



2.5 Walkways, Driveways, and Offstreet Parking: Guidelines

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and offstreet parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district.
- .2 Protect and maintain existing walkways, driveways, and offstreet parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing walkway, driveway, or offstreet parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material.
- .4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.
- .5 Design new walkways, driveways, and offstreet parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and offstreet parking areas that contribute to the overall historic character of the district.
- .6 Locate new walkways, driveways, and offstreet parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
- .7 It is not appropriate to locate a new offstreet parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to yard area on the individual site, or where it will directly abut the principal structure.
- .8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
- .9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer offstreet parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large paved area.
- .11 In lighting walkways, driveways, and offstreet parking areas, follow the guidelines for lighting.



Plantings line this sidewalk that leads directly to the front door.



2.6 Garages and Accessory Structures

A number of original garages, carriage houses, storage buildings, and sheds have survived in Raleigh Historic Districts. Like other early site features, they contribute to the historic character of individual sites and a district as a whole. In some cases the garage or the accessory building echoes the architectural style, materials, and details of the principal structure on the site. Others are more modest, vernacular structures. Most early garages were sited in the rear yard and accessed either by a linear driveway leading from the street or from the rear property line via an alley. Corner lots sometimes oriented garages toward the side street. Most garages and carriage houses were single bay; some larger garages were shared by adjoining property owners. Smaller storage buildings and sheds were also typically located unobtrusively in the rear yard.



This early brick garage is sited in a traditional location near the rear property line at the end of a linear driveway constructed of granite pavers.



Small accessory buildings like this well-maintained one are found throughout the residential districts.



The design and the location of new garages and accessory structures in the districts echo those of their earlier counterparts; above, an accessory structure; opposite, a newly constructed single-bay garage.

Things to Consider As You Plan

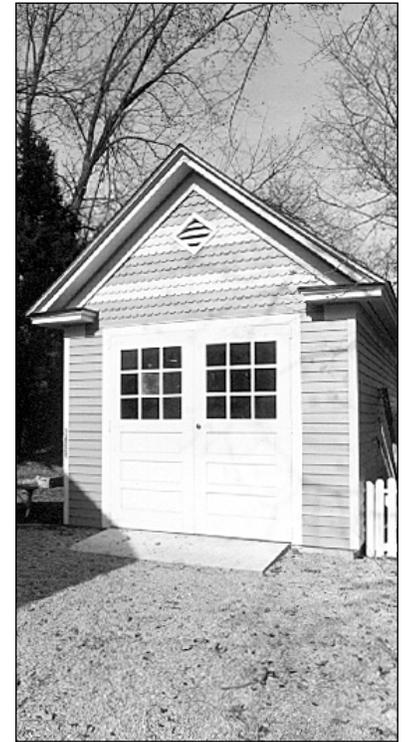
Routine maintenance and repair of early garages and accessory structures are essential to their preservation. Additional information on the appropriate rehabilitation of roofs, walls, windows, doors, and materials of garages and accessory structures can be found in the pertinent portions of these guidelines included in Section 3, Changes to the Building Exterior.

In the historic districts the compatibility of a proposed new garage or accessory building should be reviewed in terms of location, orientation, form, scale, size, materials, finish, and details. It is also important to consider the impact of the proposed construction on the existing site and site features.



2.6 Garages and Accessory Structures: Guidelines

- .1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.
- .2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
- .3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
- .4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
- .5 If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 It is not appropriate to introduce a prefabricated accessory building if it is not compatible in size, scale, form, height, proportion, materials, and details with historic accessory structures in the historic district.
- .8 It is not appropriate to introduce an accessory building that is similar in appearance, material, and scale to historic accessory structures but is stylistically anachronistic with the character of the primary structure on the parcel or with historic accessory structures in the historic district.
- .9 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
- .10 It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.



A newly constructed single-bay garage displays doors that echo the door design of historic accessory buildings in the district.



2.7 Lighting

Electric lighting was first introduced in Raleigh in 1885 and by the turn of the century had become commonplace, replacing the gaslight fixtures introduced thirty years earlier. The styles of the exterior and interior fixtures reflected the styles of the buildings as well as the economic strata of the occupants. Early twentieth century photographs reveal that porch lighting was minimal or nonexistent. Depending on their location, streetlights ranged from elaborate designs, such as translucent globes mounted on cast-iron poles capped with decorative finials, to simple, bracketed globes mounted on utility poles. The light cast by these early fixtures was described as a soft yellow-toned glow rather than the harsher bluish-tone light cast by contemporary mercury vapor streetlights. Lighting manufacturers today offer high-pressure sodium vapor fixtures that produce a softer glow.

Things to Consider As You Plan

Today, issues of light pollution, safety, and security require careful forethought about the quantity and the location of exterior lighting. Considerations in reviewing any proposed lighting fixture for compatibility should include location, design, material, size, color, scale, and brightness. For major lighting proposals, such as those for large parking areas or streetlights, installing a sample fixture may be warranted.

It is always preferable to retain and maintain original lighting fixtures; however, if fixtures are missing or damaged, alternatives exist. Antique or reproduction lighting fixtures of a similar design and scale may be installed, or reproduction fixtures that reflect the design of the building may be selected. For example, it would be appropriate to select a pendant or a bracketed fixture with a stylized scrollwork or a floral motif for an Eastlake cottage. Fixtures for a bungalow from the era of the Craftsman movement or the Art Deco period could also reflect those designs. Selecting a fixture style in contrast to the building style is not recommended. In the 1950s, reproduction fixtures designed in colonial Williamsburg motifs became popular, but such fixtures are anachronistic and not compatible with early Raleigh buildings.

Contemporary fixtures that are inconspicuous or that complement the style and the character of the building may be selected for historic buildings. Simple, discreet styles and materials are usually successful. If more illumination is desired than the original fixtures provide, unobtrusively located contemporary recessed lights may be appropriate.

Additional lighting may be desirable on a particular site because of concerns for safety or security. Careful consideration should be given to where supplemental lighting is needed and in what quantity. Adequate lighting can often be introduced through lights on residential-scale posts, recessed lights, footlights, or directional lights mounted in unobtrusive locations. Such solutions are far more in keeping with the historic character of the districts than harsh floodlights and standard security lights mounted on tall utility poles. However, even compatible fixtures may compromise a building or a site if they are improperly spaced or located. For example, lining a front walk with multiple footlights may create a runway effect that detracts from the character of the house and the district.

When selecting specific fixtures and locations, it is also important to consider the impact of site lighting on adjacent properties. The introduction of motion sensors or indiscriminate area lighting on one site may result in the undesired lighting of surrounding sites. To minimize the intrusion of lighting for institutional or commercial buildings and related parking areas in primarily residential neighborhoods, and to save energy, the lighting may be connected to timers that automatically shut it off when it is not needed.



Historic streetlights like this early gaslight with its translucent globe should be preserved.



Capital Square's pole-mounted fixtures are of an appropriate scale for that pedestrian-oriented public space.



Site lighting in residential districts can often be increased unobtrusively through the introduction of carefully located footlights and floodlights.



2.7 Lighting: Guidelines

- .1 Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape.
- .2 Maintain and repair historic exterior lighting fixtures through appropriate methods.
- .3 If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, material, and scale to the original, or with a fixture that is compatible in scale, design, materials, color, finish, and historic character with the building and the streetscape.
- .4 Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.
- .5 In the residential historic districts, introduce low-level lighting to provide for safety and security where needed. Install recessed lights, footlights, lights on posts of human scale, or directional lights in unobtrusive locations.
- .6 Locate low-level or directional site lighting and motion detectors with care to ensure that the light does not invade adjacent properties.
- .7 It is not appropriate to introduce indiscriminate area lighting in the historic districts.
- .8 It is not appropriate to introduce new security lighting on standard-height power poles in the residential historic districts.
- .9 It is not appropriate to illuminate the facades of houses in the residential historic districts with harsh floodlights.
- .10 It is not appropriate to introduce or eliminate exterior lighting fixtures if doing so will detract from the overall historic character of the building, site, or streetscape.
- .11 It is not appropriate to introduce period lighting fixtures from an era that predates the structure in the historic district in an attempt to create a false historical appearance, or that are stylistically inappropriate or anachronistic.
- .12 It is not appropriate to diminish the historic character of a site by introducing incongruous lighting, such as creating a runaway effect with multiple footlights along front walks.



Compatible replacement streetlighting pole and fixture.



2.8 Signage

Turn-of-the-century photographs of Raleigh show that the designs for lettering on signs were straightforward and informative. In the case of commercial signs, many times the lettering was painted directly onto the window glass. Lettering designs were usually in sans serif typefaces or in typefaces with simple serifs, and were styled in all capital letters. Fancy lettering, such as italics or ornate Gothic styles, was used as an accent or an emphasis in combination with plain lettering.

Signboards that hung over the sidewalk or were affixed to buildings were generally rectangular in shape with various corner treatments such as rounded, concave, or simple squared-off corners. As a general rule, signboards were simple shapes that conveyed a message. If a building had a transom over the main entrance, street address numbers were usually painted on the glass in that area. The Victorian builders' favorite method of announcing the name of a commercial or institutional building was to display it in relief on the pediment of the frieze over the main entrance. The date of the construction was usually included as well.

Things to Consider As You Plan

Significant historic signs and landmark signs within the districts should be preserved and maintained. Original signage incorporated into the architectural detail of commercial buildings should also be preserved.

The compatibility of new signage in the districts should be reviewed in terms of location, size, materials, color, scale, and character. All new signage must comply with current Raleigh sign ordinances as well.

For commercial adaptive uses in a historic district with residential character, small simple signs constructed of traditional sign materials and affixed flush to the body of the building near the front door are considered appropriate. Alternatively, the sign might be applied to the glazing of a storm or front door, as is seen along North Blount Street. For historic institutional uses within predominantly residential districts, simple signs constructed of traditional sign materials should be discreetly located. Small historic plaques and markers are usually mounted near the entrance on the exterior wall in a location where no architectural detail is damaged or concealed.

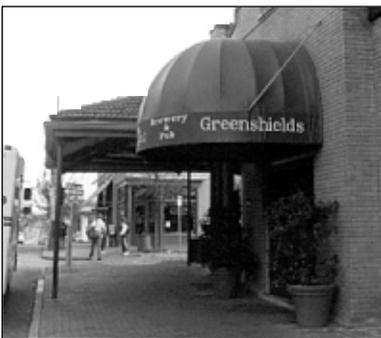
Signs in commercial districts can reflect the era and the character of the building and the historic district. Early photographs of Raleigh's commercial districts show a great variety of commercial signs, some of which may serve as prototypes for new commercial signage. Occasionally an antique sign may even be restored for contemporary use. Awnings provide an opportunity for commercial signage, as do storefront display windows and transoms. New signage on commercial and institutional buildings should be compatible with and enhance the architectural style and details of the building facade and never obscure or damage significant building features or details.



Historic signs like this Coca-Cola wall sign contribute to the district character and should be preserved.



Small identification signs and historic plaques should be located so that no significant building features or details are damaged or obscured.



Contemporary signage can often be introduced in traditional locations, such as on windows or awning valances.



2.8 Signage: Guidelines

- .1 Retain and preserve original signs that contribute to the overall historic character of the building or the district.
- .2 Introduce new signage that is compatible in material, size, color, scale, and character with the building or the district. Design signage to enhance the architectural character of a building.
- .3 For commercial and institutional buildings, design building signs to be integral to the overall building facade. It is not appropriate to cover a large portion of a facade or any significant architectural features with signage.
- .4 Introduce new signs, including graphics for windows or awnings, that are easily read and of simple design. Keep the size of graphics on windows or awnings in scale with the feature. It is not appropriate to obscure the view through a large portion of a window with graphics.
- .5 Select colors for new signage in the historic district that are compatible with the related structure or streetscape.
- .6 If desired, install small identification signs and bronze historic plaques for residential buildings so that no architectural features or details are obscured or damaged.
- .7 Construct new signs of traditional sign materials, such as wood, stone, and metal. It is not appropriate to introduce an incompatible contemporary sign material, such as plastic, in the historic districts.
- .8 Mount flush signboards in appropriate locations on facades so that no architectural details or features are obscured or damaged. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry unit.
- .9 Install freestanding signs in appropriate locations on low standards or ground bases. Consider screening the base of ground signs with plantings to enhance its appearance.
- .10 Light signs in a manner compatible with the historic character and the pedestrian scale of the historic district, following the guidelines for lighting in Section 2.7. Internally illuminated awnings and signs are not appropriate in the historic districts.
- .11 It is not appropriate to install a large, out-of-scale, projecting sign on a building facade.



An appropriately-scaled projecting sign.