



RALEIGH HISTORIC DEVELOPMENT COMMISSION

# Design Guidelines

for Raleigh Historic Districts and Landmarks



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# **Design Guidelines**

## for Raleigh Historic Districts and Landmarks

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# Design Guidelines

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# Foreword

The Design Guidelines for Raleigh Historic Districts and Landmarks (referred to throughout the document as the design guidelines) is intended to meet several essential needs. It serves different roles for different stakeholders. For property owners, residents, and contractors, it provides primary guidance in planning projects sympathetic to the special character of each of Raleigh's historic districts and local landmarks. For commission members and staff, it offers a basis for evaluating proposed changes. In the process, it serves as a valuable tool in the commission's efforts to preserve, protect, and promote Raleigh's historic resources. The principles of best practices presented in the guidelines also offer valuable guidance to owners of a National Register property or any older structure.

The guidelines are not intended to be a comprehensive restoration or rehabilitation manual nor are they intended to provide a definitive method for preparing individual applications (resources for technical information are listed in the appendices). Rather, these design guidelines provide applicants, the commission, and staff a basis from which to reach decisions and an assurance that consistent procedures and standards will be adhered to.

In reviewing applications, the commission and staff consider the property itself, the street context within which it is located, and the special character of the entire historic district. The Special Character Essays for each district are a critical part of the review process because each district is distinctly different. A brief description of the character of each district is provided along with a map in the appendices. The Historic Overlay District (HOD) reports supplement the special character descriptions. For local landmarks, the commission and staff refer to the landmark designation reports in reviewing proposed changes. The design guidelines' first chapter, Introduction, provides more detailed information regarding the process for application and review of projects within the historic districts and for local landmark projects.

## Design Guidelines Format

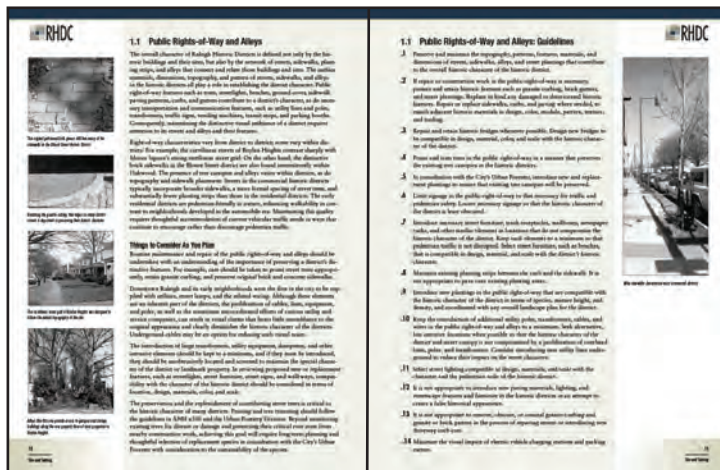
The guideline information is presented in a specific format used throughout the body of the document. This is done in an effort to produce a document that is easily readable and also one where the individual sections stand alone. On the left page, the specific features are first discussed; then, items to consider prior to undertaking a project are noted; finally, photographic examples with an accompanying caption are shown. On the right page, the specific guidelines that relate to the feature being discussed are then presented.

## MISSION STATEMENT

*The Raleigh Historic Development Commission serves as the City Council's official historic preservation advisory body to identify, preserve, protect, and promote Raleigh's historic resources.*



*The guidelines address not only buildings, but the street context within which they are located.*



left page: planning

right page: guidelines