

# DANIEL'S ORCHARD

SUMMERVILLE, SOUTH CAROLINA

Daniels Orchard is a 70 acre infill site in Summerville, SC. Allison Ramsey Architects was engaged to work with the master planners and developers to develop an architectural vision for the site that will integrate it with the existing surrounding community. A survey of the housing in Summerville was the beginning point of process of analysis that developed and categorized the ten basic Archetypes which would be used for the vision of Daniels Orchard. A set of architectural guidelines and regulating plan were developed for use as the project moves forward.

## Characteristics- Dormered Cottage Archetype

The **Dormered Cottage** is a one or one and one half story form typically with a porch at the front. The main roof form is a gable with its ridge running side to side. The front elevation is addressed with one to possibly four small dormers providing the upper rooms with light, egress, and ventilation. The front porch and any rear additions are covered with simple shed roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

The following are a few of elements that are indicative of this type;

1. Porch located at the front of the structure.
2. Porch is raised with masonry piers below.
3. Masonry finished chimney
4. Fire box and chimney are external to house mass.
5. Typically roof is metal with a dark finish color
6. Square or round columns
7. The main roof form is a gable with its ridge running side to side.
8. Porch and rear additions are covered with lesser pitched shed roofs
9. Main roof typically has 1 – 3 dormers to the second floor.
10. Formal window arrangement at front façade, driven by function on the lesser elevations
11. Body of house is typically lap siding but may be shakes or board and batten

These cottages are simple and can be “dressed” in many different details. These details can range from exposed rafter tails to a formal crown fascia or from corrugated metal roofing to a refined standing seam roof. The foundation type is a masonry pier and girder system with screening to hide the under workings of the house and to deter animals. A continuous wall foundation is also appropriate but less traditional. The overall goal with these cottages is to keep the massing simple and rely on the details and the clean lines of the mass to make the biggest impression.

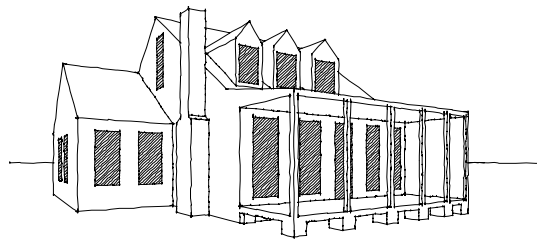


Diagram- Dormered Cottage



## Characteristics- Gable/Shed Cottage Archetype

The **Gable-Shed Cottage** is a one story form typically with a porch at the front. The main roof form is a gable with its ridge running side to side. The front porch and any rear additions are covered with simple shed roofs with relatively flat pitches. Windows are formally arranged at the front of the house but are based on function not aesthetics on the lesser elevations. Chimney and fire boxes are external to the house footprint and are exposed on the exterior as brick or stucco finish.

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7. The main roof form is a gable with its ridge running side to side.
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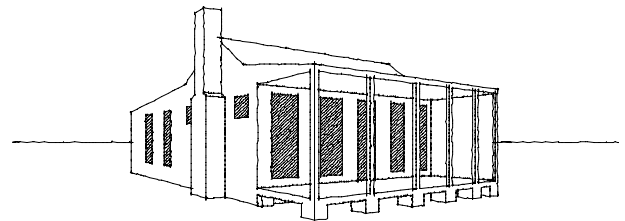


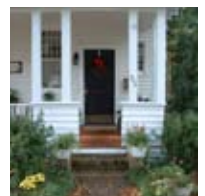
Diagram- Gable/Shed Cottage



## Porches and Decks

### MATERIALS

- Columns shall be made of wood or an approved synthetic material of the appropriate proportion for the style of the structure.
- Posts shall be of wood or an approved synthetic material.
- Balusters, spindles, and rails shall be made of wood or an approved synthetic material.
- Porch and deck flooring shall be made of tongue and groove wood, brick or an approved material.
- Porch ceilings shall be made of painted exposed wood framing or paneled wood of the appropriate style.



### EXECUTION

- Porch column bays to be of a vertical proportion unless approved by the ARB as appropriate for the architectural style.
- Wood posts shall be 6x6 minimum.
- Railing shall have horizontal top and bottom rails. -Hand rails may be round or oval, chamfered or eased cap with an apron. Railings and balusters or spindles should be centered on the porch columns or posts. Balusters and spindles are not required. Cables, wire mesh or panels are acceptable (subject to ARB approval).
- Square balusters are not to exceed 5/4" hard edge. The spacings between balusters or spindles is not to exceed 4".
- If stoop or deck is made of concrete, it shall have stucco finished cheek walls.
- Screened porches may occur on the front of the major mass of the structure. Infilled porches are allowed.



### GENERAL NOTES

- Wood elements must be painted or stained.
- Screened porches shall be framed in wood installed behind framed railings.
- Porch must be 25% minimum of total facade exposure.

