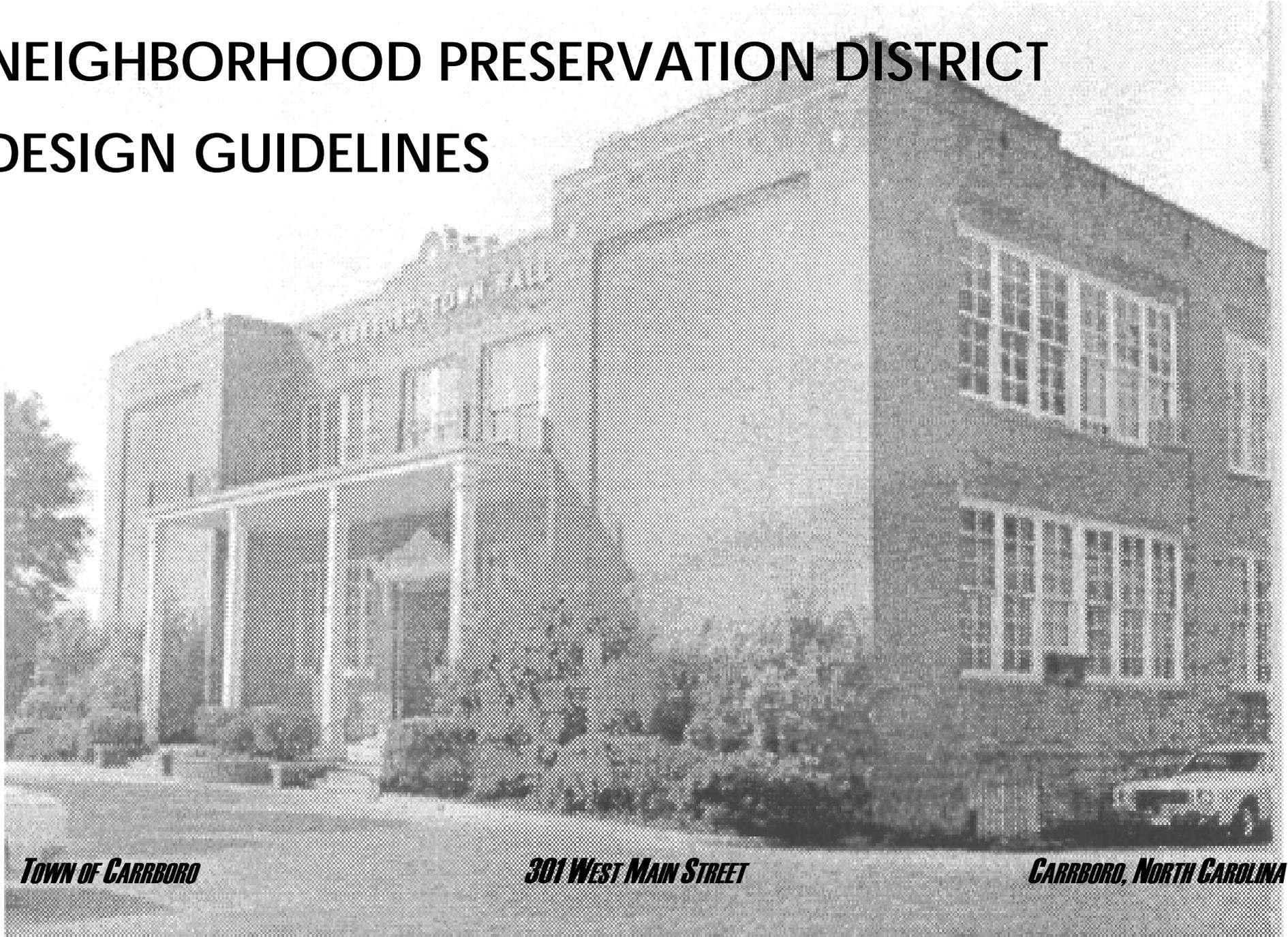


NEIGHBORHOOD PRESERVATION DISTRICT DESIGN GUIDELINES



TOWN OF CARRBORO

301 WEST MAIN STREET

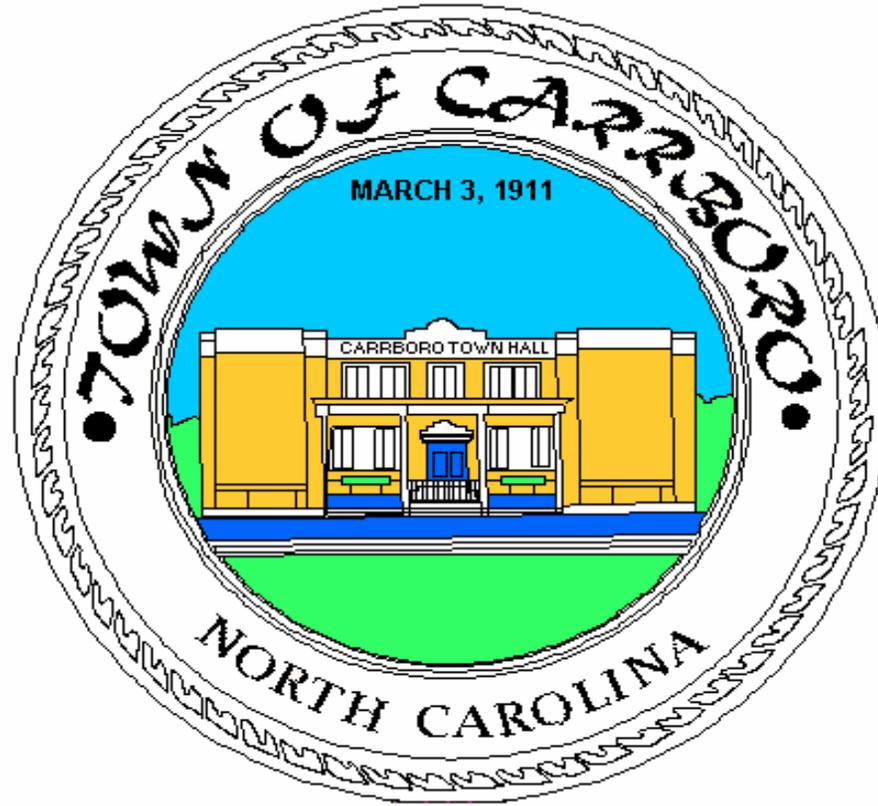
CARRBORO, NORTH CAROLINA

NEIGHBORHOOD PRESERVATION DISTRICT DESIGN GUIDELINES

TOWN OF CARRBORO

301 WEST MAIN STREET

CARRBORO, NORTH CAROLINA



ACKNOWLEDGMENTS

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(SEATED BOARD AT THE ESTABLISHMENT OF THE MAPLE AVENUE NPD AND
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(SEATED BOARD AT THE ESTABLISHMENT OF THE OLD PITTSBORO ROAD NPD AND
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*Special recognition is due Tina Moon, who shepherded these guidelines to completion after she had left Town employment
and whose creativity and dedication contributed greatly to the breadth and quality of this endeavor.*

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INTRODUCTION

This manual is designed to help those interested in maintaining or updating an existing building, or constructing a new building within one of Carrboro's designated Neighborhood Preservation Districts (NPD). It provides information on the following:

- history, architecture, and character of the neighborhoods;
- requirements and procedures for obtaining building, zoning, conditional use, special use, and sign permits;
- procedures for project review by the Neighborhood Preservation District Commission; and
- general design guidelines for sensitive renovation and development projects in historic neighborhoods, and specific guidelines for each designated community in Carrboro, North Carolina.

NEIGHBORHOOD PRESERVATION DISTRICTS

NEIGHBORHOOD PRESERVATION DISTRICT COMMISSION



In response to concerns regarding increased land use activity in and around the historic sections of downtown Carrboro, the town formally adopted language to designate Neighborhood Preservation Districts (NPD) and Historic Districts (HD) in 1989. A land-use tool, such as overlay zoning districts, is used to preserve neighborhood character by protecting an area from inappropriate development. The Town of Carrboro Land Use Ordinance (LUO) describes the benefits of NPD designation as follows, “Neighborhood Preservation Districts help preserve Carrboro’s heritage, foster civic beauty, stabilize and enhance property values, encourage and increase commercial activity, and promote the education, pleasure, and enrichment of residents of the district and Carrboro as a whole.” Thus the intent of local designation is not to prevent development but to identify qualities that are special to a particular neighborhood and to ensure that those qualities remain in place for the future.

Designation in a NPD overlay zone may affect land use activity. Land use permits are required for all changes to the use of a property, alterations to the footprint of an existing structure, and projects that require substantial grading or excavation for any district within the town’s planning jurisdiction. Landowners and contractors submitting land use proposals and building permit applications for property within a NPD overlay zone follow the standard permitting procedure used for any parcel within the town. However, applications for properties within a NPD are also reviewed by the Neighborhood Preservation District Commission (NPDC) to ensure that the proposed project will be visually compatible with the existing character of the particular

neighborhood. NPDC membership should include at least one resident from a neighborhood preservation district in the Town of Carrboro.

The role of the Neighborhood Preservation District Commission is primarily advisory. While the Development Review Administrator will not issue a permit before the commission offers comments, the commission must review the proposal and respond within forty-five days after the application is deemed complete. To be deemed complete, the application must contain all required information in a form that is accurate and in compliance with the Land Use Ordinance. The commission may request that a permit be delayed for a period of up to ninety days from the time that the application is deemed complete if it believes that the proposal will compromise the character of the neighborhood. During that time the commission will negotiate with the applicant to determine if a more compatible plan is possible. Since the Neighborhood Preservation District Commission is an advisory board, compliance with its recommendations is voluntary. The NPDC can only delay a project for the ninety-day period—after that time the applicant can proceed with his project even against the requests of the commission. Mobile home change-outs—replacing an existing mobile home with a new unit—require standard permits but are not subject to NPDC review. Likewise, minor property improvements such as routine maintenance that do not require land use or building permits will not be reviewed by the commission. In addition, the NPDC has no jurisdiction over color.

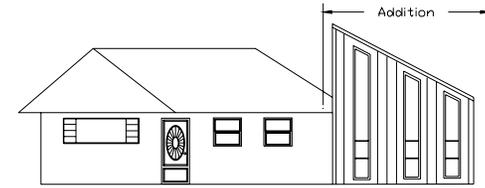
During the 1989 to 1992 period, the Town of Carrboro Planning Department studied several sections of Carrboro as potential historic districts based on the legacy of Thomas F. Lloyd's cotton mills and later Julian Carr's hosiery mills. The result of these studies was the designation of the Maple Avenue community as the town's first local Neighborhood Preservation District. In 1995, the Board of Aldermen adopted Design Guidelines for local Neighborhood Preservation Districts. These guidelines, however, were based on the premise that all of Carrboro's architectural history was directly linked to the mill and hence all architectural references were specific to mill houses.

By the late 1990s, other neighborhoods had requested consideration for NPD designation based on unique qualities in their community that were uncommon in the greater Carrboro area. Clearly, the concept behind neighborhood preservation districts was to embrace and preserve the special qualities of local neighborhoods, qualities that may or may not be directly linked to a particular architectural form or style.

The original design guidelines dictated specific architectural elements. These revised guidelines focus on the concept of preserving character, the character of individual buildings and of an overall neighborhood. The guidelines serve as a tool for residents and commission members to identify and quantify what visual elements make a place special, and to provide directions for protecting those elements. By maintaining similar height, bulk, density, building coverage, setbacks, and landscaping relationships, neighborhoods can evolve without losing the qualities that make them special.

The Neighborhood Preservation District Design Guidelines are intended to establish parameters for local property owners to use for design-related decisions. They are not intended to dictate a required "architectural language" or to limit all new construction to reflect a specific historic period of building.

HOW TO USE THE NPD DESIGN GUIDELINES



Design guidelines assist property owners, contractors, NPDC members, and others with an interest in neighborhood preservation to understand the visual impact of new construction. This manual is specifically geared to address design issues pertaining to Neighborhood Preservation Districts (NPD) in Carrboro, North Carolina. Not as rigorous as local Historic District designation, the Carrboro NPD program was developed to recognize neighborhood character, which may be determined by architectural components, topography or landscape features, or any other special quality that can be defined. Thus the objective of NPD recognition is to preserve neighborhood identity by encouraging future development to be compatible with the existing fabric.

This manual, *Neighborhood Preservation District Design Guidelines*, contains information about the development of Carrboro and the history of each neighborhood preservation district. The core of the manual is the actual guidelines, twelve design concepts that significantly contribute to the character of individual structures and collectively produce the character of a neighborhood. The first six concepts address site design and landscape character.

- **Rhythm, Alignment & Spacing:** Position the building on the lot in a manner that is consistent with other structures on the block and side of street.
- **Setbacks:** Observe the setback pattern of existing buildings on the street.
- **Entrance/Relationship to Street:** Follow the standard building to street relationship. If all houses have porches, include a similar space; if all houses have their front door in a

particular section of the front wall, position the new front door in a similar place.

- **Height/Scale:** Maintain the typical height (the distance from the ground to the top of the roof) and scale (the distance between stories) of surrounding buildings.
- **Landscaping:** Preserve the existing vegetation or plant new trees and shrubbery to maintain the typical amount of landscaping found along the street.
- **Parking:** Avoid parking in the front yard when at all possible.

The remaining six design concepts pertain to building form and architectural character.

- **Architectural Character:** Retain the original character of the building.
- **Time & Place:** Refrain from making a building look older than it really is.
- **Distinctive Components:** Preserve distinctive elements or examples of craftsmanship.
- **Building Maintenance:** Repair original features rather than replace them.
- **New Construction:** Maintain the character of the original building with visually compatible additions that reflect their own time.
- **Architectural Proportions & Building Rhythm:** Follow the proportions, and the repetition of building elements found in existing structures.

The building elements reflect six of the ten national preservation standards published by the Secretary of the Interior's Standards

for Rehabilitation. These six standards are those most relevant to local districts in Carrboro; a complete listing of all ten standards is included as an appendix.

The guideline portion of the manual consists of twelve one-page sections with sketches or line drawings depicting a particular site or building concept. The illustrations show how some types of development detract from the character of neighboring buildings, whereas other projects blend in with or even enhance surrounding properties. Some examples highlight inappropriate solutions; others include a variety of samples and compare designs that are encouraged or discouraged. In all cases the inappropriate designs are shown in gray.

The illustrations are accompanied by a written explanation of the design concept. Along the outside margin of the page, the different neighborhood preservation districts are listed. The

specific character elements of each district are explained, in bullet form, as they pertain to the design concept defined on that page.

The NPDC will use the Design Guidelines when reviewing proposals. While each project is unique, the guidelines provide a standard approach for evaluating development projects in NPDs and offer a basic framework with suggested designs and materials to maintain the overall character of each district. It is not the intent of the guidelines or the commission to recommend schemes that are unduly harsh to the applicant due to expense or inconvenience; rather, their purpose is to inform landowners of ways to improve their property within the context of the surrounding built environment. The design guideline checklist, included in the appendix, may be used by applicants and commission members to simplify the review process.

HISTORY OF CARRBORO, AN OVERVIEW

Orange County, North Carolina experienced its first significant period of white settlement during the 1740s and 1750s. Many immigrants moved from other colonies, particularly Germans and Scotch-Irish who followed the Great Philadelphia Wagon Road from Pennsylvania. In 1754, the county seat was established as Corbinton, at the site where the Great Trading Path crossed the Eno River; it was renamed Hillsborough in 1766. Chapel Hill emerged in the early 1790s with the founding of the University of North Carolina, but the area that was to become Carrboro remained rural until after the Civil War.

Development efforts in (the community now known as) Carrboro began in 1882 with the construction of a ten-mile railroad spur from the Richmond and Danville Railroad (later Southern Railway). The simple boxcar depot soon becomes known as West End due to its location about a mile west of the Chapel Hill post office. Chapel Hill Station served a larger population than the students, however. Farmers in the surrounding rural areas eagerly took advantage of the opportunity to expand the market for their goods, particularly cotton and grains.

In 1883, only a year after the completion of the spur line and depot, Thomas F. Lloyd and William Pritchard built a steam-powered gristmill and cotton gin just north of the station. Other enterprising businessmen set up shop in the area and soon the small community supported blacksmiths, grocery and general merchandise stores, and a few scattered houses. By the spring of 1899, Lloyd had constructed the substantial two-story Alberta Cotton Mill (now Carr Mill) and was ready to begin operations.



Many people moved from the surrounding countryside to West End to take the new mill jobs.

When Lloyd sold the factory to the owners of the Durham Hosiery Mills (controlled by Julian S. Carr) just ten years later in 1909, it was renamed Mill No. 4. The sale of the Alberta Cotton Mill did not signal Lloyd's retirement, however. In February 1910, in partnership with his brother Lueco Lloyd, Isaac W. Pritchard and W. S. Roberson, he organized the Thomas F. Lloyd Manufacturing Company and constructed a new factory about one block south of the original mill. The large one-story rectangular building, used exclusively for the spinning of cotton yarn, was completed around the time of Lloyd's death in May of 1911.

The mill community continued to grow steadily and in 1911, West End was incorporated as Venable in honor of Francis P. Venable, president of the University of North Carolina from 1900-1914. In 1912, Carr enlarged what was now Durham Hosiery Mills No. 4, to almost double its original size, and within a year the town was renamed Carrboro. Prior to 1913, Durham Hosiery Mills acquired Thomas F. Lloyd's second factory and renamed it Mill No. 7. The steadily expanding chain eventually grew to include sixteen mills from Goldsboro to High Point, North Carolina.

From the end of the nineteenth century to the mid-1930s, Carrboro maintained its identity as a textile village distinct from neighboring Chapel Hill. After World War I and especially during the Great Depression years increasing numbers of

residents sought employment outside the mill complex, mainly with the university. After the Durham Hosiery Mills was dissolved in 1938, the link between Carrboro and Chapel Hill strengthened as the university took over as the lead source of local employment. This trend continued during the 1940s and 1950s. The mill aspect of Carrboro was briefly resurrected during World War II when the National Munitions Corporation converted Durham Hosiery Mill No. 7 as a shell loading plant in 1942, and when at the close of the war, in 1945, Pacific Mills, one of the country's largest wool manufacturing companies purchased Mill No. 4 and established the Carrboro Woolen Mills. Shortly thereafter, Pacific Mills purchased Mill No. 7 and both mills operated until the mid-1950s. By the 1960s and 1970s, however, the character of the population shifted as university students and faculty moved to Carrboro for housing.

MAPLE AVENUE NEIGHBORHOOD PRESERVATION DISTRICT





Maple Ave. NPD

LEGEND

-  Carrboro City Limits
-  Streets
-  Property Lines
-  Proposed NPD

NC State Plane Coordinate System (feet)
North American Datum 1983

Scale 1" = 200'



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December 3, 2009
By Craig M. Harmon

"THIS MAP IS NOT A CERTIFIED SURVEY AND NO RELIANCE MAY BE PLACED ON ITS ACCURACY"

MAPLE AVENUE NEIGHBORHOOD PRESERVATION DISTRICT



In February 1910, Thomas F. Lloyd began a new manufacturing firm in partnership with his brother Lueco Lloyd, Isaac W. Pritchard and W. S. Roberson. The Thomas F. Lloyd Manufacturing Company constructed a new factory building about one block south from the original Alberta Cotton Mill. Completed around the time of Lloyd's death in May of 1911, the large one-story rectangular building was used exclusively for the spinning of cotton yarn. Within two years, the spinning factory was acquired by the Durham Hosiery Mills and renamed Mill No. 7.

Mill companies often built housing for their workers, creating company towns of nearly identical modest frame houses. The 1911 Sanborn Insurance Maps for Chapel Hill, document at least six houses along West Carr Street and Maple Avenue. These houses and others along Maple Avenue and Roberson Street have always been associated with Mill No. 7 and it is likely that they were constructed by Lloyd around 1910 or shortly thereafter. As it was often the practice in mill towns to distinguish sections of town by the character of their terrain, local residents referred to this portion of Carrboro as "New Hill."

The New Hill houses follow a standard design used throughout Carrboro and in other mill villages in North Carolina--one-story frame structures, one-room-deep with rear ells. The front door

led into a center hall, which separated the two rooms in the main block. An interior chimney served fireplaces in the main block and rear ell. A second smaller chimney vented the kitchen stove in the back ell room. Almost all houses had some type of front porch, and back porch along the rear ell. Many of the Carrboro mill houses have triple-A rooflines with a decorative cutwork vent in the front gable and decorative sawn spandrels ornamenting the front porch. A particular detail found only in the New Hill community is the diamond attic vent with a cut-out pinwheel design.

Maple Avenue is the street that most clearly evokes the architectural and historical character of old Carrboro, the mill village. Eleven of the houses on this street are directly linked to Thomas F. Lloyd and the employees of his second textile mill. Ten are original to the street; the eleventh house, 202-B Maple Avenue was moved from Greensboro Street in 1979. The existing one-story house constructed in the late 1970s replaced the mill house at 207 Maple Avenue. The new house, however, is compatible with the mill character of the street in terms of scale and materials. Pacific Mills constructed the pyramidal-roof frame house at 208 Maple Avenue circa 1949 to replace an earlier house that had burned. Two, two-story houses are located at 212 and 214 Maple Avenue. According to local tradition, the house at 212 began as a one-story mill house and as part of an

enlargement campaign some time before World War II received a full second story and one-story shed across the back. The house at 214 Maple Avenue was reportedly built by Thomas F. Lloyd as a guest house for the mill.

From its intersection with Carr Street, Maple Avenue slopes gently downhill to its original dead-end, now extended to the Roberson Place subdivision. Despite encroaching development the uniform scale and massing of the older homes, in combination with the narrow street and mature foliage, continues to evoke a rural quality that is reminiscent of the former mill village. These houses and several others along South Greensboro and Carr streets were designated as part of the Thomas Lloyd National Register Historic District in 1983.

OLD PITTSBORO ROAD NEIGHBORHOOD PRESERVATION DISTRICT





Old Pittsboro Rd. NPD

LEGEND

-  Carrboro City Limits
-  Streets
-  Property Lines
-  Proposed Old Pittsboro NPD

NC State Plane Coordinate System (feet)
North American Datum 1983

Scale 1" = 400'



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September 3, 2008
By: Craig M. Hamner

OLD PITTSBORO ROAD NEIGHBORHOOD PRESERVATION DISTRICT



As is suggested by its name, Old Pittsboro Road served as the main artery linking Carrboro with points south until sometime after World War II. The 1915 Sanborn Insurance Maps document the presence of mill houses associated with Thomas F. Lloyd's second textile company (Mill No. 7) along Maple Avenue and Carr Street. Some mill-era housing extended onto Roberson Avenue (now South Greensboro Street), but for the most part the area south of the Old Pittsboro Road-Roberson Avenue intersection remained undeveloped and served as garden and orchard space for mill workers.

1960 aerial photographs taken by the North Carolina Department of Transportation show Roberson Avenue, now renamed South Greensboro Street, as the direct route south to Pittsboro and beyond. Old Pittsboro Road, however, maintained its distinctive curved configuration sculpting the hillside that formed the southern boundary of the town. As development south of town gradually occurred, particularly along South Greensboro Street, Old Pittsboro Road remained a unique pocket of Carrboro. The lush vegetation and uncommon topographical character provided a sharp contrast to the open grid of the mill village.

Based on *Carrboro, N.C. An Architectural and Historical Inventory*, the Sparrow family constructed the first dwelling along Old Pittsboro Road during the mid-1910s. Originally a modest frame building, the family enlarged the house during the

next ten years into a one-and-a-half story brick bungalow. The Sparrows built a concrete swimming pool, at the close of World War I, which became one of the major recreation spots between Burlington and Raleigh.

Only two other frame dwellings date to this early period, 102 and 104 Old Pittsboro Road. But by 1925, a couple other houses had been built in the area and by the 1940s, several houses stood along the road. Development continued as new houses were constructed, gradually, during the next few decades. During the late 1960s to early 1980s period numerous one-story brick duplexes were erected throughout Carrboro and the Old Pittsboro Road neighborhood was no exception.

Today, buildings from nearly every decade of the twentieth century can be found along Old Pittsboro Road. The community likewise consists of renters and homeowners in single family dwellings, duplexes, triplexes, and even a sixplex. Most of the single-family houses face the road while the duplexes are typically angled to one side. Many buildings are set back from the roadside and are partially concealed with vegetation. The forms of the homes are varied and informal. Porches and covered entries are typical of most structures. Frame construction and detail is most common, although brick was also used in historical dwellings such as the Sparrow House and more recent multi-family units. Some of the older buildings feature stone

foundation walls. Multiple gables and other roof features, such as dormers or cross gable are well represented. Roof pitches range from steep to shallow, with the steeper roofs typically associated with older structures. The single two-story apartment building displays a flat roof, the only one in the community.

While the buildings along Old Pittsboro Road represent a wide variety of forms and styles, the character of the road itself largely

defines the neighborhood. Narrow and winding, the road follows the crest of the hill and is shaded during most of the year by overarching tree limbs and vines. Unlike other Neighborhood Preservation Districts, Old Pittsboro Road is characterized by modest residential buildings that blend in with the landscape rather than stand out from it.

GUIDELINES: SITE DESIGN AND LANDSCAPE CHARACTER

- **RHYTHM, ALIGNMENT & SPACING**
- **SETBACKS**
- **ENTRANCE/ RELATIONSHIP TO STREET**
- **HEIGHT/ SCALE**
- **LANDSCAPING**
- **PARKING**

▪ RHYTHM, ALIGNMENT & SPACING

Position the building on the lot in a manner that is consistent with other structures on the block and side of street.



The repetition of building elements forms a pattern often referred to as rhythm. Groups of buildings similarly positioned on lots of the roughly the same size can also produce a sense of rhythm at the street and block level. Visually, this form of repetition creates a sense of balance. Many pre-World War II residential neighborhoods were developed with a grid pattern of streets and blocks and therefore maintain a sense of visual harmony as a whole, despite the architectural form and style of the individual houses. Where possible new construction, whether additions to existing buildings or new structures on in-fill lots, should follow the rhythmic patterns established within the landscape. New projects that visually blend into the existing fabric of the built environment are encouraged. Projects that are drastically larger or smaller, taller or shorter than surrounding structures are discouraged. The physical location of new structures within individual lots should likewise maintain the setback pattern of existing buildings. *When buildings are typically centered on their lots positioning one house to the side of the lot can disrupt the rhythm of the streetscape.*

Maple Avenue NPD

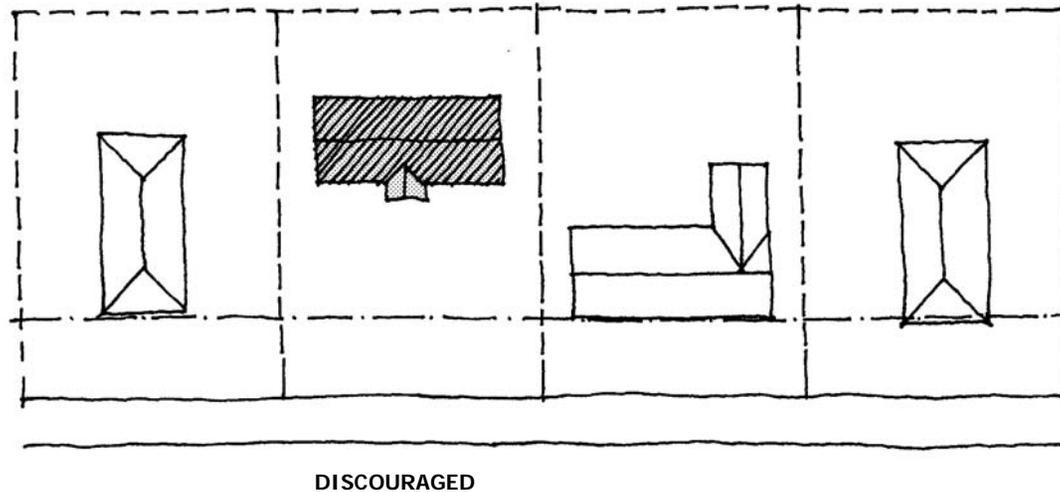
- The Maple Avenue neighborhood follows an informal grid design.
- Street frontage on individual lots varies from approximately 80 to over 100 feet.
- Houses are typically located within the front third of the lot and centered between the side lot lines.
- New construction projects that vary substantially from this pattern and position houses in the center of a lot and /or to the edge of a lot are discouraged.

Old Pittsboro Road NPD

- The Old Pittsboro Road neighborhood follows the contours of a hillside.
- Lot boundaries tend to be organic and informal, and lot street frontage varies significantly from one property to another.
- New construction should blend in with the landscape and maintain the existing pattern of development.

▪ SETBACKS

Observe the setback pattern of existing buildings on the street.



Setback regulations dictate the minimum distance required between property line boundaries and manmade structures. Whereas rhythm establishes the overall pattern of buildings along a block, setbacks control the location of buildings within individual lots and determine their relationship to the street. Generally, shallow front setbacks create more intimate streetscapes. Deep setbacks often enhance the visual statement made by each individual house but may produce a less inviting community.

Often, the setbacks in older neighborhoods are visually uniform even if they are not physically exact. Where possible, this uniformity should be maintained. *Traditional or existing setbacks should be observed for additions, and new construction on undeveloped lots, so that the existing character of a community is maintained and enhanced. When in conflict, current land use setback requirements should be amended to reflect those traditionally used.*

Maple Avenue NPD

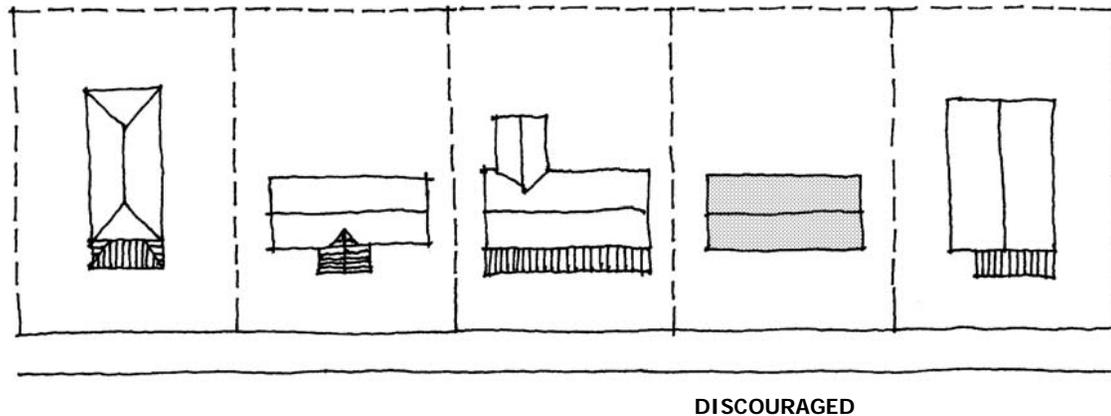
- The front setbacks in the Maple Avenue neighborhood range from 25 to 35 feet.
- New construction projects should follow the established amount of setback or front yard space for the block.

Old Pittsboro Road NPD

- Front setbacks in the Olds Pittsboro Road neighborhood vary from 40 to 70 feet.
- New construction should reflect the setbacks used on lots adjacent to the new activity.

▪ ENTRANCE/ RELATIONSHIP TO STREET

Follow the standard building relationship. If all houses have porches, include a similar space; if all houses have their front door in a particular section of the front wall, position the new front door in a similar space.



Just as the architectural features of an individual building's façade (the wall facing the street) defines the building's character, the collective effect of several building facades produces the visual character of each street within a neighborhood. The interplay of projecting and recessed elements such as porches and deep roof overhangs dictates the relationship that each house has with the street and contributes to the rhythm of the block. While it is neither necessary nor desirable for all structures to be identical, certain shared elements reinforce the structure-street relationship and produce a sense of harmony along the streetscape.

Porches have a significant visual impact, in many older neighborhoods, and reinforce the rhythm of individual building elements and the relationship of buildings to the street. In addition, by providing a semi-public outdoor space, porches often encourage neighbor interaction. Including porches on new construction projects within neighborhoods where most houses have front porches is encouraged. *New porches, stoops, or covered entries should follow the design of existing features found throughout the neighborhood. New houses should also try to maintain the relationship of the building main entrance to the street as found in existing houses throughout the neighborhood.*

Maple Avenue NPD

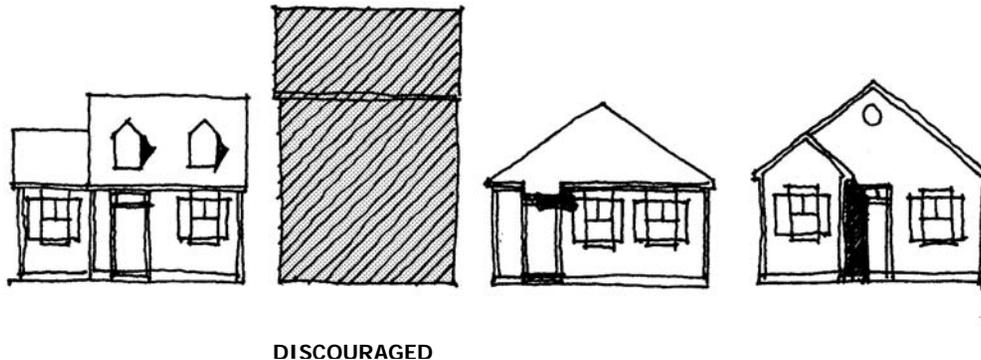
- Entry porches that span three fourths of the front elevation are typical in this neighborhood.
- New house designs that include similar type porches are encouraged.

Old Pittsboro Road NPD

- Three fourths of the existing houses have front porches or covered entries.
- These elements reflect a human scale and neighborhood feel that occurs due to the mix of natural and developed features of Old Pittsboro Road.
- New construction and additions to existing structures should continue this tradition and maintain the opportunity for street-house communication.

▪ HEIGHT/ SCALE

Maintain the typical height (the distance from the ground to the top of the roof) and scale (the distance between stories) of surrounding buildings.



The height of a building has a substantial visual impact on the landscape. In those communities where the majority of existing structures have a maximum height or number of stories, new additions or in-fill buildings should not exceed that standard. Similarly, new construction projects should maintain the proportions of the existing housing stock. If the average floor to ceiling height within a community is larger or smaller than is the current building practice, new construction should, where possible, conform to the existing neighborhood standard.

Maple Avenue NPD

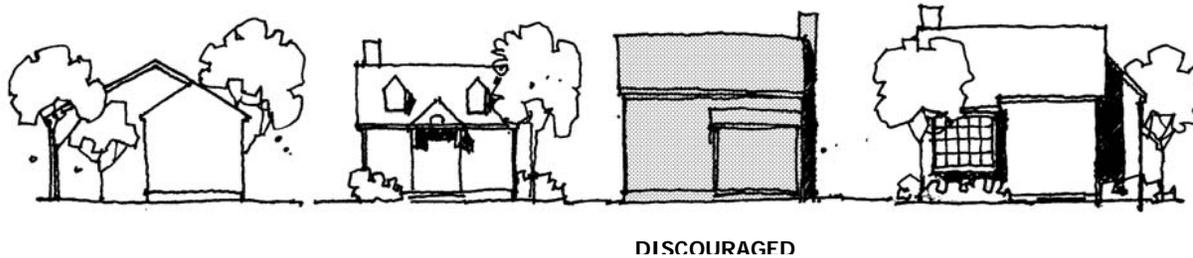
- Most houses in the Maple Avenue neighborhood are one-story in height.
- Two pre-World War II houses, located at the south end of the street are two-stories. (Houses in the adjoining Roberson Place development are also typically two stories.)
- New buildings and additions to existing buildings that are similar in height to neighboring structures are encouraged.

Old Pittsboro Road NPD

- Most houses along Old Pittsboro Road are one or one-and-a-half stories in height.
- Designs for new construction that maintain the height of neighboring buildings are encouraged.
- Designs that are significantly taller or shorter than adjacent buildings are discouraged unless sufficiently landscaped and screened to appear visually compatible from the street.

▪ LANDSCAPING

Preserve existing vegetation or plant new trees and shrubbery to maintain the typical amount of landscaping found along the street.



Landscaping contributes to the visual character of a community. Some neighborhoods retain large stretches of wooded areas; others maintain mature street trees and roadside plantings. Development projects should be sensitive to this existing foliage. In-fill construction should include replanting removed trees or planting new trees of a size and species that is compatible with the trees on surrounding lots. Care should be taken to protect trees during remodeling work and building additions. *Existing street trees should be maintained and if necessary replaced.*

Maple Avenue NPD

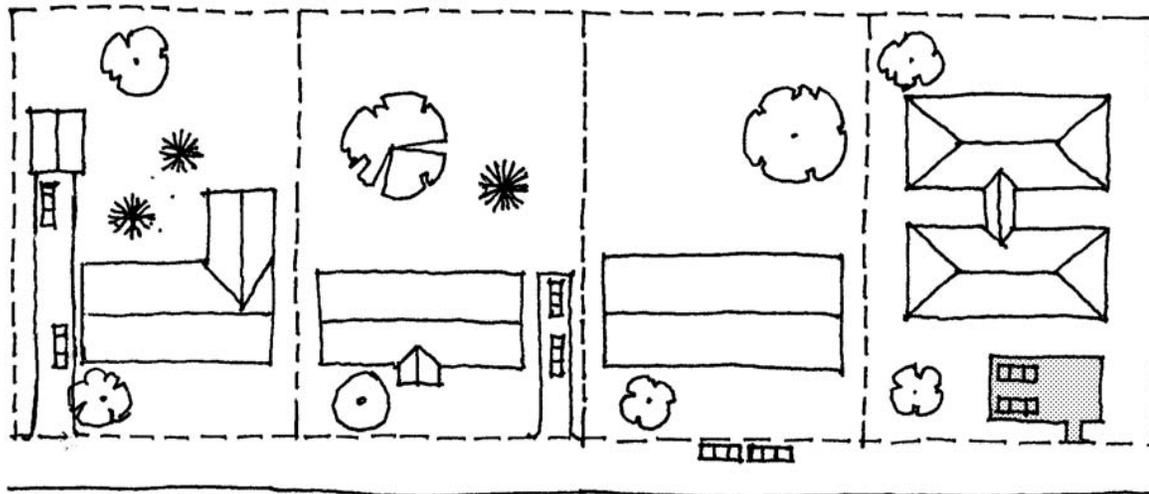
- Front yards within the Maple Avenue neighborhood typically contain ornamental plants and shrubbery.
- Many properties contain large shade trees in the front and back yards and other forms of hearty vegetation.
- New construction projects that maintain this type of landscaping pattern are encouraged.

Old Pittsboro Road NPD

- Yards in the Old Pittsboro neighborhood are typically small with raised beds, shrubs, and large trees.
- Forest-type vegetation is a significant element of neighborhood character.
- Development projects that maintain the wooded character of the neighborhood are encouraged.
- Removing substantial amounts of existing vegetation to construct additions and new buildings is discouraged.

▪ PARKING

Avoid parking in the front yard when at all possible.



DISCOURAGED

Despite the necessity of the automobile for everyday life, the car should not visually dominate a community. Improper parking and long-term storage of cars can likewise present a serious threat to public safety, particularly to children. On-street or side-yard parking is often most desirable in older neighborhoods made up of relatively small lots. In some cases driveway curb cuts and even garages can be shared between adjacent dwelling units. *Parking in the front yard is generally discouraged because it detracts from the rhythm and residential character of the community; it also blocks the front entrance of the house and can endanger pedestrians, especially children.*

Maple Avenue NPD

- Most houses in the Maple Avenue neighborhood have single lane gravel driveways that provide side lot parking.
- Some lots contain detached one-car garages.
- On-street long-term parking is uncommon in this community.
- New houses should provide off street parking.

Old Pittsboro Road NPD

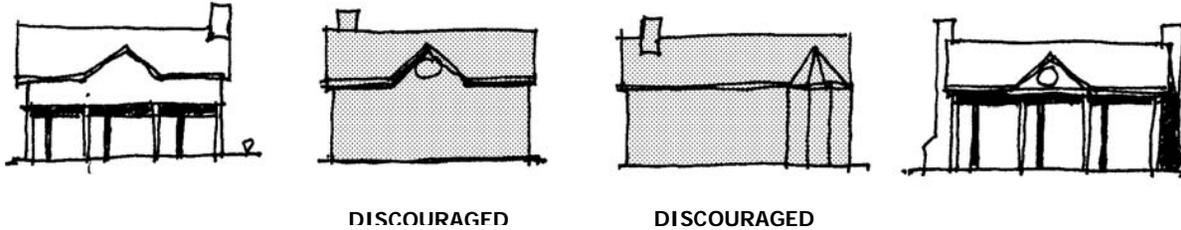
- Front yard parking is used on some lots, in the Old Pittsboro Road neighborhood, due to topographic constraints.
- Curves and other sight distance limitations restrict the use of on-street parking.
- On site parking along the side or rear portion of lots is encouraged where topography allows.

GUIDELINES: BUILDING FORM AND ARCHITECTURAL CHARACTER

- **ARCHITECTURAL CHARACTER**
- **TIME & PLACE**
- **DISTINCTIVE COMPONENTS**
- **BUILDING MAINTENANCE**
- **NEW CONSTRUCTION**
- **ARCHITECTURAL PROPORTIONS & BUILDING RHYTHM**

■ ARCHITECTURAL CHARACTER

Retain the original character of the building.



Secretary of the Interior's Standard for Rehabilitation #2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The character of a building is defined by its overall form and by its architectural detailing. Form is determined by height and massing as well as roof type. Elements such as windows—type and size, trim work, and porch treatments contribute to a building's visual impact as well. Remodeling projects that change a building's overall form or roofline, or substantially increase or reduce its size are discouraged. Alterations that replace original windows or doors with units of different type or proportion than the originals are likewise discouraged. *The removal or addition of any element that significantly changes the exterior character of a building, such as porches or bays, is discouraged.*

Maple Avenue NPD

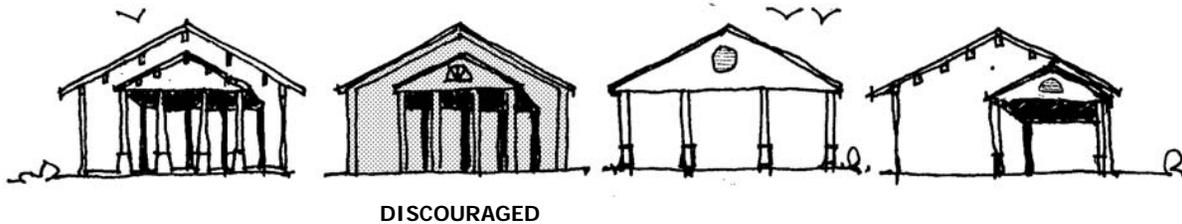
- Most of the houses in the Maple Avenue neighborhood were constructed between 1910 and 1915 for workers in Durham Hosiery Mill No. 7.
- The original houses were plainly finished with only moderately decorative treatments in gable vents and on porch posts and trim.
- Designs for new houses that maintain simple exterior finishes are encouraged.
- Additions to existing houses are encouraged to match the character of the core structure and not be overly ornate.

Old Pittsboro Road NPD

- Old Pittsboro Road developed between the 1910s to 1980s.
- Architectural elements should match the date of construction for each structure.
- New construction should reflect current building trends without detracting from the architectural character of neighboring residences.

■ TIME & PLACE

Refrain from making a building look older than it really is.



Secretary of the Interior's Standard for Rehabilitation #3.

Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Historic houses sometimes require up-fits to accommodate modern conveniences, and over time these remodels may acquire historic worth of their own. Efforts to make a building appear older than it is, however, are discouraged. The earliest houses in the Town of Carrboro date to the late nineteenth century-early twentieth century period. These houses as well as later houses constructed up to the present day should reflect the period within which they were built. Most early local dwellings are plainly finished mill houses or slightly later Craftsman-influenced houses. *Renovation projects that redesign local buildings to appear colonial, antebellum, or even third quarter of the nineteenth century are discouraged. Likewise replacing individual elements such as Craftsman two-part porch posts with colonial columns is discouraged.*

Maple Avenue NPD

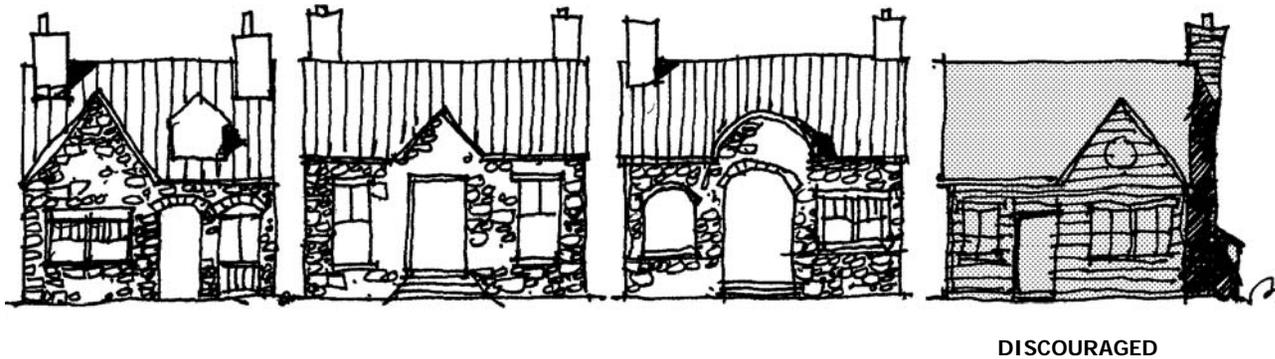
- The Maple Avenue neighborhood was constructed during the 1910 to 1920 period.
- Remodeling projects on existing houses that represent architectural forms or styles predating 1910 are discouraged.
- New houses should reflect current building practices while maintaining the height and massing of surrounding buildings.

Old Pittsboro Road NPD

- The earliest buildings in the Old Pittsboro Road neighborhood were constructed during the 1910s.
- Most existing structures, however, were constructed during the 1950s to mid 1970s.
- Remodeling projects should maintain the character of the core portion of the existing house.
- New houses should reflect current building practices while maintaining the height and massing of surrounding buildings.

■ DISTINCTIVE COMPONENTS

Preserve distinctive elements or examples of craftsmanship.



Secretary of the Interior's Standard for Rehabilitation #5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Some neighborhoods within the Town of Carrboro reflect specific examples of building craftsmanship. Examples of these areas include the Craftsman-influenced houses along Hillsborough Road, the mill houses along North Greensboro Street and the stone houses along Cobb and Broad streets. To remove or cover the significant building elements on these houses would take away from the historic and architectural value of the individual house and the larger neighborhood. *Covering original stonework with siding particularly synthetic siding, for example, is discouraged.* Additions and alterations to existing buildings that retain these components are encouraged. New construction projects designed to respect the architectural features and building materials of the surrounding houses are encouraged.

Maple Avenue NPD

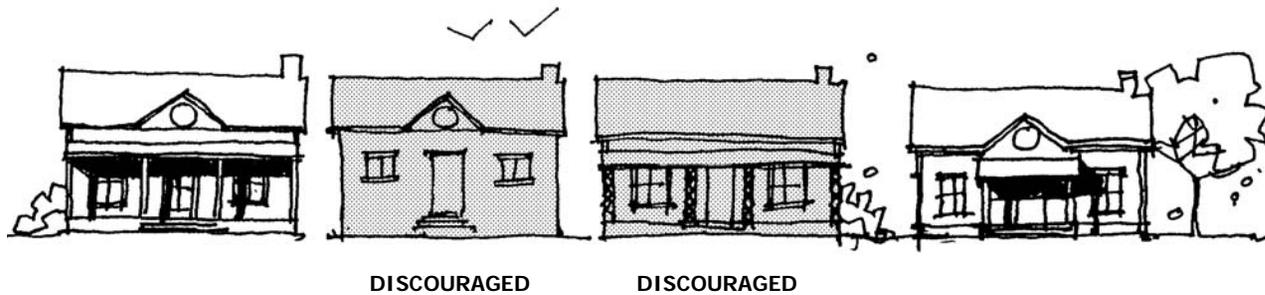
- The oldest buildings in the Maple Avenue neighborhood are frame houses featuring vernacular details.
- The preservation of original building components such as siding, windows and doors, gable vents (particularly the pin wheel pattern), porch posts and trim is encouraged.

Old Pittsboro Road NPD

- Frame construction and vernacular details are typical of many of the older homes on Old Pittsboro Road.
- Symmetrical facades are most common and where present, traditional materials and details such as original siding, windows and porch supports, should be preserved.

■ BUILDING MAINTENANCE

Repair original features rather than replace them.



Secretary of the Interior's Standard for Rehabilitation #6.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Routine maintenance is critical to the successful preservation of all buildings. Roofs should be routinely painted and properly flashed. Exterior walls should be painted, individual siding boards replaced, and other general upkeep completed as needed to maintain a weatherproof building envelope. Important architectural features should be repaired when at all possible. Renovation efforts that replace visually significant building elements such as doors and windows with units of different size or style are discouraged. Likewise the removal of important building components without any substitute is also discouraged. *Removing the porch and replacing original doors and windows is discouraged. Replacing original porch posts with metal supports is also discouraged.*

Maple Avenue NPD

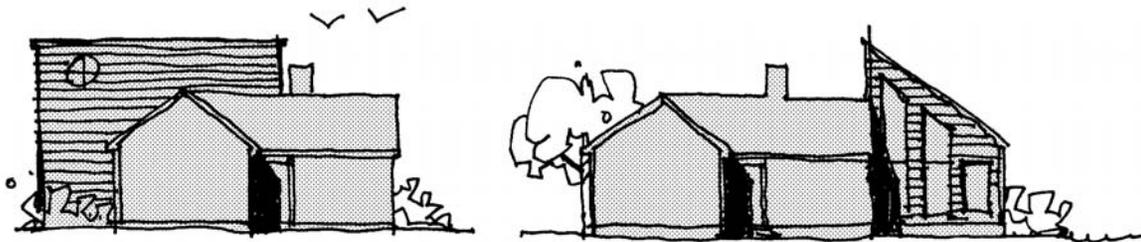
- Maintenance for all existing buildings is encouraged.
- Whenever possible, gable vents, siding, windows, and porch posts should be repaired/ replaced in kind on traditional mill-type houses.

Old Pittsboro Road NPD

- Whenever possible, gable vents, siding, windows, and porch posts on *traditional mill-type* houses should be repaired/ replaced in kind.
- Maintenance for all existing buildings is encouraged. When replacement is necessary, new building components should match the old as much as possible.

■ NEW CONSTRUCTION

Maintain the character of the original building with visually compatible additions that reflect their own time.



DISCOURAGED

DISCOURAGED

Secretary of the Interior's Standard for Rehabilitation #9.

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. *New projects that are substantially different in character are discouraged.*

Maple Avenue NPD

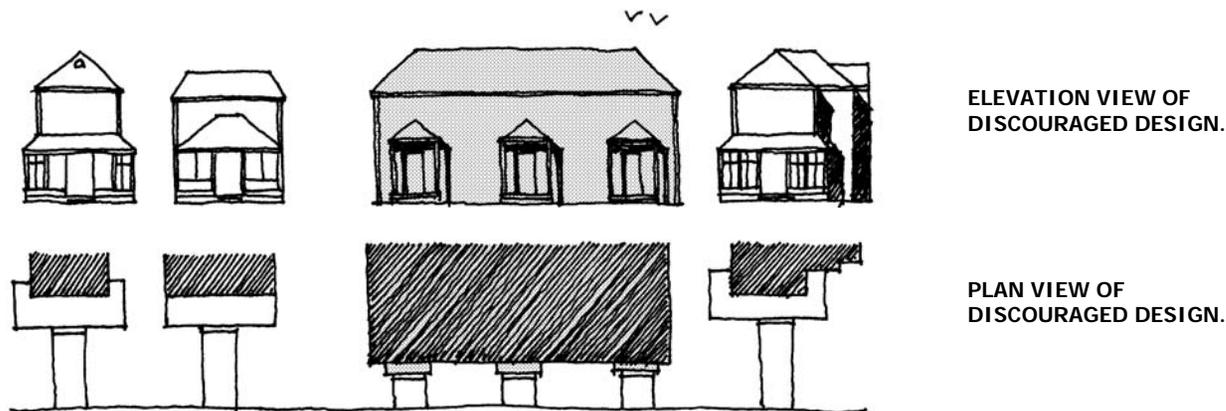
- Existing houses in the Maple Avenue neighborhood display traditional side gable and front gable forms.
- Two houses at the south end of Maple Avenue are two stories in height. All other houses are one or one-and-a-half stories in height.
- New construction projects should maintain the size, massing, and character of the existing neighborhood.
- Whenever possible, additions should not detract from the character of the existing core structure.

Old Pittsboro Road NPD

- New construction and alterations should be compatible with neighborhood character.
- New construction projects should maintain the size, massing, and character of the existing neighborhood.

■ ARCHITECTURAL PROPORTIONS & BUILDING RHYTHM

Follow the proportions, and the repetition of building elements found in existing structures.



The repetition of building elements forms a pattern often referred to as rhythm. Architectural components such as windows and doors can create a sense of rhythm within a single building. Projecting elements such as porches or covered stoops can also produce a repetitious or rhythmic quality to a streetscape. Additions to existing buildings that maintain the proportions and spacing of the core structure and blend harmoniously with the adjacent buildings are encouraged. Designs for new construction projects on vacant or in-fill lots should be consistent with the size, height, and massing, of adjacent buildings. New designs should also respect the materials, architectural elements, and proportional system of existing structures within the community. *In-fill construction, particularly large-scale projects that disregard the rhythm of existing structures is discouraged.*

Maple Avenue NPD

- Symmetrical façades and front porches characterize Maple Avenue houses.
- Most buildings are one story in height.
- Where possible, new construction should maintain the proportions of neighboring structures in terms of fenestration patterns and building scale and massing.

Old Pittsboro Road NPD

- Houses in the Old Pittsboro Road neighborhood exhibit symmetrical and asymmetrical façades that average about 35 feet in width.
- The majority of existing houses have low-pitched roofs.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- (1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- (4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- (6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive features, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- (7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- (8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NEIGHBORHOOD PRESERVATION DISTRICT PROJECT REVIEW FORM

NEIGHBORHOOD _____

DATE SUBMITTED

STREET ADDRESS _____

DATE REVIEWED

PROJECT DESCRIPTION _____

Project Evaluation

SITE DESIGN AND LANDSCAPE CHARACTER

- Rhythm, Alignment & Spacing:** Is the building positioned on the lot in a manner that is consistent with other structures on the block and side of street?
- Setbacks:** Is the setback pattern of existing buildings on the street observed?
- Entrance/Relationship to Street:** Does the design follow the standard building to street relationship; if all houses have porches does the design include a similar space, if all houses have their front door in a particular section of the front wall does the design position the new front door in a similar place?
- Height/Scale:** Will the proposal maintain the typical height (the distance from the ground to the top of the roof) and scale (the distance between stories) of surrounding buildings?
- Landscaping:** Is the existing vegetation preserved? If not will new trees and shrubbery be planted to maintain the typical amount of landscaping found along the street?
- Parking:** Does the design discourage front yard parking?

BUILDING FORM AND ARCHITECTURAL CHARACTER

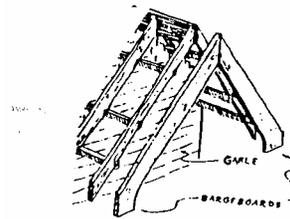
- Architectural Character:** Will the original character of the building be retained?
- Time & Place:** Does the design scheme refrain from making a building look older than it really is?
- Distinctive Components:** Are distinctive elements or examples of craftsmanship being preserved?
- Building Maintenance:** Are original features being repaired rather than replaced?
- New Construction:** Will the character of the building be maintained; are new additions different from the original core structure but visually compatible?
- Architectural Proportions & Building Rhythm:** Does the design maintain the proportions and the pattern of building element repetition found on neighboring structures?

ARCHITECTURAL GLOSSARY

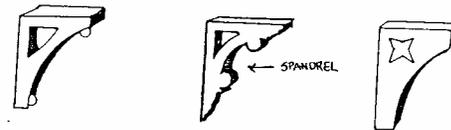
ATTIC VENT: An opening to allow air circulation in the attic space, commonly found as a decorative element in roof gables.



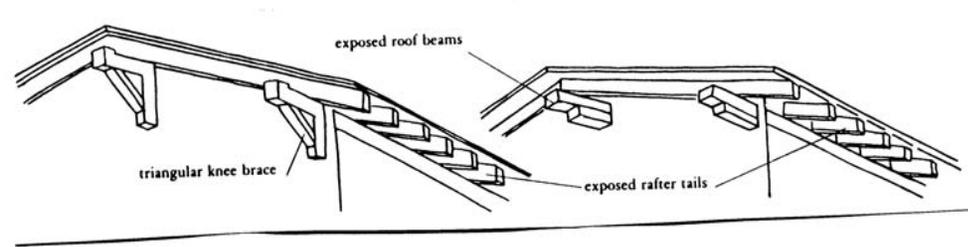
BARGEBOARD: An often ornamented board that conceals the framework of a gable roof where it projects past the plane of the exterior wall. Also known as a gableboard or vergeboard.



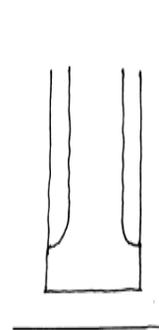
BRACKET: An overhanging architectural element designed to support a vertical load or strengthen an angle. Brackets are often found on porches as a decorative element.



BRACE: A diagonal piece of structural material used to support a vertical load or strengthen an angle. False beams or triangular knee braces are often found on Craftsman-influenced houses as a decorative element for the roofline.



CHAMFER: A furrow or bevel particularly in a bracket, column, post.

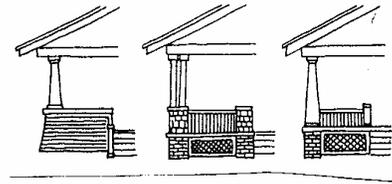


COLUMN: A vertical structural member designed to support a load. Often used to support a porch, a true column is round in diameter, whereas a post is square or rectangular.

CLASSICAL COLUMN:



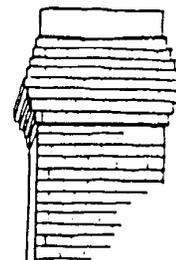
CRAFTSMAN POST: two-part supports--square tapered posts on brick piers or plinth blocks.



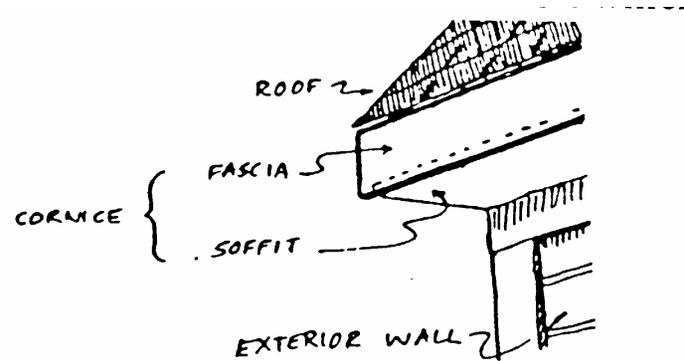
TURNED (produced on a lathe) **POSTS** with decorative sawnwork.



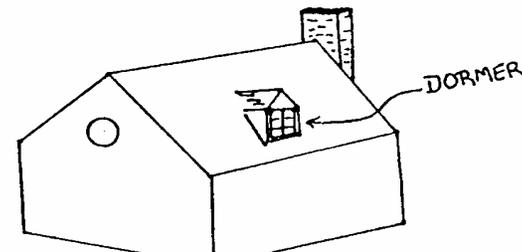
CORBEL: An arrangement of bricks or stones in building a wall or other architectural feature, in which successive courses project beyond those below them. Often found as a decorative detail in chimneys.



BOXED CORNICE: An enclosed area under the roof that conceals the ends of the roof rafters.



DORMER: A window set into the slope of a roof that provides space, light, and ventilation to an attic. Dormers are typically characterized by their roof-type, i.e. gable, shed, etc.



EAVES: The lower portion of the roof that overhangs the exterior wall. Some turn-of-the-century houses were finished plainly, with open eaves and exposed rafter ends.



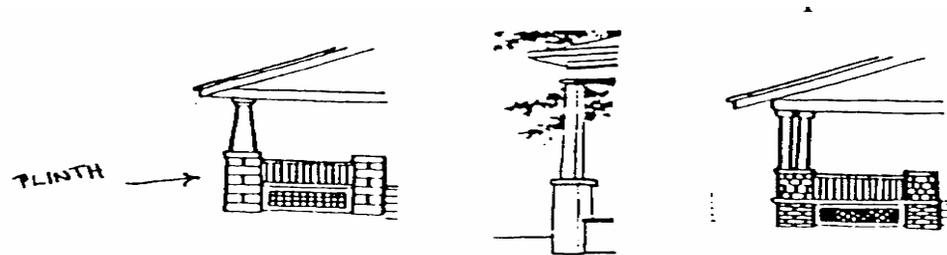
ELEVATION: An exterior side or wall of a building; typically referred to by the direction it faces, i.e. north elevation or right elevation.

FAÇADE: The face or front elevation of a building. The façade of a building typically contains the main entrance and faces the street.

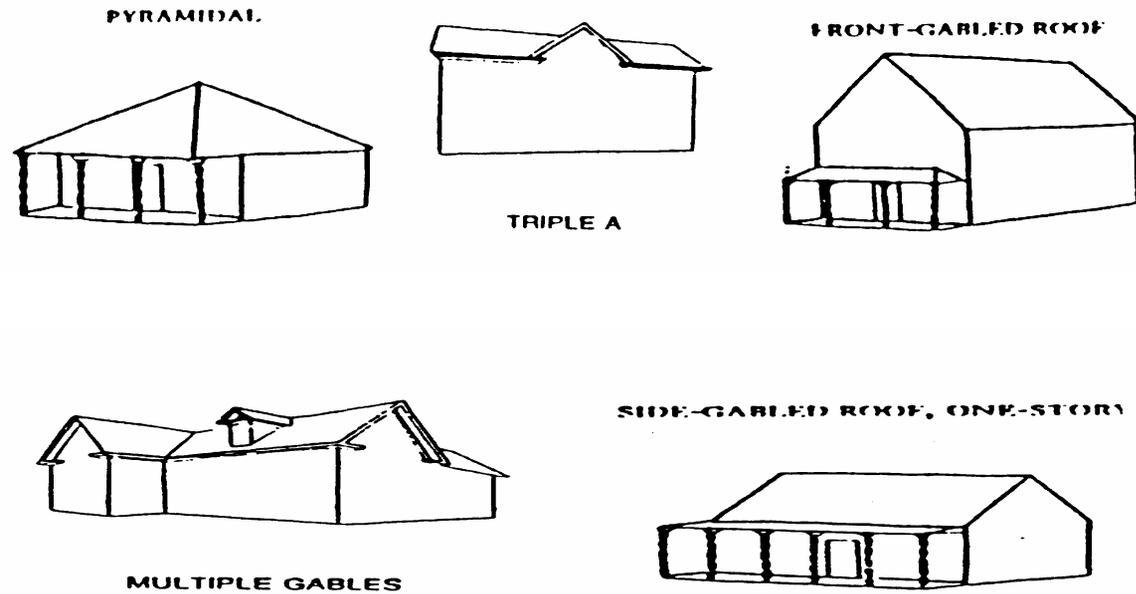
FENESTRATION: The pattern and proportion of windows and doors that characterize a building elevation.

PITCH: The angle, slope, or degree of inclination on a roof.

PLINTH: The lowest member or base, such as a course of stone forming the foundation or a block base for a column or post. In Craftsman-influenced houses porch columns are often made up of two parts a square tapered wood post and a masonry pier or plinth.



ROOF TYPES: Please refer to illustrations for particular styles.



SASH: The framework in which panes of glass are set in a window or door. The parts of the sash include the horizontal members or rails, the vertical members or stiles, and the narrow inner pieces holding the glass in place called muntins.



SAWNWORK:

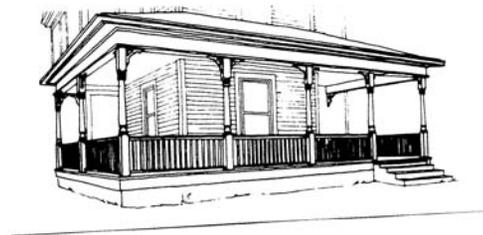
Decorative work produced with a scroll saw. This type of work characteristic of the late Victorian period is often found as details for attic vents, decorative spandrels, porch posts and columns, and roof brackets.

**SOFFIT:**

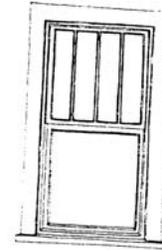
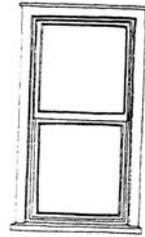
The visible underside of a wooden or any other material in the framework of a house such as lintel or cornice in a roof overhang. See boxed cornice definition for illustration.

SPANDREL:

The sometimes ornamented space between right or left exterior curve of an arch and an enclosing right angle. Simply the ornamented space of a bracket or corbel. See definition for bracket for detailed illustration.



WINDOW DOUBLE-HUNG: A window unit containing two sash where the lower sash can be raised, and often the upper sash lowered, to open the window. Double-hung windows are typically defined by the number of panes, or lights, of glass such as two over two or four over one.



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