



**BRUNSWICK
OLD TOWN HISTORIC
DISTRICT DESIGN REVIEW
GUIDELINES**

**Part 3: Residential
New Construction**

**CITY OF
BRUNSWICK, GEORGIA
2020**

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CHAPTER 5: NEW RESIDENTIAL CONSTRUCTION

20.0 ADDITIONS

POLICY

Additions are appropriate for historic dwellings at rear elevations or side elevations not readily visible from the street. Additions should be designed to have a minimal adverse affect to historic materials and not be conspicuous. They should be secondary in size and scale to the footprint of the original dwelling and reinforce the visual dominance of the original structure. The addition should be distinguishable from the original dwelling while blending with the overall design. An addition should be designed and constructed in a manner that would allow its potential removal in the future with minimal effect to the historic structure. For non-contributing buildings there may be additional flexibility in the design and size of rear additions.

GUIDELINES

20.1 Consider the location, size, and scale of the addition.

Rear and side elevations not readily visible from the street are appropriate locations for additions, which should not visually overwhelm the historic dwelling.

20.2 Ensure the addition helps to maintain the historic character of the dwelling.

The design of the addition should be consistent with the historic dwelling and still be clearly differentiated from it. Do not attempt to duplicate form, material, style, wall plane, or roofline, but fit the addition to appear as a discernible wing from the historic building.

20.3 Do not alter, conceal, or eliminate character-defining features of historic dwellings with the addition.

The historic fabric of the existing historic dwelling should remain uncompromised.

20.4 The connection between an addition and the historic dwelling should be visibly discernible.

A transition between the new addition and the historic structure should be identifiable.

20.5 Additions should respect the scale and massing of neighboring historic buildings.

Large additions may be required to be divided into smaller components similar in scale to the original building and neighboring historic buildings.

20.6 Additions should be designed to respect the established front and side yard setbacks present in the district.

20.7 Connections to additions should, as much as possible, use existing window and door openings rather than remove significant amounts of rear wall material.

20.8 Generally rear additions should be inset 1' for each story, from the side wall.

20.9 To assure that an addition has achieved proper scale, the rear addition should generally be shorter and narrower than the existing building.

Exceptions may be made when unusual constraints make these parameters unreasonable, such as an extreme grade change or an atypical lot parcel shape or size. In these cases, an addition may rise above or extend wider than the existing building; however, generally the addition should not be higher and extend wider.

20.10 Whenever possible, additions should not be taller than the historic building.

However, when a taller addition is the only option, additions to single story structures may rise as high as 2' above ridge of the existing building. In this instance, the side walls and roof of the addition must be set within at least 1' as is recommended for all additions. The portion of the roof that can be seen should have a hipped, side gable or clipped gable roof to help decrease the visual mass of the addition.

20.11 An addition should generally not be larger than the existing house, not including non-historic additions, in order to achieve compatibility in scale.

20.12 When an addition ties into the existing roof, it should be at least 6" below the existing ridge.

20.13 Ridge raises are most appropriate for one-story, side-gable buildings, (without clipped gables) and that require more finished height in the attic.

A ridge raise is generally not appropriate for low sloped roofs, such as those found on Ranch forms. The purpose of a ridge raise is to allow for livable space in former attics as a substitute for rear or side additions. The raised portion must sit in a minimum of 2' from each side wall and can be raised no more than 2' of total vertical height within the same plane as the front roof slope.

20.14 Dormer additions may be appropriate for rear and side elevations to add ventilation and light to upper stories.

The addition of a dormer that would require the removal of historic features such as an existing dormer, chimneys, cupolas or decorative feature is not appropriate. Rear dormers should be inset from the side walls of the building by a minimum of 2'. The top of a rear dormer may attach just below the ridge of the main roof or lower.

20.15 New dormers should be similar in design and scale to an existing dormer on the building.

If there are no existing dormers, new dormers should be similar in design and scale to a historic dormer on another historic building that is similar in style and massing. The number of dormers and their location and size should be appropriate to the style and design of the building. Eave depth on a dormer should not exceed the eave depth on the main roof. The roof form of the dormer should match the roof form of the building or be appropriate for the style.

20.16 Additions added to buildings on corner lots should be screened through fencing or landscaping.

Additions are appropriate for buildings on corner lots but due to their visibility, the addition should be screened through landscaping or fencing.



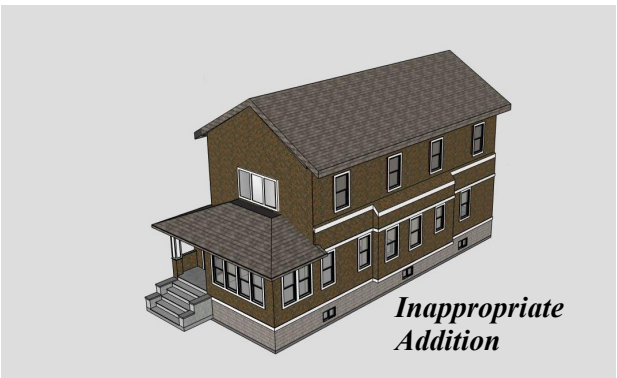
***YES**—This rear addition is appropriately scaled to the one-story dwelling and attached via a hyphen.*



***NO**—This rear addition is oversized and out of scale with the original dwelling.*

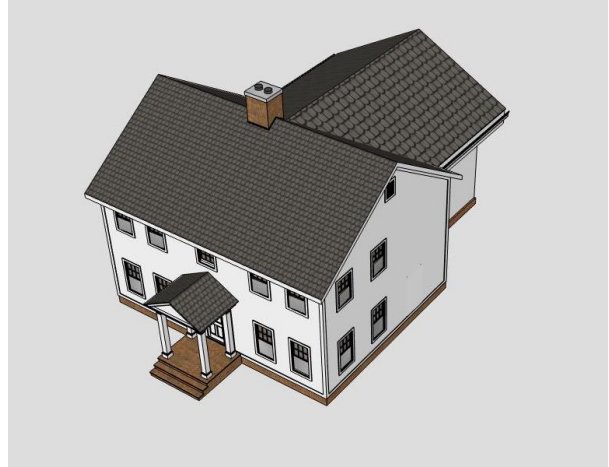


Original Dwelling



Inappropriate Addition

***NO**—Do not add a second story to a one- or one-and -one-half story dwelling. Rear additions are more appropriate.*



***YES**—These examples show appropriate rear additions for a two-story dwelling. Above is an addition which is sited and scaled to respect the character of the historic dwelling. Below is a larger addition which is connected through a one-story wing but maintains most of the footprint of the historic dwelling.*



Technical Information
NPS Preservation Brief #14
New Exterior Additions to Historic Buildings:
Preservation Concerns
[Www.nps.gov.history/hps/tps/briefs/brief14.htm](http://www.nps.gov/history/hps/tps/briefs/brief14.htm)

NEW CONSTRUCTION

21.0 DECKS

POLICY

Traditionally, the front porch was the social space before the mid-20th century when rear decks became popular. As modern additions, decks should be designed and placed to have minimal impact on a dwelling's appearance. As with added living space, wood decks should only be built at the rear of dwellings or on non-readily visible side elevations for both contributing and non-contributing buildings. Screen decks from the street with privacy fencing or landscaping. Installation of decks should not result in the loss of historic fabric and should be reversible.

GUIDELINES

21.1 Decks, patios, and other outdoor spaces should be located at the rear of dwellings.

If built on the side of a dwelling the deck should be screened from street view with fencing and/or landscaping.

21.2 Wood decks should be stained or painted to match or blend with the colors of the dwelling if visible.

21.3 Decks should be simple rather than ornate and of a design that does not detract from the house, adjacent properties, or the historic district.

If visible, wood decks are recommended to have wood balusters set no more than 3 inches apart. Balusters should be no more than 2 inches in width and depth.

21.4 Decks of wood construction are recommended.

Alternative materials may also be considered if the deck is not readily visible and if compatible with traditional materials in texture, design, and overall appearance.



Example of an appropriately located and sized rear deck with square wood balusters at 602 Dartmouth Street.

NEW CONSTRUCTION

22.0 GARAGES & OUTBUILDINGS

POLICY

New garages and outbuildings should be secondary in scale and blend with the primary dwelling as well as other dwellings and outbuildings along the block. Garages or buildings should not visually dominate the site or streetscape. Imitating a historic design is appropriate. Ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

GUIDELINES

22.1 The design of new garages and other accessory buildings should be compatible with the historic district.

New outbuildings should respect and blend with the architectural style and scale of the associated dwelling.

22.2 Site new garages and accessory buildings appropriately on the lot.

Locate detached new garages and outbuildings to the rear of a dwelling or set back from the side elevations. Attached garages and accessory buildings should be set back from the front façade of the primary dwelling at least one-third of the total depth of the dwelling.

22.3 If reconstruction of a missing garage or outbuilding is desired, it should be based on accurate evidence of the original configuration, form, massing, style, placement, and detail from photographic evidence or other documentation of the original building.

22.4 The outbuilding shall maintain a proportional mass, size, and height to ensure it is not taller or wider than the principal building on the lot.

22.5 Materials used for new garages and outbuildings should reflect historical development of the property.

Materials used at exterior façades of garages and outbuildings were often different (and less costly) than that of the main dwelling. Materials that are appropriate for new secondary buildings include wood or brick. If frame buildings are constructed, alternative materials may be considered if they resemble traditional wood siding in texture, dimension, and overall appearance. Materials such as T1-11 siding are not sufficiently durable for exterior use and are not appropriate.

22.6 Generally, the eaves and roof ridge of any new outbuilding should not be higher than those of the existing primary building.

22.7 Windows which are readily visible from the public right-of-way should be appropriate to the style of the house. Visible pedestrian doors must either be appropriate for the style of house to which the outbuilding relates or be flat with no panels.

22.8 Metal garage doors with a paneled design may be appropriate.

These doors can be used on garages that are located at the back of the lot and are minimally visible from the street or public right-of-way. If the garage and garage doors are highly visible from a public street or located on a corner lot, solid wood or wood garage doors with a paneled design are more appropriate.

23.9 At double garages, two single garage doors rather than one larger, double door should be installed.

This will maintain the scale and rhythm of older structures, making a two-car garage seem smaller and more compatible with the primary dwelling.

22.10 The appearance and location of a new outbuilding should be based on the appearance of the historic outbuilding if such existed.

Use historic photographs and other documentation such as Sanborn Fire Insurance maps for guidance as to size and location of a previous outbuilding on the property.

22.11 The installation or erection of ancillary outdoor features such as gazebos, pool houses etc. may be appropriate if they are located at rear or side elevations and not readily visible from the public right-of-way.

Such structures should be adequately screened and built with materials traditionally found in the historic district such as wood or brick. These features should compliment the architectural design of the dwelling or main building and be compatible with other improvements to the property and those of adjacent properties.

22.12 New carports should be located at the rear of dwellings and not visible.

Most carport designs have flat roofs and metal support columns and are not compatible with historic dwelling designs. Carports imitative of porte-cocheres (drive-thru wings on historic dwellings) with wood or brick columns, flat roofs, and wood construction may be added to sides of dwellings visible from the street. Carports should be reflective of the architecture of the house and not detract from the dwelling's original design.



Garage doors should be in traditional designs such as paneled wood, glass and wood, and diagonal board such as on this new garage.



These two contemporary designs are appropriate examples for new garages and are of wood shingles and siding with compatible garage doors.



NEW CONSTRUCTION

23.0 PRIMARY DWELLINGS

POLICY

Construction of new dwellings on vacant lots in the historic district may be appropriate. New primary dwellings should maintain the existing historic pattern in setback, distance between homes, scale, materials, window size and placement, and site features. The design of new dwellings should blend with the neighborhood but not attempt to replicate historic designs, reinforcing typical features that dwellings display along the block.

The majority of the Old Town Historic District is zoned R-6 (One-Family Residential District) or GR (General Residential). The maximum height allowed in both districts for new construction of single-family dwellings is thirty-five feet (35'). In the GR district multi-family dwellings may be as tall as sixty feet (60'), however this height would be out of scale for most blocks in the historic district. New construction must have a front yard depth of at least fifteen feet (15') and there are also side yard and rear yard setback requirements in both zoning districts. The primary consideration for any new construction is to be compatible in height, setback, size and scale of historic dwellings on the street and block.

GUIDELINES

23.1 Maintain existing historic patterns.

New primary dwellings should reinforce the historic patterns along the block. Follow typical setbacks, materials, height, width, roof shapes, scale, and proportions.

23.2 Orientation towards the street.

New dwellings should have the primary entrance on the front façade and be oriented towards the major street.

23.3 Maintain existing patterns of building height

New dwellings should be compatible with adjacent dwellings in terms of height. New dwellings should not exceed the height of other buildings within the adjacent streetscape.

23.4 Maintain existing scale along the street.

New dwellings should be compatible with adjacent dwellings in terms of scale and proportions.

23.5 Maintain existing patterns of roof form.

Roof form of new dwellings should be compatible with those of adjacent dwellings.

23.6 Maintain historic setting designs.

New construction should follow the traditional designs of setting such as location of retaining walls, driveway placement and outbuilding placement. Parking spaces should be located at the side or rear of the dwelling and not in front of the house or in front yards.

23.7 Match materials of surrounding dwellings.

New dwellings should use traditional primary materials on their exteriors:

Foundations: Within the historic district brick, stone, stucco, or concrete are appropriate for foundations, piers, chimneys, and lower column piers on Craftsman design dwellings.

Siding: Siding materials shall be of wood or simulate the appearance of wood. Vinyl siding is allowed with appropriate trim and fascia details (to simulate wood) in the historic district. Siding shall not protrude beyond the face of door and window frames and frieze boards. Appropriate siding includes beveled or lap siding, board and batten, and reverse board and batten or board and board with 1" by 12" boards. Materials such as faux-stone and Exterior Insulation Finishing Systems (EIFS) are not appropriate materials for new construction and are discouraged.

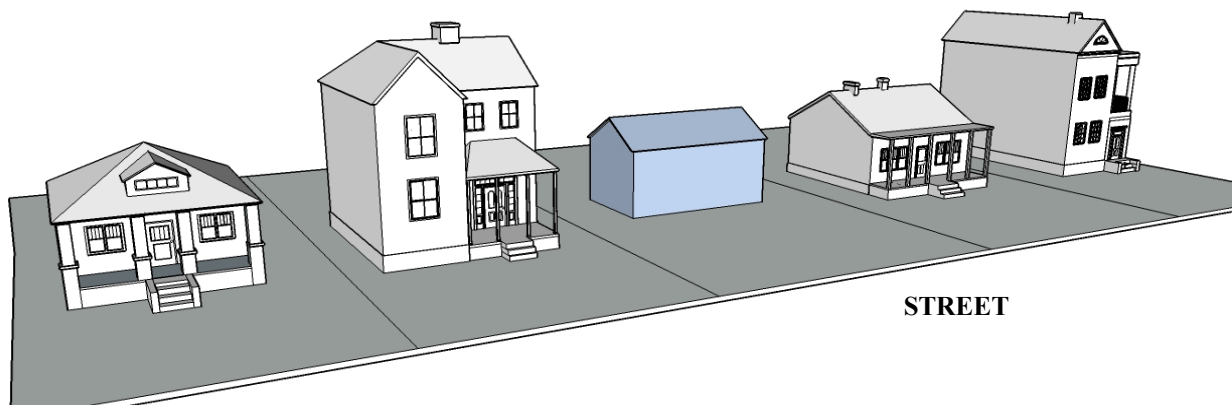
Windows and Doors: For windows and doors, use wood materials or materials that simulate the appearance of wood. Hung windows (double, single, etc.) with a 2:1 height to width ratio minimum are appropriate designs. Sash windows should be in traditional light patterns such as 1/1, 2/2, 4/4 and 6/6. Casement windows may also be acceptable.

Porches: Since porches are traditional focal points of historic facades, new primary dwellings (except garages and accessory buildings) should have front porches. Porches should be two-thirds minimum of total width of the front façade. Minimum depth of the front porch should be 7'0." Any side/back porches may have a minimum depth of 4'0."

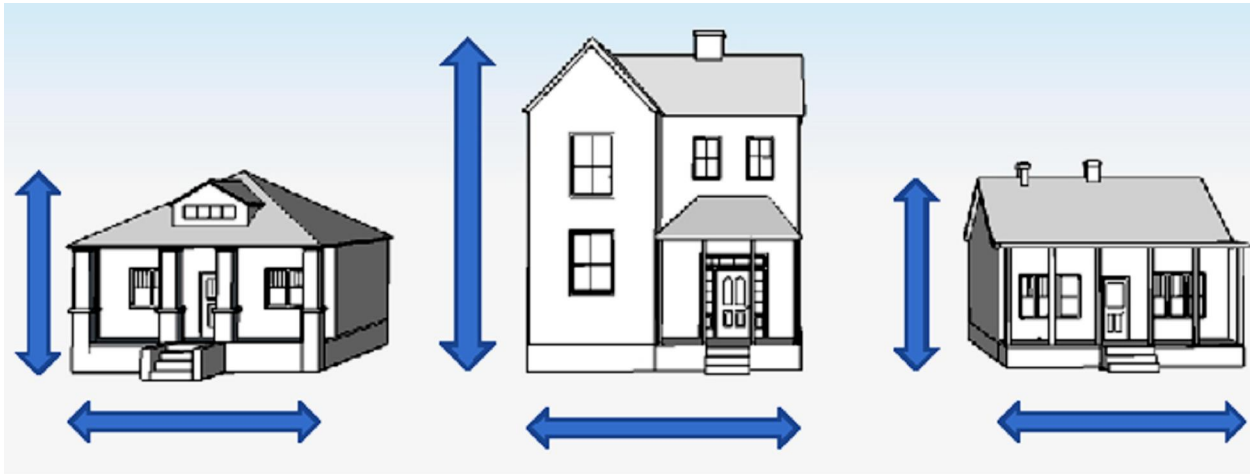
Porch Columns: Porch columns shall be wood or materials that simulate the appearance of wood. Column types may include turned or rounded, rectangular, or square and may have chamfered (beveled) corners and be fluted.

Chimneys: Use traditional masonry (brick, stucco, etc.) for chimneys or the same material as the dwelling exterior. Chimneys that are not masonry should be finished with the same material as the house exterior, up to, but not beyond the point of roof penetration. Above that point, a properly installed galvanized stove pipe type chimney shall be required.

Roofs: Appropriate materials for roofs of new dwelling include metal (low-profile strong back, corrugated, V-crimp), slate, or asphalt composition shingles. Roof pitch shall be 8:12 minimum. Appropriate roof types include gable or hip with a dormer at the front façade if desired.



New construction should be compatible with adjacent dwellings along the block in street orientation.



New construction should be compatible with dwellings along the block in height and width.

23.8 Maintain existing patterns of building setback.

New dwellings should align with the setback of adjacent buildings. New dwellings must conform to setback and lot size requirements as required in the Zoning Code.

23.9 New dwellings should maintain foundation heights.

New dwellings excepting garages and accessory buildings should be raised as follows:

New dwellings on concrete slab should be raised 3'- 0" minimum above finished grade at edge of slab.

Porch foundations should have 2'- 0" minimum piers (porch shall have a 2'- 0" minimum crawl space from finished grade to bottom of floor joists).

New dwellings on piers should have 2'- 0" minimum piers. Crawl space shall be 2'- 0" minimum (from finished grade to bottom of floor joists).

Lattice may be placed between or behind piers, but shall not cover the face of the piers.



This infill dwelling constructed in 1993 at 1020 Union Street is an appropriate imitation of a historic house type with its gable-front form, façade arrangement, porch dimensions, and window configuration.

NEW CONSTRUCTION

24.0 RAMPS , LIFTS & ELEVATORS

POLICY

When new ramps, wheelchair lifts, and elevators are needed at historic dwellings to provide access of residents and visitors, the Americans With Disabilities Act (ADA) provides flexibility in compliance for historic dwellings. Property owners should contact the City staff early in the planning stages for professional assistance on such projects and to work with building code officials in exploring alternative methods of meeting requirements for historic dwellings. Add ramps, lifts, and elevators to rear elevations and side elevations not readily visible from the public right-of-way. Adding ramps and lifts on primary façades is not appropriate unless this is the only feasible alternative for access. If the need for access is only occasional, consider temporary ramps rather than permanent ones.

GUIDELINES

24.1 Install ADA features with minimal effect to dwelling.

To provide access for residences there may be requirements to meet Americans with Disabilities Act (ADA) compliance. Follow all health and safety codes in such a manner that a historic property's character-defining features are affected as minimally as possible. To diminish the impact of ADA features, design these elements to be compatible with the architectural character, proportion, scale, materials, and finish of the historic dwelling. Elevators can sometimes be sensitively installed inside a house without affecting rooms, features, or details.

24.2 Install ADA ramps on side or rear elevations to minimize their visual impact.

24.3 Chair lifts and elevators may be appropriate.

Chair lifts and elevators may also be appropriate if they are sited at side or rear elevations not readily visible. Install chair lifts and elevators in a manner that is reversible and with the least impact to the historic building as possible.

24.4 Use temporary ramps where possible.

If the need for ADA compliance is intermittent, consider the use of temporary ramps which can be stored and not visible when not in use.



The dwelling at 1715 Reynolds Street has been converted into offices and has an appropriately designed and sited ADA ramp on the rear elevation (left). An ADA parking space is provided along with access to the rear entrance (right).



The dwelling at 1529 Reynolds Street also has an appropriately screened and designed ADA ramp on the side elevation (left). Chair lifts may also be used on side or rear elevations (right).

Technical Information
NPS Preservation Brief #32
Making Historic Properties Accessible
www.nps.gov/history/hps/tps/briefs/brief32.htm

NEW CONSTRUCTION

25.0 ENERGY RETROFITS

POLICY

Overall energy efficiency improvement of historic houses can be achieved without compromise to the architectural integrity of the dwelling or the district. Historic dwellings have some built-in design features conducive to energy efficiency, such as wide eaves, large floor-to-ceiling heights, and transoms for natural heating and cooling. Taking advantage of energy-efficient historic assets and responsibly retrofitting historic buildings can maximize their potential for energy conservation.

GUIDELINES

- 25.1 Retain and preserve the historic energy-conserving features and materials that contribute to the overall character of a building or site, including projecting front canopies, shutters, operable windows and transoms, and mature shade trees.**
- 25.2 The thermal efficiency of historic buildings may be enhanced through appropriate, traditional practices, including the installation of weatherstripping and caulking, storm windows and doors, insulation in attics, floors, and walls, and, if appropriate, awnings and operable shutters.**
- 25.3 Install new energy upgrades in areas and spaces that will require the least amount of alteration to the building exterior, historic building fabric and site features.**
- 25.4 Minimize the visual impact of solar panels.**

Solar panels should not be seen from the public street. Locate them on rear rooftops, back yards, or rear accessory buildings that are out of public view. Rear elevations or rear roof slopes are the best location for solar panels.
- 25.5 Ensure that solar panels that are attached to a dwelling are not readily visible from the street.**

Mount solar panels on rooftops flush with the roofline. If not attached to the building, locate solar panels in side or rear yards. Do not use hardware, frames, and piping with a non-reflective finish.
- 25.6 Property owners may consider the use of reflective roofing surfaces to increase energy efficiency in warmer months.**
- 25.7 The installation of geothermal heating and cooling systems, involving drilling of holes in the ground, does not affect the exterior of a building and offers significant energy savings.**



At left is an example of inappropriate mounting of solar panels on the front roofline of a dwelling due to its visibility from the street. At right are solar panels appropriately mounted on a rear roof line.



If solar panels are desired, they should be installed at rear roof lines (above) or free-standing in rear yards (below).

NEW CONSTRUCTION

26.0 SIGNS

POLICY

The Old Town Historic District includes areas which are zoned for offices and other commercial uses. Some of these businesses are located in what were originally dwellings. Signs for former residences may be wall design, hanging from porch eaves and freestanding in front yards. Signs in these blocks must follow the regulations outlined in the city's Sign Ordinance (Article XXIV in the Zoning Code).

GUIDELINES

26.1 Placement of Primary Signs

For former residences in the historic district signs may be placed on the front wall of the house or hanging from the porch eave. The sign should not exceed six (6) square feet in size and be of compatible materials such as wood or simulated wood.

26.2 Freestanding signs are permitted in front yards.

A freestanding sign may consist of a single post with hanging sign or a two-legged board sign. Materials may be wood or metal. Houses with multiple offices may hang multiple business signs from a single post. Freestanding signs should be no more than six feet (6') square and five feet (5') in height.

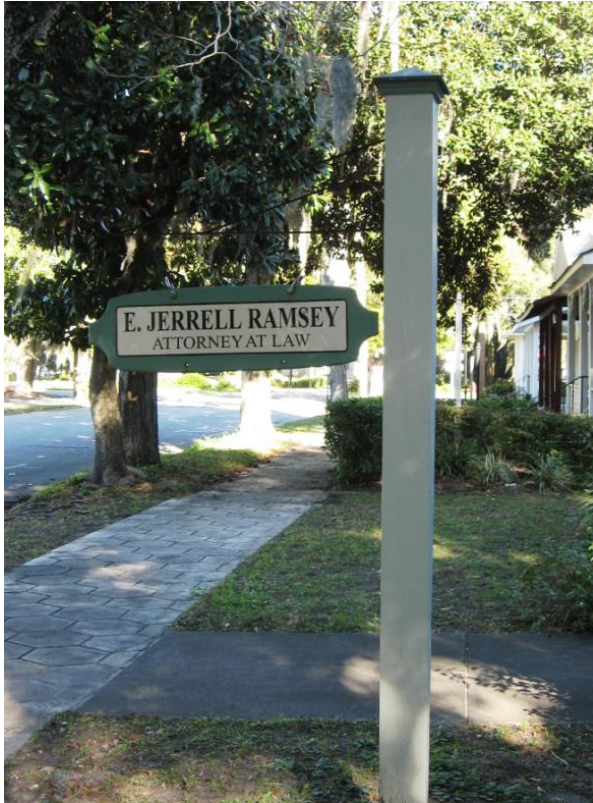
26.3 Internally illuminated plastic faced signs are not appropriate for the historic district.

External lighting directed towards signage that is not internally lit is permitted. The energy efficiency of lighting should be considered.

26.4 Letters shall not exceed 18 inches in height or width and 6 inches in relief. Signs shall not come closer than two feet to an adjacent common lot line.

26.5 Street addresses may be placed at street entry doors using 6 inch tall, non-cursive type lettering. Such numeral characters should be between 6 feet and 10 feet above the grade.

26.6 Prohibited Signs: Billboards, canopy signs, marquees, any kind of animation, no flashing, traveling, intermittent lighting is allowed.



Appropriate signs for former residences include single-post freestanding signs at 1614 Union Street (above, left) and 706 G Street (above, right). Two-post examples include 1529 Reynolds Street (below, left) and 1621 Reynolds Street (below, right).

