

## DESIGN GUIDELINES - FAYETTEVILLE HISTORIC DISTRICTS

### FAYETTEVILLE HISTORIC DISTRICTS DESIGN APPLICATION PROCESS

#### DICKSON STREET DESIGN GUIDELINES

##### **GUIDELINES: Contributing Structures**

Rehabilitation is defined as the act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Rehabilitation treatments may include: Repair and replacement of deteriorated features; alterations or additions to the property planned to facilitate a new or continued use, and removal of architectural features that depict a particular period of time is not appropriate to the property's period of significance.

##### **The Secretary of the Interior's Standards for Rehabilitation**

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used as it was historically or be given a new use that requires minimal 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, will 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 will match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documents 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 will not be used.

8. Significant archeological 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 will not destroy historic 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.

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### **The Building Exterior: Guidelines**

After treatment, the building's exterior should contribute to the historic character of the District. It should reflect the time period in which it was constructed and form an integral part of the District's sense of place. The following general guidelines are recommended:

1. Do the building no harm. Before removing, defacing, or altering any element that may contribute to the historical significance of the property, ask for an opinion from Staff and the Commission.
2. Help maintain a coherent image of the District. Relate the improvements to other buildings to the greatest extent possible.
3. For commercial buildings use the historic character of the building to attract and keep customers. Don't hide historical features. Don't try to "modernize" the environment.
4. Maintain a sense of balance. Make efforts to attract business but remember that much of the appeal of the area rests in an orderly and harmonious appearance.
5. Don't negatively impact a neighbor's ability to attract business.
6. It is preferable to preserve by maintenance rather than to repair original features of the building.
7. It is preferable to repair rather than to reconstruct.
8. It is preferable to restore by reconstruction of original features rather than to remove or remodel.
9. Contemporary design may be considered where it can complement and harmonize with the historic components of the district. See the Downtown Design guidelines for dimensions of architectural features that would be compatible with historic architecture.
10. Seek help. Professionals are available to help with your design. Remember, however, that every architect is not skilled in historic preservation. When in doubt, ask an expert.

## **Masonry: Guidelines**

Many of the buildings in the District have some form of masonry on their exteriors. It is important that the treatment of various masonry surfaces within the District remains consistent. While the style and period of various surfaces may vary, the preservation treatments should not.

### **General**

1. Masonry includes brick, stone, concrete, and terra cotta.
2. Masonry surfaces and architectural elements are vital to its historic character.
3. Masonry features such as brick cornices and piers, stone window hoods, and terra-cotta brackets must be preserved and maintained properly. Although masonry is one of the most durable historic building materials, it is also very susceptible to damage by improper maintenance or repair techniques and harsh or abrasive cleaning methods. The following methods outline general methods for preservation and repair of masonry features.

### **Repointing Masonry**

1. Masonry walls and other surfaces should be repaired by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls or damaged plaster work.
2. Old mortar joints should be duplicated in strength, composition, color and texture.
3. Old mortar joints should be duplicated in width and joint profile.
4. Sealant should be used only when it can be determined that its use will not change the appearance of the masonry nor can it trap moisture that will contribute to further deterioration.

### **Cleaning Masonry**

1. Cleaning masonry should be done only when necessary to halt deterioration or remove soiling.
2. Masonry surfaces should be cleaned with the gentlest means possible, preferably low pressure water, using natural bristle brushes.
3. When it is determined that cleaning is necessary, a test should be carried out on a small area of the masonry surface to observe the effects of the cleaning method in order to select the gentlest method possible.

4. Do not sandblast masonry surfaces using dry or wet grit or other abrasives. Sandblasting destroys the hard, protective outer layer of the brick and accelerates deterioration. The damage caused by sandblasting is irreversible.

#### Painting Masonry

1. Masonry that has been left unpainted should not be painted.
2. Paint should not be removed from a masonry surface in cases where the original (historic) masonry was painted.
3. Masonry which has been painted after original construction can either be repainted or the paint can be removed with appropriate chemical removers.
4. If masonry must be painted, the colors used should be within the natural color range of the material to be painted.

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## **Wood and Siding: Guidelines**

### **General**

1. Wood is a common material for architectural features such as cornices brackets, bulk heads, store fronts, and window framing. These features are important in defining the overall historic character of the building and the District.
2. Wood requires proper cyclical maintenance and the preservation of wooden architectural elements is of particular importance in rehabilitation projects.

### **Protecting Wood**

1. Retain coatings such as paint that help protect wood from moisture and harmful light rays. Paint removal should be considered only where there is paint surface deterioration and as a part of an overall maintenance program that involves repainting or applying other appropriate protective coatings.
2. Paint should be removed with the gentlest of methods possible when it is necessary to do so. Wood surfaces should never be sandblasted.

### **Repair and Replacement of Wood**

1. Deteriorated or damaged wood architectural elements shall be repaired rather than replaced whenever possible.
2. Replacement of deteriorated wood features should be limited to patching or piecing-in only the irreparable portions whenever possible, rather than removing the entire feature and replacing it with new material to create a uniform or “improved” appearance.

## **Architectural Metals: Guidelines**

### General

Architectural metals include cast iron, steel, pressed tin, zinc, copper and aluminum. For any that are visible, the following general guidelines are recommended:

### Cleaning Architectural Metals

1. Architectural metals should be cleaned to remove corrosion prior to repainting or applying other appropriate protective coatings.
2. Cleaning shall be done with the gentlest methods possible. Soft metals such as lead, tin, copper, terneplate, and zinc should be done with appropriate chemical methods because their finished can be easily abraded by blasting methods. If handscraping and wire brush have proven ineffective for removing paint buildup and corrosion off of cast iron, wrought iron and steel—hard metals—low pressure grit blasting may be used as long as it does not abrade or damage the surface.
3. Any ferrous metal surface should be kept painted to protect from rust. Other metals may be treated with protective coatings that do not alter the historic aspect of the metal.

### Replacing Missing Pieces

1. Missing pieces or parts damaged beyond repair can often be fabricated; however, they should be recast in the original material, aluminum or fiberglass from existing pieces or, when necessary, substituted by wooden pieces.
2. Dissimilar metals should be buffered from each other to avoid the potential problem of electrolysis.

### Discouraged

1. Changing the historic finish or color of architectural metals.
2. Applying paint to metals such as copper, bronze or stainless steel that are meant to be exposed. Aluminum window and door frames may be painted in order to blend with other materials.
3. Removing the patina of historic metal, particularly copper. The patina may provide a protective coating to such metals.

## **Pigmented Structural Glass: Guidelines**

### General

1. Pigmented structural glass, marketed under the names Carrera glass, Sani Onyx, and Vitrolite, became a popular commercial construction material in the 1930s and 40s. Pigmented structural glass veneer played a major role in the growth of the Art Deco, Streamline, and Modern styles of the early-mid twentieth century.
2. The material found its way onto nineteenth century tradition storefronts as designers updated older buildings in the “modern” style. As examples of the architecture of the 1930s and 40s, some of these “modernized” structural glass storefronts have acquired historical significance in their own right.
3. Although pigmented structural glass rarely deteriorates, failure of the mechanical support system which bonds the glass to the wall is almost always the cause of cracking, slipping, and loss.
4. Every effort should be made to preserve and maintain historically significant examples of structural glass.

### Repair of Structural Glass

1. Cracked or open joints should be repointed, particularly where glass meets concrete.
2. Any glass pane that can be repaired should not be replaced.
3. If the bonding material has deteriorated, the glass panels should be carefully removed and reattached using fresh hot-melt asphalt (traditional bonding material).

### Substitute Materials

If replacement glass cannot be found to replace missing or irreparable panels, a compatible substitute may be considered if it conveys the same visual appearance as the historic material, i.e. color, size, and reflectivity.

### **Paint and Paint Color: Guidelines**

1. The color scheme used on a building shall be appropriate to the building's time period, architectural style, material of construction, and relationship to surrounding buildings.
2. Colors should accentuate the architectural details of the buildings.
3. Avoid painting masonry.

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## **Roofs: Guidelines**

### **Recommended**

1. Identifying, retaining, and preserving roofs and their functional and decorative features, which are important in defining the overall historic character of the building. This includes the roof's shape, decorative features, roofing materials, size, color and pattern.
2. Installing mechanical and service equipment, such as air conditioning, transformers, or solar collectors, on the roof when required for new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining structures.
3. Protecting a leaky roof until it can be repaired properly.
4. Locating roof vents, plumbing vents, etc., where they are not visible from the street and do not damage or obscure character defining architectural features.
5. Protecting and maintaining a roof by cyclically cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing also should be checked for proper venting to prevent moisture condensation and water penetration, and to ensure that materials are free from insect infestation.

### **Discouraged**

1. Creating a false historical appearance because the replaced feature is through the replacement or addition of features based on insufficient historical, pictorial, and physical documentation.
2. Introducing a new roof feature that is not compatible in size, scale, material, and color.
3. Installing mechanical, communication or service equipment in a manner that it damages or obscures character-defining features or is conspicuous from the public right-of-way.
4. Failing to clean and maintain gutters and downspouts properly, causing water and debris to collect and damage roof fasteners, sheathing, and the underlying structure.
5. Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials – masonry, wood, plaster, paint, and structural members – occurs.

## **Exterior Walls: Guidelines**

### **General**

Exterior walls should reflect the original character of the structure. Improvements should identify and retain the features of the historic period.

### **Recommended**

1. Materials original to the building, such as wood siding or masonry, should be repaired rather than replaced.
2. Original walls should be preserved.
3. If an addition is necessary, cover and protect from damage rather than remove existing elements or materials so that if, in the future, the addition is removed, the original material shall remain there undamaged.
4. Clean, maintain, and repair wall surfaces and decorative elements with a cyclical maintenance program.
5. If replacement is determined to be necessary due to severe deterioration, replace it with an element of the same design, size, texture, material, and color as the original.
6. Maintain paint and coatings to prevent deterioration.

### **Discouraged**

1. Removing original doors, windows, siding, masonry or other elements that are historic.
2. Replacing an original element with one that does not replicate the originals in design, size, texture, material, and color.
3. Using artificial siding materials and trim to cover or replace original wood.
4. Attaching materials of an addition directly to the original wall materials causing damage to it.
5. Closing openings such as windows or doors, thus changing the character of the façade.

## **Windows: Guidelines**

### **General**

Windows carry great visual and functional importance, yet they are the most frequent victims of neglect and insensitive alterations that are visually and physically destructive. Careful consideration is required when windows are repaired or replaced. The functional and decorative components of windows that should be preserved, maintained, or duplicated include frames, sash, muntins, mullions, glass, sills, heads, hood molds, jambs, and moldings.

### **Upper Story Windows**

1. Upper story windows that are blocked in should be opened up and restored to their original appearance.
2. Do not alter the shape of the original openings.

### **Replacing Windows**

1. If windows must be replaced entirely, the new windows should convey the same visual appearance and proportions of the original windows. Mirrored glass, for example, should not be used.
2. The use of storm windows is not discouraged. If they are used, they must match the form and style of the original windows and should not obscure the pattern of the original window.
3. Replacement windows should be compatible with the traditional use of the building. In no case, however, should window materials or design create a false historic appearance.

## **Awnings: Guidelines**

### **General**

The canvas awning can be an important design element in the traditional storefront. It provides protection from sun and weather and adds color to the streetscape. Awnings should be carefully designed carefully so as not to be out of scale or character with the historic district.

### **Design**

1. Awnings should not obscure the architectural features of the buildings and should reinforce the frame of the storefront.
2. Awnings should remain within proper scale with the building to achieve visual balance.

### **Materials**

1. Canvas awnings are generally suitable for late 1800s and early 1900s buildings. They are also a suitable contemporary addition for many older buildings.
2. Metal awnings and flat metal canopies are suitable for some early to mid 1900s buildings and may have been used on such storefronts inserted into an older building. Their appropriate use depends on a balance of factors including the existing styles of the storefronts and upper stories.

### **Maintenance:**

1. Maintenance: Awning should be kept clean and free of sediment. They should be replaced upon becoming worn or torn.
2. If awnings were not an historical element of the structure, they may be removed entirely if they become worn.

## **Entrances: Guidelines**

Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall character of a building. (From Secretary of the Interior's Standards.)

## General

1. Where possible, the original entrance to the building should be defined and maintained.
2. New entrances to existing buildings should be avoided.
3. The functional and decorative features of an entrance define the historic character of the building and should be retained and maintained.

## Recommended

1. If an entire entrance to a building must be replaced, use physical evidence as a model to reproduce the features, using the same kind of material or a compatible substitute as replacement material.
2. If major replacement is required, research the original entrance's proportions and relationship, and match if the elements comprising the new entrance or portion of an entrance to them.
3. If major replacement is required, research and match the original proportions and relationship of the elements comprising the new entrance or portion of an entrance.

## Discouraged

1. Replacing an entire entrance when not necessary. Deterioration should be repaired and missing parts replaced.
2. Introducing a "false" entrance that does not relate to the historic character of the building.

## **Storefronts: Guidelines**

### **General**

1. Most traditional facades in the district had a well-defined opening that contained the original storefront. Usually, this storefront opening is bounded on either side by piers or pilasters, on top by the lower edge of the upper story, and on the bottom by the sidewalk. Most original storefronts in the District have been altered or replaced and, although some replacements are done properly, many ignore the building's traditional storefront boundaries, proportions and materials.
2. When storefronts look "pasted-on" or conflict with the original overall design, the building appears disjointed, unattractive, and without historic character. Buildings with inappropriately altered storefronts clash with each other visually, damaging the overall historic character of the entire district; therefore, the proper design of the storefront is a high priority concern.

### **Storefront Design**

1. The storefront must fit within its original opening and not extend past its traditional boundaries, maintaining a clear distinction between the first floor and upper floors.
2. The storefront should be composed almost entirely of glass, creating a visual openness, balanced by more wall and less glass on the upper story(ies).
3. Inappropriate historical themes should be avoided.
4. Transom windows that are blocked in or covered should be opened up and restored to their original appearance.
5. The storefront should be setback 4 to 12 inches from the front edge of the opening.
6. Contemporary design is acceptable but must use traditional proportions and ratio of windows to wall area. See the Downtown Design guidelines for these dimensions.

### **Storefront Materials**

1. Storefront materials should be simple and unobtrusive.
2. Materials that give a false historic appearance should never be used in the storefront. A faux mansard roof with wood shingles, rough textured wood siding, fake bricks or stone, and gravel aggregate materials are not acceptable.

3. In instances where traditional contemporary materials are used, the storefront should be based on the traditional storefront design and must have the traditional proportions.

### **Utilities Retrofit: Guidelines**

#### **Recommended**

1. Minimizing the visual impact of mechanical and electrical equipment.
2. Utilizing screening such as lattice panels and planting to screen utilities.
3. Screening utility connections and boxes such as telephone, gas meters, and cable, etc.
4. Locating standpipes and other service equipment so that they will not impact the historic façade materials.

#### **Discouraged**

1. Locating window or through-the-wall air condition units on the building's front façade.
2. Cutting channels into or removing historic façade materials to locate utility lines.
3. Locating utility lines on the principle façade.

### **Health and Safety Considerations: Guidelines**

#### **General**

In undertaking rehabilitation work on historic buildings, it is necessary to consider the impact that meeting current health and safety codes (public health, occupational health, life safety, fire safety, electrical, structural and building codes) will have on character-defining spaces, features, and finishes. Although the work in this section is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (identify, protect, repair, replace); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work to meet health and safety code requirements.

#### **Recommended**

1. Identifying the historic building's character-defining spaces, features, and finishes so that safety code-required work will not result in their damage or loss.
2. Complying with health and safety codes in such a manner that character-defining spaces, features, and finishes are preserved.
3. Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e. so that they are not damaged or obscured.
4. Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.
5. Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

#### Discouraged

1. Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must be preserved.
2. Altering, damaging, or destroying character-defining features and finishes while making modifications to a building to comply with safety codes.
3. Using fire-retardant coatings if they damage or obscure character-defining features.
4. Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.
5. Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

## **Energy Retrofit: Guidelines**

### **General**

1. Some features of a historic building or site such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings also play a secondary energy-conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate existing historic features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.
2. Initial plans for energy conservation in the District should concentrate on those historic elements that provide energy conservation. Such elements include skylights, awnings, shutters and plantings where appropriate.
3. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to ensure that the building's historic character is retained.
4. Insulation should be installed where possible in attics, basements and exterior walls.
5. Utilize the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.
6. Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.

### **Discouraged**

1. Removing historic shading devices rather than keeping them in an operable condition.
2. Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
3. Installing interior storm windows that allow moisture to accumulate and damage the window.
4. Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

## **Additions to Historic Buildings: Guidelines**

### **General**

1. Find alternatives to additions where possible by converting unused interior spaces. An attached exterior addition to a historic building expands its "outer limits" to create a new profile. Because such expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces.
2. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource.
3. Locate an attached exterior addition at the rear or on an inconspicuous side of a historic building wherever possible
4. Limit the size and scale of an addition in relationship to the historic building.
5. Design an addition so that it is clear which parts of the building are historic and which parts are new.
6. Design the addition so it is compatible with other historic building in the vicinity.

### **Discouraged**

1. Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.
2. Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.
3. Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character
4. Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.
5. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
6. Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.

7. Constructing additional stories so that the historic appearance of the building is radically changed.

### **Accessibility Considerations: Guidelines**

#### General

It is often necessary to make modifications to a historic building so that it shall be in compliance with current accessibility code requirements. Accessibility to certain historic structures is required by three specific federal laws: the Architectural Barriers Act of 1968, Section 504 of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990. Federal rules, regulations, and standards have been developed which provide guidance on how to accomplish access in historic areas for people with disabilities. Work must be carefully planned and undertaken so it does not result in the loss of character-defining spaces, features, and finishes. The goal is to provide the highest level of access with the lowest level of impact.

#### Recommended

1. Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.
2. Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
3. Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.
4. Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.
5. Designing new or additional means for access that are compatible with the historic building and its setting.

#### Not Recommended

1. Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must be preserved.
2. Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.
3. Making changes to buildings without first seeking expert advice from access specialists and historic preservationists to determine solutions.

4. Making access modifications that do not provide reasonable balance between independent, safe access and preservation of historic features.

5. Designing new or additional means of access without considering the impact on the historic building and its setting.

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## **Streetscape: Guidelines**

### **General**

Occasionally, individual property owners may plan improvements beyond the facade of their building or public improvements may be constructed. To the extent that these are within the jurisdiction of the Commission, some general guidelines should be observed.

### **Paving**

Paving should remain consistent except in specific areas such as block corners or mid-block crosswalks except for those cases in which alternative paving material is part of an overall urban design project.

### **Curbs**

Curb repairs or replacements should match existing perpendicular curbs except at block corners or mid-block crosswalks where ADA sidewalk ramps may be installed.

### **Benches**

Benches should be of a consistent nature and color for the entire District and should not impede pedestrian movement.

### **Litter and Trash Containers**

Litter containers should be of a consistent nature and color for the entire district

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## **GUIDELINES: Non-contributing Structures**

Primary structures identified as non-contributing can be assumed to have little, if any, historic significance. Work done to such buildings should follow the guidelines in this section. Work that is proposed to a building identified as non-contributing is viewed differently than work done to a contributing building. The effect that a building alteration has on surrounding historic buildings and on the character of the area is the primary factor, rather than the effect on the subject building itself. This different perspective results in greater latitude for changes in non-contributing buildings than in contributing buildings.

### Recommended:

1. Consider the following issues when planning major alterations to non-contributing buildings:
  - (a) The design features that should be kept, enhanced, or can otherwise contribute to the new design
  - (b) The prevalent materials, colors, heights, architectural features, etc. in the surrounding area
  - (c) The context of the building, i.e. historic buildings, non-historic buildings, vacant land
  - (d) The aesthetic effect on any historic buildings
2. Renovations, alterations and rehabilitation should use quality materials and craftsmanship.
3. New architectural elements added to a non-historic building should be of a simple design compatible with the building and not visually intrusive within a district.

### Not Recommended:

1. Materials, patterns and colors that directly conflict with surrounding historic buildings and the general character of its surroundings.
2. Altering a non-historic building to reflect an earlier time or another place.
3. Adding historic-looking features to a non-historic building to make the building look historic or of an earlier time period.

## **Definitions**

Unless specifically defined below, words or phrases shall have the same meaning they have in common usage.

**ADAPTIVE USE** - The reuse of a building or structure, usually for a purpose different from the original. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use. Examples might include a factory building now used for loft apartments, or a house now used as a funeral parlor.

**ADDITION** - New construction added to an existing building or structure.

**ALTERATION** - Any project involving change of or addition to an existing building.

**ARCHITECTURAL ELEMENT** - A material part or detail of a site, structure, street, or district.

**AREA OF INFLUENCE** - The affected area to be notified for a public hearing as determined by a specific type of construction, alteration, restoration, moving or demolition as described in the individual categories found in the guidelines for review adopted by the Commission.

**BUILDING** - Any structure having a roof supported by columns or walls for the housing or enclosure of persons, animals or chattels.

**CERTIFICATE OF APPROPRIATENESS** – A certificate issued to an applicant by the Historic Preservation Commission approving such plans, specifications, statements of work, and any other information which are reasonably required by the Commission to make a decision on any proposed alteration, restoration, rehabilitation, construction, removal, relocation, or demolition, in whole or in part, or to a Historical Resource.

**CERTIFICATE OF ECONOMIC HARDSHIP** - A certificate issued by the Commission waiving the requirement for a Certificate of Appropriateness due to significant financial constraints of the property owner.

**CHARACTER** - The qualities and attributes of any structure, site, street or district.

**COMMISSION STAFF** - One or more designated City of Fayetteville Planning Division employees who staff the Historic District Commission meetings.

**CONTEMPORARY** - Reflecting characteristics of the current period. Contemporary denotes characteristics which illustrate that a building, structure or detail was constructed in the present or recent past rather than being imitative or reflective of a historic design.

**DETAILING** - Architectural aspects that, due to particular treatment, draw attention to certain parts or features of a building.

**DEMOLITION** - Any act which destroys in whole or in part a building or structure.

**DEMOLITION BY NEGLIGENCE** - Allowing a building to fall into such a state of disrepair that it becomes necessary or desirable to demolish it. Property owners have been accused of permitting demolition by neglect on purpose, in order to save rehabilitation costs.

**DESIGN GUIDELINES** - Standards of appropriateness or compatibility of building design within a community or historic district. These criteria, developed by Historic District Commissioners, identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings and districts. .

**ENTRANCE AREA** - The area of access to the interior of the building including the design, location, and materials of all porches, stairs, doors, transoms, and sidelights.

**EXTERIOR ARCHITECTURAL FEATURES** - The architectural style, design and general arrangement of the exterior of a structure, including the kind and texture of the building material and the type and style of all windows, doors, light fixtures, signs and other appurtenant fixtures.

**FACADE** - A face of a building.

**HEIGHT** - The vertical distance as measured through the central axis of the building from the elevation of the lowest finished floor level to the highest point of the building.

**HISTORIC DISTRICT** - Used only when referring to a neighborhood or region designated by national, state, or local officials as a historic district. A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historical and aesthetic associations. The significance of a district may be recognized through listing in a local, state, or national register and may be protected legally through enactment of a local historic district ordinance administered by a historic district commission.

**MASSING** - Volume, magnitude or overall size of a building.

**ORDINARY MAINTENANCE** - Those improvements which do not change but simply maintain a structure.

**OWNER OF RECORD** - The person, corporation, or other legal entity listed as owner on the records of Washington County.

**PRESERVATION** - The act or process of applying measures to sustain the existing form, integrity, and material of building or structure, and the existing form and vegetative cover of a site. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

**PRINCIPAL FAÇADE** – (For purposes of placing buildings along build-to lines or build-to zones). The front plane of a building not including stoops, porches or other attached architectural features. Corner lots have two principal facades.

**PROPORTION** - Relationship of height to width of the building outline as well as individual components.

**PUBLIC NOTICE** - The classified advertisement of an event, such as a Historic District Commission meeting that is published in the local newspaper and posted in the city government building in order to notify the general public of the upcoming event.

**REHABILITATION** - The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

**RESTORATION** - The process of returning a building to its condition at a specific time period, often to its original condition.

**RHYTHM** - A harmonious or orderly recurrence of compositional elements at regular intervals, including the location of doors and the placement of windows, symmetrically or asymmetrically, and their relative proportion.

**ROOF AREA** - The outside covering of a building or structure extending above the vertical walls including the form, material, and texture of the roof, and also including the slope, pitch, and spacing of roof covering. Roof area also includes but is not limited to size, design, number and location of dormers; the design and placement of cornices; and the size, design, material, and location of chimneys.

**SCALE** - The relative dimension, size, degree or proportion of parts of a building to one another or group of buildings.

**SITING** - Location of a building in relationship to the legal boundaries and setbacks, adjacent properties, and the natural conditions of the site.

**STRUCTURE** - Any improvement on the land that extends above ground level.

**TEXTURE** - The visual or tactile surface characteristics created by shape, arrangement and distribution of the component materials.

**WALL AREAS** - The vertical architectural member used to define and divide space. This includes but is not limited to kind, texture, and exposure of wall sidings and trims and the location, number, and design of all window and door openings.

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