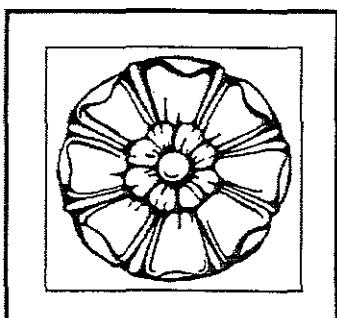
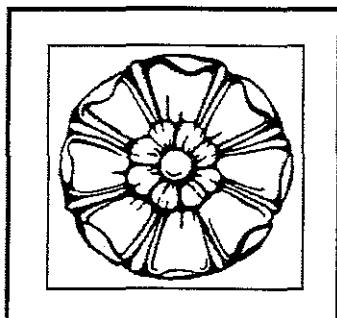
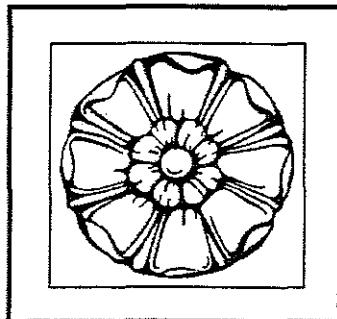


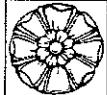
Design Guidelines for Fayetteville's Historic Districts and Local Landmarks



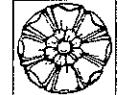
Adopted by The Fayetteville Historic Resources Commission: September 17, 2000

Adopted by the Fayetteville City Council: December 18, 2000

Fayetteville Historic Resources Commission



Design Guidelines for Fayetteville's Historic Districts and Local Landmarks



Fayetteville City Council

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Members: Marshall Pitts, Jr., Anne D. Fogleman, Bobby Hurst, Betty Milligan, Mable C. Smith, Robert A. Massey, Jr., D.J. Haire, Nat Robertson, Mark Kendrick, Curtis Worthy, Don Talbot, Rollin W. Shaw.

City Manager: Roger Stancil

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Vice-Chair: Eric John Lindstrom

Members: Bruce A. Arnold, Floyd W. Caldwell, Jr., Laney H. Clarke, David J. Gutierrez, C. John Malzone, Lonnie Player, Jr., Dr. J. Wayne Riggins, Susan Shreff, George W. Stout

Design Guidelines Subcommittee

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Acknowledgments

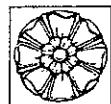
The following design guidelines including research, writing, formatting, and publishing has been funded by the Fayetteville Historic Resources Commission. These guidelines could not have been completed without the diligent assistance of the Planning Department of the City of Fayetteville. The historic postcards used in this document were kindly provided by Bruce Daws and Molly Arnold.

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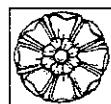
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FORWARD



The Design Guidelines for the Fayetteville Historic Districts and Local Landmarks (referred to as the Design Guidelines) is designed to assist all those involved with historic properties within the City of Fayetteville. It provides guidance for property owners, contractors, and tenants wishing to restore or make changes to landmark properties or properties in a historic district. For planning staff, city inspectors, and commission members it serves as a guide for evaluating proposed changes. It serves as a handbook for those who wish to preserve, protect, and educate the community regarding historic resources.

The first chapter of the Design Guidelines provides information regarding the design review process, and the roles of the Historic Resources Commission and the Historic Properties Manager. It also reviews the Secretary of Interior's Standards for Rehabilitation, which is the basis for treatment of historic properties within the United States. A description of the individual historic districts is located in Section 7 with district maps. The guidelines have been written so that future historic districts can be reviewed within the parameters of these guidelines. The guidelines are not meant to be a manual of historic preservation, rather as a guide for owners, contractors, city officials, and commission members to make sound decisions regarding changes that may affect the historic districts or local landmarks. A list of preservation contacts is listed in the Appendices. It is recommended that property owners and contractors review this list for further information if necessary.

The review of proposed changes in historic districts can follow two basic rules: 1) repair rather than replace; 2) if replacement is necessary, match the original as closely as possible. In addition, there are specific questions that can be asked to determine if a project is compatible with the design guidelines. The questions are:

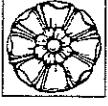
- Will the proposed change adversely affect adjoining properties and the district?
- Will the proposed change alter the character of the property or district?
- Will the proposed change create a false sense of history?

If the answer is yes to any of the above questions, the project should be reevaluated.

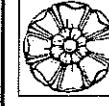
The Design Guidelines are consistently formatted throughout the document. A description of the feature is provided with photographs on the left page. Also on the left page are preservation tips. The Preservation Tips refer to methods of maintenance and repair of the specific feature as outlined by the National Park Service in their series "Preservation Briefs". The right page lists the guidelines with descriptive graphics and photographs.

FEATURE	GUIDELINES
 	1. 2. 3. 4. 5. 6.



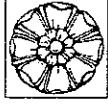


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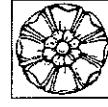
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SECTION 1 - INTRODUCTION



Historic District & Local Landmark Designations

Fayetteville's historic districts and local landmarks represent a living history that was established over two centuries ago. Historic districts and local landmarks provide a tangible link with the past, with people and events that have made significant contributions to our history and thus have helped shape our present. They help give our communities individual character and us a sense of place and connection. By preserving our historic districts and local landmarks we bridge the gap between past and future generations. Preservation of our historic districts and local landmarks seeks not to prevent physical change, but to guide change and maintain the unique character of place. Historic preservation of historic districts and local landmarks has many positive effects for the community including heritage education for all citizens, economic redevelopment, and neighborhood stabilization.

Historic District designation is a type of zoning that applies to a group of contiguous properties. It provides controls on the appearance of existing buildings and new construction within the district. To be considered for designation as a historic district, an area must have a concentration of properties that are historically, visually, or culturally related either by plan or by physical development. A district may include diverse types of historic properties, but together they must form a unified entity with its own identity. The properties must together convey a physical sense of the historical environment. Examples of historic districts include residential areas, business districts, industrial complexes, rural villages, rural landscapes, and college campuses.

A district is a defined geographic area, distinguishable from surrounding areas by differences in various characteristics of its properties, such as type, age, style, or density, or by well-documented differences in patterns of historical development or association. Individual buildings that have special historical, prehistoric, architectural, or cultural significance can be designated as local landmarks. The building must meet at least one of the following criteria: association with significant historical events, association with a person significant to our past, embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master or possesses high artistic value, or is likely to yield important historical or prehistorical information.

The Fayetteville Historic Resources Commission

The Fayetteville Historic Resources Commission was established by an ordinance adopted by the City Council in 1986, pursuant to North Carolina enabling legislation, which provides a framework for local preservation commission efforts through local ordinances. The Fayetteville Historic Resources Commission is responsible for the administration of the guidelines designed to preserve and protect the character of Fayetteville's historic and architectural resources, and to assist and advise City Council in order to:

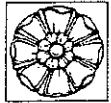
- 1) Safeguard the heritage of the city by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory; and
- 2) Promote the use and conservation of such districts or landmarks for the education, pleasure, and enrichment of the residents of the city.

The Fayetteville Historic Resources Commission is composed of eleven members appointed by the City Council. Each member has demonstrated a special interest or has experience in history or architecture. The members of the commission are devoted to providing the highest level of customer service to the community.

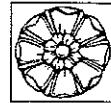
Historic Properties Manager

The Historic Properties Manager, who is a member of the Planning Department, provides staff support to the Fayetteville Historic Resources Commission and is a full-time city employee with historic preservation experience. The Historic Properties Manager is available to assist citizens with any problems, questions, or concerns they may have regarding matters related to the historic districts and local landmarks, preservation planning, or technical advice. The Fayetteville city staff is devoted to providing the highest level of customer service to the community.





The Design Review Process



Property Owner Plans Project Regarding Historic Property

Property Owner obtains application from Inspections Department
Project is classified as Minor or Major Works

Minor Work Project

Property Owner submits application with required materials

Application is reviewed by the Inspections Department.

Application is approved by staff and Certificate of Appropriateness (COA) is issued.

-OR-

Application is referred to Fayetteville Historic Resources Commission (FHRC) review.

After obtaining proper permits property owner may begin work

Major Work Project

Property Owner submits application with required materials by specified date.

Planning Department posts public notice regarding the applicant's property.

FHRC holds public meeting to review proposed project.

FHRC issues a COA based on ordinances and guidelines

-OR-

FHRC denies application based on ordinances and guidelines

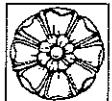
After obtaining property permits owner may begin approved work.

Owner may revise request & submit new application.

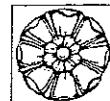
Owner may appeal to Board of Adjustment based on procedural grounds.

Certificates of appropriateness may include conditions required by the Fayetteville Historic Resources Commission.





Certificate of Appropriateness / Minor Work



Certificate of Appropriateness (COA)

Once an area is designated as a historic district, or an individual property is designated as a local landmark, the owner of a property within the district or local landmark cannot demolish the property, move it, or change its exterior features without a certificate of appropriateness issued by the Commission.

Owners who wish to make exterior changes to local landmarks or properties in the historic districts must first have their plans reviewed and approved by the Commission. This requirement applies to contributing and noncontributing properties, vacant lots, and public rights-of-way.

The commission's primary responsibility is to prevent changes to a landmark or in a district that would not be in keeping with the special character of the landmark or district. An owner proposing changes to a historic landmark or a property in a historic district must apply to the commission for a certificate of appropriateness. Proposed changes requiring a certificate of appropriateness include alteration, restoration, construction, reconstruction, relocation, or demolition of buildings, other structures, site work, landscaping, awnings, or outdoor advertising signs.

The provisions for a certificate of appropriateness only apply to exterior features of the property within the historic district. Exterior features include the architectural style, general design, and general arrangement of the exterior of the building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, lights, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" include, style, material, size, and location of all signs. This also includes major landscaping and natural land features such as creeks or rivers, or creek banks.

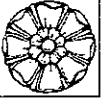
Minor Work

Rather than require a full formal commission review of proposals for relatively minor alterations, the ordinance establishing the commission allows certificates of appropriateness for minor works to be reviewed and approved by the Inspections Director in conjunction with the Historic Properties Manager. The Inspections Director in conjunction with the Historic Properties Manager may approve and issue Certificates of Appropriateness for minor works consistent with the design guidelines in the following instances:

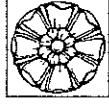
- A. Where the historic character of the structure is not changed.
- B. Renewal of an expired Certificate of Appropriateness where no change to approved plans is being proposed and there has been no change to the circumstances under which the certificate was approved initially.
- C. Replacement of missing 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.

In reviewing applications for certificates of appropriateness for minor works, the Inspections Director in conjunction with the Historic Properties Manager must follow the detailed standards adopted by the commission. If the application cannot be approved, the Inspections Director in conjunction with the Historic Properties Manager must refer it to the Historic Resources Commission.





Compliance



Compliance

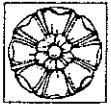
Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Zoning Administrator. Failure to comply with the ordinance or an approved certificate shall be a violation of the zoning ordinance and is subject to the penalties for such violations according to established procedures. The penalties and remedies for enforcement of the Historic Preservation Ordinance are found in section 32.106 titled Penalties and Remedies in the Historic Preservation Ordinance. In addition to equitable remedy, order of abatement, and civil penalty, citations may be issued to any person believed to be in violation of the Historic Preservation Ordinance.

"The Building Inspector is empowered to issue citations to any person, business, or corporation, or other legal entity if there is reasonable cause to believe that any of the above have violated any provisions of this ordinance, to include beginning work without a Certificate of Appropriateness and/or not following designs and materials already approved by Certificate of Appropriateness. The enforcement officer has the option to either issue a "warning" citation, a citation, or pursue civil penalties."

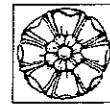
(1) Warning Citations. A "warning citation shall state the violation and give the violator thirty (30) days to remedy the violation. The Building Inspector shall have the authority to extend the period of the warning citation so long as there are documented, objective, or otherwise visible good faith efforts to comply with the warning citation. If there has not been compliance with the warning citation, then a citation will be issued. Each day shall constitute a separate violation and a new citation will be issued for each day of continuing violation.

(2) Citation. Any person violating any provisions of this ordinance shall be issued a citation in the amount of one hundred (\$100.00) dollars. Each day shall constitute a separate violation and a new citation will be issued for each day of continuing violation. This citation shall inform the violator that a civil complaint or criminal summons will be filed if the citation is not paid within forty-five (45) days of the date of the citation. The Commission shall have the authority to void any citations if the offender has taken corrective action satisfactory to the Building Inspector and/or the Historic Resources Commission to ensure compliance with these provisions.

A full copy of the Historic Preservation Ordinance can be found in the Appendices for further information regarding compliance with the Historic Preservation Ordinance.



The Secretary of the Interior's Standards

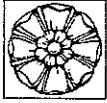


The Fayetteville Historic Resources Commission adopts as basic guidelines the Secretary of the Interior's "Standards for Rehabilitation". The Standards that follow were originally published in 1977 and revised in 1990 as part of the Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

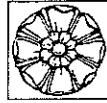
- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. (Note: This standard deals with use and thus does not apply to commission's design review.)
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces 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 architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measure shall be undertaken.
- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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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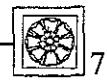
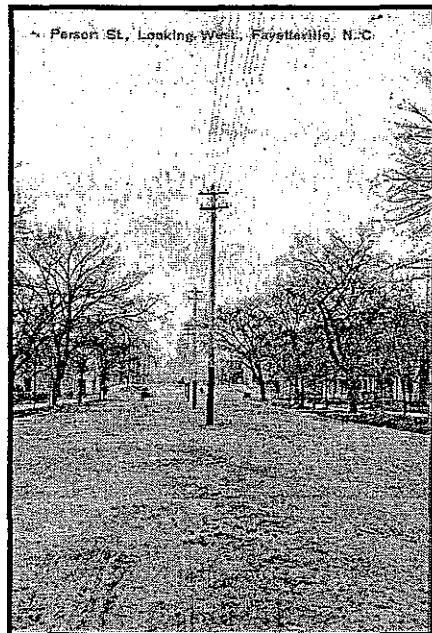
Section 2 - Fayetteville's Historic Architecture

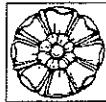


The developmental history of Fayetteville begins with the settlement of two towns set one mile apart. In 1760 the town of Cross Creek was established one mile west of the Cape Fear River along Cross Creek. Two years later on the banks of the Cape Fear River, Campbellton was developed as a trade center along the river. In 1778 the two towns merged to form Upper and Lower Campbellton. In 1783, the town took the name Fayetteville in honor of the Marquis de Lafayette. It was at this time that a new town plan was developed and implemented. The development of the new town plan required implementing the existing streets. The focal points of the new plan were two squares, Town Square and James Square. The State House would occupy Town Square while the County Courthouse was sited at James Square. Four axes would radiate from the State House (now the site of the Market House). These axes are Hay, Gillespie, Person, and Green Streets.

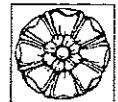
The Cape Fear River provided the town with the important status as North Carolina's most inland port. Trade between Fayetteville and Wilmington provided the citizens of Fayetteville an advantage over other towns without water transportation. The city's oldest structure, Cool Spring Tavern, was built in 1789. It was completed in time to host the General Assembly as they met at the State House in Fayetteville to ratify the United States Constitution and Charter the University of North Carolina. Also constructed during the Federal Period was the Liberty Point Building completed in the late 1700's. Many residences during this period were found near the commercial center. There were exceptions though. In 1817, Robert Strange was the first to build his town home on Haymount Hill, west of the city. Robert Strange was also the owner of a substantial plantation north of the city center known as Myrtle Hill. The Great Fire of 1831 destroyed many of the town's buildings including the State House. This important building was rebuilt in 1832 and is now known as the Market House. Similar to the original State House, it reflects the Renaissance Revival style and is a National Historic Landmark. St. John's Episcopal Church and the First Presbyterian Church were also rebuilt following the fire. In 1838, a site near

the top of Haymount Hill was selected as the site for a U.S. Arsenal. This fortified site served the U.S. Government until it was destroyed by William T. Sherman during his march through the Carolinas in March, 1865. Fires devastated Fayetteville's commercial district and economy again in 1845 and 1846. The transportation industry in Fayetteville also suffered during this era.



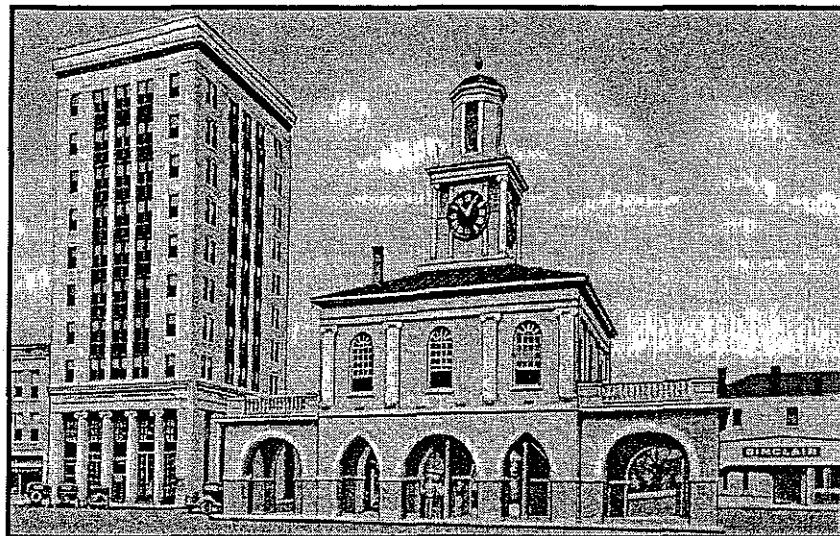


Fayetteville's Historic Architecture



The railroad began to surpass water as the primary mode of transportation. All the major towns, Raleigh, Wilmington, Greensboro and Winston-Salem, were connected by the railroad, but not Fayetteville. In 1849, the citizens of Fayetteville met to discuss the construction of plank roads. The dirt roads of the time would become muddy and difficult to pass for horse and carriage. The plank roads would maintain a stable road surface for which horse and carriage could easily navigate. The longest of these roads was finished in 1854 north of Winston-Salem stretching some one hundred and twenty-nine miles. The roads provided farmers with a much improved road system to transport their goods to market. Tolls on the roads provided income for maintenance and repair. However, the railroad soon proved to be less expensive and easier to access than the plank roads. As the growth of the railroad continued to cross the state, the plank roads started losing money and with the outbreak of the Civil War were abandoned. In the 1850's, two buildings were erected downtown that still stand today: the former Fayetteville Mutual Insurance Company (Point News) and the former Wadill's Store at 220 Hay Street. Fayetteville suffered financially with the outbreak of the Civil War and remained at a stalemate until the railroad arrived in the 1880's.

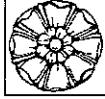
The railroad era marked a period of improved financial status in the city. The citizens of Fayetteville illustrated this rebirth by constructing buildings in academic styles rather than local interpretations. It was at this time that the owner of Sedberry's Drugstore built a large Second Empire



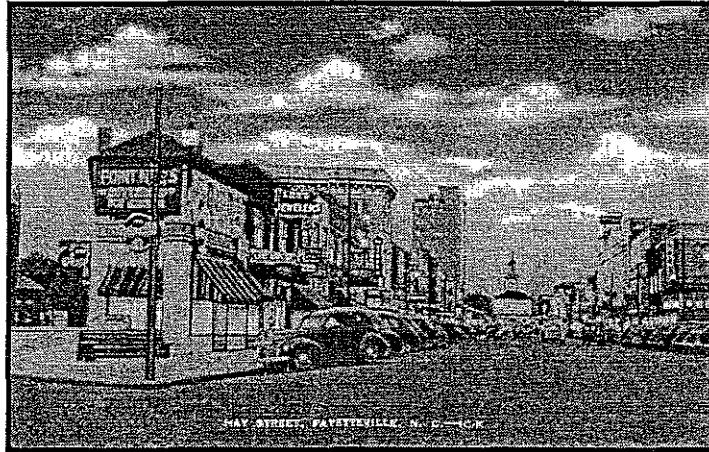
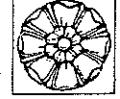
Market Square Documentary Postcard

style building on Market Square and an elaborate Queen Anne style residence on Person Street. As Fayetteville embarked on the dawn of the twentieth century, the city and citizens continued to make improvements. The textile industry began to make its mark in the city and outlying areas. Several large mills were put into service and as a result, several mill villages were built for mill workers. Villages were erected around Holt-Williamson, Tolar Hart, Massey Hill, and Hope Mills. Massey Hill and Hope Mills villages remain as a living history of the textile boom in Fayetteville. Transportation continued to change and grow. In 1902, Wade T. Saunders drove the first automobile in Fayetteville. A trolley line was installed on Hay and Gillespie Streets around 1906. The trolley line provided public transportation from the top of Haymount Hill down Hay Street to the Market House to Gillespie Street to the Fairgrounds. The impact of the railroad continued to spawn construction within the city. The new Atlantic Coastline Railroad Depot was built in 1911, in the Dutch Colonial Revival style. Also in 1911, the new United States Post Office was built on Hay Street.





Fayetteville's Historic Architecture

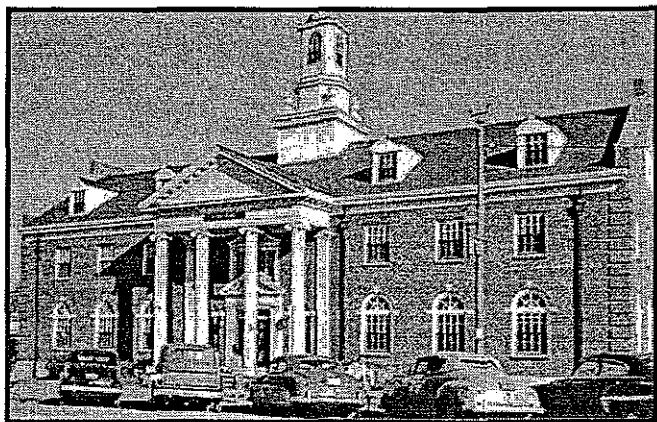


The Stein Brothers Department store became part of the prominent Market Square in 1916.

The “Roaring Twenties” brought numerous construction projects to the commercial district both private and public. The largest hotel in town, the Prince Charles, was completed in 1923. The skyscraper arrived in Fayetteville in 1926. Designed by Charles C. Hartmann of Greensboro, the (former) First Citizen’s Bank building changed the skyline of downtown forever. The county completed a new courthouse on Gillespie Street in

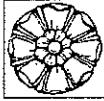
1924. The Twenties also brought the project that would change the face of Fayetteville forever, Camp Bragg. Established in 1918, it was started as a field artillery camp for the Army. Today, Fort Bragg with support from Pope Air Force Base is one of the largest inland military installations in the world. WPA (Works Projects Administration) projects spawned growth during the Great Depression. In 1941, a new City Hall was constructed on Green Street, fashioned after the Governor’s Palace at Williamsburg, and the Fayetteville Independent Light Infantry received a new armory in 1936.

The Thirties introduced new architectural styles to the city of Fayetteville. As the automobile became the chief form of transportation, dealerships opened to sell the vehicles. M & O Chevrolet, built between 1934 and 1937, was designed in the streamlined Art Deco style. The 1940’s saw major growth residentially as neighborhoods formed further west in Haymount and north along Ramsey Street. During the 1950’s and 1960’s, downtown Fayetteville was the center of commerce. Businesses operated in almost every storefront. Bragg Boulevard began to experience commercial development. As evidenced by the opening of Eutaw Shopping Center in 1955, Eutaw became the first shopping center outside of downtown Fayetteville. However, the downtown area continued to thrive as the new Capital Department Store was also built in 1955.

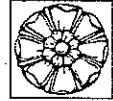


Mid-20th C. view of City Hall





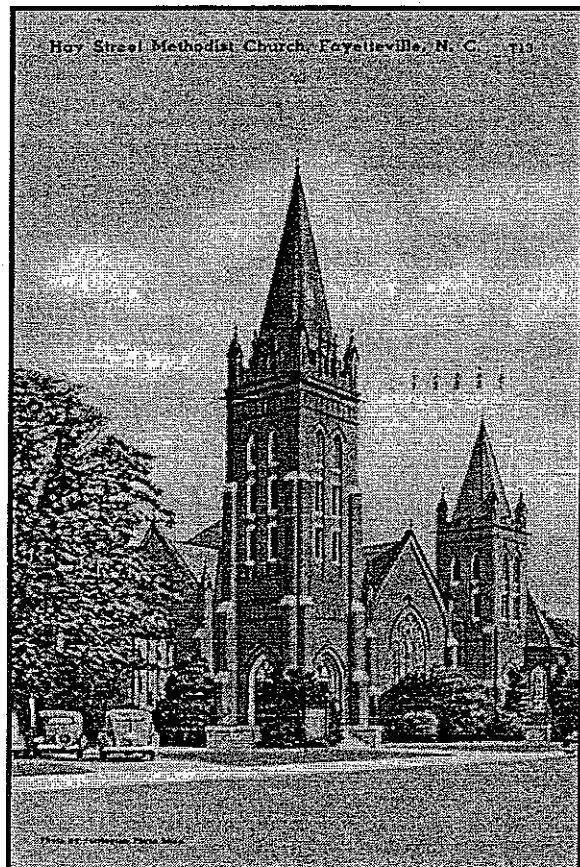
Fayetteville's Historic Architecture

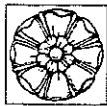


In the 1970's, many changes came to the downtown area. Fayetteville continued to grow and in 1975 became a shopping destination as the new Cross Creek Mall opened its doors. Residential and commercial development began to center around the mall area. Businesses began to move out of downtown. They were replaced with numerous bars and clubs. Downtown was no longer a destination for business and commerce.

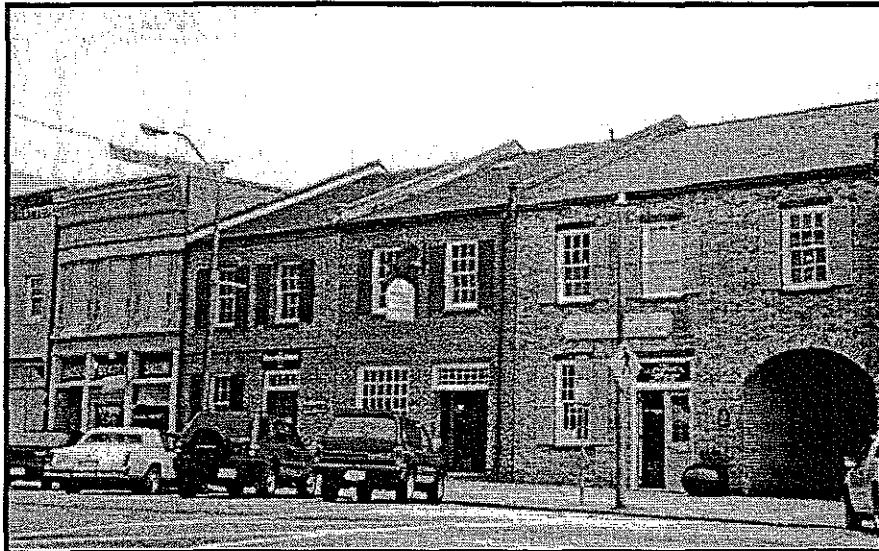
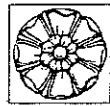
The 1980's saw a building boom like no other in Fayetteville. Residential areas sprouted up at almost every turn. These developments stretched halfway to Raeford and beyond Spring Lake. The Olde Fayetteville Association began rallying for the revitalization of downtown. Early projects included closing Hay Street to parking in hopes of a more pedestrian friendly environment. The city demolished the 500 block of Hay Street in an attempt to rid the downtown of the bars and blight that had a worldwide reputation. The Medical Arts building took its place on the block and added another dimension to the growing medical practice within the city.

The 1990's illustrated continued growth. Fort Bragg, formerly Camp Bragg, maintains its status as a great military base with support from nearby Pope Air Force Base. In 1999, the Fayetteville Downtown Historic District was included on the National Register of Historic Places. This honor provides a forty percent tax credit for qualifying rehabilitation on a contributing building within the district. The partnership of private and public sources is really making a difference in downtown. The Special Forces and Airborne Museum broke ground in 1999, as did the new PWC (Public Works Commission) building on the site of the former Lafayette Hotel. As we stand in the dawn of the Twenty-First century, the city of Fayetteville appears to stand ready for continued prosperity.





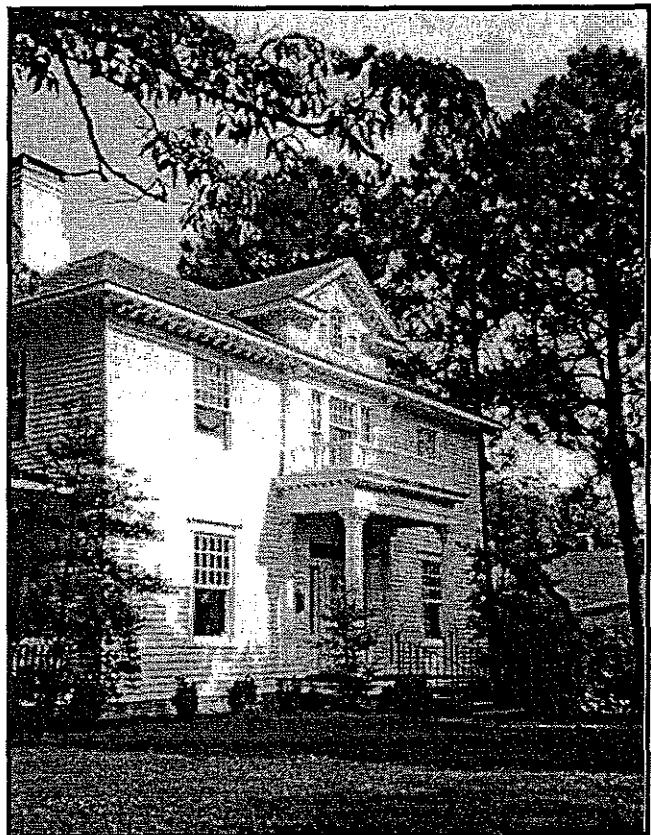
Fayetteville's Historic Districts



Downtown Historic District

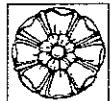
Buildings on Person Street in the Downtown Historic District.

Haymount Historic District

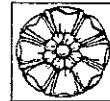


The Charles G. Rose House in the Haymount Historic District.

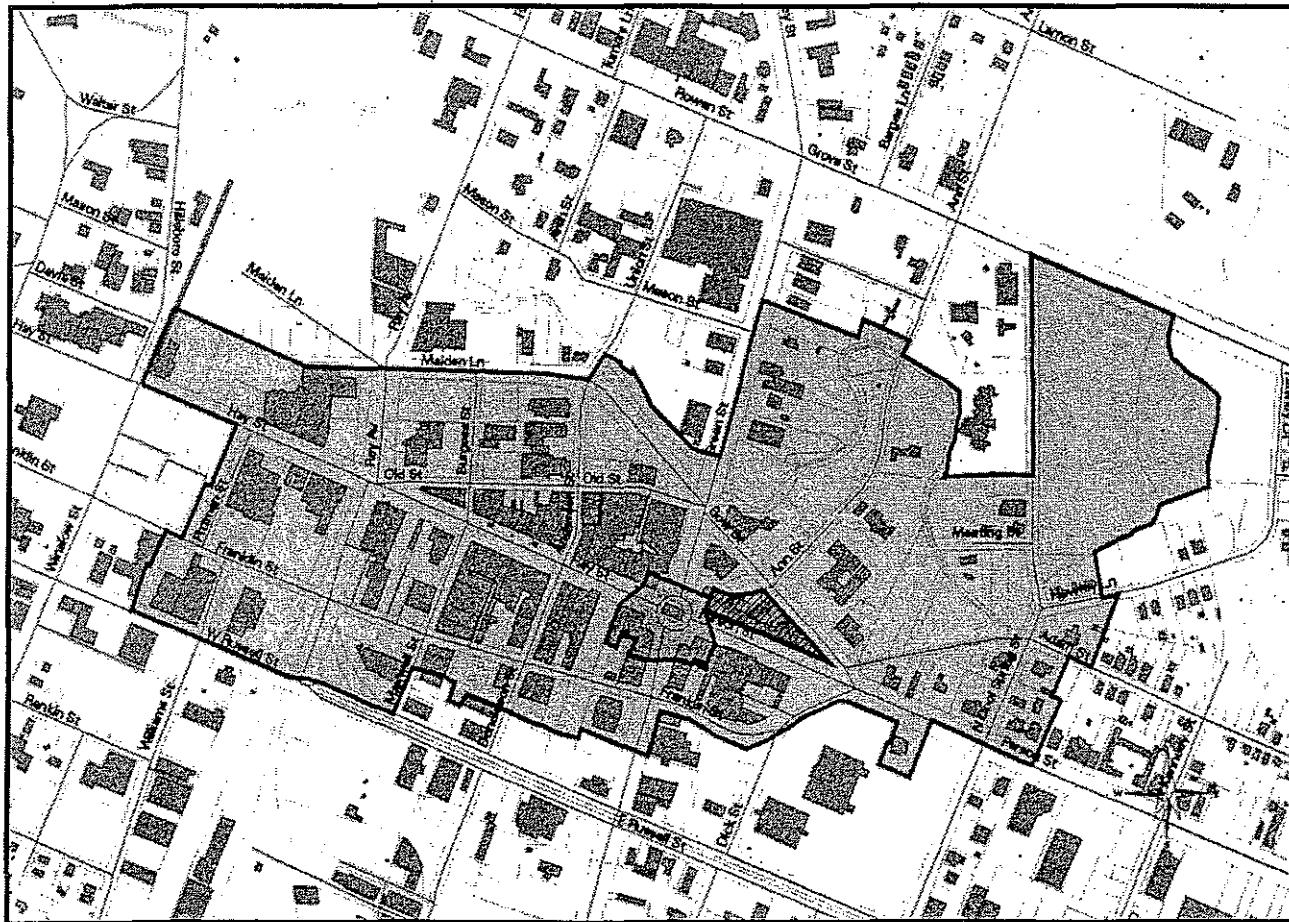




Downtown Historic District



Map of the Downtown Historic District

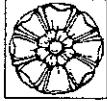


The Downtown Historic District encompasses the original commercial center of the city. The historic, architectural, and archaeological resources of the district are significant for the information they possess relative to the settlement pattern and the urban development of Fayetteville. The period of significance covers the late 18th century to the mid-20th century.

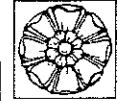
Fayetteville's earliest settlement, the commercial district, developed as an important regional trade center in the Upper Cape Fear River Valley in eastern North Carolina. The architecture of the commercial buildings reflects this development and ranges from the brick Federal-style Liberty Row shops on Person Street to the early 20th century Dutch Colonial Revival, Mediterranean Revival and Neo-Classical Revival buildings. These buildings share common walls, of durable materials such as brick, ashlar veneer, and/or steel. Lots are typically 20 to 40 feet wide and 80 to 100 feet deep with buildings located adjacent to public sidewalks.

The Downtown Historic District, listed locally as well as on the National Register of Historic Places, includes two additional National Register Historic Districts; the Market House Square Historic District, and the Liberty Row Historic District. The Historic District's focal point is the brick Market House, constructed in 1832, a National Historic Landmark, modeled after an 18th century English town hall.

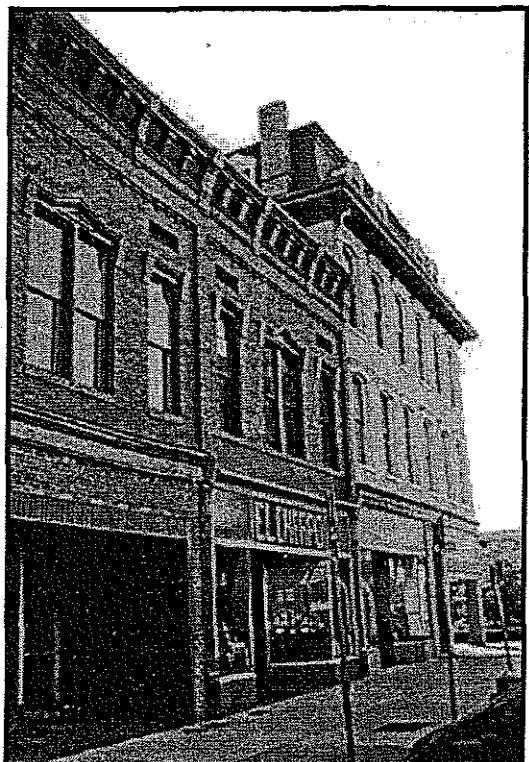




Downtown Historic District

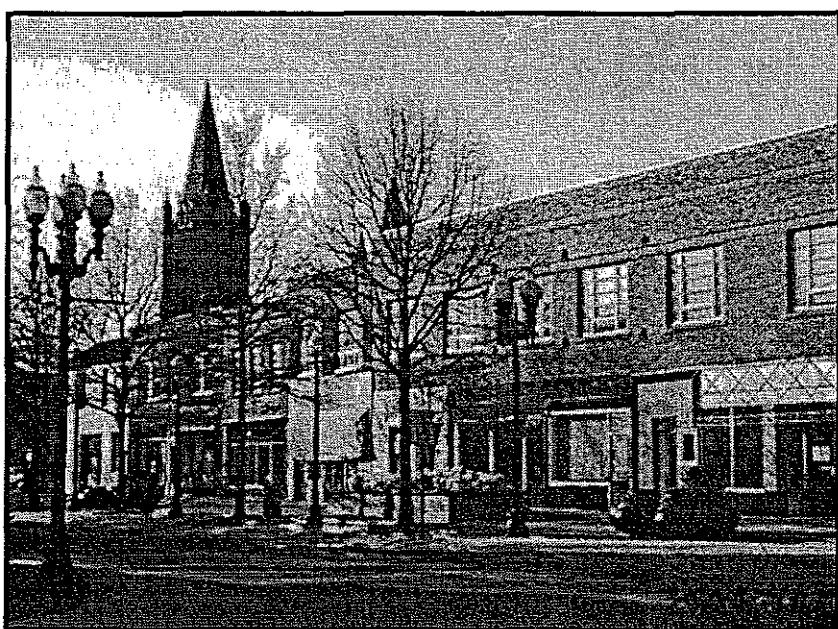


The Market House looks west along Hay Street, the one time center of Fayetteville's commercial activity. Hay Street is lined with a variety of different styles of vernacular commercial architecture which range from simple brick rectangular buildings to larger buildings with stylized detailing from the clean Federal lines to the Art Moderne. These include two examples of antebellum Greek Revival buildings, Wadill's Store and the (former) Fayetteville Mutual Insurance Company. One of the few remaining Federal-style buildings in the district, the Liberty Point Building, is the oldest commercial structure.



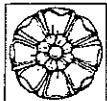
Person Street Buildings
Revival, Beaux Arts, and Dutch Colonial Revival styles.

The character of the eastern half of the district is different in its feeling. The visual effect of this residential neighborhood is maintained by the large landscaped lots with mature trees, the rolling terrain with narrow curving streets and Cross Creek as it meanders through the area. Many of the residences in this neighborhood have been restored to their original style and grace. Cool Spring Tavern, built in 1788, is the only remaining example of a Federal-style residence in the district. One of the finest 19th century residences remaining in the district is the Sedberry-Holmes House, a Queen Anne-style house.

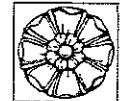


Hay Street Buildings.

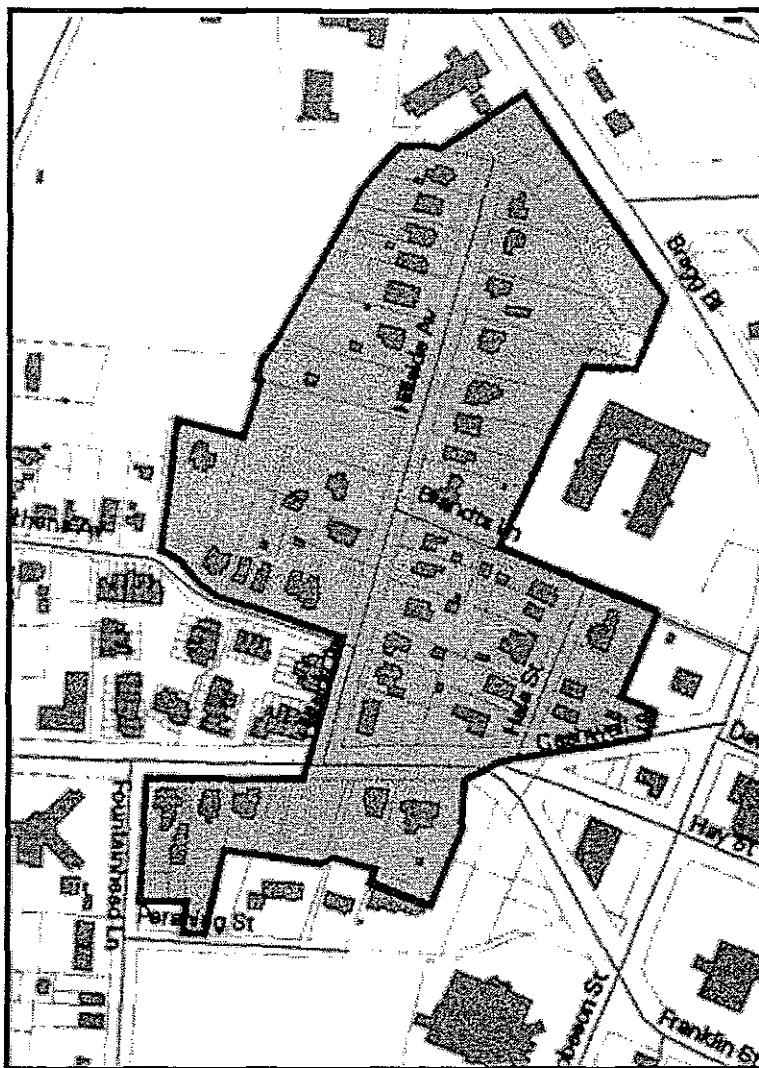




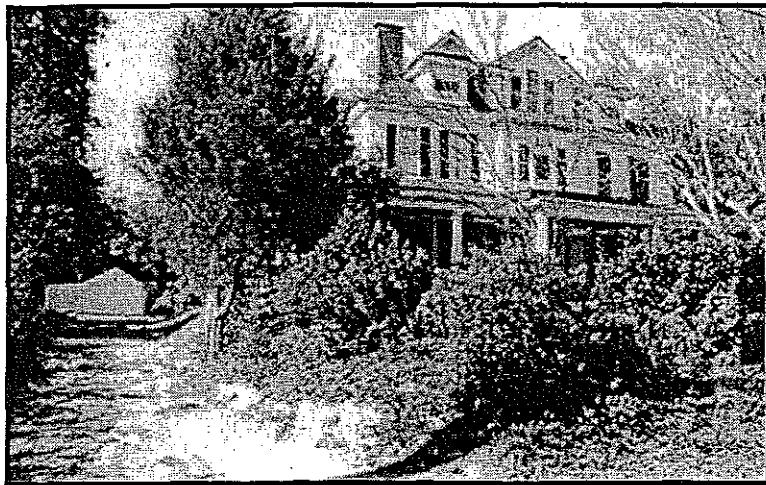
Haymount Historic District



Map of the Haymount Historic District

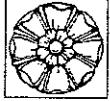


The Haymount Historic District is listed on the National Register of Historic Places, as well as being designated as a Local Historic District. The following description of the Haymount district is contained in the National Register Nomination. The Haymount District, situated on a rise overlooking the town below, is one of Fayetteville's oldest and most intact residential neighborhoods. Centered on Hale Street, Hillside Avenue, Athens Avenue, and Hay Street, the district contains structures which illustrate the development of residential architecture in Fayetteville from c. 1817 to c. 1950.

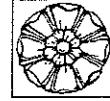


House in the Haymount Historic District





Haymount Historic District



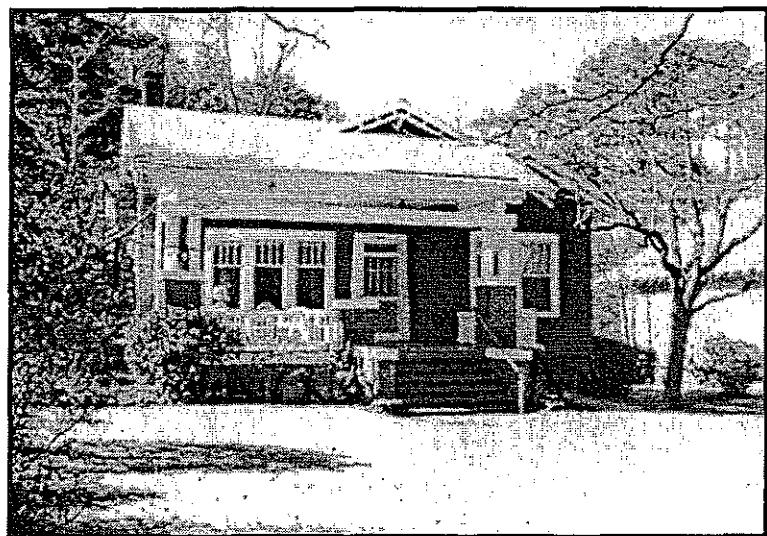
All of the major national architectural trends during this time span are represented, from the Robert Strange Town House, c. 1817, which is a fine two-story example of Federal architecture, to the Smith-Lauder House, c. 1853, a frame Greek Revival house with a side-hall plan and pedimented roof and portico, to the Etta Bell Clark Monaghan House, c. 1900, a delightful one-story Victorian cottage with pyramidal roof, wraparound porch, and sawnwork.



Tudor and Colonial Revival Styles in the Haymount Historic District

The twentieth century is well represented also with a fine collection of Colonial Revival houses, such as that built by Charles G. Rose in 1911, and numerous bungalows. Also significant historically, the neighborhood began to develop west of town on an elevated and picturesque site during the early nineteenth century and was served by westward wagon roads leading from the city. It gained a fashionable reputation early on with the presence of such personages as Robert Strange, prominent lawyer, judge, author, and statesman, and E.J. Hale, editor of the Fayetteville Observer, whose houses still stand.¹

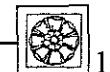
Some of the earliest houses survive intact, and with new construction spanning over a century and a quarter, help to show the variety and importance of Fayetteville's architectural and historical development.

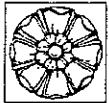


Bungalow in the Haymount Historic District

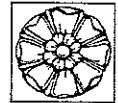
Local Landmarks

The city of Fayetteville has thirty-four designated local historic landmark properties. These properties include commercial and residential buildings, churches, the U.S. Arsenal site, and the Old Fayetteville Canal. All of these landmarks contribute to the history of Fayetteville. The local landmarks combined with the historic district provide a living history of Fayetteville that cannot be replicated or replaced. Information regarding Fayetteville's Local Landmarks can be obtained by contacting the Historic Properties Manager at 433-1612.

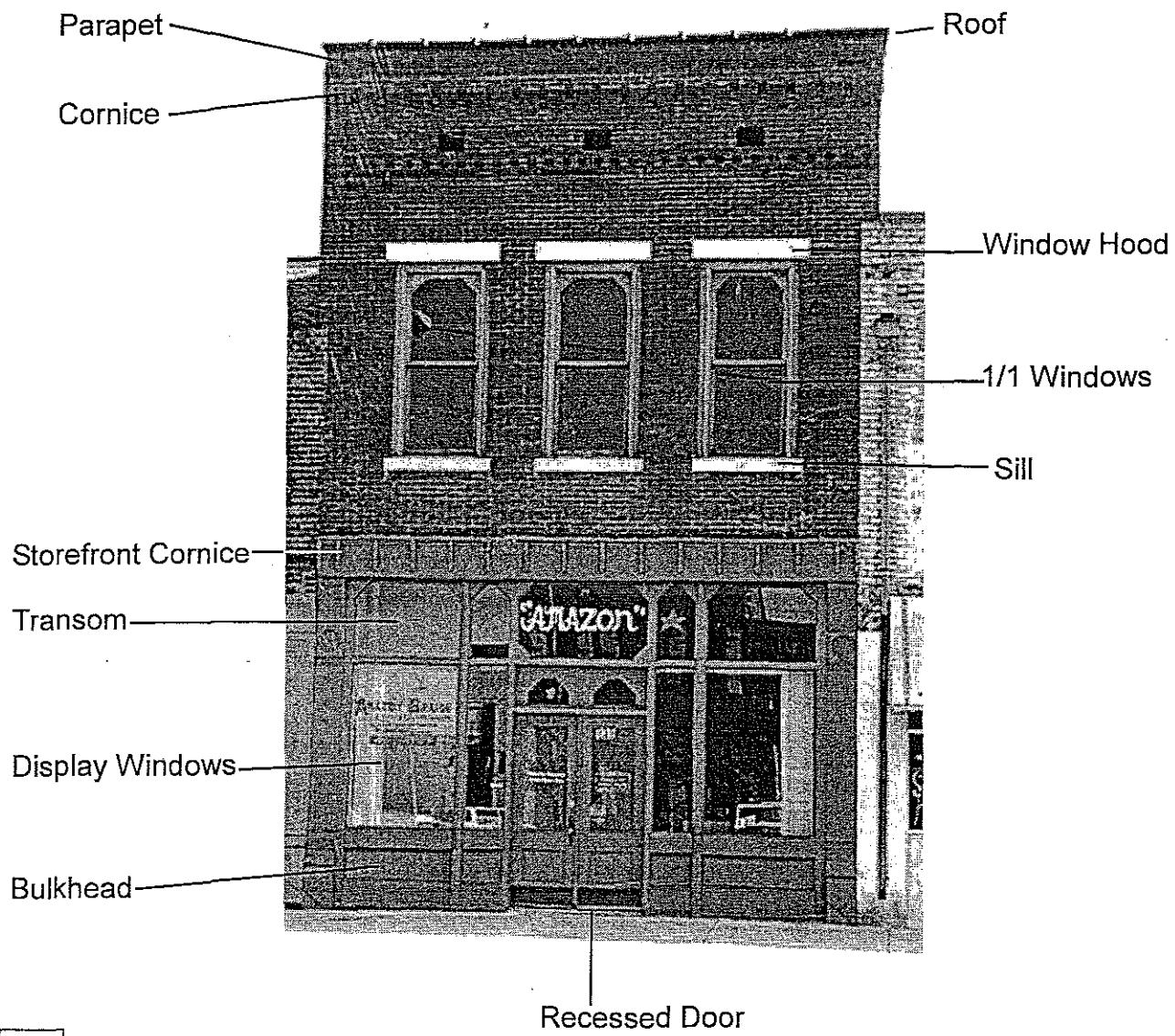


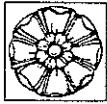


Parts of a Storefront

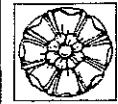


The architecture of commercial buildings is very different from houses. Of course, they were built for very different reasons. In Fayetteville, the downtown commercial district is composed of commercial storefronts. The storefront is basically the first floor of the commercial building. The following illustration identifies the architectural components that make up the storefront. In addition, the parts of the upper story have also been included to give a better understanding of the entire commercial building. The terms used here can also be found in the glossary. Section four contains a subsection specifically on storefronts. There you will also find subsections with emphasis on building materials, roofs, walls, windows, doors, paint, utilities, and accessibility.





Parts of a House



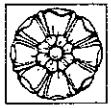
The following illustration identifies the most common parts of a house. This information is provided to familiarize property owners, commission members, city officials, and the general public with the basic architectural terminology used throughout the guidelines. An in-depth glossary is included in the appendices for use as a cross-reference and further explanation. In addition, there are individual chapters in the guidelines dedicated to roofs, windows and doors, porches, walls and fences, and building materials.



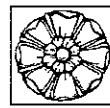
- A - Multi-Gable Roof
- B - Chimney
- C - Fascia
- D - Gable
- E - Round Shingle Siding
- F - Plain Weatherboard Siding
- G - Cornerboard
- H - 1/1 Double-Hung Sash Windows
- I - Recessed Porch
- J - Porch

- K - Balustrade
- L - Post
- M - Decorative Bracket
- N - Lintel
- O - Window Frame
- P - Sill
- Q - Door
- R - Foundation
- S - Retaining Wall
- T - Entablature





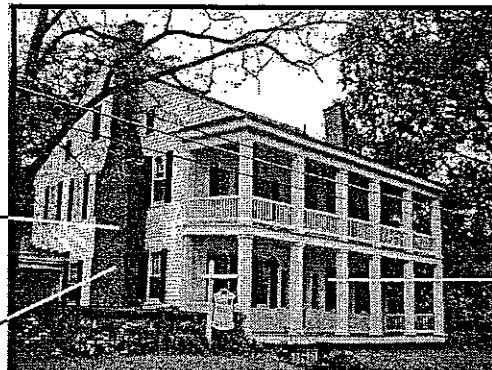
Architectural Styles



Federal 1780-1840

Local Examples - Liberty Point,
Cool Spring Tavern
Robert Strange Townhouse

Exterior end chimneys



Entrance framed by sidelights & fanlight

Flemish bond brickwork

Greek Revival 1840-1860

Local Examples- (former) Wadill's Store,
Point News, Smith-Lauder House

6/6 or 9/9 light double-hung sash



Gable-front or Hip Roof

Moldings or Dentil Moldings

Columns

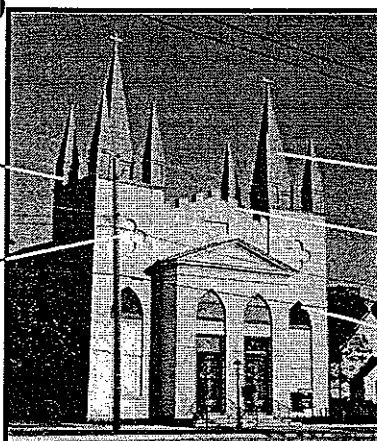
Entrance framed by sidelights and transom

Gothic Revival 1830-1870

Local Early Examples -St. John's Episcopal,
Evans A.M.E. Zion Church.

Late Example-Hay Street United Methodist.

Towers



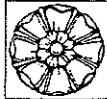
Steeply pitched roof

Quatrefoil Patterns

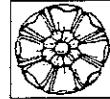
Castellated Parapet

Gothic (Pointed) Arches



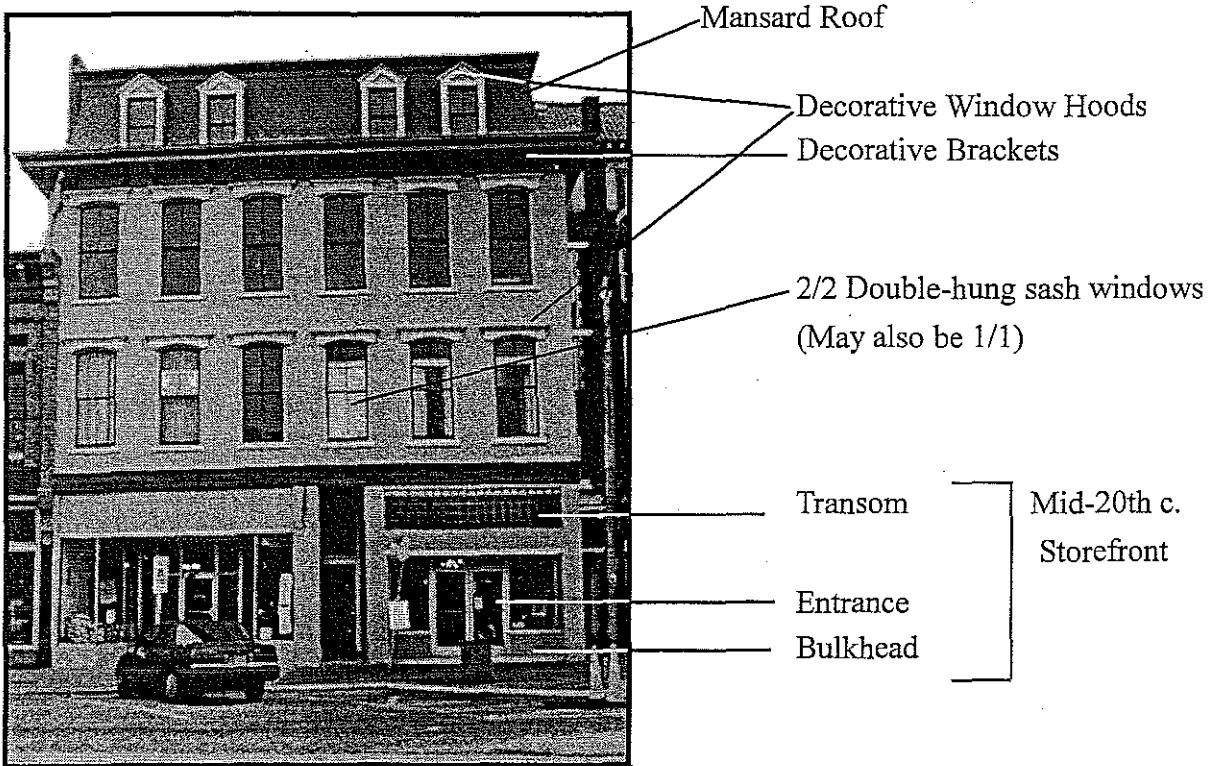


Architectural Styles



Second Empire 1860-1880

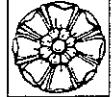
Local Examples - Mansard Roof House
Sedberry-McKethan Building



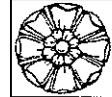
Decorative or Patterned Shingles

- Roof Cresting
- Mansard Roof
- Roof Dormers
- Decorative Brackets
- Decorative Window Hoods
- 2/2 Double-Hung Sash
- Double-Leaf Entrance



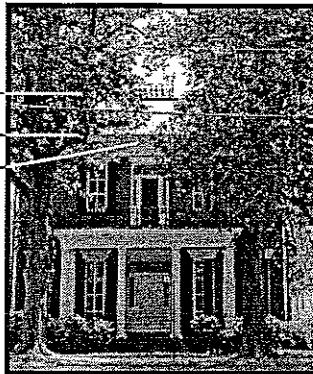


Architectural Styles



Greek Revival/Italianate 1850-1880

Hip Roof
Overhanging Eaves
Decorative Brackets



Local Examples: Greenbank,
Kyle House.

This is a transitional style. The houses were constructed in the Greek Revival style. However, they were updated during the Italianate period. The updates usually included the addition of decorative brackets under the roof eaves.

Richardsonian Romanesque 1880-1900

Local Example: Knights of Pythias
Building, Cape Fear & Yadkin
Valley Depot

Round Arches



Other elements may include:
Asymmetrical massing,
arched porch supports,
arched entrances, towers,
hipped roof.

Queen Anne 1880-1910

Steeply Pitched Roofs

Local Examples:

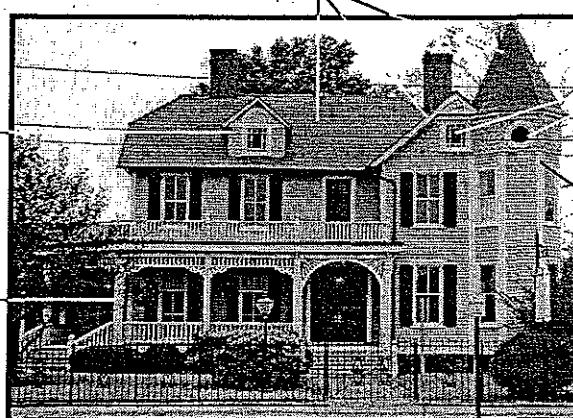
Sedberry-Holmes House,
Arch Street House
Various shaped windows

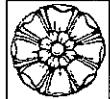
Stained glass windows

Towers or Turrets

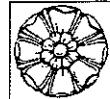
Wraparound porches

Asymmetrical Massing



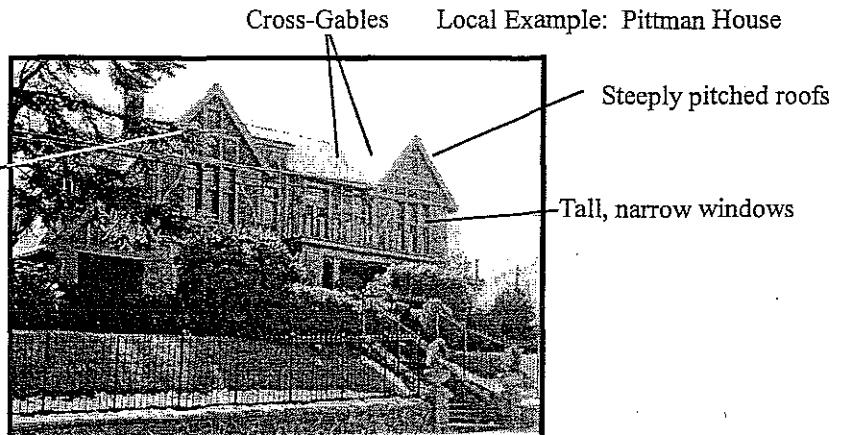


Architectural Styles



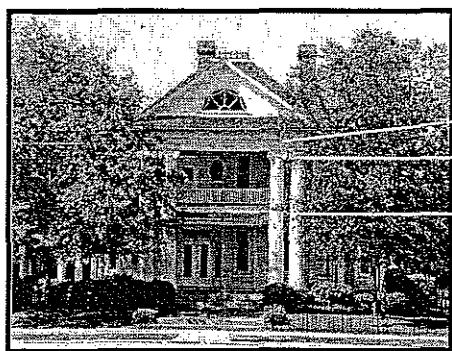
Tudor 1890-1940

Use of stone brick, stucco and wood



Neoclassical 1895-1950

Local Examples:
First Citizens Bank,
Person St. House

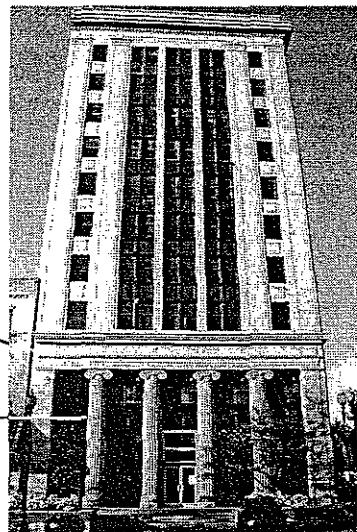


Classical Elements

Classical Entablature

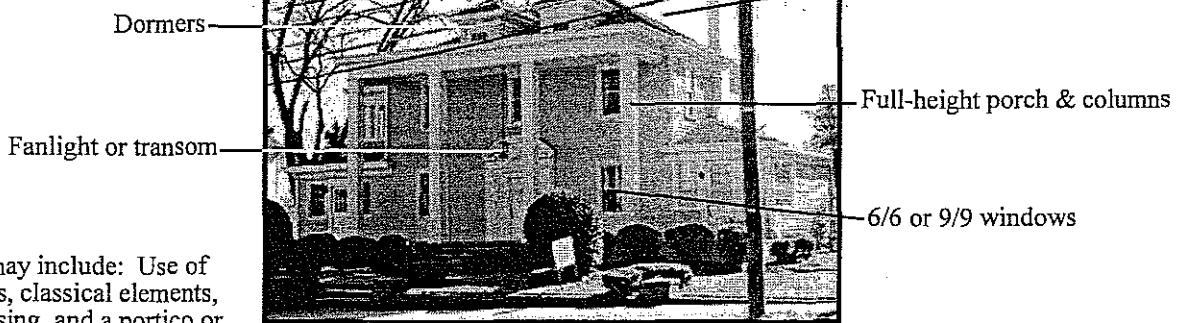
Full-height porch or portico

Colossal Columns or Pilasters



Colonial Revival 1890-1940

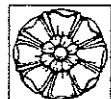
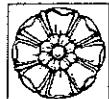
Local Examples: Several in Haymount Area



Other elements may include: Use of broken pediments, classical elements, symmetrical massing, and a portico or stoop.

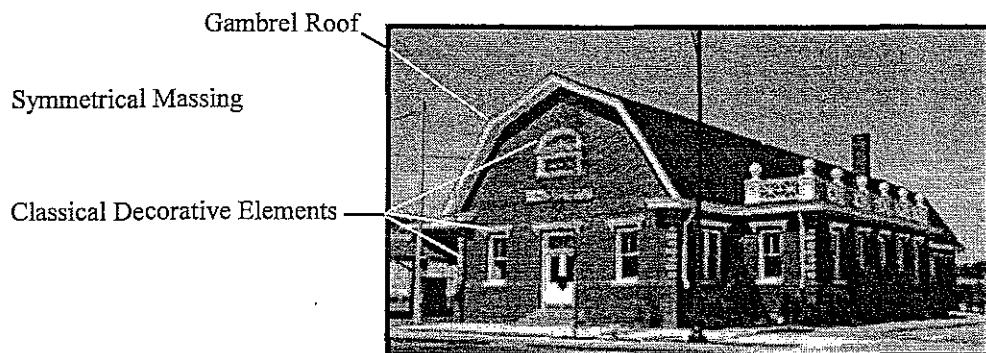


Architectural Styles



Dutch Colonial Revival 1910-1930

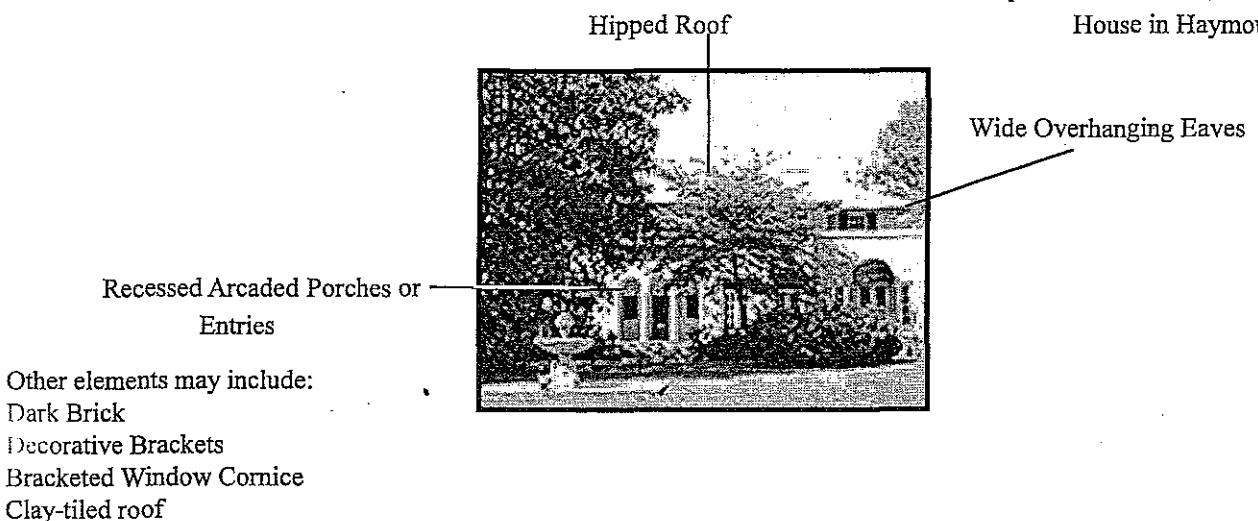
Local Example: ACL Passenger Station



Eclectic Revivals 1890-1940

Local Example:

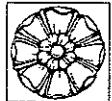
House in Haymount



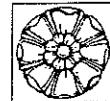
Art Deco 1920-1940

Local Example: M&O Chevrolet Building





Architectural Styles



Eastlake 1870-1890

Local Example: Poe House



Craftsman 1910-1930

Local Examples: Several in Haymount Area



International 1925-Present

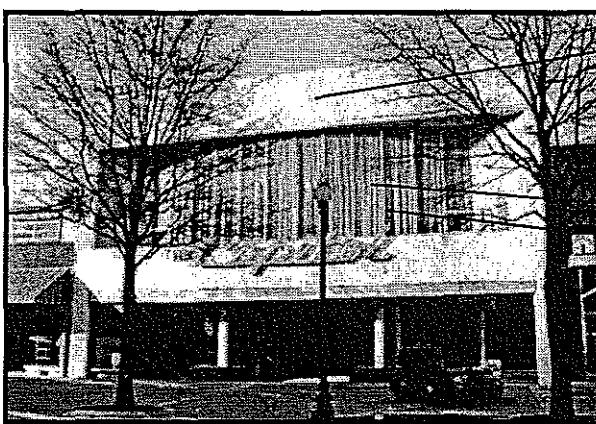
Local Examples: Capital Department Store, BB & T Building

Absence of decorative detail

Smooth wall surface

Other elements include:
cantilevered sections,
metal windows flush
with outer walls.

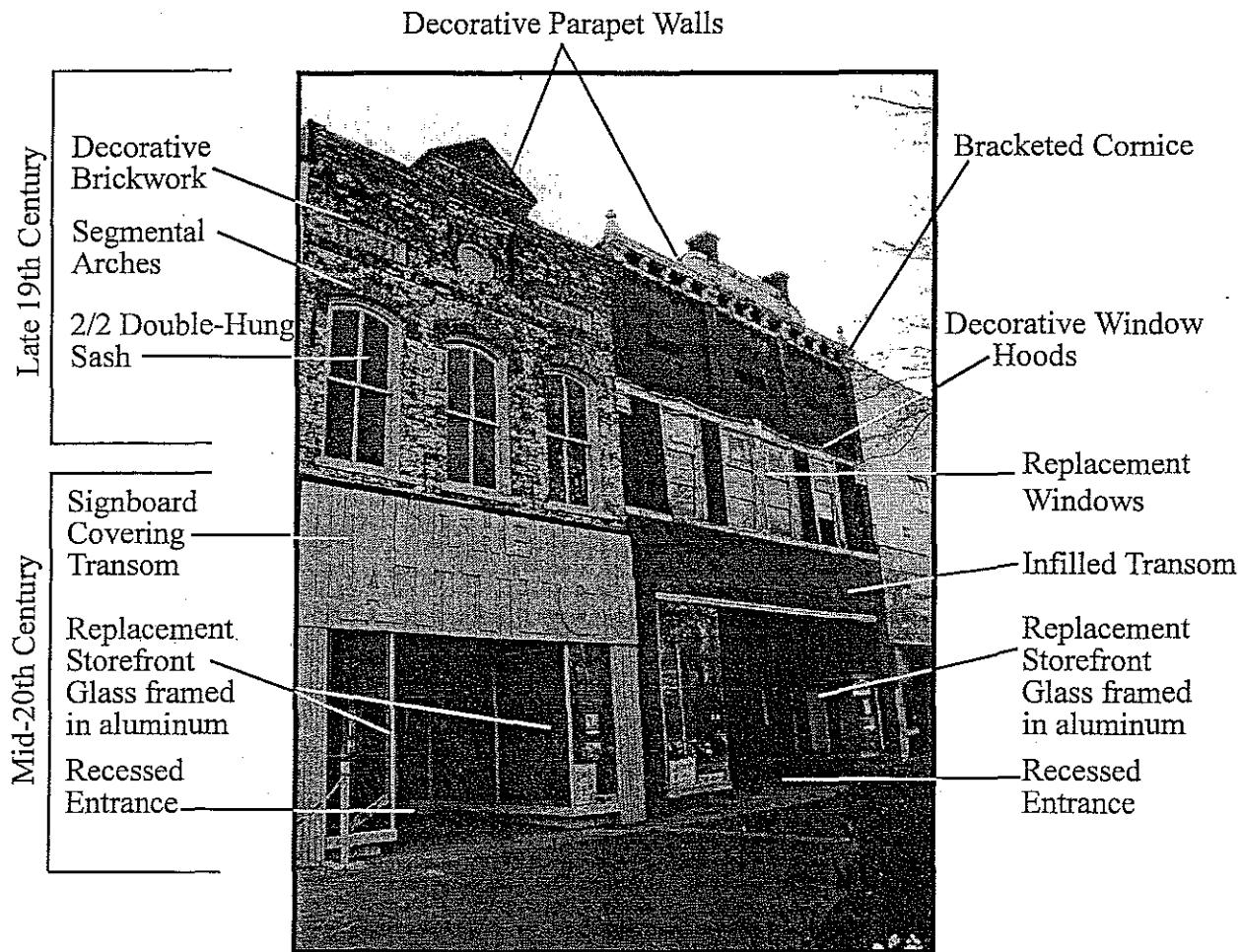
Ribbon windows
Cylindrical forms

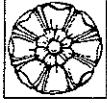


Architectural Styles

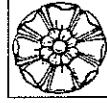
Mixed Architectural Styles 1890-1950

Fayetteville's Downtown Historic District contains several buildings that display more than one architectural style. In most cases the building was constructed in the late 19th century. These buildings display decorative window hoods, elaborate parapet walls, moldings, brackets, and decorative cornices that were popular at the time. However, in the middle of the twentieth century many of these buildings were updated or "modernized". The alterations are usually limited to the first floor or storefront. The changes may include replacement doors and display windows framed in metal or aluminum, the addition of carrara glass, and the transom infilled or covered. These buildings reflect the evolution of the building as new styles and trends came into vogue. The rehabilitation of this type of building offers two options; restore the building as it is with the later changes; or, restore the building back to its original form based on documentary photographs or physical evidence.





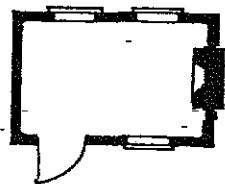
House Types



House types are restricted to residential dwellings. House type denotes a building that may not be described by architectural style. Usually, a residential house type is defined as height + plan = type. The number of stories refers to height, the layout of rooms refers to plan, and the combination of the two defines the type. In addition to the number and stories and interior layout, the roof form, chimneys, and porches can identify the type. The house type refers only to the original portion of the dwelling; additions are not considered part of the house type. Many of the following house types can be seen in Fayetteville. Although many are not currently in a historic district this information will be important for the formation of future districts or local landmark nominations.

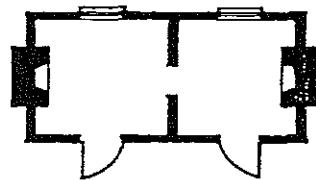
Single-Pen 1850-1900

One-story, one-room house.
Usually has an exterior end chimney.



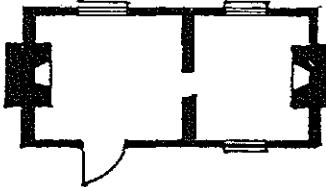
Double-Pen 1870-1930

One-story, two room house.
Usually has one or two exterior end chimneys.
Roof is usually side-gable.



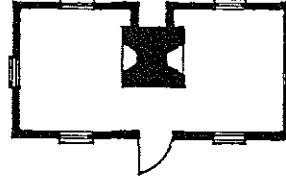
Hall and Parlor 1840-1930

One-story, two rooms of unequal size.
One or two exterior end chimneys.
Roof is usually side-gable.
Enters into the hall, the larger of the two rooms.



Saddlebag 1830-1930

One-story, two rooms flanking a central chimney.
Roof is usually side-gable.
Enters into a small central hall beside the chimney
or two entrances on either side of the chimney.



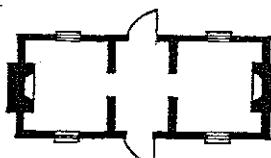
Dogtrot 1840-1860

One-story, two rooms separated by an open passage.
One or two exterior end chimneys.
Roof is usually side-gable.

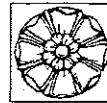
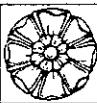


Center Hall 1830-1930

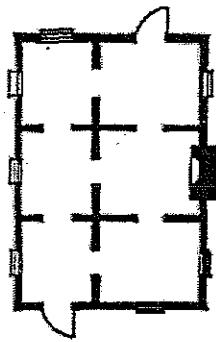
One-story, two rooms with central hallway.
One or two exterior end chimneys.
Roof is usually side-gable.
Enters into central hallway.
Hallway is the same depth as the flanking rooms.



House Types


Extended Hall and Parlor 1920-1945

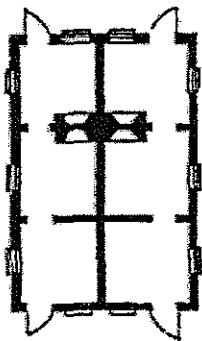
One-story
Two rooms wide, three or more rooms deep.
Elongated rectangular shape.
Enters into the smaller hall room.
Front-gable roof.


Shotgun 1870-1930

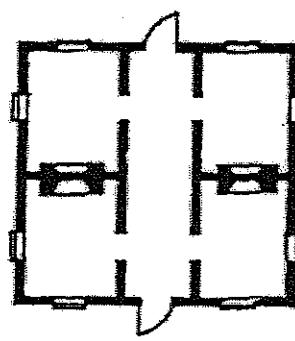
One-story
One room wide, three rooms deep.
Front-gable roof or hipped roof.
Interior chimney.


Double Shotgun 1890-1930

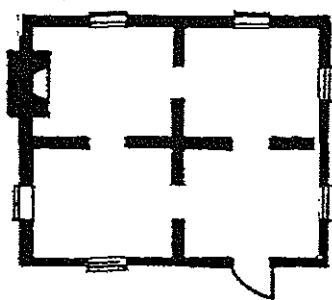
One-story.
Two rooms wide, three rooms deep.
Basically two shotgun houses sharing a wall.
Front-gable or hipped roof.
Interior chimneys.


Georgian Cottage/Georgian House 1850-1890

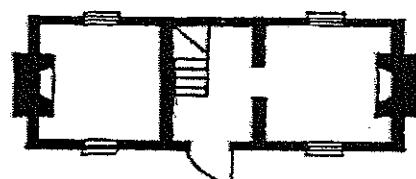
Cottage is one-story, house is two-story.
Two rooms flanking a central hall, two rooms deep.
Square form.
Hipped roof.
Two interior chimneys.

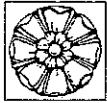

Pyramidal Cottage 1910-1930

One-story.
Square massing.
Four rooms.
No Hall.
Pyramidal roof.
Exterior chimney.

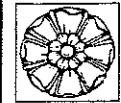

I-House 1800-1920

Two-story.
Two rooms wide flanking a central hall.
One room deep.
Side-gable roof.
Exterior-end chimneys.



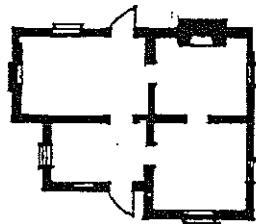


House Types



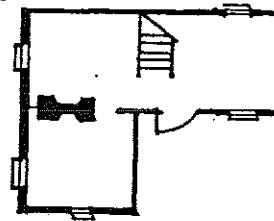
Queen Anne Cottage/Queen Anne House 1880-1900

Cottage is one-story, house is two-story.
Asymmetrical form.
No central hallway.
Pyramidal or hipped roof with cross-gables.
Exterior chimneys.
Minimal decoration.



Gable-ell Cottage/Gable-ell House 1870-1920

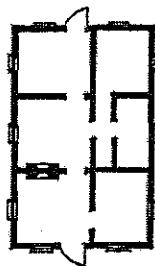
Cottage is one-story, house is two-story.
T- or L-shaped.
Central hall.
Cross-gable roof.
Interior chimneys.



Bungalow

1900-1950

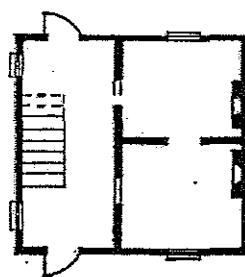
One-story.
Irregular floor plan.
Front-gable, side-gable, cross-gable, or hipped roof.
Low-pitched roofs with wide overhangs.
Interior chimneys.



Side Hall

1820-1890

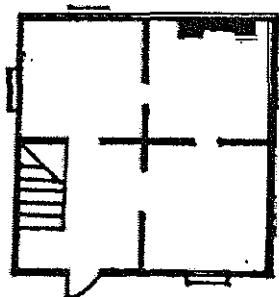
Two-story.
Square form.
Front-gable or pyramidal roof.
Two or more rooms deep.
Hallway located on side.
Exterior chimneys.



Foursquare

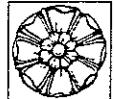
1915-1930

Two-story.
Square form.
Two rooms wide and two rooms deep.
Pyramidal roof.

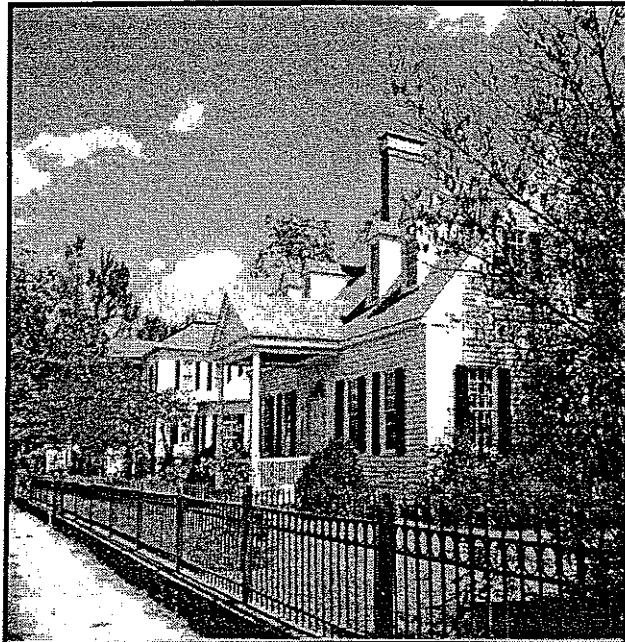
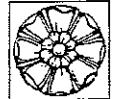


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Section 3 - Design Guidelines for Site and Setting



Heritage Square

Site Features & Plantings

Paving Patterns

Fences & Walls

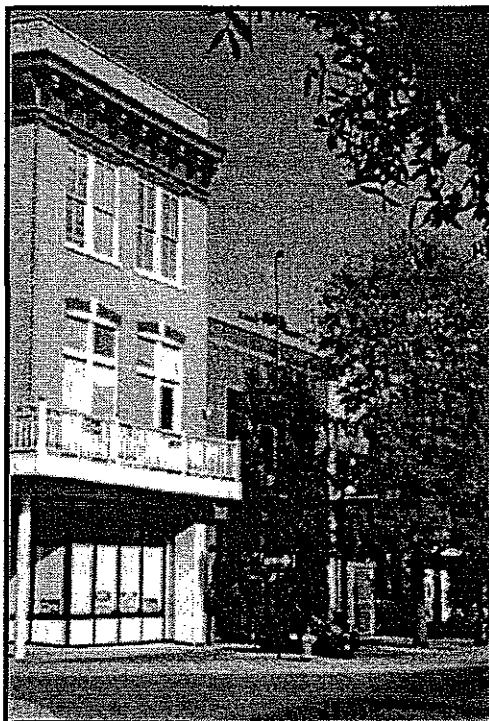
Lighting

Signage

Outbuildings

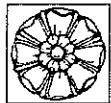
Archaeology

The defining elements of all historic districts are the site and setting which compliment the architecture and significantly contribute to the district. Site and setting features include among others, the topography of the site, site plantings, walls, fences, setback of buildings, waterways, lighting, sculpture, and outbuildings. Also included as site features are paving patterns such as streets, alleys, driveways and walkways. All of these features combine with the architecture to make up the unique character of a historic district. The treatment of site features can significantly alter the appearance of the district, therefore careful consideration should be taken regarding the surrounding properties and the area as a whole.

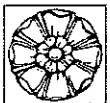


Hay Street

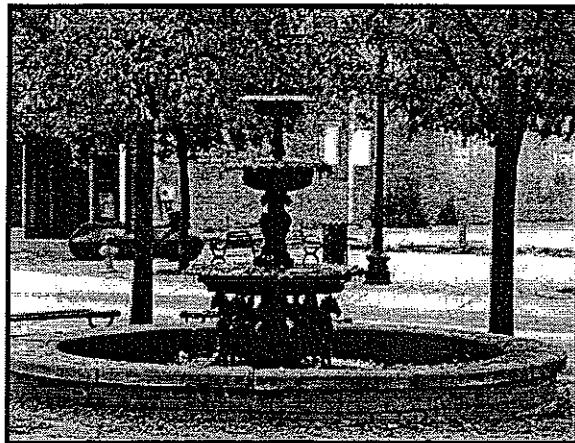




Site Features and Plantings



Site features and plantings are an integral part of any historic district. The topography of the district as well as the plantings on the site combine to define the character of the area. It is important to retain and preserve these features so that the significant character of the district is not compromised. In addition to preserving these features it is important to insure that new features are not introduced that compromise the character the district.



Fountain at Hay & Old Streets

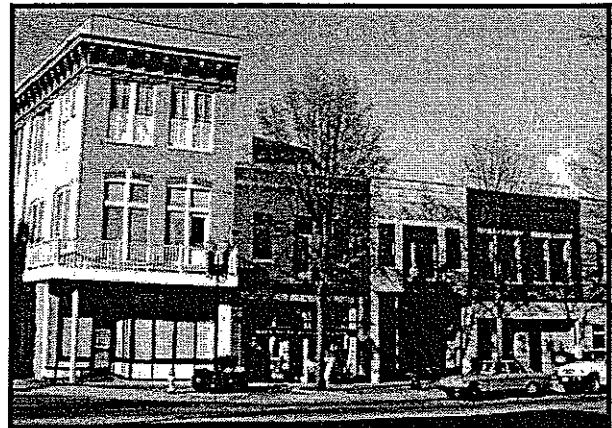
Fayetteville's historic areas include both commercial and residential districts. All historic areas are unique. Certificates of Appropriateness must be judged individually. Careful consideration must be taken as not to compromise the character of adjacent properties or the district as a whole.

In historically residential districts site features and plantings to consider are: Historic trees, granite curbs, building setback, gardens, plantings, topography, and views and vistas.

In historically commercial districts site features and plantings to consider are: Street trees, fountains, granite curbs, building setback, street furniture, parks and green spaces, views and vistas.

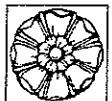


These houses in the Haymount Historic District share similar setbacks forming streetscape continuity. Other important elements are the historic trees, curbs, side walks and walkways.

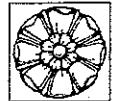


The buildings downtown also have the same setback which helps to define the character of the district. Other important elements downtown include street trees, street furniture, fountains, and green spaces.

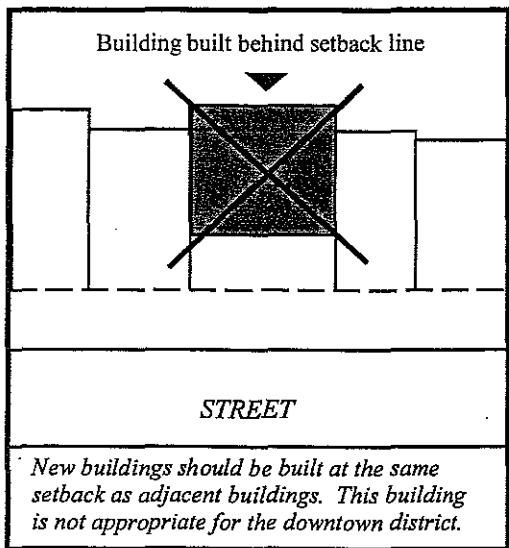
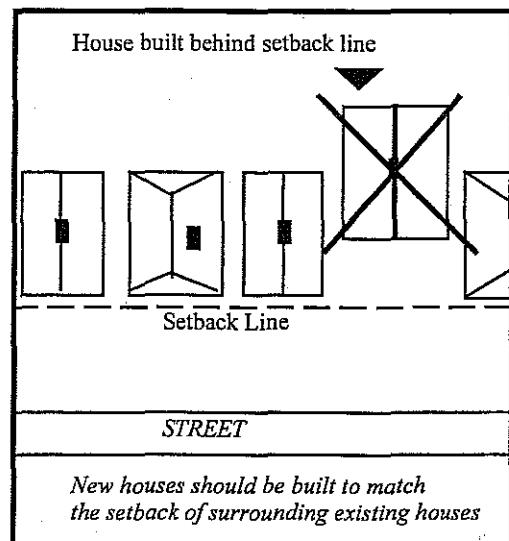


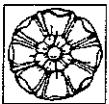


Site Features & Plantings Guidelines

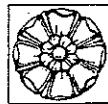


1. Maintain and preserve landscape features that contribute to the character of the historic district. Including but not limited to trees, gardens, fences, fountains, and terraces.
2. Maintain and preserve granite curbs within historic districts.
3. Maintain the topography of the site. Do not alter topography with grading, filling, or excavating.
4. Preserve and maintain historic trees. If removal is necessary, replace the tree with one of similar or identical species.
5. Plantings and trees should be protected during maintenance and construction projects.
6. Setbacks should be maintained as well as distance between structures and lots. In the downtown district the setback or street wall should be restored, maintained, and preserved.
7. Vistas and views should not be obscured or blocked.
8. Maintain and preserve parks and green spaces.
9. Maintain fountains, sculpture, and street furniture. It is not appropriate to introduce fountains, sculpture, and street furniture that are not consistent with the character of the district.
10. It is not appropriate to introduce gardens and plantings that are not consistent with the character of the districts.





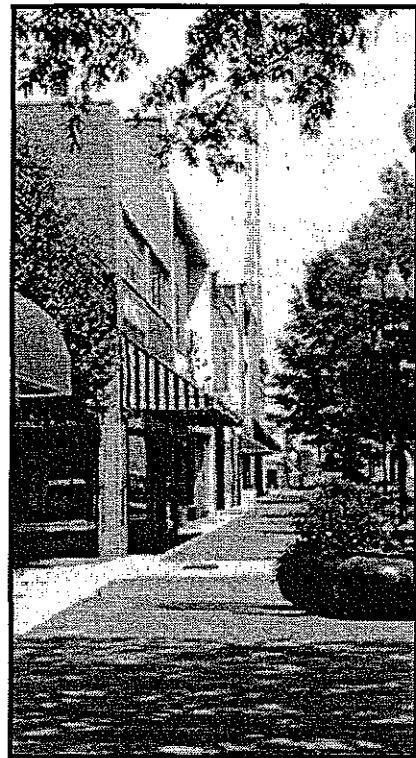
Paving Patterns



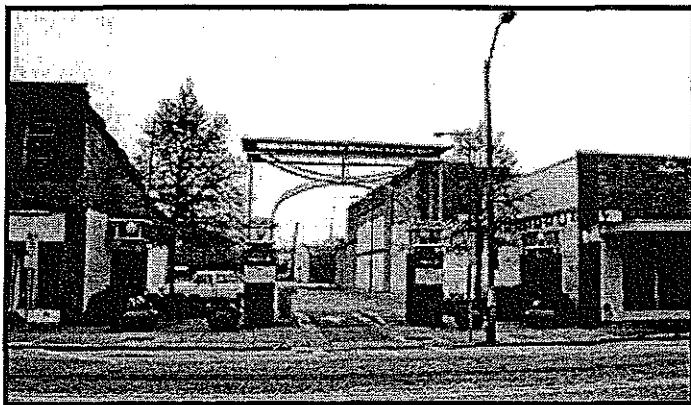
Paving patterns include the streets, alleys, driveways, and walkways that direct the flow of vehicular and pedestrian traffic through the historic area. In Fayetteville, the street patterns date from the original town plan established in the late eighteenth century. One quality that sets apart historic districts from new developments is the pedestrian friendly atmosphere. Maintaining the pedestrian environment should be the top priority within the historic district. It is important that historic sidewalk patterns be preserved to maintain the aesthetic quality within the district. In addition, the street patterns within the districts should not be altered. They are as historic as the neighborhoods and districts they service.

In historically commercial districts paving patterns to consider are street width, paving material, granite curbs, sidewalks, alleys, side streets, off-street parking, and parking decks.

In historically residential districts paving patterns to consider are streets and paving materials, sidewalks and paving material, granite curbs, walkways, driveways, alleys, and off-street parking.



The sidewalk patterns along Hay Street add to the character of the district.

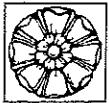


Off-street parking should be screened with walls maintaining the same setback as adjacent buildings.

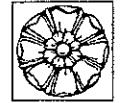


Sidewalk patterns and materials should be maintained.

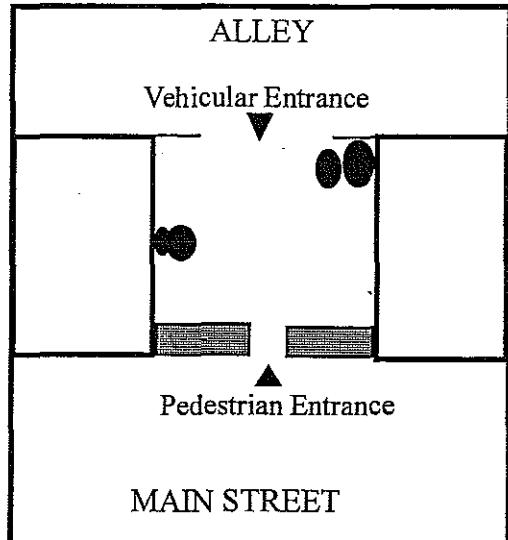




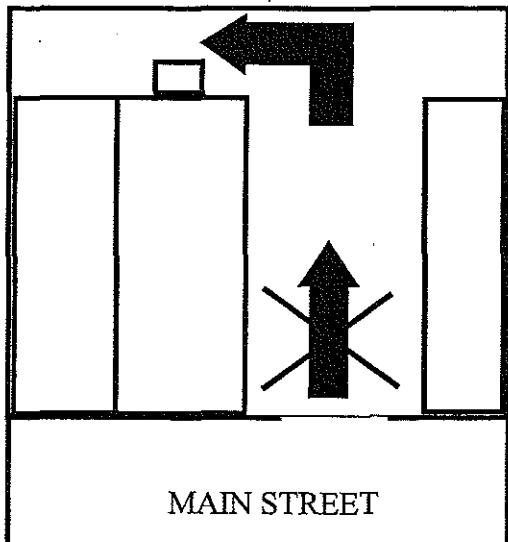
Paving Patterns Guidelines



1. Maintain the original size, orientation, path and materials of walkways, streets, and alleys.
2. It is not appropriate to introduce paving materials that are not consistent with the character of the district.
3. Screen off-street parking with walls or plantings maintaining the setback of adjacent buildings.
4. Locate off-street parking in residential areas behind buildings.
5. It is not appropriate to construct circular paved driveways in the front of houses. Vehicles should be parked on the street or behind the facade of dominant structures.
6. Parking decks should be located behind prominent corridors, on side streets and should be built of materials and design appropriate to the district.
7. Trees should not be removed to provide for off-street parking. The design should incorporate the existing trees and topography. In addition, parking areas should be integrated with new plantings and green areas to lessen the impact of a large paving within the historic district.
8. Cuts in curbing to provide for driveways or drive-throughs should be discouraged on main thoroughfares in commercial district.

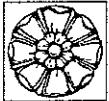


Parking lots should be screened with walls which maintain the streetscape and landscaped.

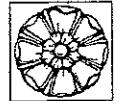


Cuts in curbing to provide for driveways should not be permitted when alternate routes are available.





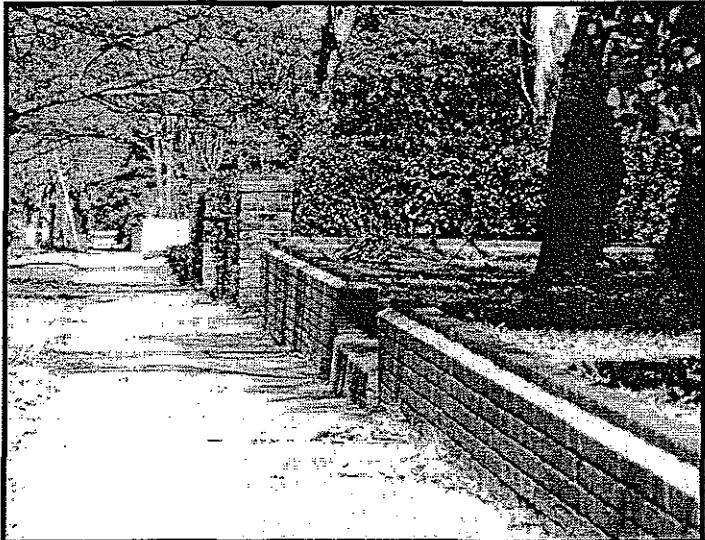
Fences & Walls



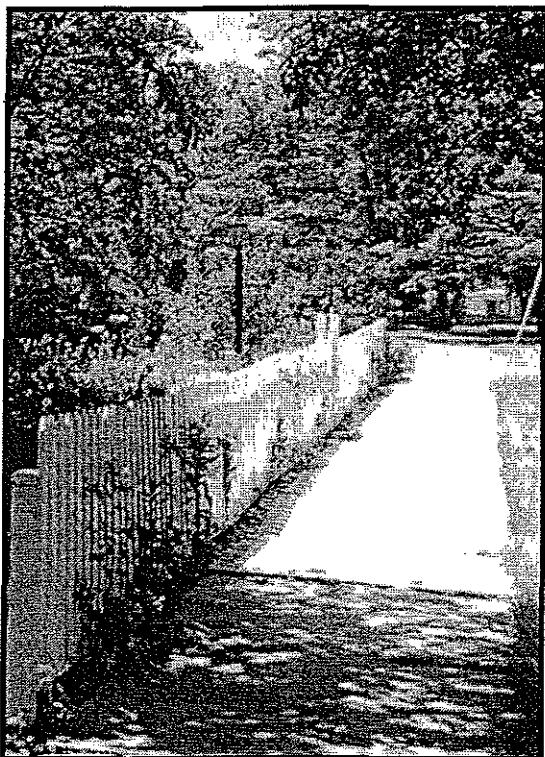
Fences can accent the front of a residential lot or define the boundaries between lots. Materials for fences include wood, iron, or wire. Walls may be used to retain a sloped yard or as a fence to define lots. Walls are commonly constructed of brick, concrete, or stone. In preserving the historic quality of walls and fences it is important not to introduce new fences and walls that are not in keeping with the historic quality of the area.

In historically commercial districts, walls and fences are predominantly used to delineate lots. These are evident at the Hay Street United Methodist Church and the Cool Spring Tavern. Fence and wall materials consist of brick and iron.

In historically residential areas, walls and fences have a variety of uses. The dominant fence materials are wood and iron walls are made of hedges, brick, concrete, and stone.



Retaining walls in historic districts should be preserved.

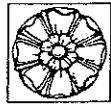


Wood fences should be at a compatible height and setback as with surrounding fences.

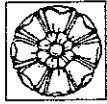
Preservation tips for Fences and Walls:

- Metal, wood, and iron fences should be slightly elevated from the ground to prevent concentrated moisture.
- A sound paint film should be maintained on wood and cast iron fences for protection.
- Metal fences should be clean from rust and coated with a metal primer prior to repainting. Routine inspection will help prevent severe deterioration.
- Keep vegetation clear from masonry and insure that adequate drainage is in place.
- Repoint masonry walls only as needed using only materials and methods consistent with the original mortar materials and craftsmanship.
- Do not paint or seal unpainted masonry walls as this could accelerate deterioration.

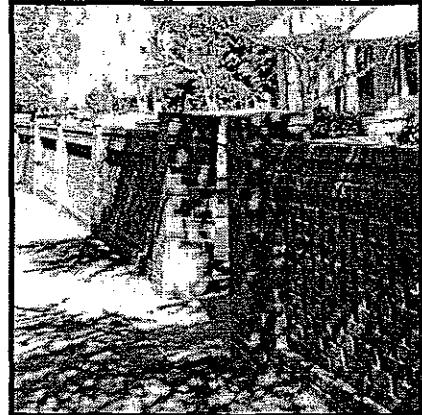




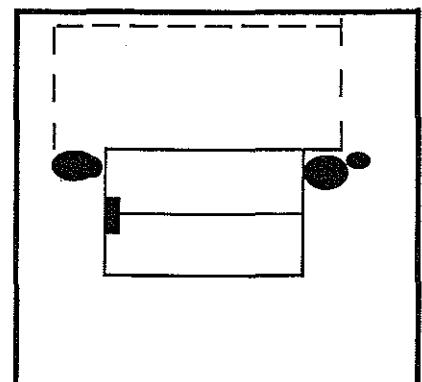
Fences & Walls Guidelines



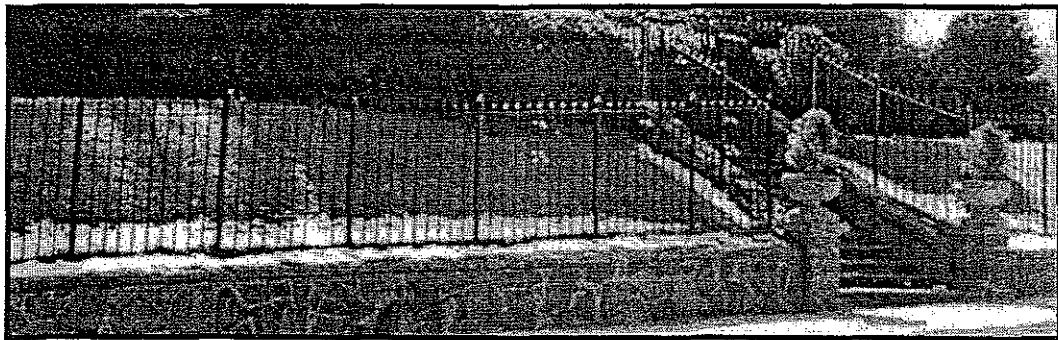
1. Preserve and maintain fences and walls that are significant to the character of the individual site or the district as a whole.
2. If a part or element of a wall or fence is deteriorated beyond repair, only replace the part or element matching the element in size, design, materials, color, pattern, texture, and detail.
3. If a wall or fence must be replaced because of deterioration, it should match the original in size, design, materials, color, pattern, texture, and detail.
4. Introduce new walls or fences only in a compatible manner. They should be constructed of traditional materials and design only in locations that are characteristic of the historic district.
5. It is not appropriate to use contemporary coatings or materials to cover historic walls and fences.
6. Repair of historic fences and walls should be conducted using appropriate methods and materials.
7. It is not appropriate to use chain link or vinyl fences in areas that are visible from the street.



This brick wall is designed with an open pattern and proper height so the view of the house is not obscured.

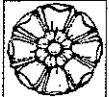


Chain link fences should not be visible from the street.

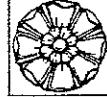


This example illustrates the use of an iron fence in combination with a stone retaining wall.





Lighting



Electricity was introduced in Fayetteville at the dawn of the Twentieth Century. Historically, lighting consisted of gas-lighted fixtures. As electricity altered the way we lived, many fixtures were upfitted to use electricity. In many cases gas lighted fixtures were replaced with new electric fixtures with the advent of electricity. Any historic lighting fixtures in historic areas should be preserved and maintained. The introduction of new lighting sources and fixtures in historic areas should take into account the human scale of the district. In addition, lighting fixtures should not be introduced that reflect a time period earlier than the district's period of significance so as to not relay a false sense of history.

In historically commercial districts lighting consists of street lighting, parking lot lighting, and storefront lighting.

In historically residential districts lighting consists of street lighting, walkway lighting, and porch lighting.



This residence illustrates both porch and walkway lighting.

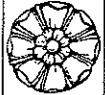


The streetlights in the downtown district are in keeping with the historic character of the district.

Preservation Tips for Lighting:

- Conduct routine inspections.
- Maintain a sound paint film on painted surfaces.





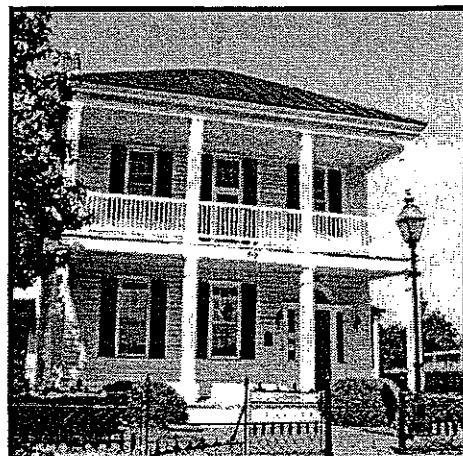
Lighting Guidelines



1. Preserve and maintain lighting fixtures that contribute to the character of the individual building and district.
2. Repair rather than replace historic lighting fixtures.
3. If replacement of a historic lighting fixture is necessary, replace with a fixture that is similar to the original in appearance, material, color, texture, detail, and size.
4. Select new street and site lighting that maintains the visual character of the district and maintains the human scale of the historic area. To determine the compatibility of the fixture, consider the design, location, size, scale, color, finish, and brightness.
5. It is not appropriate to introduce lighting features that intrude upon adjacent properties.
6. Security lighting should be introduced in the form of recessed lights, footlights, directional lights, or lights mounted on poles compatible with human scale.
7. Footlights properly located can provide suitable light without detracting from the character of the building or district. However, they should not be placed in a manner that creates "a runway effect" along walks or drives.
8. Illuminated awnings are not appropriate to historic districts.



The period streetlights along Old Street reinforce the pedestrian atmosphere found on the major thoroughfares.



The Beldon-Horne House displays period lighting on the porch and at the walkway entrance.



Signage

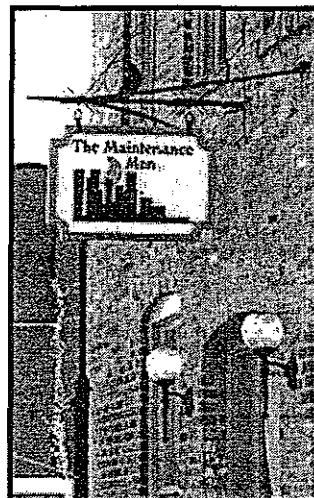
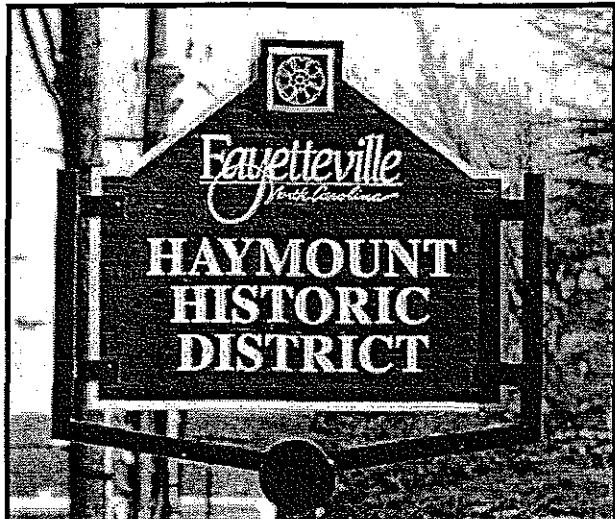
Signage is used predominately in areas zoned for commercial use. Signs are used to identify businesses from the street. In historic areas, signs should not cover architectural features or detract from the character of the area. The city of Fayetteville currently has a sign ordinance in effect. A sign permit and compliance with the sign ordinance must be obtained in addition to a Certificate of Appropriateness. For more information regarding the sign ordinance contact the City's Inspection Department at 433-1705.

In historically commercial districts signs should be no larger than necessary to identify the building's use. Architecturally significant features should not be covered over by signage. In addition, historic signs should be preserved and maintained. Signs on illuminated awnings should not be used.

In historically residential areas, signs should be freestanding and built of wood, brick, or iron in a manner compatible with the surrounding area.



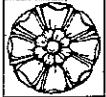
Historic signs should be preserved and maintained.



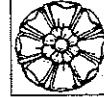
Construct new signs from traditional materials such as metal and wood.

Preservation Tips for Signs

- Conduct routine inspections of the sign and materials.
- Maintain a solid paint film on painted wood and metal surfaces.



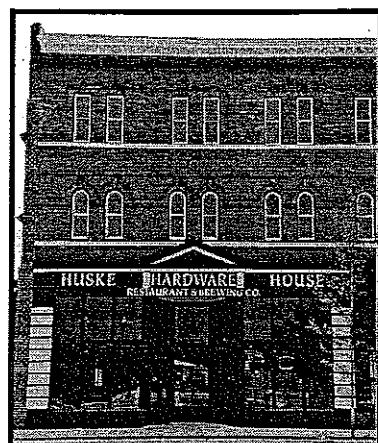
Signage Guidelines



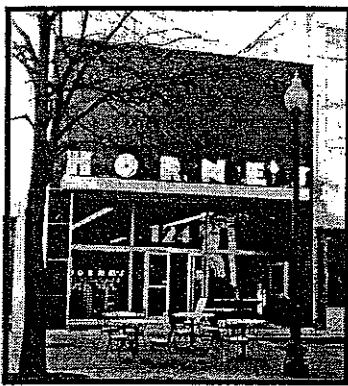
1. Preserve and maintain historic signs.
2. Design new signs in a manner that is compatible with the building and surrounding district in materials, scale, size, design, and detail without creating a false sense of history.
3. Freestanding signs in front of historic houses should be lit with ground spots, which will light the sign without detracting from the character of the neighborhood.
4. Install signs on buildings only where architectural features are not compromised.
5. Construct new signs with materials traditionally used for signs. Examples include metal, stone, and wood. Plastic signs are not compatible with the character of historic areas.
6. Signs painted on windows should be small in scale and will not obstruct the interior or exterior view from the window.
7. Sign colors should be compatible with the colors on the building or within the district.
8. Historic signs that are part of the building such as plaques and engraved identifiers should be preserved, maintained, and remain unobstructed from view.



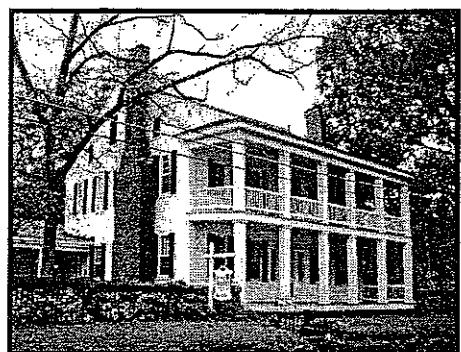
Design signs that are compatible in size and scale with the building and district.



Install signs on buildings where architectural features are not compromised.

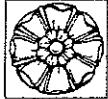


The design, scale, style, and materials of historic signs should be preserved.

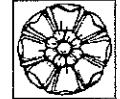


New signs should be built of compatible materials.



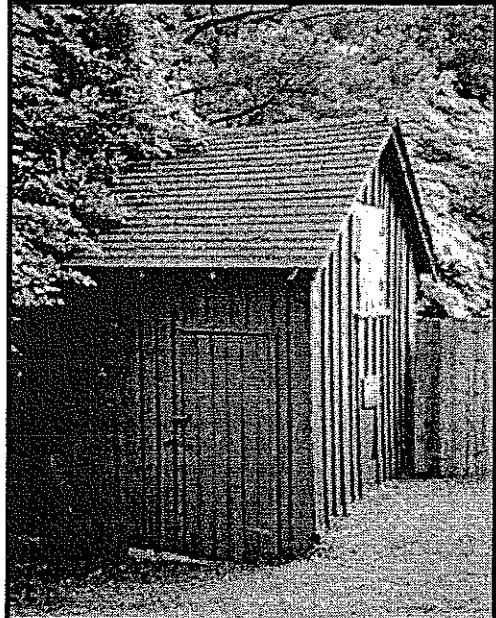


Outbuildings

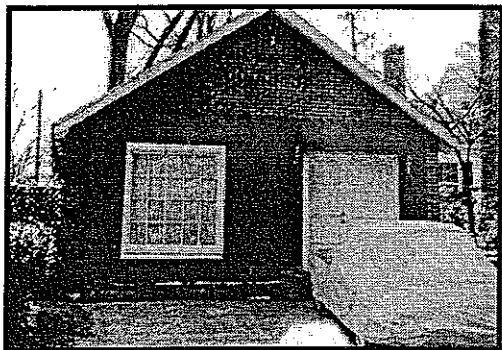


Outbuildings or accessory structures are significant to all historic areas. Detached garages were often built behind homes for storage purposes. A shed may have been constructed for additional storage or yard supplies. In some cases a small barn or smoke house may be found behind a significantly older house when it was necessary to be self-sufficient. Historic outbuildings are an important part of the living history of the historic property. All of these buildings are significant and must be considered in the design review process. The design guidelines for individual features may also be consulted when planning projects for outbuildings.

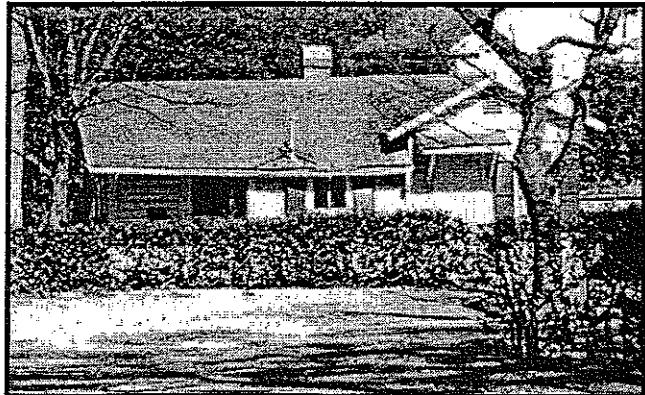
Outbuildings are generally found in historically residential areas and may include garages, sheds, storage buildings, and other dwellings.



Historic outbuildings should be preserved and maintained.



This brick outbuilding is located behind the main house on a side street.

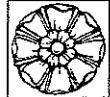


This historic building is located behind the primary residence and now serves as an apartment.

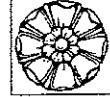
Preservation tips for outbuildings:

- Conduct routine inspections to make sure the structure is sound and not in need of repair.
- Check the roof and gutter system.
- Check the ground around the structure for adequate drainage.
- Make sure the building materials are stable and free from vegetation, insect infestation, and water damage.
- Follow the guidelines and tips for the features in the Design Guidelines.

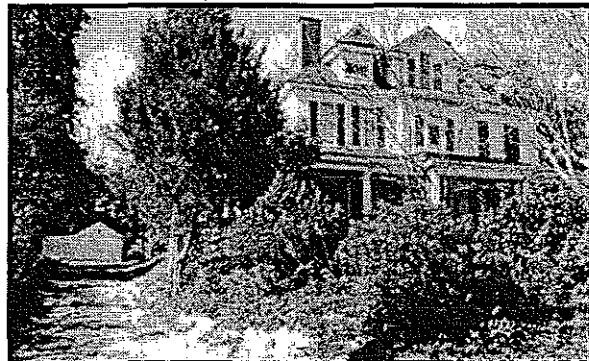




Outbuilding Guidelines



1. Preserve and maintain outbuildings that contribute to the overall character of the historic building or district.
2. Preserve and maintain the materials, details, and features of the outbuilding.
3. If a feature or element of a historic outbuilding must be replaced, replace only the deteriorated portion matching the original in design, scale, size, color, texture, and material.
4. If it is necessary to replace a historic outbuilding, replace it with a design based on documentation of the original outbuilding, or with a new design similar in design, form, scale, size, materials, and detail as other buildings in the district. The new structure should be in proportion to other outbuildings of its type within the district.
5. Outbuildings should be placed behind the principal structure on the property. A new outbuilding should maintain the same dimensions and setback as other outbuildings in the district.
6. New prefabricated outbuildings should not be introduced into the district if it compromises the character of the historic district. If they are introduced they should be similar in size, form, scale, materials, and details as other outbuildings in the district.
7. If new outbuildings are to be constructed they should be sited behind primary structures and be similar in size, scale, form, materials, and details as other outbuildings within the district.
8. Features and details should not be introduced to an outbuilding that will create a false sense of history.

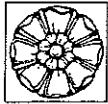


This historic outbuilding is set far behind the principal structure and is built of like materials.

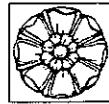


This garage is built of similar materials as the principal structure and has the appropriate setback





Archaeology



All areas inhabited by man are subject to archaeological findings. Archaeology is a science that enables us to study the history of a given place. Although many archaeological finds are under the earth, important evidence usually exists above the ground. Historic areas are excellent sources for archaeological study. Important information can be obtained about past inhabitants and their lives through archaeological study. In addition to human existence, archaeology can uncover evidence regarding buildings including the location of outbuildings or the removal or addition on an existing property. Archaeological resources are important to the heritage of a community and should be protected. Investigating archaeological resources should become part of the planning phase of any construction project within an historic area. The Historic Properties Manager should be contacted for information regarding archaeological resources. In addition, the Office of State Archaeology is also available to provide assistance.

In historically commercial areas archaeological resources to consider are historic roads, canals, foundations, creeks, rivers, and cemeteries.

In historically residential areas archaeological resources to consider are historic roads, canals, foundations, creeks, rivers, and cemeteries.

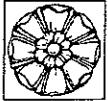
Guidelines for Archaeology

1. Preserve and maintain all known archaeological resources.
2. Investigate the potential for archaeological resources prior to undertaking a project that affects the grounds surrounding a property.
3. Keep changes to the terrain within a historic area to a minimum.
4. Protect archaeological resources at all times especially during construction projects.
5. Do not use heavy machinery in areas known to have archaeological resources.

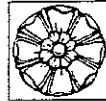
Preservation Tips for Archaeology:

- Do not disturb potential archaeological sites; call the Historic Properties Manager or the Office of State Archaeology.
- Do not perform grading, excavating, or filling in a historic district prior to investigating the archaeological potential of the site.





Section 4 - Design Guidelines for Exterior Changes



House in the Haymount Historic District

Building Materials

Roofs

Walls

Windows & Doors

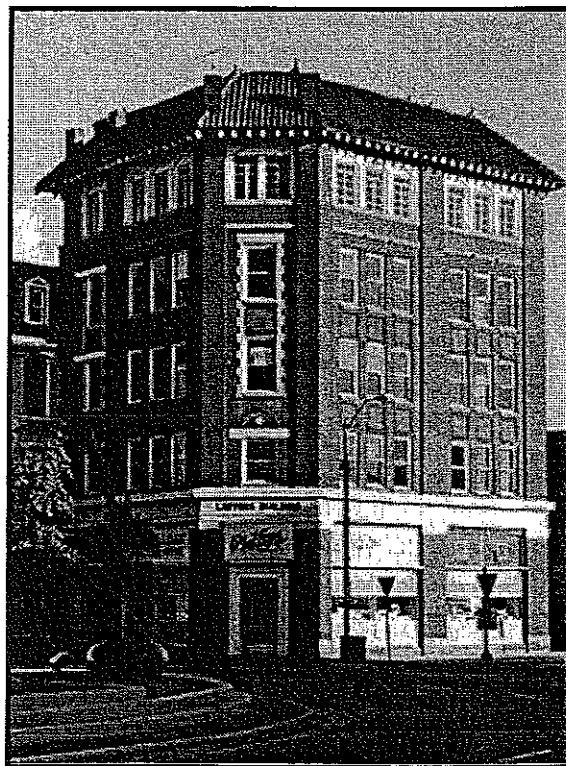
Porches

Storefronts

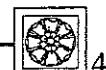
Paint & Color

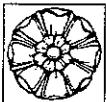
The focal point of all historic areas is the architecture. A city's historic architecture provides its citizens with a connection to the heritage of the community. In addition it provides an aesthetically pleasing pedestrian-friendly environment and enhances the quality of life within the community. Architecture is defined by the building elements that were dominant during the period of construction. Therefore it is important to protect these elements so that the history of the building may be accurately interpreted.

Architectural features include the building materials, roof, walls, windows, doors, porches, storefronts, paint, and color. In addition to these features the contemporary use of the building is discussed with compatible use of utilities and accessibility. All of these elements individualize the architecture; therefore careful consideration must be taken prior to making an exterior change to a historic property.

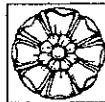


Lawyers Building on Market Square

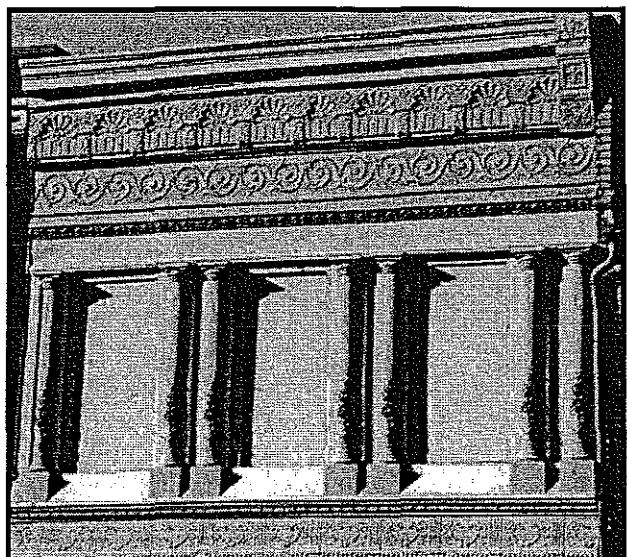




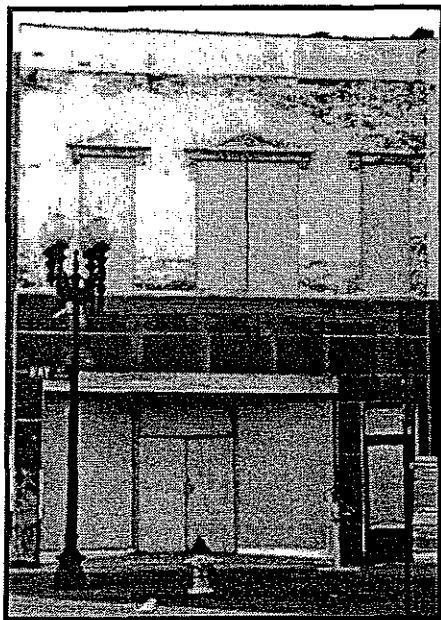
Building Materials



Building materials encompass more than foundations, walls, and roofs. Decorative and architectural elements are also considered building materials. The building material is essential to the contributing qualities of a historic building. In addition to brick and wood, other building materials include stone, terra cotta, stucco, slate, granite, limestone, concrete, cast iron, wrought iron, tin, and glass. It is important to retain and preserve these materials so that the significance of the building and the district is not compromised. In addition new building materials should not be introduced in a way that compromise the integrity of the building or district. Within the downtown historic district many buildings have been changed or altered. Many of these alterations are now historic (over 50 years) and should be considered important to the character of the building and district. An example of this is the many buildings that



A sound paint film should be maintained on architectural metals. There are two options for these buildings: 1) restore the building back to the date of construction with documentary photographs; 2) preserve the building as it is with the later alterations. This solution allows an option while not misrepresenting the history of the building.



The brick, carrara glass, and decorative window hoods are all important elements of this building.

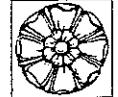
Preservation Tips for Building Materials:

- Conduct routine inspections of all building materials.
- Look for insect infestation, mildew, and rot in wood materials.
- Use flexible sealants and caulking to protect wood joints from moisture.
- Maintain paint and other protective coatings by cleaning with the gentlest means possible.
- Repaint metals and woods only when the paint film is deteriorated or damaged.
- Treat unpainted wood features with chemical preservatives.
- Clean metals using the gentlest means possible; apply a metal primer before painting.
- Look for moisture, cracks, deteriorated mortar, settlement, missing pieces, and vegetative growth in masonry materials.
- Maintain adequate drainage around masonry units.
- Clean masonry using the gentlest means possible to remove only heavy soiling or prevent deterioration.



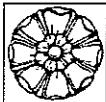


Building Material Guidelines

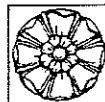


1. Maintain and preserve building materials that contribute to the character of the building and the significance of the district as a whole. These materials include siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, architectural moldings, chimneys, cornices, quoins, steps, lintels, arches, foundations, roofing, flashing, storefronts, railings, and hardware.
2. If materials must be replaced due to deterioration, replace only the detail or element with materials similar to the original material in size, shape, design, scale, color, and material.
3. Repair historic building materials using acceptable preservation methods.
4. If a detail is missing, replace it with a feature based on existing details or documentary photographs. Replace with materials similar in size, shape, design, scale, color, and material as the original.
5. It is not appropriate to clean historic building materials using damaging methods such as sandblasting, power washing, or propane and butane torches. The gentlest means possible for cleaning should be used. Contact the Historic Properties Manager and the State Historic Preservation Office for approved methods of cleaning historic building materials.
6. Wooden building materials and detail should be painted. It is not appropriate to remove paint to replace with stain.
7. Previously painted masonry elements should be repainted in colors compatible with the historic district. It is inappropriate to paint unpainted masonry elements.
8. Architectural metal elements should be painted.
9. Masonry building materials should be repaired using recognized preservation methods. Cracked or missing mortar joints should be carefully repointed using materials, methods, and finishing methods that duplicate the original. The new mortar should match the original in color, texture, composition, and strength.
10. Building materials that are in sound condition should not be replaced with new materials.
11. It is inappropriate to use contemporary substitute materials such as vinyl, aluminum, and masonite to replace or cover historic building materials.
12. Architectural metals including roofs and flashing should not be repaired or patched using tar or asphalt.
13. Architectural details and features that replicate a historic detail 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.

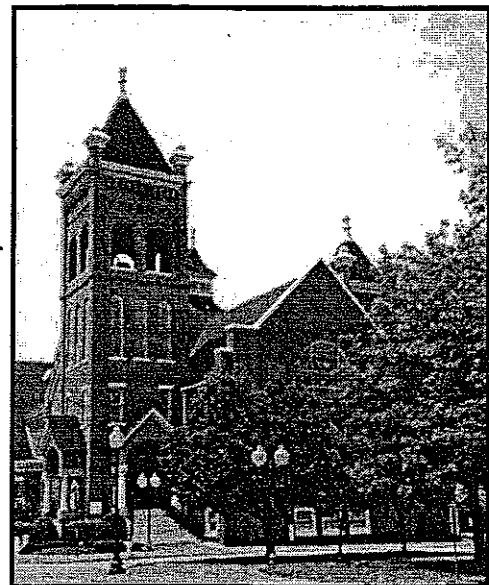




Roofs



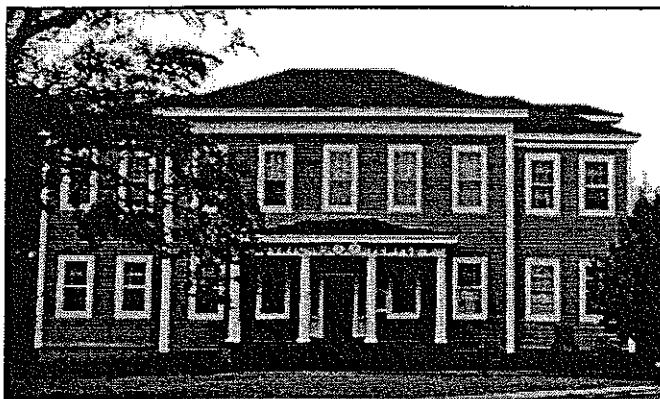
Roofs and roof forms are essential architectural characteristics. In many cases the roof form defines an architectural style. Towers and turrets characterize the Queen Anne style. A mansard roof form characterizes the Second Empire style. In addition many roofing materials define or characterize styles or periods of development. Clay tile is usually seen on Mediterranean-style or Mission-style buildings, whereas patterned slate or shingles may be seen on Second Empire or Queen Anne-style buildings. Other historic roofing materials include wood shingle, metal, copper, sheet iron, and tin plate iron. Care should be taken not to compromise these features which are a significant part of the historic building and district.



The First Baptist Church displays a variety of roof forms.

In historically commercial areas the roof forms are generally flat or low-pitched protected from view by a parapet wall. However, there are several exceptions in Fayetteville's Downtown Historic District. Examples of these are the Point News Building, the Stein Building, the McKethan Building, Liberty Point, Fleishman's, and many churches among others. Therefore, each building must be viewed for its individual characteristics as well as its impact on the district as a whole.

In historically residential areas the roof forms vary according to the style of building. Forms may include gable-front, side-gable, mansard, low-pitched, steep-pitched, multi-gable, towers, and dormers to name a few. Therefore in residential areas as in commercial, each building must be viewed for its individual characteristics as well as its impact on the district as a whole.

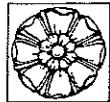


The Phoenix Masonic Lodge has a hipped roof indicative of the Greek Revival style.

Preservation tips for Roofs:

- Conduct routine inspections to the roof, materials, flashing, structure, gutters and downspouts.
- Keep roof valleys, gutters, and downspouts clear of debris.
- Keep standing seam metal roofs painted to avoid corrosion.
- Replace flashing in kind when deterioration occurs rather than replacing roof materials.
- Make sure gutters and downspouts are tightly sealed and appropriately diverting water from the building.



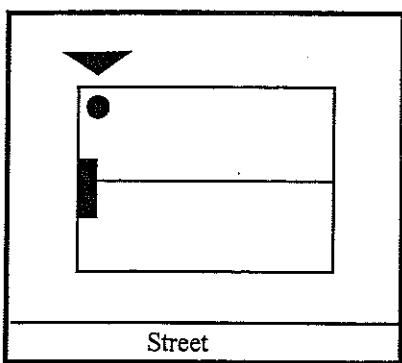


Roof Guidelines

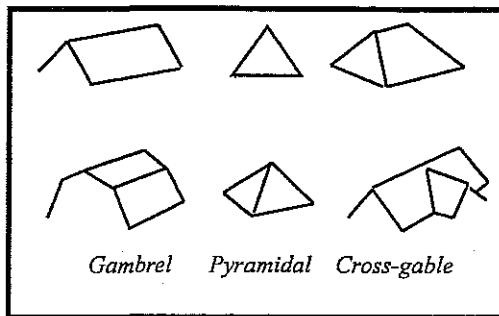


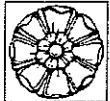
1. Original roof forms and materials should be retained and preserved.
2. Protect and maintain historic roofing materials and forms through regular maintenance and repair using accepted preservation methods.
3. If a portion of the historic roof is deteriorated beyond repair, replace only the damaged portion using materials identical to the original. Use substitute materials only if using the original material is not possible.
4. If a roof 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.
5. A significant roof feature should not be removed; rather it should be repaired or replaced.
6. New gutters and downspouts should be replaced with materials matching the original. They should not damage or conceal architectural features. Other than copper, downspouts and gutters should be painted in a color appropriate to the historic district.
7. Concealed, built-in gutter systems should not be replaced with modern exposed gutters.
8. New roof features such as skylights, dormers, or vents should not be introduced if they compromise the original roof design, roof materials, roof elements or character of the district.
9. The use of exposed tarpaper as finished roofing is not appropriate. The use of roofing tar as valley flashing is also not appropriate.
10. Tar or asphalt products should not be used to patch slate or metal roofing.
11. Skylights, antennas, satellite dishes, ventilators, or other mechanical equipment should not compromise roof forms visible from the street or detract from the character of the district.

Satellite dishes and other equipment should be located so they are not visible from the street.

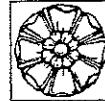


Common roof shapes





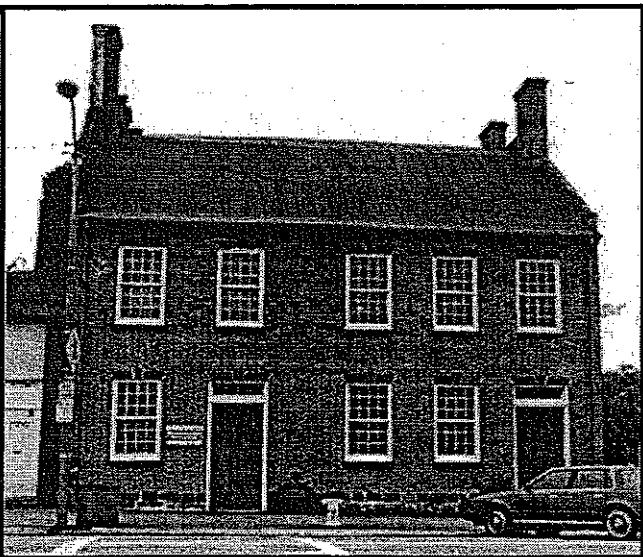
Walls & Foundations



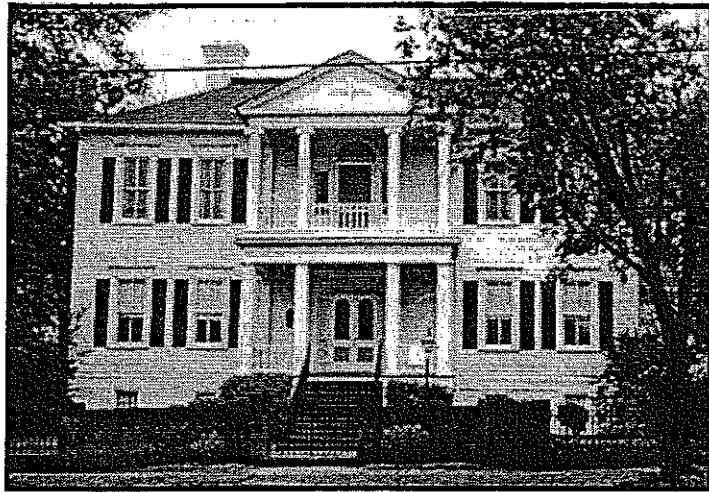
The walls are the framework, which define a historic building. The walls delineate the structure. The wall material offers hints to a buildings age and style. In the case of commercial buildings the walls often represent the property lines. In residential buildings they characterize and differentiate 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.

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

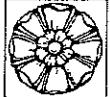


The wood-frame Sandford house is built on a raised brick basement.

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.





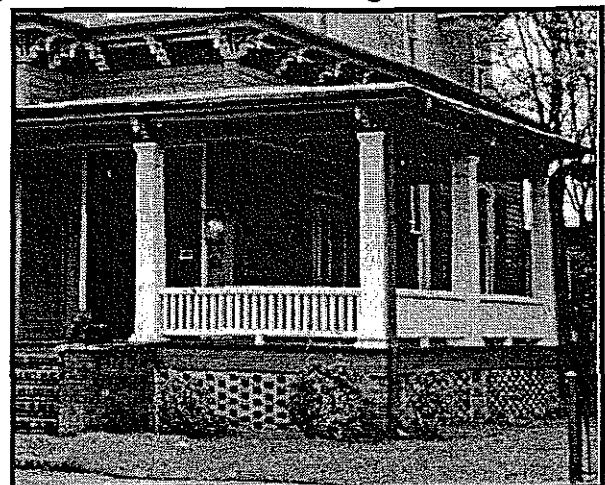
Walls & Foundations Guidelines



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.
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.

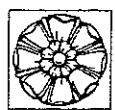


The (former) U.S. Post Office on Hay Street is built on a stone foundation. The brick walls are accented by stonequoins and cornices.

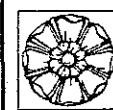


The brick pier foundation of the Mansard Roof House has been infilled with lattice-patterned brick. The walls retain the original wood siding and decorative details.

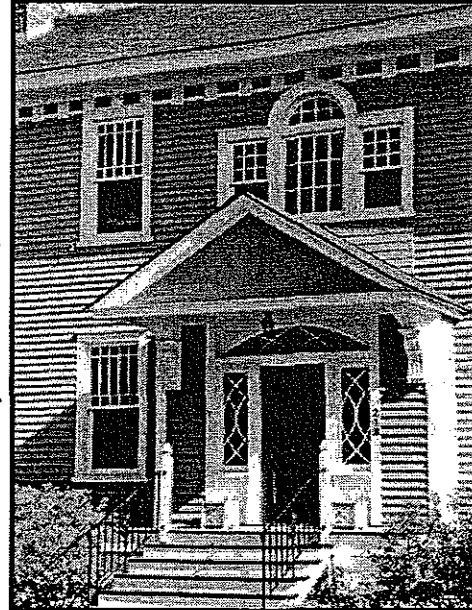




Windows & Doors



Architecturally windows and doors are provided for functional purposes, to admit light and access to a building. Aesthetically they are used to form a pattern of solids and voids that balance the facade of a building. Historically, the patterns of windows may have been planned to provide ventilation as well as light. Historic windows are usually double-hung wood sash. The configuration of the windowpanes can indicate the style of architecture and period of construction. For example a window containing multiple panes on the upper sash over a single pane sash is typical of the Craftsman or Bungalow style, built between 1905 and 1935. Doors and door surrounds can offer the same type of information. A front door surrounded by sidelights and a transom was seen in the Greek Revival period of 1840 and 1860. It is also important to consider the details that accent windows and doors. These significant details include window hoods, brackets, muntins, moldings, sash, surrounds, frames, shutters, blinds, panels, thresholds, sidelights, fanlights, transoms, and hardware.



This Colonial Revival-style residence contains elements including Federal-style entrance, Palladian window and Craftsman windows

In historically commercial districts the buildings usually have large display windows on the first floor with a recessed or flush entrance. The majority of windows on the upper stories are double-hung wood sash windows.

In historically residential districts the majority of windows are double-hung wood sash with a variety of pane configurations depending on the period and style of architecture. The doors are also wood displaying a variety of panel configuration and surrounds depending on the period and style of architecture.

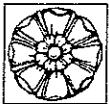


This 2/2 double-hung wood sash with brick segmental arch is typical of many windows in the commercial district.

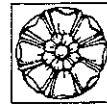
Preservation tips for Windows and Doors:

- Conduct routine inspections to ensure the windows and doors are sound and not in need of repair.
- Prevent water from entering around the frame by sealing the seams with caulk.
- Prevent water from entering through interior and exterior glazing putty through routine maintenance.
- Maintain a sound paint film on exterior and interior surfaces.
- Install effective weather-stripping to increase energy efficiency.





Windows & Doors Guidelines



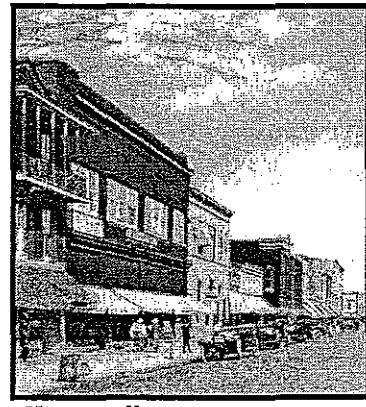
1. Preserve and maintain historic windows and doors as well as historic materials, details, and features of the windows and doors that contribute to the character of the historic building or district.
2. Repair historic windows, doors, and their details and features using accepted preservation methods.
3. If a detail or feature of a window or door must be replaced due to deterioration, replace only the detail or feature with materials similar to the original in size, shape, design, scale, color, craftsmanship, and material. Use substitute materials only if the original material is not available.
4. If a window or door must be replaced due to deterioration, replace it with materials similar to the original materials in size, shape, design, scale, color, and materials. Use substitute materials only if the original is not available.
5. If a window or door is missing, replace it with a design based on existing details or documentary evidence. Replace it with material similar in size, shape, design, scale, color, and materials as the original. Use substitute materials only if the original is not available.
6. If a deteriorated or missing shutter must be replaced due to deterioration, replace it with a shutter that matches the original in size, shape, design, scale, color, craftsmanship, and material. It should also be operable.
7. Details, features, and shutters should not be applied to a historic building without documentary evidence that it is appropriate to that building. Details should not be used to create a false sense of history.
8. Awnings may be installed over windows, doors, porches, and storefronts where historically appropriate. The installation of awnings should not obscure windows, doors, or other character defining features. Awning design should be based on historical profiles, styles, and shapes.
9. If new windows or doors must be installed for adaptive use, they should be installed on secondary elevations of the building, in such a way as not to compromise the significance of the building.



These historic screen doors are curved to match the panels on the front entrance.

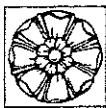


The dormers, window hoods, and stone lintels are important elements of this building.

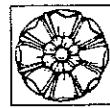


Historically awnings were used to provide shade and shelter.

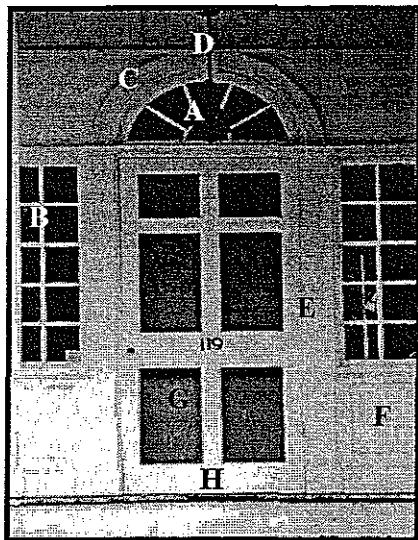




Windows & Doors Guidelines

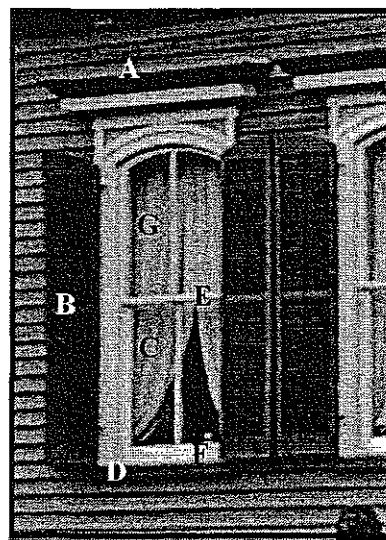


10. Original window materials, including glass, stained glass, textured glass, leaded glass, beveled glass, glass block, and tracery, should be removed only when an accurate restoration necessitates its removal.
11. Storm windows should not obscure the character defining elements of the window. If the window is a double -hung window, install a storm window with a divider that matches the existing sash. They should have a narrow profile and finished in the same color as the window sash. The storm window should be installed in a manner that does not damage the existing window or frame.
12. Storm doors should be full-light to allow clear visibility of character-defining elements or should follow the pattern of the door panels. The storm door should be finished in a color or stain similar or compatible with the existing door. The storm door should be installed in a manner that does not damage the existing door or frame.
13. The use of snap-in muntins is not appropriate on historic windows. Nor is it appropriate to install snap-in muntins to create a false sense of history.
14. The replacement of clear glass with tinted or opaque glass is not appropriate.



Parts of a Door

- A. Fanlight
- B. Sidelight
- C. Molded Surround
- D. Keystone
- E. Pilaster
- F. Panel
- G. Six-Panel Door
- H. Six-Panel Screen Door



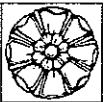
Parts of a Window

- A. Window Hood
- B. Operable Shutters
- C. 2/2 Double-Hung Sash
- D. Sill
- E. Muntins
- F. Frame
- G. Light (Pane)

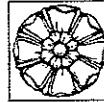


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Porches



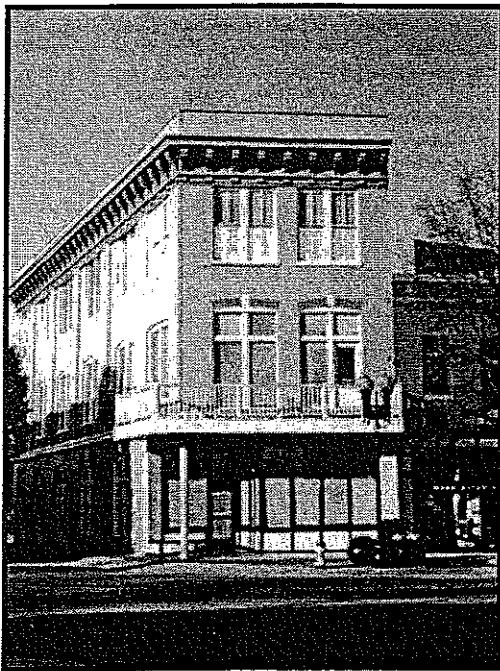
Historic porches enhance the character of historic properties and districts. They can also define a style. The Queen Anne, for example, is known for its rambling wraparound porches. Porches also compliment the human-scale of the historic district. Porch details such as brackets, spindle work, railings, balustrades, columns, beaded board ceilings, flooring, and steps are also important character defining elements. Front porches are not the only porches to consider under the Design Guidelines. Side porches, back porches, sleeping porches, and balconies are also significant features that add character to the historic district.



Cool Spring Tavern displays a two-story full-width porch appropriate for its early date.

In historically commercial districts porches are seldom found. However, balconies have graced the front of a few downtown commercial buildings. Balconies should not be used to create a false sense of history.

In historically residential districts porches are found in almost every form from a simple stoop to a wraparound porch. The buildings architectural style usually dictates the style and details found on the porch. Each building must be treated individually, taking into consideration the style, materials, detail, scale, and form of proposed Certificates of Appropriateness for porches.



The Pemberton Building is one of the few commercial structures with a historic balcony.

Preservation tips for porches:

- Conduct routine inspections to porches, materials, foundations, steps, flooring, railings, balustrades, soffits, eaves, and roofs for water, vegetative, insect infestations, and structural damage.
- Keep roof valleys, gutters, and downspouts clear of debris.
- Flooring should slope down away from the house to ensure proper drainage.
- Make sure there is adequate drainage away from the foundation.
- Maintain a sound paint film on all wooden members.
- Keep joints caulked to prevent water damage or air infiltration.



Porch Guidelines

1. Preserve and maintain historic porches and their details, materials, and features that contribute to the significance of the building or the district.
2. Repair historic porches, their details and features, using accepted preservation methods.
3. If a feature or detail must be replaced, replace only the deteriorated portion matching the original in design, scale, size, color, texture, and material.
4. If a portion of the historic porch is deteriorated beyond repair, replace only the damaged portion using materials identical to the original. Use substitute materials only if the original material is not possible.
5. If a porch 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.
6. A significant porch feature should not be removed; rather it should be repaired or replaced.
7. It is not appropriate to enclose a front porch or balcony. If a porch is to be enclosed, the design should not conceal or compromise historic details, features, or materials important to the significance of the building.
8. Features and details should not be introduced to a porch or balcony that will create a false sense of history.



The intricate sawnwork on the porch of the Sedberry-Holmes House is appropriate for the Queen Anne style



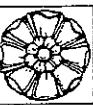
Although this porch has been enclosed with screen, the architectural elements including the balustrade and piers are not concealed.

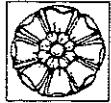


This Colonial Revival Porch can be identified by its pedimented front-gable and simple columns. It would not be appropriate to add decorative sawnwork to achieve a Queen Anne look.

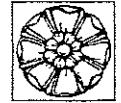


A simple pedimented stoop protects the entrance of this Colonial Revival residence.





Storefronts



Storefronts are characteristic of historically commercial areas. In Fayetteville, the Downtown area contains the largest concentration of historic storefronts. Storefronts generally refer to the first floor, front facade of a historically commercial building. The storefront contains the entrance to the store and usually large display windows. Entrances are sometimes recessed, affording a significant floor and ceiling treatment. Significant details can include bulkhead, transoms, cornices, pilasters, columns, signs, and awnings. The storefront is the most character-defining element of a historically commercial building. The pattern of numerous storefronts provides a cohesive and pedestrian friendly streetscape that defines the character of the historic district.



The storefronts on Hay Street form a cohesive and pedestrian-friendly streetscape.

In addition, many historic storefronts were updated periodically to reflect new materials and architectural styles. Some of these changes are now considered historic. A good example is the use of colored glass to cover storefronts. This glass, known as Carrara or vitrolite, is now considered a historic material. This material should be maintained unless the building is to be returned to its original form. It is also important to preserve and maintain important features found on the upper-stories of storefront buildings. These elements include windows, window hoods, patterned brick, cornices, brackets, and parapet walls.

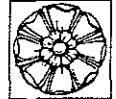


This documentary photograph illustrates an intact storefront. The transoms, display windows, bulkhead, recessed entrance, awnings, upper story windows and parapet wall are all character-defining elements.

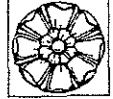
Preservation tips for Storefronts:

- Conduct routine inspections to all elements of the storefront.
- Look for insect infestations, mildew, and rot in wood materials.
- Use flexible sealants and caulking to protect wood joints from moisture.
- Maintain a sound paint film.
- Repaint metals and woods only when the paint film is deteriorated or damaged.
- Clean metals with the gentlest means possible; apply a metal primer before painting.
- Look for moisture, cracks, deteriorated mortar, settlement, missing pieces, and vegetative growth in masonry materials.
- Maintain adequate drainage.
- Clean masonry using the gentlest means possible to remove only heavy soiling or prevent deterioration.

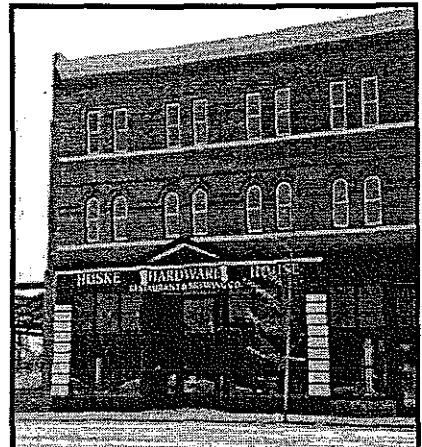




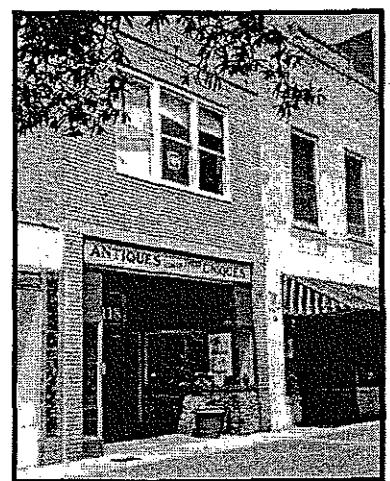
Storefront Guidelines



1. Maintain and preserve historic storefronts and their significant features including entrances, display windows, transoms, bulkhead, pilasters, columns, signs, and awnings. Reopening covered or infilled glass transoms should be encouraged.
2. Maintain historic replacement materials such as Carrara glass, unless the building is being restored to its original configuration by documentary evidence.
3. If a portion of the historic storefront is deteriorated beyond repair, replace only the damaged portion using materials similar to the original in size, shape, design, scale, color, and material. Use substitute materials only if using the original is not possible.
4. If an entire detail or element must be replaced due to deterioration, replace it with materials similar to the original materials in size, shape, design, scale, color, and materials.
5. If a detail or feature is missing, replace it with a feature based on existing details or documentary photographs. Replace with materials similar in size, shape, design, scale, color, and material as the original.
6. It is not appropriate to clean historic building materials using damaging methods such as sandblasting, power washing, or propane and butane torches. The gentlest means possible should be used. For wood, use low-pressure washing with detergents and natural bristle brushes. For masonry, it is recommended that chemical solutions and cleaning methods first be tested in a small inconspicuous area. Architectural metal should be treated according to its hardness, for soft metals, pre-test with chemical solutions and use one that does not damage the texture or color of the surface. Soft metals cannot tolerate blasting of any kind. For hard metals, clean with hand scraping and wire brushes. Contact the Historic Properties Manager and the State Historic Preservation Office for information regarding appropriate cleaning methods.
7. Wooden building materials and detail should be painted. It is not appropriate to remove paint and replace with stain.
8. Previously painted masonry elements should be repainted in colors compatible with the historic district. It is inappropriate to paint unpainted masonry elements.
9. Architectural metal elements should be painted in colors compatible with the historic district.

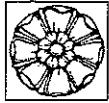


The Huske Hardware House retains its important architectural elements.

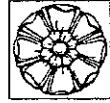


This simple brick store maintains the cohesive character of the district.





Storefront Guidelines

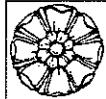


10. Masonry building materials should be repaired using recognized preservation methods. Cracked or missing mortar joints should be carefully repointed using materials, methods, and finishing methods that duplicate the original. The new mortar should match the original in color, texture, composition, and strength.
11. Building materials that are in sound condition should not be replaced with new materials.
12. It is not appropriate to use contemporary substitute materials such as vinyl, aluminum, and Masonite to replace or cover historic building materials.
13. It is not appropriate to replace clear display window glass with textured, tinted, colored, or opaque glass.
14. Architectural details and features should not be applied to a historic storefront without documentary evidence that it is appropriate. Details should not be used to create a false sense of history.

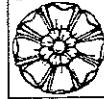


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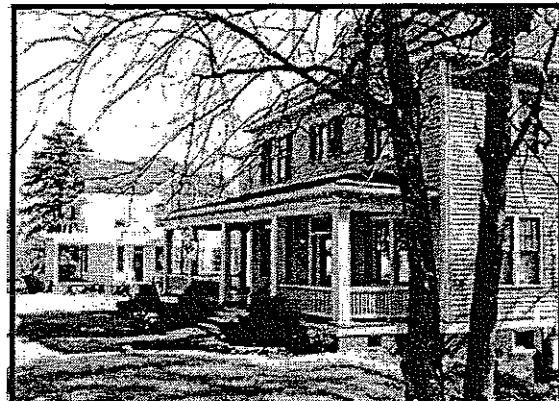




Paint & Color



The selection of an appropriate color scheme for a historic property is an important decision for the property owner. An appropriate paint color can enhance the architectural detailing and integrity of a historic property and district as a whole. In contrast, an inappropriate paint color can camouflage historic details and detract from the character of the historic district. Selection of a historically accurate color scheme can be accomplished using documentary research or paint analysis. If a historically accurate color scheme is not desired, a historically appropriate color scheme can be developed using several sources. In recent years many books have been published matching appropriate colors with architectural styles. The staff at the State Historic Preservation Office can also be consulted regarding appropriate color. Paint is an important functional element as well as aesthetic. A sound paint film protects the building and materials from deterioration. Maintaining a sound paint film is part of the overall maintenance and protection of historic buildings.

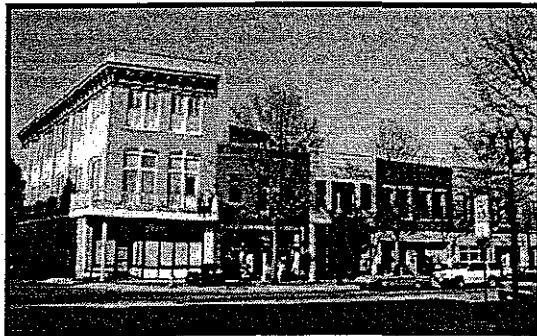


Streetscape on Haymount Hill

In historically commercial districts painted surfaces include window sashes, trim, details, and doors. Although, some masonry buildings have been painted, it is not appropriate to paint masonry surfaces that were historically unpainted.

In historically residential districts painted surfaces include wood siding, window sashes and muntins, trim, details, doors, porches, and metal roofs.

WARNING: Most historic paints contain lead or other hazardous materials. Caution should be used when planning a painting project that involves the removal of historic paints. Contact the local hazardous waste management office for information regarding the safe removal of lead-containing paint.

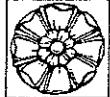


Streetscape on Hay Street

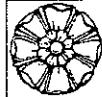
Preservation tips for Paint and Color:

- Conduct routine inspections to make sure the paint film is sound.
- Check for moisture, insect infestation, and vegetative damage.
- Clean painted surfaces using the gentlest means possible to remove soiling.
- Remove deteriorated paint using the gentlest means possible, such as careful hand scraping, to the first sound paint layer prior to repainting.
- Exposed wood or metal should be primed prior to painting.
- Use compatible paint on surfaces with existing paint film.
- Do not use destructive methods of paint removal such as sandblasting, water blasting, chemical stripping, or propane and butane torches to remove paint. These methods can irreversibly damage the historic materials.

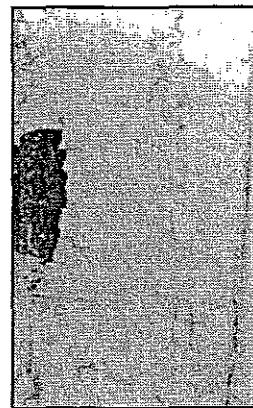




Paint & Color Guidelines



1. Maintain and preserve historically painted building materials and details with a sound paint film.
2. Protect historically painted building materials and details using accepted preservation methods.
3. Historically unpainted materials and surfaces should not be painted.
4. Paint on wooden surfaces should not be removed in order to achieve a natural wood finish with staining unless the surface was originally stained.
5. Wood siding should be carefully hand-scraped to a sound paint layer prior to repainting. Wood siding should not be replaced with new wood and painted to accomplish a smooth finish. If wood siding is damaged beyond repair it should match the pattern and profile of existing siding.
6. Colors appropriate to the architectural style and character of the district should be selected when planning a painting project.
7. It is not appropriate to use destructive paint removal methods such as sandblasting, water blasting, power washing, or propane and butane torches on historic buildings or their surfaces.



Alligatoring paint

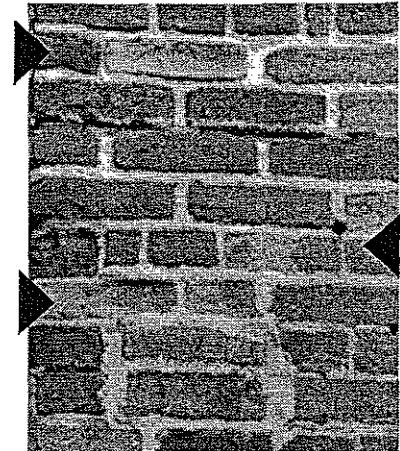
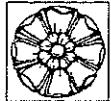
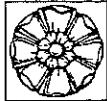


Photo of sandblasted brick. Arrows show pitted and spalled bricks caused by sandblasting.

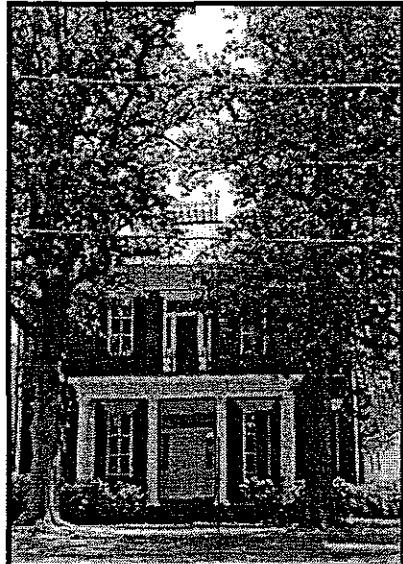




Utilities



Energy efficiency is important to all property owners. Historic buildings were often built with this in mind. The pattern of the windows often provided adequate ventilation. The eave overhang often shaded windows from the sun. Awnings were sometimes installed to also protect from the sun. Shutters were used to obscure light as well as control air infiltration from winds. Porches provided an outdoor living environment for cool fall days and warm summer nights. Trees also provided shade and shelter. However, our life-styles have changed and require more than the historic methods of energy efficiency. There are many ways utilities can be up fitted to provide for our modern life-style in historic buildings. In addition, there are easy methods of preventive maintenance that can also add to the energy efficiency of a historic building.



Mature trees provide shade for historic buildings.

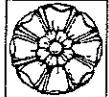


Historically fabric awnings were installed over storefronts to provide shade.

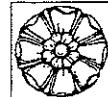
Preservation tips for Utilities:

- Conduct routine inspections to ensure the building is weather tight.
- Install storm windows that do not damage historic windows or conceal significant window features.
- Caulk and install weather-stripping.
- Maintain historic shade trees.

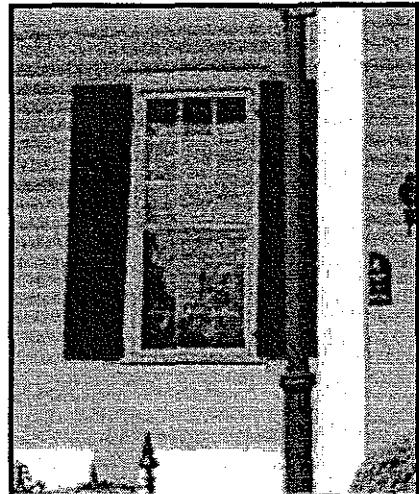




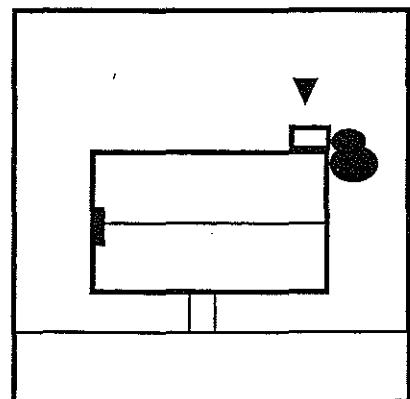
Utilities Guidelines



1. Maintain and preserve historic energy efficient features including windows, shutters, awnings, porches, and trees.
2. Introduce energy efficient features such as shutters, and awnings where appropriate.
3. If storm windows are introduced in residential districts they should not obscure the character defining elements of the window. If the window is a double – hung window install a storm window with a divider that matches the existing sash. They should have a narrow profile and finished in the same color as the window sash. The storm window should be installed in a manner that does not damage the existing window or frame.
4. Storm doors should be full light to allow clear visibility of character-defining elements. The storm door should be finished in a color or stain similar or compatible with the existing door. The storm door should be installed in a manner that does not damage the existing door or frame.
5. If a deteriorated or missing shutter must be replaced due to deterioration, replace it with a shutter that matches the original in size, shape, design, scale, color, craftsmanship, and material. It should also be operable.
6. Install new mechanical systems in areas that cause the least amount of change to the building's and site's materials, features, and details.
7. Mechanical equipment should be placed in the least obtrusive place possible, preferably in the rear of the building and camouflaged by plantings appropriate to the property. They should not be visible from the street. In commercial buildings consider installing mechanical units such as air conditioning units at the rear portion of the rooftop.
8. Window unit air conditioners should be located in rear facade windows when possible.
9. Antennas, satellite dishes, solar collectors, ventilators, or other mechanical equipment should not be placed on rooftops that are visible from the street. Satellite dishes and large-scale antennas should be placed on the rear of the property and appropriately screened from view.
10. Public utilities should consider underground utility lines. However, care should be used during trenching to protect landscape features and archaeological resources.

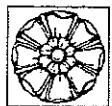


Storms windows should not obscure character-defining elements. This storm window is divided in the same place as the window and the number of lights are visible.

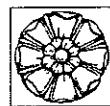


Mechanical equipment should not be visible from the street.





Accessibility & Public Safety



The passage of the Americans with Disabilities Act in 1990 requires access to buildings open to the public. In many cases creating access to historic buildings while maintaining significant features requires a carefully thought out plan. It is important that all citizens be able to enjoy Fayetteville's architectural treasures. However, it is also important that the elements that make the building important not be lost. Many character - defining elements can be compromised when developing accessibility plans. These elements include site, topography, plantings, building materials, walls, entrances, porches, walks, and drives. The State Historic Preservation Office, Historic Properties Manager, and the ADA Accessibility Guidelines can offer valuable assistance when devising an accessibility plan. The plan must also be in compliance with the North Carolina State Building Code. In addition to accessibility, public safety is also an issue. These issues can include handrails, railings, fire escapes, and additional exits. Both the ADA and Building Code can offer some flexibility regarding accessibility in historic buildings. Planning and consultation with professionals can ensure a successful accessibility project.



A wheelchair lift is hidden on the side of this porch and camouflaged with shrubs.

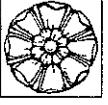
Guidelines for Accessibility and Public Safety

1. Retain site features and character defining elements whenever possible.
2. Design ramps and lifts with elements that are compatible to the material, scale, finish, and character of the historic building and district.
3. Locate ramps and lifts in areas that are sensitive to the integrity to the building and setting whenever possible.
4. Use compatible plantings and features to screen ramps and lifts from the street.
5. Elevator additions, fire escapes, fire doors, and secondary entrances should be located on rear facades or the least character defining portion of the building.
6. Materials used for handrails and rails should be compatible with similar elements on the property or in the district.
7. Consult with safety and building code officials, the Historic Properties Manager, the State Historic Preservation Office, and disability groups to develop an effective yet sensitive accessibility plan.

Preservation tips for Accessibility and Public Safety:

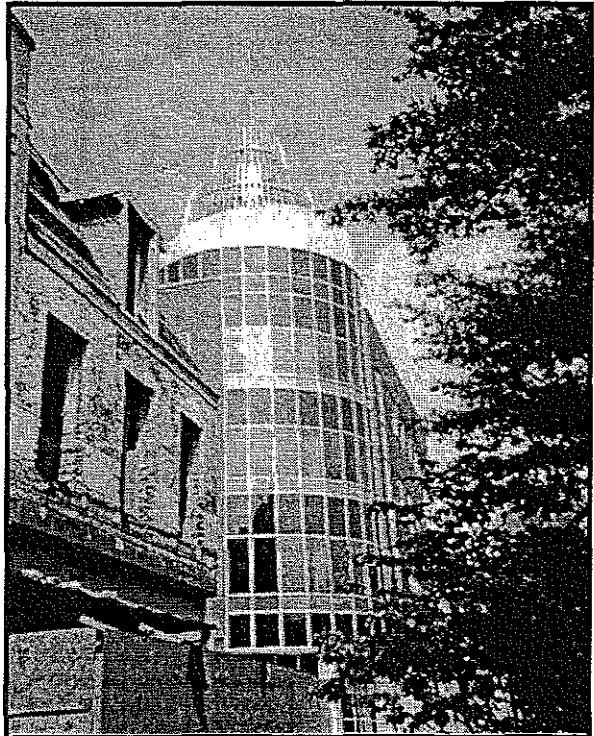
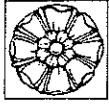
- Evaluate the property's character defining features.
- Review the impact of the potential changes to the character defining features.
- Consult with local disability groups, the building inspector, Historic Properties Manager, and the State Historic Preservation Office.
- Utilize reversible accessibility plans when possible.
- Install automatic door openers on historic doors.
- Install a bevel on thresholds to reduce height.





Section 5

Design Guidelines for Additions & New Construction

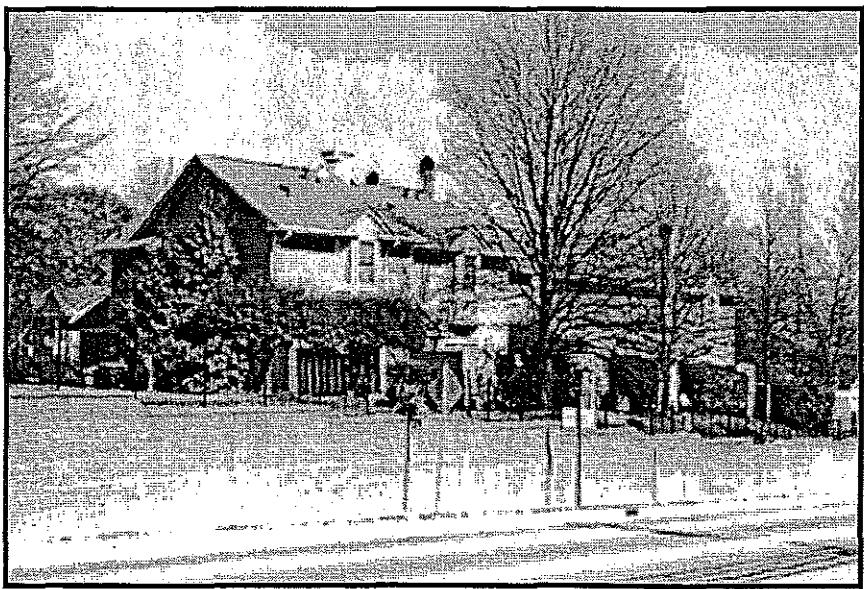


Additions

New Construction

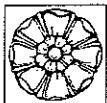
The common denominator for all historic districts is that they are historic. The architecture, setting, landscaping, and paving patterns are characteristic of a place over fifty years old. The historic district like much of the rest of the city is ever changing. Fayetteville's historic architecture illustrates the evolution of over two hundred years of architecture and building with buildings dating from the late eighteenth century, early-mid-nineteenth century, and throughout the twentieth century. This evolution continues with innovative modern

The new PWC tower on Hay Street.
architecture and technology. New construction and additions can coexist with historic structures and add to the character of the neighborhood or district. Careful attention to the detail, design, material, scale, and placement of a new addition or building within a historic district can satisfy two desires: preserving the character of the property and the district; and allowing the district to continue its evolution.

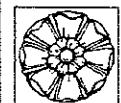


Haymount Hill Streetscape

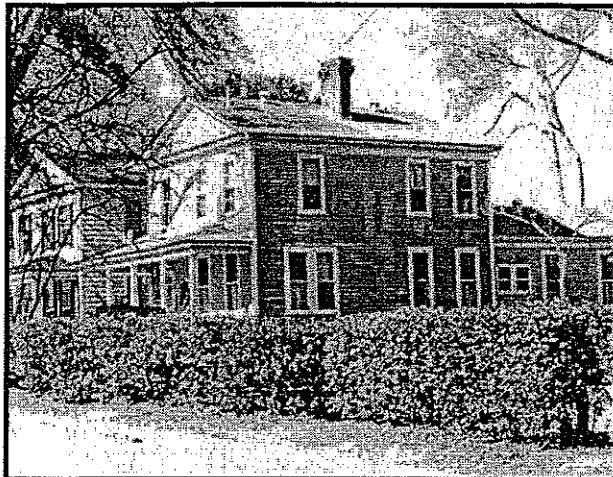




Additions to Historic Buildings



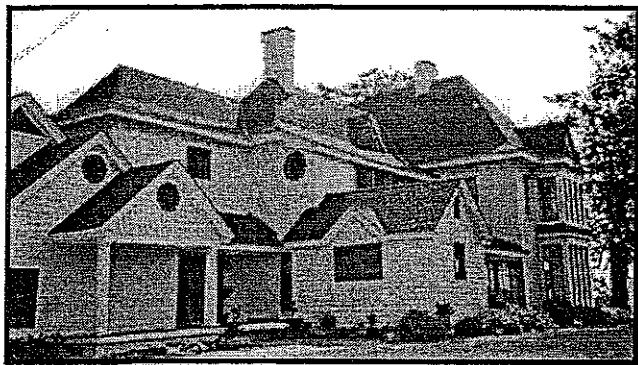
Over the life of a building many changes may take place. The family that lives in the house may need to add a room to accommodate a growing family or changing life-style. A business may need to expand its working quarters to continue to grow as a business. Historic buildings evolve just like the people who inhabit them. In many cases, buildings over fifty years old have changed since the original date of construction. These changes illustrate the evolution of the building and the district. For additions that are over fifty years old, they too are considered historic and should be preserved. Adding to a historic building can be accomplished without compromising the integrity of the building or district.



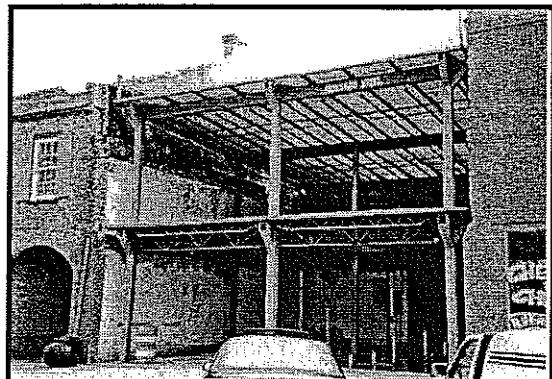
The addition behind this historic structure is appropriately located on a secondary facade and of smaller scale than the principal building.

In historically commercial districts, considerations for additions include building material, size, scale, design, detail, setback, and style.

In historically residential districts, considerations for additions include building material, size, scale, design, detail, style, setback, placement, and landscaping.

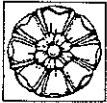


This substantial addition was constructed on the rear facade of this home in the Haymount Historic District.

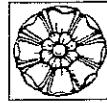


The continuous facade wall is being preserved and maintained with this new construction project in the Downtown Historic District..

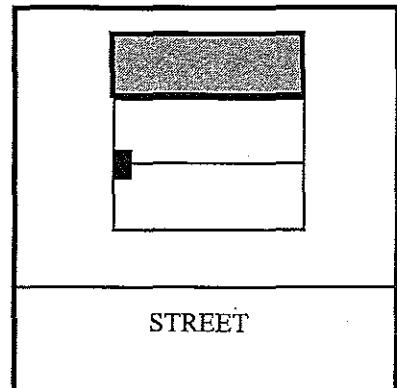




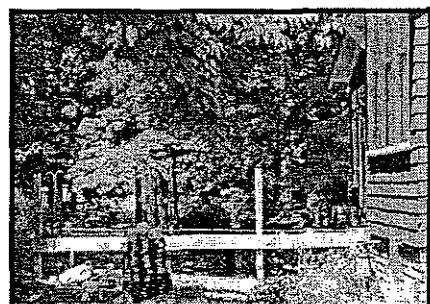
Additions Guidelines



1. New additions should be located along the rear facade of the historic building.
2. New additions should be designed so that there is a minimum loss of historic materials, details, and other character-defining features of the historic building.
3. New additions should be planned to have minimal impact on site features including; topography, plantings, trees, views, and vistas.
4. Additions should be designed in a smaller scale than the historic building so that it does not detract from the significant scale and massing of the building.
5. New additions should be designed so that they could be removed in the future without causing damage to the historic building.
6. Additions should be compatible with the historic building in regards to materials, mass, color, and fenestration. However, they should be recognized as new additions. This can be accomplished by introducing a different siding, roof, or foundation material, roof line, or window type.
7. New decks should be constructed on secondary facades and obscured from the street. They should be constructed so that significant features, materials, and details of the historic structure are not compromised. They should be painted or stained in a color that is compatible with the historic structure and district.
8. The archaeology guidelines should be followed before and during the construction of a new addition.
9. The guidelines for site and setting should be followed before and during the construction of a new addition.



The shaded area illustrates the appropriate area to locate a new addition.



This deck is being built on a secondary facade with an obscured view from the street.



New Construction

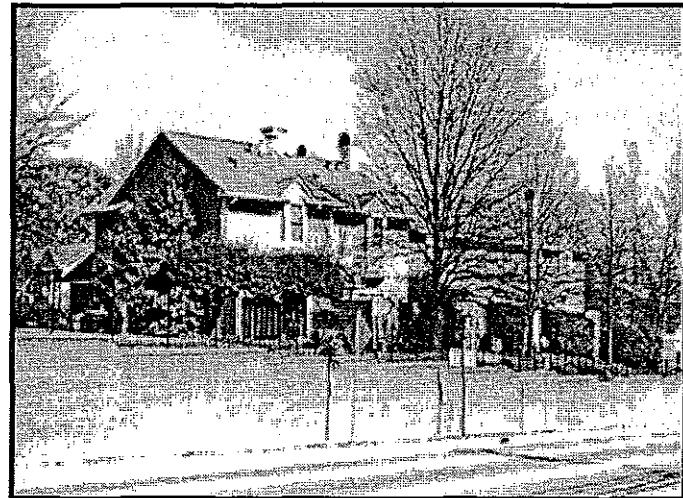
New construction within a historic district can positively contribute to the evolution of the district provided the design is compatible with the district's significant characteristics. New architecture and development provides a continuum of the architectural evolution that began in Fayetteville over two centuries ago. An understanding of the impact new construction has on historic districts is essential prior to planning a new construction project. It is not necessary or desired for new buildings to duplicate the existing buildings within the district. Contemporary designs can be built with similar massing, scale, fenestration, materials, and roof shape to those of surrounding buildings; resulting in a recognizably new but compatible building.

In historically commercial districts, considerations for new construction include building material, size, scale, design, detail, setback, placement, style, and paving patterns.

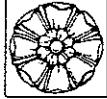
In historically residential districts, considerations for new construction include building material, size, scale, design, detail, setback, placement, style, paving patterns, lighting, site features, and landscaping.



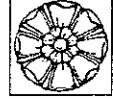
The form of the new PWC Building on Hay Street is based on the Lafayette Hotel which burned on the same site. The new building maintains the setback of adjacent buildings. It is also built of new materials that share the same patterns and textures of surrounding buildings.



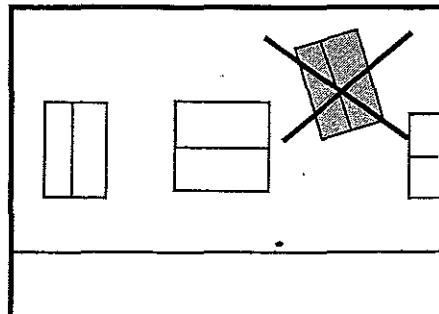
This development, along Hay Street is built of similar materials as the adjacent buildings. The landscape features and topography are in character with the district. However, the height of the brick wall along the sidewalk creates a void in the pedestrian-scale of the neighborhood.



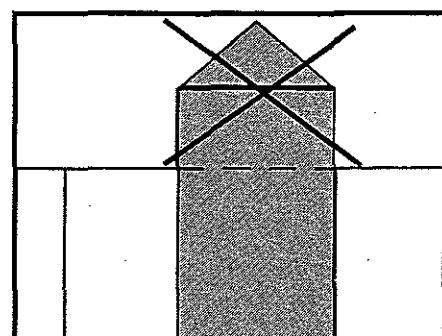
New Construction Guidelines



1. Consult with the Fayetteville Historic Resources Commission and the City Planning Department in the early planning phases of a new construction project.
2. Consult the “Design Guidelines” sections for site features and plantings, paving patterns, fences and walls, lighting, signage, archaeology, building materials, utilities, and accessibility to develop a better understanding of the historic character in the district.
3. New construction projects should maintain the same or similar setback, space between lots, and orientation as the other properties within the historic district.
4. New construction should not compromise the topography and site features, such as mature trees, nor should it block or obscure views and vistas.
5. New construction should be compatible with the height, scale, massing, proportion, and roof shape of surrounding buildings within the district.
6. Building materials used in new construction should be compatible with the scale, pattern, detail, finish, composition, and color of historic building materials in the historic district.
7. New construction should be contemporary in design, it is not appropriate to create a false sense of history through replication.



The shaded house does not share the same setback or orientation as its historic neighbors.

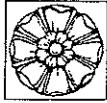


The shaded building is not compatible with the height, size, scale, and roof form of the adjacent historic buildings.

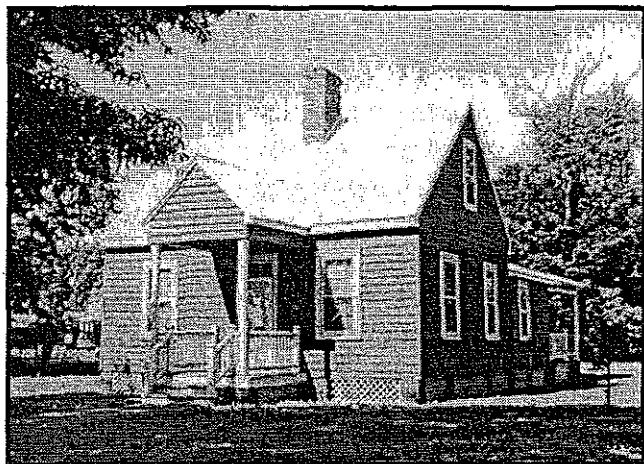
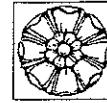


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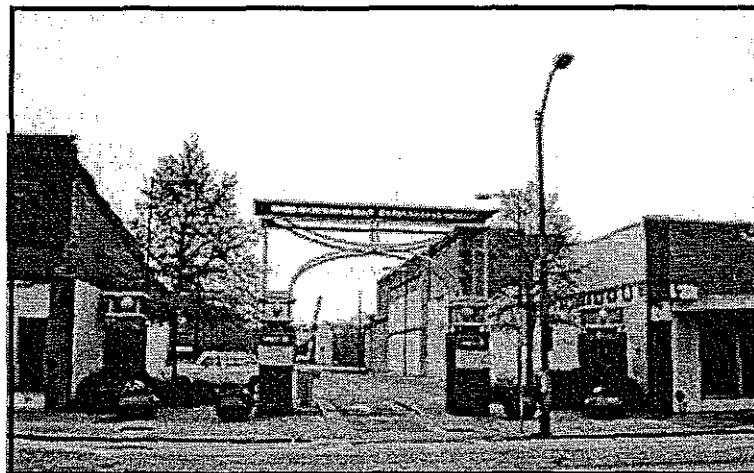
Section 6 - Design Guidelines for Relocation, Demolition & Demolition by Neglect



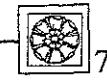
Barges Tavern was moved from it's original location.

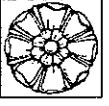
Relocation, demolition, and demolition by neglect are the three most serious threats to Fayetteville's historic districts. Over the years the historic districts have been plagued by these three elements. In recent years, the revitalization movement has helped to spread community awareness regarding the importance of our historic built environment. The city has also helped spread the message by passing the updated Historic Preservation Ordinance with an emphasis on demolition by neglect. It is important to realize that every building that is moved loses its historic context of site, setting, association and feeling. In addition, every building that is demolished is a historic resource that can never be replaced.

The buildings contained within the historic districts form a tangible interpretation of the history of Fayetteville and its people. It is a living history that should be preserved for the enjoyment of future generations.

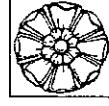


This parking lot on Person Street uses an innovative design to maintain the facade wall of adjacent buildings.





Relocation

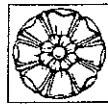
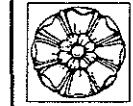


A historic building should be moved from its original location only as a final effort to save the building from demolition. Moving a building compromises its historic context with regards to location, feeling, association, and setting. Historic buildings provide tangible evidence to interpret the building patterns and developmental history of a community. Moving a building to a new location changes the interpretation of that history both for the original site as well as the new site. If a building is slated for demolition, all other options should be explored before relocation is considered as a solution. If the building absolutely cannot be retained on its original location, then relocation should be explored. If a building is to be moved it should be moved to a location consistent with its history. If it is originally a rural property, it should be moved to a new location within a rural area. If the original site was located within a residential neighborhood, it should be moved to a residential neighborhood containing properties with similar characteristics. It is imperative that great care be taken when moving a historic property. The structural stability of the building must be assessed prior to relocation. In addition, care must be taken to maintain character defining elements of the old site, the new site, and along the route of the move. The Fayetteville Historic Resources Commission must issue a Certificate of Appropriateness for relocating a property within a historic district or local landmark. The Commission may recommend or seek alternatives prior to issuing a Certificate of Appropriateness. The Historic Properties Manager and the Historic Resources Commission are available to assist the property owner with the process.

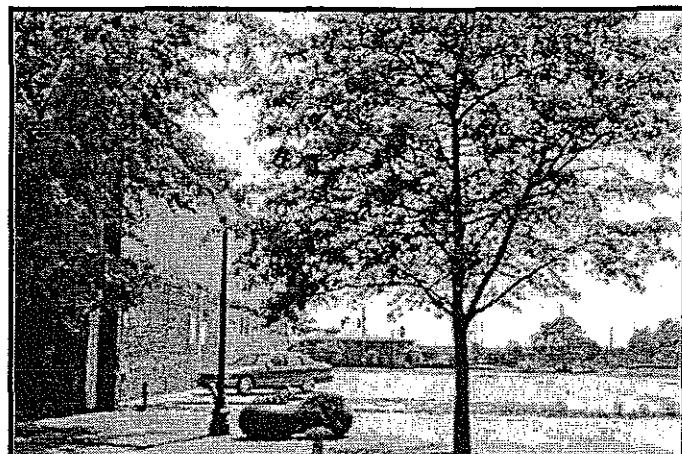
Relocation Guidelines

1. Explore all possible alternatives prior to considering relocation.
2. Document the building in its original location through the use of photographs and site plans prior to relocation.
3. The building should be moved to an area with the same qualities as its original location. The new site should have the same setting and historical association as the original location. All efforts should be made to keep the building within the city.
4. Prepare and submit a site plan for the new site to the Historic Resources Commission prior to moving the building. Refer to the design guidelines for site and setting to gain a better understanding of historic environments.
5. Make every effort to protect significant site features of both sites during and after the move.
6. Make every effort to protect the building and its significant characteristics during and after the move by working with a professional house moving contractor and by securing the building from possible vandalism or environmental conditions.
7. Work closely with the Fayetteville Historic Resources Commission and the Fayetteville Planning Department throughout the process.

Demolition



The demolition of Fayetteville's historic structures is the greatest threat to local landmarks and historic districts. Every contributing building provides a vital link to the history of the city, its development patterns, and the people who built them. In addition, the loss of a structure threatens the significance of the entire district. Demolition of local landmarks removes a significant building that cannot be replaced by new construction. It is important that all alternatives be exhausted prior to requesting a certificate of appropriateness for demolition. Demolition is unfortunately a permanent solution that can adversely affect the character of districts and neighborhoods. The City of Fayetteville's Historic Preservation Ordinance and State Enabling Legislation provide that the Fayetteville Historic Resources Commission must approve a request for a Certificate of Appropriateness for demolition. However, the commission can authorize a stay of demolition for 180 days from the date of approval. This time will provide the owner, commission, and other officials valuable time to seek alternatives to demolition. It is important that a property owner seeking to demolish a historic structure work closely with the Historic Resources Commission and the Planning Department to find a solution that will meet everyone's needs.

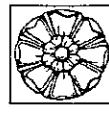
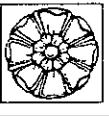


Demolition causes voids in the streetscape as well as the history of the city.

Guidelines for Demolition

1. Explore all possible alternatives prior to considering demolition.
2. Document the building thoroughly for historical record through photographs and site plans prior to demolition.
3. Prepare and submit a site plan for the site to the Historic Resources Commission prior to demolition. Refer to the design guidelines for site and setting to gain a better understanding of historic environments. Make every effort to protect significant site features of the site before, during, and after demolition.
4. Use caution not to disturb archaeological resources during demolition. Report any findings immediately to the Historic Properties Manager.
5. Make every effort to protect adjacent properties and structures from the effects of the demolition.
6. Work with the commission prior to demolition to salvage materials and features.
7. Clear the site promptly after demolition. Develop the site according to the plans approved by the Historic Resources Commission as quickly as possible after demolition.
8. Work closely with the Fayetteville Historic Resources Commission and the Fayetteville Planning Department throughout the process.





Demolition by Neglect

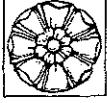
Demolition by neglect is the deterioration of a historic building or structure due to lack of maintenance. Over time deterioration can cause irreversible damage or demolition. It is the responsibility of the property owner to maintain the building. Section 32.97 of the Fayetteville Historic District Ordinance provides that the exterior features of any building or structure, appurtenant feature, or historic sign be preserved. The city has the right to ask the owner to repair any deteriorating feature including but not limited to the following defects:

- a) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
- b) Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.
- c) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
- d) Deterioration or crumbling of exterior plasters or mortars.
- e) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
- f) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
- g) Rotting, holes, and other forms of decay.
- h) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- i) Heaving, subsidence, or cracking of sidewalks, steps, or pathways.
- j) Deterioration of fences, gates, and accessory structures.
- k) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the Historic Landmark.
- l) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.

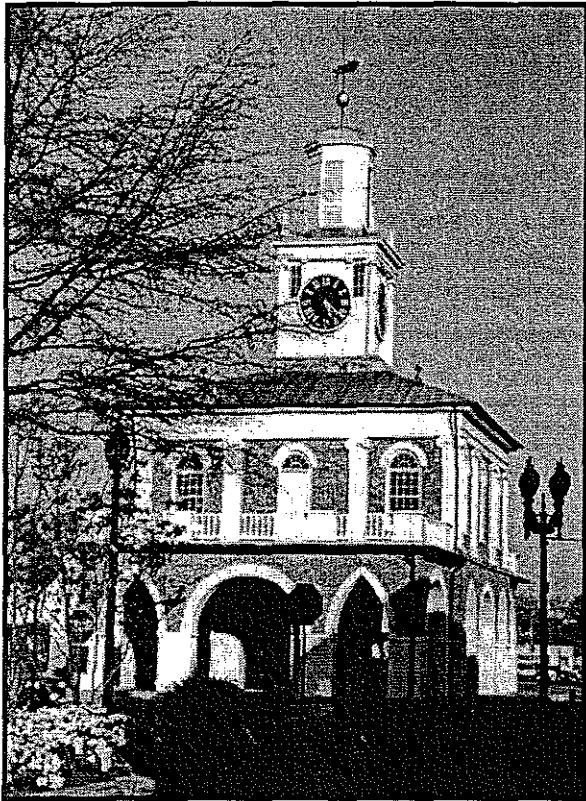
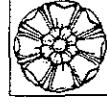
Lack of compliance with the request to correct demolition by neglect may result in fines or other civil penalties. In order to prevent demolition by neglect continued maintenance is recommended.

Demolition by Neglect Guidelines

1. Maintain and preserve the historic building, its elements and features through routine inspection and repair using accepted preservation methods.
2. Review the design guidelines for Site and Setting and Exterior Changes. All of these can be referenced for prevention of demolition by neglect.
3. Work closely with the Historic Resources Commission, Historic Properties Manager, and Building Inspector to prevent demolition by neglect.



Section 7 - Appendices

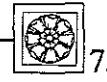


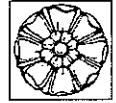
The Market House is a National Historic Landmark

Preservation Contacts
Works Consulted & Cited
Glossary
Historic Preservation Ordinance

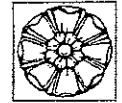


Cross Creek Park provides a serene setting within the Downtown Historic District.





Preservation Contacts



Federal Level

Agency Name

National Park Service
18th and C Streets, N.W.
Washington, D.C. 20240
202/343-4621
<http://www2.cr.nps.gov/planpres.htm>

Agency Programs

National Register of Historic Places
National Center for Preservation Technology
Planning and Preservation
Rehabilitation Tax Credit Program
Preservation Briefs

State Level

State Historic Preservation Office

4617 Mail Service Center
Raleigh, NC 27699-4617
<http://www.hpo.dcr.state.nc.us/links.htm>

Survey and Planning 919/733-6545
Restoration Branch 919/733-6547

National Register, Section 106, Survey
Restoration Specialists, Tax Credit Program

Preservation North Carolina

PO Box 27644
Raleigh, NC 27611-7644
919/832-3652
<http://www.presnc.org/explorer.html>

Statewide Private Non-Profit Organization

Local Level

Historic Resources Commission

Planning Department, City of Fayetteville
433 Hay Street
Fayetteville, NC 28301-5537

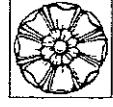
Administer Local Landmarks & Districts

Historic Properties Manager

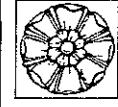
Planning Department, City of Fayetteville
433 Hay Street
Fayetteville, NC 28301-5537
910/433-1612

Local contact for Historic Preservation Issues





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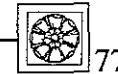
Preservation Briefs 1-41, Preservation Assistance, National Park Service, U.S. Department of the Interior, 1978-2000.

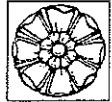
Wake County Historic Preservation Commission, Leimenstoll, Jo Ramsay, Wake County Design Guidelines, Raleigh, NC: Wake County, 1996.

Works Cited:

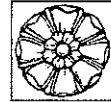
1) Jasperse, Linda, "Haymount Historic District National Register Nomination", Raleigh, NC: State Historic Preservation Office, 1982.

2) Raleigh Historic Districts Commission, Leimenstoll, Jo Ramsay, Design Guidelines for Raleigh Historic Districts, Raleigh, NC: City of Raleigh, 1997, p.21.





Architectural Terms



Adaptive Reuse - The process of converting a building to a use other than that for which it was designed. e.g. changing a house into an office.

Alkyd Resin Paint - A common modern paint using alkyd (one group of thermoplastic synthetic resins) as a vehicle for the pigment; often confused with oil paint.

Aluminum Siding - Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940's and became increasingly common in the 1950's and the 1960's.

Amenity - A building, object, area, or landscape feature that makes an aesthetic contribution to environment rather than one that is purely utilitarian.

Arcade - A series of arches supported on piers or columns attached to or detached from a wall.

Arch - A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influences.

Architrave - The lowest part of an entablature, sometimes used by itself as a casing for a window or door.

Art Deco - A style of decorative arts and architecture popular in the 1920's and 1930's, characterized by its use of geometric, angular forms; also referred to as Moderne or Art Moderne.

Asbestos Siding - Dense, rigid board containing a high proportion of asbestos fibers bonded with portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950's.

Ashlar - A style of stonework consisting of individual stones that are shaped and tooled to have even faces and square edges.

Asphalt Shingle - A shingle manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to the weather.

Asphalt Siding - Siding manufactured from saturated construction felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to the weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950's.

Attic Ventilator - In houses, a screened or louvered opening, sometimes in decorative shapes, located on gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.

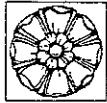
Awning - A rooflike covering of canvas, often adjustable, over a window, a door, etc., to provide protection against the sun, rain, and wind. Aluminum awnings were developed in the 1950's.

Balustrade - A low barrier formed of balusters, or uprights, supporting a railing.

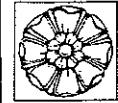
Band (Band Course, Bandmold, Belt) - Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.

Bargeboard (also Vergeboard) - A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.





Architectual Terms



Bay - An opening or division along the face of a structure. For example, a wall with a door and two windows is three bays wide. A bay can also be a projection of a room or facade having windows.

Beltcourse - A projecting course of bricks or other material forming a narrow horizontal strip across the wall of a building, usually to delineate the line between stories, also referred to as a string course.

Beveled Glass - Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.

Board and Batten - A method of covering exterior walls using vertical boards, with narrow strips of wood or battens used to cover the joints between boards.

Bond - The pattern in which bricks are laid.

Bracket - A divide, either ornamental, structural, or both, set under a projecting element, such as the eaves of a house.

Bulkhead - The panels below the display windows on a commercial storefront.

Bungalow Style - An early 20th century architectural style that grew out of the arts and crafts movement of the 19th century. Its basic characteristics are long, low profiles; overhanging, bracketed eaves; wide engaged porches with square, squat brick piers supporting wood posts; and informal interior arrangements.

Buttress - A vertical mass of masonry projecting from or built against a wall to give additional strength at the point of maximum stress. Sometimes wooden buttresses are added to frame Gothic Revival-style buildings as decorative, but not supporting features.

Capital - The topmost member, usually decorated or molded, of a column or pilaster.

Carrara Glass - Pigmented structural glass developed and popularized in the early 20th century for facing Art Deco and Art Modern-style commercial buildings.

Casing - The exposed trim molding, framing, or lining around a door or a window; may be either flat or molded.

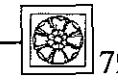
Cast Iron - Iron that has been shaped by being melted and cast in a mold.

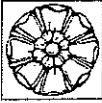
Caulking - A resilient mastic compound, often having a silicone, bituminous, or rubber base; used to seal cracks, fill joints, prevent leakage, and/or provide waterproofing.

Center-Hall Plan - A plan in which the hall or passage extends through the center of a house and is flanked by two or more rooms.

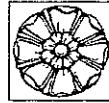
Certificate of Appropriateness - A document awarded by a preservation commission or architectural review board allowing an applicant to proceed with a proposed alteration, demolition, or new construction in a designated historic area or site, following a determination of the proposal's suitability according to applicable criteria.

Certified Historic Structure - For the purpose of the federal preservation tax incentives, any structure subject to depreciation as defined by the Internal Revenue Code that is listed individually on the National Register of Historic Places or located in a registered historic district and certified by the secretary of the interior as being of historic significance to the district.





Architectural Terms



Certified Rehabilitation - Any rehabilitation of a certified historic structure that the Secretary of the Interior has determined is consistent with the historical character of the property or the district in which the property is located.

Chalking - The formation of a powder surface condition from the disintegration of a binder or an elastomer in a paint coating; caused by weathering or an otherwise destructive environment.

Chamfer - A beveled edge or corner.

Chamfered Post - A square post with the edges of its corners cut away or beveled.

Checking - Small cracks in a film of paint or varnish that do not completely penetrate to the previous coat; the cracks are in a pattern roughly similar to a checkerboard.

Clapboard - Horizontal wooden boards, tapered at the upper end and lapped so as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than 6 inches wide. This was common outer face in the nineteenth and early twentieth century buildings.

Classical - Embodying or based on the principles and forms of Greek and Roman architecture.

Clerestory - Windows located relatively high in a wall that often tend to form a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many of the Revival styles found here.

Clipped Gable - A gable the peak of which is truncated for decorative effect; often the roof overhangs the missing peak.

Colonial Revival Style - Late 19th and early 20th century style that combines features of Classical and Colonial architecture.

Colonnette - A small-scale column, generally employed as a decorative element on mantels, overmantels, and porticoes.

Column - A vertical shaft or pillar that supports or appears to support a load.

Common Bond - A method of laying brick wherein one course of headers is laid for every three, five, or seven courses of stretchers.

Composition Board - A building board, usually intended to resemble clapboard, fabricated from wood or paper fabric under pressure and at an elevated temperature, usually with a binder.

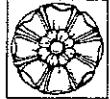
Coping - The cap or the top course of a masonry wall.

Corbel - A projection (or building out) from a masonry wall, sometimes to support a load and sometimes for decorative effect.

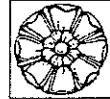
Corner Block - A square piece, either plain or decorated that forms a corner of a window or door surround.

Corner Boards - Vertical boards nailed on the external corners of frame buildings to provide a method of finishing and joining the ends of the weatherboards.





Architectural Terms



Cresting - Ornamental ironwork, often highly decorative, used to embellish the ridge of a gable roof or the curb or upper cornice of a mansard roof.

Cornice - The uppermost part of an entablature, usually used to crown the wall of a building, portico, or ornamental doorway. The term is loosely applied to almost any horizontal molding forming a main decorative feature, especially to a molding at the junction of walls and ceiling in a room.

Crossette - A lateral projection of the head of the molded architrave or surround of a door, window, mantel, or paneled overmantel; also known as an "ear" or "dog-ear".

Crown Molding - The upper molding of a cornice, often serving to cap or crown the vertical facing or fascia of a boxed cornice. Also, the term is frequently given to the molding used to decorate the joints between walls and a ceiling.

Crenulation - Alternating indentations and raised sections of a parapet, creating a toothlike profile sometimes known as a battlement. Crenulation is a detail found most commonly in the Gothic Revival style.

Cultural Resource - A building, structure, district, site, object, or document, that is of significance in American History, architecture, archeology, or culture.

Cupola - A small structure, usually polygonal, built on top of a roof or tower, mostly for ornamental purposes.

Deck - An uncovered porch, usually at the rear of a building; popular in modern residential design.

Demolition by Neglect - The destruction of a building through abandonment or lack of maintenance.

Dentil - Small, closely spaced blocks, often toothlike, used as an ornamental element of a classical cornice.

Design Guidelines - Criteria developed by preservation commissions and architectural review boards to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated buildings or districts.

Design Review - The process of ascertaining whether modifications to historic and other structures, settings, and districts meet standards of appropriateness established by a governing or advisory review board.

Dogtrot Plan - A plan in which two pens with their own chimneys are placed side by side.

Dormer - A structure containing a window (or windows) that projects through a pitched roof.

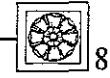
Doric Order - A classical order characterized by simple unadorned capitals supporting a frieze of vertically grooved tablets or triglyphs set at intervals.

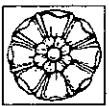
Dormer Window - An upright window, set in a sloping roof, with vertical sides and front, usually with a gable, shed, or hip roof.

Double-Hung Window - A window with two sashes that open and close by sliding up and down in a cased frame.

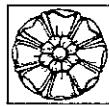
Double-Pile House - A center-hall plan house that is two rooms deep on each side of the hall.

Double-Shoulder Chimney - An exterior chimney the sides of which angle inward to form shoulders twice as it ascends from the base to the cap.





Architectural Terms



Downspout - A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or cistern.

Dressed - Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planing, rubbing, or sanding one or more of its faces.

Eave - The part of a sloping roof that projects beyond the wall.

Eclectic or Eclecticism - A method of design in architecture in which elements from a variety of stylistic sources are selected and combined in new and original ways.

Elevation - A drawing showing the vertical elements of a building, either exterior or interior, as a direct projection to a vertical plane.

Ell - A secondary wing or extension of a building, often a rear addition, positioned at right angles to the principal mass.

Eminent Domain - The power of a government to acquire private property for public benefit after payment of just compensation to the owner.

Enabling Legislation - Federal or state laws that authorize governing bodies within their jurisdictions to enact particular measures or delegate powers such as enactment of local landmarks and historic district ordinances, zoning, and taxation.

Engaged Porch - A porch the roof of which is continuous structurally with that of the main section of the building.

English Bond - A method of laying brick wherein one course is laid with stretchers and the next with headers, thus bonding the double thickness of brick together and forming a high-strength bond of alternating courses of stretchers and headers.

Entablature - The horizontal part of a Classical order of architecture, usually positioned above columns or pilasters. It consists of three parts: the lowest molded portion is the architrave; the middle band is the frieze; the uppermost element is the cornice.

Escutcheon - A protective plate, sometimes decorated, surrounding the keyhole of a door, a light switch, or similar device.

Etched Glass - Glass whose surface has been cut away with a strong acid or by abrasive action into a decorative pattern.

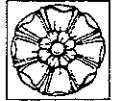
Extended Use - Any process that increases the useful life of an old building, e.g. adaptive use or continued use.

Exterior End Chimney - A chimney located outside the walls of a house, usually against the gable end of a building.

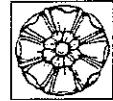
Fabric - The physical material of a building, structure, or city, connoting an interweaving of component parts.

Facade - The face or front of a building.

Fanlight - A semicircular window, usually above a door or window, with radiating muntins suggesting a fan.



Architectural Terms



Fascia - A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or eave side of a pitched roof. The rain gutter is often mounted on it.

Fluting - Shallow, concave grooves running vertically on the shaft of a column, pilaster or other surface.

Federal Style - The style of architecture popular in America from the Revolution through the early 19th century (in North Carolina from about 1800-1840). The style is characterized by the use of delicate Classical ornament.

Fenestration - The arrangement of windows on a building.

Finial - an ornament, usually turned on a lathe, placed on the apex of an architectural feature such as a gable, turret, or pediment.

Flashing - A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.

Flemish Bond - A method of laying brick wherein headers and stretchers alternate in each course and, vertically, headers are placed over stretchers to form a bond and give a distinctive cross pattern.

Flush Siding - An exterior wall treatment consisting of closely fitted horizontal boards with joints that are carefully formed to be hidden and flush, giving a very uniform, flat siding appearance.

Foundation - The supporting portion of a structure below the first-floor construction, or below grade, including footings.

French Window - A long window reaching to the floor level and opening in two leaves like a pair of doors.

Fretwork - A geometrically meandering strap pattern; a type of ornament consisting of narrow fillet or band that is folded, crossed, and interlaced.

Frieze - The middle portion of a Classical entablature, located above the architrave and below the cornice. The term is usually used to describe the flat, horizontal board located above the weatherboards of most houses.

Gable - The triangular portion of a wall formed or defined by the two sides of a double-sloping roof; often referred to as an "A" roof.

Galvanize - To coat steel or iron with zinc, as, for example, by immersing it in a bath of molten zinc.

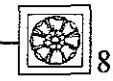
Gambrel Roof - A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch.

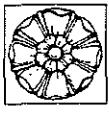
Georgian Style - The prevailing style of the eighteenth century in Great Britain and the North American Colonies, so named after George I, George II, and George III. It is derived from Classical, Renaissance, and Baroque forms.

German Siding - Wooden siding with a concave upper edge that fits into a corresponding rabbet in the siding above.

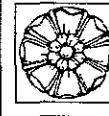
Gingerbread - Thin, curvilinear ornamentation produced with machine powered saws.

Glazed Header - A brick having a glossy, dark coating ranging in color from gray green to almost black, formed on the outer surface through direct exposure to flame and intense heat during the firing process. In Flemish bond brickwork, this glazed surface is often used for decorative effect by laying the brick so that the glazed ends or headers are exposed to form a pattern in the wall.





Architectural Terms



Glue-Chip Glass - A patterned glass with a surface resembling frost crystals common in turn-of-the-century houses and bungalows.

Gothic Arch - A pointed arch commonly used in Gothic Revival architecture especially churches.

Gothic Revival Style - The nineteenth-century revival of the forms and ornament of medieval/Gothic European architecture, characterized by the use of the pointed arch, buttresses, pinnacles, and other Gothic details in a decorative fashion. The style was popular for church architecture in North Carolina well into the 20th Century.

Greek Revival Style - The mid-19th century revival of the forms and ornamentation of the architecture of ancient Greece.

Gutter - A shallow channel of metal or wood set immediately below or built in along the eaves of a building to catch and carry off rainwater.

Hall-Parlor Plan - A traditional vernacular plan consisting of two principal rooms: a larger "hall," often neatly square, and an adjoining smaller "parlor." In most instances, the hall was entered directly from the outside and had a fireplace centered on the end wall; it was the room where most domestic activities took place. The smaller parlor tended to be used for sleeping.

Header - The end of a brick, sometimes glazed.

Hipped Roof - A roof that slopes back equally from each side of a building. A hip roof can have a pyramidal form or have a slight ridge.

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 historic and aesthetic associations. The significance of a district may be recognized through listing on a local, state, or national landmarks register and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

House Museum - A museum whose structure itself is of historical or architectural significance and whose interpretation relates primarily to the building's architecture, furnishings, and history.

Human Scale - A combination of qualities in architecture or the landscape that provides an appropriate relationship to human size, enhancing rather than diminishing the importance of people.

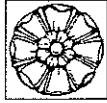
Interior End Chimney - A chimney positioned on the interior side of the gable end of a house.

Italianate Style - A revival of elements of Italian Renaissance architecture popular during the mid-and late 19th century, characterized by the presence of broad projecting or overhanging cornices supported by ornate sawn brackets. Other features include the use of arched windows and heavy hoodmolds.

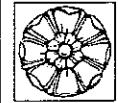
Jamb - The vertical sides of an opening, usually for a door or a window.

Jerkin Head Roof - A roof whose end has been formed into a shape midway between a gable and a hip, resulting in a truncated or "clipped" appearance; sometimes called clipped gable.

Joist - One of a series of parallel timbers or beams, usually set on edge, that span a room from wall to wall to support a floor or ceiling; a beam to which floorboards, ceiling boards, or plaster laths are nailed.



Architectual Terms



Keystone - The central wedge-shaped stone at the crown of an arch or in the center of a lintel.

Landmarks Register - A listing of buildings, districts, and objects designated for historical, architectural, or other special significance that may carry protection for listed properties.

Landscape - The totality of the built or human-influenced habitat experienced at any one place. Dominant features are topography, plant cover, buildings, or other structures, and their patterns.

Latex Paint - A paint having a latex binder (an emulsion of finely dispersed particles of natural or synthetic rubber or plastic materials in water).

Lattice - A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.

Light - A pane of glass.

Lintel - A beam of wood or stone that spans an opening; in masonry construction it frequently supports the masonry above the opening.

Lunette - A semicircular opening.

Mansard Roof - A four-sided double-pitch roof characteristic of the Second Empire Style.

Mixed Use - a variety of authorized activities in an area or a building as distinguished from the isolated uses and planned separation prescribed by many zoning ordinances.

Mildew - A fungus that grows and feeds on paint, cotton and linen fabrics, etc., that are exposed to moisture; causes discoloration and decomposition of the surface.

Modillion - A horizontal bracket, often in the form of a plain block, ornamenting, or sometimes supporting, the underside of the cornice.

Molding - A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.

Mortar - A mixture of portland cement, lime, putty, and sand in various proportions, used for laying bricks or stones. Until the use of hard portland cement became general, the softer lime-clay or lime-sand mortars and masonry cement were common.

Mortise and Tenon - A joint that is made by one member having its end cut as a projecting tongue (tenon) that fits exactly into a groove or hole (mortise) in the other member. Once joined in this fashion, the two pieces are often secured by a peg.

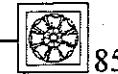
Mullion - A vertical member dividing a window area and forming part of the window frame.

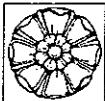
Muntin - A molding forming part of the frame of a window sash and holding one side of a pane.

Newel Post - The principal post used to terminate the railing or balustrade of a flight of stairs.

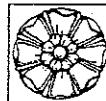
Neoclassical Style- A style of architecture popular during the first half of the twentieth century. Elements draw heavily from Greek Revival and early Classical revival.

Ogee - A double curve formed by the combination of a convex and concave line, similar to an s-shape.





Architectural Terms



Oil Paint - A paint in which a drying oil, usually linseed oil, is the vehicle for the pigment; rarely used as a house paint since the mid-twentieth century when it was commonly replaced by alkyd resin paints.

Palladian Window - A window design featuring a central arched opening flanked by lower square-headed openings separated from them by columns, pilasters, piers, or narrow vertical panels.

Panel - A portion of a flat surface set off by molding or some other decorative device.

Pantile - A roofing tile that has the shape of an S laid on its side.

Parapet - A low wall along a roof or terrace, used as decoration or protection.

Patio - An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.

Pediment - A crowning element of porticos, pavilions, doorways, and other architectural features, usually of low triangular form, with a cornice extending across its base and carried up the raking sides; sometimes broken in the center as if to accommodate an ornament; sometimes of segmental, elliptical, or serpentine form.

Pen - A one-room structure, the term is usually used when referring to log buildings. Many dwellings erected by the first settlers of the North Carolina piedmont were single-pen structures. Many of these dwellings were expanded into two-pen houses following the double-pen, saddlebag, or dogtrot plans.

Pilaster - A shallow pier or rectangular column projecting only slightly from or engaged to a wall. Pilasters are usually decorated like columns with a base, shaft, and capital.

Porte Cochere - A projecting porch that provides protection for vehicles and people entering a building; a common feature of the early 20th century Colonial Revival and Bungalow styles.

Portico - A roofed space, open or partly enclosed, often with columns and a pediment, that forms the entrance and centerpiece of the facade of a building.

Portland Cement - A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.

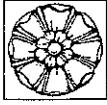
Preservation - Generally, saving old and historic buildings, sites, structures, and objects from destruction or deterioration, and providing for their continued use by means of restoration, rehabilitation, or adaptive use and continued maintenance. The Secretary of Interior's Standards for Rehabilitation defines it as, "the act or process of applying measures to sustain the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials".

Preservation Commission - A generic term for an appointed municipal or county board that recommends the designation of and regulates changes to historic districts and landmarks. It may be called a historic district review board or commission, or architectural or design review board.

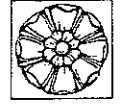
Primer - A paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.

Queen Anne Style - A popular late 19th century revival of early 18th century English architecture, characterized by irregularity of plan and massing and a variety of textures.





Architectural Terms



Quoin - Ornamental blocks of wood, stone, brick, or stucco placed at the corners of a building and projecting slightly from the front of the facade.

Rafters - Structural timbers rising from the plate at the top of a wall to the ridge of the roof and supporting the roof covering.

Raised panels - A portion of a flat surface, as in the panel of a door or wainscoting, that is distinctly set off from the surrounding area by a molding or other device and is raised above the surrounding area.

Rake - Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof extension.

Rehabilitation - "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 or features of the property which are significant to its historical, architectural, and cultural values" as defined by the Secretary of Interior's Standards for Rehabilitation.

Renovation - Modernization of an old or historic building that may produce inappropriate alteration or eliminate important features and details.

Repointing - Raking out deteriorated mortar joints and filling into them a surface mortar to repair the joint.

Restoration - "The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of latter work or by the replacement of missing earlier work" as defined in the Secretary of the Interior's Standards for Rehabilitation.

Returns - Horizontal portions of a cornice that extend part of the way across the gable end of a structure at eave level.

Roofing Tile - A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.

Rusticated Stone - Masonry or wood in which each principal face is rough or highly patterned with a tooled margin.

Saddlebag Plan - A plan in which two single-pen rooms are joined together, separated by a single interior chimney.

Sandblasting - An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface. Sanding, flattening down, rubbing-Smoothing a surface with abrasive paper cloth either by hand or by machine.

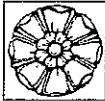
Sash - The frame, usually of wood, that holds the pane(s) of glass in a window; may be movable or fixed; may slide in a vertical plane or may be pivotal.

Sawnwork - Ornamentation in cutout planking, formed with a bandsaw. Popular in the 1880's and the 1890's, this decorative detailing is flat.

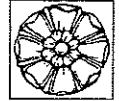
Second Empire Style - An eclectic style derived from the grand architecture of the French Second Empire of Napoleon III (1852-1870), popularly used in America from the 1860's to the 1880's, especially for public buildings, and characterized by heavy ornament and high mansard roofs with dormers.

Section 106 - The provision of the National Historic Preservation Act of 1966 that requires the head of a federal agency financing or licensing a project to make a determination of the effect of the project or property on or eligible for the National Register of Historic Places. This is the only protection the National Register provides for listed properties.





Architectural Terms



Segmental Arch - An arch formed on a segment of a circle or an ellipse.

Sense of Place - The sum of the attributes of a locality, neighborhood, or property that give it a unique and distinctive character.

Shed Room - A one-story appendage to a larger structure, covered by a simple shed or sloping roof that "leans" against the principal building mass.

Sheet Metal - A flat, rolled-metal product, rectangular in cross-section and form; when used as roofing material, usually tin- or zinc-plated.

Shingle - A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in a overlapping fashion.

Shoulder - The sloping shelf or ledge created on the side of a masonry chimney where the width of the chimney changes.

Shutters - Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

Sidelight - A framed area of fixed glass of one or more panes positioned to either side of a door or window opening.

Sill - A heavy horizontal timber positioned at the bottom of the frame of a wood structure, that rests on top of the foundation; also, the horizontal bottom member of a door or window frame.

Soffit - The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

Spindle Frieze - A row of lathe-turned spindles included as the uppermost decorative feature of a gallery or porch below the cornice; also known as an openwork frieze.

Stabilization - "The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present", according to the Secretary of Interior's Standards for Rehabilitation.

Street Furniture - Municipal equipment placed along streets including light fixtures, fire hydrants, police and fire call boxes, signs, benches, and kiosks.

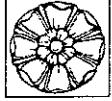
Streetscape - The distinguishing character of a particular street is created by its width, degree of curvature, paving materials, design of the street furniture, forms of surrounding buildings, and the presence of vegetation (especially trees) along the curb or sidewalk.

Stretcher - The long face of a brick when laid horizontally.

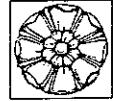
String Course - A projecting course of bricks or other material forming a narrow horizontal strip across the wall of a building, usually to delineate the line between stories, also referred to as a belt course.

Stucco - An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than portland cement.





Architectural Terms



Style - A type of architecture distinguished by special characteristics of structure and ornament and often related in time, also, a general quality of distinctive character.

Surround - The border or casing of a window or door opening, sometimes molded.

Tax Incentive - A tax reduction designed to encourage private investment in historic preservation and rehabilitation projects.

Terneplate - Sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin.

Terra Cotta - A ceramic material, molded decoratively and often glazed, used for facings for buildings or as inset ornament.

Textured Siding - Wood cut in various flat patterns, such as half rounds or scallops, and applied to portions of facades to create a picturesque or romantic look. This treatment was generally used in Queen Anne-style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

Tongue and Groove - A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

Townscape - The relationship of buildings, shapes, spaces, and textures that give a town or area its distinctive visual character or image.

Trabeated - A method of construction employing posts and lintels; hence, a term used to describe a standard Greek Revival entrance door having a transom and sidelights.

Tracery - An ornamental division of an opening, especially a large window, usually made with wood. Tracery is found in buildings of Gothic influence.

Transom (Over-Door Light) - A narrow horizontal window unit above a door.

Turned - Fashioned on a lathe, as in a baluster, newel, or porch post.

Turret - A small tower, usually corbelled from a corner.

Vernacular - In architecture, as in language, the nonacademic local expressions of a particular region. For example, a vernacular Greek Revival structure may exhibit forms and details that are derived from the principles of formal Classical architecture but are executed by local builders in an individual way that reflects both local or regional needs, tastes, climatic conditions, technology, and craftsmanship.

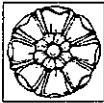
Victorian - The general term used to describe the wide variety of eclectic revival styles that were introduced in British and American architecture during the reign of Queen Victoria (1837-1901).

Vinyl Siding - Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

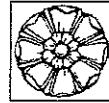
Visual Pollution - Anything that, because of its placement or intrinsic nature, is offensive to the sense of sight, e.g. garbage dumps.

Vitrolite - Pigmented structural glass developed and popularized in the early 20th century for facing Art Deco and Art Modern-style commercial buildings.





Architectural Terms



Water Blasting - A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

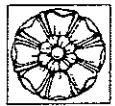
Water Table - A belt course differentiating the foundation of a masonry building from its exterior walls.

Weatherboarding - Wood siding consisting of overlapping horizontal boards usually thicker at one edge than the other.

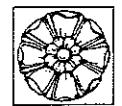
Wrought Iron - Iron that is rolled or hammered into shape, never melted.

These terms have been compiled from a variety of sources including Landmark Yellow Pages, edited by Pamela Dwight, published by John Wiley & Sons, 1992. The Architecture of Wake County, NC by Kelly Lally, and Design Guidelines for Raleigh Historic Districts, Raleigh Historic District Commission.





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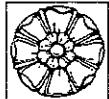
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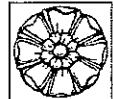
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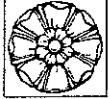
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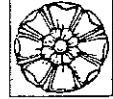
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The Ordinance and Sections



Historic districts, as provided for in this section, may from time to time be designated, amended or repealed, provided however that no district shall be recommended for designation unless it is deemed to be of special significance in terms of its historical, pre-historical, architectural or cultural importance. Such district must also possess integrity of design, setting, workmanship, materials, feeling and/or association. No district shall be designated, amended or repealed until the following procedure has been carried out:

- (1) An investigation and report describing the significance of the buildings, structures, features, sites or surroundings included in any such proposed district, and a description of the boundaries of such district has been prepared, and
- (2) The Department of Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, shall have made an analysis of and recommendations concerning such report and description of proposed boundaries. Failure of the department to submit its written analysis and recommendations to the City Council within 30 calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the City Council of any responsibility for awaiting such analysis, and the City Council may at any time thereafter take any necessary action to adopt or amend its zoning ordinance.

The City Council may also, in its discretion, refer the report and the proposed boundaries to any other interested body for its recommendations prior to taking action to amend the zoning ordinance.

With respect to any changes in the boundaries of such district subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of this section - shall be prepared by the Commission and shall be referred to the Planning Commission for its review and comment according to the procedures set forth in the zoning ordinance. Changes in the boundaries of an initial district or proposal for additional districts shall be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of this section.

Upon receipt of these reports and recommendations the City Council may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning ordinance provisions.

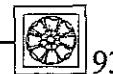
Sec. 32-84. Designation Of Historic Landmarks.

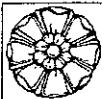
Upon complying with the required landmark designation procedures set forth herein, the City Council may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. No property shall be recommended for designation as a landmark unless it is deemed and found by the Commission to be of special significance in terms of its historical, pre-historical, architectural or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association.

The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural or pre-historical value, including the land area of the property so designated, and any other information the governing board deems necessary. For each building, structure, site, area or object so designated as a landmark, the ordinance shall require that the waiting period set forth in this ordinance be observed prior to its demolition. A suitable sign for each property designated as a landmark may be placed on the property at the owner's consent; otherwise the sign may be placed on a nearby public right-of-way.

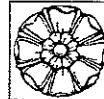
No property shall be designated as a landmark until the following steps have been taken:

1. As a guide for the identification and evaluation of landmarks, the Commission shall, at the earliest possible time and consistent with the resources available to it, undertake an inventory of properties of historical, architectural, pre-historical and cultural significance within Fayetteville.
2. The Commission shall make or cause to be made an investigation and report on the historic, architectural, pre-historical, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition.





The Ordinance and Sections

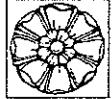


3. Such report shall be forwarded to the Division of Archives and History, North Carolina Department of Cultural Resources.
4. The Department of Cultural Resources, acting through the State Historic Preservation Officer, or his or her designee, shall upon request of either the Department or at the initiative of the Commission be given an opportunity to review and comment upon the substance and effect of the designation of any landmark. All comments will be provided in writing. If the Department does not submit its comments to the Commission within 30 days following receipt by the Department of the report, the Commission and the City Council shall be relieved of any responsibility to consider such comments.
5. The Commission and the City Council shall hold a joint public hearing (or separate public hearings) on the proposed ordinance. Reasonable notice of the time and place thereof shall be given.
6. That the owner thereof shall receive written notice by certified mail of the public hearing.
7. If the property owner shall file written objection to the designation prior to the public hearing, then the City Council shall not designate the property as historic.
8. Following the public hearing(s) the City Council may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
9. Upon adoption of the ordinance the owners and occupants of each landmark shall be given written notification of such designation insofar as reasonable diligence permits.
 - (a) One copy of the ordinance and all amendments thereto shall be filed by the Commission in the office of the Register of Deeds of Cumberland County. Each landmark shall be indexed according to the name of the owner of the property in the grantor and grantee indexes in the Register of Deeds office and the Commission shall pay a reasonable fee for filing and indexing.
 - (b) A second copy of the ordinance and all amendments thereto shall be kept on file in the office of the Fayetteville City Clerk and be made available for public inspection at any reasonable time.
 - (c) A third copy of the ordinance and all amendments thereto shall be given to the Director of Inspections.
 - (d) The fact that a building, structure, site, area or object has been designated a landmark shall be clearly indicated on all tax maps maintained by Cumberland County for such period as the designation remains in effect.
10. Upon the adoption of the landmark ordinance or any amendments thereto, it is the duty of the Commission to give notice thereof to the tax supervisor of Cumberland County. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes.

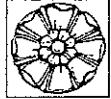
Sec. 32-85. Certificate Of Appropriateness Required.

From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark or within the historic district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Commission. Such a certificate is required to be issued by the Commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building or other permit is required.





The Ordinance and Sections



For purposes of this ordinance "exterior features" shall include the architectural style, general design, and general arrangement of a site or the exterior of a building, or other structure, including the kind and texture of the building material, the size and scale of the building, the type and style of all windows, doors, light fixtures, site lighting, signs and other appurtenant features. In the case of outdoor advertising signs "exterior features" shall include style, material, size and location of all such signs. "Exterior features" include landscaping and natural land features such as creeks or rivers, creek banks or plants. Also "exterior features" shall include such items as parking lots and site furnishings.

The State of North Carolina (including its agencies, political subdivisions and instrumentalities), the City of Fayetteville, and all public utilities shall be required to obtain a certificate of appropriateness for construction, alteration, moving or demolition within the historic district or designated landmarks.

Sec. 32-86. Application For Certificate Of Appropriateness.

Application for Certificate of Appropriateness shall be obtained from and when completed, filed with the City's Inspections Department. The application shall be filed 15 working days, excluding holidays and weekends, prior to the next regularly scheduled meeting of the Commission. Each application shall be accompanied by 12 copies of the Certificate of Appropriateness application and all attachments to include, but not limited to, sketches, drawings, photographs, specifications, descriptions and other information of sufficient detail to clearly show the proposed exterior alterations, additions, changes or new construction. The names and mailing addresses of property owners filing and/or subject to the application and the addresses of property within one hundred (100) feet on all sides of the property which is the subject of the application must also be filed. No application which does not include the aforementioned information will be accepted.

The City through its Planning Department shall provide technical assistance to the applicant. It shall be the policy of the Commission, in regard to applications involving new construction or extensive alterations and/or additions to existing structures, that the Historic Properties Manager shall be available to meet with persons involved in planned or pending applications in order to advise them informally at an early stage in the development process concerning the Commission's guidelines, the nature of the area where the proposed project will take place, and other relevant factors. The Historic Properties Manager shall refrain from any indication of approval or disapproval. Advice or opinions given by Historic Properties Manager at such an informal meeting shall not be considered official or binding upon the Commission.

Sec. 32-87. Action On Application For Certificate Of Appropriateness.

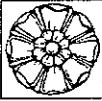
The secretary of the Commission shall notify, by mail, not less than 10 days prior to the meeting at which the matter is to be heard, the owners of property within one hundred (100) feet on all sides of the subject property. Applications for Certificates of Appropriateness shall be acted upon within 90 days after filing, otherwise the application shall be deemed to be approved and a certificate shall be issued. As part of the review procedures the Commission may view the premises and seek the advice of the Department of Cultural Resources or other such expert advice as it may deem necessary under the circumstances. The action on an application shall be approval, approval with conditions or denial and the decision of the Commission must be supported by specific findings of fact indicating the extent to which the application is or is not congruous with the special character of the historic district or landmark.

If the application is approved, the Certificate of Appropriateness shall be valid for a period of six months from date of issuance. Failure to procure a building permit and/or commence work on the project shall be considered as a failure to comply with the Certificate of Appropriateness and the certificate shall become null and void. If an applicant fails to begin the project within a six-month period, then the project must be resubmitted to the Historic Resources Commission.

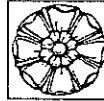
Sec. 32-88. Hearings For Certificate Of Appropriateness.

Prior to the issuance or denial of a Certificate of Appropriateness the applicant and other property owners likely to be materially affected by the application shall be given an opportunity to be heard.





The Ordinance and Sections



The Commission may hold a public hearing on any application when deemed necessary. All meetings of the Commission shall be open to the public in accordance with the North Carolina Open Meetings Law, G.S. 143, Article 33C.

The Commission shall have no jurisdiction over interior arrangement, except as provided below, and shall take no action under this ordinance except to prevent the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, outdoor advertising signs or other significant features which would be incongruous with the special character of the historic district or landmark.

The jurisdiction of the Commission over interior spaces shall be limited to specific interior features of architectural, artistic, or historical significance in publicly owned landmarks; and of privately owned landmarks for which consent for interior review has been given by the owners. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the Register of Deeds office and indexed according to the name of the owner of the property in the grantor and grantee indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the Commission's jurisdiction over the interior.

Sec. 32-89. Appeal Process.

In any action granting or denying a Certificate of Appropriateness, an appeal by an aggrieved party may be taken to the Board of Adjustment.

Written notice of the intent to appeal must be sent to the Board of Adjustment, postmarked within 10 days following the decision. Appeals shall be in the nature of certiorari. Appeals of decisions of the Board of Adjustment shall be heard by the Superior Court of Cumberland County.

In cases where the ruling involves property of the State of North Carolina, the State shall have a right of appeal (within 30 days) to the North Carolina Historical Commission. The North Carolina Historical Commission shall render its decision within thirty 30 days from the date that a notice of appeal by the State is received. The decision of the Historical Commission shall be final and binding upon both the state and the Commission.

Sec. 32-90. Administrative Approval Of Minor Works.

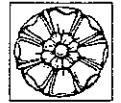
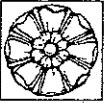
Notwithstanding the subsection above "Action on Certificates of Appropriateness", upon receipt of a completed application the inspections director may issue a Certificate of Appropriateness for minor works.

Minor works are defined as those exterior changes which do not involve alterations, additions or removals that could impair the integrity of the property and/or district as a whole. Such minor works shall be limited to those listed in the "Guidelines for Development of Local Historic Districts and Properties in the City of Fayetteville". No application may be denied without the formal action of the Commission. All minor works applications approved by the inspections director shall be forwarded to the Commission in time for its next scheduled meeting.

Sec. 32-91. Review Criteria.

No Certificate of Appropriateness shall be granted unless the Commission can find that the application complies with the principles and guidelines adopted by the City Council for review of changes. The report adopted by City Council, entitled "Guidelines for Development of Local Historic Districts and Properties in the City of Fayetteville," is hereby adopted as part of this ordinance by reference. Amendments to this report shall be made in accordance with the usual amendment requirements. It is the intent of these regulations to insure insofar as possible that construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district or of landmarks shall be congruous with the special character of the district or landmark.



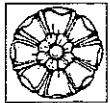


The Ordinance and Sections

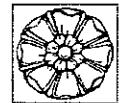
In addition to the principles and guidelines, the following features or elements of design shall be considered in reviewing applications for Certificates of Appropriateness:

- Lot coverage, defined as the percentage of the lot area covered by primary structures
- Setback, defined as the distance from the lot lines to the building
- Building height
- Spacing of buildings, defined as the distance between adjacent buildings
- Proportion, shape, positioning, location, pattern, sizes, and style of all elements of fenestration and entry doors
- Surface materials and textures
- Roof shapes, forms and materials
- Use of regional or local architectural traditions
- General form and proportion of buildings and structures, and the relationship of additions to the main structure
- Expression of architectural detailing
- Orientation of the building to the street
- Scale, determined by the size of the units of construction and architectural details in relation to the human scale and also by the relationship of the building mass to adjoining open space and nearby buildings and structures; maintenance of pedestrian scale
- Proportion of width to height of the total building facade
- Archaeological sites and resources associated with standing structures
- Effect of trees and other landscape elements
- Major landscaping which would impact known archaeological sites
- Style, material, size and location of all outdoor advertising signs
- Appurtenant features and fixtures, such as lighting
- Structural condition and soundness
- Walls - physical ingredients, such as brick, stone or wood walls, wrought iron fences, evergreen landscape masses, or combinations of these
- Color
- Ground cover or paving
- Significant landscape, archaeological, and natural features





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Sec. 32-92. Standards For Rehabilitation And Guidelines For Rehabilitating Historic Buildings.

The Fayetteville Historic Resources Commission adopts as basic guidelines, the Secretary of the Interiors "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," which are contained in the report adopted by City Council entitled "Guidelines for Development of Local Historic Districts and Properties in the City of Fayetteville," and is hereby adopted as part of this ordinance by reference.

The Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" shall be the sole principles and guidelines used in reviewing applications of the State of North Carolina for Certificates of Appropriateness.

Sec. 32-93. Certain Changes Not Prohibited.

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, materials, or outer appearance thereof; the ordinary maintenance or repair of streets, sidewalks, pavement markings, street signs, or traffic signs; or the construction, reconstruction, alteration, restoration or demolition of any such feature which the Building Inspector shall certify is required by the public safety because of an unsafe or dangerous condition. Nothing herein shall be construed to prevent (a) the maintenance, or (b) in the event of an emergency, the immediate restoration, of any existing above-ground utility structure without approval by the Commission.

Sec. 32-94. Enforcement Of Certificate Of Appropriateness.

Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Zoning Administrator. Failure to comply with the certificate shall be a violation of the zoning ordinance and is punishable according to established procedures and penalties for such violations.

In case any building, structure, site, area or object designated as a landmark or within a historic district is about to be demolished, whether as a result of deliberate neglect or otherwise, materially altered, remodeled, removed or destroyed except in compliance with this ordinance, the City Council, the Commission, or other party aggrieved by such action may institute any appropriate action or proceeding to prevent such unlawful demolition, destruction, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such a building or structure.

A failure to comply with these provisions shall constitute a violation subject to enforcement action. The Building Inspector is authorized to undertake enforcement of these provisions upon its own initiative and or recommendation from the Historic Resources Commission or Planning staff.

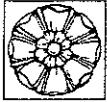
Sec. 32-95. Interior Arrangement.

The Historic Resources Commission has no jurisdiction over interior arrangement, except as provided for in Section 32.88 of this ordinance.

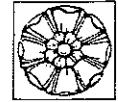
Sec. 32-96. Delay In Demolition Of Landmarks And Buildings Within Historic Districts.

(a) An application for a Certificate of Appropriateness authorizing the demolition, removal, or destruction of a designated landmark or a building, structure or site within a historic district may not be denied except as provided in subsection (b) below. However, the effective date of such a certificate may be delayed for up to 180 days from the date of approval. The period of delay shall be reduced by the Commission if it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return from such property by virtue of the delay. During the delay period the Commission shall negotiate with the owner in an effort to find a means of preserving the building, structure or site. If the Commission finds that a building, structure or site has no special significance or value toward maintaining the character of a district, it shall waive all or part of such period of delay and authorize earlier demolition or removal.





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If the Commission has voted to recommend the designation of a landmark or the designation of an area as a historic district, and final designation has not been made by the City Council, the demolition or destruction of any building, structure or site in the proposed district or on the property of the designated landmark may be delayed by the Commission for up to 180 days or until the City Council takes final action on the designation, whichever occurs first.

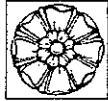
- (b) An application for a Certificate of Appropriateness authorizing the demolition of a building, structure or site determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied except where the Commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial.

Sec. 32-97. Demolition By Neglect Of Historic Landmarks And Structures Within Historic Overlay Districts; Standards.

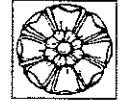
The exterior features of any building or structure (including walls, fences, light fixtures, steps, pavement, paths, or any other appurtenant feature), or any type of outdoor advertising sign, either designated as a Historic Landmark or located within the Historic Overlay District shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall upon written request by the City repair such exterior features if they are found to be deteriorating, or if their condition is contributing to deterioration, including but not limited to any of the following defects:

- (a) Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling.
- (b) Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.
- (c) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
- (d) Deterioration or crumbling of exterior plasters or mortars.
- (e) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
- (f) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
- (g) Rotting, holes, and other forms of decay.
- (h) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
- (i) Heaving, subsidence, or cracking of sidewalks, steps, or pathways.
- (j) Deterioration of fences, gates, and accessory structures.
- (k) Deterioration that has a detrimental effect upon the special character of the district as a whole or the unique attributes and character of the Historic Landmark.
- (l) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.





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Sec. 32-98. Boarded-Up Windows And Barricades.

Boarded-up windows and street barricades are, as a general rule, prohibited in the Historic Districts. Temporary exceptions to this regulation can only be authorized by a Certificate of Appropriateness that is approved by the Historic Resources Commission. An emergency approval may be granted by the inspections director. All emergency approvals by City staff must be made pursuant to a Certificate of Appropriateness, which sets forth a specific limited time period. All temporary boarded-up windows and barricades which will remain in place for more than a month must be painted as specified and authorized in the Certificate of Appropriateness.

Authorized exceptions to this regulation will only be granted by a Certificate of Appropriateness for a short specified time period, in order to protect the structure against further deterioration pending the replacement of windows, doors, or storefronts.

Property owners in the Downtown Historic District who currently have windows or doors boarded-up or have protective barricades must have them replaced pursuant to a Certificate of Appropriateness, within six (6) months of the effective date of this ordinance.

Sec. 32-99. Review And Inspection Authority.

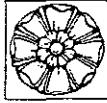
Authority to assure compliance with the aforesaid standards is vested in the Inspections Department. The inspections director shall be assisted in carrying out his responsibilities under this ordinance by the Historic Properties Manager, which shall act as an expert advisory adjunct to the inspections director's staff for matters related to historic structures.

Sec. 32-100. Petition And Action.

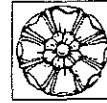
The Historic Resources Commission or any other interested party may file a petition listing specific defects with the inspections director requesting that he act under the following procedures to require the correction of deterioration or making of repairs to any Historic Landmark or significant structure located within the Historic Overlay District so that such structure shall be preserved and protected in accordance with the purposes of Article XIII of this chapter.

- (a) Whenever a petition is filed with the inspections director charging that a structure is undergoing demolition by neglect, the Director (or a designated agent) shall, if his preliminary investigation discloses a basis for such charges, within seven (7) days issue and cause to be served upon the owner and/or such other person who may have legal possession, custody, and control thereof, as the same may be determined by reasonable diligence, a complaint stating the charges in that respect and containing a notice that a hearing will be held before the Director at a place within the City in which the property is located therein fixed not less than thirty (30) nor more than forty-five (45) days after the serving of such complaint; that the owner and/or parties in interest shall be given a right to answer and to give testimony at the place and time fixed in the complaint; that the Historic Resources Commission shall also be given notice of the hearing; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the Director. The purpose of the hearing is to receive evidence concerning the charge of deterioration and to ascertain whether the owner and/or other parties in interest wishes to petition the Historic Resources Commission for a claim of undue economic hardship.
- (b) If after such notice and hearing, the Director determines that the structure is undergoing demolition by neglect because it is deteriorating, or if its condition is contributing to deterioration, according to the standards of Section 32-97, the Director shall state in writing the findings of fact in support of such determination and shall issue and cause to be served upon the owner and/or other parties in interest therein an order to repair within the time specified those elements of the structure that are deteriorating, contributing to deterioration, or deteriorated. In the event that the owner and/or other parties in interest wish to petition for a claim of undue economic hardship, the Director's order shall be stayed until after the Historic Resources Commission's determination in accordance with the procedures of Section 32-102, except as provided in Section 32-107.





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Sec. 32-101. Methods Of Service.

Complaints or orders issued by the Director shall be served upon persons either personally or by registered or certified mail; but if the whereabouts of such persons are unknown and the same cannot be ascertained by the Director in the exercise of reasonable diligence, the Director shall make an affidavit to that effect, stating the steps taken to determine and locate the persons in interest, then the serving of such complaint or order may be made by publishing the same once each week for two (2) successive weeks in a newspaper generally circulated within the City. Where such service is by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises thereby affected.

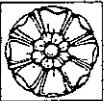
Sec. 32-102. Safeguards From Undue Economic Hardship.

- (a) When a claim of undue economic hardship is made owing to the effects of this article, the inspections director shall notify the Historic Resources Commission within three (3) days following the hearing on the complaint. The Historic Resources Commission shall schedule a hearing on the claim at its next regular meeting, within the limitations of its procedures for application deadlines.
- (b) When a claim of undue economic hardship is made owing to the effects of this article, the burden of proof shall be upon the owner and/or parties in interest to provide evidence during the hearing upon the claim, describing the circumstances of hardship, which may include:
 - (1) Nature of ownership (individual, business, or nonprofit) or legal possession, custody, control, and a description of the building.
 - (2) Financial resources of the owner and/or parties in interest.
 - (3) Cost of repairs.
 - (4) Assessed value of the land and improvements.
 - (5) Real estate taxes for the previous two (2) years.
 - (6) Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner and the person from whom the property was purchased, or other means of acquisition of title, such as by gift or inheritance.
 - (7) Annual debt service, if any, for previous two (2) years.
 - (8) Any listing of the property for sale or rent, price asked, and offers received, if any.

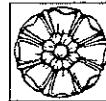
For income-producing property:

- (1) Annual gross income from the property for the previous (2) years.
- (2) Itemized operating and maintenance expenses for the previous two (2) years, including proof that adequate and competent management procedures were followed.
- (3) Annual cash flow, if any, for the previous two (2) years.





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The Historic Resources Commission may direct its staff to furnish additional information, as the Historic Resources Commission believes is relevant.

- (c) Within sixty (60) days of the Historic Resources Commission's hearing on the claim, the Historic Resources Commission shall cause to be made a finding of undue or no undue economic hardship and shall enter the reasons for such finding into the record. In the event of a finding of no undue economic hardship, the Historic Resources Commission shall report such finding to the inspections director, and the Director shall cause to be issued an order for such property to be repaired within the time specified.
- (d) In the event of a finding of undue economic hardship, the finding may be accompanied by a recommended plan to relieve the economic hardship. This plan may include, but is not limited to, property tax relief as may be allowed under North Carolina law, loans or grants from the City, the County, or other public, private, or nonprofit sources, acquisition by purchase or eminent domain, changes in applicable zoning regulations, or relaxation of the provisions of this article sufficient to mitigate the undue economic hardship. The Historic Resources Commission shall report such finding and plan to the inspections director. The inspections director shall cause to be issued an order for such property to be repaired within the time specified, and according to the provisions of the recommended plan.

Sec. 32-103. Other City Powers.

Nothing contained within this article shall diminish the City's power to declare an unsafe building or a violation of the minimum housing code.

Sec. 32-104. Revocation Of Building Permit.

Pursuant to N.C. General Statutes Section 160a-422, "Revocation of Permits," the Inspections Department shall be notified to revoke any building permits for any departure from the approved application, plans, or specifications, for refusal or failure to comply with the requirements of a certificate of appropriateness. If a building permit has been issued based upon false statements or misrepresentations made in securing the building permits, then the building permit may be revoked.

Sec. 32-105. Work Permitted In Historic Districts Without Certificate Of Appropriateness.

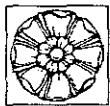
No work is permitted in the Historic District that shall alter the exterior of a building, or site without either minor work Certificate of Appropriateness approval by the Historic Resources Commission's appointed staff or Certificate of Appropriateness approval by the Commission for major work. The only work that shall be permitted shall be regular maintenance that does not alter any exterior feature (i.e., repainting a structure with the same color paint).

Sec. 32-106. Penalties And Remedies.

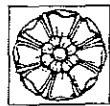
Enforcement of this article may be by any one (1) or more of the following methods, and the institution of any action under any of these methods shall not relieve any party from any other civil proceeding prescribed for violations and prohibitions.

- (a) Equitable remedy. The City may apply for any appropriate equitable remedy to enforce the provisions of this article.
- (b) Order of abatement. The City may apply for and the court may enter an order of abatement. An order of abatement may direct that improvements or repairs be made, or that any other action be taken that is necessary to bring the property into compliance with this article. Whenever the party is cited for contempt by the court and the City executed the order of abatement, the City shall have a lien on the property for the cost of executing the order of abatement.





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- (c) Citations. The Building Inspector is empowered to issue citations to any person, business, corporation, or other legal entity if there is reasonable cause to believe that any of the above have violated any provisions of this ordinance, to include beginning work without a Certificate of Appropriateness and/or not following designs and materials already approved by Certificate of Appropriateness. The enforcement officer has the option to either issue a "warning" citation, a citation or pursue civil penalties.
- (1) warning citations. A "warning" citation shall state the violation and give the violator thirty (30) days to remedy the violation. The Building Inspector shall have the authority to extend the period of the warning citation so long as there are documented, objective, or otherwise visible good faith efforts to comply with the warning citation. If there has not been compliance with the warning citation, then a citation will be issued.
- (2) Citation. Any person violating any provisions of this ordinance shall be issued a citation in the amount of one hundred (\$100.00) dollars. This section 32-106 is enacted pursuant to N.C.G.S. 106A-175 (c) wherein the penalty recited herein is to be enforced as a civil penalty in the nature of a debt if not collected, if not paid, and each and every day's continuing violation shall be a separate and distinct offense. This citation shall inform the violator that a civil complaint or criminal summons will be filed if the citation is not paid within forty-five (45) days of the date of the citation. The Commission shall have the authority to void any citations if the offender has taken corrective action satisfactory to the Building Inspector and/or the Historic Resources Commission to ensure compliance with these provisions. For extreme or irreparable damage (i.e. demolition) to properties in the historic district, City Council may impose stiffer penalties as deemed appropriate.
- (d) Repairs and Liens. The inspections director may institute, perform and complete the necessary repairs to prevent deterioration and/or Demolition by Neglect and the expenses incurred by the City for such work, labor, and materials shall be a lien against the property, and draw interest at the legal rate, the amount to be amortized over a period of ten years subject to a public sale if there is a default in payment.

(Ord. No. 1998-15, § 2, 12-7-98)

Sec. 32-107. Appeals For Demolition By Neglect.

Findings made by the inspections director or by the Historic Resources Commission may be appealed to the Board of Adjustment. To perfect such an appeal, application must be filed by an aggrieved party with the Board of Adjustment within ten (10) days following receipt of the order for repair of the property or determination. Appeals shall be in the nature of certiorari. (Ord. No. 1997-15, § 1, 10-6-97; Ord. No. 1998-10, § 1, 10-5-98)

