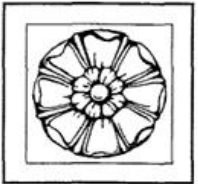
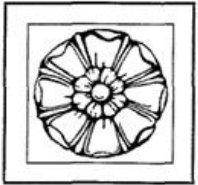
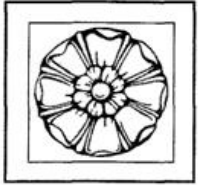


Historic District Design Standards Update & Text Amendments

February 3, 2025



Design Guidelines for Fayetteville's Historic Districts and Local Landmarks



Adopted by The Fayetteville Historic Resources Commission: September 17, 2000

Adopted by the Fayetteville City Council: December 18, 2000

Fayetteville Historic Resources Commission



HISTORIC DISTRICT DESIGN STANDARDS

for
Fayetteville, NC

05.27.2022

- A. Where the historic character of the structure is not changed.
- B. Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed and there has been no change to the circumstances under which the certificate was approved initially.
- C. Replacement of missing architectural details, provided that one of the following conditions are met:
 - 1. At least one example of the detail to be replaced exists on the structure.
 - 2. Physical or documentary evidence exists which illustrates or describes the missing detail or details. Examples of documentary evidence include photographs, drawings, or physical examples on the structure.
 - 3. The proposed detail is very similar to original details found on at least one structure within a City of Fayetteville Historic District that is comparable in terms of style, size, and age.
- D. Minor alterations are at the rear of a structure which do not change the essential character and which are not in public view.

- A. When the visual character of the structure is not changed (see the following page on visual character);
- B. When the renewal of an expired COA involves no change to approved plans and there has been no change to the circumstances under which the COA was approved initially;
- C. When the minor alterations are at the rear of a structure, they do not change the essential character, and they are not visible from a public street;
- D. When the work is limited to signage or murals; or
- E. When the proposal is for the replacement of missing architectural details, provided that one of the following conditions are met:
 - 1. At least one example of the detail to be replaced exists on the structure;
 - 2. Physical or documentary evidence exists that illustrates or describes the missing detail or details. Examples of documentary evidence include photographs, drawings, or physical examples on the structure; or
 - 3. The proposed detail is very similar to original details found on at least one structure within a Fayetteville local Historic District or a local Landmark that is comparable in terms of style, size, and age.

Non-Reviewable Work

No COA is required when both of the following two circumstances exist:

- A. The work is not visible from a public street; and
- B. The work involves only: 1) repair of existing materials in a manner that is not discernible; or 2) the replacement of existing materials with identical materials in a manner that is not discernible.

Also, interior work is not reviewable, and exterior painting of any previously-painted surface does not require review. This does not include murals or painted signage, both of which are reviewable. Murals and signs both are a Minor Work.

COA Approvals by the Numbers

Year	Major	Minor	% Approved at Staff Level	Approval Rate
2024	4	27	87%	100%
2023	5	60	92%	100%
2022	5	26	83%	97%
2021	8	34	81%	98%
2020	7	44	86%	100%

- Updates to 160D require Historic Guidelines to become Historic Standards.
 - Design Guidelines provide overall direction for recommended action, the Design Standards *specifically* regulate three possible actions on the part of the applicant: Preserve, Repair, Replace
- Updated applicability and procedures:
 - References to the enabling legislation under 160D
 - Appeals process updated to conform with Unified Development Ordinance (Zoning Commission reviews initial appeals of HRC decisions)
- New design review criteria qualifying minor and major work as well as non-reviewable work.
- New appendices including
 - Historic Districts and Local Landmark listing
 - Fire District Design Standards and Overlay
 - Design Guidelines for Murals
- New diagrams for clarifying and identifying visual context



Design Guidelines provide overall direction for recommended action, the Design Standards *specifically* regulate three possible actions on the part of the applicant: **Preserve, Repair, Replace**

Example: Certificate of Appropriateness (COA) request:

New awning for building located in the Downtown Historic District with an existing awning

Design Guidelines:

Exterior Changes:

- Windows and Doors
Guideline # 8
- Storefronts
Guidelines # 1, 3, 4, 5, and 14
- Utilities
Guidelines # 1, and 2

Design Standards:

Material Deterioration and Replacement:

- ↳ Canopies and Awnings
 - ↳ Preservation
 - ↳ Repair
 - ↳ Replacement
 - ↳ Design and Fabrication
 - ↳ Location and Installation

Preservation tips for Walls and Foundations:

- Conduct routine inspections to ensure the foundation and the walls are sound and not in need of repair.
- Maintain the gutter system so that water does not damage exterior walls.
- Check the ground around the foundation for adequate drainage. Maintain adequate drainage away from foundations and perimeter walls.
- Make sure the materials are free from vegetation, insect infestation, and water damage.
- Check porches and chimneys for separation from the supporting wall.

Maintenance

Regular maintenance of historic walls shall include the following:

- *Conduct routine inspections* to ensure that walls are sound and not in need of repair.
- *Maintain the gutter system* so that water does not damage exterior walls.
- *Ensure that walls are free from vegetation, insect infestation, and water damage.*
- *Check porches and chimneys* for separation from the supporting wall.

Maintain and preserve character defining walls, foundations, and details that contribute to the significance of the property or the district. These include wall materials such as wood, brick, masonry, stucco, metal, glass, shingles, and their architectural details.

Protect historic wall and foundation materials through regular inspections and maintenance.

Repair historic walls and foundations using accepted preservation methods. The National Park Service series, "Preservation Briefs" discusses accepted preservation methods for walls and foundations.

If a portion of a historic wall or foundation is deteriorated beyond repair, replace only the damaged portion using material identical to the original. Use substitute materials only if using the original is not possible.

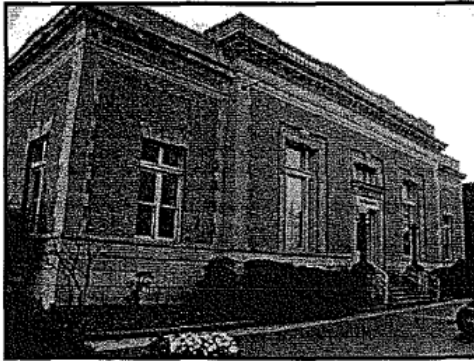
If a historic wall or foundation feature is missing, replace it with a feature that is similar to the original in size, scale, texture, detail, craftsmanship, material, and color. If a new design is necessary, the design should be compatible with the historic building and district based on existing or documentary evidence.

A significant wall or foundation feature should not be removed; rather it should be repaired or replaced in kind.

New wall or foundation features such as windows, vents, balconies, chimneys, and doors that compromise the integrity of the building should not be introduced.

Historic wall and foundation materials as well as details and features should not be covered over with modern substitute materials.

Wall and foundation details and features should not be applied to a historic building without documentary evidence that it is appropriate. Details should not be used to create a false sense of history.



The (former) U.S. Post Office on Hay Street is built on a stone foundation. The brick walls are accented by stone quoins and cornices.



The brick pier foundation of the Mansard Roof House has been infilled with lattice-patterned brick. The wall retains the original wood siding and decorative details.

Design Standards

Design Standards for exposed foundations include the following:

A. Preservation

1. *Maintain and preserve foundations their underpinnings, infill materials, and their details* that contribute to the significance of the building. These include wall materials such as brick, masonry, and stucco, as well as historic latticework that may exist between piers.
2. *Keep ventilation openings in the foundation clear* and avoid filling. If the ventilation cover ("grill") contributes to the architectural character of the building, such as decorative cast iron grills, maintain the original design. If missing, attempt to replace such covers with identical designs.
3. *Conduct regular inspections and maintenance* of historic foundations, as described above in the section on Maintenance.
4. *Historic foundations and their features shall not be visually obscured* by the installation of modern substitute materials, such as a stucco parge coat. To the extent that a building's foundation materials or design contribute significantly to the character of the building, foundation landscaping shall be minimized so as to avoid completely hiding the foundations unless there is historic precedent for such landscaping.

B. Repair

1. *Repair historic building foundations* using recognized and accepted preservation methods.
2. *Avoid cladding, parging, or otherwise covering historically exposed foundation materials.*
3. *Recess underpinning or infill materials behind the front of the historic piers.*

C. Replacement

1. *Replace only the damaged portion of a historic foundation* if it is deteriorated beyond repair. Materials and methods identical to the original shall be used.
2. *Foundation components that must be replaced shall be identical to the original* in size, scale, texture, detail, craftsmanship, material, and color range. If a new design is necessary, the design shall be compatible with the historic building based on documented evidence.
3. *Substitute materials may be considered* when the material cannot be repaired or when the material is no longer available.



The above example shows how lattice work can be used as screening between brick piers at the foundation.

Maintain and preserve character defining walls, foundations, and details that contribute to the significance of the property or the district. These include wall materials such as wood, brick, masonry, stucco, metal, glass, shingles, and their architectural details.

Protect historic wall and foundation materials through regular inspections and maintenance.

Repair historic walls and foundations using accepted preservation methods. The National Park Service series, "Preservation Briefs" discusses accepted preservation methods for walls and foundations.

If a portion of a historic wall or foundation is deteriorated beyond repair, replace only the damaged portion using material identical to the original. Use substitute materials only if using the original is not possible.

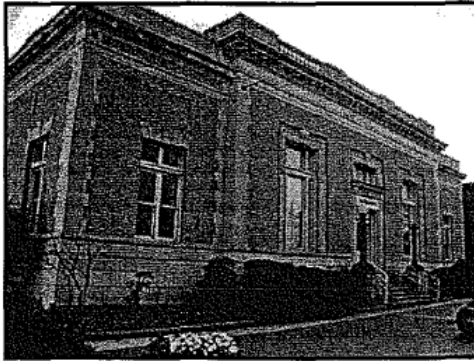
If a historic wall or foundation feature is missing, replace it with a feature that is similar to the original in size, scale, texture, detail, craftsmanship, material, and color. If a new design is necessary, the design should be compatible with the historic building and district based on existing or documentary evidence.

A significant wall or foundation feature should not be removed; rather it should be repaired or replaced in kind.

New wall or foundation features such as windows, vents, balconies, chimneys, and doors that compromise the integrity of the building should not be introduced.

Historic wall and foundation materials as well as details and features should not be covered over with modern substitute materials.

Wall and foundation details and features should not be applied to a historic building without documentary evidence that it is appropriate. Details should not be used to create a false sense of history.



The (former) U.S. Post Office on Hay Street is built on a stone foundation. The brick walls are accented by stonequoins and cornices.



The brick pier foundation of the Mansard Roof House has been infilled with lattice-patterned brick. The wall retain the original wood siding and decorative details.

Design Standards

Design Standards for walls include the following:

A. Preservation

1. *Maintain and preserve walls and their details* that contribute to the significance of the building. These features include wall materials such as wood, brick, masonry, stucco, metal, glass, shingles, and their architectural details.
2. *Retain trimwork* such as brackets under eaves, spindlework, and verøboard, specialty siding and accent finishes.
3. *Do not obscure original facades with replacement materials* such as metal "slipcovers" hiding historic commercial buildings or vinyl siding on a house's exterior.

B. Repair

1. *Repair historic walls using recognized and accepted preservation methods.*
2. *Historic walls and their features shall not be visually obscured by the installation of modern substitute materials.*
3. *Remove obsolete building elements* such as unused mounting brackets and anchors, junction boxes, cables and conduits, and other such features.

Replacement

1. *Replace only the damaged portion of a historic wall* if it is deteriorated beyond repair and such deterioration is clearly documented. Materials identical to the original shall be used.
2. *Wall components that must be replaced shall be identical to the original* in size, scale, texture, detail, craftsmanship, material, and color. For instance, if a new design is necessary, the design shall be compatible with the historic building based on documented evidence.
3. *New wall features that compromise the building's integrity shall be avoided.* Examples of such features and materials include windows, vents, balconies, chimneys, and doors, as well as installing artificial siding atop historic siding. Compromising a building's historic integrity includes creating a false sense of history.
4. Substitute materials may be considered when the material cannot be repaired or when the material is no longer available.

Options:

- Move to have the draft version of the Historic District Design Standards and Text Amendments brought to the next regularly scheduled City Council meeting.
- Remand the draft version of the Historic District Design Standards and Text Amendments as submitted back to Staff for further review and modification.

Recommended Action:

The Historic Resources Commission and Professional Planning Staff recommend that the City Council move to have the draft version of the Historic District Design Standards and Text Amendments brought to the next regularly scheduled City Council meeting.



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