



# **Design Guidelines for Raleigh Historic Districts and Landmarks**



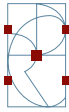


# **Design Guidelines for Raleigh Historic Districts and Landmarks**

Adopted by Raleigh Historic Districts Commission:  
?? 2011

Adopted by Raleigh City Council:  
?? 2011

Effective Date:  
?? 2011



## **Raleigh City Council**

*Mayor:* Charles Meeker

*Mayor Pro Tem:* Mary-Ann Baldwin

*Members:* Thomas Crowder, Bonner Gaylord, Nancy McFarlane, John Odom, Russ Stephenson, Eugene Weeks

## **Raleigh Historic Districts Commission, Inc.**

*Chair:* Fred Belledin

*Vice-Chair:* Jane Forde

*Secretary/Treasurer:* Greg Hatem

*Members:* Will Alphin, Jannette Coleridge-Taylor, Miranda Downer, Kiernan McGorty, Scott Shackleton, Michael Story, Cecily Rouse Timmons, Flora Hatley Wadelington, Barbara Wishy

## **Design Guidelines Revision Committee**

*Current and Former Commission members:* Will Alphin, Fred Belledin, Jane Forde, Nick Fountain, Greg Hatem, Curtis Kasefang, Kiernan McGorty, Scott Shackleton

*Historic district and landmark representatives:* Matthew Brown, Dennis Davis, Linda Edmisten, Betsy Foard, Hallie Mittleman, Peter Rumsey, Susan Thompson

*City of Raleigh Historic Cemeteries Advisory Board:* Terry Harper

*Commission staff:* Tania Georgiou Tully, Martha Daniel Hobbs

*City Planning staff:* Elizabeth Alley

*State Historic Preservation Office staff:* Jeff Adolphsen, Dolores Hall, Michele Patterson McCabe

## **Project Consultant**

Jo Ramsay Leimenstoll, AIA

Ramsay Leimenstoll, Architect

629 South Elm Street, P.O. Box 823, Greensboro, North Carolina 27402-0823

## **Acknowledgments**

The activity that is the subject of this design guidelines publication has been partially financed with federal funds from the National Park Service, Department of the Interior through the North Carolina State Historic Preservation Office. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the North Carolina State Historic Preservation Office, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the NC SHPO.

Photos on pages 2 (middle photo), 3 (top photo), 12 (top photo), 29, 36 (bottom photo), 67, 68 (top two photos), 69, and 71 were provided courtesy of the North Carolina Office of Archives and History. Photos on pages 2 (bottom), 12 (bottom), 40 (middle), 44 (middle), and 82 provided by the Raleigh Historic Districts Commission. Photo page 26 (middle) taken by Ruth Little. Photos page 26 (top and bottom), 50 (top and bottom), and 56 (top) taken by Terry Harper. Illustrations on pages 42 and 44 drawn by Cynthia Williford. Photo and illustration page 63 courtesy of Empire Properties.

Editing and page formatting of 1993 document by Margo Johnson, Edelfelt Johnson, Chapel Hill, North Carolina

Published by the City of Raleigh, Raleigh, North Carolina, 2011

© 2011 Raleigh Historic Districts Commission, Inc.

This document may be reproduced or transmitted in any form in whole or in part with prior written permission of the Raleigh Historic Districts Commission.

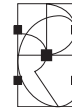
However, prior written permission is not required for reproduction in whole or in part for use in matters related to the Raleigh Historic Districts Commission, the city government, the state government, or the federal government.



# Contents

	<b>Foreword</b>	<b>v</b>
<b>1</b>	<b>Introduction</b>	<b>1</b>
1.1	Raleigh Historic Districts and Landmarks .....	2
1.2	Raleigh Historic Districts Commission.....	3
1.3	The Design Review Process .....	3
1.4	The Secretary of the Interior’s Standards for Rehabilitation .....	5
1.5	Historic Preservation and Sustainability .....	6
1.6	Certificate of Appropriateness Flow Chart .....	7
<b>2</b>	<b>Site and Setting</b>	<b>9</b>
2.1	Public Rights-of-Way and Alleys .....	10
2.2	Archaeological Sites and Resources .....	12
2.3	Site Features and Plantings .....	14
2.4	Fences and Walls .....	16
2.5	Walkways, Driveways, and Offstreet Parking.....	18
2.6	Garages and Accessory Structures .....	20
2.7	Lighting.....	22
2.8	Signage.....	24
2.9	Cemeteries.....	26
<b>3</b>	<b>Changes to the Building Exterior</b>	<b>29</b>
3.1	Wood .....	30
3.2	Masonry.....	32
3.3	Architectural Metals.....	34
3.4	Paint and Paint Color .....	36
3.5	Roofs .....	38
3.6	Exterior Walls .....	40
3.7	Windows and Doors .....	42
3.8	Entrances, Porches, and Balconies .....	46
3.9	Storefronts .....	48
3.10	Sustainability and Energy Retrofit.....	50
3.11	Accessibility, Health, and Safety Considerations.....	52
<b>4</b>	<b>Additions and New Construction</b>	<b>55</b>
4.1	Decks .....	56
4.2	Additions to Historic Buildings .....	58
4.3	New Construction of Primary Buildings.....	60
4.4	Urban Commercial Additions.....	62
4.5	Urban Commercial Infill .....	64
<b>5</b>	<b>Relocation or Demolition</b>	<b>69</b>
5.1	Relocation.....	70
5.2	Demolition .....	72
<b>6</b>	<b>Appendixes</b>	<b>75</b>
6.1	Resources for Technical Information.....	76
6.2	Glossary of Terms .....	78
6.3	Special Character Essays and Maps of Raleigh Historic Districts .....	85





# 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 appendixes). 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.

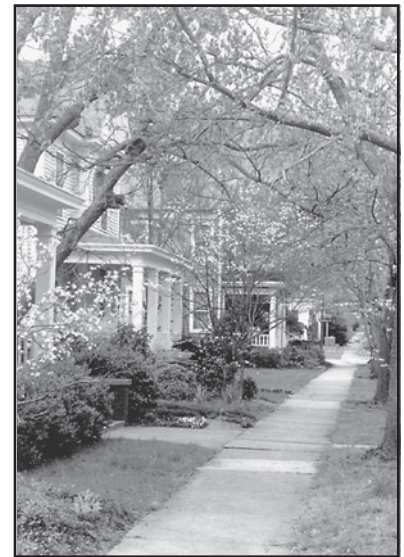
In reviewing applications, the commission and staff consider the property itself, the street context within which it is located, and the special character of the entire historic district. The special character essays for each district are a critical part of the review process because each district is distinctly different. A brief description of the character of each district is provided along with a map in the appendixes. 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

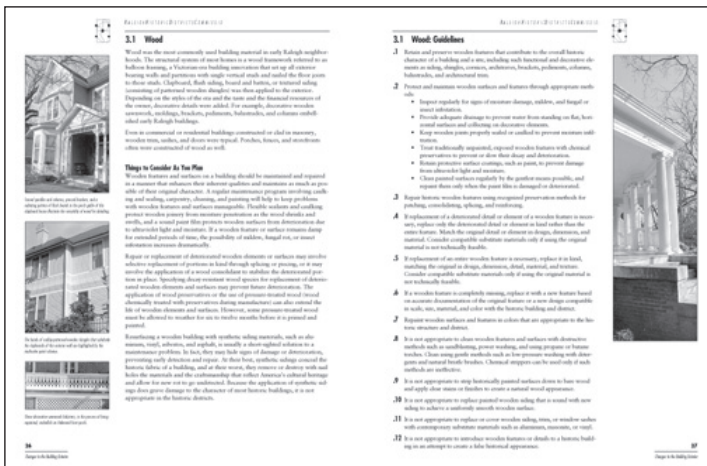
The guideline information is presented in a specific format used throughout the body of the document. This is done in an effort to produce a document that is easily readable and also one where the individual sections stand alone. On the left page, the specific features are first discussed; then, items 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 Districts 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

