



***Design Guidelines for the
Chapel Hill Historic Districts***

**Chapel Hill Historic District Commission
Design Guidelines Sub-committee**

James H. Daughtrey, Catherine Frank, Kimberly Kyser, Elizabeth C. Pringle, James W. White

Project Consultant

Jo Ramsay Leimenstoll, AIA
Ramsay Leimenstoll, Architect
629 South Elm Street, P. O. Box 823
Greensboro, NC 27402-0823

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Introduction



*Chapel of the Cross
Franklin-Rosemary Historic District*



*Federal style house
Franklin-Rosemary Historic District*



*Bungalow
Cameron-McCauley Historic District*

Introduction

The purpose of these design guidelines is twofold. The design guidelines provide guidance to property owners within Chapel Hill's local historic districts as they plan exterior changes that are consistent with the special character of the districts. They also offer guidance to the Chapel Hill Historic District Commission as it reviews the appropriateness of all proposed changes throughout the districts.

Chapel Hill's Historic Districts

The Town of Chapel Hill has established three local historic districts encompassing a combined total of more than five hundred properties. The three districts are Franklin-Rosemary Historic District, the Cameron-McCauley Historic District, and the Gimghoul Historic District. Each district borders a different edge of the UNC campus and although primarily residential in character, each includes institutional buildings as well. Maps of the districts are included in the Appendices.

The Franklin-Rosemary District, Chapel Hill's first local historic district, was established in 1976. Its long history and development are closely tied to the growth and development of the University of North Carolina since its opening in 1795. The single family homes, multi-family and fraternal residences, and institutional buildings in the neighborhood represent a broad complement of architectural styles spanning more than two centuries. Nineteenth century Federal, Greek Revival, Gothic Revival, and Queen Anne buildings—as well as vernacular farmhouses—were joined by numerous bungalows and Colonial Revival style houses in the early twentieth century. Frame houses with deep and wide front porches are most prevalent but the district also includes several brick and stucco buildings. A mature tree canopy and low fieldstone walls unify the streetscapes. The district also includes part of the commercial area that developed along Franklin Street at the northern edge of the UNC campus.

The Cameron-McCauley Historic District is situated to the west of the UNC campus. The neighborhood developed rapidly after its inclusion within the town's limits in 1851 and it continued to develop steadily through the 1940s providing housing for many university employees and faculty. The Cameron-McCauley Historic District is delineated by a harmonious blend of Chapel Hill gravel paths, sidewalks, and low stone walls along tree-lined streets. The neighborhood streetscapes are characterized by a relatively dense siting of houses set back from the street and shaded by a dominating tree canopy. The majority of houses in the district are bungalows and houses built in the nationally popular twentieth-century styles such as Colonial Revival, Craftsman, and Tudor Revival. Surviving from its earliest period, the district also includes a few Queen Anne buildings, vernacular I-houses, and triple-A houses with Greek Revival elements. Institutional buildings, such as the Carolina Inn, and several large fraternal residences are found in the district as well.

The Gimghoul Historic District is a neighborhood located east of the campus and developed in the 1920s and 1930s to provide needed housing for university families. The dominant architectural style is Colonial Revival. The rugged topography of the neighborhood is quite distinctive for it is situated along a ridge which terminates in a dramatic overlook of Battle Park forest, bordering the district on its north and east sides. In addition to the vista of the adjoining dense forest, the proximity of Gimghoul Castle at the end of Gimghoul Road and the Gothic Revival style Chapel of St. Thomas More add to the distinctive, romantic character of the district setting. Lushly landscaped houses, a dense tree canopy, fieldstone retaining walls, Chapel Hill gravel sidewalks, and the curvilinear nature of Glandon Drive all contribute to the suburban feel and picturesque character of the Gimghoul Historic District.

Chapel Hill Historic District Commission

Created by the Chapel Hill Town Council in 1976, the Chapel Hill Historic District Commission is charged with the task of maintaining and enhancing the character of three local historic districts. The Historic District Commission is composed of ten members appointed by the Town Council for three-year terms and assisted by the Chapel Hill Planning Department staff in executing its duties. The Commissioners are all residents of Chapel Hill who demonstrate special interest, experience, or education in architecture, archaeology, or other preservation-related fields. Based upon its established commission and planning department staff support, Chapel Hill qualifies for the Certified Local Government (CLG) program, a federal program administered by the North Carolina State Historic Preservation Office. CLG status benefits the community in a number of ways including eligibility for preservation-related grant opportunities.

The Design Review Process

The Chapel Hill Historic District Commission's primary task is to review Certificate of Appropriateness (COA) applications for exterior changes within the districts to ensure that future changes to properties are consistent with the character of the historic district. The Commission does not require property owners to make changes to their properties and its review is limited to exterior changes. Interior alterations to a district building and routine maintenance and minor repairs to the building's exterior that do not change its appearance and materials are not included in the design review process. Rather, the Commission reviews proposed exterior alterations, changes in exterior materials, new construction, additions, significant site changes, and the relocation or demolition of historic buildings. For demolition requests, the Historic District Commission may delay demolition for up to 365 days to allow time for alternatives to demolition to be explored.

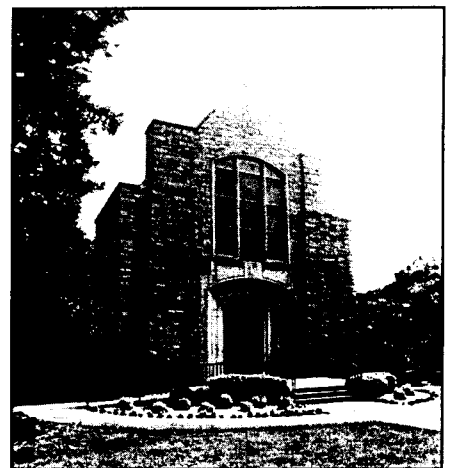
The HDC design review process provides for the timely review of proposed exterior changes or new construction before work is begun. Early in the planning process, property owners should contact the planning department staff to obtain a copy of the design guidelines



*Carolina Inn
Cameron-McCauley Historic District*



*Colonial Revival House
Gimghoul Historic District*



*Chapel of St. Thomas More
Gimghoul Historic District*

Design Guidelines Chapel Hill Historic Districts

For information or assistance,
contact the Chapel Hill
Planning Department at
919/968-2728.

A glossary of architectural
terms is included in the
Appendices.

and a Certificate of Appropriateness application. Typically, a completed COA application form will include a written description and drawings of the proposed work along with photographs of the existing conditions. Because proposed changes differ in complexity and scale, it is important to confirm with the planning department staff what information and specific drawings are required for the proposed project. The Historic District Commission reviews completed applications at its monthly meetings and Certificates of Appropriateness are issued for approved applications. The COA certificate must be obtained before a building permit can be issued and it must be posted at the building site while the approved work is in progress.

While the HDC cannot prepare designs for property owners, it can offer advice or suggestions. Courtesy reviews, offered during the monthly HDC meetings, provide applicants with an opportunity to informally discuss their projects early in the planning process before they submit a COA application. Commissioners are better prepared to offer informal suggestions and comments if applicants request a courtesy review well in advance. The Commission also maintains a library in the Planning Department with materials on restoration, adaptive use, fences, walks, and landscaping.

To expedite the design review process, some less substantial exterior work items are routinely reviewed by the staff, eliminating the need for review by the full Commission unless the staff member believes the proposal warrants it. A list of work items that may be approved by planning department staff is included in the Appendices. Any questions regarding proposed work within the historic district may be directed to the Chapel Hill Planning Department at 919/968-2728.

The Chapel Hill Historic District Commission normally meets on the second Thursday of each month in the Council Chambers of the Town Hall, 306 N. Columbia Street. To be included on the agenda, completed Certificate of Appropriateness applications must be submitted by the third Friday of the month preceding the meeting. HDC meeting dates and times can be verified with the planning department staff.

Appeals and Compliance

Decisions by the Chapel Hill Historic District may be appealed to the Board of Adjustments except for an action involving the State of North Carolina, in which case the North Carolina Historical Commission hears the appeal. The appeal must be filed within thirty days of receipt of written notification of the HDC decision. Applicants may appeal if they feel the HDC did not base its decision on the design guidelines or did not follow proper procedure in reaching its decision.

If work is begun without a Certificate of Appropriateness, all work must stop until a COA is issued. Work requiring review that is performed without a COA is in violation of the Chapel Hill Development Ordinance. The penalty can be the removal of the unapproved alteration, a civil citation, a fine, or other legal action.

Secretary of the Interior's Standards for Rehabilitation

The United States Department of the Interior developed a set of standards for the preservation of historic buildings in 1976. These ten national standards for the rehabilitation of historic buildings provide guidance to the Chapel Hill Historic District Commission, and similar commissions across the country, in their deliberations. The Chapel Hill Historic District Design Guidelines are locally tailored design guidelines based on these national standards and they reflect the same philosophical approach to rehabilitation. That approach values ongoing protection and maintenance of historic properties to minimize the need for more substantial repairs. In turn, it values repairs of historic features and fabric over their replacement in kind. The Secretary's Standards, as they are commonly called, are listed below in their most current version (1992). It should be noted that, although the first standard addresses use, the HDC does not review proposed uses of historic buildings.

1. A property shall be used as it was historically or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historical materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

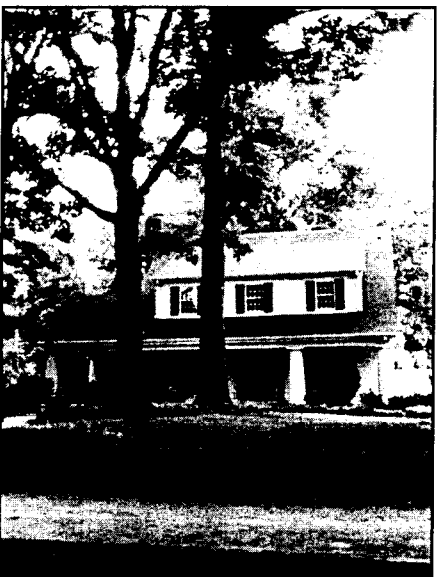




District Setting



The viewsheds created by both Battle Forest (above) and the UNC campus (below) contribute significantly to the setting of the historic districts they border.



Throughout the historic districts, the consistency provided by mature trees, low stone walls, and gravel sidewalks unifies the streetscapes and helps establish the district setting.

Setting

The setting of properties within Chapel Hill's historic districts is the result of the physical context created by the visual and associative site characteristics of the neighborhoods. In particular, the natural topography and well-established landscape play a substantial role in creating the setting of the Chapel Hill historic districts. In the Gimghoul neighborhood, for example, the unique setting is created by the combination of a natural ridge that terminates in a dramatic overlook, the forest of Battle Park along its north slope, and the vista of Gimghoul Castle. While the spatial and visual character of each district was clearly influenced by natural site features, the relationship to the university campus has significantly influenced the development of the districts over time. The linear commercial and institutional development along Franklin Street as it borders the campus and the vistas provided by the campus greens adjacent to the historic districts are just two examples of the impact the university has upon the neighborhood settings.

Considerations

The harmony of the streetscapes and the historic buildings within their landscaped settings is the result of ongoing actions that maintain or enhance the gentle ambiance of the districts. The historic setting of the Chapel Hill districts is defined in part by the ongoing traditions of low fieldstone walls along the street frontage of so many properties, the cultivation of hedges and tree canopies, and the network of sidewalks lined with "Chapel Hill gravel," a fine-grained gravel that looks like sand. By understanding the significance of each site element to the district setting, property owners can make informed, sound decisions on how to incorporate appropriate changes while preserving the historic setting.

The topics that follow in this section of the design guidelines address more specifically various aspects of the district setting.

Guidelines: Setting

- 1.** Retain and preserve the visual and associative characteristics of the landscape and buildings that are important in defining the overall historic character of the district.
- 2.** Protect and maintain the visual and associative characteristics of the district setting that are established by the relationship of buildings to the streetscape, including significant vistas, site topography, accessory structures, streets, alleys, walkways, walls, fences, and plantings.
- 3.** Introduce new site features, building additions, new buildings, and other structures in ways that are compatible with the visual and associative characteristics of the historic district.
- 4.** It is not appropriate to introduce or remove a site feature if it will significantly diminish or radically alter the visual or associative characteristics of the district setting.



Site Features & Plantings



Many district houses are set within grassy front yards with mature shade trees and foundation plantings.



Mature boxwood hedges create a formal approach to this district property.



Within the narrow front yard setback, this bungalow is surrounded by a more informal landscaped setting.

The mature landscapes of Chapel Hill's historic districts are not static but evolving and their preservation cannot be accomplished in the same way that buildings are preserved. Nonetheless, significant natural site features and plantings—such as mature trees, gardens, foundation plantings, hedges, and street tree canopies—are an essential part of the district setting and their maintenance important. They can be maintained through routine fertilizing, pruning, and treatment for diseases. Replacing diseased or damaged trees and plantings with healthy new specimens that will have a similar appearance as they mature also maintains the character of the districts.

Considerations

Although many landscaping decisions are entirely up to the individual property owner, a Certificate of Appropriateness is required for the removal of “rare and specimen trees” (as defined in the Chapel Hill Development Ordinances) in some situations and for any proposed site work related to new construction or hard surfaced driveways, off-street parking areas, and walkways. Property owners can contact the HDC staff to determine if a COA is necessary for proposed site changes or improvements.

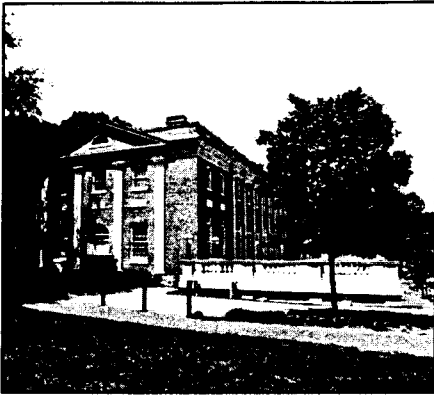
It is important to consider the overall setting and specific site characteristics in planning for landscape changes. The selection of new plantings that maintain or enhance the enclosed or open sense of the property from the existing vocabulary of district site features and plantings is always desirable. A list of suggested plantings is provided in the Appendixes. The Town's Urban Forester can provide technical advice to property owners as well.

Large trees and other important site features should be protected from damage during construction or site work. Related soil compaction or loss of root area as a result of construction activities can also endanger mature trees and plantings. The introduction of large manmade contemporary site features, such as playground equipment or swimming pools, within the historic districts should only be considered if the site feature can be accommodated in a unobtrusive location that successfully screens its visibility from the street, minimizing its impact on the historic district. Mechanical equipment, transformers, satellite dishes, dumpsters, and other smaller contemporary site features can usually be located in rear or side yards and screened from view by plantings or fencing.

Guidelines: Site Features & Plantings

- 1.** Retain and preserve site features and plantings that are important in defining the overall historic character of sites and streetscapes within the historic district.
- 2.** Retain and preserve historic relationship between district buildings, structures, or streetscapes and their site features and plantings. It is not appropriate to significantly alter the topography of the district by excavating, grading, or filling.
- 3.** Protect and maintain site features and plantings through appropriate methods including pruning and trimming. Prune or trim trees in a way that encourages the preservation of the district tree canopy. It is not appropriate to remove a healthy, mature tree that is important in defining the overall historic character of the building site or district.
- 4.** Repair deteriorated or damaged historic site features, such as benches, terraces, gazebos, and trellises through appropriate methods.
- 5.** Replace deteriorated or missing site features with new features that are compatible with the overall historic character of the site, building, or district.
- 6.** Replaced damaged or diseased plantings, including mature trees, hedges, and foundation plantings, that are important to the historic character of the site or district with new plantings that are the same or similar in species.
- 7.** Maintain and protect site features and plantings from damage during or as a consequence of site work or new construction.
- 8.** Introduce compatible, new site features or plantings with care so that the overall historic character of the site and district is not diminished or compromised. It is not appropriate to introduce incompatible site features or equipment—including raised planting beds, landscape timbers and other contemporary edging materials, swimming pools, satellite dishes, solar collectors, mechanical equipment, transformers, or “hot boxes”—in locations that compromise the overall historic character of the building, site, or surrounding streetscape.





Before the terrace was constructed behind Graham Memorial on the UNC campus, the project was reviewed to determine if it was likely to disturb archaeological resources.

Archaeology

Archaeological resources are artifacts and features that provide physical evidence of past human activity. They are typically concealed beneath the ground but may be revealed, often inadvertently, during site work. Stones from earlier building foundations, old cisterns and wells, garden pathways, and buried rubbish piles are all examples of archaeological resources. Such artifacts can provide information about the location, configuration, and materials of previous site structures, fences, walls, walkways, and gardens. They can also offer insight into the lifestyles and activities of previous occupants and may even reveal evidence of pre-historic inhabitants.

Considerations

The best way to preserve archaeological resources is to leave them undisturbed. Consequently it is important to keep site grading, excavating, and changes related to new construction to a minimum within the historic districts. When such activities are planned, it is important to avoid areas with known archaeological resources and to proceed with caution in areas where archaeological resources are probable. During the planning stages of large construction projects, a professional archaeologist should review the project to determine if it is likely to destroy important archaeological resources. The Office of State Archaeology in the North Carolina Division of Archives and History can provide this assistance to property owners.

Occasionally, property owners within the historic districts may uncover archaeological features while making modest site changes, such as adding a walkway, planting a tree, or burying a drain line. Photographing the feature before continuing the work is one way to record such information for future reference.

Guidelines: Archaeology

- 1.** Retain and preserve known archaeological resources that are important to the site or historic district.
- 2.** Maintain and protect known archaeological resources from damage during or as a consequence of site work or construction. It is not appropriate to utilize heavy machinery and equipment in areas known to contain important archaeological resources.
- 3.** Minimize disturbances to terrain, changes in topography, and site grading to reduce the possibility of damaging or destroying important archaeological resources.
- 4.** Work with professional archaeologists following current professional practices to plan and conduct investigations of important archaeological resources that cannot be preserved in place.
- 5.** Document the archaeological evidence if archaeological resources exposed during site work cannot be preserved in place.



Public Right-of-Way



Where level changes or heavy traffic are a sidewalk safety or accessibility concern, brick pavers and concrete edging have replaced Chapel Hill gravel.



Alleys and narrow lanes are part of the public right-of-way network that contributes to the historic character of the districts.

The network of streets, alleys, lanes, sidewalks and planting strips that links properties within the districts and that accommodates cars as well as pedestrians contributes in significant ways to the historic character of Chapel Hill's districts through low fieldstone walls, street tree canopies, gravel sidewalks, rolling topography, and occasional brick gutters. If left unmonitored, the ongoing proliferation of signs, utility lines and poles, transformers, and other contemporary elements to the streetscape can diminish its distinctive historic character.

Within the districts, streetscape characteristics vary. The commercial section of Franklin Street is far more rectilinear and formalized than the softer-edged, heavily landscaped residential streets a few blocks away. However, all district streetscapes share a pedestrian-oriented character and scale.

Considerations

Maintaining the functionality of the public right-of-way while preserving its historic character requires careful attention to retaining historic materials, such as brick gutters and fieldstone walls, as repairs or improvements are made. The fine-grained gravel used to surface most sidewalks is a distinctive material in the Chapel Hill districts and it is important to retain it. However, in some heavily traveled areas, the gravel sidewalks may prove too irregular or too narrow a passage for pedestrian safety and accessibility or the rapid erosion of sloping sites may make their maintenance too difficult and alternative compatible surface materials, such as brick pavers, may be necessary. In situations where a new sidewalk surface material is introduced, it is important to avoid a patchwork effect from alternating surface materials along a particular street or block.

As new street furniture, signs, and lights are added or replaced within the public right-of-way, their selection and siting should be carefully reviewed for compatibility in terms of design, location, materials, color, and scale.

While streetlights, street signs, and power poles have always been a part of the streetscape, there has been a dramatic increase in the amount of equipment, signage, cables, and utilities located within the public right-of-way. Monitoring and coordinating the work of various services and utilities along with the screening of dumpsters and transformers can help to minimize the visual clutter they bring to the streetscape. In some situations, underground services may be worth consideration.

Maintaining and replenishing the tree canopy that contributes to the historic character of many district streetscapes is critical to their preservation. This effort requires monitoring existing trees for damage or disease, pruning them appropriately, protecting them from nearby construction work, and developing a long term plan for their replacement when needed.

Guidelines: Public Right-of-Way

- 1.** Retain and preserve the topography, materials, features, patterns, and dimensions of the streets, sidewalks, planting strips, and street trees that are important in defining the overall historic character of the district.
- 2.** Protect and maintain the details, features, and material surfaces of the historic streetscape through appropriate methods. Replace damaged or deteriorated historic features to match the original in material and design.
- 3.** Protect and maintain street trees and their canopies by trimming and pruning them appropriately. Replace diseased or damaged street trees with new trees of the same or similar species.
- 4.** Limit signage in the public right-of-way primarily to signs necessary for traffic and pedestrian safety. Locate signage so it does not compromise the overall historic character of the streetscape.
- 5.** Introduce new street lighting, as needed, that is compatible in scale, materials, and design with the pedestrian scale and character of the historic district.
- 6.** Minimize the introduction of additional transformers, utility poles, wires, and cables in the public right-of-way. Seek less intrusive locations for such elements to reduce their impact on the historic streetscape. Consider the introduction of underground utility lines where feasible.
- 7.** Locate necessary street furniture, trash receptacles, mailboxes, newspaper racks, and similar elements so they do not compromise the historic character of the streetscape. Select benches and other street furniture that are compatible with the historic district in design, scale, and materials.
- 8.** It is not appropriate to introduce streetscape elements that predate the historic district in an attempt to create a false historical appearance.





A pierced-brick wall and metal gate provide security for a rear yard while maintaining the open visual character of the district setting.



Traditional wooden picket fences like this one are appropriate choices for enclosing rear yards within the historic districts.



A low brick wall topped by shrubs and an open lattice-style wooden fence successfully separates the driveway and parking area from the rear yard.

Walls & Fences

Throughout Chapel Hill's historic districts, low fieldstone walls border many front yards and edge the streetscape. Some are dry stack and others are set in mortar. Where the topography shifts, stone retaining walls accommodate the shift in height between the lawn and the sidewalk. Wooden or cast iron picket fences and pierced brick walls are also found within the districts. The low stone walls and picket fences give definition to property lines without screening views of the front yards. Consequently, a visually open feel is characteristic of the district streetscapes.

Considerations

It is important to retain the low stone walls so characteristic of the districts and to avoid the introduction of high fencing that interrupts the visual continuity of the streetscape. Picket fences are an option in front or rear yards where access must be controlled but tall, solid privacy fences or walls are inconsistent with the informal, visually open setting of the districts and are not appropriate choices. Screening of rear yard parking areas or mechanical equipment can often be accomplished by a low wall or picket fence complemented by shrubs and other plantings.

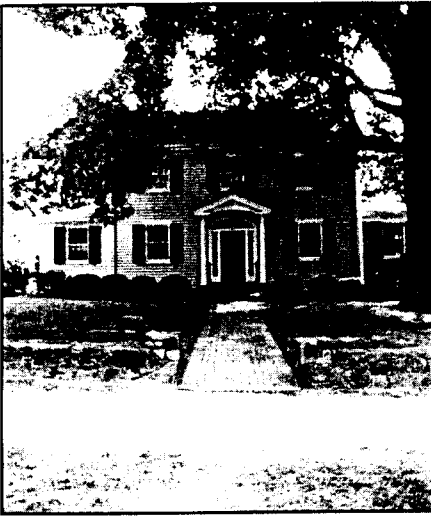
Maintenance and repair of existing masonry walls and metal or wood fences would follow the guidelines for the specific material. In terms of materials for new fences or walls, traditional materials such as fieldstone, brick, wood, and cast iron are all appropriate choices within the districts. A careful look at the surrounding properties will help determine what material and type of wall or fence will best maintain the streetscape character. Contemporary modular concrete products and vinyl or metal chain link fencing are not characteristic of the districts and should not be introduced where they are visible from the street.

Guidelines: Walls & Fences

- 1.** Retain and preserve walls and fences that are important in defining the overall historic character of sites within the historic districts.
- 2.** Retain and preserve the features, materials, patterns, dimensions, configurations, and details of historic fences and walls.
- 3.** Protect and maintain the features, materials, and details of historic walls and fences through appropriate methods.
- 4.** Repair deteriorated or damaged historic walls and fences through recognized preservation methods.
- 5.** Replace in kind historic walls and fences that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern.
- 6.** If a historic wall or fence is missing, either replace it to match the original, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, scale, and detail with the building, site, and district.
- 7.** Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new fences and walls in configurations and locations that are compatible with the character of the building, site, and district.
- 8.** Construct new walls and fences in traditional materials and designs that are compatible in configuration, height, material, scale, and detail with the character of the building, site, and district.
- 9.** Introduce contemporary utilitarian walls and fences, if necessary, in rear and side yard locations only and where they do not compromise the historic character of the building, site, or district. It is not appropriate to introduce contemporary vinyl or metal chain link fences in locations that are visible from the street.



Walkways, Driveways & Offstreet Parking



Simple brick walkways lead from the sidewalk to the front entrance of many district houses.



A low stone wall, shrubbery, and mature shade trees partially screen and soften the visual impact of this offstreet parking area.



A brick gutter defines the edge of this circular gravel driveway.

In the Chapel Hill historic districts, single-lane driveways usually lead from the street to a rear or side yard parking area or garage. Many driveways are gravel while others are defined by concrete runners, asphalt, or brick pavers. On some sites, circular drives curve through the front yard, in other locations a shared driveway accommodates adjoining properties requiring neighborly cooperation. Reflecting an earlier era when automobiles were less dominant, most residential drives and garages were designed to accommodate one or perhaps two vehicles.

Narrow walkways of flagstone, gravel, brick or concrete typically lead the pedestrian from the sidewalk or driveway to the front door. Although the configuration of the driveways and walkways varies greatly for the residential properties, they consistently blend into the site because they conform to the irregularities of the terrain and their edges are softened by landscaping. Only in the commercial areas of the historic districts do straight, wide, crisply-edged concrete walkways define the pedestrian path.

Considerations

For the residential properties in the historic districts, it is important to retain the informal, harmonious character of existing walkways and driveways. If their surfaces deteriorate, replacement in kind or with compatible materials will maintain the visual continuity they provide. If steep slopes present an ongoing maintenance problem for gravel driveways, brick pavers or asphalt are more compatible replacement choices than concrete.

Increasing offstreet parking for residential properties is a real challenge in the districts for widening or expanding driveways and parking areas is generally not appropriate. If the lot is large enough, it may be possible to add offstreet parking in the rear or side yard if it can be visually screened from adjacent properties and the street. New parking areas should not significantly alter the site's proportion of landscaped area to constructed area.

For institutional or commercial parking lots within the historic districts, it is important to minimize their visual impact by screening the lots from view and subdividing large paved areas with landscaped medians or islands that incorporate existing trees or allow for new plantings.

District Setting

Guidelines: Walkways, Driveways & Offstreet Parking

- 1.** Retain and preserve walkways, driveways, and offstreet parking areas that are important in defining the overall historic character of sites within the historic districts.
- 2.** Retain and preserve the features, materials, patterns, dimensions, details, and configurations of historic walkways, driveways, and offstreet parking areas.
- 3.** Protect and maintain the details, features, and materials of historic walkways, driveways, and offstreet parking areas through appropriate methods.
- 4.** Repair deteriorated or damaged historic walkways, driveways, and offstreet parking areas through recognized preservation methods.
- 5.** Replace in kind historic walkways, driveways, and offstreet parking areas that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, texture, and pattern. Consider a compatible substitute material only if it is not feasible to replace in kind.
- 6.** If a historic walkway, driveway, or offstreet parking area is missing, either replace it to match the original, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.
- 7.** Introduce compatible new walls and fences, as needed, in ways that do not compromise the historic character of the site or district. Site new walkways, driveways, and offstreet parking areas in locations that are compatible with the character of the building, site, and district and locate them so the general topography of the site and mature trees and other significant site features are not altered, damaged, or lost.
- 8.** In residential sections of the districts, it is not appropriate to locate offstreet parking areas in locations that are visible from the street, where the paving will abut the principal building, or where the paved area will substantially alter the proportion of the site that is paved versus landscaped.
- 9.** Construct new walkways, driveways, and offstreet parking areas in traditional materials and designs that are compatible in configuration, material, scale, and detail with the character of the building, site, and district.
- 10.** Screen new offstreet parking areas visually from the street and buffer adjacent properties from their visual impact through the use of perimeter plantings, fences, walls, or hedges. Reduce the visual impact of large parking areas by subdividing them with interior planting medians.

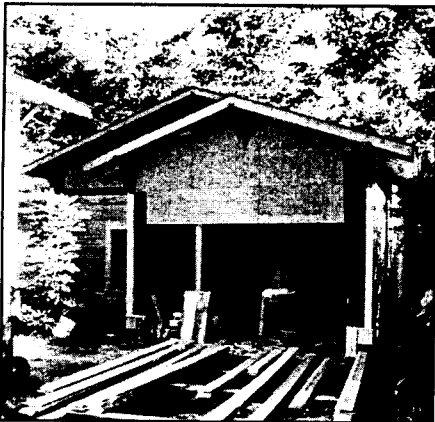




Historic accessory buildings and structures such as this covered well and outbuilding contribute to the district character and should be preserved.



The roof of this one-bay garage was extended to provide shelter for a second vehicle.



This new garage (under construction) was appropriately sited and oriented at the end of an existing driveway. Its exposed brackets and roof overhang echo the detailing of the bungalow it sits behind.

Garages & Accessory Structures

A number of garages, cottages, studies, storage sheds, and other accessory structures can still be found within Chapel Hill's historic districts. Typically, the garages are one or two bays wide, located behind the principal structure, and oriented with the doors facing the street. Their materials often match those of the house as do their details. Generally, small cottages and storage buildings are located in rear yards well behind the main house.

Considerations

Like all buildings, the preservation of early garages and accessory structures is dependent on routine maintenance and timely repair of building elements and materials as described in the relevant design guidelines. If damage or deterioration is severe, the construction of a new garage or accessory structure may be warranted. Particular attention should be given to the compatibility of the proposed design with the roof form, exterior materials, and details of the principal structure in applying the guidelines for new construction. The massing and overall size of new garages or accessory structures should never compete with or diminish the prominence of the principal structure. Their form, height, scale, location, and orientation should be consistent with that of historic garages and accessory structures in the district. For a new garage, selecting doors resembling the appearance of the hinged doors that preceded contemporary overhead doors will enhance its compatibility within the historic district.

Utilitarian storage sheds and prefabricated storage units may be considered for rear yard locations where they are not visible from the street. It is important to select units that relate to the architectural style and materials of the house or are simple rectangular forms with a gable or hipped roof. Wooden storage buildings are more compatible with the residential sections of the districts than are aluminum or vinyl clad units.

Guidelines: Garages & Accessory Structures

- 1.** Retain and preserve garages and accessory structures that are important in defining the overall historic character of sites within the historic districts.
- 2.** Retain and preserve the features, overall form, materials, windows, doors, details, and finishes of historic garages and accessory structures.
- 3.** Protect and maintain the details, features, and materials of historic garages and accessory structures through appropriate methods.
- 4.** Repair deteriorated or damaged historic garages and accessory structures through recognized preservation methods.
- 5.** Replace in kind all or parts of historic garages and accessory structures that are too deteriorated to repair, matching the original in material, design, dimension, detail, texture, and finish.
- 6.** If a historic garage or accessory structure is missing, either replace it to match the original, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, scale, and detail with the overall historic character of the site and district.
- 7.** Introduce compatible new garages and accessory structures, as needed, in ways that do not compromise the historic character of the site or district. Site new garages or accessory structures in traditional locations that are compatible with the character of the building and site. Design them to be compatible with the main house in material, form, scale, and detail. Maintain the traditional height, proportion, and orientation of garages and accessory structures in the district.
- 8.** Locate new utilitarian storage buildings in rear or side yard locations that are visually screened from the street.
- 9.** It is not appropriate to introduce features or details to a garage or accessory structure in an attempt to create a false historical appearance.



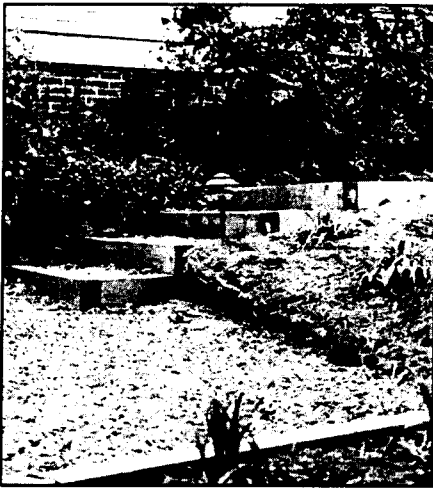
Exterior Lighting

Traditionally, exterior lighting of the residential sections of Chapel Hill's historic districts was minimal. Occasional street lights and simple porch lights were typically the only sources of exterior lighting. Exterior lighting in the commercial and institutional areas within the districts was also minimal by today's standards.

Considerations

The need for increased site and street lighting reflect contemporary concerns with security and safety throughout the historic districts. It is important to meet these demands in ways that do not compromise the historic character of the site or district and maintain its pedestrian scale. Selective low-level lighting in key locations and the uses of directional fixtures and downlights can prevent problems with excessive, indiscriminant nighttime light. The impact of undesired exterior lighting can also be minimized by the use of timers and motion sensors that control light sources.

Consider the design, materials, size, height, scale, and color of proposed exterior lighting fixtures. The design of fixture should be in keeping with the character of the house and site. Generally simple, inconspicuous fixtures are appropriate in the district as are period lighting fixtures if they are consistent with the character of the house. The brightness, direction, and color of the proposed light source should also be reviewed. Rather than illuminating an entire area, select fixtures that direct light towards the walkway, path, or steps. Limit the repeated use of footlights along a path to prevent a distracting runway effect. If low-mounted footlights are not appropriate, consider modest height post-mounted fixtures that are compatible with the human scale of the historic districts.



A low, unobtrusive contemporary fixture adds needed light for these walkway steps.



Low, directional light fixtures in a compatible period design light the walkway to the Horace Williams House.



Pedestrian-scale lamp posts (above and opposite) can enhance security and safety along walkways without overilluminating the property.

District Setting

Guidelines: Exterior Lighting

- 1.** Retain and preserve exterior lighting fixtures that are important in defining the overall historic character of buildings or sites within the historic districts.
- 2.** Retain and preserve the features, materials, details, and finishes of historic exterior lighting fixtures.
- 3.** Protect and maintain the details, features, and materials of historic exterior lighting fixtures through appropriate methods.
- 4.** If all or parts of a historic exterior lighting fixture are missing or too deteriorated to repair, replace it with a fixture that is compatible in design, scale, material, and finish with the overall historic character of the building, site and district.
- 5.** Introduce new exterior lighting fixtures with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new lighting fixtures so their location, orientation, height, brightness, scale, and design are compatible with the historic district and its human scale.
- 6.** Introduce low-level lighting in residential areas as needed to ensure safety and security. Minimize their impact on the overall historic character of the site by selecting discreet, unobtrusive fixtures, such as footlights, recessed lights, directional lights, and lights on pedestrian-scaled posts.
- 7.** It is not appropriate to introduce indiscriminant lighting or to over-illuminate the facades or front yards of houses in the historic districts. Control the direction and range of new lighting so it does not invade adjacent properties.
- 8.** It is not appropriate to introduce period lighting fixtures in an attempt to create a false historical appearance.





Simple, wooden signs mounted on low posts are appropriate for residential areas in the historic districts.



Small, projecting signboards and canvas banners are appropriate signage choices for commercial areas of the historic districts.



Opaque lettering applied directly onto display windows is an effective, economical, and easily reversible form of signage that is appropriate within the historic districts.

Signage

Within the commercial area of the Franklin/Rosemary Historic District a variety of signs can be found. Some are incorporated into the building façades while signboards have been attached to others. Signage has also been applied to many awnings and display windows. Throughout the residential areas of Chapel Hill's historic districts, institutional signs, traffic signs, and historic plaques are found as well.

Considerations

For commercial properties, the traditional location above the storefront transom or mid-cornice remains an ideal location for wooden signboards that are sized to fit the storefront area. Awnings and display windows continue to provide opportunities for signage to be applied as well. Throughout the historic districts, plastic signs and signs that are internally illuminated are not appropriate choices because they are incompatible with the historic character of the districts.

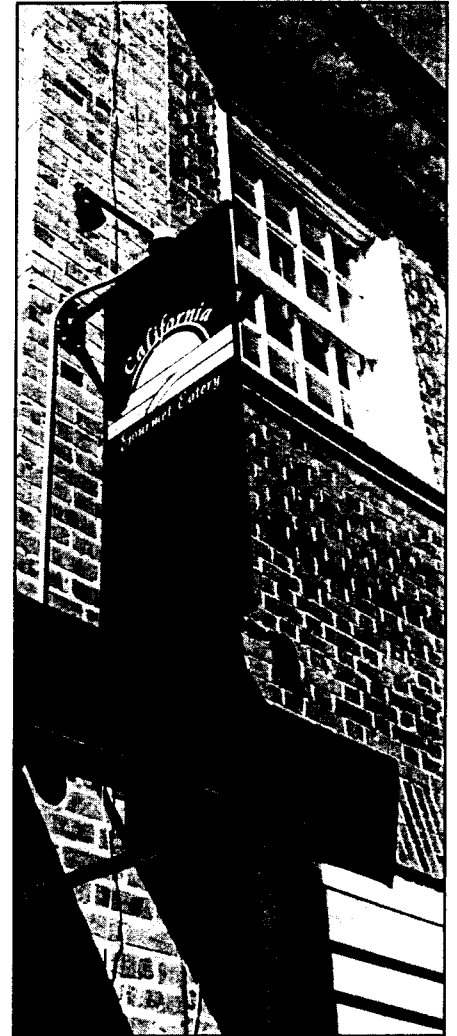
In the residential areas of the historic districts, simple signs that do not detract from the overall historic character can be used to discreetly provide identification or necessary information. Consider the compatibility of proposed new signs in terms of size, overall design, legibility of typeface, and color. The location and supports for proposed signage should also be carefully considered. Generally small, freestanding wooden or metal signs mounted on low supports or a landscaped base can be added to residential properties without detracting from the site or building. If signage must be added directly to a residential building, it is important to find ways to install the sign without concealing or damaging significant architectural features or details. An unobtrusive, inexpensive and easily reversible way to introduce signage on historic buildings is to apply clear adhesive films with opaque lettering onto window or door glazing in appropriate locations. Small identification plaques or wooden signs can sometimes be mounted near a building entrance without compromising the building as well. Within the historic districts, traditional sign materials such as painted wood, metal, and stone are all appropriate.

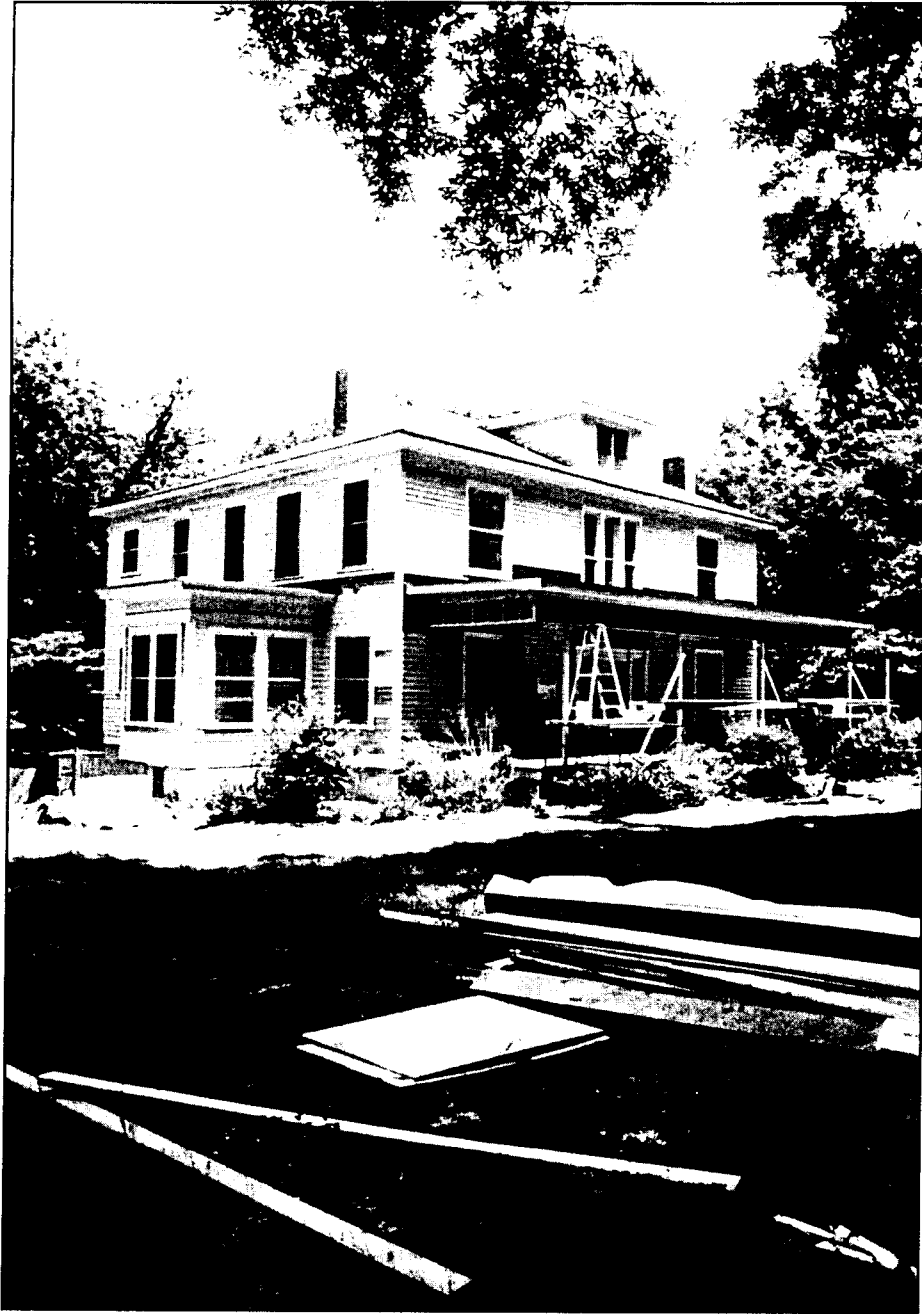
In addition to a Certificate of Appropriateness from the Historic Preservation Commission, property owners must also apply for a Sign Permit from the Town of Chapel Hill.

District Setting

Guidelines: Signage

- 1.** Retain and preserve historic signs that are important in defining the overall historic character of buildings or sites within the historic districts.
- 2.** Retain and preserve the features, materials, details, and finishes of historic signs.
- 3.** Protect and maintain the details, features, and materials of historic exterior lighting fixtures through appropriate methods.
- 4.** If all or parts of a historic sign are missing or too deteriorated to repair, replace it with a new sign that is compatible in design, scale, material, and finish with the overall historic character of the building, site and district.
- 5.** Introduce new signage with care so that the overall historic character of the building, site, and district is not compromised or diminished. Select and site new signs so their location, orientation, height, scale, design, and finish are compatible with the historic district and its human scale.
- 6.** Construct new signage out of traditional sign materials, such as wood, stone, or metal. It is not appropriate to introduce new signage in contemporary materials, such as plastic, or internally lighted signs that are incompatible with the overall character of the historic district.
- 7.** In the residential areas of the district, install freestanding signs on low posts or bases that are compatible with the pedestrian scale of the historic districts. Mount small identification signs on building facades in locations that do not damage or conceal significant architectural features or details.





Changes to Existing Buildings



Many well-detailed brick residential properties are found within the historic districts.



The fieldstone foundation and column bases of this frame bungalow repeat the pattern and texture of the low fieldstone walls that wrap so many streetscapes throughout the historic districts.



Above, a deteriorated fieldstone wall is reconstructed using traditional materials and methods.

Masonry

Masonry plays a prominent role in the Chapel Hill historic districts. Brick and stucco facades, frame houses with brick foundations and chimneys, slate and tile roofs, brick or stone steps, and the distinctive low fieldstone walls that border many streetscapes are all examples of masonry features that contribute to the historic character of Chapel Hill.

Considerations

Masonry surfaces are generally quite durable and require relatively little maintenance. Appropriate maintenance steps include the following.

- Routinely inspect for signs of deterioration or damage due to settlement, structural movement, moisture, loose or missing masonry units, deteriorated mortar joints, and vegetation.
- Ensure water does not collect on masonry surfaces and that water drains away from foundations, walls, and piers.
- Clean unpainted masonry surfaces using the gentlest effective method to remove heavy soiling or slow deterioration.
- Clean painted masonry surfaces using the gentlest effective method and repaint to maintain a sound paint film.

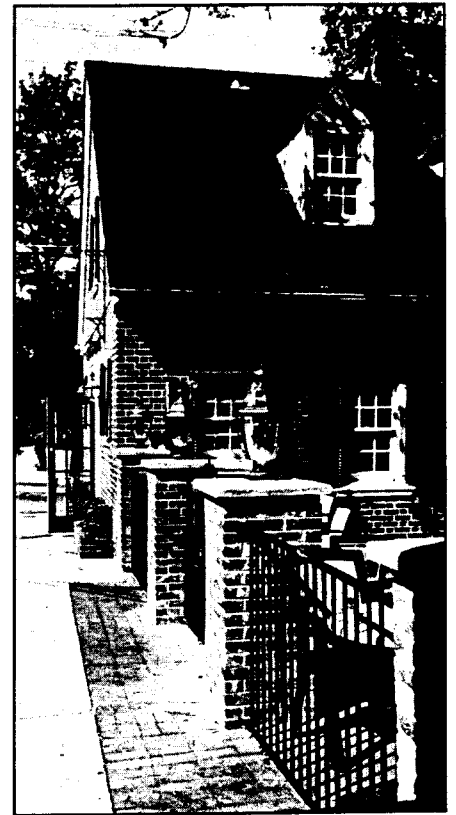
Frequently, masonry surfaces can be adequately cleaned using low-pressure water, natural bristle brushes, and mild detergent; however, stubborn stains or soiling may require a chemical cleaner. Because chemical cleaners may discolor or damage the masonry surface, it is best to pretest any chemical cleaner on an inconspicuous sample area. Chemical cleaners must be neutralized and the surface thoroughly rinsed afterwards to prevent ongoing chemical reactions.

Over time, the mortar in masonry features will begin to deteriorate and eventually the mortar joints will need to be repointed with new mortar to prevent moisture from working its way into wall. First, loose or crumbling mortar must be removed with hand tools—taking care not to damage the masonry units. Matching the visual and physical of the original mortar will preserve the appearance and structural integrity of the feature. It is especially important not to replace softer lime mortars with harder Portland cement-based mortars in brickwork, for such substitutions will result in damage to the original brick as temperature changes cause them to expand and contract. Time taken to match the original mortar color through on-site samples can be well worth the effort as repairs will be far less noticeable. Only if moisture problems persist after repointing, should contemporary masonry consolidants and waterproof coatings be considered. If individual bricks are missing or so deteriorated that their replacement is warranted, finding new or salvaged brick to match the size, color, and texture of the original is often possible from the wide variety of stock colors and textures available. If no acceptable replacements are found, custom brick can be made.

Painting historically unpainted masonry surfaces both diminishes their inherent color, pattern, and texture and triggers an ongoing repainting maintenance cycle that is far more intensive than the long term care of unpainted brick or stone. Therefore, it is both historically appropriate and economically wise not to paint unpainted brickwork. However, the expense and difficulty of removing paint without damaging the masonry makes repainting previously painted masonry the preferred treatment.

Guidelines: Masonry

- 1.** Retain and preserve masonry features that are important in defining the overall historic character of buildings or site features within the historic districts.
- 2.** Retain and preserve the details and finishes of historic masonry features and surfaces.
- 3.** Protect and maintain masonry features and surfaces through appropriate methods.
- 4.** Prior to cleaning or stripping paint, test the proposed method on the masonry surface well in advance on an inconspicuous sample area. Destructive cleaning techniques, such as sand-blasting and high pressure waterblasting, are not appropriate for historic masonry surfaces.
- 5.** Repair deteriorated mortar joints by repointing as necessary to prevent moisture infiltration and accelerated deterioration. Repoint with mortar to match the original in composition, strength, color, and texture. Match the profile and width of the original mortar joint. Apply non-historic treatments such as water repellent coatings only if repointing has failed to stop moisture penetration.
- 6.** Repair deteriorated or damaged masonry features and surfaces through recognized preservation methods, such as selectively replacing missing or deteriorated masonry units in kind.
- 7.** Replace in kind masonry features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically or economically feasible.
- 8.** If a masonry feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, scale, and color with the building or site.
- 9.** It is not appropriate to conceal or replace a historic masonry feature or surface with a contemporary substitute material, such as synthetic stucco or artificial siding.
- 10.** It is not appropriate to apply paint or stucco to masonry surfaces that were historically unpainted or uncoated.



Wood



The turned columns, decorative spindlework, brackets, and turned balusters of the porches above and opposite illustrate the versatility of wood to be milled in a variety of forms.



Wooden shakes add texture and detail to many houses within the districts.



The wooden columns, soffit and cornice of this two story portico were carefully repaired and restored.

Throughout Chapel Hill's historic districts, wood is a popular, traditional building material used for a variety of features from exterior cladding to structural elements to decorative trimwork. Whether Greek Revival, Victorian, or Bungalow, wooden features reflect their style and the technology of the period.

Considerations

Exterior wood elements can last a century or more with proper care and a sound coat of paint. To protect wooden surfaces and features from deterioration it is important to take the following routine maintenance and repair steps:

- Inspect surfaces regularly for signs of damage from moisture, termites and other insects, and fungi or mildew.
- Ensure surfaces are adequately drained to prevent water from collecting on horizontal features or decorative elements.
- Properly caulk or seal vertical wood joints to prevent moisture penetration but do not seal horizontal, lap siding joints.
- Treat historically unpainted wood features with an environmentally-safe chemical preservative to slow decay.
- Maintain protective paint films on exterior wood surfaces to prevent damage due to ultraviolet light and moisture.
- Use the gentlest effective cleaning method and repaint previously painted wood surfaces as necessary to maintain a sound paint film.

Wood is a relatively soft material that must be cleaned gently prior to repainting. If the paint film is still intact, low-pressure washing with a mild household detergent and an anti-mildew additive is usually sufficient. Typically, handscraping and sanding are also necessary prior to repainting. More aggressive techniques, such as the selective use of hot air guns or heat plates, may be necessary if multiple layers of paint are failing. Because harsh alkaline paint strippers, gas-fired torches, sandblasting, and power washing will permanently damage the wood surface and leave a raised grain surface, these techniques are not appropriate for historic wood features.

The repair and replacement of deteriorated wood features includes selective replacement of sections in kind by splicing or piecing. For the repair of decorative wood features, consolidation of the deteriorated feature with wood epoxy repair products may prove more cost effective than replacement in kind.

Guidelines: Wood

- 1.** Retain and preserve wood features that are important in defining the overall historic character of buildings or site features within the historic districts.
- 2.** Retain and preserve the details and finishes of historic wood features and surfaces.
- 3.** Protect and maintain wood features and surfaces through appropriate methods.
- 4.** Repair deteriorated or damaged wood features and surfaces through recognized preservation methods, such as patching, splicing, consolidating, and reinforcing.
- 5.** Replace in kind wood features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 6.** If a wood feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building or site.
- 7.** It is not appropriate to cover over, conceal, or replace a historic wood feature or surface with a contemporary substitute material such as vinyl or aluminum.
- 8.** It is not appropriate to clean or strip wood surfaces with destructive methods such as power washing, sandblasting, and using butane or propane torches. Consider the use of chemical strippers only if less aggressive methods such as low-pressure washing with detergents and natural bristle brushes are ineffective.
- 9.** It is not appropriate to introduce wood features or details to a historic property in an attempt to create a false historical appearance.



Architectural Metals

Standing seam metal roofs, cast iron fences, wrought iron railings, brass hardware, pressed metal cornices, and copper flashing are all examples of architectural metal elements found throughout Chapel Hill's historic districts.

Considerations

Appropriate routine maintenance and repair methods for architectural metals include the following:

- Inspect surfaces routinely for signs of structural fatigue or failure, moisture damage, corrosion, galvanic action, and paint film failure.
- Ensure drainage of surfaces is adequate to prevent water from collecting on horizontal surfaces or decorative elements.
- Clean metal roofs, gutters, and downspouts as necessary to keep them free of debris and leaves.
- Clean metal surfaces to remove corrosion and to prepare for repainting using the gentlest effective method.
- Maintain a protective paint film on ferrous metal surfaces to prevent corrosion.
- Repaint previously painted surfaces as needed to maintain a sound paint film.

Although copper, bronze, and brass develop a protective green patina through exposure to the elements and aluminum and stainless steel are valued for their resistance to atmospheric corrosion, the inherent finish of all ferrous metals—such as wrought iron, cast iron, and steel—corrodes quickly when exposed to moisture in the atmosphere. Consequently, ferrous metals require a protective paint film to prevent rust from forming. If the paint film deteriorates, all corrosion must be removed and the ferrous metal surface must be promptly primed with an appropriate metal primer to prevent continued deterioration.

The appropriate method for cleaning architectural metals depends on how malleable, or soft, they are. Copper, aluminum, brass, zinc, tin, and lead are all soft metals that should be cleaned with non-abrasive cleaners. In contrast, the abrasive action of a wire brush or hand scraper is appropriate for hard metals such as steel, cast iron, and wrought iron. If these techniques are ineffective, low-pressure grit blasting may also be used to clean hard metals.

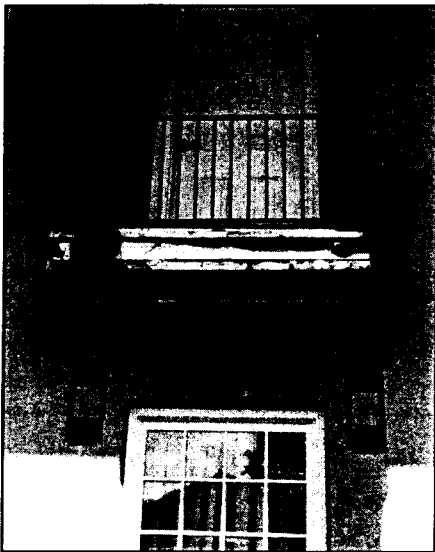
It is best to use compatible metals for nails and fasteners on metal roofs because dissimilar metals can cause the corrosion of the weaker metal through galvanic action.



This low cast iron fence with decorative wrought iron inserts tops the fieldstone wall bordering a front yard.



Corrosion of this iron fence will require abrasive cleaning and prompt coating with a metal primer to prevent further deterioration.



The shiny reflective surface of this newly installed copper balcony fascia will develop a greenish patina over time and does not require a protective coat of paint like the cast metal balustrade and brackets do.

Changes to Existing Buildings

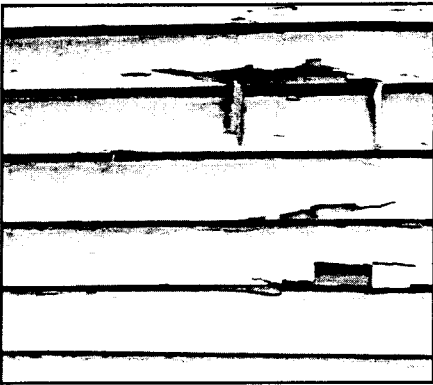
Guidelines: Architectural Metals

- 1.** Retain and preserve architectural metal features that are important in defining the overall historic character of buildings or site features within the historic districts.
- 2.** Retain and preserve the details and finishes of architectural metal features and surfaces.
- 3.** Protect and maintain architectural metal features and surfaces through appropriate methods.
- 4.** Clean architectural metals using the gentlest effective method. Use chemical cleaners, after pretesting, to clean soft metals. It is not appropriate to clean soft metals with harsh, abrasive techniques such as sandblasting. Clean corrosion and paint buildup from hard metals by hand scraping and wire brushing. Consider low-pressure grit blasting hard metals only if gentler methods are ineffective.
- 5.** Repair deteriorated or damaged architectural metal features and surfaces through recognized preservation methods, such as patching, splicing, and reinforcing.
- 6.** Replace in kind architectural metal features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, detail, and finish. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 7.** If an architectural metal feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building or site.
- 8.** It is not appropriate to introduce architectural metal features or details to a historic property in an attempt to create a false historical appearance.





Muted body colors, white trim, and dark shutters and doors are appropriate paint palettes for the many Colonial Revival houses found within the historic districts (above and opposite).



The paint film on these clapboards is so deteriorated that all peeling paint must be carefully scraped off and the surface sanded prior to repainting to ensure the new paint will bond to the wood.

Lead-based paint was commonly used well into the twentieth century, so most buildings in Chapel Hill's historic districts contain it. Exposed lead-based paint presents a health risk to people living or working around it, especially children and pregnant women. The State Historic Preservation Office and the State Health Department can provide current information on the precautions that should be taken during rehabilitation to ensure a lead-safe building and site.

Paint & Exterior Color

Color—whether applied or inherent to the exterior materials of a building—is an essential visual element of any historic building. The original color scheme generally reflected the tastes of the era and the preferences of the owner. However, the colors of most buildings have changed over time. If property owners are interested in determining the color chronology of a specific building, examination of paint scrapings under a microscope by an architectural conservator can provide accurate information. Another approach is to select paint colors based upon an understanding of what color palettes are appropriate given the building's architectural style and age. For example, Queen Anne style houses were known for their flamboyant color schemes, whereas more subdued palettes were popular for Colonial Revival buildings. Whatever the architectural style, applying appropriate colors can dramatically enhance the appearance of a building.

Considerations

Several basic principals can guide the selection of paint colors for historic buildings. Historically, trimwork—such as corner boards, cornices, and window and door casings—was often painted in a lower value or a hue that contrasted with the siding color. Typically, window sash and shutters were usually the darkest color on the building. Wood shingles generally were stained in dark colors and if used in tandem with clapboards, the shingles were stained darker than the siding. Some contemporary references that provide information on historically appropriate paint schemes are included in the Appendix. Beyond the visual impact of a paint color, paint is primarily a protective film that allows the building to shed water and to slow the weathering process. Steps in maintaining and protecting historic painted surfaces include:

- Inspect painted surfaces regularly for evidence of discoloration, moisture damage, mildew, and dirt buildup.
- Clean painted surfaces routinely to prevent unnecessary repainting, using the gentlest means possible. Ensure that surfaces are clean and dry prior to repainting so the new paint will bond.
- Remove deteriorated and peeling paint films down to the first sound paint layer. Use the gentlest effective method for the substrate material. It is not appropriate to use destructive techniques such as power washing, sandblasting, or high-pressure waterblasting. Hazardous heating devices such as propane or butane torches and heat plates should only be used with extreme caution.
- Prime exposed metal and wood surfaces prior to repainting.
- Maintain a sound paint film on previously painted surfaces by using compatible paint products.

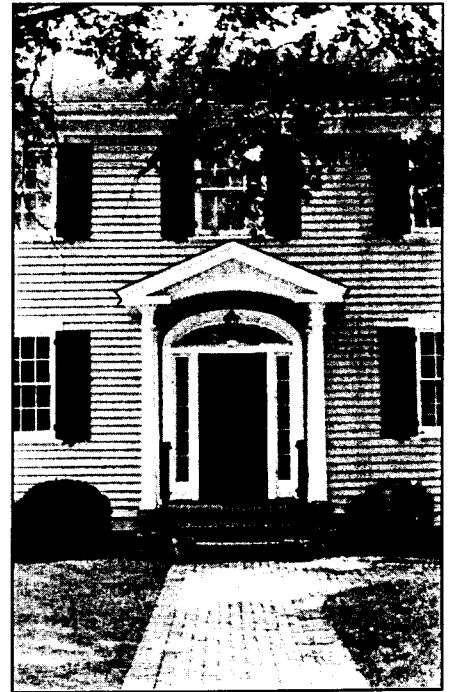
Proper, thorough preparation is critical for any repainting job to ensure the new paint film bonds to the surface. Any loose or deteriorated paint layers must be removed first, any mildew eliminated, and the surface must be clean and dry for repainting. To prevent new corrosion on ferrous metal surfaces, the surface must be promptly primed after cleaning with a zinc-based primer or other rust-inhibiting primer. For exposed wood surfaces, apply a good quality exterior primer and caulk all exposed vertical joints and follow with finish coats of a compatible latex or alkyd resin exterior paint.

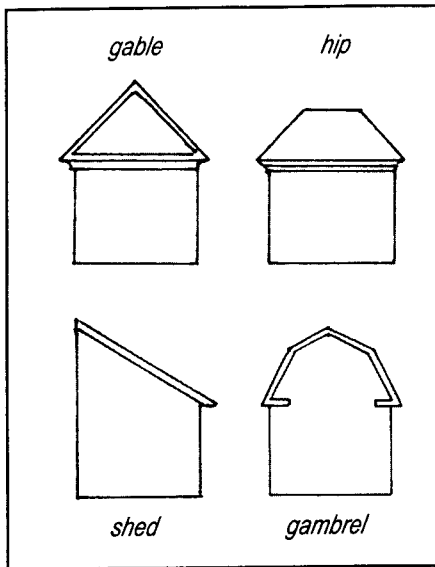
Changes to Existing Buildings

Guidelines: Paint & Exterior Color

Note: Paint color changes do not require Historic District Commission approval.

- 1.** Retain and preserve painted features that are important in defining the overall historic character of buildings or site features within the historic districts.
- 2.** Retain and preserve the details and finishes of intact exterior finishes including stains, paints, lacquers, and decorative finishes.
- 3.** Protect and maintain painted exterior features and surfaces through appropriate methods.
- 4.** Clean painted surfaces using the gentlest effective method. Use chemical cleaners, after pretesting, to clean soft metals. It is not appropriate to clean or strip painted surfaces with techniques that are destructive to the underlying surface material.
- 5.** Reapply paints or stains to previously painted or stained exterior surfaces in colors that are appropriate to the building and site. It is not appropriate to paint or coat masonry surfaces that were not coated or painted historically.
- 6.** Enhance and reinforce the architectural materials and features of a district building and site through the appropriate selection and placement of paint color.





Basic Roof Forms



Above, deteriorated roofing shingles on this prominent, steeply-pitched roof are being replaced with new shakes that resemble the original roofing treatment.



Complex roofs which combine a variety of roof forms, like the one above, are found throughout the historic districts.

Roofs

Whether flat, hipped, shed, gable, gambrel, or a combination of these forms, the form and pitch of the roof contributes strongly to the architectural character of any building. Pattern, scale, color, and texture of roofing materials further define the character of the roof as do features such as dormers, gables, vents, turrets, and chimneys. Today, asphalt or fiberglass shingles are common roofing materials in the historic districts. These composition shingles replaced earlier roofing materials such as pressed metal, tile, and slate roofs. Well-maintained slate, tile, and metal roofs can last for a century or more and they add distinctive pattern and texture to a roof, making their repair and preservation well worth the effort.

Considerations

The care and maintenance of the roof is critical to the preservation of any building, including the following steps:

- Inspect regularly for signs of moisture damage, corrosion, structural damage, and paint failure.
- Clean debris from gutters and downspouts regularly to ensure adequate drainage of the roof surface.
- Replace deteriorated flashing with good quality flashing.
- Clean metal roofs using the gentlest effective method and repaint as necessary to maintain a sound paint film.

Roof flashing provides watertight joints where roof planes change or are interrupted by features such as chimneys or dormers. Deteriorated or improperly installed flashing is a common source of roof leaks. Copper, galvanized sheet metal, or aluminum with a baked enamel finish are appropriate flashing materials within the historic districts.

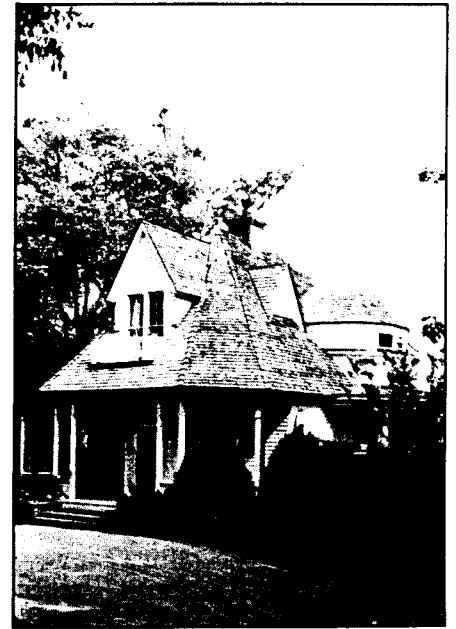
Clogged gutters or downspouts must be cleared routinely or they can cause moisture damage to a building. It is especially important to inspect built-in gutters regularly as their condition is concealed from view and, if they are blocked or failing, substantial damage can occur to the roof or trimwork that encases them. If new gutters or downspouts are needed, they should be installed carefully so no architectural features or details are damaged. Traditional shaped gutters and downspouts fabricated of aluminum with a baked enamel finish or copper are both appropriate replacement choices in the districts.

While roofs can provide convenient locations for new mechanical or communication equipment, their installation may compromise the architectural integrity of a historic building as can the introduction of skylights, solar panels, and other contemporary roof features. Roof locations for such elements should only be considered if they can be located on roof planes not visible from the street and if they will not damage or conceal significant roof features.

New dormers should only be introduced if their scale and design are compatible with the building and their proposed location will not detract from the architectural integrity of the building.

Guidelines: Roofs

- 1.** Retain and preserve roofs that are important in defining the overall historic character of buildings within the historic districts.
- 2.** Retain and preserve the details, features, and material surfaces of historic roofs.
- 3.** Protect and maintain the details, features, and surfaces of historic roofs through appropriate methods.
- 4.** Repair deteriorated or damaged roof features and surfaces through recognized preservation methods for the specific feature or material.
- 5.** Replace in kind roof features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, texture, and color. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 6.** If a roof feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
- 7.** Introduce new gutters and downspouts, as needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a factory finish in a color that is appropriate to the building (unless they are copper). Replace half-round gutters and cylindrical downspouts in kind.
- 8.** It is not appropriate to remove character-defining roof features such as chimneys, dormers, built-in gutters, and vents.
- 9.** It is not appropriate to introduce new roof features, such as chimneys, solar collectors, skylights, ventilators, and communication or mechanical equipment of roof slopes that are visible from the street or in locations that compromise the architectural integrity of the building.
- 10.** It is not appropriate to introduce roof features or details to a historic property in an attempt to create a false historical appearance.





German siding with traditional trimwork wraps the exterior of this frame house.



Above, deteriorated wooden weatherboards are selectively replaced in kind to match existing siding during rehabilitation.



This Tudor Revival building incorporates a central entrance bay of uncoursed stonework capped by a crenellated parapet with flanking wings of exposed timber framing and stucco panels.

Exterior Walls

The overall form and massing of buildings are defined by the exterior walls. The detailing of exterior walls also reflects the buildings architectural style. Clapboards, bricks, stucco, wood shingles, and stone are all exterior wall materials that add texture, pattern, scale, and detail to buildings within Chapel Hill's historic districts.

Considerations

Appropriate routine maintenance and repair methods for exterior walls and trim include the following steps:

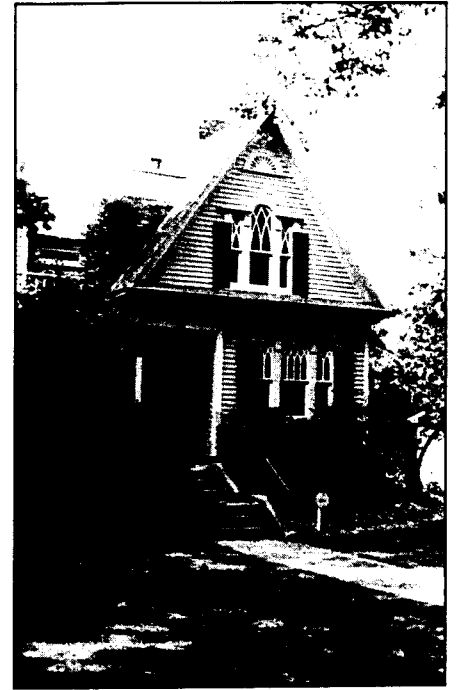
- Inspect regularly for signs of moisture damage, settlement, structural damage, corrosion, insect or fungal infestation, and vegetation.
- Ensure adequate drainage so water does not collect along the foundation or on flat, horizontal surfaces and decorative elements.
- Retain protective paint or stain coatings that prevent deterioration.
- Use the gentlest effective method to clean exterior walls to remove heavy soiling prior to repainting.
- Repaint exterior walls as needed to maintain a sound, protective paint film.

Wood siding is a very enduring exterior cladding material if it is kept free of excessive moisture and protected from ultraviolet light and rain with a protective coat of paint. However, improper maintenance or neglect can lead to the need to selectively replace sections of siding. Fortunately, wood siding and trim are readily available in a variety of widths. It is important that replacement siding match the spacing and detailing of the original. Occasional cleaning, repairs, and traditional repointing necessary for brick or stone walls are described in the Masonry Guidelines.

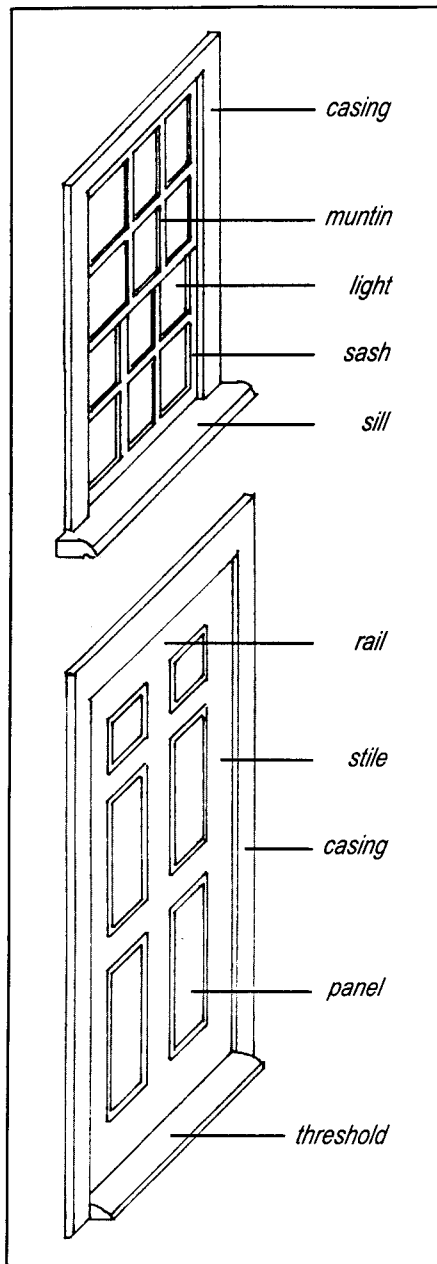
Replacing or covering over historic siding with a contemporary substitute—such as vinyl, aluminum, or fiber-reinforced cement board—is not appropriate within the historic districts because it significantly compromises the architectural integrity of the historic buildings. These contemporary materials do not truly replicate the qualities of the traditional materials they imitate and their installation often damages the original material and conceals or eliminates decorative trimwork. While, in the short term, substitute sidings may temporarily eliminate the need to repair or repaint the original cladding, they can also conceal ongoing moisture problems, structural deterioration, or insect infestation.

Guidelines: Exterior Walls

- 1.** Retain and preserve exterior walls that are important in defining the overall historic character of buildings within the historic districts.
- 2.** Retain and preserve the details, features, and material surfaces of historic exterior walls.
- 3.** Protect and maintain the details, features, and surfaces of historic exterior walls through appropriate methods.
- 4.** Repair deteriorated or damaged exterior wall features and surfaces through recognized preservation methods for the specific feature or material.
- 5.** Replace in kind exterior wall features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 6.** If an exterior wall feature is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
- 7.** It is not appropriate to remove historic features and details—such as windows, doors, chimneys, bays, band boards, corner boards, wood shingles, brackets and decorative trimwork— on character-defining exterior walls.
- 8.** It is not appropriate to introduce new exterior wall features—such as windows, doors, chimneys, bays, and communication or mechanical equipment—on exterior walls that are visible from the street or in locations that compromise the architectural integrity of the building.
- 9.** It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, shingles, bricks, or stucco—with contemporary synthetic coatings or substitute sidings including aluminum, vinyl, and fiber-reinforced cement siding.
- 10.** It is not appropriate to introduce exterior wall features or details to a historic property in an attempt to create a false historical appearance.



Windows & Doors



Window and Door Components



Six-over-one doublehung window sashes replaced inappropriate fixed single-pane glass panels during the sensitive rehabilitation of this bungalow.

Changes to Existing Buildings

The pattern, detail, and scale that windows and doors give to buildings throughout the Chapel Hill historic districts contribute significantly to their architectural character. Functional as well as decorative, these elements provide access, ventilation, daylight, and views. Doublehung wood windows are the most common type of windows found in the districts. A variety of pane configurations within the sashes reflect the wide range of architectural styles represented and the wooden front doors throughout the district reflect an equally diverse range of panel and glazing configurations.

Considerations

From a preservation perspective as well as an economic perspective, it is preferable to properly maintain and repair windows and doors instead of replace them. Appropriate routine maintenance and repair of windows and doors include the following steps:

- Inspect regularly for signs of deterioration due to moisture damage, air infiltration, insect or fungal infestation, corrosion and paint failure.
- Retain protective paint or stain coatings that prevent deterioration.
- Use the gentlest effective method to clean window and door surfaces.
- Reglaze sash and recaulk joinery as necessary to prevent air or moisture penetration.
- Repaint windows and doors as needed to maintain a sound protective paint film.
- Weatherstrip windows and doors to enhance their energy efficiency.

If only a small area of a wood window or door is deteriorated or damaged, a wood epoxy product can be used to repair the unit and prevent replacement of the entire feature. In situations where replacement is necessary, it is important to find new sash or doors that fit the original opening so the frames and surrounds do not have to be replaced. Although stock wood windows and doors are readily available in a variety of sizes and configurations, it is sometimes necessary to have custom replacement units made by a millwork company.

Replacing wood windows with vinyl, vinyl clad, or aluminum windows significantly compromises the architectural integrity of a historic building and is not an acceptable compromise within the historic districts.

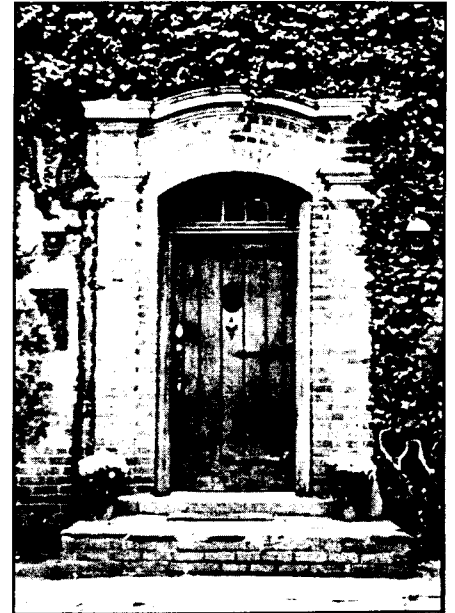
The rhythm and placement of window and door openings is usually quite consistent on a historic building. Consequently, it is generally not appropriate to introduce or eliminate an opening on any prominent elevation.

The guidelines for Utilities and Energy Retrofit on page 48 provide additional information on energy efficiency measures for windows and doors.

Guidelines: Windows & Doors

1. Retain and preserve windows and doors that are important in defining the overall historic character of buildings within the historic districts.
2. Retain and preserve the details, features, and material surfaces of historic windows and doors.
3. Protect and maintain the details, features, and surfaces of historic exterior windows and doors through appropriate methods.
4. Repair deteriorated or damaged exterior windows and doors through recognized preservation methods.
5. Replace in kind exterior windows and doors that are too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
6. If an exterior window or door is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
7. It is not appropriate to eliminate or introduce window and door openings on character-defining exterior walls.
8. It is not appropriate to remove or cover over materials or details of historic windows and doors—such as beveled glass, art glass, sidelights, transoms, shutters, and decorative trimwork.
9. It is not appropriate to introduce exterior window or door features or details, including shutters, to a historic property in an attempt to create a false historical appearance.

Note: See the guidelines for Utilities and Energy Retrofit for related guidelines on energy efficiency measures for doors and windows.



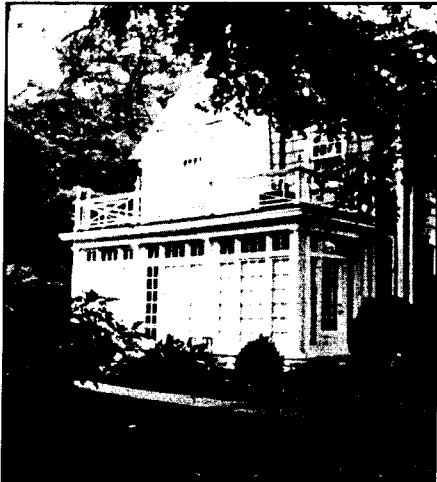
Porches, Entrances & Balconies



Deteriorated elements of this front porch were replaced in kind during rehabilitation.



During rehabilitation the front porch of this bungalow, which had been fully enclosed earlier, was partially reopened.



This side porch was sensitively enclosed while retaining its porch detailing.

Traditional front porches contribute significantly to the overall historic character of houses within Chapel Hill's historic districts. While their stylistic details vary from the delicate Victorian to the bolder, simpler lines of the bungalow, their functional yet decorative elements typically include columns, balustrades, piers, steps, soffits, beaded board ceilings, and tongue and groove floors. Occasional balconies and classically-stylized porticos are also found within the districts.

Considerations

Their projecting nature makes porches and entrances especially vulnerable to the elements. Consequently, timely maintenance and repair is critical. Appropriate routine maintenance and repair methods for porches, entrances, and balconies include the following steps:

- Inspect regularly for signs of deterioration due to moisture damage, settlement or structural damage, insect or fungal infestation, corrosion, or paint failure.
- Ensure adequate drainage so water does not collect along the foundation or on flat, horizontal surfaces and decorative elements.
- Caulk vertical wood joints to prevent moisture infiltration.
- Retain protective paint or stain coatings that prevent deterioration.
- Use the gentlest effective method to clean surfaces.
- Repaint surfaces as needed to maintain a sound, protective paint film.

The repair of masonry steps, piers, or foundations for porches and entrances are the same as those outlined in the masonry guidelines. Likewise, the repair of wooden porch, balcony, or entrance features is parallel to that of exterior walls and trim. Many traditional materials for porches—such as tongue and groove flooring, beaded board, balustrades, and columns—are still readily available making their replacement in kind a simple matter. However, replacement of decorative brackets, turned columns, or balusters with a distinctive detail may require custom millwork. Where possible, it is generally preferable and more cost-effective to patch in place deteriorated areas of such distinctive elements with epoxy repair products to prevent their replacement.

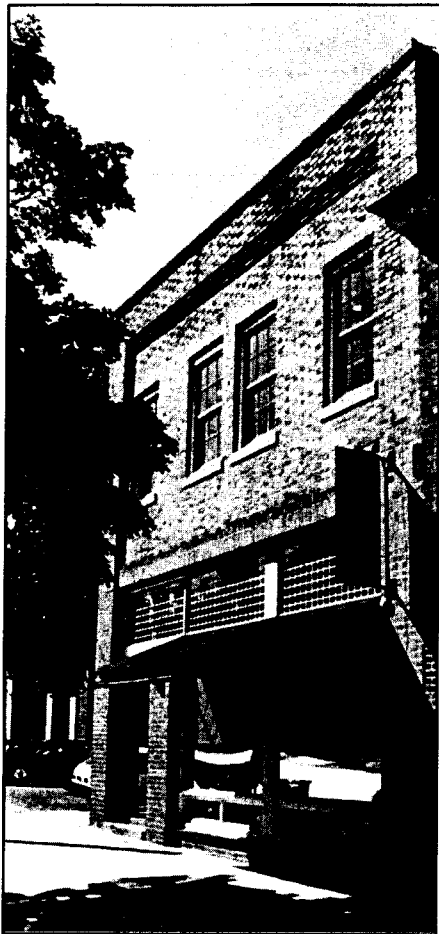
Front porches and entrances are such visually prominent features that it is not appropriate to significantly alter, enclose, or remove them. Even the alteration or enclosure of a less prominent rear or side porch must be carefully considered and undertaken only if the porch will retain its architectural integrity.

Guidelines: Porches, Entrances & Balconies

- 1.** Retain and preserve porches, entrances, and balconies that are important in defining the overall historic character of buildings within the historic districts.
- 2.** Retain and preserve the details, features, and material surfaces of historic porches, entrances, and balconies.
- 3.** Protect and maintain the details, features, and surfaces of historic porches, entrances, and balconies through appropriate methods.
- 4.** Repair deteriorated or damaged porches, entrances, and balconies through recognized preservation methods.
- 5.** Replace in kind any feature or portion of a porch, entrance, or balcony that is too deteriorated to repair, matching the original in material, design, dimension, configuration, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 6.** If a porch, entrance, or balcony is missing either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
- 7.** It is not appropriate to eliminate or introduce porches, entrances, and balconies on character-defining exterior walls.
- 8.** It is not appropriate to remove or cover over materials or details of historic porches, entrances, and balconies—such as columns, balustrades, brackets, pilasters, steps, floors, ceilings, cornices, and trimwork.
- 9.** It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation. Consider enclosing a porch or balcony on a side or rear elevation only if the design will preserve the historic character of the porch or balcony.
- 10.** It is not appropriate to introduce exterior porch, entrance, or balcony features or details, to a historic property in an attempt to create a false historical appearance.



Storefronts



The storefront to this commercial building includes many traditional storefront elements—such as large display windows above a low wooden recessed panel bulkhead, transom windows above a canvas awning, a recessed corner entry and a pedestrian-scaled projecting sign.

Within the commercial areas of the Franklin-Rosemary Historic District, especially along Franklin Street, a variety of storefronts from different eras add interest and vitality to Chapel Hill's downtown. The storefront is the most prominent architectural feature of most historic commercial buildings. It links the building to the street and its display windows and signage and entrance entice the passerby to enter. Generally, a mid-cornice or signboard separates the storefront from the rest of the upper street façade as does a change in building materials. Recessed entries often provide a gracious transition from the sidewalk to the building interior. Transoms, awnings, signboards, and large display windows above bulkhead panels are all typical features of traditional storefronts.

Considerations

The visual prominence of storefronts warrants their preservation. Their high use requires maintenance and repairs similar to those of other entrances, windows, and doors. Removing a historic storefront or replacing its historic features with incompatible, contemporary materials significantly diminishes the architectural character of a commercial building.

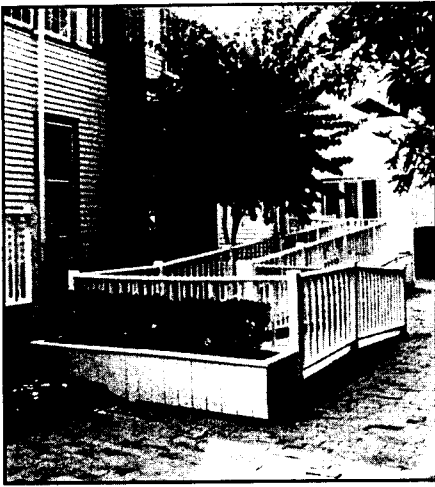
Some original storefronts have raised entrances or narrow recessed doorways that present accessibility challenges. The guidelines on page 46 provide information on accessibility considerations. In addition, see the Exterior Lighting guidelines on page 22 for more information on appropriate lighting and the Signage guidelines on page 24 for pertinent information on signage.

Guidelines: Storefronts

- 1.** Retain and preserve storefronts that are important in defining the overall historic character of buildings within the historic districts.
- 2.** Retain and preserve the details, features, and material surfaces of historic storefronts.
- 3.** Protect and maintain the details, features, and surfaces of historic storefronts through appropriate methods.
- 4.** Repair deteriorated or damaged storefront features and surfaces through recognized preservation methods for the specific feature or material.
- 5.** Replace in kind storefront features and surfaces that are too deteriorated to repair, matching the original in material, design, dimension, pattern, detail, and texture. Consider a compatible substitute material only if replacement in kind is not technically feasible.
- 6.** If a storefront feature is missing, either replace it to match the original feature, based upon physical and documentary evidence, or replace it with a new feature that is compatible in material, design, size, and scale with the building.
- 7.** It is not appropriate to remove character-defining features and details of historic storefronts—such as transoms, mid-cornices, display windows, doors, signboards, recessed entries, tiles, and bulkhead panels.
- 8.** It is not appropriate to introduce new storefront features that compromise the architectural integrity of the storefront in locations that are visible from the street.
- 9.** It is not appropriate to cover over or replace historic exterior storefront materials—such as wood, architectural metal, ceramic tile, glass, or masonry—with contemporary synthetic coatings or substitute materials.
- 10.** It is not appropriate to introduce exterior storefront features or details to a historic building in an attempt to create a false historical appearance.



Accessibility & Life Safety Considerations



The visual impact of this ramp is softened by its location (rear side elevation), compatible materials, and landscaping.



This front entrance was made accessible with the addition of a ramp to the left of the front steps. Landscaping minimizes the visual impact.



This steel firestair was located on the building's rear elevation, painted in a color to blend with the brickwork, and screened at its base with shrubbery.

In deference to their historic character, some flexibility is provided for historic properties by the North Carolina State Building Code and the Americans with Disabilities Act of 1990 in meeting current standards for life safety and accessibility. A change in building use, a need for public access, or a substantial rehabilitation may trigger life safety or accessibility compliance for a historic building. Even though the Commission does not review or control use of a historic building, it does review any use-related proposed change to the building exterior or site to determine if the change is consistent with design guidelines for the district.

Considerations

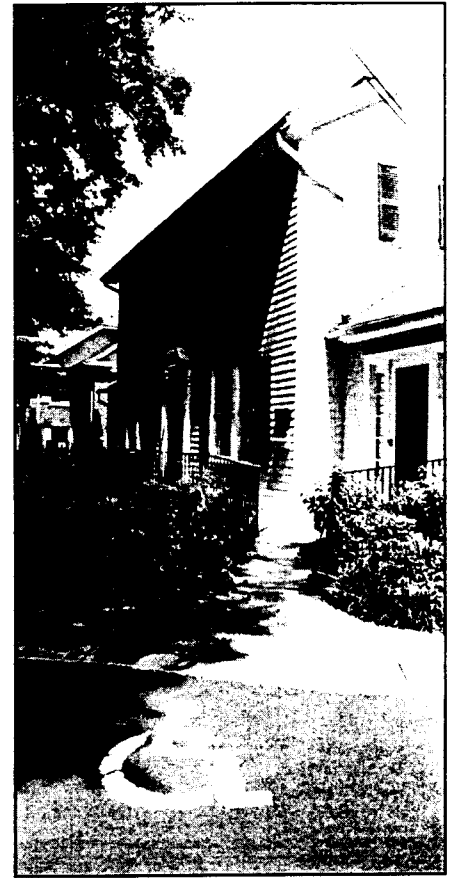
It is important to seek ways to accommodate life safety and accessibility requirements in ways that do not compromise the historic building or site. Property owners are encouraged to work with the HDC and the local code officials early in the planning process to develop creative design solutions that meet or exceed the relevant standards while preserving the architectural and historic integrity of the property.

It is particularly important to provide public access to commercial and institutional buildings. Often modest measures such as replacing door hardware, adding a simple handrail to front steps, slightly widening an entranceway, or gently sloping a recessed entry to meet a raised threshold can remove accessibility obstacles. Raised foundations create accessibility challenges for many historic buildings in providing access from the site to the first floor. This change in level generally requires the addition of a ramp or, less frequently, a mechanical lift.

Life safety concerns requirements may call for the addition of fire exits, fire doors, fire stairs, or elevator towers. The visual impact of such elements can be minimized by discreetly locating such elements on non-character defining elevations and designing them to be compatible with the historic building in material, scale, design, and finish.

Guidelines: Accessibility & Life Safety Considerations

- 1.** In reviewing proposed changes to a historic property, carefully consider related accessibility and life safety code implications to determine if the proposed change is compatible with the historic building and its site.
- 2.** Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building site and its significant features.
- 3.** Meet accessibility and life safety code requirements in ways that do not compromise the historic character of the building and its significant architectural features.
- 4.** Introduce new or alternate means of access to the historic building, as needed, in ways that do not compromise the historic character of the entrance or front porch.
- 5.** Design accessibility and life safety code features—such as ramps, handrails, and mechanical lifts—so they are compatible with the historic building in design, scale, materials, and finish.
- 6.** Minimize the visual impact of life safety features—such as fire doors, elevator additions, and fire stairs—through compatible design and discreet siting. Locate new life safety features in locations that do not compromise the architectural integrity of the building and that are not visible from the street. Design life safety features to be compatible with the historic building in scale, proportion, materials, and finish.



Utilities & Energy Retrofit



Above, this wooden storm door with glass panels repeats the panel configuration of the six panel front door. Opposite, operable storm windows and shutters are energy efficient features that allow homeowners to control both sunlight and ventilation.



Above, a small section of wooden picket fencing visually screens the outside mechanical units from view.

A variety of traditional energy conserving features benefits the residents of Chapel Hill's historic districts. On many residences, deep front porches help mitigate the outside temperatures and offer shady outdoor living areas. Double hung windows allow residents to manipulate the exchange of fresh air and enjoy cool breezes in warm weather. Mature shade trees protect many district buildings from the solar gain of direct summer sun. Other traditional building features that reflect an understanding of thermal relief include raised foundations, vented crawl spaces, tall attics, gable vents, high ceilings, operable transoms, awnings, and shutters. It is important to find ways to introduce new energy conservation measures, upgraded mechanical systems, and new utility or communication service without compromising the historic character of district buildings.

Considerations

Routine maintenance and timely repairs or replacements can improve the energy efficiency of historic buildings. For example, air infiltration can usually be significantly reduced through the replacement of deteriorated weatherstripping at door and window openings and the replacement of cracked glazing. (Glazing seals the glass panes into window sash, making them airtight.) The installation of storm windows and, to a lesser extent, storm doors can further enhance the weathertightness of an historic building as can the addition of insulation in crawl spaces and attics. Replacement of any outdated and inefficient mechanical equipment with energy efficient units is yet another way to reduce energy costs. Given the value of mature shade trees, it is also wise to maintain them and to replace any lost due to storm damage or disease.

If considering the installation of storm windows, look for units with narrow profiles that can be sized to fit the existing openings and finished in a color that blends with the existing windows. Likewise, storm doors fitted to the existing opening with full "lights" (large, single glass panes) conceal less of the existing door and are less visually intrusive. Operable storm windows allow property owners the option of to open them as desired. For doublehung windows, it is best to choose operable storm windows that align with the existing sash meeting rail so their visual impact is minimized. Because the condensation storm units causes can deteriorate window sills and sash, it is essential that the ventilation holes at the base of storm units are kept clear and open.

The discreet siting of exterior mechanical units, communication equipment, and utility services in inconspicuous locations can significantly minimize their visual impact on the district and the individual property. Usually, visibility from the street can be prevented by choosing rear yard, side/rear yard, and rear roof slope locations for such equipment. Landscaping or fencing can further reduce their visual impact.

Guidelines: Utilities & Energy Retrofit

- 1.** Retain and preserve energy-conserving features that are important in defining the overall historic character of buildings or sites within the historic districts.
- 2.** Improve the energy efficiency of historic buildings through appropriate methods.
- 3.** Minimize the visual impact of storm windows by selecting narrow-profile exterior storm windows with a painted or enamel finish and installing them so they do not obscure or damage the window sash or frame. Align the meeting rails of operable storm windows with the existing sash division of doublehung windows. It is not appropriate to install storm windows with a bare aluminum finish in the historic districts.
- 4.** Minimize the visual impact of screen/storm doors by selecting full-light wood or aluminum doors and installing them so they do not obscure or damage the existing door or frame. It is not appropriate to install storm or screen doors with a bare aluminum finish in the historic districts.
- 5.** Replace missing or deteriorated wooden shutters with new shutters that match the originals, are sized to fit the opening, and are mounted to the sash side of the window casing so they could be operated. It is not appropriate to install shutters in locations where they were not used originally.
- 6.** If historically appropriate, install fabric awnings over storefront, window, porch, or door openings with care so historic features are not damaged or obscured.
- 7.** Install low-profile roof ridge vents only if they will not destroy historic roofing materials and details.
- 8.** Install mechanical equipment in areas and spaces that require the least amount of alteration to the appearance and historic fabric of the building.
- 9.** Minimize the visual impact of new mechanical and communication equipment and utilities by installing them in inconspicuous locations that are not visible from the street and by screening them from view. It is not appropriate to install condensers, skylights, ventilators, solar collectors, and mechanical or communication equipment on roof slopes or building elevations that are visible from the street or in locations that visually compromise the architectural character of the historic building.
- 10.** It is not appropriate to replace operable windows with fixed glazing, to replace clear glazing with tinted glazing, or to replace multiple-paned windows or doors with single-pane thermal sash with flat, applied muntins.





New Construction and Additions



The siting, massing, scale, and materials of this contemporary house make it a compatible addition to the historic district.



The overall form, proportion, materials, and detailing of this contemporary house (above and opposite) echo, without duplicating, those of historic houses within the district.

New Construction

Occasionally, an undeveloped lot or the earlier loss of a historic building may provide the opportunity for the construction of a new building within Chapel Hill's historic districts. A new building that is sensitively sited and compatibly designed to fit the historic context can enhance the overall character of a district streetscape. New buildings within the districts should always reinforce the siting and pattern of historic buildings in relationship to the street.

Considerations

The siting of new buildings within the historic districts is a critical planning consideration that must be carefully suited to the specific streetscape context for setbacks and spacing of buildings varies widely within Chapel Hill's historic districts. However, within a specific block, there is generally consistency in the siting, setback, and orientation of buildings. The precedents set by neighboring historic buildings and the location of any mature trees or other significant site features should all factor into the proposed siting of a new building. Except for the introduction of appropriately scaled and sited accessory buildings or garages, the construction of new buildings in rear yards is not appropriate because it conflicts with the traditional pattern of setback, spacing, and siting of primary buildings in Chapel Hill's historic districts.

Beyond siting, it is also important that new buildings within the historic districts sensitively reflect compatibility with nearby historic buildings in terms of building height, roof form, street façade proportion, scale, and overall massing while also reflecting its own era of construction. After initial decisions of overall form and massing are made, design considerations should turn to compatibility with neighboring historic buildings in terms of finish materials, the selection and placement of windows and doors, and architectural details. Ultimately, the proposed design must merge all these considerations into a unified design that is compatible with but subtly differentiated from the neighboring historic buildings.

Although ground disturbance is necessary for new construction, it is important to minimize any excavation and regrading and to limit the impact of construction equipment and related activities in the historic districts so that significant site features, including archaeological features, are not destroyed or damaged.

Guidelines: New Construction

- 1.** Site new buildings to be consistent with neighboring historic buildings in orientation to and setback from the street as well as in spacing between and distance from other buildings.
- 2.** Design and site a new building so it does not compromise the overall historic character of the site, including its topography, significant site features and distinctive views.
- 3.** Design new buildings so that their size and scale do not visually overpower neighboring historic buildings.
- 4.** Design new buildings to be compatible in roof form, massing, and overall proportion with neighboring historic buildings.
- 5.** Design new buildings so that the proportion of their street façade is similar with those of neighboring historic buildings.
- 6.** Design new buildings and their features to be compatible in scale, materials, proportions, and details with neighboring historic buildings. Select exterior surface materials that are compatible with those of neighboring historic building in terms of module, composition, texture, pattern, color, and detail.
- 7.** Design a new building so that the placement, shape, scale, size, materials, pattern, and proportion of the window and door openings are compatible with the windows and doors of neighboring historic buildings.
- 8.** Design new buildings that are compatible with but subtly discernible from historic buildings in the districts.
- 9.** Maintain and protect significant site features from damage during or as a consequence of related site work or construction.





A small one story addition connects a new screened porch with the original house along the rear elevation of this district house.



A substantial rear addition to this district building repeats the form of the original house without enlarging the front facade as it extends the depth of the building.



A small rear addition expands the second floor with a central bay and encloses a space behind the screened porch. Like the rear addition on the opposite page, this addition is not visible from the street.

Additions

Over the years, buildings are often expanded and altered to accommodate changes in occupancy, use, or lifestyle. However, within Chapel Hill's historic districts, proposed new additions must be carefully considered in terms of their potential impact on the historic and architectural integrity of the district. It is essential that any new additions within the historic districts do not visually overpower the original building, compromise its architectural integrity, misrepresent its chronology, or destroy significant features of the building or site.

Considerations

Preliminary considerations for an addition include location and size. The size of the addition is critical. It should be kept minimal so it does not visually compete with the original building and the footprint of the addition should not significantly alter the site's ratio of built mass to unbuilt area. Equally important is the sensitive siting of an addition. Usually rear elevations provide an inconspicuous location for a modest addition that is not visible from the street. Insetting the addition a foot or more from either rear corner helps to differentiate it from the existing side wall plane and further diminishes its visibility from the street. It is also important not to locate additions where they will damage or conceal significant building or site features.

Other critical considerations in designing new additions include overall form, proportion, and massing. An addition's roof form and height should be compatible with and deferential to the original building. Additions should also be visually differentiated from the original building so the original form and massing is still apparent. At the next level of design considerations are the selection of compatible finish materials and the careful selection and placement of windows and, if applicable, doors that are compatible with the original building in terms of their proportion, scale, and configuration. In terms of architectural style, additions that introduce a compatible, contemporary style as well as additions that echo the architectural style of the original building are both appropriate approaches in the historic districts.

Ultimately, the combined result of all these considerations must lead to an addition that is compatible with but differentiated from the original building. In terms of construction, the connections of the addition to the original building should be minimized so that the removal or destruction of historic fabric is limited and, when feasible, the addition should be structurally self-supporting. As with any construction within the historic districts, it is important to limit any excavation, regrading, or ground disturbance and to protect significant site features so they are not damaged or destroyed.

New Construction and Additions

Guidelines: Additions

- 1.** Introduce additions in locations that are not visible from the street—usually on rear elevations, inset from either rear building corner. Locate additions carefully so they do not damage or conceal significant building features or details. It is not appropriate to introduce an addition if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
- 2.** Minimize damage to the historic building by constructing additions to be structurally self-supporting, where feasible, and attach them to the original building carefully to minimize the loss of historic fabric.
- 3.** Limit the size and scale of an addition to minimize its visual impact. It is not appropriate to introduce an addition if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
- 4.** Design an addition so it is compatible with the historic building in roof form, massing, and overall proportion.
- 5.** Design an addition and its features so they are compatible in scale, materials, proportions, and details with the historic building. Select exterior surface materials that are compatible with those of the historic building in terms of module, composition, texture, pattern, color, and detail.
- 6.** Design an addition so it is compatible with yet discernible from the historic building.
- 7.** Maintain and protect significant site features from damage during or as a consequence of related site work or construction.





Above, a modestly-sized wooden deck projects off a rear addition, aligning with the first floor and extending the living area with a small outdoor space.



Above, a small deck inset along the rear of the house accommodates an outdoor seating area and connects the backdoor and screened porch with the backyard.

Decks

A deck is a contemporary translation of the traditional terrace or patio that typically expands the living area of a home into the backyard. Generally, decks are constructed of wood and are raised above ground level to align with the first floor of a house. Depending on the distance above grade, a deck may include a railing for safety and steps down to the yard.

Considerations

It is usually possible to add a deck to a historic house without compromising its architectural integrity or visually overwhelming the building or site so long as careful attention is paid to the deck's location, scale, and design. For example, locating a deck on the rear elevation of a house minimizes its visibility from the street and also enhances the deck's privacy. Insetting the deck at least six inches from either of the building's rear corners can avoid damage to original architectural trim while further reducing its visibility from the street. Damage to the building's historic fabric can also be minimized by constructing the deck to be structurally self-supporting, with minimal structural connections to the historic building. The steep topography of some sites makes the addition of a deck particularly difficult. Where possible, decks should gently transition into the landscape and their height above the ground kept low to minimize the visual impact of their structural supports.

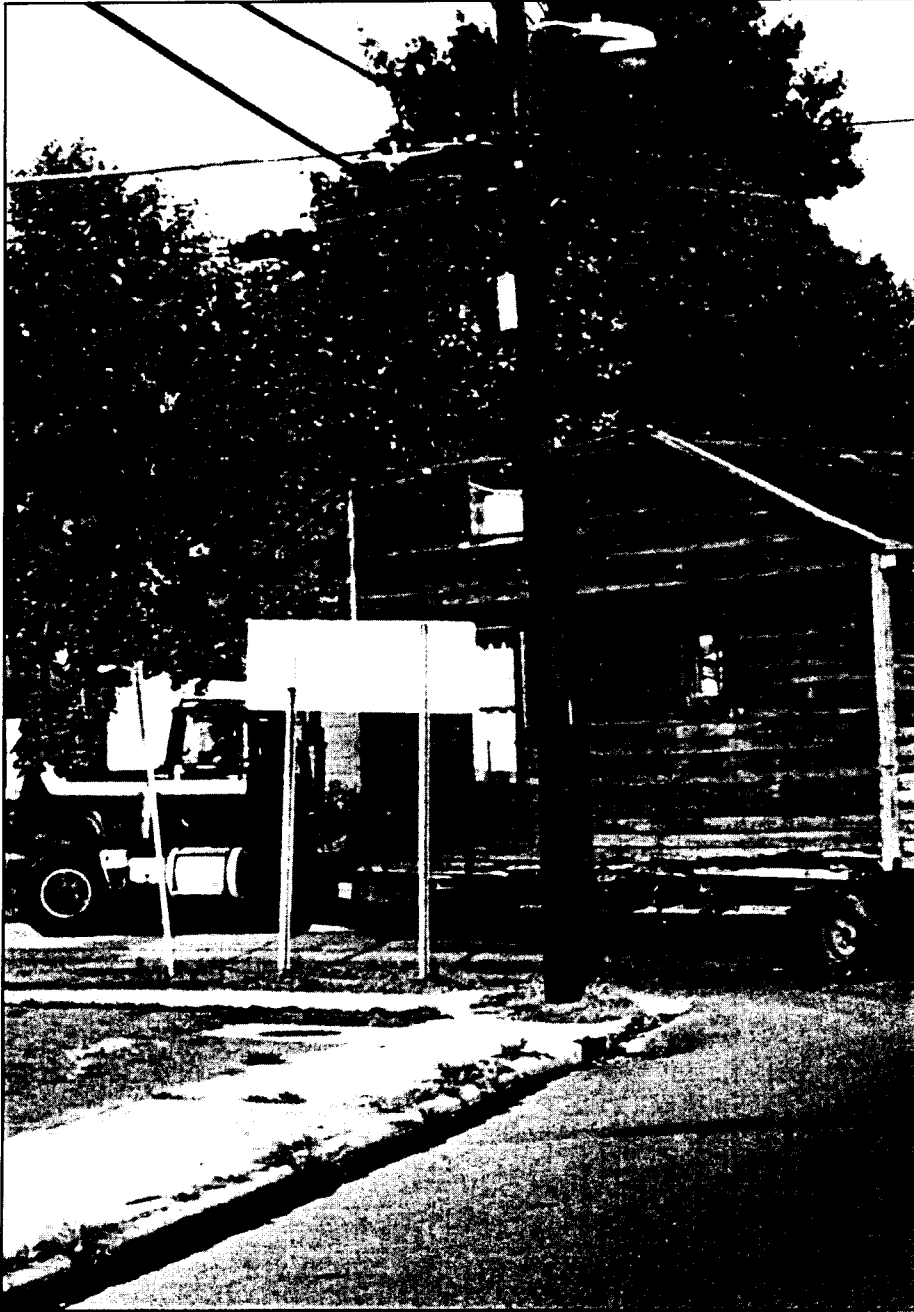
Any proposed deck should be located so significant building features, such as porches or bays, are not destroyed and important site features, including mature trees, are not lost. As with any construction activity in the historic district, the impact of the construction work on the site should be minimized by avoiding the use of heavy machinery that disturbs or compacts the soil and mature trees and other site features should be protected from damage. Regarding scale, the size of the deck should be modest in comparison to the house and site. The addition of a deck should not significantly change the proportion of open area to built mass for the building site.

Usually decks rise high enough above ground level to require a railing for safety and steps down to the yard. Given the contemporary nature of decks, it is not desirable to imitate historic railings and steps. Instead, simply detailed steps and railings that are compatible with the historic building in terms of their scale and proportion are appropriate. The use of a compatible paint color or stain on a deck can both soften its visual impact and extend its life by protecting the wood from the deteriorating effects of ultraviolet light and moisture. Screening of the deck structure with foundation plantings or lattice panels can also reduce the visual impact of a deck addition.

Guidelines: Decks

- 1.** Introduce decks in inconspicuous areas that are not visible from the street—usually on rear elevations, inset from either rear building corner. Locate the deck carefully so it does not damage or conceal significant building features or details. It is not appropriate to introduce a deck if it requires the loss of a character-defining building or site feature, such as a porch or mature tree.
- 2.** Minimize damage to the historic building by constructing decks to be structurally self-supporting and attach them to the building carefully to minimize the loss of historic fabric.
- 3.** Limit the size and scale of a deck to minimize its visual impact. It is not appropriate to introduce a deck if it will visually overpower the building or site or substantially alter the proportion of constructed area to unbuilt area on the site.
- 4.** Align decks generally with the building's first floor and screen the deck's structural framing with foundation plantings, lattice, or other compatible screening materials.
- 5.** Design and detail decks and any related steps and railings so they are compatible with the historic building in scale, material, configuration, and proportion.
- 6.** Maintain and protect significant site features from damage during or as a consequence of deck-related site work or construction.





Relocation or Demolition

Relocation of Existing Buildings



Above and opposite, the historic Andrews house enroute to its McCauley Street site.



The Andrews house on its new foundation after relocation.

A historic building is experienced within the context of its neighborhood, landscaping, and siting. Moving a historic building can compromise the integrity of that context and setting. Moreover, the successful relocation of a historic building is a time-consuming, complex, and expensive process requiring careful investigation and planning. Despite the complexities, however, moving a building within the historic district may be warranted as an alternative to demolition or if it will ultimately provide a more compatible setting for the building.

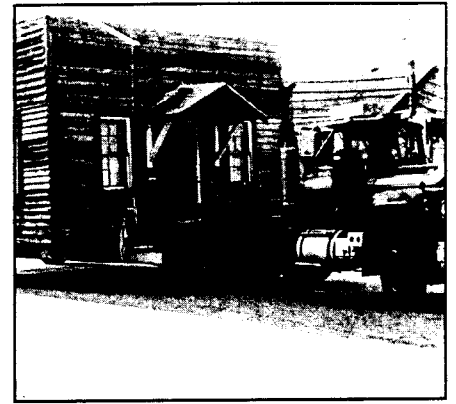
Considerations

Planning and executing the relocation of a building requires careful coordination of many parties and involves several steps. It is necessary to determine if the building is structurally sound enough to endure the actual move and to devise a feasible relocation route. A contractor experienced in moving buildings can help identify ways to prevent or minimize damage to the building itself, to the original and new site, and to properties along the route.

For requests to relocate buildings, the Commission will consider the condition and the architectural merits of the historic building and the impact the relocation will have on adjoining properties and the district streetscape. They will also consider the future use of the original site and, if the new site is in a historic district, the impact of the relocated building on the district character.

Guidelines: Relocation of Existing Buildings

- 1.** Document the historic building in its original setting and record the existing site conditions through photographs prior to relocation.
- 2.** Protect the historic building from damage during and after the move by taking the following steps:
 - Evaluate the structural condition of the building to determine if it is structurally sound enough to withstand the move.
 - Take all necessary precautions to prevent damage to the structure during the move.
 - Work with contractors who have experience in moving historic structures.
 - Protect and secure the building from damage due to vandalism and exposure to the elements.
- 3.** Protect significant site features on the original site, along the relocation route, and on the new site from damage during or as a result of the move.
- 4.** If relocating a building within the historic district, select a new site that is compatible with the original site in visual character and that will provide a similar setting in terms of setback, spacing to nearby district buildings, and orientation to the street.
- 5.** If relocating a building within the historic district, review the compatibility of its proposed siting with surrounding buildings according to the pertinent design guidelines for New Construction.
- 6.** If relocating a building within the historic district, review any related proposed site modifications according to the pertinent design guidelines in the section on District Setting.
- 7.** If the original site is within the historic district, clear it of debris and implement the approved site plan promptly after the relocation.





Three Craftsman-influenced houses along this section of West Cameron Avenue were lost through demolition in the late 1990s.

Demolition of Existing Buildings

The demolition of a building that contributes to the historic character of any of Chapel Hill's historic districts is an irreversible act that is strongly discouraged by the Historic District Commission. Instead, the Commission urges property owners contemplating demolition to consult with the Commission and other interested parties to carefully consider alternatives to demolition. The Commission cannot deny a Certificate of Appropriateness for demolition unless the State Historic Preservation Officer has determined that the property has statewide significance. However, statewide enabling legislation gives the Commission the authority to delay demolition of any district property for up to 365 days. The intent of the delay is to ensure that adequate time is provided to fully explore ways to save the threatened property. Property owners are encouraged to work with the Commission in identifying viable alternatives.

Failure to maintain a historic property can slowly result in its demolition because such neglect can eventually cause a loss of its structural integrity. The loss of historic properties due to extended neglect negatively affects the entire district and is ardently opposed by the Commission.

Considerations

The Commission will carefully weigh any demolition requests by assessing the impact the proposed demolition will have on adjacent properties and the district as a whole. Serious consideration will be given to the following questions:

- What is the contribution of the threatened building to the historic district?
- Could the property be sold to someone whose needs it meets?
- Could the building be adapted to meet the needs of the property owner?
- Could the building be saved if moved to another site?
- Would the proposed new use of the site be of greater benefit to the district than the loss of the historic building?

Applications for demolition must include a proposed site plan illustrating how the site will be altered following demolition. To ensure that a permanent record of the building survives, the property owner is responsible for recording it through visual documents, such as photographs and drawings, to be kept in the Commission's records. Also, any salvageable architectural materials or features should be removed prior to the demolition.

Guidelines: Demolition of Existing Buildings

- 1.** Work with the Historic District Commission and other interested parties in seeking viable alternatives to demolition.
- 2.** Document the historic building in its original setting and record the existing site and building through photographs and/or drawings prior to demolition.
- 3.** Salvage or provide the opportunity for others to salvage reusable architectural materials and features prior to demolition.
- 4.** Submit a site plan illustrating the proposed treatment of the site following demolition in the COA application for demolition.
- 5.** Protect significant site features such as mature trees from damage during—or as a result of—the demolition.
- 6.** Clear the site of all debris promptly following the demolition.
- 7.** Implement the approved site plan in a timely manner following the demolition.





Appendices



The Preservation Society of Chapel Hill is located in the historic Horace Williams House.

Resources

Local Resources

Chapel Hill Historic District Commission
Chapel Hill Planning Department
Town of Chapel Hill
306 North Columbia Street
Chapel Hill, NC 27514

Telephone: 919/968-2700
Fax: 919/967-8406

The Preservation Society of Chapel Hill
610 East Rosemary Street
Chapel Hill, NC 27415

Telephone: 919/942-7818
Fax: 919/942-7845
Website: www.chapelhillpreservation.com

State Resources

State Historic Preservation Office
North Carolina Division of Archives and History
4618 Mail Service Center
Raleigh, NC 27699-4618

Telephone: 919/733-4763

To obtain information on the National Register program and historic structures, contact the Survey and Planning Branch at 919/733-6545.

To obtain technical restoration assistance and information on preservation tax credits, contact the Restoration Branch at 919/733-6547.

To obtain information on archaeological sites, contact the Office of State Archaeology at 919/733-7342.

Website: www.hpo.dcr.state.nc.us/

Preservation North Carolina
200 Fayetteville Street Mall
Suite 300
P. O. Box 27644
Raleigh, NC 27611-7644

Telephone: 919/832-3652
Fax: 919/832-1651
Website: www.presnc.org

National Resources

Heritage Preservation Services
National Park Service
U. S. Department of the Interior
1849 C Street, NW
Washington, DC 20240

Office of the Director: 202/208-4621
Office of Public Affairs: 202/208-6843
Preservation Assistance Division: 202/343-9578
Website: www2.cr.nps.gov

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036

Telephone: 202/588-6000
Website: www.nationaltrust.org

Southern Office of the National Trust for Historic Preservation
456 King Street
Charleston, SC 29403

Telephone: 843/722-8552

For information on the Americans with Disabilities Act (ADA),
contact:

US Department of Justice
Civil Rights Division
Disabilities Rights Section
P. O. Box 66738
Washington, DC 20035-6738

ADA Information Line:
800/514-0301 (voice)
800/514-0383 (TTY)

ADA Home Page: www.usdoj.gov/crt/ada/adahom1.htm

References

National Park Service Publications

The National Park Service publishes an ongoing series of technical briefs, books, and leaflets on appropriate preservation treatments and rehabilitation techniques. Ordering information stock numbers, and prices may be obtained from A Catalogue of Historic Preservation Publications requested from the National Park Service, Preservation Assistance Division, P.O. Box 37127, Washington, DC 20013-7127. Information on the Park Service's Technical Preservation Services and its programs is available at their website: www2.cr.nps.gov.

Other References

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Bishir, Catherine W. *North Carolina Architecture*. Chapel Hill, NC: University of North Carolina Press, 1990.

Blumenson, John J. g. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*. Nashville, Tenn.: AASLH, 1981.

Chapel Hill Historical Society. *Historic Buildings and Landmarks of Chapel Hill, NC*. Chapel Hill, NC: Chapel Hill Historical Society, 1973.

Faretti, Rudy J., and Joy Putnam. *Landscapes and Gardens for Historic Buildings*. Nashville, Tenn.: AASLH, 1978.

Historic Preservation Foundation and National Park Service. *Caring for Your Historic House*, New York, NY: Harry N. Abrams, Inc., 1998.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred Knopf, 1984.

Morton, W. Brown, III, et al. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*. Washington, D. C.: National Park Service, U. S. Department of the Interior, 1992.

Moss, Roger W. *Century of Color: Exterior Decoration for American Buildings—1820/1920*. Watkins Glen, NY: American Life Foundation, 1981.

Moss, Roger W. *Paint in America: The Colors of Historic Buildings*. Washington, DC: Preservation Press, 1994.

Old House Journal. The Old House Journal Corp., 435 Ninth Street, Brooklyn, N. Y. 11215.

Phillips, S. J. *Old-House Dictionary: an Illustrated Guide to American Domestic Architecture (1640-1940)*. Washington, DC: Preservation Press, 1992.

Vickers, James. *Chapel Hill: An Illustrated History*. Chapel Hill, NC: Barclay Publishers, 1985.

Weaver, Martin E. *Conserving Buildings: Guide to Techniques and Materials*. New York, NY: John Wiley & Sons, Inc., 1993.

Delegation of Authority to Staff

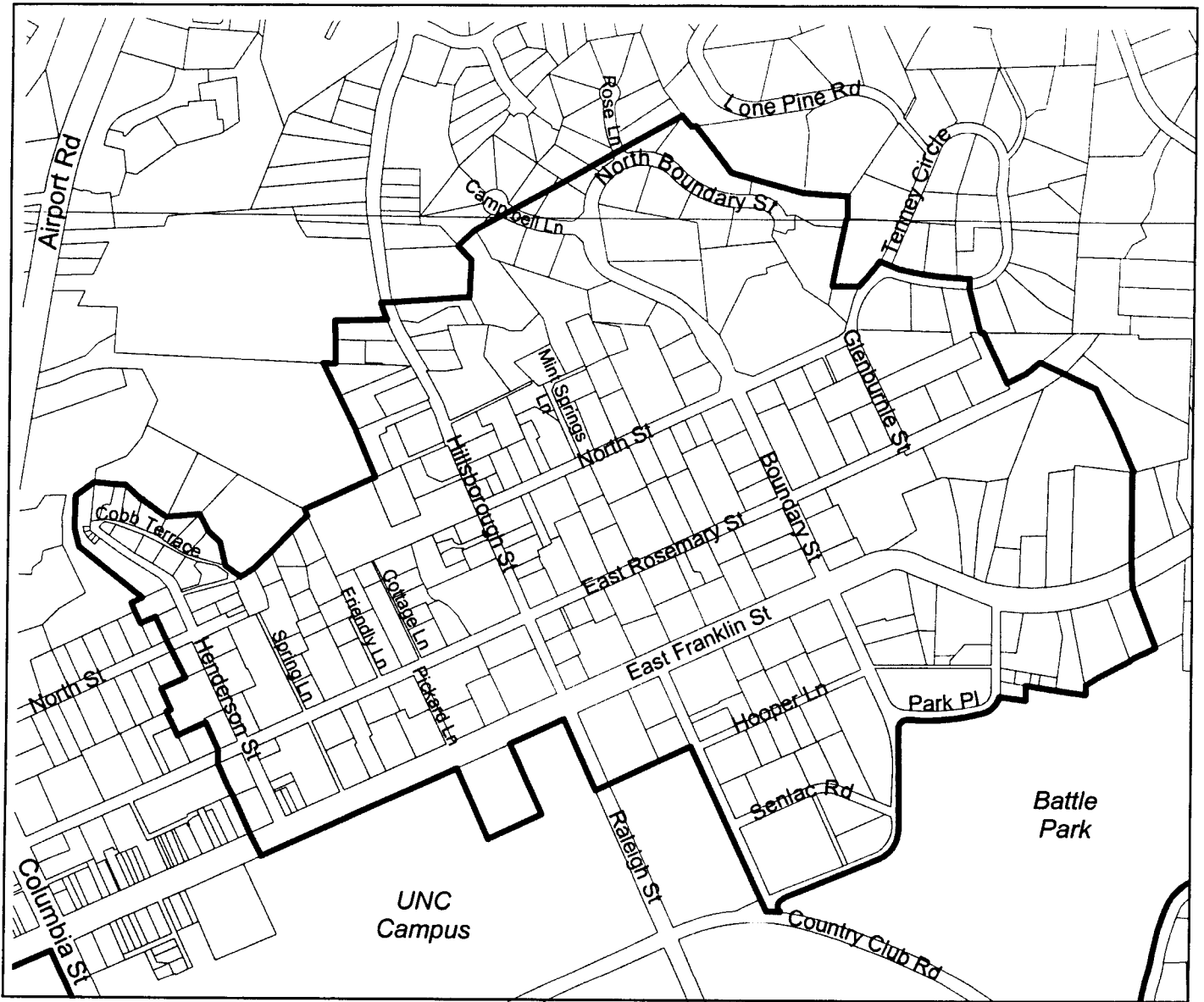
The Historic District Commission delegates approval authority to staff for the following items:

- Walkways on private property when constructed of common red brick, or Chapel Hill gravel.
- Minor projects which do not require building permits because of cost or because they involve nonstructural changes.
- Signs which do not require a sign permit.
- Installing gutters painted to match the house or trim, as long as no significant architectural features are removed.
- Construction of wood deck on rear or side of house when less than 10% would be visible from a public right-of-way.
- Fieldstone walls not exceeding three feet in height.
- Bricked-in areas on side or rear of structure at ground level and not abutting right-of-way.

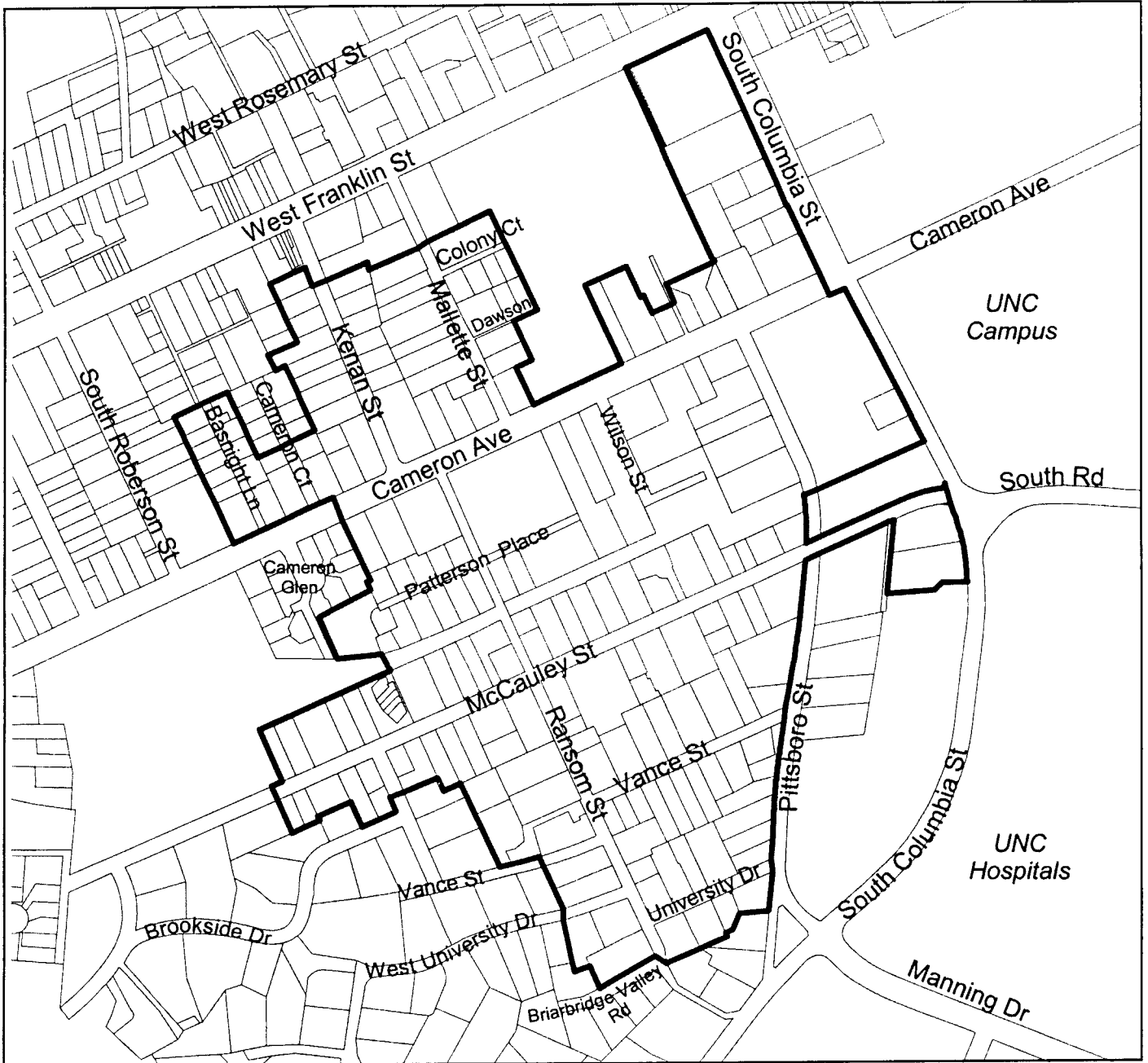
General Policies

1. Delegation to staff is limited to those items specifically listed and subject to conditions enumerated.
2. All approvals by staff shall be reviewed by Commission at next meeting.
3. Staff shall refer an application to the Commission if any uncertainty exists whether application meets criteria.
4. Property owner shall always retain right of appeal to Commission, as will property owners within area of notification.
5. Delegation is specifically not authorized in connection with any work for which a special permit is required.

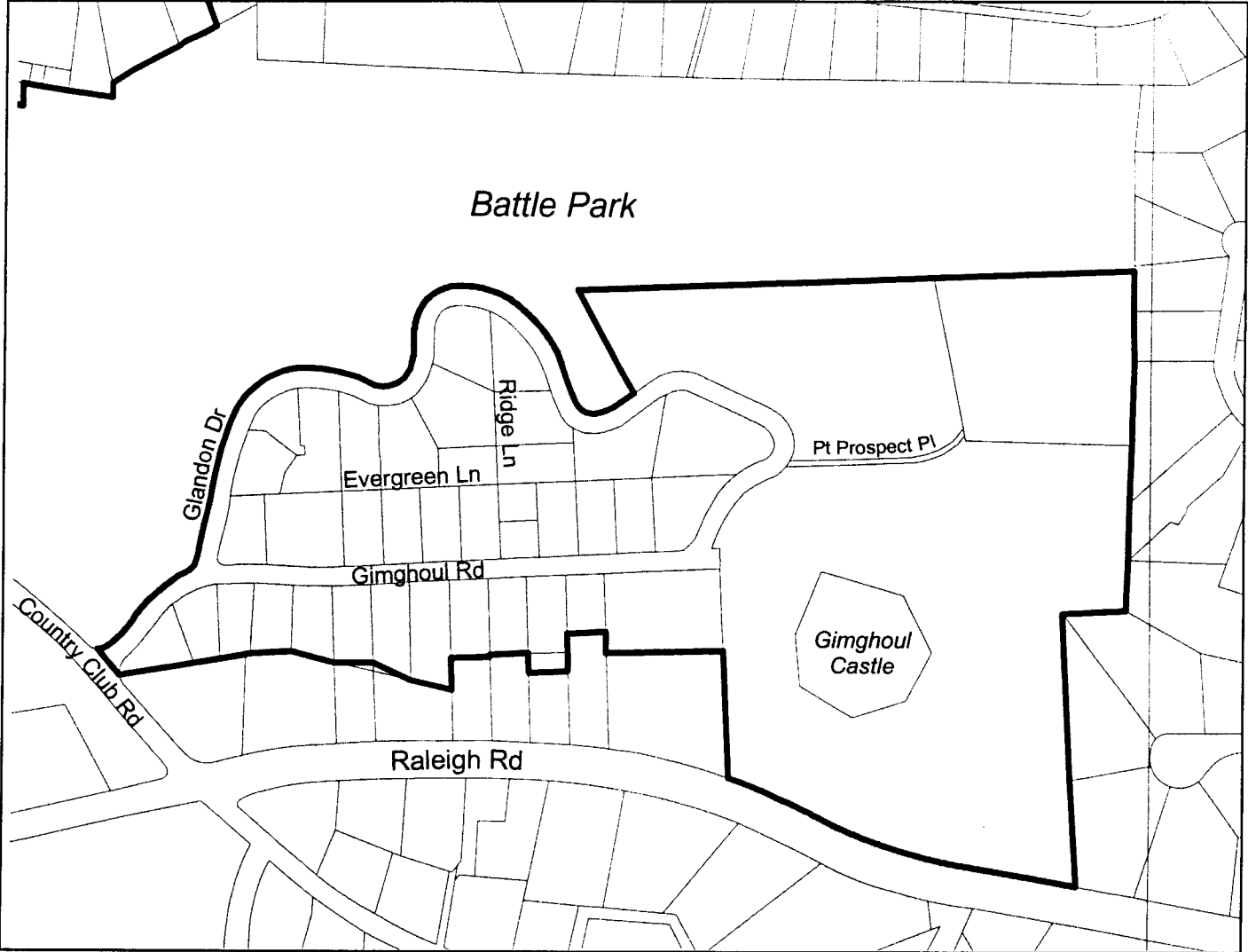
Map of Franklin-Rosemary Historic District



Map of Cameron-McCauley Historic District



Map of Gimghoul Historic District



Architectural Terms

Architectural Character—the overall appearance of the architecture of a building including its construction, form, and ornamentation.

Architectural Integrity—a measure of the authenticity of a property's architectural identity. For example, a building with high architectural integrity would not have been altered much over the years.

Art Glass—decorative glass, also called leaded glass, that is composed of patterned and/or colored glass pieces arranged in a design.

Balusters—the small posts or spindles between the upper and lower rail of a balustrade.

Balustrade—a railing and all the small posts or spindles supporting it.

Built-in Gutter—a gutter that is boxed or enclosed within the soffit or cornice trimwork and thus concealed from view.

Bungalow—early twentieth century building type with a low-pitched gabled roof, wide, unenclosed eave overhang, often with exposed roof rafters; braces commonly added under gables; wide porches with tapered square columns or pedestals.

Cast Iron—iron formed by casting in foundry molds.

Chapel Hill Gravel—a fine-grained gravel used to surface sidewalks, characteristic of sidewalks within Chapel Hill's historic districts.

Character-defining—architecturally, refers to features or details of a building that are significant in defining its architectural or historic character.

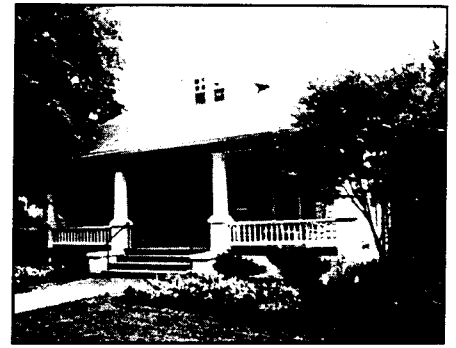
Colonial Revival Style—architectural style from the 1880s through the mid-1900s, known for accentuated front doors, normally with a decorative pediment supported by pilasters or slender columns; doors typically have fanlights or sidelights; façade is symmetrically balanced.

Compatible—congruent, harmonious.

Consolidating—to stabilize or repair a deteriorated building feature by infusing it with another material, such as injecting epoxy resins into rotten wood.

Context—all aspects of the larger environment of a historic building.

Cornice—projecting, ornamental molding along the top of a wall, originally intended to extend the eaves of a roof beyond the outer wall surface.



Example of a bungalow

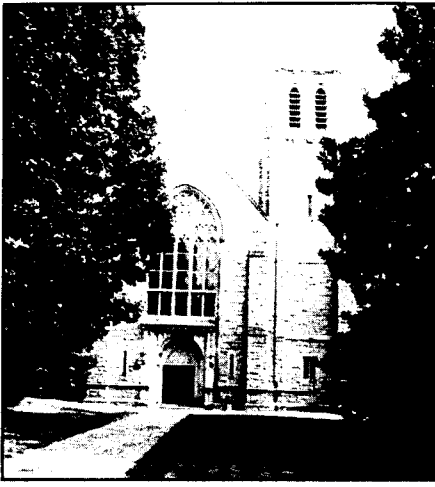


Example of a Colonial Revival house



Example of a Federal style house

Architectural Terms (continued)



Example of a Gothic Revival church



Example of a Neo-Classical house



Example of a Queen Anne style house

Federal Style—an architectural style that flourished in the United States between 1780 and the 1830s based upon classical Roman architecture, typically symmetrical in design.

Fieldstone—naturally occurring stone of a size usable for construction without cutting or tooling.

Ferrous Metals—metals containing iron.

Galvanic Action—a chemical reaction that occurs between two dissimilar metals causing corrosion of the more anodic metal.

Gothic Revival—architectural style from the 1840s until 1880s with steeply pitched cross gable roofs, window frequently have pointed arch shape; one story porch or entrance often supported by flattened Gothic arches.

Greek Revival—mid-nineteenth century architectural style that was a revival of forms and ornament from ancient Greek architecture, characterized by low-pitched gable or hip roofs, pedimented gable ends, simple architrave bands at the eaves, and entries with Doric style columns and pediments.

Historic Character—the form and detailing of the architectural materials and features that give a building or site its historical significance.

I-House—a house form from 1870-1910, which was one room deep, two stories high, and had a side-gabled roof, centered front door, and a wide front porch.

Massing—the overall configuration or composition of the major volumes of a building exterior.

Muntin—a bar or member supporting and separating panes of glass in a window sash or door.

Meeting Rails—the overlapping horizontal rails between the upper and lower sash of a doublehung window.

Neo-classical Style—architectural style from 1895 until the mid-1900s in which the façade is dominated by a full-height porch with roof supported by classical columns with Ionic or Corinthian capitals; façade shows symmetrically balanced windows and a center door.

Patina—the surface corrosion, due to exposure to the atmosphere, that discolors copper or bronze elements to a green or brown color over time.

Pier—a square or rectangular masonry or wood post projecting above the ground that carries the weight of a structure down to the foundation.

Pierced Brickwork—brickwork with a pattern of openings in it. Often used for low freestanding brick walls.

Pilaster—a shallow pier or rectangular column projecting only slightly from a wall, also called an engaged column.

Proportion—architecturally, refers to the ratio of width to height of an object. For example a vertically proportioned window is taller than it is wide.

Portico—a small entrance porch or covered walk consisting of a roof supported by open columns.

Queen Anne Style—architecture from the 1880s until 1910 with steeply pitched roofs of irregular shape, typically with a dominant front-facing gable with patterned shingles; asymmetrical façade with one-story high full-width or partial front porch.

Repoint—to remove old mortar from courses of masonry and replace it with new mortar.

Scale—architecturally, refers to the size of construction elements or details in comparison to the size of a human being.

Setback—the distance a building is sited from a property line or street.

Sidelight—a narrow window adjacent to a door or wider window, typically one of a pair of windows flanking an entrance door.

Soffit—the exposed undersurface of any overhead component of a building, such as an arch, balcony, or cornice.

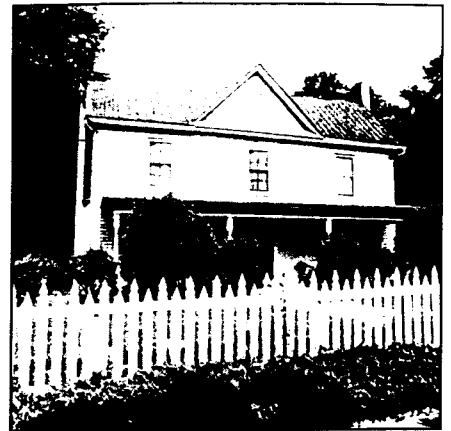
Transom—a glazed panel above a door, window, or storefront, sometimes hinged to be opened for ventilation.

Triple-A House—an I-house with a center front gable over the entrance.

Tudor Revival—an architectural style from the 1890s until the 1940s based loosely on Tudor buildings from the 1480s to 1550s. Characterized by asymmetrical massing, steeply pitched roofs, and decorative half-timbered patterns on upper exterior walls, and narrow casement windows.

Vernacular—refers to architecture that is based upon traditional or regional forms and is not designed by an architect or someone with similar training.

Wrought Iron—iron that is rolled or hammered into shape, never melted.



Example of a Triple-A house



Example of a Tudor Revival building