

Morganton Design Standards

Morganton Historic Preservation Commission

Morganton Design Guidelines Task Force

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Adopted by the Morganton Historic Preservation Commission on June 30, 1999.

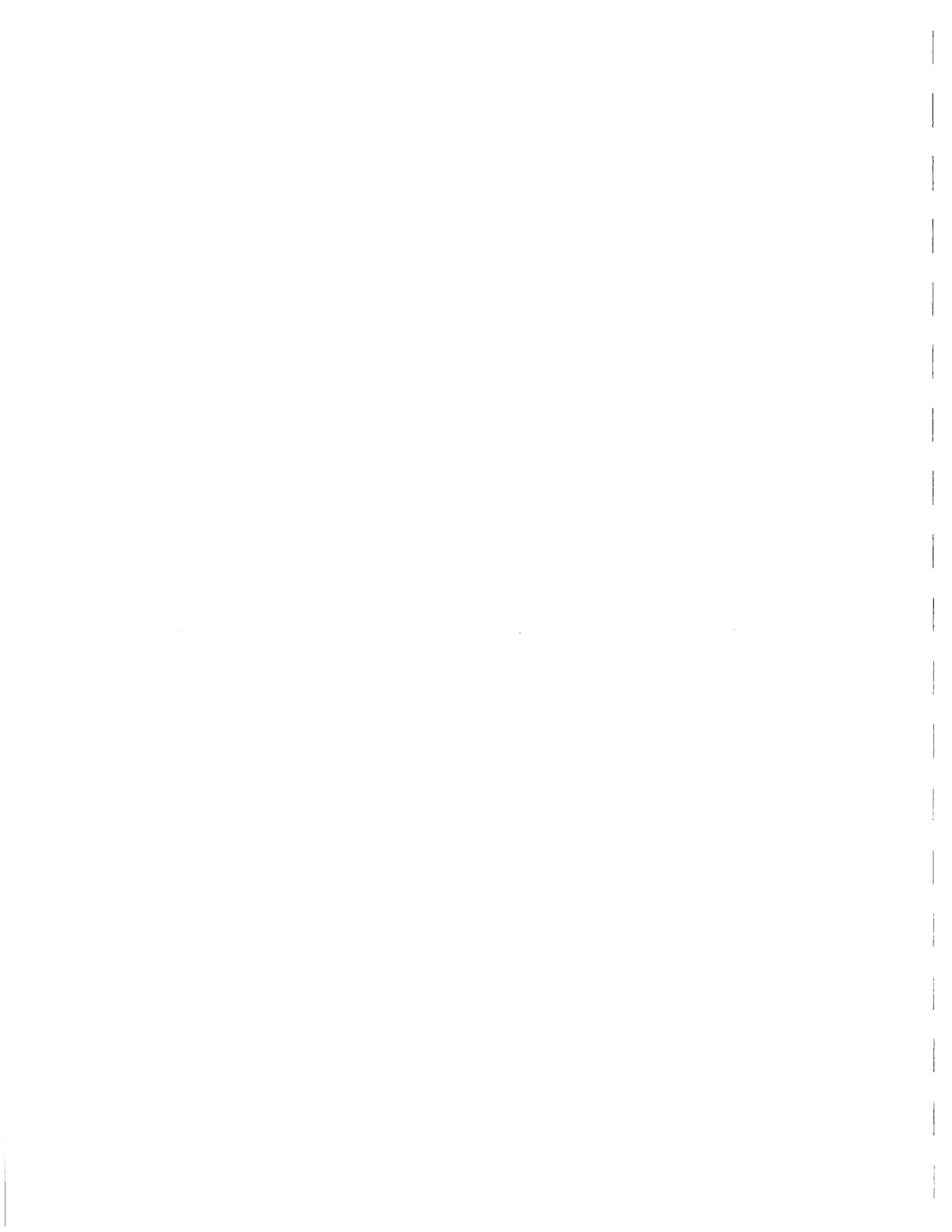
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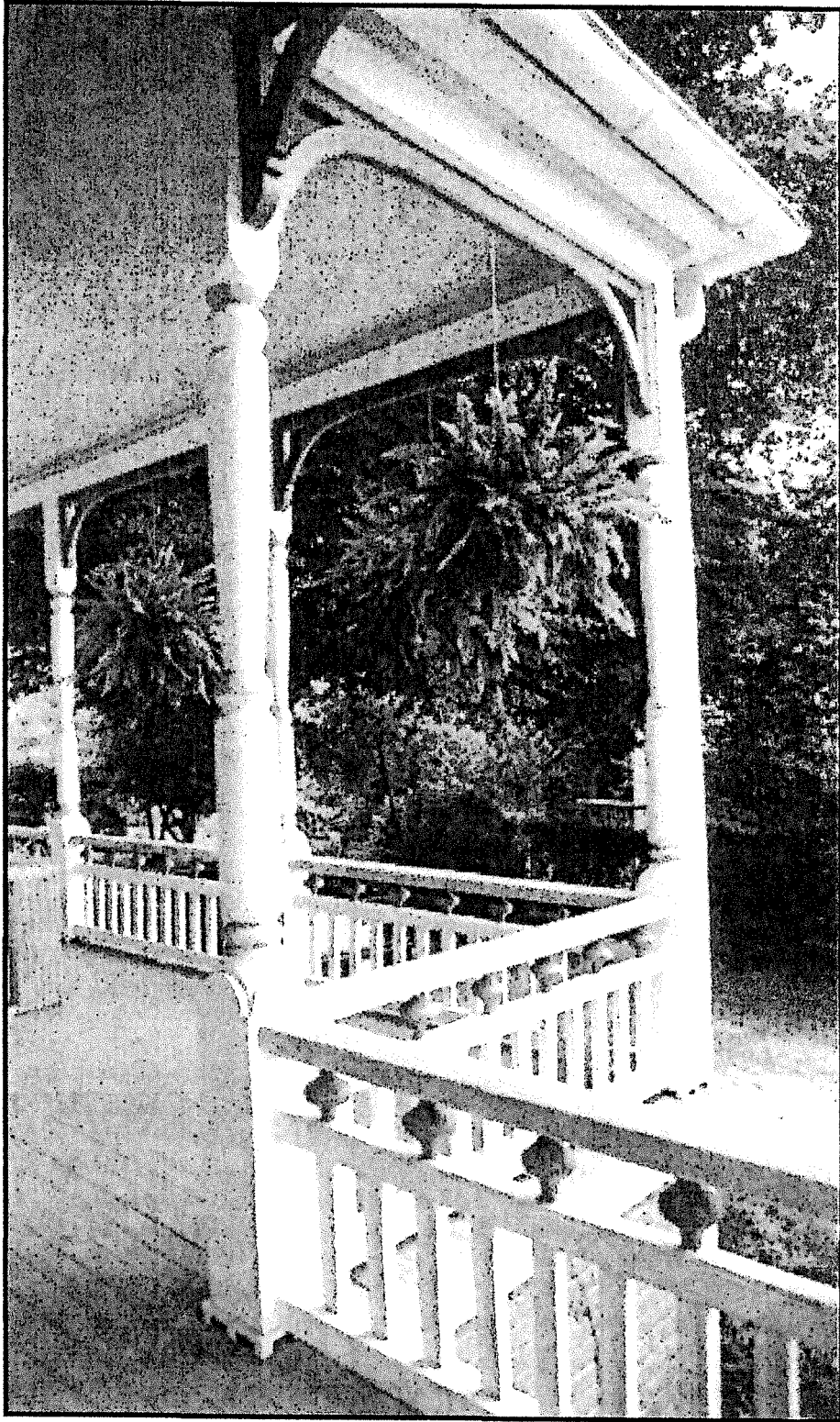
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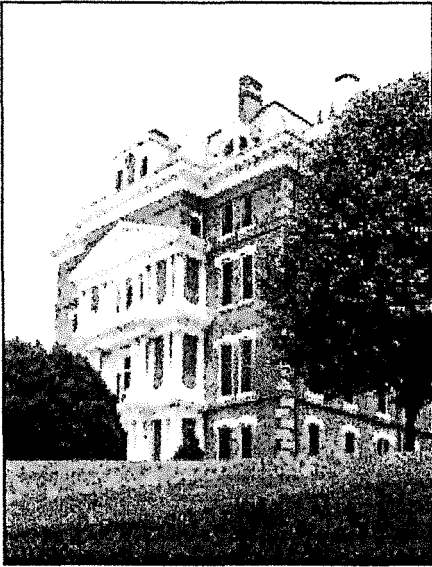
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Introduction

Morganton's Historic Districts and Landmarks



Broughton Hospital, Main Building



Franklin P. Tate House

The City of Morganton has long been a community fascinated with the preservation of place and history as it relates to the built environment. Morganton's architectural heritage includes a diverse range of historic buildings dating from the early Federal period through the Art Deco and Arts and Crafts movements of the twentieth century. The finest of Morganton's remaining historic properties, however, date from the late nineteenth and early twentieth centuries, a period of growth and prosperity for Morganton.

Recognizing the importance of preserving the community's built history, the City of Morganton completed an inventory of its historic resources in 1986. Since that time, nine historic districts in Morganton have been listed in the National Register of Historic Places. The districts include Morganton's commercial downtown core, two institutional districts, and six residential neighborhoods. Each of the nine districts offers something unique to the community and, within the districts, each contributing structure offers a glimpse into Morganton's past. In addition to the historic districts, numerous individual properties in Morganton have also been listed in the National Register. This federal program identifies properties and districts that have cultural or architectural significance. Although it is an honor to be listed, National Register designation does not carry any regulatory weight unless federal funds are used for the property or district.

In addition to the National Register of Historic Places, statewide enabling legislation provides for North Carolina communities to designate historic landmarks and districts locally. This locally governed program identifies properties or districts that are significant to the community's history. The purpose of local designation is to protect and enhance the existing historic character of the community. Through historic district overlay zoning, a neighborhood is protected from unmanaged change by a design review process based upon established design guidelines. In addition, there are tax incentives for the appropriate rehabilitation of buildings in a locally or federally designated historic district. These incentives are in the form of sizable tax credits for rehabilitations that meet the Secretary of the Interior's Standards for Rehabilitation.

The design guidelines in this publication are used by the Morganton Historic Preservation Commission in reviewing the appropriateness of proposed changes to local landmarks and to properties in the local historic districts. The Secretary of the Interior's Standards for Rehabilitation are used as the basis for the local guidelines and their interpretation. The narrative and illustrations that follow provide detailed information and direction to property owners and residents of locally designated landmarks and historic district properties, as well as to interested citizens. The appendixes offer additional technical resources, references, and definitions.

Morganton's Historic Preservation Commission

The Morganton Historic Preservation Commission provides leadership and service to the City of Morganton acting as the steward for the city's historic districts and local landmarks. The Commission assists property owners and tenants in these areas to plan exterior changes and additions to their properties and guides them through the application process in implementing such changes. New construction and demolition proposals within the historic districts are also reviewed by the commission.

The commission consists of five Morganton citizens appointed by the City Council. The majority of those appointed have demonstrated special interest, education, or experience in history, architecture, archaeology, or a related field. The powers and responsibilities of the commission include recommending to City Council the designation of historic district overlay zoning and local landmark designation; the granting of requests for changes that are deemed congruous with the special character of the district or landmark, conducting educational programs on historic districts and landmarks, and conducting meetings and public hearings necessary to accomplish these tasks.

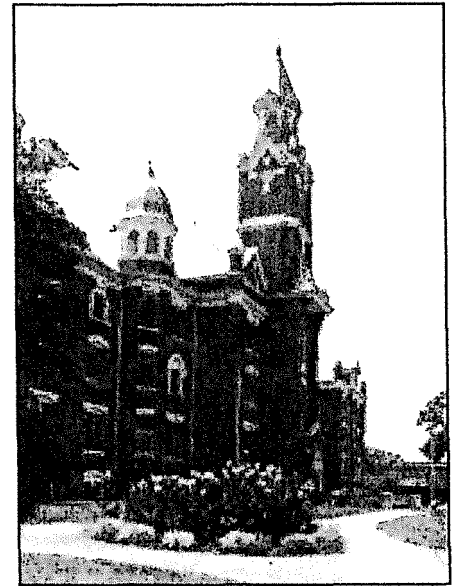
Regular meetings of the commission are held monthly and the public is invited to attend. The Morganton Community Development Department can answer questions and provide a schedule of commission meetings.

The Design Review Process

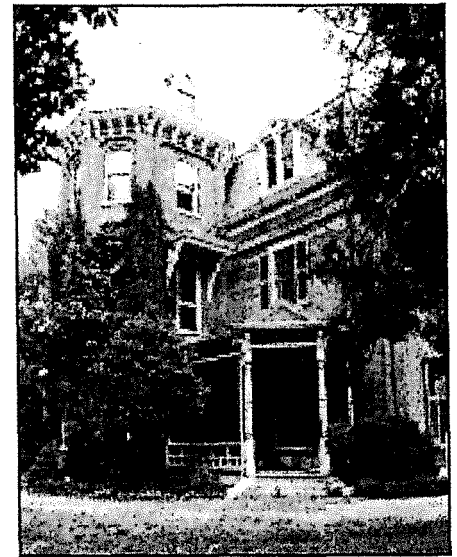
Historic districts are not created to prevent changes but, rather, to ensure that changes do not compromise or destroy the special historic and architectural character of the district. A design review process allows for the timely review of any exterior change proposed by a property owner or tenant in the historic district prior to its implementation. The commission does not initiate or require changes. Its review is triggered, instead, by a request from the property owner. The review is limited to exterior changes and does not apply to routine maintenance. Proposed exterior alterations, new construction, demolition, significant site changes, and moving of historic buildings, however, are all reviewed by the commission. For demolition requests, the commission may delay demolition for up to 365 days while alternatives are explored.

The commission is available to consult with property owners as they plan changes to their properties. For larger projects, a sub-committee of the commission will assist the owner in the preliminary planning of the work. The commission staff can also provide helpful information to property owners considering changes.

Design guidelines adopted by the commission in 1999 provide guidance to both commission members and property owners in reviewing proposed changes within the historic districts. These guidelines present a commonsense approach to determining the appropriateness of various changes. They emphasize the importance of preserving historic landmarks and districts. Copies of these guidelines are available through the Morganton Community Development Department.



North Carolina School for the Deaf



The Cedars

Certificates of Appropriateness



Alva Theater

• For information or
assistance, contact the
Morganton HPC staff at
... .828-438-5268

Prior to beginning any exterior construction or significant site work either on a landmark property or within the local historic districts, a property owner must obtain a Certificate of Appropriateness (COA). Applications for Certificates of Appropriateness can be obtained from the Community Development Department of the City of Morganton. The certificate is needed before a building permit can be issued. The certificate verifies that the proposed work is consistent with the design guidelines and is appropriate within the district or landmark context. Routine repairs and interior alterations do not require a certificate; however, a change in exterior paint color does require a certificate. It is always best to discuss any exterior repairs or changes with the commission staff to determine if a COA is required. Some minor changes fall under the "minor works" category and can be approved by the commission staff. The commission staff can also assist property owners in determining whether a project falls within the minor works category. More major proposed changes are reviewed by the commission at its monthly meetings and Certificates of Appropriateness are issued for approved work.

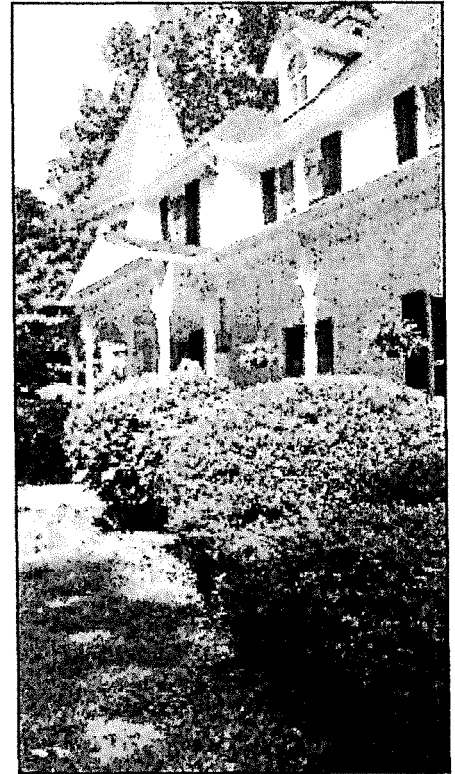
To be placed on the agenda for a commission meeting, applications for Certificates of Appropriateness must be submitted to the Morganton Community Development Department at least two weeks in advance of the meeting. Once issued, a certificate is valid for six months and may be renewed if necessary.

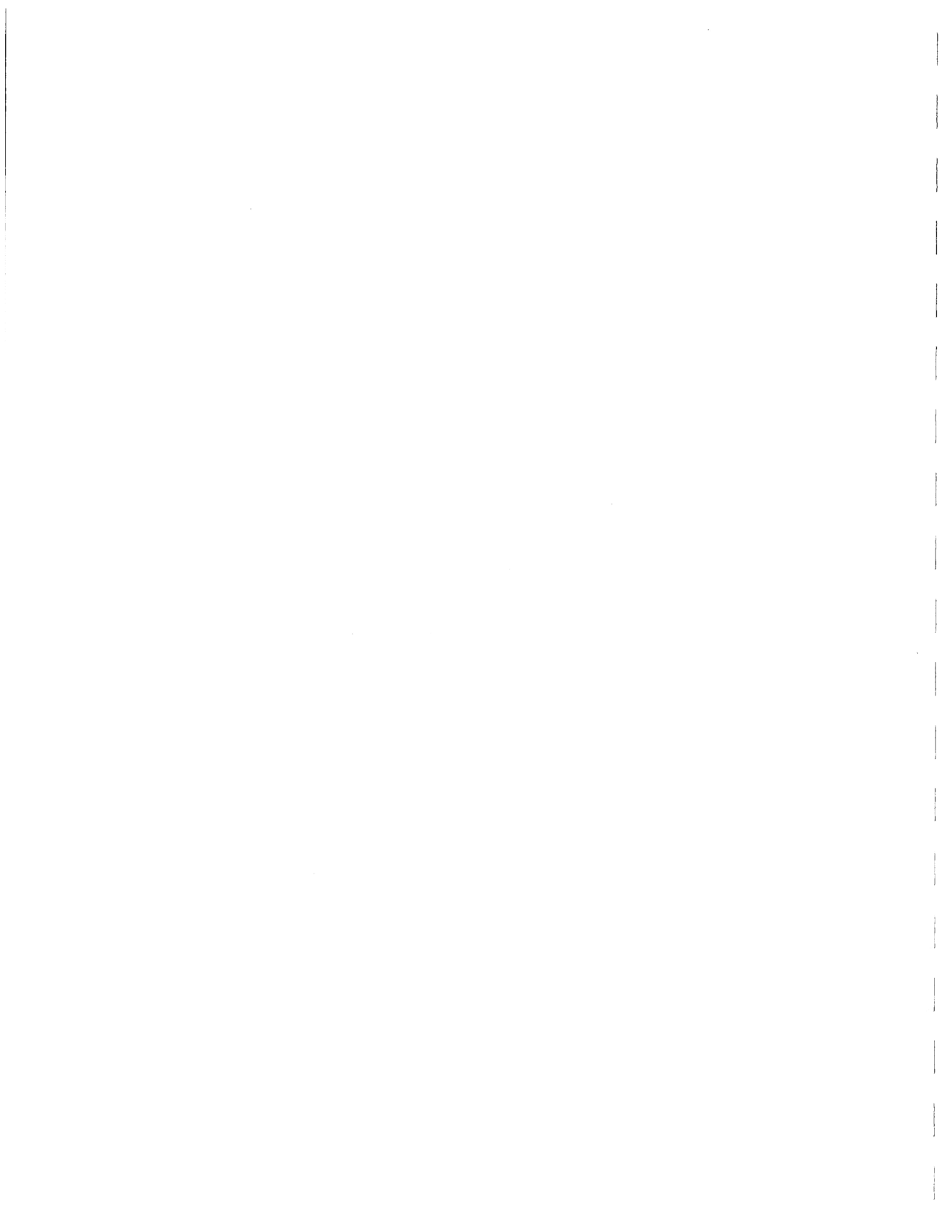
An appeal of any action granting or denying a Certificate of Appropriateness may be taken to the Board of Adjustment, except for actions involving the State of North Carolina, in which case the North Carolina Historical Commission hears the appeal. Notice to appeal must be made within twenty days of the commission's decision. Appeals must be in the nature of *certiorari*, meaning they may only challenge whether the commission followed its rules, procedures, and guidelines properly. The Board of Adjustment will review only the record to make its decisions.

Secretary of the Interior's Standards for Rehabilitation

The United States Department of the Interior developed a set of standards for the preservation of historic properties in 1976. These national standards for rehabilitation of historic buildings provide guidance to the Morganton Historic Preservation Commission, and to other local commissions across the country. Although the HPC does not consider building use in their deliberations (which is addressed in Standard #1), Morganton's design guidelines are modeled after the philosophical approach to rehabilitation described in these standards. That approach includes an emphasis on retaining and preserving historic buildings through ongoing maintenance and timely repairs so that the need for more major repairs is minimized. In turn the approach also values repair above replacement of distinctive historic building elements and materials. The most current version (1992) of the Secretary's Standards is listed below.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships 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 elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. 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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 property and its environment would be unimpaired.





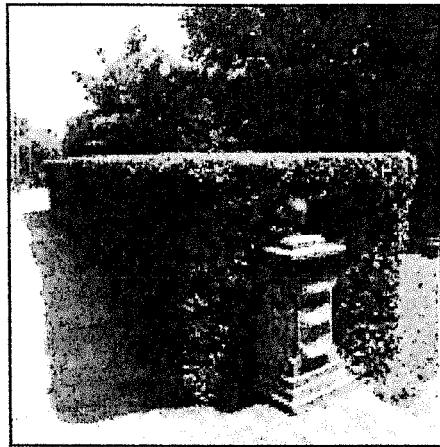


Site Features
and Setting

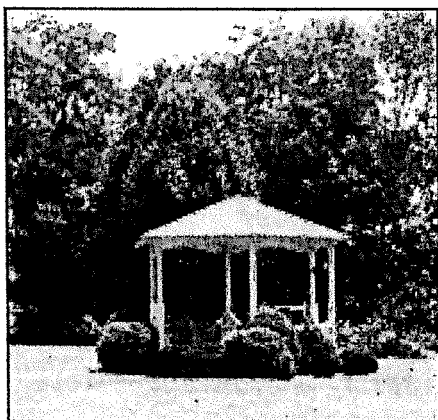
Site Features & Plantings



Substantial foundation plantings, grassy front lawns, and mature shade trees are characteristic of Morganton's historic neighborhoods.



Well-trimmed hedges, like this one, define the boundaries of some residential properties.



Gazebos provide interest and shade in some backyards.

The distinctive spatial and visual character of Morganton's historic districts and landmarks is partially defined by their site features and plantings. The hilly topography of many residential districts as well as their landscaped yards, foundation plantings, hedges, and mature trees create an appropriate context for the historic houses. Likewise, the public square surrounding the Old Burke County Courthouse, with its more formal order, enhances the context of downtown Morganton.

The appearance of cultivated landscapes and plantings is constantly changing and evolving. Preserving its visual and spatial character is more dependent on understanding its general characteristics rather than attempting to preserve each planting. For example, if mature street trees and grassy lawns are characteristic of a particular district or landmark, maintaining those characteristics is contingent on replacing diseased trees with new trees and preventing the conversion of yard areas to paved parking areas. In turn, the species and locations of new plantings should be compatible with the established district character.

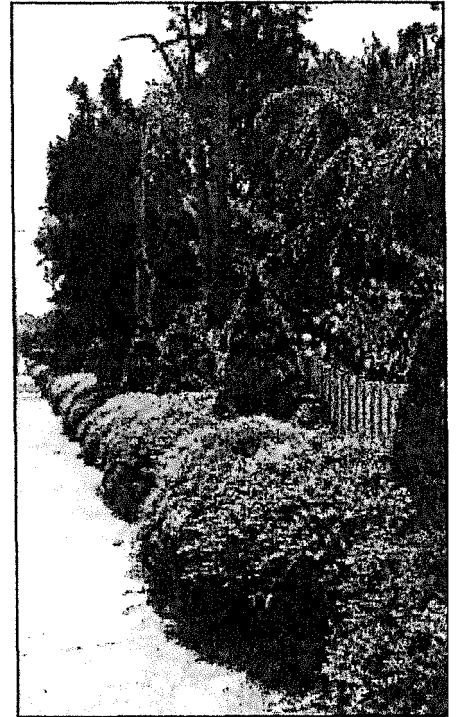
As changes are planned in the historic districts, care should be taken that the site features and plantings that create the setting for the architecture are not destroyed or diminished. For this reason, drastic pruning or topping of large street trees is not appropriate in the districts. It is also important not to compromise the district or landmark setting by introducing contemporary site features in highly visible locations. For example, swimming pools or decks, if needed, should be unobtrusively constructed in rear yards where they can be screened from view. Likewise, mechanical units should be discreetly located and further screened from view by fences or plantings.

Since the use of heavy equipment and excavation related to the construction process can damage or destroy site features and plantings, it is always wise to protect mature trees and other important features from damage by limiting grading and utilizing temporary fencing to protect root zones and minimize the intrusion on nearby plantings.

A Certificate of Appropriateness is required for the removal of trees that measure 12" in diameter at 4'-6" above grade. Approval is not required for the planting of trees, flowers, shrubs, and gardens.

Site Features & Plantings: Guidelines

1. Retain and preserve site features and plantings that are important in defining the overall historic character of a building, site, or district.
2. Retain and preserve the historic relationship of a building to its site in terms of the site topography and plantings.
3. Maintain and protect site features and plantings through appropriate methods including pruning and trimming. Trim or prune trees in a manner that encourages the preservation of the neighborhood tree canopy. It is not appropriate to remove a healthy planting that is important in defining the overall historic character of a building, site, or district.
4. Repair deteriorated or damaged historic site features such as terraces, benches, sculptures, gazebos, or trellises through traditional methods of repair.
5. Replace deteriorated or missing site features with new features that are compatible with the overall historic character of the building, site, or district.
6. Replace diseased or damaged plantings, including hedges, mature trees, and foundation plantings, that are important to the historic character of the site with new plantings that are the same or similar in species.
7. Protect important site features and plantings from damage during construction activities.
8. Introduce new site features and plantings, if needed, so that they maintain or reinforce the overall historic character of a building, site, or district. It is not appropriate to introduce incompatible site features or equipment-including mechanical equipment, decks, playground equipment, solar collectors, and swimming pools-in locations that compromise the overall historic character of the building or site.

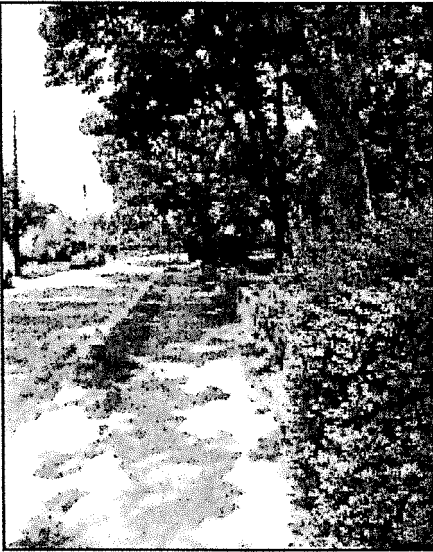


Public Right-of-Way

The network of street grids, sidewalks, planting strips, traffic signs, power lines and street trees that compose the public right-of-way contribute to the visual and spatial character of Morganton's historic districts.

The nature of the public right-of-way varies from commercial to residential neighborhoods and is also heavily influenced by the rectilinear or curvilinear organization of the street patterns. Since the public right-of-way connects directly to the building facades in the downtown, careful review of streetscape changes and their impact on the character of the historic district is even more critical than for suburban or residential historic districts where deep, expansive front yards diminish the visual impact of the public right-of-way. In both scenarios, the pedestrian-friendly, human scale character of the public right-of-way is important to preserve.

Public improvements, routine maintenance, street repairs, changing needs for traffic signs and power lines, and the accommodation of miscellaneous human activities—from buying newspapers, to disposing of trash, to sitting on benches—all trigger changes to the public right-of-way. If these demands are uncoordinated, the impact on the historic character of the streetscape can be detrimental. Often planting strips and canopies created by street trees can soften the impact of such contemporary intrusions. However, trees and plantings require routine care and monitoring as well.



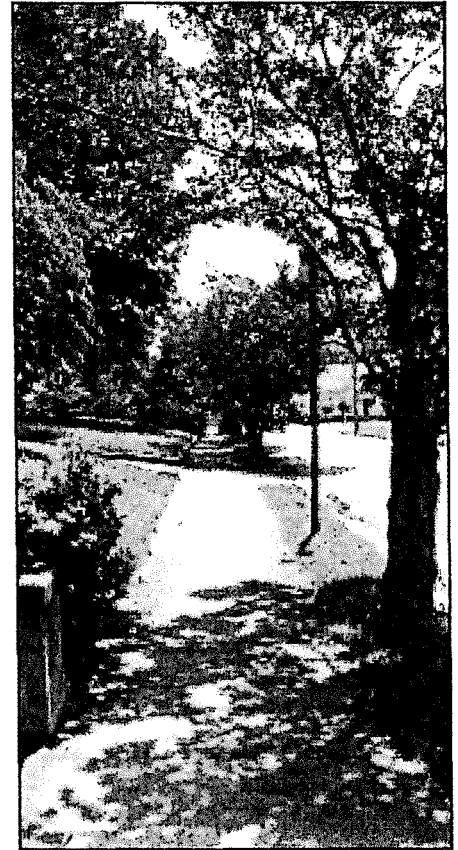
In the residential neighborhoods, the public-right-of-way typically includes sidewalks separated from the street curb by narrow planting strips. Mature street trees, hedges, and low retaining walls often define the edge of the public right-of-way.



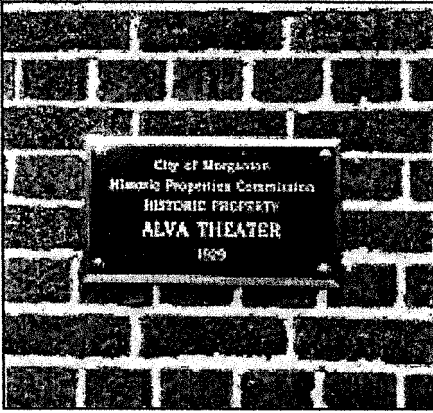
Wide concrete sidewalks fill the public right-of-way in the downtown district. Street trees, traffic signs, and power poles are often located in the public right-of-way as well.

Public Right-of-Way: Guidelines

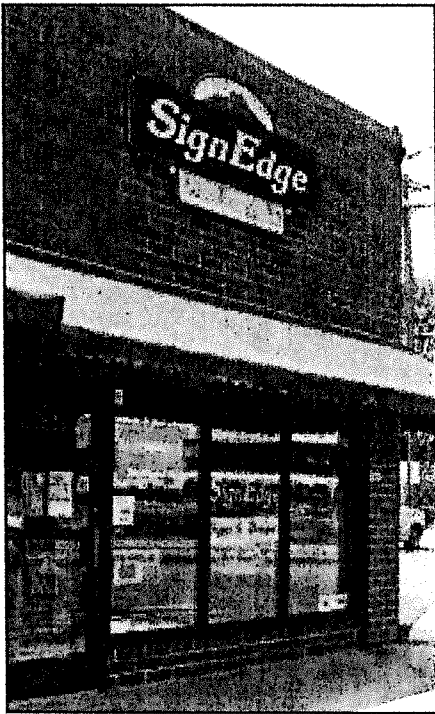
1. Retain and preserve the features, topography, materials, patterns, and dimensions of the streets, planting strips, street trees, and sidewalks that are important to the overall historic character of the historic districts.
2. Retain and protect historic streetscape features during construction or repair work in the public right-of-way.
3. Maintain and repair historic streetscape features such as granite curbing and brick gutters. Replace damaged or deteriorated historic features to match the original in material and design.
4. Maintain street trees and their canopies by trimming and pruning them appropriately. As necessary, replace diseased or damaged street trees with new trees of the same or similar species.
5. Limit signage in the public right-of-way primarily to signs necessary for traffic and pedestrian safety. Locate signage so that it does not compromise the overall historic character of the streetscape.
6. Introduce street lighting, if needed, that is compatible in design, scale, and materials with the character and pedestrian scale of the historic districts.
7. It is not appropriate, in an attempt to create a false historic appearance in the historic districts, to introduce streetscape features, paving materials, and lighting fixtures that predate the district.
8. Minimize the introduction of additional utility poles, transformers, cables, and wires in the public right-of-way. When possible, seek alternative, less intrusive locations so that the historic character of the district is not diminished by a proliferation of overhead lines, poles, and transformers. Consider introducing new utility lines underground to reduce their impact on the streetscape.
9. Locate necessary street furniture, mailboxes, newspaper racks, trash receptacles, and similar elements so they do not compromise the historic character of the district. Keep such elements to a minimum so that pedestrian walkways are not interrupted. Select benches and other street furniture that are compatible in design, material, and scale with the district's historic character.



Signage



Plaques identifying local landmarks should be wall mounted, approximately at eye level, in an appropriate location that does not conceal any significant exterior feature or detail.



Wooden signboards for commercial businesses, like this one, were traditionally mounted above the storefront in a location that did not conceal any significant features or details. Historically, projecting signs, like the one shown on the right page, were also common in downtown Morganton.

In downtown Morganton, commercial signs in a variety of shapes and styles are found. Surviving historic signs-especially those incorporated into the architectural facades of commercial buildings-are the exception rather than the rule. Consequently, their preservation is desirable. More typically, one may still find a signboard area within the cornice or mid-cornice of a commercial facade that continues to provide an appropriate location for new signage.

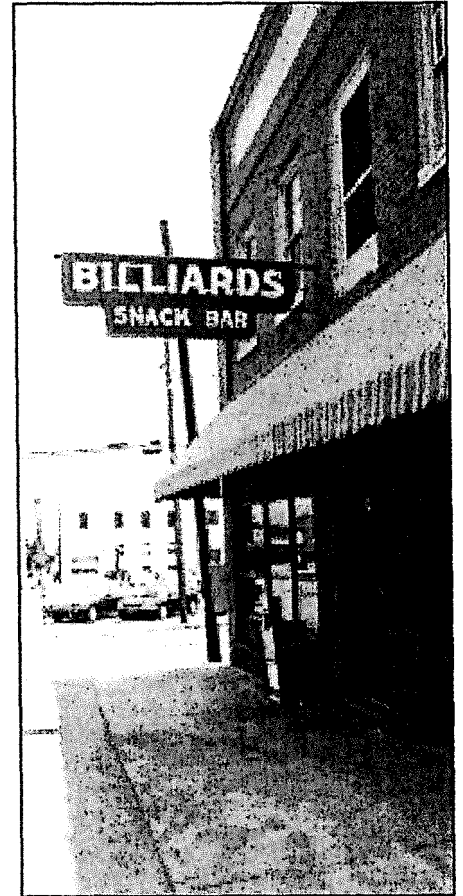
New signage in commercial areas of the historic districts can often be placed appropriately on a historic building. In addition to traditional signboard areas incorporated into the facade, new signs might also be applied to display windows or awning valances.

If business signage is needed in a more residential area of the historic district, it is more difficult to introduce without compromising the historic character of the residential building or its site. In such cases, a freestanding sign on a low base or supports may be the best solution.

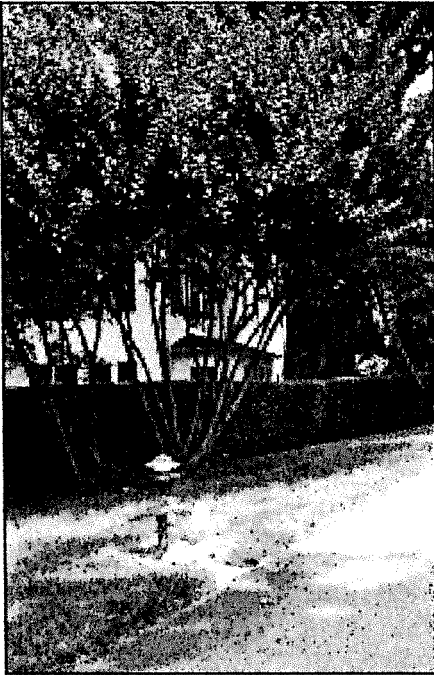
Signs in historic districts must comply with applicable sign ordinances.

Signage: Guidelines

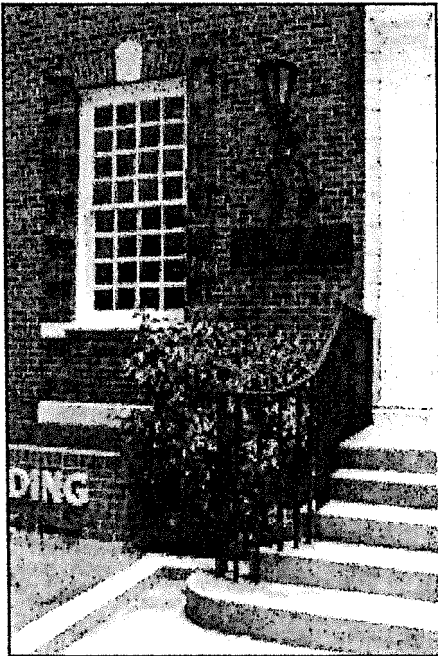
1. Retain and preserve signage that is important in defining the overall historic character of a building, site, or streetscape.
2. Maintain and protect the materials, features, and details of historic signage through appropriate traditional methods.
3. Repair historic signage, when deteriorated or damaged, through accepted preservation methods.
4. Replace deteriorated, damaged, or missing signage with new signage that is either similar to the original material, appearance, and scale or compatible with the building, site, or streetscape in its shape, material, design, scale, and color.
5. Introduce new signage, if needed, which is compatible with the human scale and the historic character of the building, site, or streetscape. In considering the compatibility of proposed signage, review its location, material, design, scale, size, color, and finish. Construct new signs out of traditional materials such as wood, stone, and metal. It is not appropriate to fabricate new signs out of materials, such as plastics, that are not compatible with the character of the building or district.
6. Limit the amount of signage added to historic buildings and locate it so that it does not compromise the building's architectural character. Mount flush signboards on commercial facades in appropriate locations. It is not appropriate to attach new signage on a historic building if it will obscure or damage important architectural features or details.
7. Introduce freestanding signs on low standards or ground bases in appropriate locations.



Exterior Lighting



This small, unobtrusive lighting fixture provides directional lighting along a driveway for enhanced safety.



This compatible, wall-mounted lighting fixture provides necessary lighting for a commercial building entrance.

The styles of early exterior lighting fixtures often reflect the architectural styles of the buildings they illuminated. If stylized lighting fixtures were originally a part of the building facade or site, it is always desirable to preserve them. More typically, exterior lighting fixtures as well as streetlights were added later-especially in residential neighborhoods. For example, front porch lights, so prevalent today, were rare in the early twentieth century.

Today, the demand for greater quantities of exterior lighting has generated a wide range of fixture and streetlight designs that can accommodate a variety of lighting sources. As exterior lighting is added to landmark properties or within historic districts, it is important to ensure that the fixtures themselves and the nature and amount of light they provide does not compromise the historic character of the districts. The compatibility of new lighting fixtures in historic contexts should be reviewed in terms of materials, design, scale, size, color, finish, location, and lighting brightness. But, factors such as security, safety, visibility, and the problems of light pollution also must be taken into account as lighting needs are evaluated.

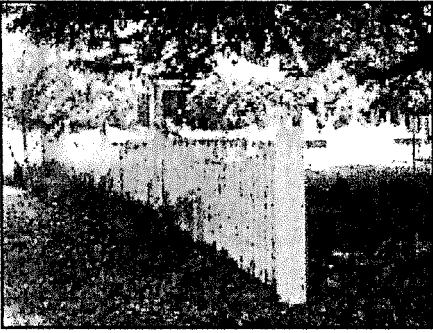
Indiscriminate lighting of outside spaces and the overzealous illumination of building facades creates an after dark character that is particularly inconsistent with the character of the residential historic districts and landmarks. For these properties, low-level lighting introduced through discreetly placed footlights, recessed lights, directional lights, and low posts are much more appropriate. Consideration should also be given to whether new lighting will affect neighboring yards or public areas.

Exterior Lighting: Guidelines

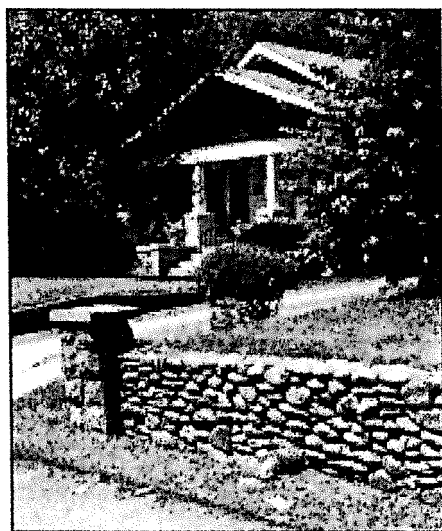
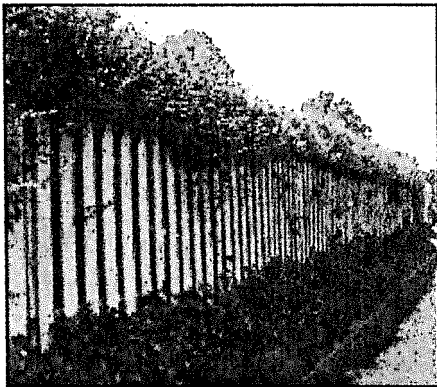
1. Retain and preserve exterior lighting fixtures that are important in defining the overall historic character of a building, site, or streetscape.
2. Maintain and protect the materials, features, and details of historic lighting fixtures through appropriate traditional methods.
3. Repair historic lighting fixtures, when deteriorated or damaged, through accepted preservation methods.
4. Replace a deteriorated, damaged, or missing lighting fixture with a new fixture that is either similar to the original in material, appearance, and scale or compatible with the building, site, or streetscape in its material, appearance, and scale.
5. Introduce new exterior lighting fixtures, if needed that are compatible with the human scale and the historic character of the building, site, or streetscape. In considering the compatibility of proposed lighting, review its location, material, design, scale, size, color, finish, and lighting brightness. It is not appropriate to over-illuminate building facades or add indiscriminate area lighting in residential areas of the historic districts.
6. Accommodate additional lighting needed for security and safety in residential areas of the historic districts through low-level lighting sources. Discreetly locate footlights, recessed lights, directional lights, and lights on human scale posts so they do not compromise the overall historic character of the building, site, or streetscape. It is not appropriate to install security lights on standard-height power poles in residential areas.
7. It is not appropriate to attempt to create a false historic appearance by adding lighting fixtures whose style predates the period of the building.



Walls & Fences



A low picket fence, like the scalloped one above, is an appropriate choice for bordering front and side yards in the residential historic districts. Below, a higher picket fence and hedge provide privacy and for a backyard.



Stone retaining walls accommodate the shift in grade from sidewalk to front yard for many properties in Morganton's historic districts.

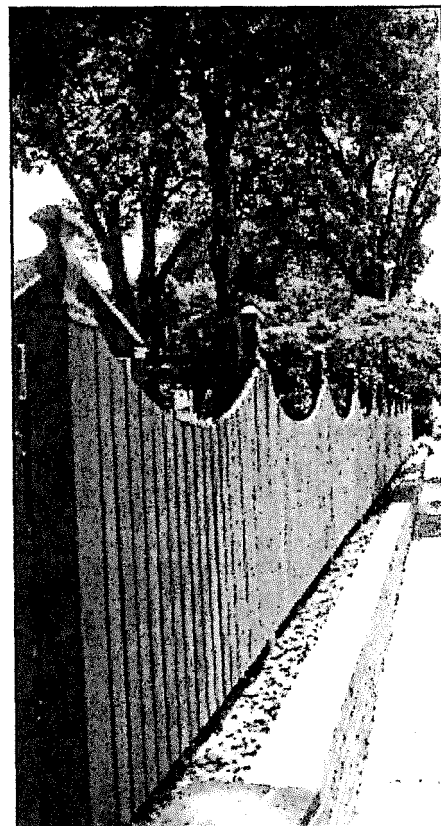
Low stone or brick walls, iron or wooden picket fences, hedges, and wooden backyard privacy fences are some of the ways in which the property boundaries of Morganton's residential historic districts and landmarks are defined. The hilly topography of many neighborhoods results in stone retaining walls that mitigate the change in grade level from the street to the front yard.

The preservation of traditional walls and fences is often closely tied to sound maintenance procedures. Recoating with a protective coat of paint extends the life of iron and wooden fences as does the repainting of stone or brick walls. If neglected too long, deterioration may necessitate their replacement. Fortunately, replacement materials for most traditional fences or walls are still readily available today.

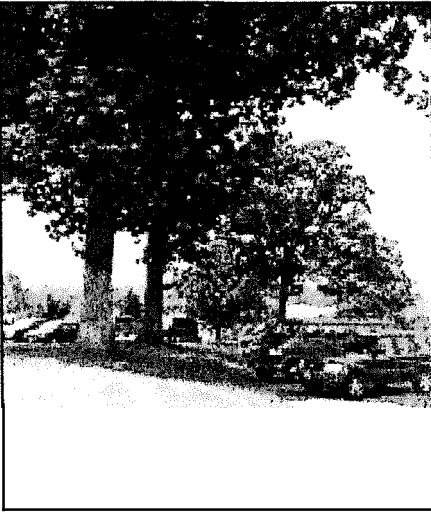
Sometimes a desire for increased security or privacy may lead to the need for the addition of a rear yard fence or wall within the historic districts. Simple wooden privacy fences constructed of wooden slats or vertical pickets are traditional solutions for enclosing rear yards. More contemporary utilitarian fences of vinyl or metal chain link construction are not compatible with the character of the historic districts. Consequently, they are not considered appropriate fences to add in front yard locations. Through the selection of compatible colors and landscape screening, the impact of such utilitarian fences in rear and side yard locations can be minimized.

Walls & Fences: Guidelines

1. Retain and preserve walls and fences that are important in defining the overall historic character of a building, site, or district.
2. Retain and preserve historic wall and fence materials, such as wrought iron, cast iron, stone, brick, stucco, concrete, and wood, that contribute to the overall historic character of the building or site. It is not appropriate to cover over a historic wall or fence material with a contemporary coating or substitute material.
3. Maintain and protect the materials, features, and details of historic fences and walls through appropriate traditional methods.
4. Maintain a sound paint film, in a color appropriate to the building or site, on previously painted walls and fences.
5. Repair historic walls and fences, when deteriorated or damaged, through accepted preservation methods.
6. Replace deteriorated or damaged historic wall and fence surfaces, features, and details, if they cannot be repaired, to match the original in material, size, shape, design, pattern, texture, detail, and dimension. Consider using a substitute material only if matching the original material is not feasible. It is not appropriate to replace historic fencing with contemporary vinyl or metal chain link fencing.
7. Replace a missing wall or fence with a new wall or fence based upon accurate evidence of the original or a new design that is compatible with the building or site in configuration, height, scale, material, and detail.
8. It is not appropriate to attempt to create a false historic appearance by adding conjectural features or details to a wall or fence.
9. Introduce new walls or fences, if needed, that are compatible with the historic character of the building and site. Design the new wall and fence in traditional materials to be compatible in terms of configuration, height, size, scale, and detail.
10. Introduce utilitarian walls or fences, if needed, only in rear yard locations that do not compromise the overall historic character of the building and site.



Driveways, Walkways, & Offstreet Parking



Mature trees minimize the visible intrusion of offstreet parking and provide much needed shade as well.



Single lane drives leading to garages or backyard parking areas are typical in Morganton's residential districts.



A hedge-lined brick front walk leads from the street sidewalk to the front porch of this house. Opposite page, curving concrete walkways crisscross the Broughton Hospital campus.

The formality and materials of driveways, walkways, and off-street parking areas differ significantly in the downtown commercial areas from the more suburban residential areas of Morganton's historic districts. Downtown, these features are clearly defined by gridded concrete walkways, curbs, gutters, and asphalt parking surfaces. In residential areas, the edges of these features are less rigidly defined and often bordered by plantings. Gravel often replaces the asphalt, and front walks may consist of stepping stones or slate walkways instead of cast concrete. Narrow, curvilinear drives and walkways in the residential areas replace the rectilinear commercial grid of downtown. Historically, driveways were shared in some of Morganton's residential neighborhoods.

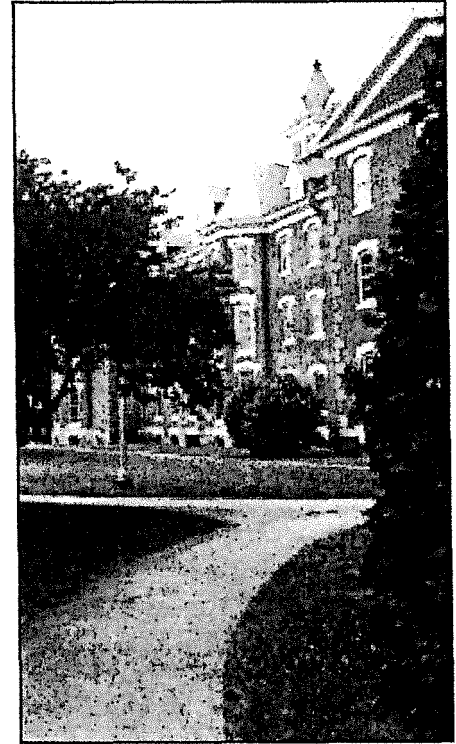
Routine maintenance and prompt repair are essential to preserving historic driveways, walkways, and parking areas. Retaining the character they contribute is often contingent on maintaining their edge plantings and matching the original appearance when deteriorated sections are replaced.

Changes in use or increases in occupancy may trigger a need for additional site parking. In historic districts with a residential character, it is often challenging to introduce on-site parking without compromising the visual character of the site. However, a generous rear yard can often accommodate some additional spaces that are not visible from the street and that can be screened from neighboring properties through hedges, walls, or fences. It is important not to substantially alter the landscaped character of a residential site by paving too large an area.

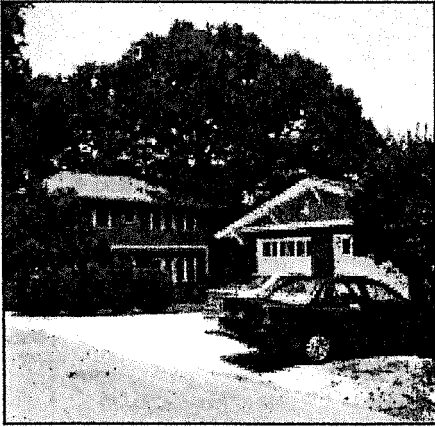
In planning the addition of a driveway or off-street parking area in the historic district, it is important to design it so that mature trees and other significant site features are not sacrificed. Likewise, during construction, it is important to protect significant site features, including archaeological features, from damage.

Driveways, Walkways, & Offstreet Parking: Guidelines

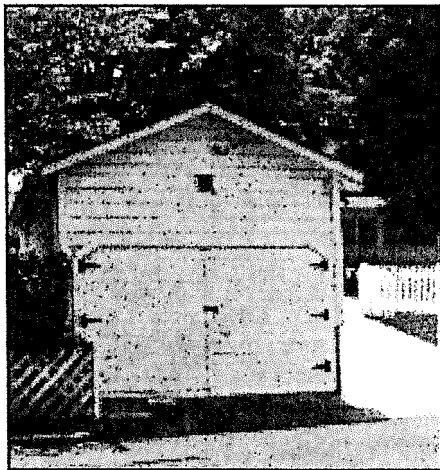
1. Retain and preserve the design, configuration, topography, materials, features and dimensions of driveways, walkways, and offstreet parking areas that are important in defining the historic character of the individual site, streetscape, or district.
2. Maintain and protect existing driveways, walkways, and offstreet parking areas through traditional methods.
3. Repair historic materials, features, and details of driveways, walkways, and offstreet parking areas through accepted preservation methods.
4. Replace deteriorated or damaged sections of driveways, walkways, and offstreet parking areas to match the original in materials, design, dimension, texture, and color. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a substitute material only if matching the original material is not feasible.
5. Replace a missing driveway or walkway with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic site and district in location, configuration, pattern, material, dimension, scale, and detail.
6. Introduce new driveways, walkways, and offstreet parking areas, if needed, that are compatible with the site and with the character of existing driveways, walkways, and offstreet parking areas that contribute to the overall character of the district.
7. Site new driveways, walkways, and offstreet parking areas so that the topography of the site and significant site features, such as mature trees, are maintained.
8. It is not appropriate to site offstreet parking in a residential historic district in front yard locations, or in locations that directly abut the building or substantially change the historic property's overall proportion of built to unbuilt area.
9. Screen offstreet parking areas from neighboring properties through the use of perimeter plantings, hedges, walls, or fences. Use interior planting strips to subdivide large parking areas.
10. Limit damage to significant site features, such as mature trees, by minimizing any site grading or excavation related to the construction of driveways and offstreet parking areas. During construction, protect the site from damage due to the use of heavy equipment, that causes soil compaction in the root zone, or other construction-related activities.



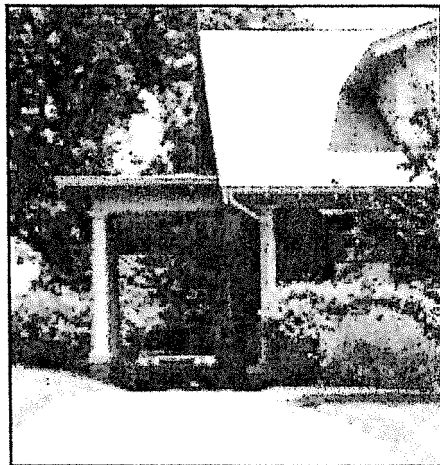
Garages & Accessory Structures



The garage, seen above and on the opposite page, echoes the architectural style, materials, and details of the main house.



Today, early carriage houses, like this one, often provide much needed additional storage.



Porte-cocheres like this one predate the contemporary carport.

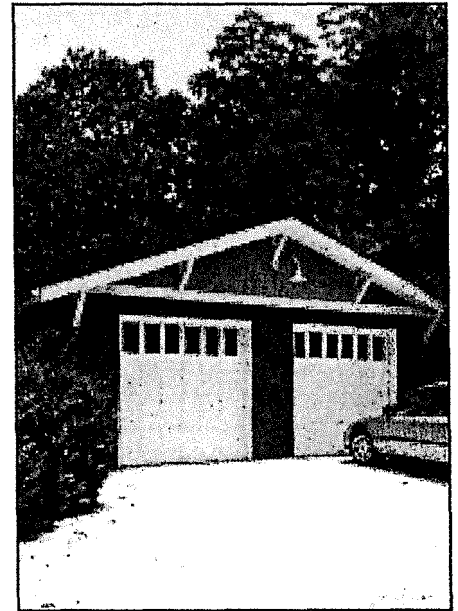
Early garages, outbuildings, storage sheds, and other accessory structures are still found throughout Morganton's historic districts and landmark properties. Like other prominent site features, their presence contributes to the overall historic character of the residential districts. Often, original garages mirror the roof form, architectural style, materials, and features of the site's principal building. The siting of early garages typically is to the rear of the house and the orientation is directly tied to the specific driveway and street configuration. Other times, more modest storage buildings are sited unobtrusively in rear yards, far away from the house.

As with all historic buildings, the preservation of garages and other accessory structures is tied to routine maintenance and timely repair. Pertinent information on appropriate procedures for preserving specific materials or building elements can be found in the Changes to Building Exteriors section of these guidelines.

If a new garage or other secondary structure is needed for a property in Morganton's historic districts, its design should be carefully reviewed for compatibility with the specific property and the district in terms of form, height, material, size, scale, and detail. Its siting—including location, setback, orientation, and spacing from the principal structure—should also be compatible with that of historic garages and accessory structures in the historic district. As prefabricated storage sheds are generally not compatible with the character of houses in the historic districts, they should only be used if they can be unobtrusively located and are not visible from the street.

Garages & Accessory Structures: Guidelines

1. Retain and preserve garages and accessory structures, including their siting and orientation, that are important in defining the overall historic character of an individual building site or the historic district.
2. Retain and preserve historic materials, features, and details of garages and accessory structures including their foundations, walls, doors, windows, roofs, and trim.
3. Maintain and protect historic materials, features, and details of garages and accessory structures through appropriate traditional methods.
4. Repair historic materials, features, and details of garages and accessory structures through accepted preservation methods. It is not appropriate to remove a distinctive feature, such as a door or window, rather than repair it.
5. Replace deteriorated or damaged materials, features, and details of garages and accessory structures, if they cannot be repaired, to match the original in materials, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a substitute material only if matching the original material is not feasible. It is not appropriate to cover historic wall materials, such as clapboards or stucco, with contemporary substitute materials.
6. Replace a missing garage or accessory structure with a new building based upon accurate evidence of the original or a new design that is compatible with the historic building in form, height, material, size, scale, and detail.
7. It is not appropriate to attempt to create a false historic appearance by adding conjectural features or details to a garage or accessory structure.
8. Introduce new garages or accessory structures, if needed, that are compatible with the historic character of the principal building on the site or other similar secondary buildings within the district. Design the new building to be compatible in terms of form, height, material, size, scale, and detail. If needed, introduce simple, utilitarian structures only in locations that do not compromise the overall character of the individual site and historic district.
9. Site and orient new garages and accessory structures with care to maintain the overall character of the individual site and historic district. Site the new building so that its location, setback, orientation, and spacing from the principal structure do not compromise the overall character of the individual site and historic district.



Archaeological Features



Archaeological digs at Quaker Meadows revealed the foundation of the original kitchen.

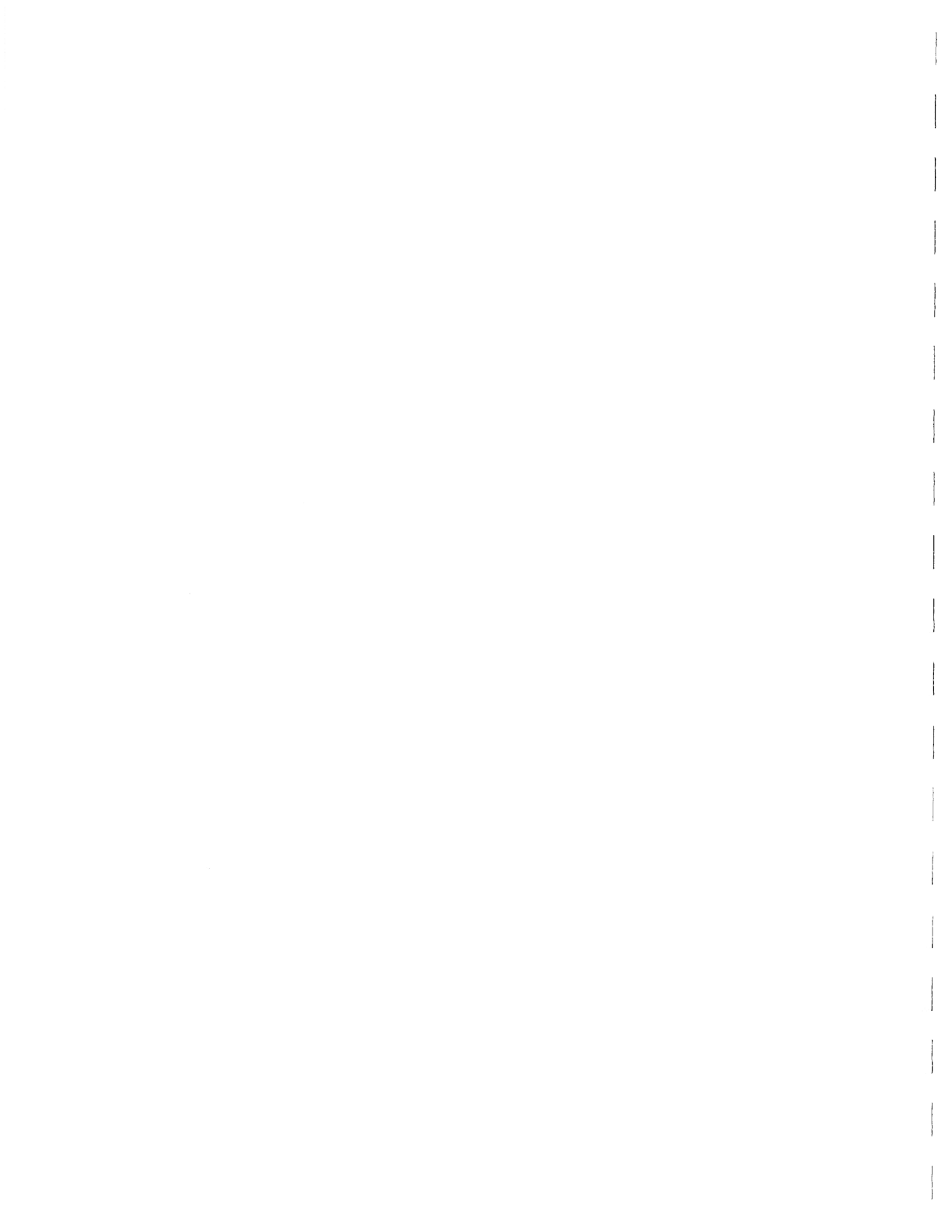
Generally found below ground level, archaeological features include material evidence of earlier human activity. Archaeological features may reveal evidence of prehistoric occupations. In the historic districts, they may provide physical evidence of previous building or site features, including fence lines, building foundations, wells, privies, or walkways.

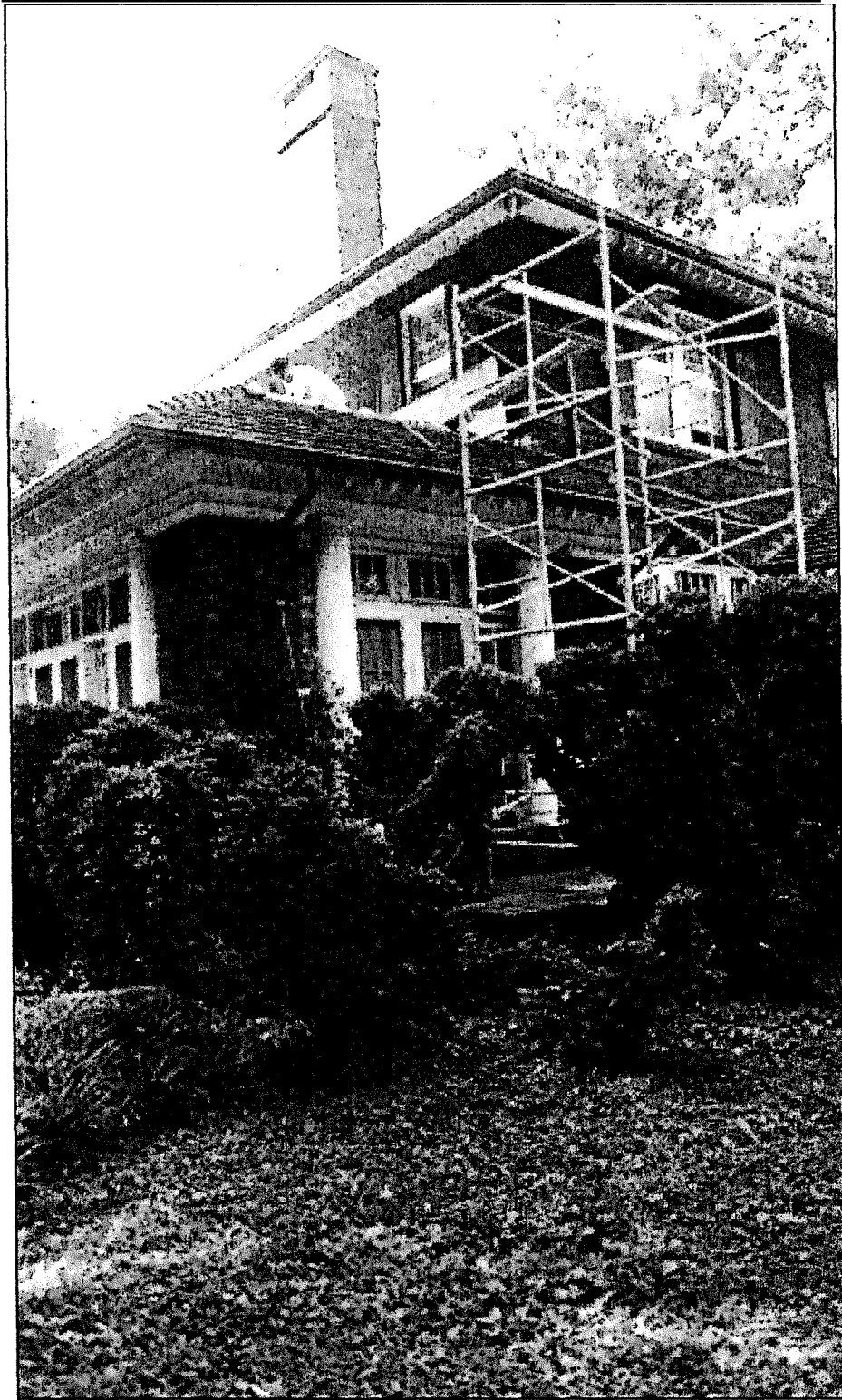
Preserving archaeological features in place, or *in situ*, is generally preferable to excavating them because the act of uncovering them often threatens their survival. Consequently, it is important to avoid site alterations within the historic districts that may disturb or destroy important archaeological resources. If planning any substantial site work, it is best to contact the Office of State Archaeology, within the North Carolina State Historic Preservation Office, for professional assistance. Through a preliminary visual survey of a site, a professional archaeologist can help a property owner determine whether proposed site work will likely disturb important archaeological features and, in turn, whether any additional precautions or alternative planning are necessary.

Archaeological Features: Guidelines

1. Retain and preserve in place known archaeological features that are important in defining the overall historic character of a building or site.
2. Maintain and protect significant known archaeological features from damage related to site work or new construction.
3. Minimize possible damage to archaeological resources in the historic districts by limiting site excavations and disturbances or changes in terrain. It is not appropriate to use heavy equipment or construction machinery on sites where their use will damage or destroy important archaeological resources.
4. Prior to making substantial site alterations, survey and document the site to determine any potential impact the work may have on important archaeological features.
5. If the preservation of important archaeological features in place is not feasible, work with professional archaeologists to plan and execute any necessary archaeological investigations.
6. Document any important archaeological evidence that is uncovered during site work.

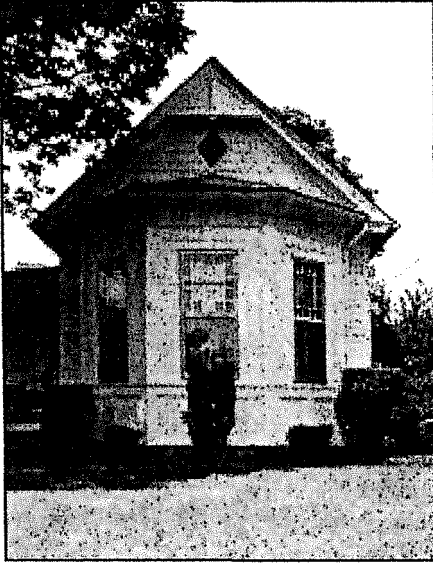






Changes to
Building Exteriors

Wood



Many variations of wood cladding are found on the exterior of this house. The front gable is faced in wood shingles, the projecting bay is clad in flush diagonal boards (recessed within the panels below the windows), and the remainder of the exterior walls are clad in lapped siding.



Columns, pilasters, an architrave with dentil moldings, and a front entry faced in recessed panels, illustrate a range of applications and details for wood as a finish material.

Wood is the most commonly used exterior building material in Morganton's historic districts. Wood siding, shingles, cornices, doors, windows, porches, storefronts, steps, railings, and a variety of applied trim work illustrate the diverse structural and decorative roles wood plays in historic buildings.

Even historic buildings faced in stone or brick typically incorporate wood sash, doors, entrances, and trim work. Morganton's historic buildings also illustrate the variety of ways in which wood can be shaped or finished—sawn, planed, carved, turned, and split. Through these various technologies, wood features and trim were detailed to reflect the architectural style of the construction period and the owner's aesthetic tastes.

Recommended methods of maintaining and protecting wood features and surfaces through traditional approaches include the following steps:

- Inspect wood routinely for signs of moisture damage, mildew, termites, and other insect or fungal infestation.
- Recaulk or seal vertical wood joints properly to prevent moisture infiltration. Do not seal horizontal joints in lap siding.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces or decorative elements.
- Preserve protective paint films on wood surfaces to minimize damage from ultraviolet light and moisture.
- Clean painted wood surfaces routinely, using the gentlest effective method, and repaint when the paint film is damaged or deteriorated.

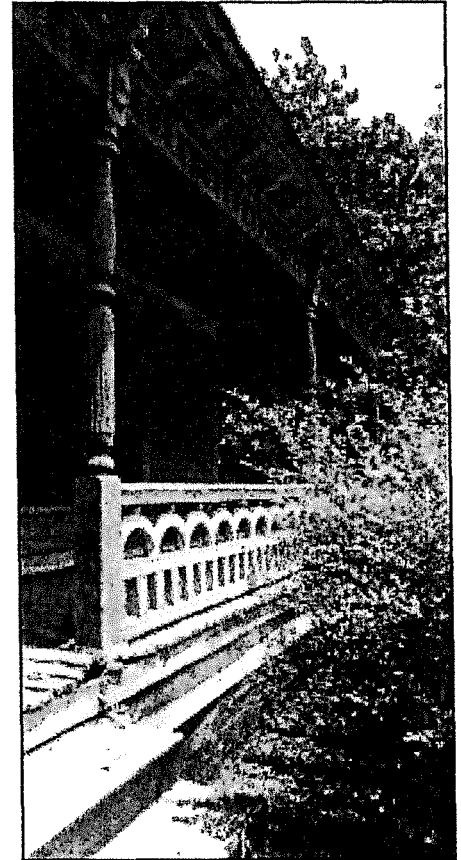
The useful life of wood features and surfaces depends on how successfully they are protected from decay due to exposure to moisture and weathering. Adequate drainage, ventilation, and a protective coat of paint are all essential to preserving historic wood features. Additionally, new methods of chemically treating wood with environmentally safe preservatives can enhance its resistance to decay.

It is important to keep in mind the relatively soft nature of wood when deciding how to clean or prepare it for repainting. Using the gentlest effective method is always safest. If the previous paint film is still intact, low pressure water washing coupled with the application of a mild household detergent with an anti-mildew additive will often accomplish the task. Likewise, hand scraping and sanding are recommended over more abrasive techniques. It is especially important to avoid harsh alkaline strippers, power washing, abrasive blasting techniques, and the use of heat torches since all of these can permanently damage the wood—"raising" the grain and accelerating the aging process.

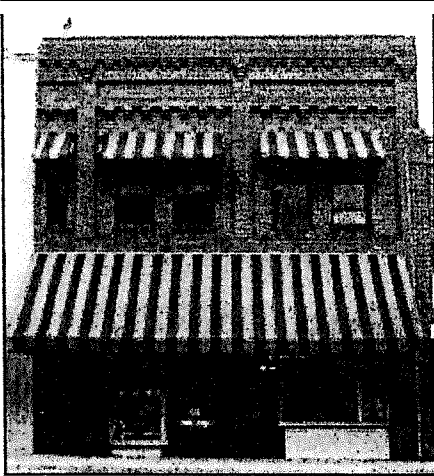
Fortunately, wood remains a popular building material, making replacement of missing or severely deteriorated elements with matching new elements a relatively straightforward task. For complex or unique wood details and features, a wood consolidant may be used to conserve the element in place.

Wood: Guidelines

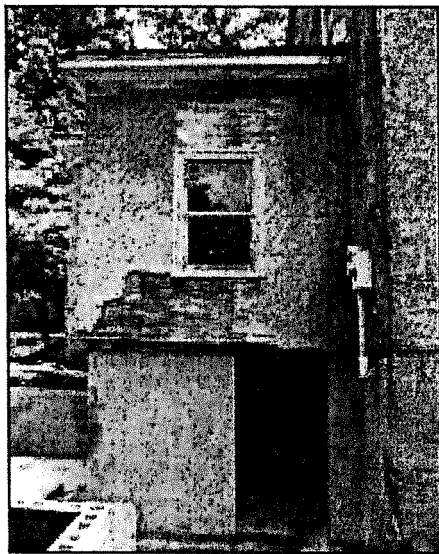
1. Retain and preserve wood features that are important in defining the overall historic character of a building or site.
2. Retain and preserve historic wood fabric, such as clapboards, trim, and details, as well as their paint colors and finishes.
3. Maintain and protect wood features and surfaces through appropriate traditional methods.
4. Use the gentlest effective method to prepare previously painted wood surfaces for repainting. It is not appropriate to use sandblasting or other destructive techniques to strip or clean wood surfaces.
5. Repaint, as necessary, the wood surfaces of historic building exteriors in colors appropriate to the historic building.
6. Repair wood features and surfaces, when deteriorated or damaged, through accepted preservation methods including patching, piecing, consolidating, or reinforcing.
7. Replace deteriorated or damaged wood features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. It is not appropriate to replace or cover historic wood features or materials with contemporary substitute materials such as aluminum, vinyl, or masonite.
8. Replace a missing wood feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
9. It is not appropriate to attempt to create a false historic appearance by adding conjectural wood features or details to a historic building.



Masonry



Decorative corbeled brick cornices like this one embellish the facades of many downtown Morganton buildings.



New stucco, matching the original stucco, will be applied to the exposed wood lath of this rear wall. Its replacement concrete block foundation will be veneered in brick to match the appearance of the rest of the foundation.

On the opposite page, at Quaker Meadows, Flemish bond brick walls rest on a stone foundation while distinctive stone piers support the front porch.

Brick, terra cotta, granite, limestone, slate, concrete, and stucco are all examples of the types of masonry materials found throughout Morganton's historic districts and landmarks. Whether used to face the exterior walls of a building, to construct a foundation, clad a roof, or surface a walkway, the applications of masonry materials are ubiquitous. The variety of textures, bond patterns, colors, and details found in brick and stone enhance the architectural character of the districts.

Recommended methods of maintaining and protecting masonry features and surfaces through traditional approaches include the following steps:

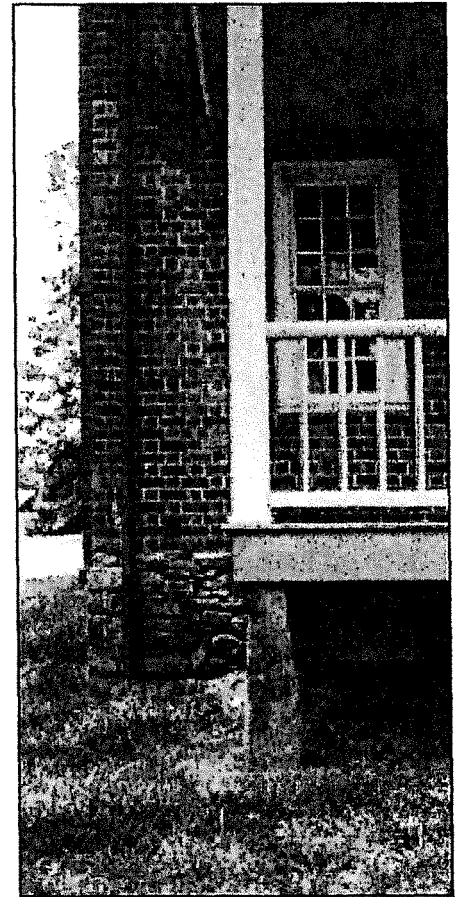
- Inspect masonry routinely for signs of moisture damage, mortar deterioration, vegetation, structural cracks or settlement, and loose or missing masonry units.
- Repoint masonry joints as necessary to prevent moisture infiltration and deterioration.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces and decorative elements, or along foundations where it may rise through capillary action.
- Clean masonry surfaces, only when necessary to remove heavy soiling or prevent deterioration, using the gentlest effective method.
- Repaint previously painted masonry surfaces as needed.

Masonry surfaces are quite durable and require only a minimum of maintenance. They require deaning only if heavy soiling or staining are causing the surface to hold moisture and, in turn, accelerating deterioration of the surface. Often cleaning the surface through low-pressure water wash coupled with the use of a detergent cleaner and the scrubbing action of a natural bristle brush will accomplish the task. Other times, application of a chemical cleaner may be warranted. It is always critical to select the appropriate chemical cleaner and to thoroughly rinse and neutralize the surface afterwards. It is not appropriate to clean historic masonry surfaces with destructive methods such as sandblasting, waterblasting, or power washing.

Over time, mortar joints begin to deteriorate allowing moisture to penetrate the masonry surface. When this occurs, the joints must be cleaned of any loose mortar and repainted with new mortar. New mortar must be carefully matched to the original mortar in terms of its physical characteristics and strength as well as its visual appearance including mortar joint width and profile. Similarly, if a stucco coating begins to separate from its masonry backing, moisture penetration can occur. Loose stucco must be removed and new stucco applied to match the original in strength, color, composition, and texture.

Masonry: Guidelines

1. Retain and preserve masonry features that are important in defining the overall historic character of a building or site.
2. Retain and preserve historic masonry fabric, such as brick, stone, terra cotta, stucco, and concrete, as well as their pattern, bond, form, texture, color, and detail.
3. Maintain and protect masonry features and surfaces through appropriate traditional methods.
4. Use the gentlest effective method to clean historic masonry features and surfaces. It is not appropriate to use sandblasting or other destructive techniques to clean historic masonry.
5. Repaint, as necessary, previously painted masonry surfaces of historic building exteriors in colors appropriate to the historic building. It is not appropriate to paint historic masonry surfaces that were not painted historically.
6. Repair masonry features and surfaces, when deteriorated or damaged, through accepted preservation methods including patching, piecing-in, or consolidating.
7. Repair deteriorated masonry joints by repointing the joints with new mortar to match the original mortar in composition, strength, color, and texture. Match the appearance of the original mortar joint in dimension and profile.
8. Replace deteriorated or damaged masonry features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. It is not appropriate to replace or cover historic masonry features with contemporary substitute materials.
9. Replace a missing masonry feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
10. It is not appropriate to attempt to create a false historic appearance by adding conjectural masonry features or details to a historic building.



Architectural Metals



A protective coat of paint must be maintained on pressed metal roofs or they will begin to corrode like this one.



The curving form of this iron handrail illustrates one of the many shapes cast metal can take. On the opposite page, a well-detailed metal stair also meets a functional need.

Copper, tin, brass, cast iron, wrought iron, terneplate, steel, and aluminum are examples of the variety of architectural metals used throughout Morganton's historic districts and landmark properties. Architectural metals are used to fabricate storefronts, streetlights, fences, cornices, roofs, gutters and downspouts, windows, hardware, railings, and grilles.

Recommended methods for maintaining and protecting architectural metal surfaces and features through traditional approaches include the following steps:

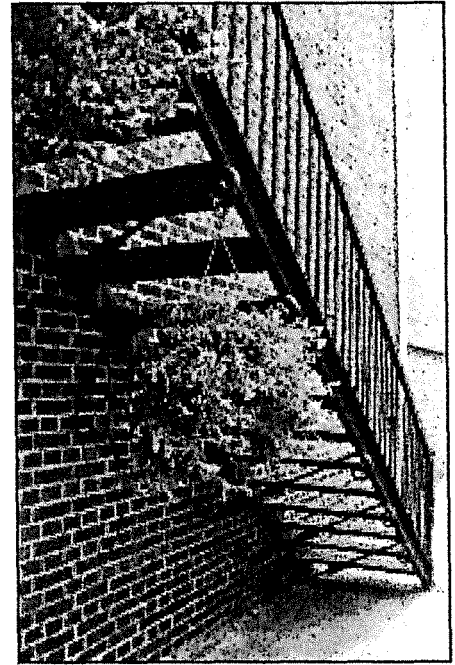
- Inspect metal routinely for signs of moisture damage, structural failure, corrosion, galvanic action, and paint film failure.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces and decorative elements.
- Keep metal roofs, gutters, and downspouts cleared of leaves and debris.
- Clean metal surfaces to remove corrosion and to prepare for repainting, using the gentlest effective method.
- Repaint previously painted metal surfaces as necessary to prevent corrosion.

As with all building materials, moisture is a major cause of deterioration of architectural metals. Although some metals, including copper and brass, create their own protective patina, ferrous metals corrode when exposed to the atmosphere, requiring a protective paint coating to preserve them.

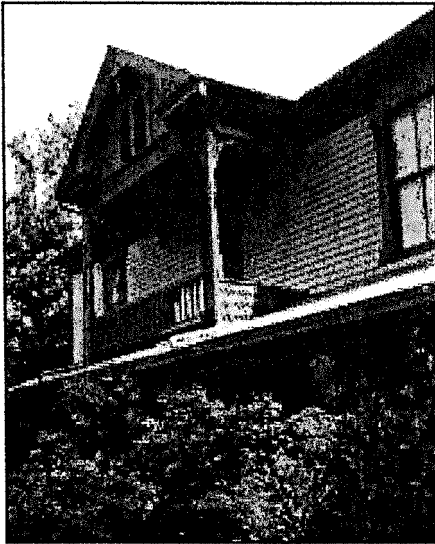
The appropriate method for cleaning metals varies depending on how malleable they are. Soft metals, including lead, terneplate, tin, and copper, should be cleaned with non-abrasive chemical cleaners. It is always best to test any chemical cleaner on an unobtrusive area to see if it will discolor or damage the metal surface. Abrasive cleaning techniques, including sand-blasting, are too damaging for use on soft metals. For hard metals, such as steel, cast iron, and wrought iron, cleaning can best be accomplished by hand sanding and wirebrushing the surface before repainting. If these methods prove ineffective, glass bead abrasive cleaning may be necessary.

Architectural Metals: Guidelines

1. Retain and preserve architectural metal features that are important in defining the overall historic character of a building or site.
2. Retain and preserve historic architectural metals, such as brass, copper, tin, bronze, cast iron, wrought iron, lead, steel, terneplate, chrome, and aluminum, as well as their pattern, form, detail, color, and texture.
3. Maintain and protect architectural metal features and surfaces through appropriate traditional methods.
4. Use the gentlest effective method to clean architectural metal features or prepare previously painted metal surfaces for repainting.
5. Repaint, as necessary, previously painted architectural metal surfaces in colors appropriate to the historic building.
6. Repair architectural metal features and surfaces, when deteriorated or damaged, through accepted preservation methods including patching, splicing, or reinforcing.
7. Replace deteriorated or damaged architectural metal features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Replace with compatible substitute materials only if replacement in the same material is not feasible.
8. Replace a missing architectural metal feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
9. It is not appropriate to attempt to create a false historic appearance by adding conjectural architectural metal features or details to a historic building.



Paint & Paint Color



Multi-color paint schemes appropriately accentuate the elaborate exterior details of high style Victorian houses (above and opposite page).



The irregular edges of deteriorated paint layers on these wood clapboards create a rough texture that should be scraped and sanded prior to repainting.

The varied color schemes of Morganton's historic properties reflect the evolution in architectural style, the changes in technology, and the personal tastes of their owners over the years. The conservative white facades of Greek Revival buildings contrast with the more playful multi-color schemes of later Victorian houses. Although paint has always played an important decorative role, its functional role as a protective surface film for materials exposed to the elements is critical. A sound paint film successfully extends the life of wood and ferrous metals by minimizing deterioration due to moisture and ultraviolet light.

Recommended methods of maintaining and protecting painted or stained features and surfaces through traditional approaches include the following steps:

- Inspect routinely for signs of mildew, moisture damage, discoloration, and dirt film.
- Clean painted or stained surfaces routinely to extend the life of the paint film and prevent unnecessary recoating. Always use the gentlest effective cleaning method.
- Remove any deteriorated paint layers prior to repainting using the gentlest effective method but avoid removing intact paint layers. Only consider using heat guns or plates selectively if hand scraping and sanding are not effective.
- Ensure that all surfaces are clean and dry and that any exposed wood or metal surface has been primed prior to repainting.
- Recaulk vertical joints in wood surfaces prior to repainting.
- Recoat previously painted or stained surfaces when necessary with compatible paint systems.

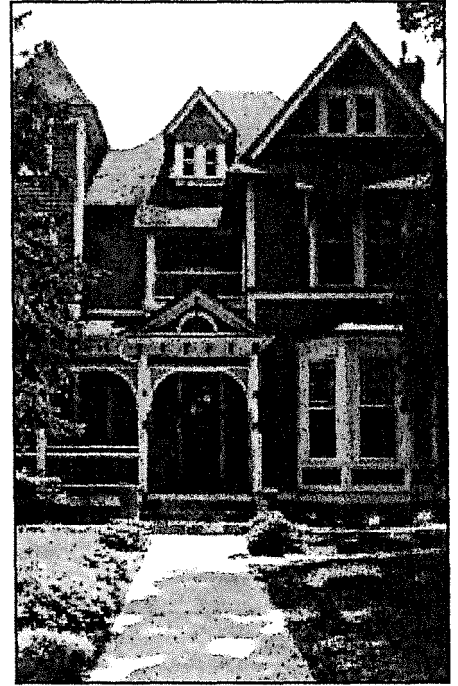
Adequate cleaning and preparation of any surface prior to repainting is essential to ensure that the new paint film will successfully bond to it. Usually scrubbing the surface with a natural bristle brush and a mild detergent solution, possibly adding an anti-mildew agent, will suffice. High-pressure water washing is not advisable as it can damage the intact paint films and even the substrate material. Hand scraping and sanding are the safest techniques for removing peeling or deteriorated paint layers. They are preferable to harsh chemical strippers, and hazardous heat plates or hot air guns. If prepping a wood surface, alkaline-based strippers should be avoided because they are so damaging to the substrate. Sandblasting and heat torches are also too destructive for use on wood surfaces.

Contemporary latex and alkyd-based paints cannot precisely replicate the visual character of earlier lead-based paints; however, they do provide a safe and visually similar finish without the health risks associated with lead.

While it is possible to work with preservation specialists to determine the actual paint history of a property, most property owners take a less technical approach to the decision and select their paint colors from palettes identified as historically appropriate for the building's architectural style and age. The commission staff can provide information and advice on historic paint colors and palettes to interested property owners.

Paint & Paint Color: Guidelines

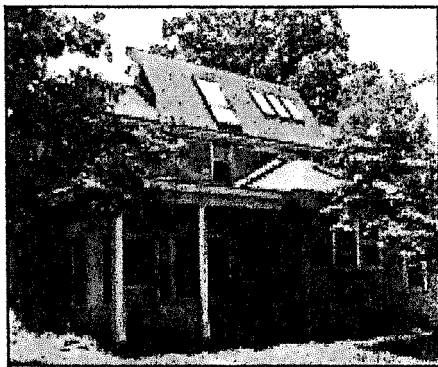
1. Retain and preserve painted finishes on exterior features and materials that are important in defining the overall historic character of a building or site.
2. Retain and preserve intact historic exterior painted finishes, such as stains, paints, lacquers, marbling, and graining.
3. Maintain and protect painted and stained finishes through appropriate traditional methods.
4. Use the gentlest effective method to clean or prepare previously painted surfaces for repainting.
5. Repaint, as necessary, previously painted elements and surfaces in colors appropriate to the historic building. It is not appropriate to paint masonry or metal surfaces that were not historically painted.
6. Repaint painted surfaces, when deteriorated or damaged, to maintain a sound, protective paint film.
7. Preserve or enhance the exterior appearance of a historic building through the appropriate selection and placement of paint colors.



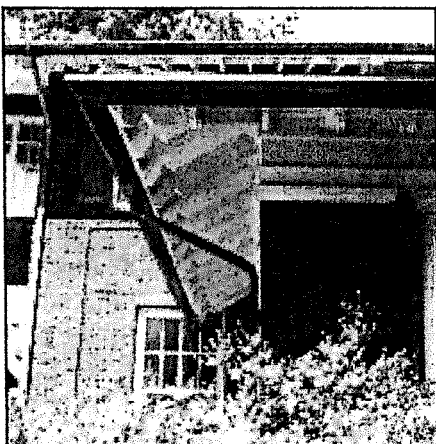
Roofs



When this complex roof was reroofed in composition shingles, its significant features, including a corbeled chimney, polygonal tower, and attic dormers, were all repaired and retained.



Skylights were added to the rear side of this gable roof, in a location that is not visible from the street.



Exposed rafter tails like these are distinctive roof details that contribute to the architectural character of the building.

The distinctive form and slope of various roof configurations contribute in a significant way to the architectural character of many historic buildings. The most common roof forms found in Morganton's historic districts include hipped, gable, shed, and flat roofs as well as complex roof configurations that combine or multiply these forms. Roof features such as dormers, gable vents, cornices, chimneys, gutters and downspouts, bargeboards, enclosed soffits, and exposed brackets contribute visual interest to the basic roof forms.

Recommended methods of protecting and maintaining roof surfaces and roof features through traditional approaches include the following steps:

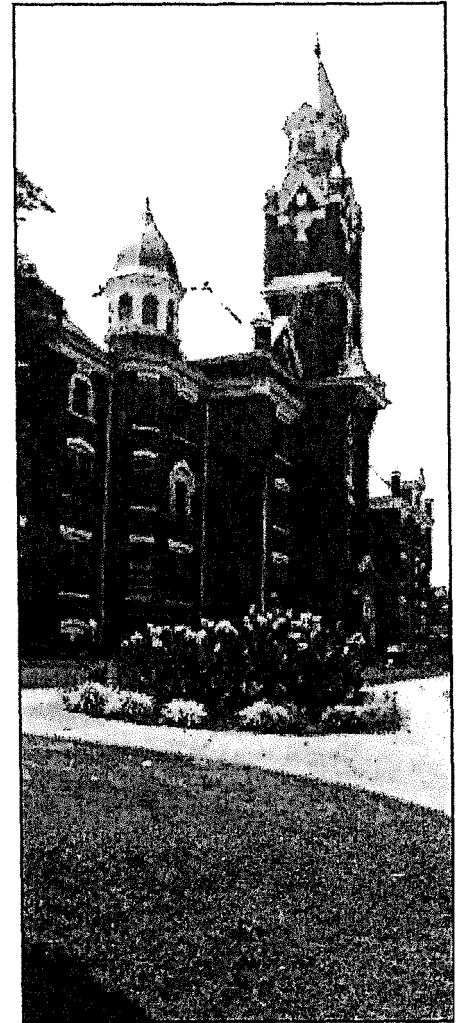
- Inspect roofs routinely for signs of moisture penetration and deterioration.
- Keep gutters and downspouts free of leaves and debris.
- Replace deteriorated flashing around chimneys and roof valleys as necessary with high quality flashing.
- Maintain protective coatings on metal roofs and repaint as necessary.
- Ensure adequate ventilation of roof sheathing to avoid moisture damage.
- Ensure that roofing materials are properly anchored to resist wind loads and water.

Early roof coverings, such as wood or pressed metal shingles, may have been replaced over the years with various asphalt or asbestos shingles. Consequently, preserving the existing roof covering itself may not be as critical as preserving the overall form and any distinctive features such as dormers, chimneys and decorative trimwork. However, if an original slate, tile, or metal roof covering has survived, its preservation is often warranted. Well-maintained slate, tile, or metal roofs can last for a century.

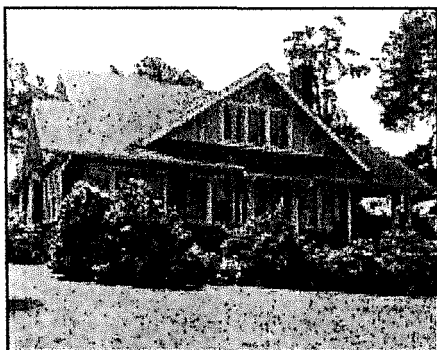
The addition of contemporary roof features, such as skylights, solar panels, and communication dishes, can compromise the character of a historic building and may also damage historic features of the roof. For these reasons they are not considered appropriate in locations that are visible from the street.

Roofs: Guidelines

1. Retain and preserve roofs that are important in defining the overall historic character of a building or site.
2. Retain and preserve historic roofing materials, such as slate shingles and terra cotta tiles, including their size, shape, pattern, color, and texture.
3. Maintain and protect roof features, surfaces, and details through appropriate traditional methods.
4. Repaint, as necessary, previously painted metal roofs in colors appropriate to the historic building.
5. Repair roof features and surfaces, when deteriorated or damaged, through accepted preservation methods. It is not appropriate to remove a distinctive roof feature, such as a dormer, built-in gutter, or chimney, rather than repair it.
6. Replace or install new gutters and downspouts as necessary. Install them carefully so that no distinctive roof features or details are damaged or concealed. Select new gutters and downspouts finished in colors that are appropriate to the historic building. When replacing traditional half-round gutters and circular downspouts, select replacements that match their shape.
7. Replace deteriorated or damaged roof features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a compatible substitute roofing material only if matching the original material is not feasible.
8. Replace a missing roof feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
9. It is not appropriate to attempt to create a false historic appearance by adding conjectural roof features or details to a historic building.
10. Introduce contemporary roof elements, such as skylights, solar collectors, and communication dishes, only if they can be located on roof planes that are not visible from the street and installed so they do not compromise the overall historic character of the historic building or damage historic roofing materials.



Exterior Walls & Trim



The exterior walls of this bungalow combine brick and stucco surfaces. Exposed wooden brackets and framing embellish the distinctive dormer.



An octagonal tower and prominent wooden cornice brackets contribute to the Second Empire character of this brick residence.

Exterior walls contribute to the architectural character of Morganton's historic buildings through their materials, shape, features, and details. Foundations, water tables, bays, corner boards, entablatures, cornices and mid-cornices, parapets, quoins, storefronts, and brackets are functional and decorative features of exterior walls. The surface materials of exterior walls in the districts include clapboards, wood shingles, brick, stone, and stucco. Typically, clapboard buildings include a masonry foundation and many masonry buildings incorporate wood windows and trimwork.

Recommended methods of maintaining and protecting wood features and surfaces through traditional approaches include the following steps:

- Inspect exterior walls routinely for signs of moisture damage, vegetation, structural cracks or settlement, corrosion, termite and other insect or fungal infestations.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces and decorative elements.
- Clean exterior walls as necessary to remove heavy soiling or staining and to prepare painted surfaces for repainting, using the gentlest effective method.
- Maintain a sound paint film on painted wall surfaces and repaint as necessary.

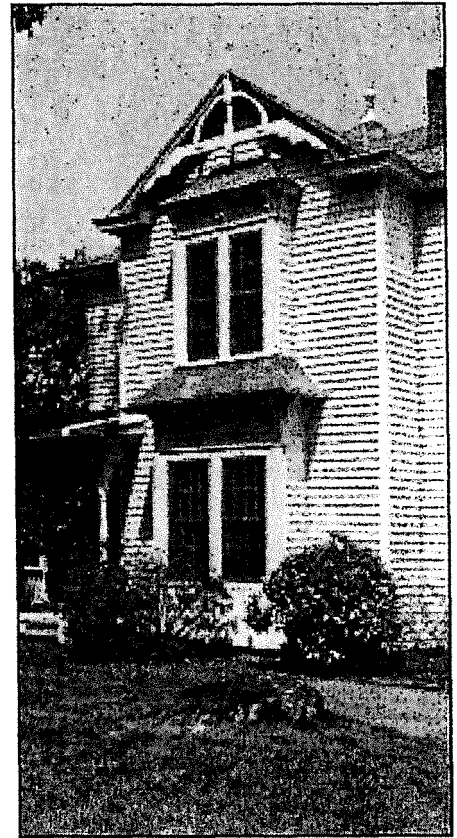
The appropriate cleaning method for exterior walls will follow the guidelines for the specific wall material. Painting and repainting of exterior walls should also follow the procedures discussed in the paint guidelines.

The replacement of deteriorated, damaged, or missing exterior wall materials in kind to match the original material, texture, dimension, pattern, and detail is usually quite feasible. Consequently, the selection of substitute materials is generally unnecessary. Contemporary substitute materials that imitate original materials, such as wood clapboards or stucco surfaces, are not appropriate in the historic district.

Changing the configuration of an exterior wall by the addition or removal of its features should only be done if it will not diminish the overall historic character of the historic building. For example, adding a new window, fire exit, or bay should only be considered for unobtrusive locations, such as the rear elevation.

Exterior Walls & Trim: Guidelines

1. Retain and preserve exterior walls that are important in defining the overall historic character of a building or site.
2. Retain and preserve historic exterior wall materials, such as slate shingles and terra cotta tiles, including their size, shape, pattern, profile, color, and texture.
3. Maintain and protect exterior walls, features, surfaces, and details through appropriate traditional methods.
4. Recoat, as necessary, previously painted or stained exterior walls in colors appropriate to the historic building. It is not appropriate to paint exterior masonry walls that were not painted historically.
5. Repair exterior wall features and surfaces, when deteriorated or damaged, through accepted preservation methods. It is not appropriate to remove a distinctive wall feature, such as a bay, storefront, or chimney, rather than repair it.
6. Replace deteriorated or damaged exterior wall features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a compatible substitute material only if matching the original material is not feasible. It is not appropriate to cover historic wall materials, such as wood clapboards or stucco, with contemporary substitute materials.
7. Replace a missing exterior wall feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
8. It is not appropriate to attempt to create a false historic appearance by adding conjectural exterior wall features or details to a historic building.
9. Introduce new exterior wall elements, such as windows, doors, vents, and mechanical connections, with care and only on non-character-defining elevations and in locations that do not compromise the overall historic character of the historic building or damage distinctive wall materials or details.



Doors & Windows



Stained, double wooden paneled front doors with glazing in the upper panels contribute to the architectural character of a Queen Anne residence.



The vertical proportion and pane configuration of these original wooden windows (now protected by storm windows) reinforce the proportion and character of this side bay.

Beyond their functional roles, doors and windows contribute substantially *to* the stylistic and decorative character of historic buildings. Through the pattern of placement, the configuration of the sash or panels, and the shape and scale of the openings, doors and windows enhance the architectural character of Morganton's historic districts. Commercial buildings often employ a hierarchy of windows emphasizing the front facade over other elevations.

Recommended methods of maintaining and protecting doors and windows through traditional approaches include the following steps:

- Inspect doors and windows routinely for signs of moisture damage, deterioration, air infiltration, corrosion, and paint film failure.
- Clean door and window surfaces as necessary using the gentlest effective method.
- Limit paint removal and repaint as necessary *to* maintain a sound paint film.
- Reglaze sash or doors and recaulk wooden joints as necessary to prevent air and moisture penetration.
- Increase energy efficiency by weatherstripping doors and windows.

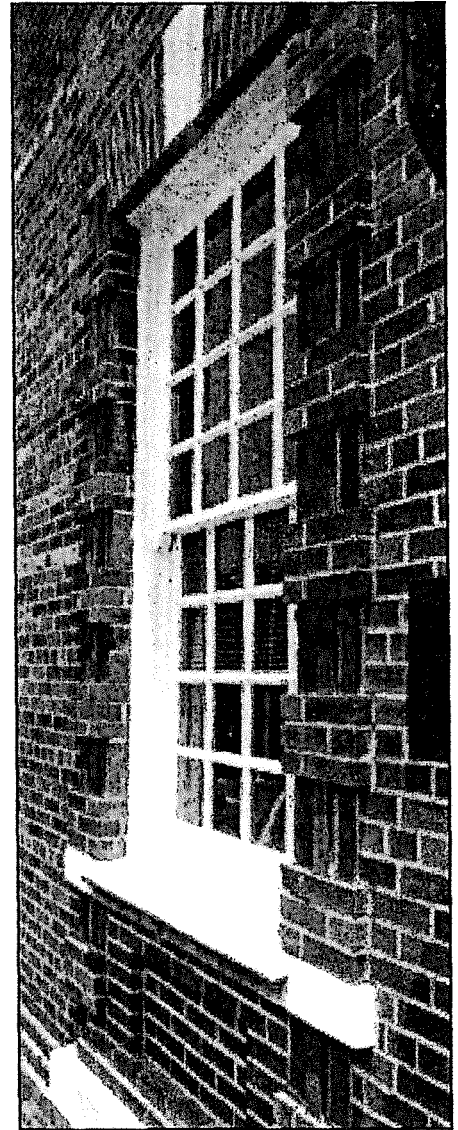
If a window or door has deteriorated beyond repair, its replacement in kind is often feasible. Replacement units should match the original in dimension, materials, configuration, and detail. Stock wood doors and windows come in a variety of sizes and configurations making in kind replacement often quite straightforward. However, doors and windows with unusual shapes, dimension or detailing may require custom milled replacement units. Fortunately, custom sashes can be ordered from most lumber yards and are generally not expensive. Given the availability of wood windows, it is rarely appropriate to replace wood units with metal or vinyl substitutes.

Removing or adding window or door openings must be carefully considered and should be done only in unobtrusive locations, usually on rear elevations.

Doors & Windows: Guidelines

1. Retain and preserve doors and windows that are important in defining the overall historic character of a building, including both their functional and decorative features.
2. Retain and preserve the historic door and window materials and finishes.
3. Maintain and protect door and window features, surfaces, and details through appropriate traditional methods. Recoat, as necessary, previously painted or stained doors and windows in colors appropriate to the building.
4. Repair door and window features, and surfaces, when deteriorated or damaged, through accepted preservation methods. It is not appropriate to remove distinctive door and window features, such as transoms, leaded glass, and shutters, rather than repair them.
5. Replace deteriorated or damaged door and window features, if they cannot be repaired, to match the original in material, design, subdivision, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire unit. Consider using a compatible substitute material only if matching the original material is not feasible.
6. Replace a missing door or window with a new unit based upon accurate evidence of the original or a new design sized to match the opening and compatible with the historic building in material, design, scale, and detail.
7. Introduce new window or door openings, if necessary, with care and only on non-character-defining elevations and in locations that do not compromise the overall historic character of the historic building or damage distinctive wall materials or details.
8. It is not appropriate to attempt to create a false historic appearance by adding conjectural window or door features or details to a historic building.

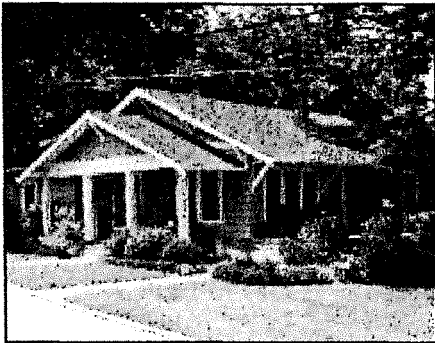
Note: See the Energy Retrofit & Utilities Guidelines for information regarding the installation of storm windows, storm doors, and fabric awnings.



Porches, Entrances & Balconies



One story front porches, with turned wooden columns and rails, span the front facade and often wrap around one corner of many Queen Anne houses in Morganton. Small second story balconies are also found.



Simply detailed front porches with low gable roofs are typical of Morganton's bungalows.



This prominent side porch, with its wide entablature and roof balustrade, is an important architectural feature of this Colonial Revival residence.

For both commercial and residential buildings, the front entrance is usually a prominent feature of the street facade. Typically Morganton's historic houses incorporate a front porch as well. Whether a bungalow, a Victorian cottage, or an Art Deco storefront, the stylistic detailing of porches and front entrances usually accentuates the architectural character of the building. Features such as columns, pilasters, railings, brackets, balustrades, and architraves provide opportunities for stylistic details. Transoms, sidelights, and recessed entrances often draw attention to the front entrance as well. In addition, side porches and balconies add to the character of some historic houses.

Recommended methods for maintaining and protecting porches, entrances, and balconies through traditional approaches include the following steps:

- Inspect porches, entrances, and balconies routinely for signs of moisture damage, structural damage or settlement, corrosion, termites and other insect or fungal infestation, and paint film failure.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces and decorative features or along foundations.
- Clean heavily soiled or stained surfaces as necessary, using the gentlest effective method.
- Recaulk wooden joints to prevent moisture penetration and air infiltration.
- Limit paint removal and repaint painted surfaces as necessary to maintain a sound paint film.

The appropriate cleaning and repair methods for porches, entrances, and balconies will follow the guidelines for the specific surface material. Likewise, the painting and repainting of painted porches, entrances, and balconies should follow the procedures outlined in the guidelines for paint.

Given their exposure to the elements, porches and entrances are especially vulnerable to weathering and their preservation requires diligent maintenance. If deterioration or damage of porch or entrance elements requires replacement, it is best to replace the feature in kind. Often, replication of the original feature is not difficult either through custom millwork or even combining readily available stock elements.

The addition of a new entrance, porch, or balcony to a historic building must be carefully considered and added only if it can be done without compromising the building's architectural character. Such changes should be unobtrusively located on a secondary elevation, usually the rear.

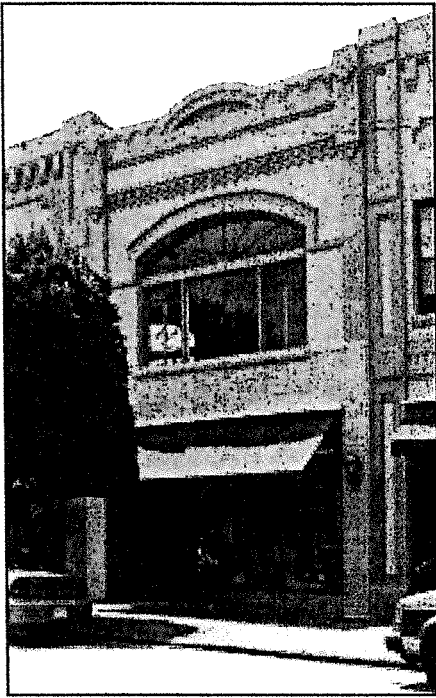
The enclosure of a side or back porch also requires thoughtful consideration and should only be done if it will not diminish architectural character of the building and if the new design still retains the character of the porch.

Porches, Entrances & Balconies: Guidelines

1. Retain and preserve porches, entrances, and balconies that are important in defining the overall historic character of a building, including their functional and decorative features.
2. Maintain and protect porch, entrance, and balcony features, surfaces, and details through appropriate traditional methods. Recoat, as necessary, previously painted or stained porch, entrance, and balcony features in colors appropriate to the historic building.
3. Repair porch, entrance, and balcony features, and surfaces, when deteriorated or damaged, through accepted preservation methods. It is not appropriate to remove distinctive features, such as brackets, balustrades, or railings rather than repair them.
4. Replace deteriorated or damaged porch, entrance, and balcony features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a compatible substitute material only if matching the original material is not feasible.
5. Replace a missing porch, entrance, or balcony feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
6. It is not appropriate to attempt to create a false historic appearance by adding conjectural features or details to a historic porch, entrance, or balcony.
7. Introduce new porches, entrances, or balconies with care and only on non-character defining elevations and in locations that do not compromise the overall historic character of the historic building or damage distinctive wall materials or details.
8. Consider the enclosing of a historic side or rear porch only if the visual character of the porch can be retained. It is not appropriate to enclose front porches or other prominent entrances or balconies.



Storefronts



Although the lower facade has been rec/ad, the storefront opening, large display windows, transom, and fabric awning are all compatible storefront features that contribute to the character of this commercial building.



The tiled floor, large display windows, and wooden door with large glazed panel and transom of this recessed entrance are all traditional storefront features.

The storefront is the most prominent architectural feature of most commercial buildings. It is generally more elaborate and stylized than the rest of the building but still relates to the upper stories of the front facade. Storefronts typically include large display windows and a door with full or three-quarter glazing and often incorporate a transom, mid-cornice, recessed entrance, projecting awnings and signage. In Morganton's downtown, storefronts from many periods have been preserved—from Victorian to Art Deco.

Recommended methods of maintaining and protecting storefronts and their features through traditional approaches include the following steps:

- Inspect routinely for signs of moisture damage, cracked glass, structural settlement, corrosion, and termite and other insect or fungal infestation.
- Ensure adequate drainage to prevent water from collecting on flat, horizontal surfaces or decorative features.
- Recaulk joinery and reglaze display and transom windows as necessary to prevent water penetration and wind infiltration.
- Clean surfaces regularly, using the gentlest effective method and repaint surfaces as necessary to maintain a sound paint film.

Like other entrances, storefronts are especially vulnerable to the elements and require ongoing maintenance. The appropriate cleaning and repair methods for storefronts will follow the guidelines for the specific surface material. Likewise, the painting and repainting of storefronts should follow the procedures outlined in the guidelines for paint.

Over time, storefronts were frequently altered to reflect changes in ownership or aesthetics. If such alterations conceal original features and details, it may be desirable to remove those modifications. For example, later signboards or aluminum canopies may conceal original storefront transoms. If the storefront has been enclosed or unsympathetically altered, the property owner may want to consider the introduction of a new storefront based on documentation of the original or a new design compatible with the architectural character of the facade.

Storefronts: Guidelines

1. Retain and preserve storefronts that are important in defining the overall historic character of a commercial building.
2. Retain and preserve historic storefront materials, features, and details through appropriate traditional methods.
4. Recoat, as necessary, previously painted or stained storefront surfaces in colors appropriate to the historic building and district. It is not appropriate to paint exterior masonry walls that were not painted historically.
5. Repair historic storefront features and surfaces, when deteriorated or damaged, through accepted preservation methods. It is not appropriate to remove a distinctive storefront feature, such as a transom or mid-cornice, rather than repair it.
6. Replace deteriorated or damaged storefront features and surfaces, if they cannot be repaired, to match the original in material, design, detail, and dimension. If feasible, limit replacement to only the deteriorated portion rather than the entire feature. Consider using a compatible substitute material only if matching the original material is not feasible. It is not appropriate to replace or cover historic storefront materials, such as wood panels, ceramic tiles, or masonry, with contemporary substitute materials, such as vinyl or aluminum panels.
7. Replace a missing storefront feature with a new feature based upon accurate evidence of the original or a new design that is compatible with the historic building in material, size, scale, and detail.
8. It is not appropriate to attempt to create a false historic appearance by adding conjectural features or details to a historic storefront.



Energy Retrofit & Utilities



Landscaping screens a mechanical unit, located in a side yard, from public view.



Above, a wooden storm door with glazed panels increases the energy efficiency of this front entrance. In the photo on the left, operable shutters, storm windows, and wooden interior blinds all illustrate appropriate energy-conserving options for an original wooden two-over-two window sash.

Contemporary concerns with rising energy costs have led to a renewed appreciation for the traditional energy-conserving features of many historic properties. Features such as projecting front porches, strategically placed shade trees, raised foundations, foyers, vestibules, and recessed entrances all reflect an understanding of climate. Traditionally, operable windows and transoms, shutters and blinds, and fabric awnings also provided the opportunity to control the amount of daylight and fresh air allowed into these buildings.

Recommended methods of maintaining or improving the energy efficiency of historic buildings through traditional approaches include the following steps:

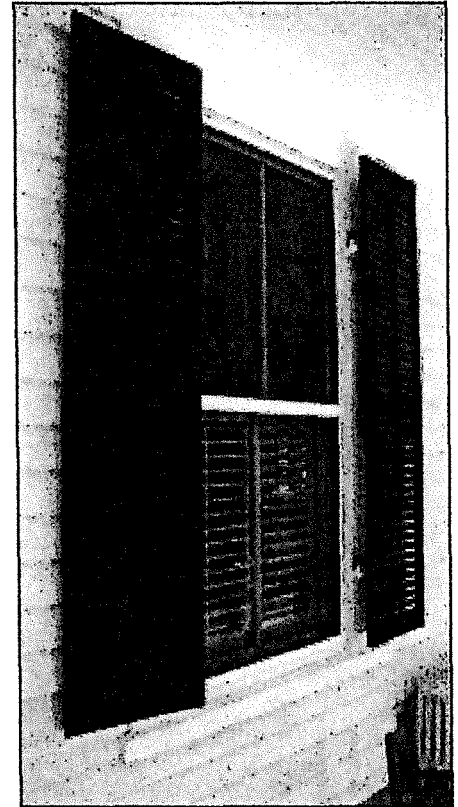
- Weatherstrip windows and doors.
- Recaulk joints and reglaze window sashes as necessary to ensure that door and window units are weather tight and resistant to water and wind.
- Control desired ventilation by utilizing existing operable windows, shutters, louvered blinds, and screen doors.
- Install insulation in basements or crawl spaces and attics, if feasible, to improve energy efficiency of the mechanical system.
- Retain shade trees, windbreaks, and other site features and plantings that moderate climatic factors for the historic building.

The addition of storm windows or doors can also increase the energy efficiency of a historic building. It is important to choose storm units that are sized to fit the existing openings and that do not diminish or obscure the existing windows or doors. Low-profile storm windows and full-light storm doors finished in colors that are compatible with the window sash or doors are usually the least intrusive. If the windows are operable, selecting operable storm units with aligning sash divisions will allow their continued operation. In some situations (especially if the window contains stained glass), tension mounted interior storm windows may be preferable to the more typical exterior units. In either case, it is critical to keep the ventilation holes in the storm units open to prevent condensation and water damage to the sills or sashes.

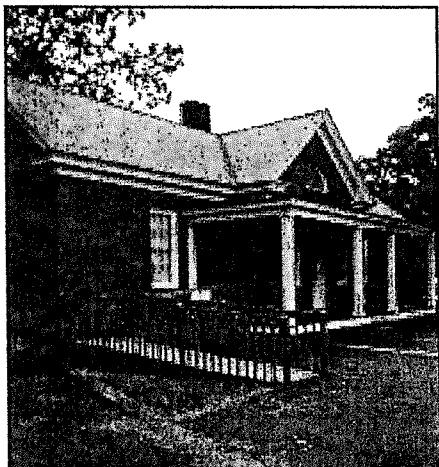
When adding new mechanical, electrical, or communication systems and related lines and meters to historic buildings, it is important to locate and install them so that they do not damage or diminish the historic character of the building or site. Usually installing such elements in the rear yard or along the rear elevation, or in other less visible locations minimizes their visual impact. Screening units or equipment with plantings or fences can make them even less conspicuous.

Energy Retrofit & Utilities: Guidelines

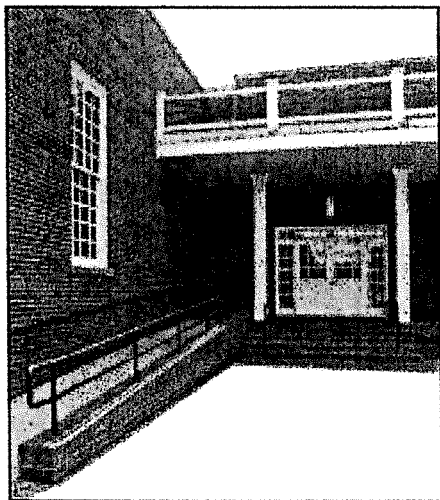
1. Retain and preserve the energy-conserving features of historic buildings and their sites, including porches, vestibules, awnings, operable windows, transoms, shutters, blinds, and shade trees.
2. Maintain or improve the energy efficiency of historic buildings through traditional measures such as caulking and weatherstripping.
3. Install narrow profile exterior or interior storm windows, if desired for energy efficiency. Ensure that they do not obscure or damage the existing sash or frame. Select storm windows that are finished in a color compatible with the existing window sash color. For double hung windows, install operable storm windows with dividers that align with the existing sash division.
4. Install full-light storm doors if desired for energy efficiency. Ensure that they do not obscure or damage the existing door or frame. Select wood or aluminum storm doors finished in a color compatible with the color of the existing door.
5. Install fabric awnings if historically appropriate and desired for energy efficiency over storefronts, windows, entrances, or porch openings. Ensure that the awnings are installed so they do not damage or obscure significant features of the historic building.
6. Install new mechanical systems, if needed, so that alteration or damage to the historic building is minimized. Locate exterior equipment on rear elevations or other non-character defining elevations and ensure that the mechanical system does not damage or obscure significant features of the historic building.
7. Locate mechanical and utility equipment, transformers, meters, lines, and pipes inconspicuously on rear elevations or other non-character-defining elevations. Screen them from public view. It is not appropriate to install such equipment or elements on distinctive roofs or on roof planes that are visible from the street.
8. Locate portable window air-conditioning units in inconspicuous locations such as rear or side elevations if possible.
9. Protect significant site features, including mature trees, from damage if installing underground utility lines.



Accessibility & Life Safety Considerations



A modest wooden ramp constructed to the side of the front porch provides access to this front entrance.



A new rear entrance incorporates a ramp and new steps with flanking handrails to make this historic commercial building accessible.

Many historic buildings do not meet contemporary standards for accessibility or life safety. However, a substantial rehabilitation, a change in building use, or the need for public access to a historic building may trigger the application of those standards. Fortunately, the North Carolina State Building Code, Volume IX-Existing Buildings and the Americans with Disabilities Act (ADA) of 1990 provide some flexibility for compliance when dealing with a historic property. The goal is to develop design solutions that meet or exceed the pertinent standards without compromising the overall historic and architectural character of the historic property. To that end, it is always advisable to involve disability groups, code officials, preservationists, and designers in the process of exploring possibilities.

For property owners seeking to modify a historic property to meet ADA requirements, the federal legislation calls for the owner to consult with the State Historic Preservation Officer as well as the local preservation commission to determine if the proposed changes will threaten or destroy the historic significance of the property.

Since most historic buildings have raised foundations, access to first floor entrances for persons with disabilities often requires the installation of a ramp or lift. Life safety codes may also require the addition of fire exits or fire stairs for some buildings. More modest changes might include the addition of handrails, railings, or other safety features. The challenge for property owners is to preserve the overall character of the historic building, its setting, and any significant site features while sensitively accommodating the accessibility and/or life safety standards. The historic preservation commission can often provide assistance to property owners facing these challenges.

Accessibility & Life Safety Considerations: Guidelines

1. In reviewing proposed changes to a historic building, review the life safety or accessibility code implications to determine if the changes are compatible with preserving the overall historic character of the building, its setting, and significant site features.

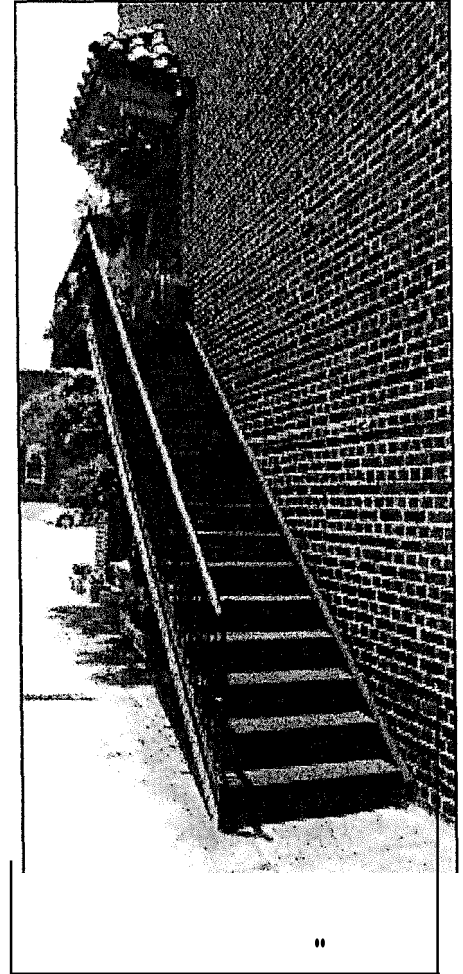
2. Collaborate with code officials in exploring alternative ways to meet or exceed the pertinent code regulations without compromising the overall historic character of the building, its setting, and significant site features.

3. Develop solutions to meet life safety and accessibility requirements in ways that do not compromise the overall historic character of the building, its setting, and significant site features.

4. Develop solutions to meet life safety and accessibility requirements in ways that do not compromise the character-defining elevations, finishes, features, and details of the historic property. Design such alterations to be compatible with the historic property in terms of materials, proportion, scale, and finish.

5. Incorporate the addition of life safety features such as fire doors, fire stairs, and elevators on rear elevations or other non-character-defining elevations of the historic property.

6. Design and construct any alterations to meet life safety and accessibility requirements so that, if feasible, the alteration is reversible and does not compromise the overall historic character of the historic property.

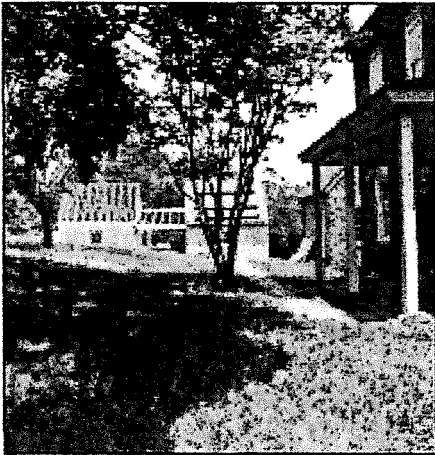




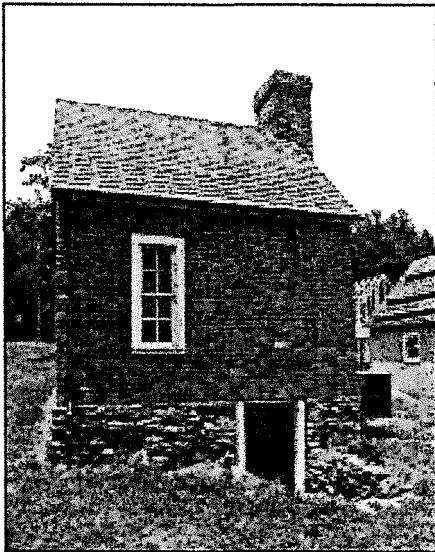


New Construction
& Additions

New Construction



A new visitor's center, photographed under construction at Quaker Meadows, a local landmark, was sited to the rear of the principal structure. It was designed to echo the appearance and scale of the farmhouse's earlier outbuildings. Above, it is viewed from across the farmhouse's backyard. The photo on the right page illustrates its siting as seen from the front yard.



This kitchen dependency, also at Quaker Meadows, was reconstructed earlier based upon both archaeological and historical research of the original kitchen.

In a historic district, new construction is encouraged if it compatibly designed and sensitively sited. While new construction should reflect its contemporary period, its compatibility within the historic district or landmark context must be assessed in terms of building height, scale, form, materials, massing, proportion, and roof form. New designs which reflect an understanding of the district context will enhance rather than detract from the historic character of the historic district. It is especially critical to ensure that the overall proportion of the front facade is consistent with historic buildings along the specific streetscape. Decisions regarding the placement, configuration, and size of doors and windows as well as the exterior trimwork are also important to review for compatibility.

Successful siting of a new building within the district again relies on understanding the character of the district. Consistency of setback, building spacing, orientation of the front facade, and spacing between buildings should be maintained. In more urban settings consistency of siting is more critical. For example, in downtown Morganton, the consistent setback of buildings from the street is an extremely important character-defining element of the streetscape. In Morganton's more suburban districts, slight fluctuations in setback are less critical but other issues, such as the placement of driveways and walkways as well as the landscaping of front yards, must be addressed compatibly.

New Construction: Guidelines

1. Site new construction so that it is compatible-in setback from the street, spacing and distance between buildings, and orientation-with neighboring buildings that are important in defining the overall character of the historic district.
2. Design new construction so that the overall character of the site, including topography, important site features, and distinctive views, are retained.
3. Minimize site grading and plan new construction so that mature trees and other significant site features, including archaeological features, are protected from damage during construction.
4. Design a new building so that it is compatible-in height, form, massing, proportion, scale, size, and roof form-with neighboring buildings that are important in defining the overall character of the historic district.
5. Design a new building so that the proportion of the height to width of its front facade is compatible with the facades of neighboring buildings that are important in defining the overall character of the historic district.
6. Design a new building so that the placement, shape, size, scale, pattern, and proportion of its window and door openings are compatible with those of neighboring buildings that are important in defining the overall character of the historic district. Select doors and windows for a new building that are compatible in material, shape, size, scale, proportion, subdivision, texture, and detail with those of neighboring buildings that are important in defining the overall character of the historic district.
7. Select surface materials and finishes for a new building that are compatible with historic materials and finishes found in the historic district in terms of their composition, module, pattern, texture, detail, and color.
8. Design a new building so that it is compatible with but also differentiated from historic buildings in the district. It is not appropriate to design a new building that creates a false historic appearance.



Additions



The massing of this quite substantial rear addition is minimized by the subdividing of its massing and the use of compatible materials, roof forms, and window openings.



This compatible rear addition (on the right side of the photo) is subtly differentiated from the house itself by the slightly lower height of its gable roof.

Over time, most buildings are added to or altered to accommodate changes in use or the need for more space. Through the years, such changes become part of the building's history and, thus, become significant to retain. Likewise, it is anticipated that the ongoing use of a historic building may necessitate changes and additions in the future as well. When needed, the design of compatible additions to historic buildings should not compromise the character of the historic building or site.

It is critical that additions do not damage, conceal, or diminish the significant materials, features, and details of the historic building. Their success is contingent on locating them discreetly, usually on a rear elevation, and keeping their size and scale appropriately deferential to the historic building itself.

The overall massing, proportion, and roof shape of an addition must be sensitively designed to ensure its compatibility with the historic building. Beyond these initial decisions, the placement, shape, size, scale, pattern, and proportion of the window and door openings are also important opportunities to relate the addition to the original building. The selection of compatible window and door units, surface materials, and exterior details is critical as well. In designing a new addition, the challenge is to make it compatible in key ways but, also, to differentiate it enough that it does not appear to be part of the original design.

As with any new construction, it is important to protect the site and its significant features, including mature trees and archaeological features, from damage or loss.

Additions: Guidelines

1. Design and construct a new addition so that the important features of the historic building are not obscured, damaged, or destroyed. Ensure that the loss of historic materials is minimized.

2. Design a new addition so that the overall character of the site, including topography, important site features, and distinctive views, are retained.

3. Minimize site grading and plan new construction so that mature trees and other significant site features, including archaeological features, are protected from damage during construction.

4. Locate a new addition on the rear elevation or an inconspicuous side elevation of the historic building.

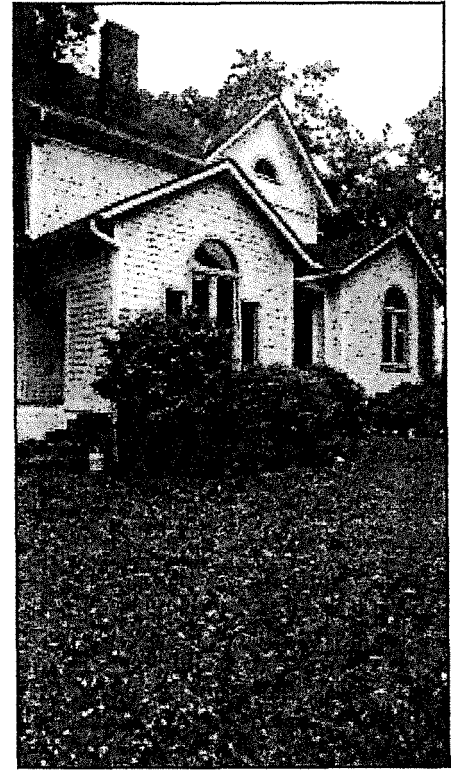
5. Design a new addition so that its size does not visually overpower the historic building or substantially change the historic site's overall proportion of built area to unbuilt area.

6. Design a new addition so that it is compatible-in massing, proportion, and roof form-with the historic building. Limit the visual scale and size of the addition so it does not overpower or minimize the historic house.

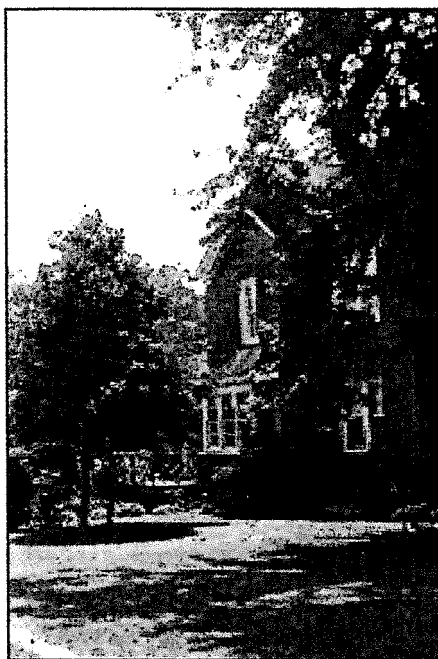
7. Design a new addition so that the placement, shape, size, scale, pattern, and proportion of its window and door openings are compatible with those of the historic building. Select doors and windows for a new addition that are compatible in material, shape, size, scale, proportion, subdivision, texture, and detail with those of the historic building.

8. Select surface materials and finishes for a new addition that are compatible with the historic materials and finishes of the historic house in terms of their composition, module, pattern, texture, detail, and color.

9. Design a new addition so that it is compatible with but also differentiated from the historic building. It is not appropriate to design a new addition so that it creates a false historic appearance.



Decks



This deck is discreetly located on the rear of the house. Shrubbery further screens it from public view.



Simple, contemporary railings like these are appropriate for deck additions. Note how traditional lattice panels screen the view of the framing below this rear deck.

The contemporary deck is a modern outdoor living space that is similar in function to the more traditional patio or terrace. Typically, decks are constructed of wood and also differ from patios in that they are usually raised above grade to align with the first floor level of a residence. Decks often are located on the rear elevation of a house and may lead down to the backyard with a series of steps.

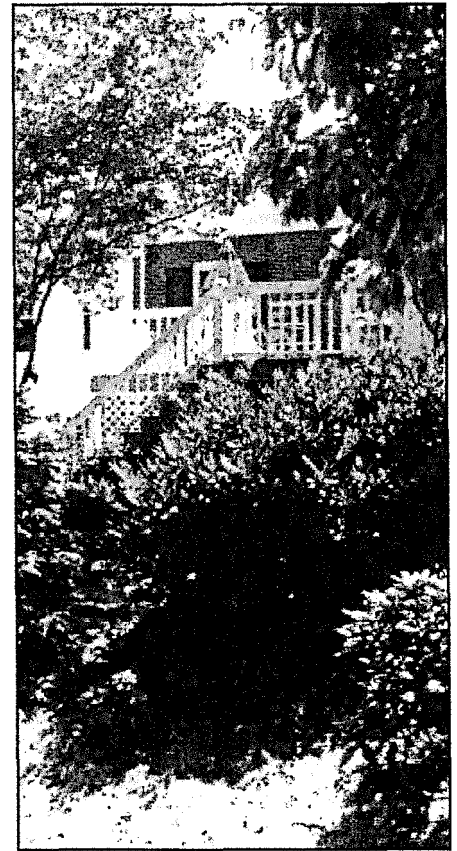
Given the contemporary character of decks, it is a challenge to add them to historic houses in a way that does not compromise the character of the building or site. Designing a compatible deck for a historic house requires careful attention to appropriateness of size, location, finish, and detailing. In terms of size, it is important to keep the size of the deck modest in scale, so it does not overwhelm the historic house or yard. Location is equally critical. A deck that is discreetly located in a back yard, screened from public view, can often be added to a historic property without diminishing its character. It is also important to locate decks so they do not damage or cause the removal of an important site feature, such as a mature tree, back porch, or archaeological feature. In terms of finish, a stained or painted finish that complements the exterior colors of the historic structure is a more compatible selection for a new deck than the uncoated wood finish so common with contemporary decks.

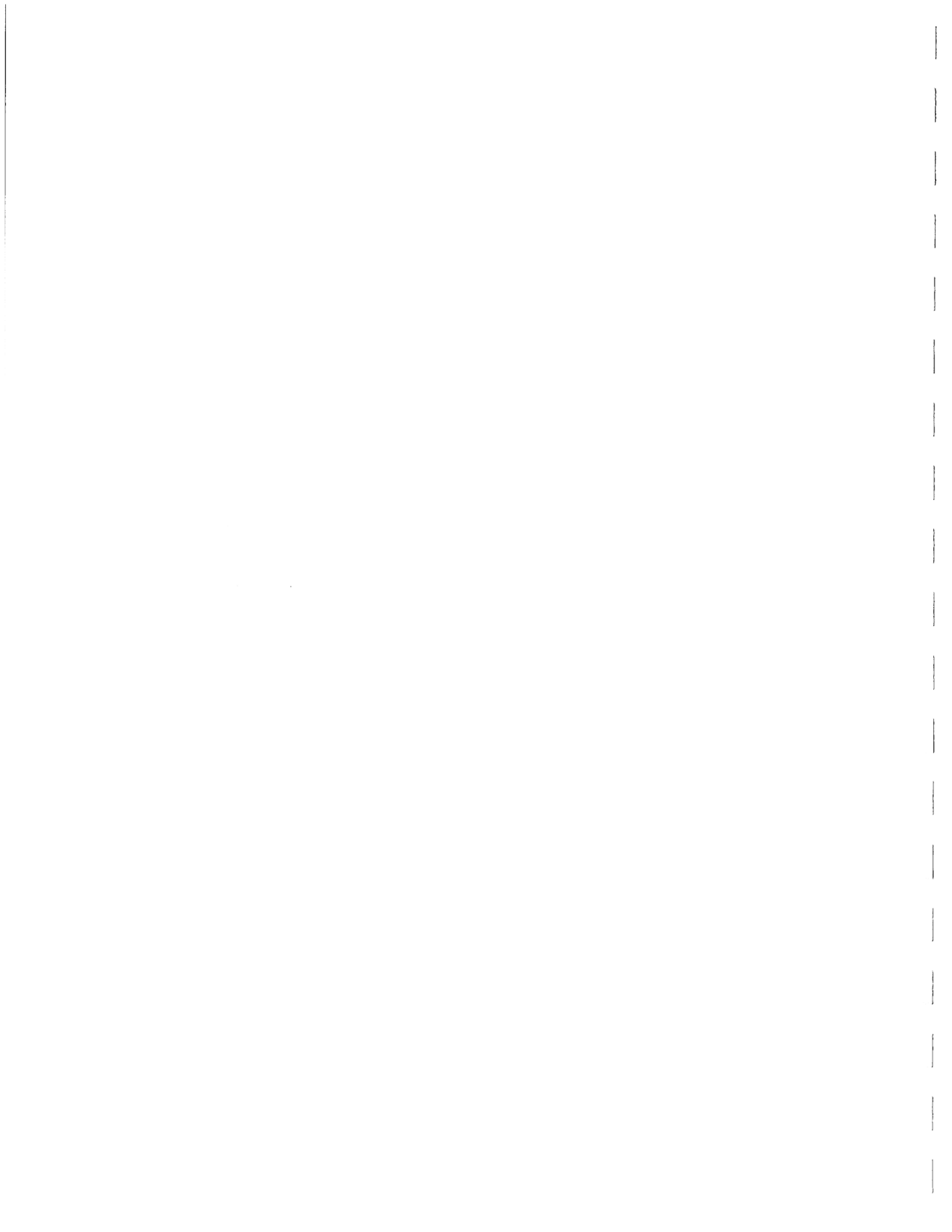
Because decks are contemporary features, it is best to use simple details that are compatible in scale and proportion to the historic house instead of imitating the exterior detailing of the historic house for the rails, steps, and posts of a new deck. Traditional foundation screening techniques, such as shrubbery or lattice work, can soften the exposed framing of decks and visually tie them to the building's foundation.

When physically connecting a new deck to a historic house, it is important to limit any damage or loss to the structure. It is best to inset a deck from a building corner, to minimize the damage to building fabric as well as to diminish its visibility. Ideally, the deck should be constructed to be self-supporting and connected only in a minimal way to the house. Such an approach also provides for the removal of the deck, if so desired in the future, with limited damage or impact on the historic house.

Decks: Guidelines

1. Introduce decks, if needed, in locations that do not compromise the overall historic character of the building, its setting, and significant site features. It is not appropriate to install a deck if it will require the removal of a significant building or site feature, such as a porch or mature tree.
2. Introduce decks in inconspicuous locations that are not visible from the street, typically on the rear elevation and set in from either rear corner. Locate the deck so that it does not damage, obscure, or diminish significant features of a historic building or site.
3. Design decks so that their size does not visually overpower the historic building or substantially change the historic site's overall proportion of built area to unbuilt area.
4. Design and detail decks and their related steps and railings to be compatible with the historic building in terms of materials, scale, proportion, and color. It is not, however, appropriate to imitate details of a historic house for a contemporary deck.
5. Attach decks so that damage to the historic fabric of the building as well as its significant details and features is minimized. Construct decks so they are structurally self-supporting and could be removed in the future with minimal damage to the historic building.
6. Limit damage to significant site features, such as mature trees, by minimizing any site grading or excavation related to the construction decks. Protect the site during construction from damage due to the use of heavy equipment or other construction-related activities.







Relocation or
Demolition

Relocation of Historic Buildings

The moving of a historic building is not a common event; however, it is sometimes considered as a viable alternative to demolition. Generally, the original setting and site features associated with the building contribute a great deal to the significance of the historic property. For example, topography, landscaping, orientation, and setback from the street are all important contextual characteristics of a building's setting. Consequently, relocation can seriously compromise the overall integrity of a historic property and may result in its removal from the National Register of Historic Places. Nonetheless, in situations where the original setting has been drastically altered, where relocation serves the greater public good, or where relocation is the only feasible alternative to demolition, moving a historic building should be given full consideration.

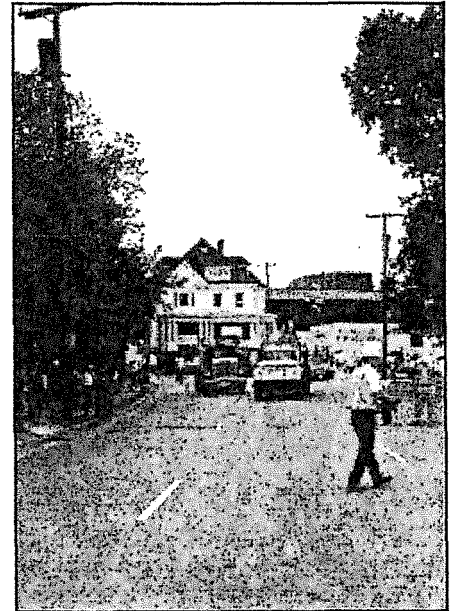
Moving a historic structure is usually a complex and expensive venture. Its success requires an experienced contractor, thorough planning, and coordination with all parties. Local government, public utilities, and adjacent property owners are typically involved. Practical considerations include the condition of the historic building, the protection of the building during and after the move, and the protection of significant site features and adjacent properties during the move.

In reviewing a proposed relocation, the commission will focus their review on the necessity of the move, the impact the relocation will have on the historic district, and the compatibility of the proposed new site. If relocated within a historic district, the proposed new siting of the building must meet the design guidelines for new construction in terms of landscaping, site placement, orientation, and architectural compatibility. Whenever possible, the new site should provide a context similar to the original setting.

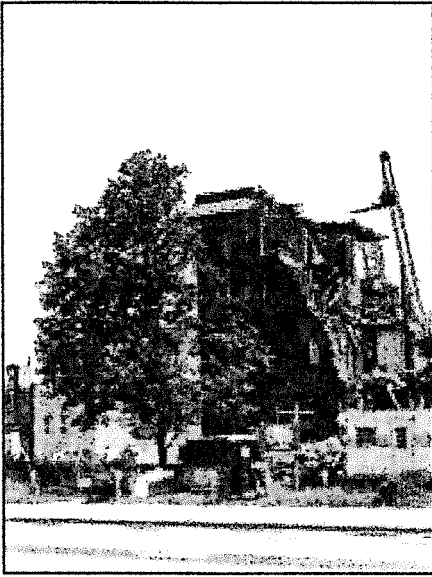
Prior to the relocation, the property owner is responsible for documenting the historic building in its original setting. Photographs, video tapes, sketches, and site plans are all ways a setting can be documented. The HPC will keep these records.

Relocation of Historic Buildings: Guidelines

1. Document the historic building's existing setting prior to relocation through photographs and other graphic means. Submit these records to the commission.
2. Prevent or minimize damage to the historic building during and after relocation by:
 - a) determining its condition prior to the move,
 - b) taking any preventive measures necessary to avoid damage during the move,
 - c) ensuring that the contractor has the expertise and experience to undertake the relocation,
 - d) protect and secure the building from damage due to weather or vandalism during and after the move.
3. Protect significant site features, such as mature trees and archaeological resources, from damage during the relocation.
4. Select a new site for the historic building that is compatible in character with the original site. Consider the compatibility of the new site in terms of the relocated building's original orientation, setback, and spacing from other buildings. Consider the compatibility in terms of the surrounding buildings and, if applicable, district character.
5. Review the proposed site plan to ensure it meets all relevant guidelines.



Demolition of Historic Buildings



Photographs (above and on right page) of the demolition of the Coldwell Hotel in downtown Morganton in 1965.



The Perkins House, one of Morganton's finest examples of Queen Anne Style architecture was threatened with demolition in 1992. The HPC used its authority to delay demolition.

The demolition of a historic building is an irreversible act of destruction. Consequently, the Historic Preservation Commission actively discourages the loss of Morganton's historic properties to demolition and encourages the thorough deliberation and full consideration of all alternatives. In order to ensure that viable alternatives to demolition are fully explored, statewide enabling legislation provides the Historic Preservation Commission with the authority to delay demolition of a historic property for up to one year (365 days). If a commission decides to delay demolition, then it must actively negotiate with the property owner to seek an acceptable solution during the delay period. With the owner, the commission might explore possibilities such as:

- 1) identifying a compatible new use for the historic building
- 2) finding a potential buyer willing to preserve the historic building
- 3) relocating the historic building to a compatible new site.

In seeking a viable alternative to demolition, the commission might also contact local and statewide preservation organizations, private civic groups, public boards and agencies, and any interested citizens for advice and assistance. In all situations, it is particularly important that demolition be firmly discouraged if there is not a proposed new use for the site.

Sometimes a property owner may have allowed a historic building to deteriorate past the point of reasonable repair. This demolition by neglect is strongly discouraged by the commission because it prevents any opportunity to seek alternatives to demolition.

In reviewing a request to demolish a building within a historic district, the commission will also consider the impact of the loss of the building on the overall character of the district. If the commission finds that the building is of little historic or architectural value to the district, then it may waive or reduce the delay period.

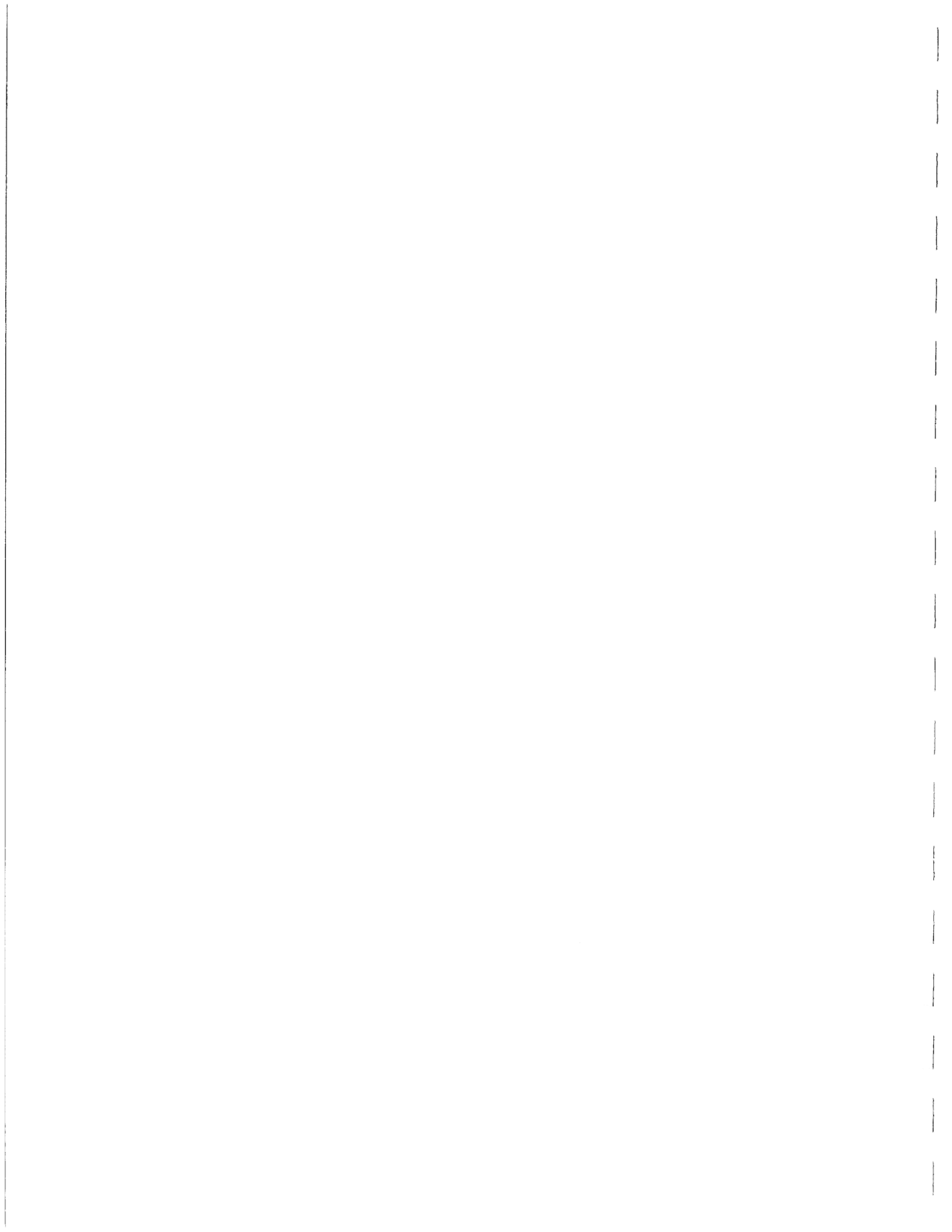
Requests for demolition should include a proposed site plan illustrating the treatment of the site following demolition. At a minimum, the plan should indicate that any below grade openings will be filled, the site cleared of debris, and the site seeded (if new development is not imminent). Also, significant site features, such as mature trees and archaeological resources, should be protected from damage during the demolition.

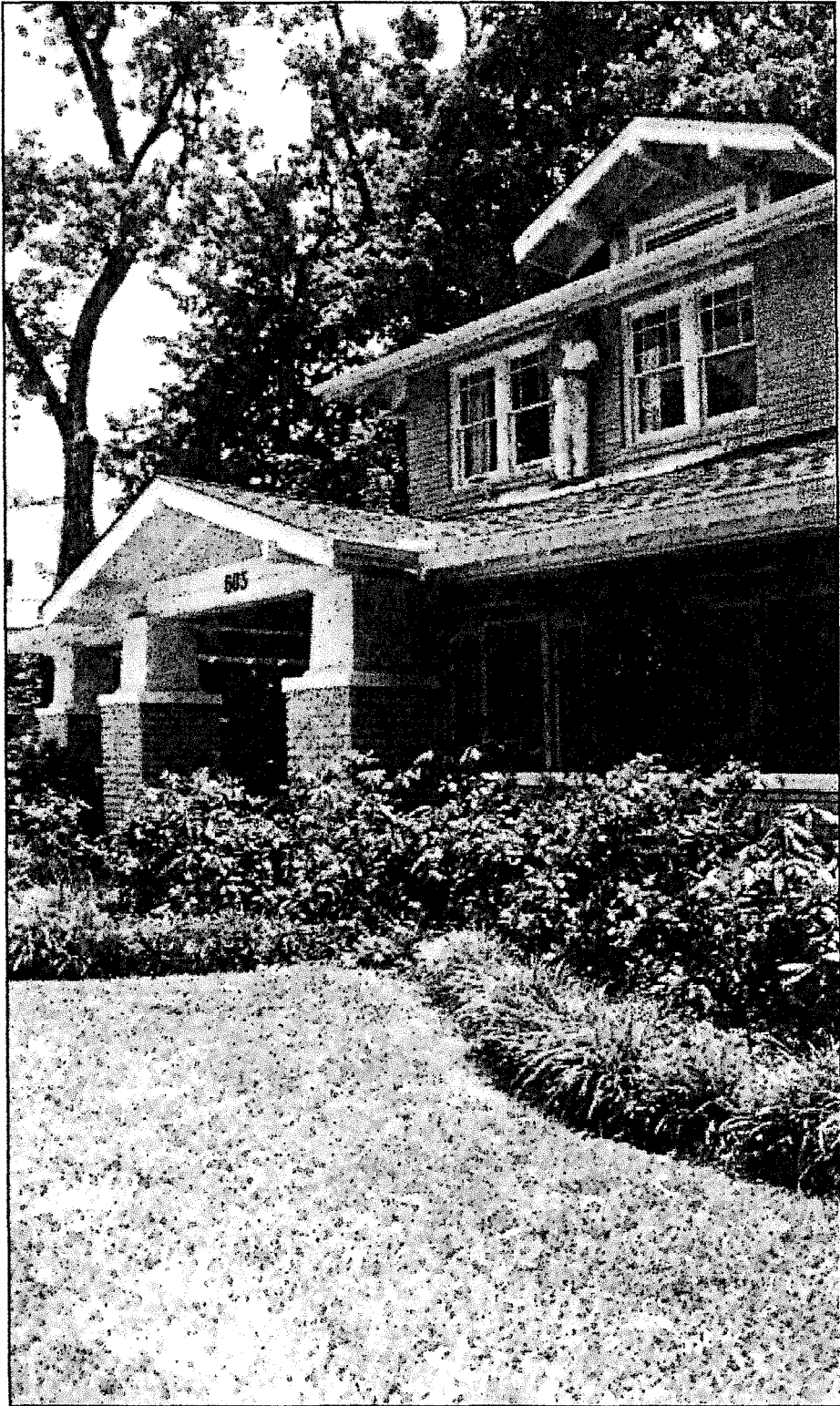
If demolition is inevitable, the commission may require the property owner to document the historic building and its setting through photographs and a site plan. These records will be kept by the commission. Additionally, the property owner is encouraged to salvage reusable architectural features and materials prior to demolition.

Demolition of Historic Buildings: Guidelines

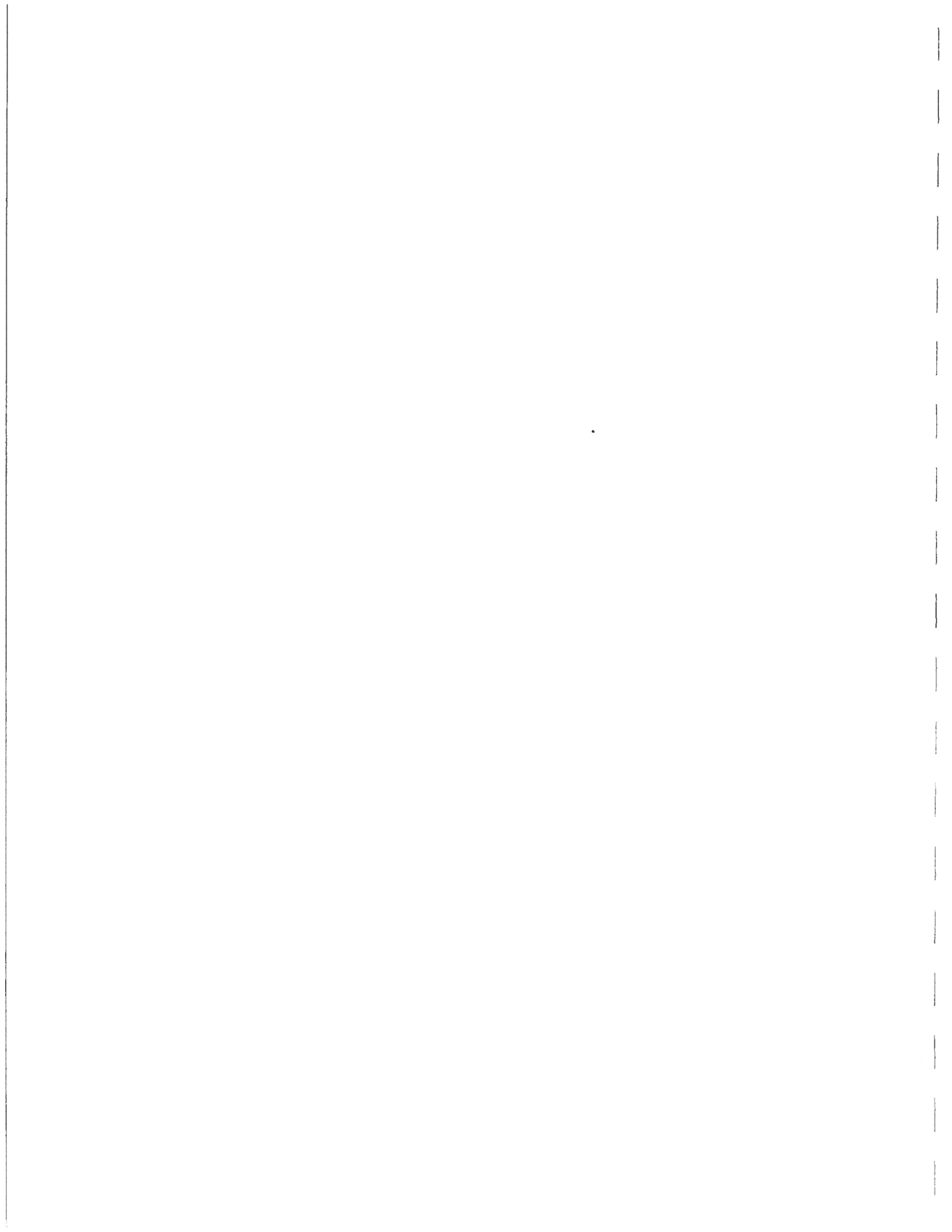
1. Work with the Historic Preservation Commission and any interested parties to find acceptable alternatives to demolition.
2. Document the historic building and its setting through photographs and other graphic means, such as a site plan or other drawings, prior to the demolition. Submit these records to the HPC.
3. Submit to the Historic Preservation Commission, prior to demolition, a post-demolition site plan illustrating the proposed site treatment.
4. Protect significant site features from damage during the demolition.
5. Clear the site of hazards and debris promptly following the demolition.







Appendixes



Resources

Local Resources:

City of Morganton
Community Development Department
201 West Meeting Street -P.O. Box 3448
Morganton, NC 28680-3448

Tel: 828/438-5268

Historic Burke Foundation
P.O.Box 915
Morganton, NC 28680-0915

Tel: 828-437-4104

State Resources:

State Historic Preservation Office
North Carolina Division of Archives and History Western Office
1Village Lane, Suite #3
Asheville, NC 28803

Tel: 828/274-6789

Preservation North Carolina
P.O.Box 27644
Raleigh, NC 27611-7644

Tel: 919/832-3652

National Resources:

Technical Preservation Services
Heritage Preservation Services
Room NC200
National Park Service
1849 C Street, NW
Washington, DC 20240

Office of the Director: 202/208-4621
Office of Public Affairs: 202/208-6843
Preservation Assistance Division: 2020/343-9578

National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036

Tel: 202/588-6000



Suggested References

National Park Service Publications:

The National Park Service publishes an ongoing series of technical briefs, books, and leaflets on appropriate preservation treatments and rehabilitation techniques. A Catalogue of Historic Preservation Publications with ordering information, stock numbers, and prices may be obtained by writing to the National Park Service, Preservation Assistance Division, P.O.Box 37127, Washington, DC 20013-7127. You can also visit Technical Preservation Services and its programs on the internet at <http://www2.cr.nps.gov>.

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Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*. Nashville, Tenn.: American Association for State and Local History, 1981.

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Cotton, J. Randall, and Suzanne Wylie. Editor: Millie M. Barbie. *Historic Burke: An Architectural Sites Inventory of Burke County*. Asheville, N. C.: Biltmore Press, 1987.

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Moss, Roger W. *Century of Color: Exterior Decoration for American Buildings -1820/1920*. Watkins Glen, N. Y.: American Life Foundation, 1981.

and Gail C. Winkler. *Victorian Exterior Decoration: How to Paint Your Nineteenth Century House Historically*. New York, N. Y.: Hemy Holt and Co., 1987.

Old House Journal. The Old House Journal Corp., 435 Ninth Street, Brooklyn, N. Y. 11215.

Phillips, Steven J. *Old-House Dictionary: An Illustrated Guide to American Domestic Architecture (1640-1940)*. Washington, D. C.: Preservation Press, 1992.

Weaver, Martin E. *Conserving Buildings: Guide to Techniques and Materials*. New York, N. Y.: John Wiley & Sons, Inc., 1993.

Architectural Terms



*Example of a bungalow
West Union Street Historic District*



*Example of the Colonial Revival style
The Franklin Pierce Tote House*

Accessory structure-A smaller structure on a building site, often to accommodate storage or equipment. It is detached from, and customarily incidental and subordinate to, the principal building.

Art Deco Style-In the late 1920s and 1930s, the first widely popular architectural style to break with the preceding revivalist tradition. The style is characterized by simplified, streamlined forms and low-relief geometric motifs.

Arts and Craft style-Refers to the detailing of buildings, especially bungalows, in the Craftsman tradition that emphasized the "woodenness" of the construction through elegant, carefully crafted, exposed joinery.

Bungalow-Early twentieth century house or cottage distinguished by its horizontal lines and low pitched roof, often with a prominent front porch.

Cast Iron-Iron that has been shaped by being melted and cast in a mold.

Cladding-Architecturally referring to the material facing or covering the walls of a building, such as clapboards or brick veneer.

Clapboard-Horizontal wooden board, tapered at the top edge and laid so that each one covers a portion of the one below it and in turn is partially covered by the one above it.

Classical Revival Style-Early twentieth century style which combines features of the Ancient, Renaissance, and Colonial Architecture, characterized by imposing buildings with large columned porches.

Colonial Revival Style-Early twentieth century interpretation of architectural forms of the American colonies before the Revolution.

Corbeling-A projection from a masonry wall (or chimney) for functional or decorative effect.

Cornice-any molded projection that crowns or finishes the part to which it is affixed; the exterior trim of a structure at the meeting of the roof and the wall.

Four Square-A popular house form of the early twentieth century characterized by a two story, box-shaped house form with a hipped roof.

Greek Revival-Mid-nineteenth century revival of forms and ornament of architecture of ancient Greece.

Paint film-A layer or coating of paint adhered to a surface.

Picket fence-A fence constructed of upright stakes spaced apart, usually constructed of wood.

Preservation-To sustain the existing form, integrity, and material of a building or structure and the existing form and vegetation of a site.

Proportion-In architecture, can refer to the ratio of width to height of an object. For example, if a building front is taller than it is wide, it has a vertical proportion.

Queen Anne Style-A Victorian architectural style characterized by complex roofs, vertical proportions, elaborate ornamentation, and projecting wall elements, such as towers, turrets, and bays.

Rehabilitation-To return a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features which are significant to its historical, architectural, and cultural values.

Repoint-To remove old mortar from courses of masonry and replace it with new mortar.

Restoration-To accurately recover the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work and/or by the replacement of missing earlier work.

Retaining wall-A wall built to support or retain a bank of earth or water.

Sash-The framework in which panes of glass are set in a window or door, usually moveable.

Scale-Architecturally refers to the size of construction elements in compared to the size of a human being.

Second Empire Style-Popular 1860s and 1870s style based on seventeenth century French architecture, characterized by heavy ornament and high mansard roofs with dormer windows.

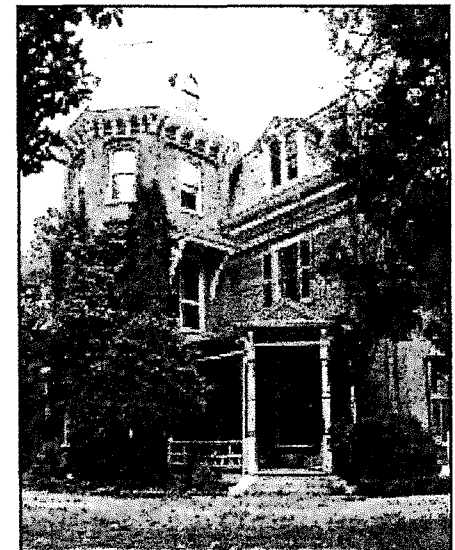
Setback-The distance that a building is placed from the front edge of its lot.

Victorian-Characteristic of the time of Queen Victoria, who reigned over the British Empire from 1837-1901.

Wrought Iron-iron that is rolled or hammered into shape, never melted.

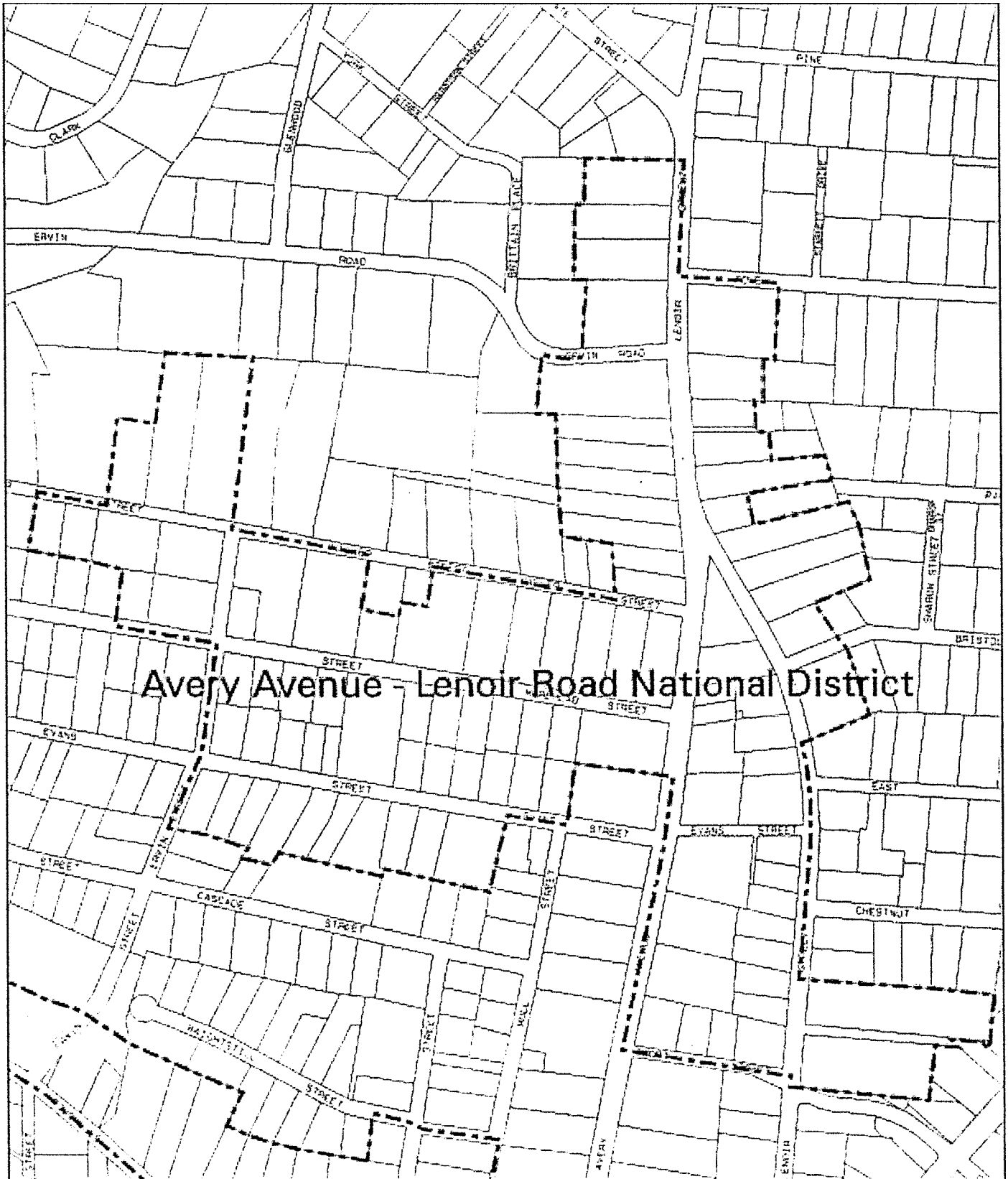


*Example of the Queen Anne style
The Frizard House*

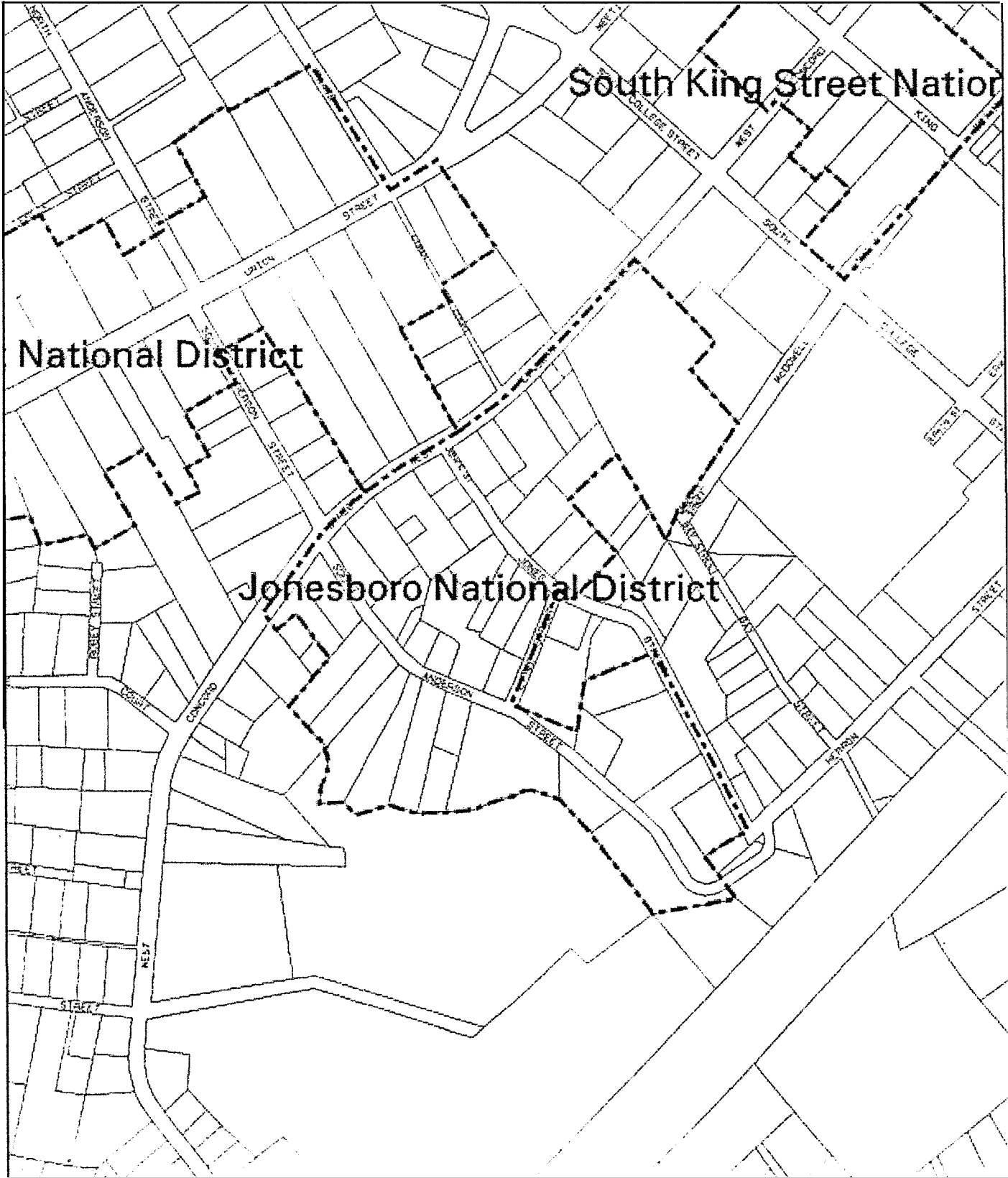


*Example of the Second Empire style
The Cedars*

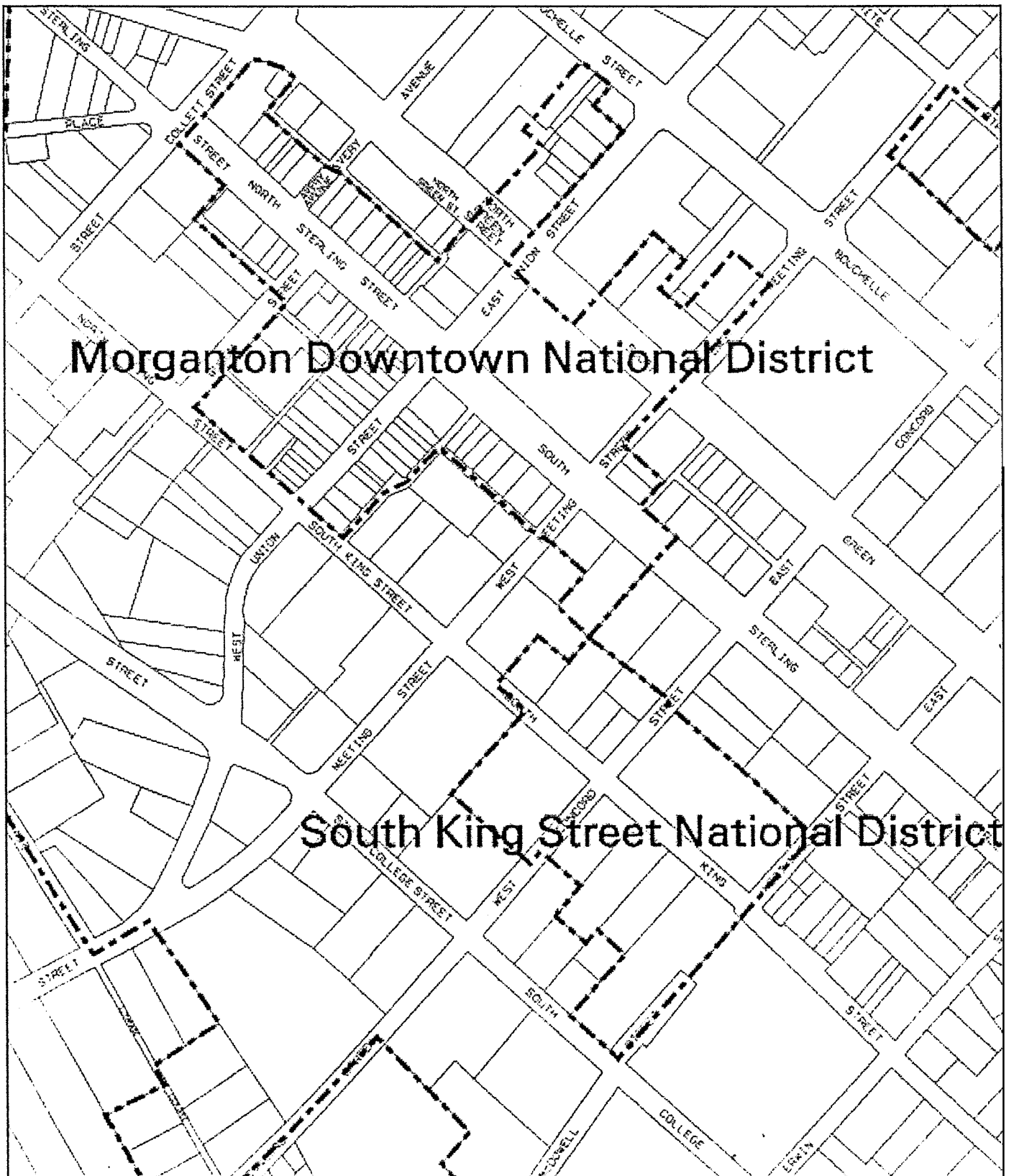
Maps of the Historic Districts: Avery Avenue



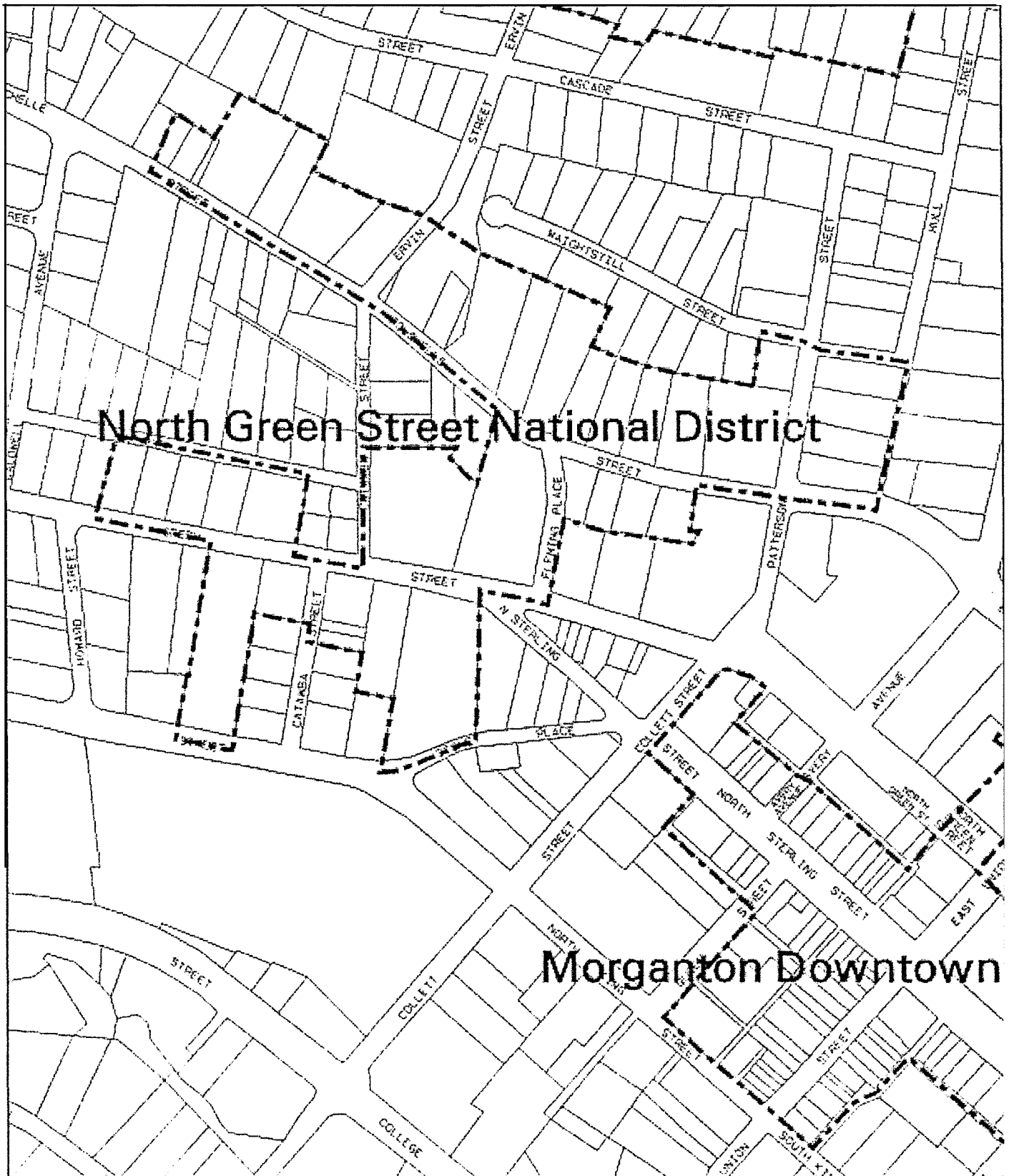
Maps of the Historic Districts: Jonesboro



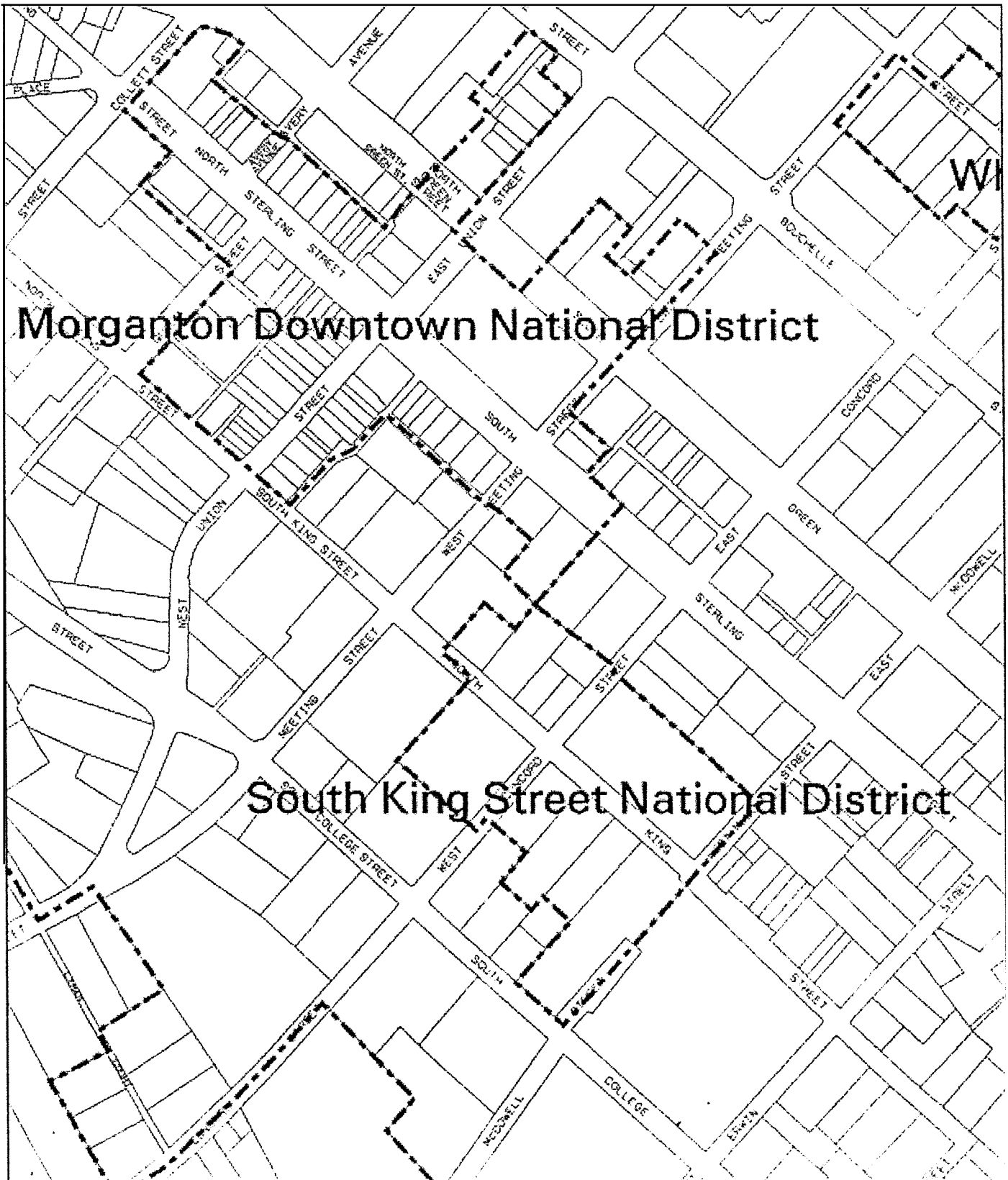
Maps of the Historic Districts: Morganton Downtown



Maps of the Historic Districts: North Green St. - Bouchelle St.



Maps of the Historic Districts: South King Street



Maps of the Historic Districts: West Union Street

