively plain, should remain in place even if no longer in use.

Unfinished attics can be an opportunity for additional living space. However, the addition of dormers to the front elevation drastically changes the form of a house and should not occur.

NO!

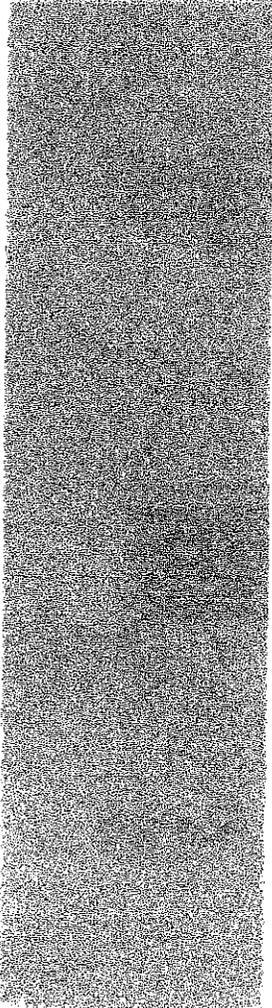


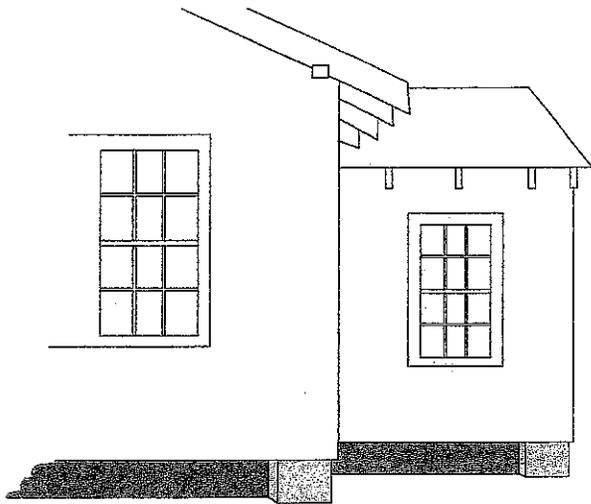
25 Rehab



Foundations

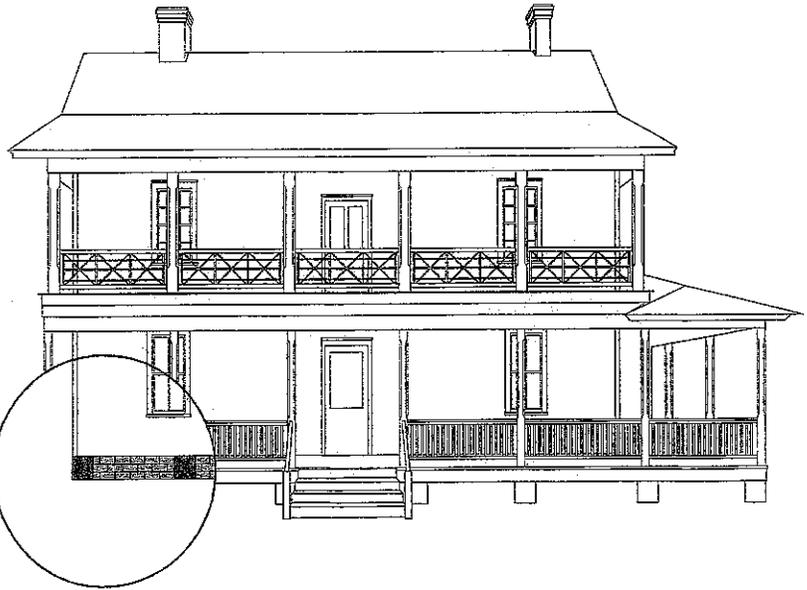
Prior to World War II, houses in the South were usually built raised on piers to provide ventilation for heat and moisture. Although ventilated continuous foundations became more popular and common place toward the mid-century, pier foundations remained the dominant choice for most construction. The subsequent popularity of slab foundations in post-War houses and, more recently, FEMA requirements for flood prone areas have magnified the importance of foundations as a visual identifier of a house's place and time.

- 
- Foundation design and materials should be maintained and preserved. Should circumstance require a foundation to be rebuilt, the design and materials should replicate the original.
 - Infilling between pier foundations should be accomplished in such a manner as to maintain the appearance of a pier foundation. Infill materials should be recessed to differentiate between the pier and the infill. Concrete block should be skim coated with stucco. Further differentiation may be accomplished by painting the infill a dark color.
 - Front porch foundations should not be infilled with solid material.

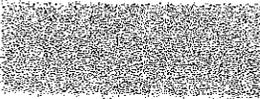


The appearance of piers should be preserved. Solid infill areas should be recessed and painted and may be further hidden with wood lattice or by vegetation.

Although the main house foundation may be infilled (revealed by cut-away view shown here), it is very important that porch foundations not be infilled.

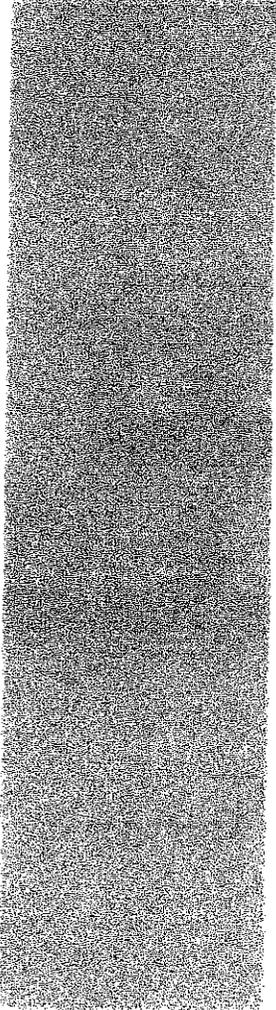


27 ^A Rehab



Materials

Exterior surfaces, whether applied or structural, convey information about history and style for both the building and district. Exterior treatments come in a broad variety of materials with different methods of application depending on the building system. Tied to the underlying structural system, these treatments often act, literally, as skin for the building. Ill-conceived changes in historic exteriors may result in structural damage extending well beyond the affect on the historic and aesthetic integrity of the district.

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- Exterior treatment is a primary design element. Replacement materials should always match in kind the materials and appearance of the existing system. Replacement should be limited to only those portions damaged beyond repair. 9
 - In cases where the majority of wood siding is damaged beyond repair, the commission may consider the use of cement fiber lap siding provided that the reveal of the siding matches the historic siding and the surface has a smooth texture (no faux wood grain). However, the use of wood siding is preferred and encouraged. 8
 - Exterior treatments on historic buildings should not be covered with synthetic materials. Wood siding allows for water vapor transfer. The use of modern siding materials such as aluminum, vinyl, and EIFS (synthetic stucco) are not only an inappropriate design change, they can trap water vapor which condensates within the structure promoting rot, fungal, and insect problems.
 - Abrasive cleaning (sandblasting) or high-pressure water systems should not be used to remove dirt or paint from any historic structure. Such "cleaning" systems destroy the protective fireskin on bricks and remove the soft grain from wood and thereby dramatically reduce the life of the exterior material. 5
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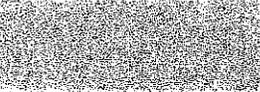


Historic siding materials such as this house's clapboard should be preserved.

Changing or covering siding materials is inappropriate, for example adding brick and stucco to the house in the example above.

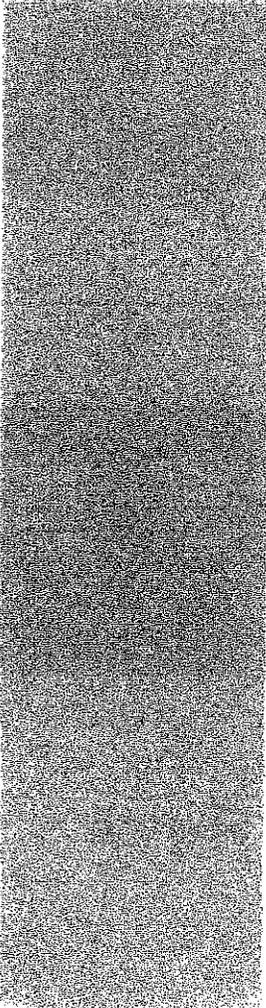


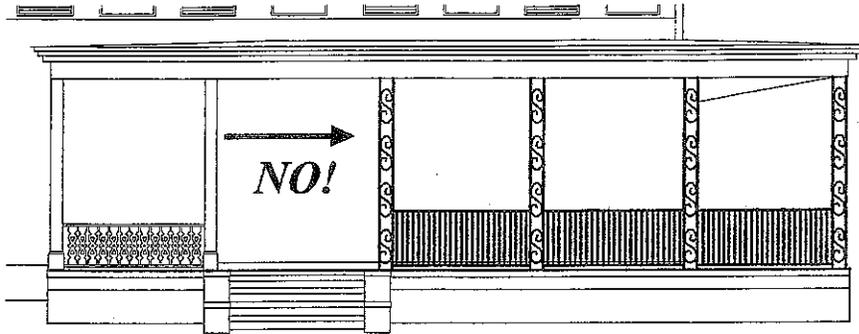
29 Rehab



Details

Applied ornament and details represent some of the most important stylistic elements on buildings. At the same time, they are often the most fragile elements and are particularly susceptible to damage, removal, and being covered over or obscured by new exterior treatments. Historic details should receive careful attention during repair and rehabilitation.

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- Original details should always be retained and should not be removed. If a detail is damaged or deteriorated, the replacement should match the design and materials of the original.
 - Details that convey a false sense of history should not be added to a structure. Details should not be added to a facade unless they are known to have existed previously. The addition of any details should be supported by photographic or material evidence. Reconstructed details should match the original in the material and design.
 - Additions and changes in exterior treatments should be evaluated carefully to ensure that historic details are not damaged or obscured.
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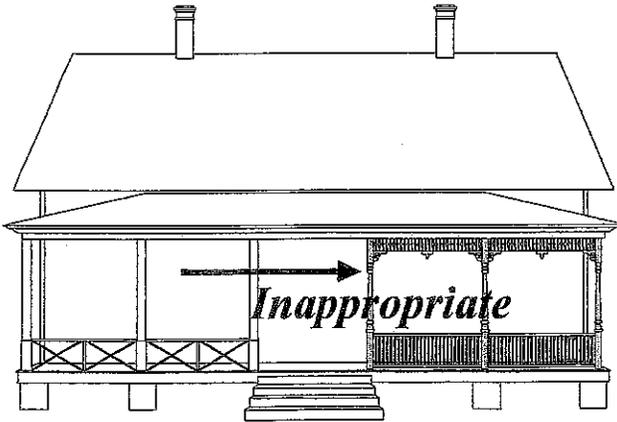


Stylistic details are the principal indicator of a building's architectural style. The loss of such details, even from a limited area on the structure (such as the porch shown here), significantly impacts the visual character of the individual property and the district as a whole.

Stock porch posts and railings found at home improvement store are generally not the same scale as original as historic elements. Replacements should be milled to match the historic posts and balusters.



Elaborate architectural details should not be added unless documentation of earlier existence is available.

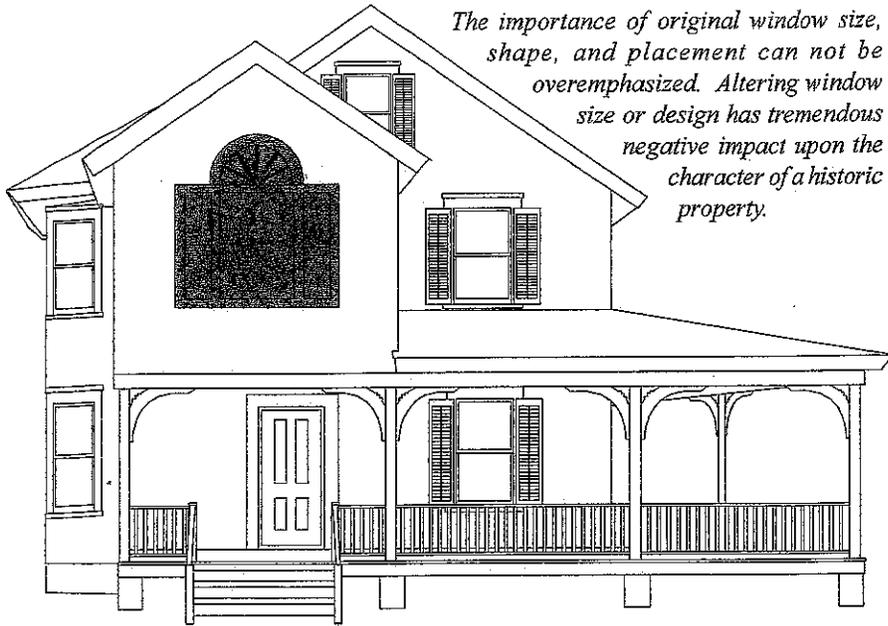


31 Rehab

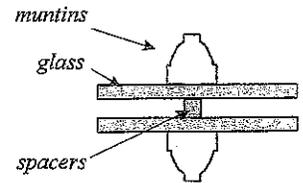
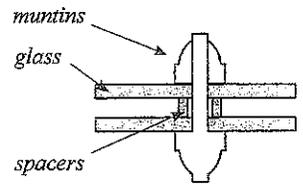
Windows

Windows and their components are an integral part of a building's historic character. Window placement, treatment, and design elements are often direct reflections of original architectural style. The simple removal or reconfiguration of historic windows will dramatically impact the integrity of historic structure.

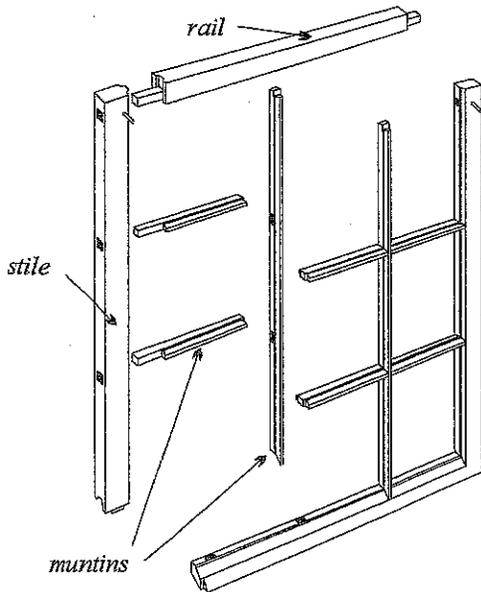
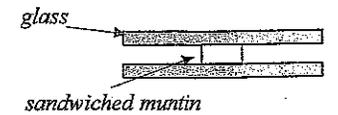
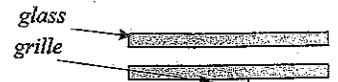
- Historic windows should be repaired rather than replaced. Historic windows are composed of many components — sills, sashes, rails, styles, and muntins. Often it is only necessary to repair one or two of these components rather than the entire window. Only under the most extenuating circumstances should windows be replaced.
- If replacement is proven to be necessary, replacement windows should match in the originals in design, materials, placement, and configuration. Replacement windows with multi-pane sashes should use either true divided lights (TLDs) or simulated divided lights (SDLs). Flat grilles or muntins sandwiched between panes are not appropriate.
- Window openings should not be added or removed from the facade of a building.
- New window openings may be considered on side and rear elevations provided they use traditional placement patterns, are of a matching or similar size as the historic windows, are of matching or similar configuration as the historic windows, and follow the same guidelines as for replacement listed above.
- Historic decorative features, such as crown molding, or functional features, such as awnings or shutters should be preserved and maintained. Such features should not be added to historic structure unless based upon documentation.
- Storm windows should match the color of the window frame and hide as little of the historic window as possible.



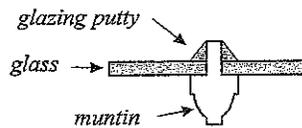
The importance of original window size, shape, and placement can not be overemphasized. Altering window size or design has tremendous negative impact upon the character of a historic property.



Replacement windows, when necessary, should use true divided lights (TDLs), shown at top, or simulated divided lights (SDLs), shown above; NOT single light windows with grilles, shown below, or sandwiched muntins, shown at bottom.



Section of historic muntin.

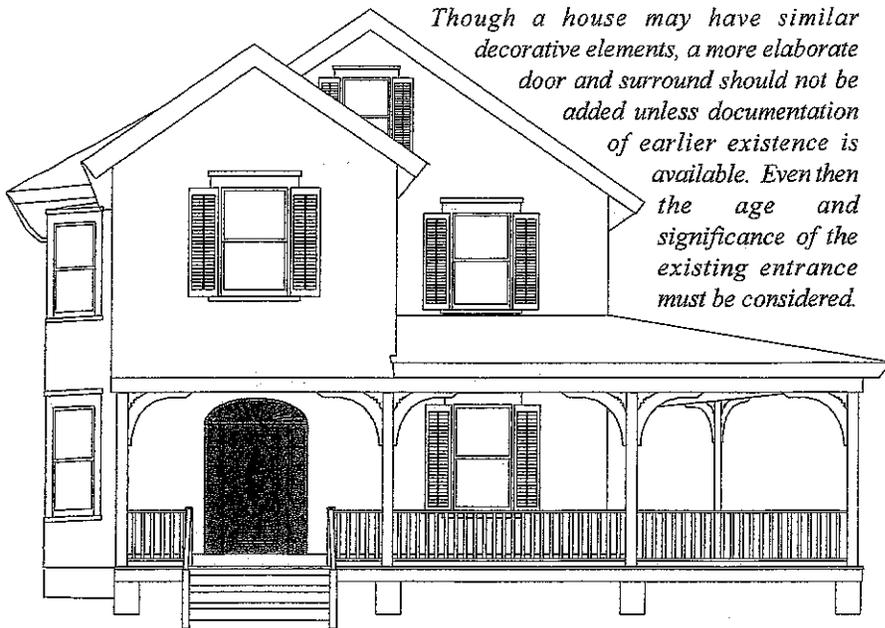


Replace only deteriorated sections rather than the entire window.

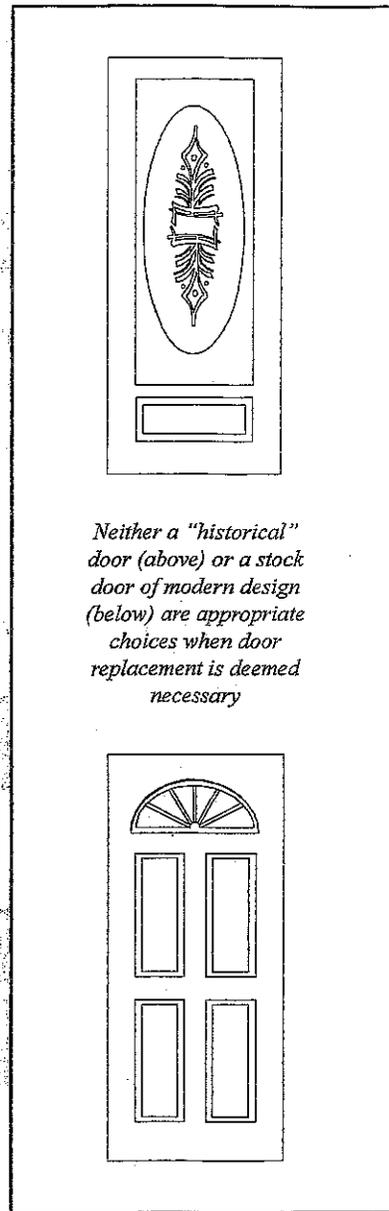
Entrances

Like windows, doors and their surrounding elements provide important clues to the style and history of a building and are considered significant historic elements. Entrances range from large doors surrounded by sidelights and transoms to simple "half glazed" doors with little or no trim. Entrances are part of the overall architectural style of a house and on simpler houses may be the only stylistic reference. Entrances may provide a focal point for stylistic elaboration, establish balance on the facade, provide light to windowless central halls, or promote cross ventilation.

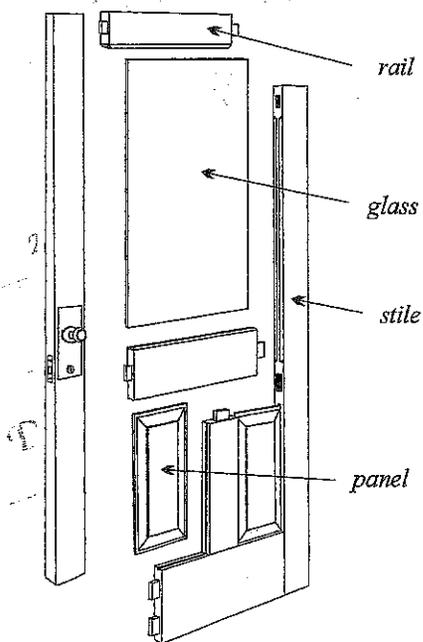
- Historic entrances and door surround elements should be maintained and preserved. The locations of primary entrance openings should not be moved or covered over.
- Doors are made of several components including, styles, rails, panels, and sometimes windows. Often, problems with historic doors require only the repair and replacement of individual components and not the replacement of the entire door.
- If replacement is proven to be necessary, replacement doors and related elements should match the original in material, appearance, and configuration.
- Historic screen doors are significant features and should receive consideration similar to any other historic entrance features.
- New entrances may be considered on side and rear elevations provided they are of a matching or similar size, design and materials as the historic doors or are not visible from the public right-of-way.
- Storm doors should match the color of the door and hide as little of the door as possible.



Though a house may have similar decorative elements, a more elaborate door and surround should not be added unless documentation of earlier existence is available. Even then the age and significance of the existing entrance must be considered.



Neither a "historical" door (above) or a stock door of modern design (below) are appropriate choices when door replacement is deemed necessary



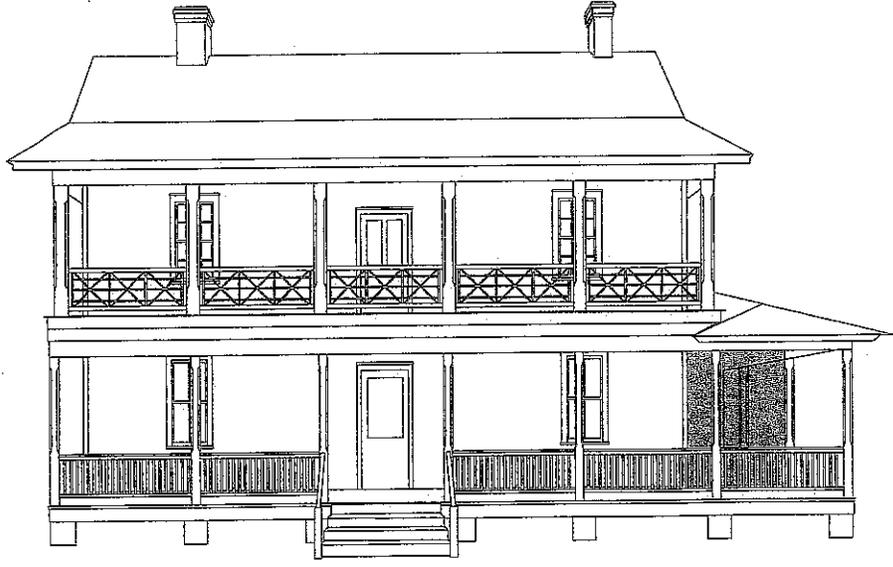
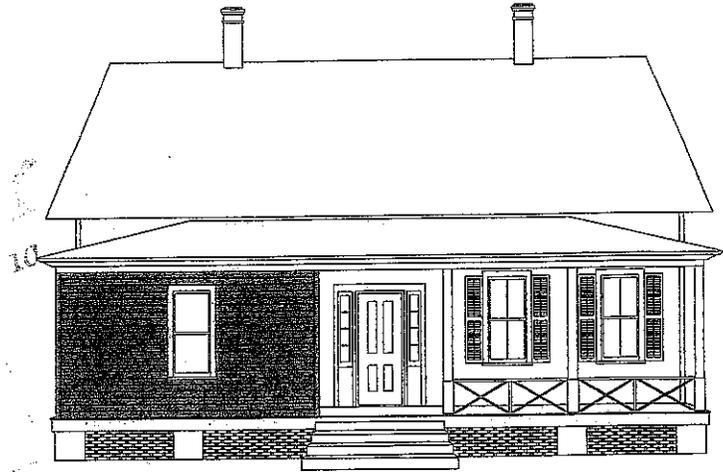
Replace only deteriorated sections rather than the entire door.

Porches

Porches are a combination of roof, roof supports, flooring, foundation, and stylistic details. Prior to the advent of air-conditioning, porches were used as a place to find relief from heat. This was especially true in Darien where residents took advantage of the coastal breezes. Placement on the front of the house near the street made porches an important venue for social interaction. On vernacular buildings stylistic expression is often limited to the porch area. Because of their significance, changes to porches should carefully consider the impact to historic material, details, massing and proportion.

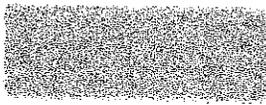
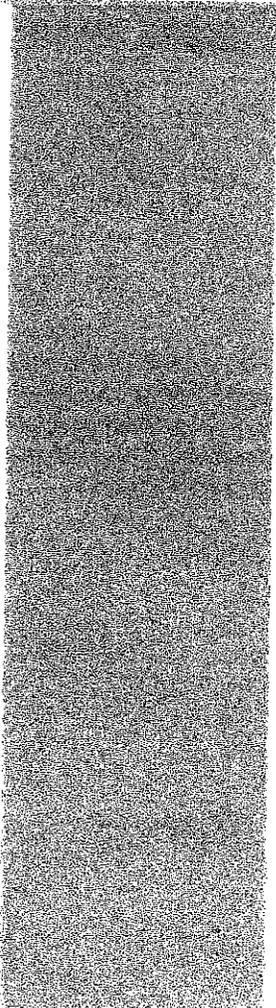
- Porches should be preserved and maintained. Front porches should never be removed, reduced in size, or enclosed. Side porches may be screened or glazed. Rear porches may be enclosed (discouraged), screened or glazed. Removal of rear porches may be considered to achieve the most sensitive option for a proposed new addition. In such cases, visibility from the public right-of-way will be a determining factor.
- Repairs and replacement materials should match as closely as possible the original materials in composition and appearance. Special consideration should be given to roof shape and materials as well as the components of the support system (columns, balustrade, etc.). Ornamental details should be retained and repaired rather than replaced.
- Undocumented historic details should never be added to a porch as they may convey a false sense of history.
- Screening and glazing, if used, should be set behind architectural details.
- Front porch foundations should not be infilled.
- New porches may be placed on the rear elevation (preferred) or the rear half of the side elevation. New Porch designs should be simple and generally in keeping with the scale, period, and style of the building.

Front porches should
not be enclosed.



Side portions of wrapping
porches may be screened.
Screening materials should be
set behind posts, rails, and
decorative features.

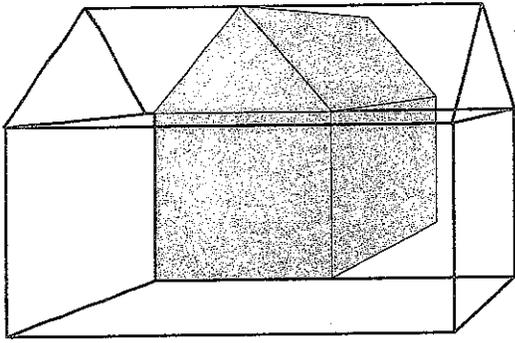
37 Rehab



Additions

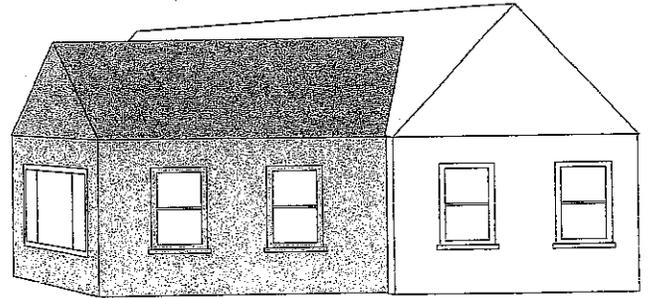
When making subsequent additions to historic structures, it is imperative that the changes respect the integrity of both original building and the district.

- Additions should always maintain the scale and proportions of the original building and not overwhelm the original building.
- Additions should not obscure the form, orientation, or symmetry (or asymmetry) of the original building.
- Additions should never be placed on the front of any historic building. Generally, it is best for new additions to be placed to the rear of the building away from the public view.
- Additions should use materials and components compatible with the historic building — similar siding, roofing, and windows. Cement fiber lapboard siding is allowed provided that the reveal of the siding matches the historic siding and the surface has a smooth texture (no faux wood grain). However, the use of wood siding is preferred and encouraged. If vinyl siding is currently on the building it may be used on an addition, though removal of the vinyl from the historic house and use of wood on the addition is encouraged.
- Ornamentation of new additions should not exceed the degree of ornamentation on the original structure. If ornamentation from the main building is to be repeated on the additions, the ornamentation may be an abstract of the original ornamentation.
- Additions should be designed in a fashion that is reversible if the addition is ever removed. Loss of historic materials — walls, windows, and doors— should be kept to a minimum.

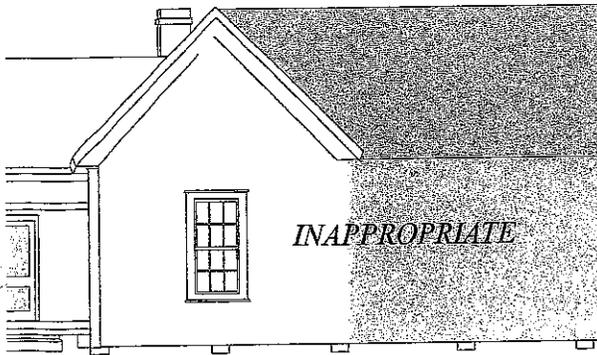


Rear placement of additions preserves the original form of the building.

On additions, windows should follow the pattern established on the historic building along the sides. Variations in window style and placement should be reserved for rear elevations only.

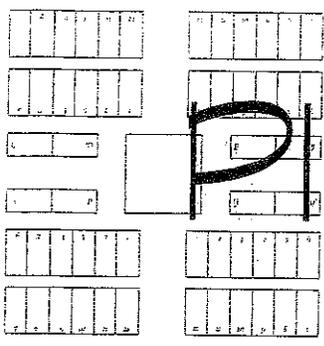
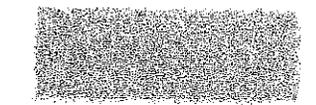


Side additions, less desirable than rear additions, should be well set back from the facade NOT flush with the facade of the house.



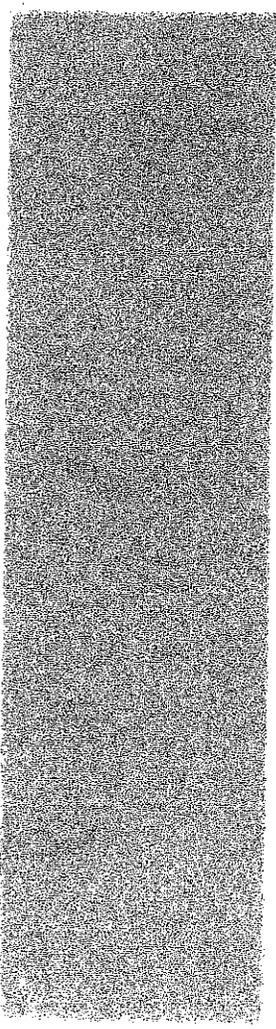
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Placement

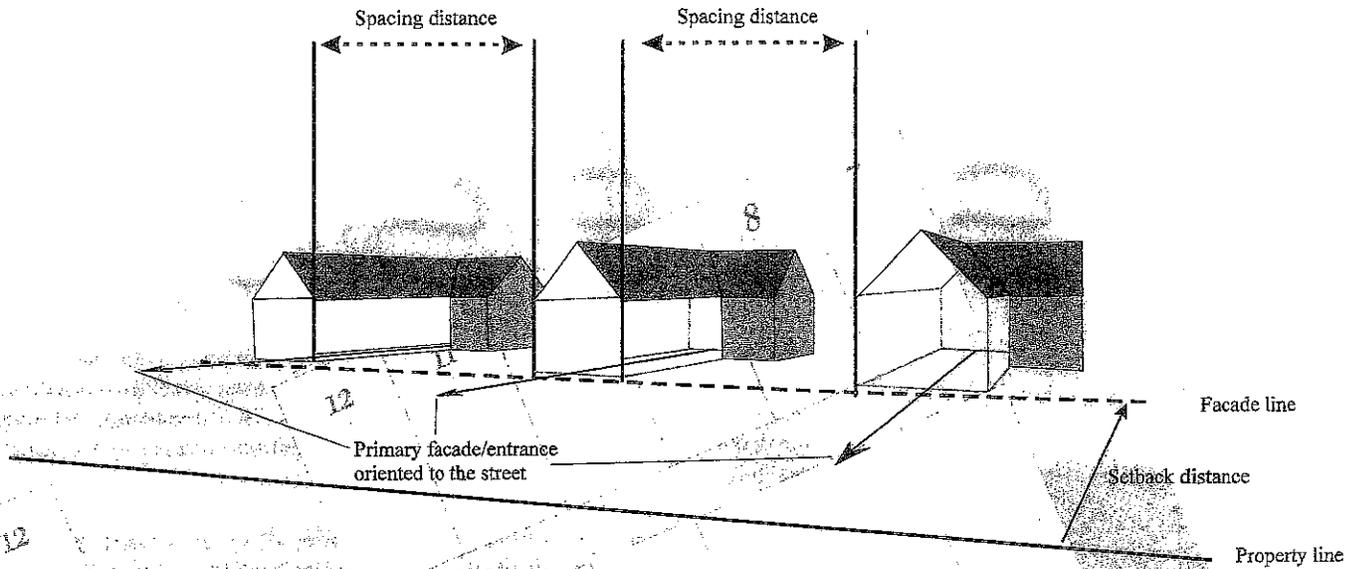
In historic neighborhoods, the placement of buildings follows an established rhythm composed of two components: **spacing** and **setback**. Spacing is the distance between individual buildings; setback is the distance between the foremost part of the building and the street. The combination of spacing and setback is an important character defining element of a district's streetscape. Also important is **orientation**. Orientation refers to the angle of a building's facade in reference to the street. Buildings in historic neighborhoods generally follow an established orientation creating strong continuity along the streetscape.



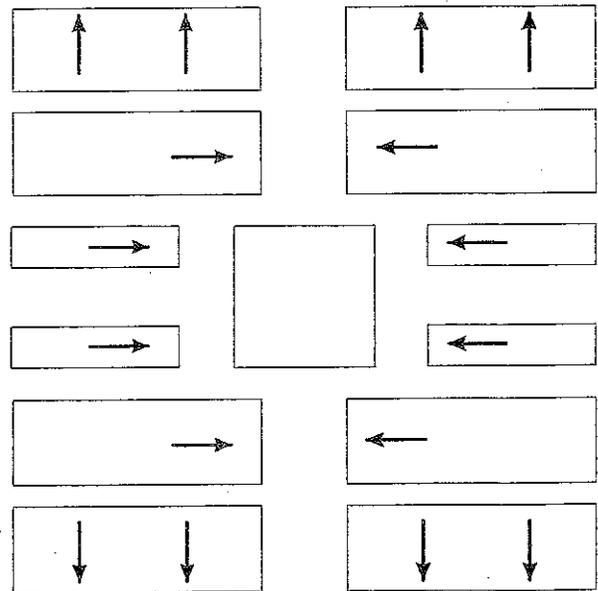
- New construction in historic neighborhoods should conform to the existing rhythm by respecting the established pattern of spacing and setbacks. New construction should never break with the established pattern.
- New construction in historic neighborhoods should repeat the established pattern of orientation used by existing buildings.

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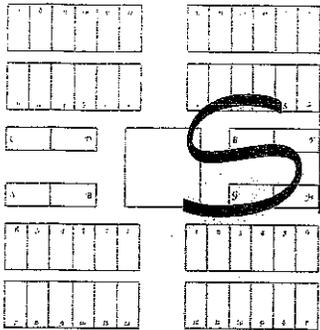
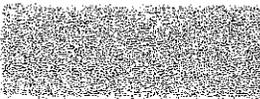


Vernon & Columbus Squares which comprise most of the Vernon Square Historic District were laid out according to James Oglethorpe's Ward plan. This lay out results in building placements unlike those found elsewhere in Georgia. Strong facadelines and spacing patterns are found primarily on streets separating the wards (e.g. Fort King George Road, Adams Street, and Trumbull Street). While properties near the squares have a strong orientation pattern - facing Franklin Street - their setback and spacing patterns are related as much to the lot on which the building is located as to adjacent properties. New construction should take all these factors into consideration when determining placement.



Square

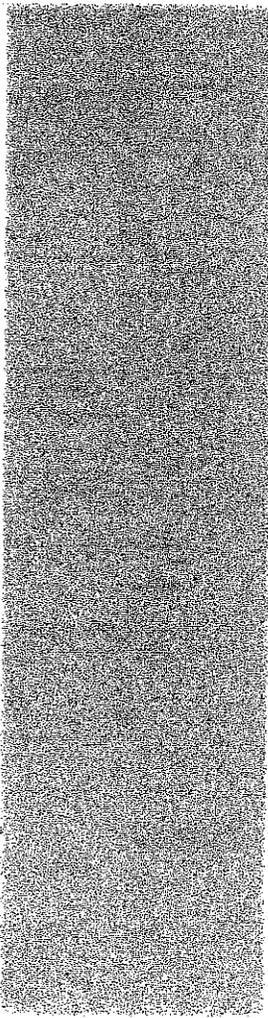
43 New



Size & Shape

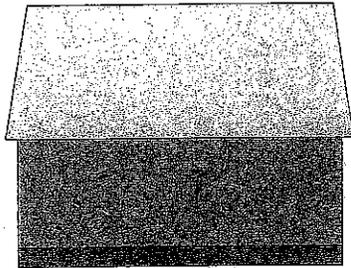
Scale - a building's height, width, and depth - is an important component of the visual continuity in historic districts. Just as buildings' fronts establish a facade-line along the street, their height establishes a height-line. In combination with width and depth, this creates the perceived "size," to which most buildings in the districts conform.

A building's **form** or overall shape is a comprised of variety of parts or blocks. Vertically there are three divisions in the form: the foundation, the body, and the roof. New buildings should reference historic examples of foundation, body, and roof form as well as the manner in which these elements are composed. More modern expressions of form should be reserved for the rear of the structure where they are hidden from public view.

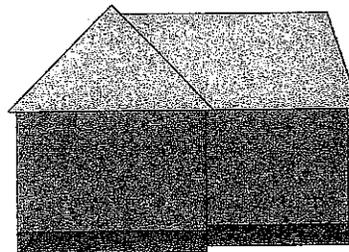
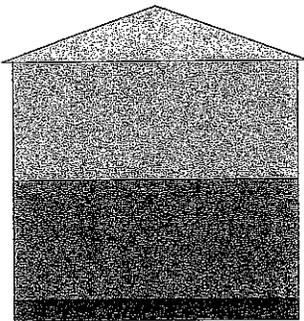
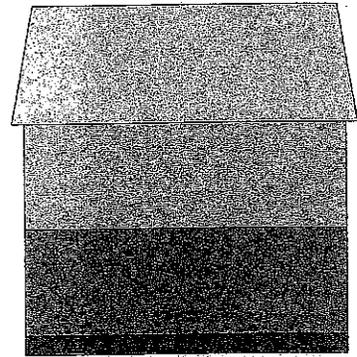


- New construction in historic neighborhoods should respect the scale of adjacent and nearby historic buildings of the same type. New buildings should reference historic structures for height, width, and depth.
- New buildings should replicate the foundation height of adjacent and nearby historic properties. Slab foundations are not appropriate.
- New buildings should reference the roof shape, pitch, and height of adjacent and nearby historic buildings. The most predominate roof forms are side gable, front gable, gabled ell, and hipped.
- New buildings should draw upon the shape and composition of the main bodies of adjacent and nearby historic buildings for guidance.

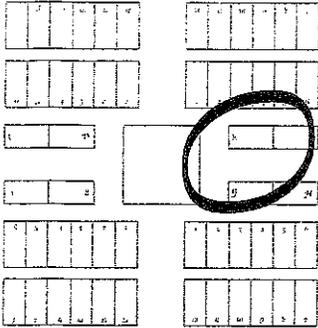
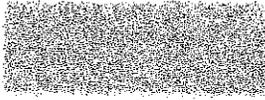
The Columbus Square area homes are predominantly one story structures with side gable roofs. Nearly all are a single central block without front or side projections other than their porches.



The Vernon Square area has a mixture of one and two story homes with either front gabled, sided gabled, or low hipped roofs. Most consist of a single central block without front or side projections other than their porches. Several of the sidehall forms have side ells that are original or historic additions.

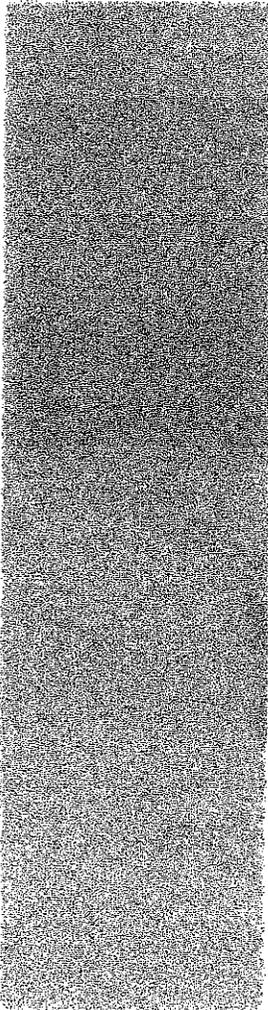


45 New



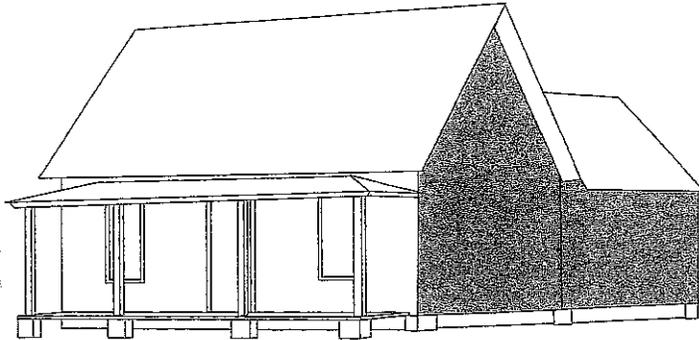
Openings

The historic district's streetscapes are defined by the facades or "faces" along the street. The openings of historic houses such as windows, doors, and porches – which are essentially an open room – to create a pattern that is repeated by their neighbors down the block. This common use of openings creates a pleasing rhythm in historic neighborhood. New buildings should continue to use these elements in a similar manner so that this rhythm is not broken.



- New buildings should reference the pattern of solids and voids created by windows and doors on the façades and side elevations of historic buildings within the district.
- Windows and doors on new buildings should be similar in size, shape, and configuration as those present on historic buildings within the district. Note: divided light windows should be true divided light or simulated divided lights, see p. 33 for further information.
- Porches on new buildings should reference historic examples, particularly with regard to materials, scale, orientations and roof shape. Front porches should be set on brick piers.
- Front facing attached garages are not appropriate to the historic district and should not be used on new homes.

Following the traditional pattern of openings and porches is crucial in creating compatible new construction.

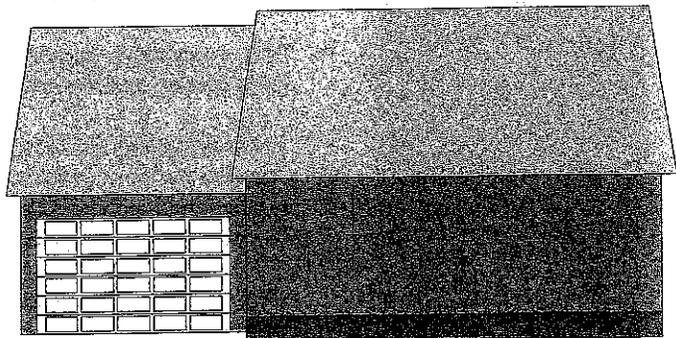


Avoid blank walls on front and side elevations of new construction.



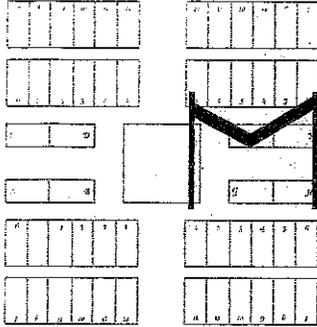
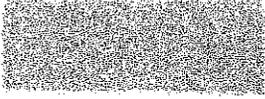
Historic windows in the district are generally rectangular double-hung sash windows. Windows for new construction should follow this pattern and avoid inappropriate ornate windows.

Front facing attached garages are not appropriate to the historic district and **should not** be used on new homes.



Square

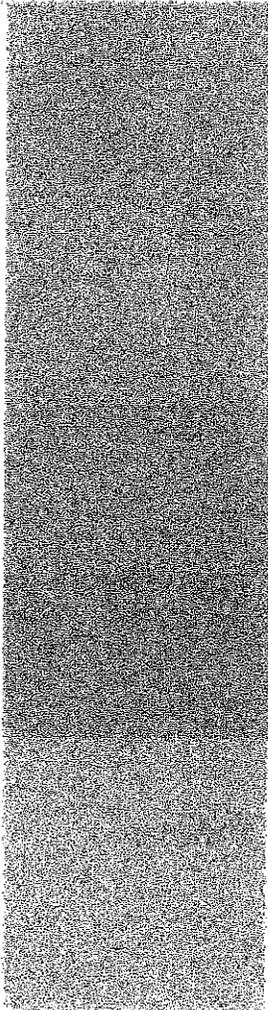
47 New



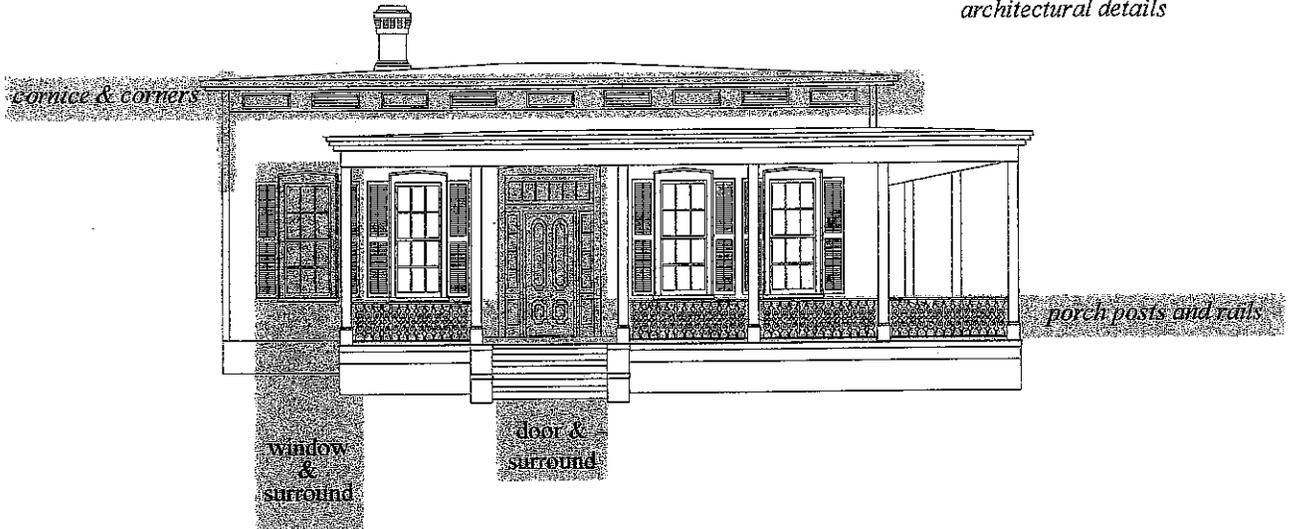
Materials & Details

Materials and ornamentation represent an important and complicated facet in the design continuity of historic district. While it is important that materials of a similar composition, texture and appearance be used with new construction, it is equally important that historic materials and ornamentation are not copied directly onto new buildings to create a false history. The object of new design in historic neighborhoods is to preserve to continuity of the streetscape, not to create new historic buildings.

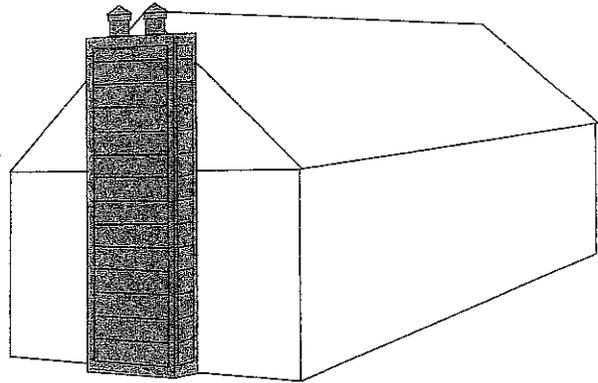
- New construction in historic neighborhoods should reference existing buildings with regard to materials and ornamentation. Clapboard is the overwhelming siding used in Darien. Modern materials with the same texture (smooth; no fake wood grain) and appearance (traditional width or reveal), such as cement board and vinyl siding, may be considered acceptable.
- Modern materials with an appearance atypical of the surrounding district, such as E.I.F.S. (synthetic stucco), should not be used. Traditional building materials not found in the district, such as stone, should be avoided.
- New construction should not use different materials for the sides and rear of a house than is used on the facade.
- The majority historic houses are set on brick pier foundations though several two story homes have continuous brick foundations. New one story homes with continuous foundations are encouraged to create the appearance of infilled piers. Slab foundations are generally not appropriate.
- The degree of ornamentation on new construction should not exceed that which is typical of the district. For most houses in Darien's historic district, ornament is limited to the porch, cornice, and opening surrounds. Creative use of ornament can allow a new building to speak of its own construction era without diverging greatly from the established pattern of the area.



Typical locations for architectural details



*Chimneys should be clad in brick and should have "shoulders". Boxed, lap board chimneys should **not** be used.*

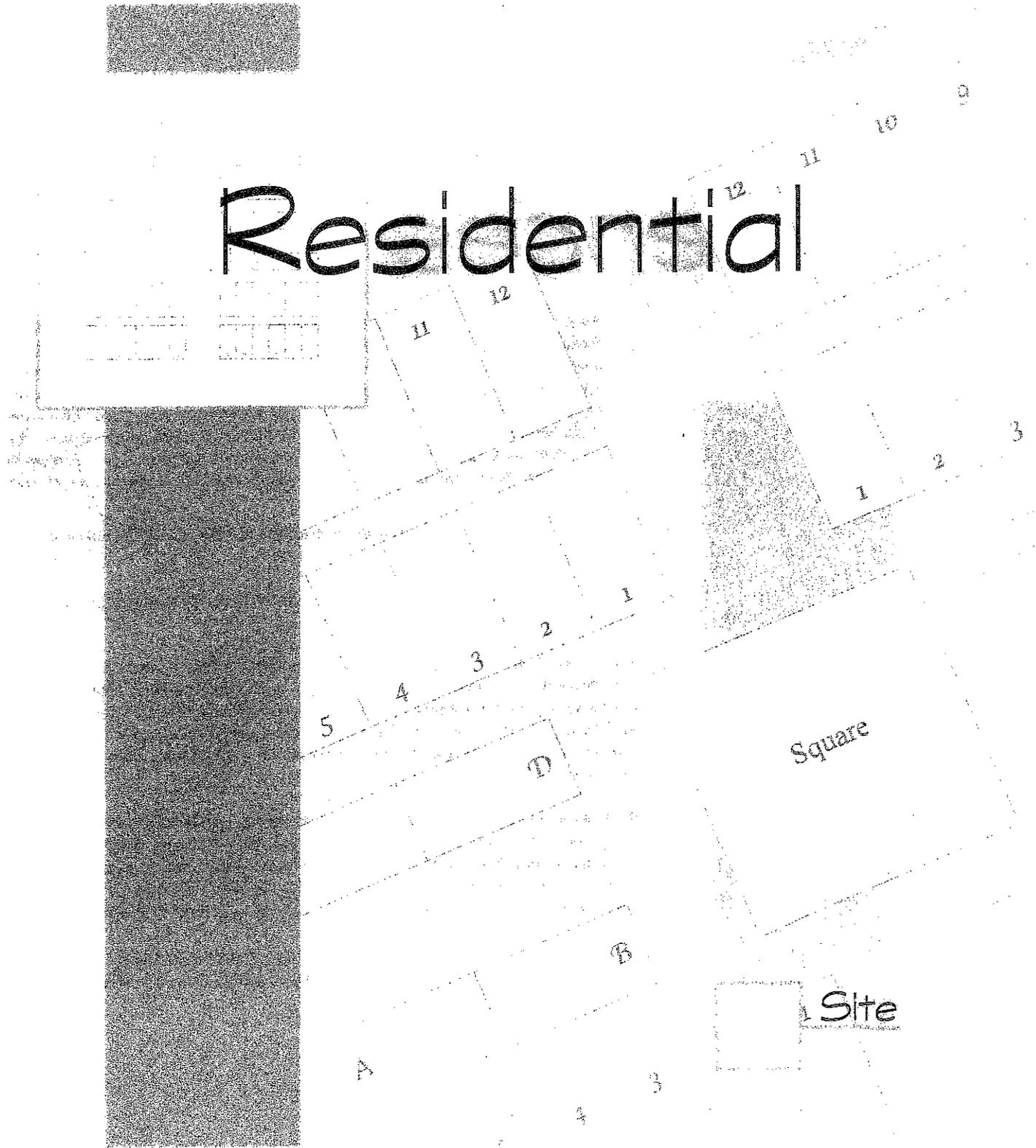


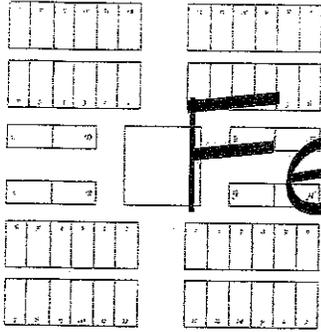
If vinyl or cement board is used it should not have a faux wood grain texture





Residential

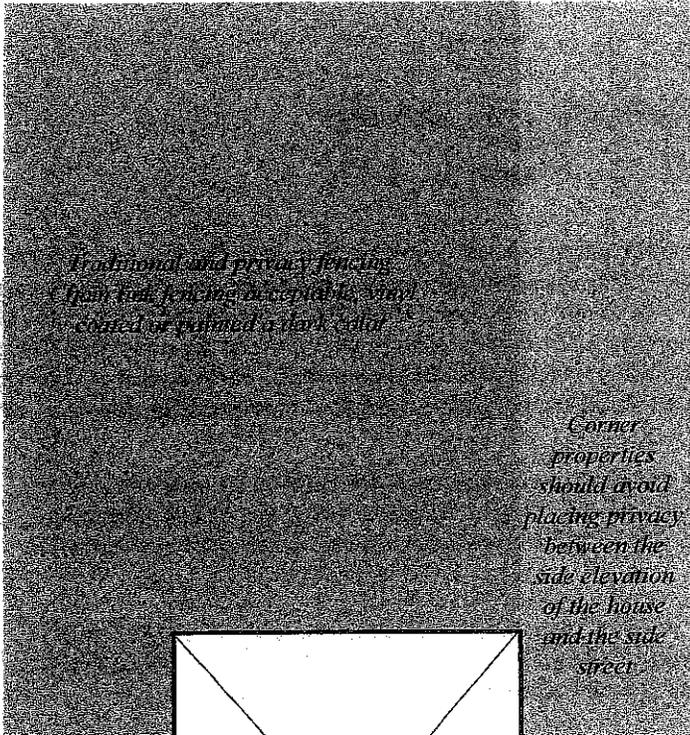




Fences

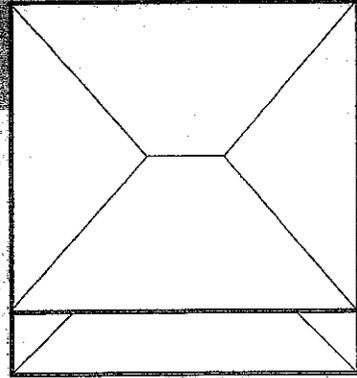
Walls and fences are significant site elements in historic districts. Traditionally, fences and walls served a number of purposes ranging from marking boundaries to keeping animals in or out. Most contemporary purposes for fences and walls remain consistent with those of the past with one notable exception – privacy. Since the advent of the automobile, social life has moved from the openness and interaction of the front porch and front yard to the more secluded and private backyard. The use of tall, solid fences to increase privacy is a direct consequence. When properly placed such fences can achieve their aim without negatively impacting the district.

- Existing historic fences are significant historic features that should be repaired rather than replaced or removed.
- Should a historic fence need to be replaced, the replacement should match the original in material, height and basic design.
- New fences should closely follow established precedent within the district. Front yard fences should not exceed four feet in height and should have open rather than solid designs. The fence design should be consistent with the style of the house on the property. Fence material may be wood, metal, or vinyl (discouraged). Chain-link, concrete blocks, split-rails, and railroad ties are inappropriate materials for front yards.
- Backyard privacy fences are acceptable. These should not extend forward of the center line of the house and are best kept behind the rear of the building. On corner properties, the impact of such fences on the secondary street and adjoining properties along that street must be considered. Recessing the fence from the property line along the secondary street may provide an acceptable solution.
- The use of chainlink fences in rear yards may be considered provided they are used in an area of low visibility and vinyl coated or painted a dark color. Evergreen screening vegetation is further suggested.



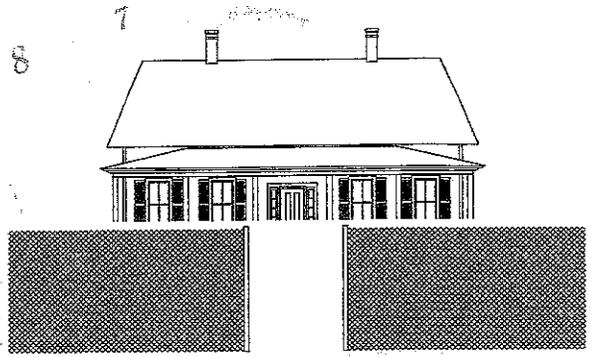
*Traditional and privacy fencing
less than four feet tall, acceptable, when
coated or painted a dark color.*

*Corner
properties
should avoid
placing privacy
between the
side elevation
of the house
and the side
street.*

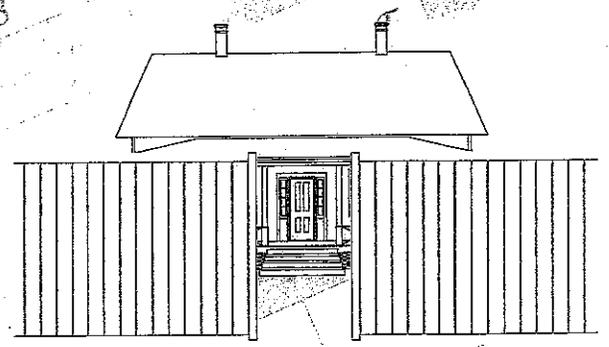


*Traditional
fencing less
than 4 feet tall.*

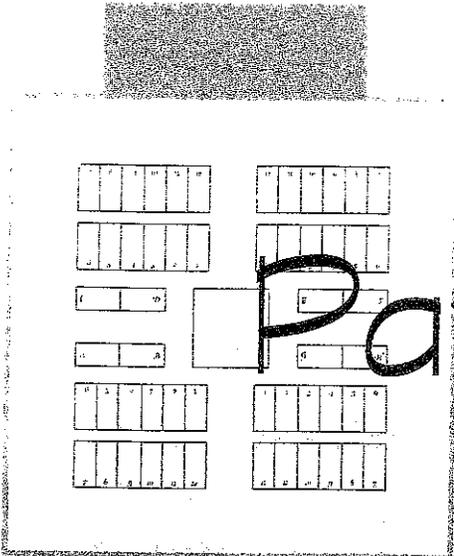
*Traditional
fencing less
than 4 feet tall.*



*Chain link and privacy fencing are
INAPPROPRIATE
for front and side yards*



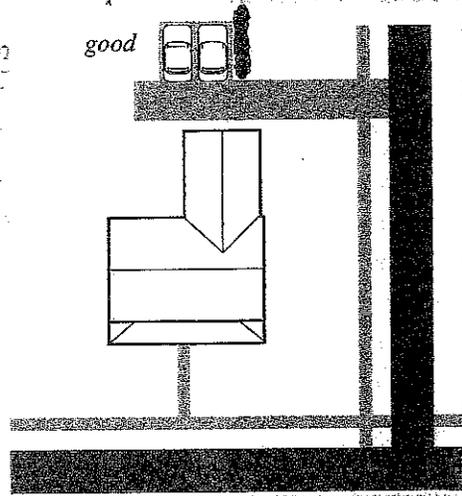
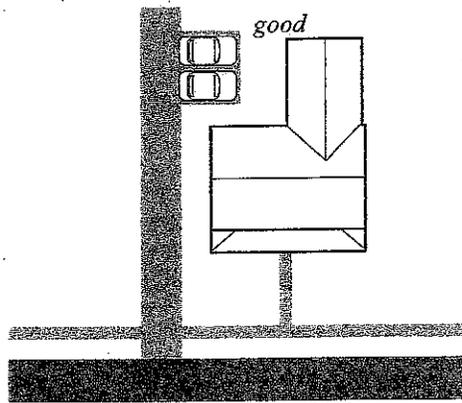
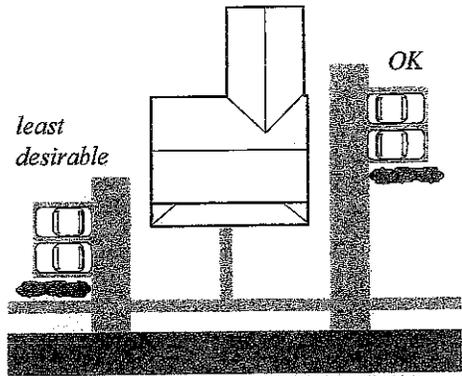
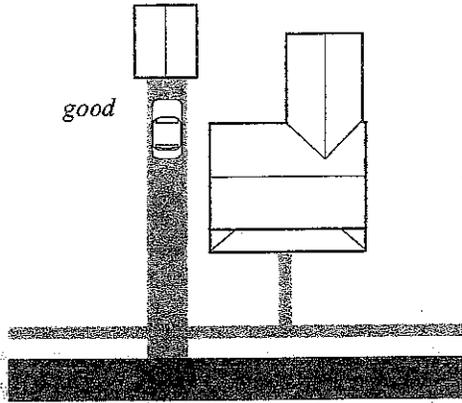
53 Site



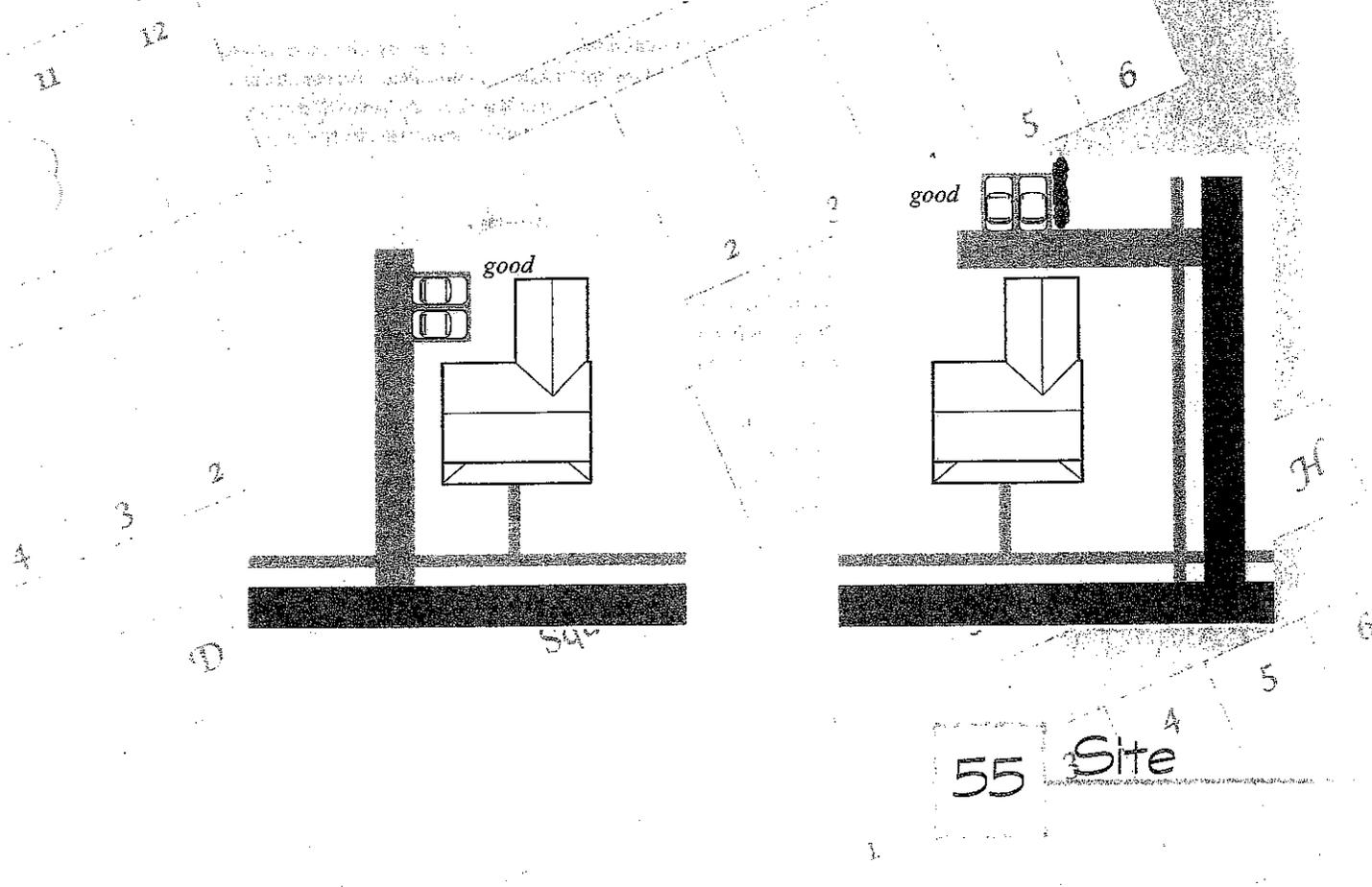
Pavement

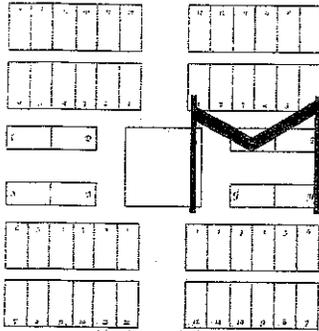
Sidewalks connect the individual properties within a neighborhood and serve the purpose of maintaining and promoting the pedestrian environment and scale typical of historic districts. Entry walks connect individual properties to the sidewalk and the rest of the district. Driveways connect properties to the street and often reflect the area's adaptation to the advent of the automobile. Parking areas are another such adaptation that can have a significant negative impact when improperly placed.

- Historic sidewalks, walkways, and driveways should be preserved and maintained, repaired rather than replaced. Original materials should be retained whenever possible. Repairs should take care to match existing components in material, color, and texture.
- Placement of new entry walks should closely follow established precedent within the district. Walkways within front yards (other than the entry walk) should be kept to a minimum. Rear and side yard walks are generally appropriate.
- In most areas, driveways should be limited to a straight connection from the street to the garage or parking area and limited to the narrowest width possible. Front yard drives, such as semicircular drives, are generally inappropriate.
- Off-street parking are best located to the side or rear of properties. Such placement is not always possible due to Darien's street pattern and lot configurations. In these instances, parking areas may be allowed forward of the facade line of the house provided that it is located to the side of the property and the parking area is screened with evergreen vegetation. The screening vegetation should reach a height of four feet within three years of planting and should be maintained as long as the parking area is in place.
- The most appropriate paving materials are gravel, concrete, concrete aggregate, crushed brick, and brick pavers. Modern porous pavers may be considered provided that the impact on the site is minimal. Asphalt is an inappropriate paving material.



55 Site

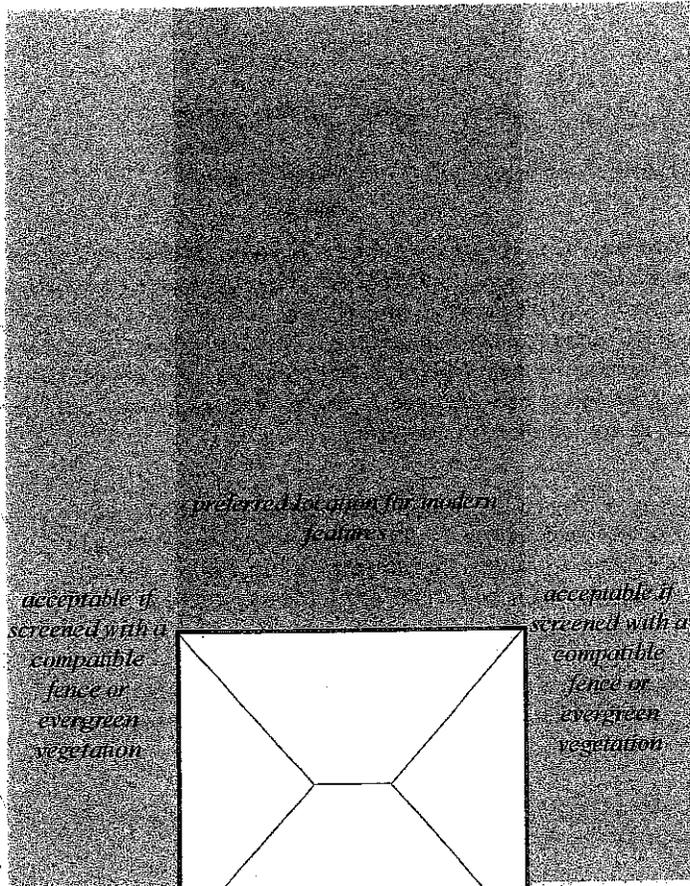




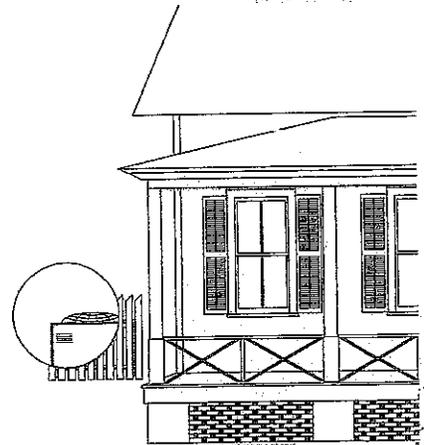
Modern Features

As the name implies, modern recreation and mechanical systems are more recent features that add to the comfort and enjoyment of daily life. Such features include air-conditioners, satellite dishes, utility conduit, pools, decks, patios, and play equipment. Sensitive placement of these items will reduce their impact on the historic character of the district.

- Modern recreation and mechanical features should not be visible from the public view. They should not be placed on the facade of a building or in the front yard. Generally, it is best for such features to be placed at the rear of the property. Placement to the side may be acceptable provided that the feature is screened from public view.
- Modern decks are permitted at the rear of the house.
- Wheelchair ramps are best located to the rear or to the side. Location at the front may be considered with proper screening. Those tying into the front porch should be simple in design and painted a dark color to make them less apparent rather than matching the design and color of the porch features.
- New porch lighting should use traditional designs appropriate to the age and character of the house, or use modern fixtures placed inconspicuously. Small security lights are acceptable, although they should be limited to a brightness that does not overwhelm. Accent lighting for landscape and building facades is discouraged.

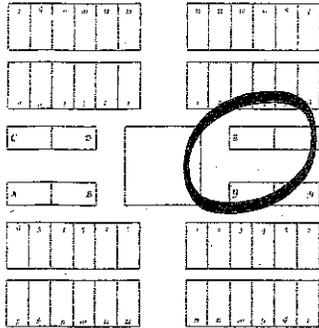


Elaborate light fixtures such as large brass gas lights are not appropriate for most of Darien's historic houses



Mechanical systems within the public view should be screened

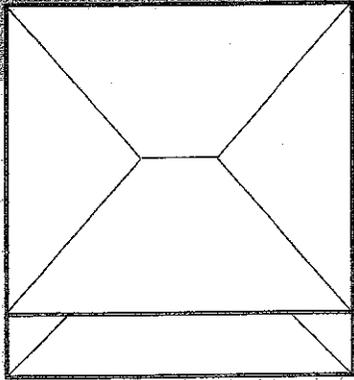
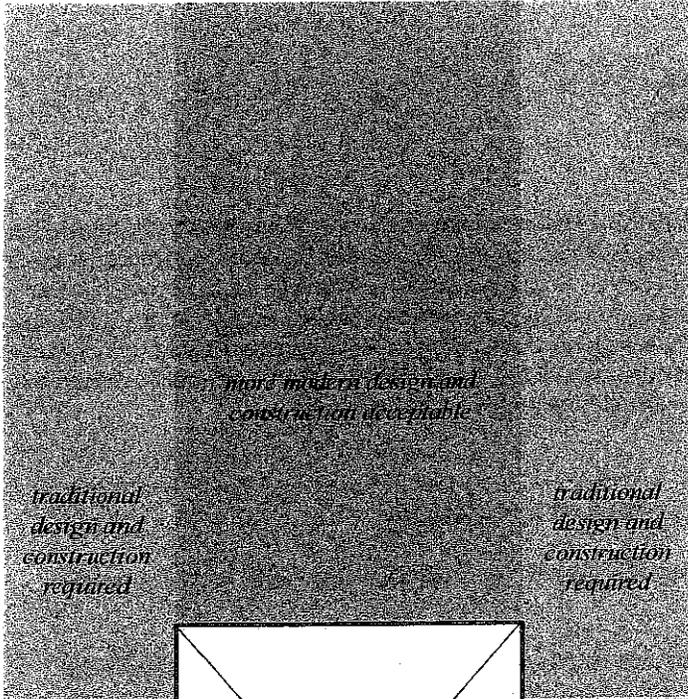
57 Site



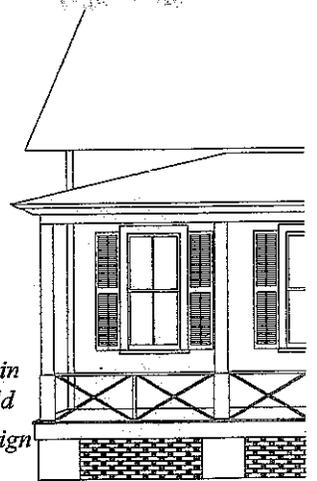
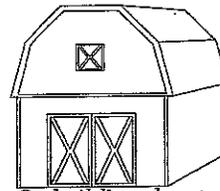
Outbuildings

Outbuildings, also known as dependencies, are traditional components of historic properties. Historically, many household functions were relegated to dependency structures in the yard. Kitchens, garages, smokehouses, privies, and storage sheds were common components of residential landscapes. Life-style changes and modern conveniences have rendered many of these structures obsolete, many of which have all but vanished from the modern landscape. The few that remain are important indicators of the history and should be preserved.

- Historic outbuildings are very significant landscape components and should be preserved and maintained. Outbuildings should be treated in manner consistent with the rehabilitation guidelines for houses with regard to foundations, exterior treatments, details, windows, doors, and roofs. Replacement materials should match the original.
- New outbuildings should be located to the rear of the main building in a manner consistent with the placement of historic structures. Outbuildings should never be placed in front of the main house.
- The scale of new outbuildings should respect historic precedent for similar dependency structures and should not overwhelm the main building.
- New outbuildings, when visible from the public view, should be of design and materials compatible to existing historic examples within the district. Stock outbuildings and carports are inappropriate.

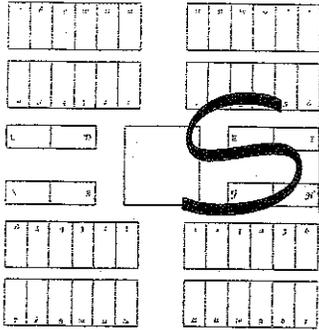


*Outbuildings should **not** be located in the front yard.*



*Outbuildings located in the public view should **not** be of modern design and materials.*

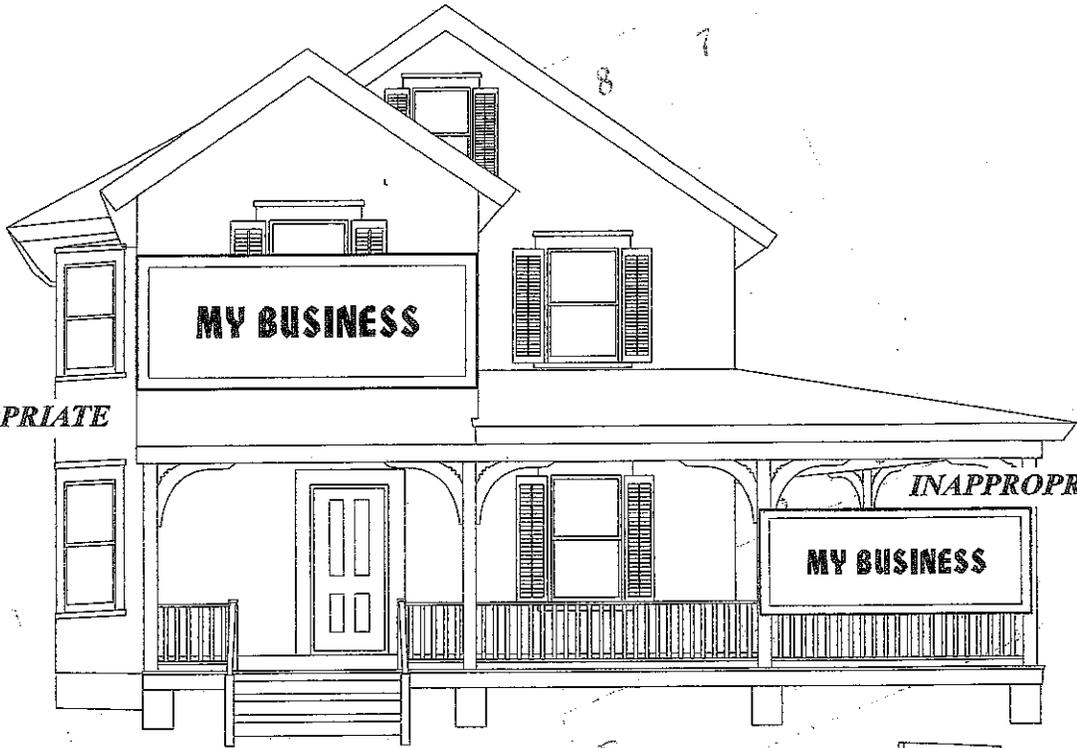
59 Site



Signs

Historic residential buildings are sometimes adapted for commercial purposes, and occupants of these buildings need to identify their business to potential customers through the use of signs. A sign is a non-historic feature but, by definition, must be a noticeable object. When properly placed and designed, signs for businesses may be inserted on historic properties and within historic districts with little or no negative impact. Non-residential buildings within the historic districts, such as churches or civic buildings, should follow the same general guidelines.

- Signs must conform to Darien's Sign Ordinance.
- Signs should be limited in number to the minimum necessary for identification purposes.
- Signs should be of a scale that is compatible to the overall scale of the district and should not overwhelm or detract from the subject property or adjacent properties.
- Signs should not be attached to roofs or painted on walls.
- Signs should be either simple geometric shapes with no embellishment or reference design features on the associated building.
- Signs should be of painted wood or metal or a close facsimile.
- Lighting for signs should be kept to a minimum and may be cast from ground spots adjacent to the sign provided that the light source is shielded to protect adjacent properties. Signs with interior lights are not acceptable in historic districts.



INAPPROPRIATE

INAPPROPRIATE

APPROPRIATE

LOCAL
BUSINESS

square

61 Site

