

Historic District Design Standards Update & Text Amendments

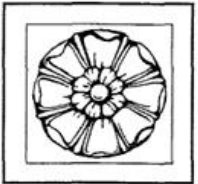
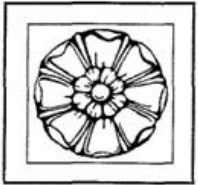
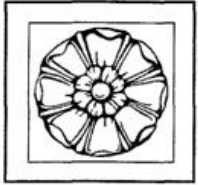
January 13, 2024



- 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 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

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



Walls & Foundations



The walls are the framework, which define a historic building. The walls delineate the structure. The wall material offers hints to a building's age and style. In the case of commercial buildings the walls often represent the property lines. In residential buildings they characterize and differentiate between buildings. A wall's shape, materials, finishes, and details all contribute to the individual character of a historic building. In many cases, the foundation is finished in a different material than the exterior walls. Foundations are usually built of brick or stone. In some cases, stucco is used as a finishing material. Solid, pier, and infilled pier foundations are all characteristic of historic foundations. Individual buildings and material should be taken into consideration when beginning a wall or foundation project.



The Liberty Point Building is a brick building built on a stone foundation typical for the date of construction.

In historically commercial areas wall and foundation materials include stone, brick, concrete, stucco, and metal.

In historically residential areas wall and foundation materials include stone, brick, stucco, and wood.



The wood-frame Sandford house is built on a raised brick basement.

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.

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Walls & Foundations Guidelines



1. 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.
2. Protect historic wall and foundation materials through regular inspections and maintenance.
3. Repair historic walls and foundations using accepted preservation methods. The National Park Service series, "Preservation Briefs" discusses accepted preservation methods for walls and foundations.



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

4. 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.
5. 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.
6. A significant wall or foundation feature should not be removed; rather it should be repaired or replaced in kind.
7. New wall or foundation features such as windows, vents, balconies, chimneys, and doors that compromise the integrity of the building should not be introduced.
8. Historic wall and foundation materials as well as details and features should not be covered over with modern substitute materials.
9. 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 brick pier foundation of the Mansard Roof House has been infilled with lattice-patterned brick. The walls retain the original wood siding and decorative details.



WALLS

The walls are the framework that define a historic building and delineate its form. The wall materials can sometimes help to indicate a building's age, type and style. In the case of commercial and mixed-use buildings in a historic downtown, the side walls often mirror the side property lines. In residential areas, they characterize and differentiate between individual buildings. A wall's shape, materials, finishes, and details all contribute to the character of a historic building. Individual buildings and materials shall be taken into consideration when beginning a project impacting a building's walls. In historically commercial and mixed-use areas, wall materials typically include stone, brick, concrete, stucco, and metal. In historically residential areas, wall and foundation materials usually feature stone, brick, stucco, and wood.

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.

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 vergeboard, specialty siding and accent finishes.



This vent and wood fishscale shingles have been well preserved.



The original facade has been obscured by mid-20th century "slipcovers."

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.



The corner stripping required for the vinyl siding on this house negatively alters its character.



While attractive, these added wooden pilasters create a false sense of history.

C. 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.

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.

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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