

Town of Effingham

Historic District & Heritage Commission

Design and Style Resource Guide

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This Design and Style Resource Guide is intended to serve as an aid to the Commission's Regulations. It is supplemental and not intended to serve as strict rules, regulations, or ordinances. The purpose is to clarify and define the language of the Regulations. Reference to the Regulations should be made for specific rules and procedures.

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The Effingham Historic District & Heritage Commission wishes to acknowledge the use of the "Appendix" to The Gilmanton Historic Commission Regulations.

SECTION 1 – One-Story Architectural Styles

One Story: Full, Half, and ³/₄ Cape Styles

- Minimum of 1200 square feet or proportionately larger.
- Foundation to top plate is usually $8\frac{1}{2}$ to 10 feet.
- Roof slope 7/12 to 12/12 (example: below is 8/12).
- The roof is seldom hipped.
- The chimney is usually centered and leaves the roof at ridgeline.
- Door casings, corner boards, windows, and eaves are simple. The roofline is usually no more than a drip edge, cornice molding, and fascia board.



SECTION 2 – Two-Story Architectural Styles - Illustrations

See also Appendix 3 – Two-Story Architectural Styles - Written Descriptions



SECTION 3 – Two-Story Architectural Styles – Written Descriptions

Two Story: Colonial

- Minimum of 1200 square feet or proportionately larger.
- The distance from foundation to top plate is usually 17 to 20 feet.
- Roof slope usually 7/12 to 12/12.
- Front view has door centered with two windows on either side and five windows on the second story the same width as the lower, but often shorter; centered over first story windows and door.
- Gable end usually has three windows on the first and second story and one or two in the attic.
- Colonials are likely to have windows with more but smaller panes, such as 8/12 or 12/12 panes.
- Door treatment may be more elaborate than capes, but windows, corner boards, and eaves are simple.
- The roofline is usually no more than a drip edge, cornice molding, and fascia board.
- Original colonials, with otherwise plain features, were often retrofitted with Federal features, such as pilastered doorways, fan or side lights, or whole vestibules.
- Half colonials bear the same relationship to colonials as half capes do to full capes.

Two Story: Federal

- Federals in this area tend to be "one room deep," or about 40-60 feet x 22 feet.
- Roof slopes are 6/12 to 8/12, usually.
- Many Federal roofs are hipped.
- Double chimneys are common.
- Windows are usually 6/6 or a combination of 9/6 and 6/6.
- Stylistic features such as fan lights, side lights, lights over doors, pilasters, elaborate moldings, carvings are found in door treatments. Window casings have the same type treatments. Federal houses generally follow the design of the Classical Period.
- Roof treatments are more elaborate, with decorated soffits and/or fascia boards.
- The distance from the foundation to the top plate is usually 17 to 20 feet.

SECTION 4 – Roof Design

<u>Roof Pitch</u> and <u>Roof Slope</u>: These terms are often confused. Roof Pitch is the total rise of a roof divided by the total span. Roof Slope is the inches of rise divided by 12". For example, a 7/12 slope is one which rises 7" for every 12" of run. The Commission documents use <u>Roof Slope</u>.

<u>Gable End</u>: The side of a building from which the shape created by the rafters (usually a triangle) can be seen.

Hipped Roof and Gambrel Roof: See diagram below.



SECTION 5 – Gutter and Rain Diverter Design

<u>Gutters</u>: Gutters can be useful to help prevent water damage. Leaks can compromise the structural integrity of a building and lead to mold, mildew, etc. Rainwater runoff can wash away plants and grass so gutters can ensure the drip edge area can maintain vegetation.

- Simple wood gutters (a.k.a. "Yankee Gutters" or "Box Gutters") were used in homes built in the 1600s to 1910s period.
- Cast-Iron gutters (1820s 1870s) were uncommon due to their weight and difficulty to install and were often similar in profile to K-style or simple U-shaped box gutters.
- Half-Round Gutters (1900s 1960s) are usually one size larger than a K-style gutter since they carry less water. These gutters are produced in a double or single bead style with a taller backside to prevent overflow into the fascia and cornice.
- K-style gutters (1940s present) attempt to mimic more traditional wood gutters. Invented in the mid-1940s, they became the predominate style gutter and are usually made from aluminum with a crown molding like ogee profile on the outside face. These gutters carry more water than half-round gutters due to the design.

The early wood and cast-iron gutters were often incorporated into the cornice of houses, so they blended in and went mostly unnoticed except for the downspouts (typically copper). Downspouts were often site built and soldered together. These early gutters can be found in the Districts.

Gutters have been produced from wood, galvanized steel, "Galvalume," zinc, copper, aluminum, and vinyl.







Left to right: Wood gutter, Half-Round and K-Gutter

<u>Rain Diverters:</u> Rain diverters can be installed to shield an entrance from roof runoff. They are not gutter and downspout replacements but complement gutters. An effective rainwater drainage system includes both gutters and rain diverters.

SECTION 6 – Window Design

Since windows are usually "double-hung," they are designated by a fraction, indicating how many panes, or "lites" are above, and how many below. A 6/6 window has six panes over six, for instance. In this area, it was highly unusual for there to be fewer panes over (i.e., 6/9 or 8/12). Windows should be symmetrically placed whenever possible. Likewise, upper windows should be placed directly over lower whenever possible. If lower windows are unbalanced (9/6 or 12/8), for instance) uppers will often be smaller by one pane (i.e., 6/6 or 8/8, resp.). Casings were plain, flat boards, back banded, and/or capped. Overall size of windows was dictated by pane size – around 7"x9" for 6/6 windows, or 6"x8" for 12/12 configurations. Panes should not exceed 9"x11" generally speaking. Bow, bay, and large windows were not used in this area. However, small windows may be joined by mullions.



SECTION 7 – Door Design

Doors should be wooden and paneled (from 4 to 12 panels are possible). The rails and stiles may be molded, or "stuck" and the panels may be raised. A wide variety of door treatments is possible. The Commission will review door treatments (to include casements, lights above and/or to the side of the door, pilasters, pediments, architraves, and exterior lighting) on a case-by-case basis.



PANEL DOOR

SECTION 8 – Chimney Design

Typical placements for this area are shown. It was not usual to decorate chimneys with brick patterns or corbeling. Since chimneys normally had more than one flue, replacements or new, single centered chimneys should not be much less than about 28" square. However, great variety of size, design and placement is possible. Original outside chimneys are rare. Chimneys emerging from the ridgeline (as in examples below) should not be less than about 3 feet from the ridge. (See Appendix 2 – Two-Story Architectural Styles – Illustrations <u>Federal</u>, for other placement possibilities.)



SECTION 9 – Roadway Viewsheds

The illustrations below provide sample viewsheds. A viewshed can provide definition for the roadway character. Viewsheds can range from open to closed. The illustrations provide examples of elements that define a viewshed. If a scenic road or area is to be preserved an inventory of all elements of the viewshed is essential to understanding what characteristics are unique and are of value to the town.





A roadway is enclosed much like rooms