



Section 1 **Site and Setting**





The original patterned brick pavers still line many of the sidewalks in the Blount Street Historic District.



Retaining the granite curbing that edges so many district streets is important in preserving their historic character.



The curvilinear street grid of Boylan Heights was designed to follow the natural topography of the site.



Alleys like this one provide access to garages and storage buildings along the rear property lines of most properties in Boylan Heights.

1.1 Public Rights-of-Way and Alleys

The overall character of Raleigh Historic Districts is defined not only by the historic buildings and their sites, but also by the network of streets, sidewalks, planting strips, and alleys that connect and relate those buildings and sites. The surface materials, dimensions, topography, and pattern of streets, sidewalks, and alleys in the historic districts all play a role in establishing the district character. Public right-of-way features such as trees, streetlights, benches, ground cover, sidewalk paving patterns, curbs, and gutters contribute to a district's character, as do necessary transportation and communication features, such as utility lines and poles, transformers, traffic signs, vending machines, transit stops, and parking booths. Consequently, maintaining the distinctive visual ambiance of a district requires attention to its streets and alleys and their features.

Right-of-way characteristics vary from district to district; some vary within districts. For example, the curvilinear streets of Boylan Heights contrast sharply with Moore Square's strong rectilinear street grid. On the other hand, the distinctive brick sidewalks in the Blount Street district are also found intermittently within Oakwood. The presence of tree canopies and alleys varies within districts, as do topography and sidewalk placement. Streets in the commercial historic districts typically incorporate broader sidewalks, a more formal spacing of street trees, and substantially fewer planting strips than those in the residential districts. The early residential districts are pedestrian-friendly in nature, enhancing walkability in contrast to neighborhoods developed in the automobile era. Maintaining this quality requires thoughtful accommodation of current vehicular traffic needs in ways that continue to encourage rather than discourage pedestrian traffic.

Things to Consider As You Plan

Routine maintenance and repair of the public rights-of-way and alleys should be undertaken with an understanding of the importance of preserving a district's distinctive features. For example, care should be taken to prune street trees appropriately, retain granite curbing, and preserve original brick and concrete sidewalks.

Downtown Raleigh and its early neighborhoods were the first in the city to be supplied with utilities, street lamps, and the related wiring. Although these elements are an inherent part of the districts, the proliferation of cables, lines, equipment, and poles, as well as the sometimes uncoordinated efforts of various utility and service companies, can result in visual clutter that bears little resemblance to the original appearance and clearly diminishes the historic character of the districts. Underground cables may be an option for reducing such visual noise.

The introduction of large transformers, utility equipment, dumpsters, and other intrusive elements should be kept to a minimum, and if they must be introduced, they should be unobtrusively located and screened to maintain the special character of the district or landmark property. In reviewing proposed new or replacement features, such as streetlights, street furniture, street signs, and walkways, compatibility with the character of the historic district should be considered in terms of location, design, materials, color, and scale.

The preservation and the replenishment of contributing street trees is critical to the historic character of many districts. Pruning and tree trimming should follow the guidelines in ANSI a300 and the Urban Forestry Division. Beyond monitoring existing trees for disease or damage and protecting their critical root zone from nearby construction work, achieving this goal will require long-term planning and thoughtful selection of replacement species in consultation with the city's Urban Forester with consideration to the sustainability of the species.

1.1 Public Rights-of-Way and Alleys: Guidelines

- .1 Preserve and maintain the topography, patterns, features, materials, and dimensions of streets, sidewalks, alleys, and street plantings that contribute to the overall historic character of the historic district.
- .2 If repair or construction work in the public right-of-way is necessary, protect and retain historic features such as granite curbing, brick gutters, and street plantings. Replace in kind any damaged or deteriorated historic features. Repair or replace sidewalks, curbs, and paving where needed, to match adjacent historic materials in design, color, module, pattern, texture, and tooling.
- .3 Repair and retain historic bridges whenever possible. Design new bridges to be compatible in design, material, color, and scale with the historic character of the district.
- .4 Prune and trim trees in the public right-of-way in a manner that preserves the existing tree canopies in the historic districts.
- .5 In consultation with the city's Urban Forester, introduce new and replacement plantings to ensure that existing tree canopies will be preserved.
- .6 Limit signage in the public-right-of-way to that necessary for traffic and pedestrian safety. Locate necessary signage so that the historic character of the district is least obscured.
- .7 Introduce necessary street furniture, trash receptacles, mailboxes, newspaper racks, and other similar elements in locations that do not compromise the historic character of the district. Keep such elements to a minimum so that pedestrian traffic is not disrupted. Select street furniture, such as benches, that is compatible in design, material, and scale with the district's historic character.
- .8 Maintain existing planting strips between the curb and the sidewalk. It is not appropriate to pave over existing planting areas.
- .9 Introduce new plantings in the public right-of-way that are compatible with the historic character of the district in terms of species, mature height, and density, and coordinated with any overall landscape plan for the district.
- .10 Keep the introduction of additional utility poles, transformers, cables, and wires in the public right-of-way and alleys to a minimum. Seek alternative, less intrusive locations when possible so that the historic character of the district and street canopy is not compromised by a proliferation of overhead lines, poles, and transformers. Consider introducing new utility lines underground to reduce their impact on the street character.
- .11 Select street lighting compatible in design, materials, and scale with the character and the pedestrian scale of the historic district.
- .12 It is not appropriate to introduce new paving materials, lighting, streetscape features, and furniture in the historic districts in an attempt to create a false historical appearance.
- .13 It is not appropriate to remove, obscure, or conceal granite curbing and granite or brick gutters in the process of repaving streets or introducing new driveway curb cuts.
- .14 Minimize the visual impact of electric vehicle charging stations and parking meters.



Wide sidewalks characterize most commercial districts.



Test excavations conducted on the grounds of the State Capitol resulted in recommendations for how future site development might occur without damage to remaining archaeological resources.



An archaeological survey recovered artifacts and data from the Latta House and accessory buildings, buildings associated with Latta University, and an old well.

A link to an online resource with more information on archaeological sites and understanding the significance of archaeological resources can be found in the Appendices.

1.2 Archaeological Sites and Resources

Archaeological sites and associated artifacts—collectively known as archaeological resources—include all material evidence of past human activity usually found below the earth’s surface but sometimes exposed above the ground as well. Archaeological resources represent both prehistoric and historic time periods. Such resources are fragile and irreplaceable. Because uncovering archaeological resources endangers them, protecting them in place is the best way to safeguard them.

In Raleigh's historic districts and landmark properties, historic sites representing the 18th, 19th, and 20th centuries are most likely to be encountered, due to the disturbance of prehistoric sites throughout the historic settlement period. A tremendous wealth of archaeological resources exists in the historic districts, documenting the long-time human habitation of these neighborhoods. For example, the location of original foundations, porches, accessory buildings, wells, cisterns, walkways, and even gardens can be determined through archaeological surveys. If such a building-related feature is discovered in a historic district or a landmark property, it is best to contact the RHDC so it can be recorded.

While any historic property contains some archaeological resources, designated archaeological sites are those individual landmark properties and contributing district properties known to contain significant evidence of their historic contexts through intact archaeological remains. They are significant because they relate to the property's association with a historical event, broad patterns of events, architecture, an individual, a group, or a community. For example, the Latta House and University Site, a Raleigh Historic Landmark, is unique in its association with Reverend M. L. Latta, the historic university he founded, and the African- American culture of Raleigh in the late-19th and early-20th century. For such designated archaeological sites, their historic significance is directly tied to their archaeological resources and to how complete and intact the resources are.

Things to Consider As You Plan

The disturbance of the ground, whether due to grading, excavating, or construction on a site, may destroy archaeological resources. Consequently, care must be taken to avoid inadvertently destroying them when planning any type of substantial site work within the historic districts or on a landmark property. It is best to investigate in advance, with a professional, the likelihood that proposed site changes will destroy significant archaeological resources. The Office of State Archaeology (OSA) within the North Carolina Office of Archives and History can provide such professional assistance to property owners.

Thoughtful placement of interpretive signage can enhance awareness of archaeological resources without compromising the site. Site security may help prevent damage due to vandalism or unauthorized excavations.

Preserving the integrity of designated archaeological sites is essential to their ongoing significance and potential for further research and investigation. Their preservation in situ is contingent upon protection from any type of intrusive activity. Given the probability that significant archaeological resources would be disturbed during construction at a designated archaeological site, a report prepared with guidance from the OSA describing what steps are necessary before any construction occurs must be submitted to the COA committee for review. For subsurface archaeological remains on designated sites, a protective layer of soil may help prevent compaction and damage from light traffic, such as pedestrians and cyclists, as can the introduction of gravel walkways or paths that direct activity around known vulnerable areas of the site.

1.2 Archaeological Sites and Resources: Guidelines

- .1 Protect and preserve known, significant archaeological resources in place.
- .2 Minimize disturbance of terrain in the historic districts and on landmark properties to reduce the possibility of destroying or damaging significant archaeological resources.
- .3 If significant archaeological evidence is discovered on a landmark property or in a historic district, contact the RHDC and the Office of State Archaeology.
- .4 If preservation of significant archaeological resources in place is not feasible, use professional archaeologists and modern archaeological methods in planning and executing any necessary investigations prior to construction.
- .5 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources

In addition, for designated archaeological sites apply the following guidelines.

- .6 If a designated archaeological site is to be altered, survey and document the terrain in advance to determine the potential impact on significant archaeological resources.
- .7 If construction or site changes are proposed for a designated archaeological site, submit to the RHDC for review a report prepared with guidance from the Office of State Archaeology outlining what steps are necessary before any work occurs.



The Latta House and University Site, a Raleigh Historic Landmark, is a designated archaeological site.



Mature shade trees, foundation plantings, and grassy lawns are typical site features in the residential districts.



The visual impact of this dumpster and electrical equipment is diminished by the plantings and the enclosing brick wall.



As vines climb this contemporary trellis, they will provide additional privacy for the side and rear entrance of a corner lot house.



Front yards with less formal, more naturalistic landscaping as well as curvilinear driveways leading to attached carports are features of many mid-century modern homes.

1.3 Site Features and Plantings

Site features and plantings not only provide the context for the buildings of the historic districts; they also contribute significantly to the overall character of the districts and landmark properties. The elements of district setting encompass features that form spaces, including topography, setback and siting of buildings, vistas and views, and plantings such as hedges, foundation plantings, lawns, gardens, and tree canopies; features that define circulation, such as walkways, streets, alleys, driveways, and parking areas; and features that articulate or develop a site, such as accessory buildings, fences, walls, lighting, terraces, waterways, swales, fountains, patios, sculptures, arbors, pergolas, pools, furniture, and planters.

Landscaping and plantings play a significant role in creating the character of most of the historic districts and landmarks in Raleigh and also reflect the city's climate with mild winters and hot, humid summers. Mature gardens, grassy lawns, shrubs, climbing vines, ornamental trees, and tree canopies are typical of the residential historic districts. Historically, large shade trees, prudently located, were an important means of providing summer cooling. Today they still contribute shade as well as distinctive character to the historic districts. Landscaped public spaces such as Capitol Square and Moore Square continue to serve as points of orientation in downtown while providing the amenity of open green space within an urban environment.

Things to Consider As You Plan

The character, pattern, and rhythm of plantings and other site features within a historic district or landmark property should be preserved through proper maintenance, repair, and the introduction of compatible new or replacement features. In developing a landscape plan, the property owner should consider the special characteristics of the specific site as well as those of the historic district. Selecting wisely from the existing vocabulary of distinctive site features to define circulation, create spaces, or otherwise articulate sites in a district is central to preserving its character.

Most early Raleigh neighborhoods are shaded by a heavy deciduous tree canopy that adds great aesthetic appeal and historically performed a needed cooling function during the hot summer. In particular, shading south-facing walls is a sustainable way to lower cooling costs associated with solar gain. Removal of mature, healthy trees should be considered only for absolutely compelling reasons. Whenever a tree is removed, whether it is diseased, storm damaged, or healthy, the district or landmark setting is diminished. The planting of a similar replacement tree in its place or nearby helps perpetuate the tree canopy that is so important to the landscape. Long-lived hardwoods are excellent replacement choices for street canopies.

When construction or site work is undertaken, large trees and other significant site features should be protected from immediate damage during construction or delayed damage resulting from construction work, including compaction of the soil or loss of root area. Surrounding the critical root zone of a threatened tree with temporary fencing helps prevent any construction activity or equipment from endangering it.

The introduction of intrusive contemporary site features or equipment, such as a parking lot, a swimming pool, freestanding mechanical equipment, or a satellite dish, must be carefully reviewed to determine if it will compromise the historic character of the site or the district. Although the impact of intrusive contemporary site features or equipment can often be diminished through careful siting and screening, in some cases it may be so detrimental to the character of the site or the streetscape that the alteration cannot be accommodated, such as if the bulk of a residential rear yard were paved for parking or if an addition required the removal of several healthy, mature shade trees.

1.3 Site Features and Plantings: Guidelines

- .1 Retain and preserve the building and landscape features that contribute to the overall historic character of a landmark or district, including trees, gardens, yards, arbors, ground cover, fences, accessory buildings, patios, terraces, fountains, fish ponds, and significant vistas and views.
- .2 Retain and preserve the historic relationship between buildings and historic landscape features of the landmark or district setting, including site topography, retaining walls, foundation plantings, hedges, streets, walkways, driveways, and parks.
- .3 Protect and maintain historic building materials and plant features through appropriate treatments, including routine maintenance and repair of constructed elements and pruning and vegetation management of plantings.
- .4 Replace missing or deteriorated historic site features with new features that are compatible with the character of the site and/or the historic district.
- .5 Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species of appropriate scale. It is not appropriate to remove healthy, mature trees.
- .6 Design new construction or additions so that large trees and other significant site features, such as vistas and views are preserved.
- .7 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 critical root zone of trees.
- .8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.
- .9 Introduce compatible new site features constructed of traditional materials only in locations and configurations that are characteristic of the historic district or landmark.
- .10 Locate new sustainable site features, such as solar collectors and cisterns in locations that do not compromise the historic character of the building, site, property or district. Locate such features unobtrusively, and screen them from view.
- .11 Introduce contemporary equipment or incompatible site features, including satellite dishes, playground equipment, mechanical units, and swimming pools, in locations that do not compromise the historic character of the building, site, or district. Locate such features unobtrusively, and screen them from view.
- .12 It is not appropriate to introduce constructed features or objects that are similar in appearance, material, and scale to historic elements but are stylistically anachronistic with the character of the building or historic district.
- .13 It is not appropriate to alter the topography of a site substantially through grading, filling, or excavating, nor is it appropriate to relocate drainage features, unless there is a specific problem.
- .14 It is not appropriate to use heavy machinery or equipment on sites where doing so may disturb significant archaeological resources.



A pergola provides a defining edge for this pathway, and provides separation for different areas of the site.

1.4 Fences and Walls



A wide variety of picket fences constructed of wood or cast iron are found throughout the historic districts. Decorative gates and openings embellish some.



Wooden privacy fences and gateways screen views of many backyards in the residential districts.

Fences and walls were common site features in Raleigh’s early neighborhoods, and like other elements of the 19th and early-20th century built-environment, they were usually products of the technology of the Industrial Revolution. They served both decorative and utilitarian functions. Constructed of lattice, brick, cast iron, wooden pickets, and stone, decorative fences and walls reflected popular architecture styles and were an integral part of the site plan. Decorative corner posts and gateways embellished some fences and walls. In tandem with constructed elements or standing alone, hedges were cultivated for both decorative and screening purposes. Utilitarian fences and walls served to secure boundaries, confine animals, protect planted areas, and provide visual privacy. They were generally used in rear yard locations and were not usually visible from the street. Traditionally, utilitarian fences were constructed of vertical wooden slats or pickets, woven wire fencing mounted on wooden posts, or sometimes barbed wire.

Simple wooden picket fences with shaped or squared-off tops usually three feet in height were popular amenities in early Raleigh neighborhoods. They generally followed the property line or were inset slightly to provide an outer planting strip. By 1900, Victorian cast-iron fences that followed the same proportions as more common picket fences were popular in some neighborhoods as well. Trimmed hedges of plant varieties typical in the region were common too. Low masonry walls, many times combined with low hedge material, were used to define some front lawns or property lines. Brick or stone retaining walls occasionally accommodated a significant shift in grade between the street and the front lawn. Fences became less common in post-World War II neighborhoods and were largely confined to rear yards.

Things to Consider As You Plan

Preservation of existing historic fences and walls requires routine maintenance and repair when necessary. Keeping the bottom edge of wooden fencelines raised slightly above the ground and protected by a sound paint film, opaque stain, or wood preservative will significantly extend their lifespan. When deteriorated pickets or boards must be replaced, decay-resistant or pressure-treated wood should be selected. Cast-iron fences require similar separation from ground moisture and protection with a sound paint film to prevent corrosion. Removal of all rust and immediate priming with an appropriate metal primer are critical to the repainting process. If replacement is necessary, a variety of traditional and contemporary cast-iron fencing is manufactured today. Masonry walls, except those that are stucco coated, are usually unpainted. The structural integrity of a masonry wall can be compromised by deteriorated mortar joints, vegetation, and improper drainage of ground or surface water. Repointing as necessary and maintaining or introducing drainage weep holes near the base of masonry walls are advisable. Coating uncoated masonry walls with paint or sealants instead of properly repairing them may exacerbate any moisture problems and diminish their historic character. The guidelines for wood, architectural metals, and masonry provide additional information on proper maintenance and repair of traditional fence and wall materials.

A need for security or privacy or the desire to enhance a site may lead to a decision to introduce a new fence or wall. Within the historic districts and landmarks any proposed fence is reviewed with regard to the compatibility of location, materials, design, pattern, scale, spacing, and color with the character of the principal building on the site and the historic district. Screening plantings that are visually opaque are reviewed as fences or walls depending on their mature height. Although compatible contemporary designs constructed in traditional materials are appropriate in some districts, new fencing or wall systems constructed of incompatible contemporary materials such as vinyl or chain-link fencing and imitation stone or stucco are not.

1.4 Fences and Walls: Guidelines

- .1 Retain and preserve fences and walls that contribute to the overall historic character of a building or a site, including such functional and decorative elements as gates, decorative rails and pickets, pillars, posts, and hardware.
- .2 Retain and preserve exterior fence and wall materials that contribute to the overall historic character of a building or a site, including brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron.
- .3 Protect and maintain the wood, masonry, and metal elements of historic fences and walls through appropriate surface treatments:
 - Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
 - Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
 - Clean fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
 - Retain protective surface coatings such as paint to prevent deterioration or corrosion.
 - Reapply protective surface coatings such as paint when they are damaged or deteriorated.
 - Follow the guidelines for masonry, architectural metals, and wood where applicable.
- .4 Repair historic fences and walls using recognized preservation repair methods for the material or the surface coating.
- .5 If replacement of a deteriorated detail or element of a historic fence or a wall is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- .6 If replacement of an entire historic fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.
- .7 If a historic fence or wall is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.
- .8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.
- .9 It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.
- .10 It is not appropriate to introduce vinyl fencing or metal chain-link fencing.
- .11 It is not appropriate to introduce visually opaque screening plantings, walls, or fences taller than 42” or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot) unless historic evidence exists.



An arbor combined with a recessed gate provides an inviting entry.

1.5 Walkways, Driveways, and Off-street Parking

Walkways, driveways, and off-street parking areas are all circulation site features that contribute to the character of the individual building site and the historic district. Circulation within landmark sites varies widely. The consistency and the repetition of walkway and driveway spacing, placement, dimensions, materials, and design create a rhythm to the street in the residential historic districts. In the downtown commercial area, wider sidewalks often line the public right-of-way linking streets to commercial storefronts and accommodate heavier pedestrian traffic. These concrete walkways follow the rhythm of street intersections and the rectilinear street grid, their more uniform width edged by curbstones on one side and building facades on the other, forming a street wall that defines the urban space.

In Raleigh's pre-World War II neighborhoods, front walks usually led directly to the front porch from the sidewalk. Depending on topography, walkways incorporated steps and sometimes, if the front yard was fenced, a decorative gateway. Plantings often lined the walkways. Traditional paving materials were concrete and brick or stone pavers. With the introduction of carports in the postwar era, walkways to the front door typically led from the driveway to the front entry.

Not all residential sites included driveways in Raleigh's early neighborhoods, and often single-lane driveways were shared in the more densely built neighborhoods. Driveways usually led directly to the backyard, sometimes to a carriage house or a garage. Alleys sometimes provided automobile access to backyards. Occasionally, porte-cochères provided a covered parking space attached to the main building. Typically, driveways were made of gravel or compacted soil. Often a grass median separated two gravel or aggregate-textured concrete runners. Occasionally, more decorative brick or stone pavers were used. Historically, off-street parking areas for multiple cars were not common in the residential neighborhoods or commercial areas. Initially, onstreet parking met the demand for parking spaces, even in the commercial districts. In postwar neighborhoods, wider driveways leading to two-car parking areas or carports visible from the street became common.

Things to Consider As You Plan

The preservation of existing walkways and driveways through routine maintenance and replacement of deteriorated surfaces in kind is essential to preserving the character of individual building sites and the district. When new walkways or driveways are proposed in a historic district, they should be designed to be compatible in location, patterns, spacing, configurations, dimensions, materials, and textures with the district's special character.

If a parking lot must be located in a residential historic district or landmark site, it should be located unobtrusively and screened from street view by a substantial planting strip or a combination of plantings and fencing. As many existing trees as possible should be saved, and new trees planted, to maintain or enhance the tree canopy. This helps integrate parking lots into the historic district and also helps reduce the glare and heat associated with parking lots. In districts or landmarks of primarily commercial character, larger new off-street parking lots should be subdivided by planting strips to diminish the impact of surface paving. Permeable paving materials and pavers are encouraged in the historic districts to diminish the environmental impact of new parking areas. Accommodating expanded parking needs demands thoughtful design solutions based on a clear understanding of the significant characteristics of the districts. In residential districts or landmarks, new paved areas should never directly abut the primary structure, significantly alter site topography, or overwhelm in area the residential, landscaped character of a backyard. Care must be taken that paved areas do not injure nearby trees by intruding on their critical root area.



Single-lane shared driveways like this brick one are quite common in the Oakwood Historic District, where many residences are tightly spaced.



Simple driveways consisting of concrete or gravel runners with a grassy median are typical in the early residential historic districts.



A planting island densely planted with trees visually subdivides this parking area and helps minimize the impact of the large paved area.

1.5 Walkways, Driveways, and Off-street Parking: Guidelines

- .1 Retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and off-street 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 off-street parking areas through routine inspection and appropriate maintenance and repair procedures.
- .3 If replacement of a deteriorated section or element of an existing historic walkway, driveway, or off-street 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 off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district.
- .6 Locate new walkways, driveways, and off-street 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 off-street parking area in a district or landmark property with residential character where it is visible from the street, where it will significantly alter the proportion of original built area and paved area to unbuilt 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 critical root zone of trees.
- .10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street 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 off-street parking areas, follow the guidelines for lighting.



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

1.6 Garages and Accessory Structures

A number of original garages, carriage houses, storage buildings, and sheds have survived in Raleigh. Like other early site features, they contribute to the historic character of individual sites and a district as a whole. Such secondary structures are always deferential to the principal building in siting, size, and scale. 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. Attached carports visible from the street were a common feature of postwar houses as the automobile became more integrated with housing.



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.

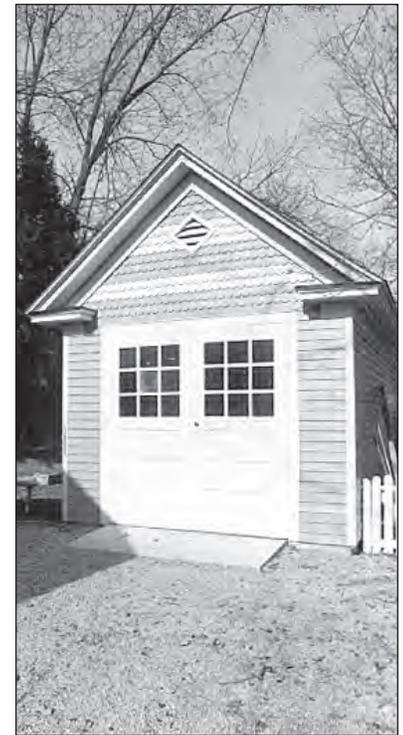
Things to Consider As You Plan

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.

1.6 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 so deteriorated that it is structurally unsound, 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. If demolition of an structurally unsound building is necessary, follow the guidelines for demolition in Section 5.2.
- .6 Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district.
- .7 Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.
- .8 Select windows and doors for new garages and accessory buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of the principal structure or other historic garages and accessory buildings in the district.
- .9 It is appropriate to introduce a prefabricated accessory building if it is compatible in size, scale, form, height, proportion, materials, and details with historic accessory structures in the historic district or with a primary landmark building.
- .10 It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historic accessory structures that creates a false historical appearance.
- .11 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.
- .12 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.



Example of a post-World War II structure or carport.

1.7 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 fixtures reflected the styles of the buildings as well as the economic strata of the occupants. Early-20th 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 metal halide fixtures that produce a softer and less distorted light color.

Things to Consider As You Plan

Today, issues of light pollution, energy conservation, dark sky codes, 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. New lighting must also comply with the City of Raleigh lighting ordinance.

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 small, decorative pendant fixture for a Victorian cottage. Bracketed fixtures for a bungalow from the era of the Craftsman movement or the Art Deco period could also reflect those design eras. Selecting an oversized fixture or a style in contrast to the building style is not recommended. Reproduction fixtures designed in colonial Williamsburg motifs that became popular in the 1950s are anachronistic and not compatible with early Raleigh buildings, but such fixtures may be appropriate for postwar neighborhoods.

Contemporary fixtures that are inconspicuous or that complement the style and the building's character may be selected for historic buildings. Simple, discreet styles and materials are usually successful. If more illumination is desired than the original fixture provides, unobtrusively located contemporary recessed lights may be appropriate. If additional lighting is desired because of safety or security concerns, careful consideration should be given to where supplemental light is needed and in what quantity. LEDs are long-lasting, energy-efficient fixture choices. Adequate lighting can be introduced through pedestrian-scaled lightposts, recessed lights, footlights, or directional lights mounted in unobtrusive locations. Such solutions are far more in keeping with the historic character of local landmarks and districts than multiple energy-consuming floodlights that illuminate an entire facade in harsh light or non-directional 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, multiple footlights lining a front walk may create a runaway 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 in primarily residential neighborhoods, and to also save energy, the lighting may be connected to timers or motion detectors 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 and controlled through the introduction of carefully located directional lighting fixtures.

1.7 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 or local landmark. Consider the location, design, material, size, color, finish, scale, light color, 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 indiscriminately light or over-illuminate facades or front yards in historic districts or landmark properties of residential character.
- .8 Introduce new security lighting in the residential districts on pedestrian-scaled poles, instead of standard power poles, to maintain the scale and character of the district.
- .9 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.
- .10 It is not appropriate to introduce period lighting fixtures from an era that predates the historic building in an attempt to create a false historical appearance, or that are stylistically inappropriate or anachronistic.
- .11 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.



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



Small identification signs and historic plaques, like the one to the left of the doorway, should be located so that no significant building features or details are damaged or obscured. The glass transom provides an excellent location for displaying the street address or a business name without altering or obscuring the building facade.



This contemporary projecting sign is appropriately scaled and placed.

1.8 Signage

Turn of the 20th-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.

Twentieth-century signs added to earlier commercial buildings were less architecturally integrated with the facade. Some projected out from the upper stories and others were installed in the mid-cornice area. For 20th-century buildings, the signs reflected current architectural styles and trends, as did the facades. The size and scale of signage also increased from the more pedestrian-oriented sign of the late 1800s to one that caught the eye of someone driving past. By the 1930s and 40s, neon-lit signs gained popularity as did signs that incorporated electrical lighting. Postwar signage readily incorporated new technology, materials, and graphic designs.

Things to Consider As You Plan

Significant historic signs within the districts or landmark properties 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. 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. They can also incorporate contemporary design and materials if their scale and location are historically appropriate. 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.

1.8 Signage: Guidelines

- .1 Retain and preserve historic 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 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 that are compatible with the related historic building 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 historic sign materials, such as wood, stone, and metal or of contemporary materials compatible with the character of the historic district or landmark building.
- .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.
- .11 It is not appropriate to install a large, out-of-scale, projecting sign on a building facade.



The new North State Bank sign above was constructed to match the original sign based upon historic photographs.

1.9 Cemeteries



This tombstone was carefully pieced back together and a missing corner replaced by a skilled stone conservator.



This gravestone at O'Rourke Cemetery is detached from its base. Reinstalling it could cause more damage if not overseen by an experienced stone conservator.



Unfortunately, the inscription on the marble face of this historic grave marker was damaged when it was cleaned with bleach and it is now illegible. Rather than falsify the stone by re-inscribing it, a new inscribed plaque could be placed nearby on a separate base.

Historic cemeteries are an integral part of the cultural landscape and contain important architectural, landscape, and archaeological resources. They help tell the story of a community, providing glimpses of local history and chronicling the lives of earlier residents. For example, the O'Rourke Cemetery, a Raleigh Historic Landmark, is associated with the city's early Catholic community and it also attests to the influx of skilled artisans recruited to work on the State Capitol Building in the mid-1800s. The shapes, sculptural forms, inscriptions, and decorative embellishments of gravestones and markers are all significant features worthy of preservation and protection. In most historic cemeteries, individual gravestones and monuments depict historical and artistic trends of the times and also reflect the socio-economic status of the families who placed them there. The resulting variety of gravestone and marker forms, heights, and materials is an essential element of a cemetery's historic character. In active cemeteries, this character will continue to evolve as new markers reflecting later eras are added.

The layout of a cemetery, its pathways, roads, mature trees and shrubs, boundary walls, fences, and gates combine to create a landscape composition. The selection of specific trees, shrubs, and flowers for cemeteries was tied to associated symbolism in early Raleigh cemeteries. For example, cedar trees were used to represent strong faith and lilies to represent purity. In the 1700s and 1800s, groundcovers such as periwinkle were often planted as an alternative to grass for ease of maintenance.

Things to Consider As You Plan

Historic cemeteries can easily fall prey to vandalism and neglect as well as ongoing weathering and environmental damage. Discreet and effective site security, routine inspections, and ongoing maintenance are all essential to cemetery preservation. Also, documenting a cemetery through mapping and photography provides an important record for future reference and planning.

Cemetery preservation and repair requires different skill sets. A skilled mason can accomplish straightforward repointing of stones or bricks. But, the proper repair of broken, cracked, or toppled gravestones and markers requires a conservator's expertise to avoid additional damage from inappropriate repairs. Even misguided use of acidic cleaners or solutions that contain chlorine bleach can cause permanent damage. Over time, gravestone inscriptions may weather so they become nearly illegible but re-inscription would falsify the stone's appearance. To preserve the information, place a new inscribed plaque nearby on a new base.

The layout and circulation systems within a historic cemetery or historic portion of a cemetery should be maintained and repair of historic walkways, roads, walls, curbs, gutters, and drainage ditches made cautiously to retain the historic character. Overgrown vegetation and soil buildup or erosion can exacerbate the deterioration of fragile gravestones as can overzealous use of power mowers and trimmers. Protection of gravestones and markers is always essential when maintaining cemetery landscapes. Removal of dead or dangerous trees should focus on the aboveground tree to avoid potential damage to archaeological resources from root removal. Even the use of fertilizers, pesticides, and herbicides can cause unintended but irreversible damage. Acidic chemicals can damage marble and limestone and alkaline chemicals can deteriorate granite.

The replacement of diseased or damaged trees and shrubs with a similar species will help perpetuate a cemetery's visual character while the introduction of incompatible new plant materials may overwhelm and diminish its historic character. The placement of new plants also needs to be carefully considered to avoid potential damage to walls, fences, and gravestones by roots and overhanging branches.

1.9 Cemeteries: Guidelines

- .1 Retain and preserve features that contribute to the overall character of a historic cemetery, including its gravestones, monuments, overall layout, circulation patterns, mature plantings and trees, ground cover, boundary walls, cornerstones, fencing, and gates.
- .2 Retain and preserve the historic relationship between constructed features and landscape features of the historic cemetery, including site topography, circulation patterns, drainage systems, retaining walls, and significant vistas and views.
- .3 Protect and maintain the wood, masonry, and metal elements of historic cemeteries through appropriate methods and surface treatments:
 - Inspect regularly for signs of moisture damage, corrosion, structural damage, soil erosion, settlement, overgrown vegetation and soil buildup, invasive plant species, health of trees, and fungal or insect infestation.
 - Clean heavily soiled gravestones and monuments carefully. Use the gentlest means possible. Avoid solutions containing chlorine bleach and acidic cleaning solutions that can damage masonry.
 - Follow the guidelines for masonry, architectural metals, and wood where applicable.
- .4 Repair damaged, broken, or toppled gravestones or monuments only under the supervision of a qualified conservator.
- .5 Repair historic fences, gates, or walls using recognized preservation repair methods for the material or surface coating.
- .6 Trim grass and other plantings carefully to avoid damaging historic gravestones, markers, and monuments and avoid the use of power mowers and weed trimmers near fragile gravestones and monuments.
- .7 If desired, replace gravestones that are missing with new gravestones that are compatible in scale, materials, and details.
- .8 Replace missing cemetery landscape features including trees and shrubbery based on documentary evidence.
- .9 Avoid ground-disturbing activities (other than burials and installation of associated grave markers). If ground disturbance is required, use professional archaeologists and modern archaeological methods to determine that no unmarked burials are present.
- .10 It is not appropriate to use pesticides, fertilizers, or herbicides in proximity to historic gravestones and markers.
- .11 It is not appropriate to relocate, rearrange, or remove gravestones or monuments.
- .12 It is not appropriate to use physical treatments such as polishing, sandblasting, and pressure washing to clean gravestones and monuments.
- .13 It is not appropriate to re-inscribe an existing, eroded gravestone or monument or to attach a new plaque to an existing gravestone or memorial. If desired, place a new inscribed plaque nearby on a new base.
- .14 In association with new burials, it is appropriate to install new gravestones and markers that are compatible in scale, materials, and details.



Surrounded by mature trees and shrubs, the central circulation path through City Cemetery is paved with brick pavers with a stone median and edged by stone curbs.