

Biltmore Village Historic District Design Guidelines
Book 2 – Rehabilitation of Existing Buildings

General Guidelines for Rehabilitation

Rehabilitation of “Commercial Type” Buildings

Rehabilitation of “Cottage Type” Buildings

Rehabilitation of Existing Auto-oriented Commercial Buildings

Rehabilitation of Landmark Buildings

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General Rehabilitation Guidelines

General Preservation Policy: Preservation of character-defining elements of historic buildings is a top priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation therefore should be used for restoration work whenever possible. Where original documentation is not available, interpretations of similar elements that occurred in the Village may be used. These are defined in the Guidelines that follow and are used for both “historic” and “non-historic.”

1. Respect the original design character of the building.
 - Analyze the building and block to determine which elements are essential to its character.
 - Avoid inappropriate theme designs or false appearances of age.

Policy: Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

2. New uses that require the least change to existing structures are encouraged.
 - HRC does not review building use in terms of zoning approval; however, it will consider the impact the proposed use will have on the exterior appearance of the historic structure.

Policy: Original materials and details that contribute to the historic significance of the structure are qualities that should be preserved whenever feasible. Rehabilitation work should not destroy the distinguishing character of the property or its environment.

3. Avoid removing or altering any historic material or significant architecture features, i.e. porches, window trim and chimneys, overall building form, roof shape, pebbledash finish.

Policy: Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity.

4. Protect and maintain existing significant stylistic elements.
 - Protection includes the maintenance of historic material through treatments such as rust removal, caulking, and re-painting.
5. Use approved procedures for cleaning, refinishing, and repairing historic materials.

Policy: Deteriorated architectural features should be repaired rather than replaced, wherever possible.

6. Minimize intervention with historic elements.

- Patch, piece, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods.
7. The replacement of missing portions of an element may be included in repair activities.
 - Match in original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original.

Policy: In the event replacement is necessary, the new material should match that being replaced in design, color, texture, and other visual qualities.

8. When disassembly of an historic element is necessary for its rehab, use methods that minimize damage to the original materials and reassemble in their original configuration.
9. Replacement of missing architectural elements should be based on accurate duplications of pictorial or physical evidence of original features.
10. Use materials similar to those employed historically where feasible. Alternate materials may be used if they should match the original appearance.
11. Where reconstruction of an element is impossible because lack of historical evidence, then a new design that is related to the building in general size, style, scale and material may be considered.

Policy: Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the buildings and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

12. Preserve older alterations that have achieved historic significance in themselves.
13. More recent alterations (1940 and after) that are not historically significant may be removed.
14. Develop the rear entrance for shared public and service access where they face parking lots.
 - Use materials and colors that coordinate with the main façade, so customers will learn to recognize both entrances as related to the same business.
 - Use a smaller version of the main sign to identify this entrance.
15. Avoid concealing original building materials (brick, stucco) when improving rear entrances.

Policy: The visual impact of mechanical and electrical equipment should be minimized.

16. Screen service equipment and trash containers from public view by using partitions, vertical/horizontal lattice screen, or a hedge.
17. Minimize the visual impact of mechanical and electrical equipment by screening with fences or hedges and placing units where they are least visible from the public right-of-way.
 - No window mounted air conditioning units should be visible from the street.

Rehabilitation of "Commercial Type" Buildings

Policy: The traditional "storefront" image should be preserved at the street level. This will help to preserve the historic character of these buildings and to promote a pedestrian-oriented business environment.

18. Maintain the large display windows that are characteristic of the original commercial

buildings.

- Keep the original size and shape of the storefront opening.
 - Where feasible, align the top of the display glass with others in the block. This line helps to reinforce the visual harmony of the Commercial Core Area.
19. Maintain the line of the storefront at the sidewalk edge to define the pedestrian zone.
- If the original storefront is missing, replace it at this alignment.
20. Bay windows are not typical of the Biltmore Village Core Area, and therefore should be used with caution.
- Use only the type of bay windows found historically in the Village.
21. Window frames should have a painted or bronzed finish; unpainted wood or unfinished metal are inappropriate.
22. Preserve the transom (clerestory) where it exists.
- Use glass if possible. The purpose is to maintain the alignment of your storefront with others in the block and is a good source of light for the interior.
 - The clerestory may also be used as sign space or a decorative panel.
 - Retain the shape and proportions of the original opening.
23. Preserve the original size and shape of the original upper story windows.
- Second floor windows are smaller, and vertically proportioned. Preserved this distinction between first and second floor windows.
 - If awnings are used on upper story windows they must match those on the first floor, in style and color.
 - Shutters are inappropriate on commercial type structures.
24. Maintain recessed entries where they exist. These provide shelter for customers and clearly define the entrance. Doors with large areas of glass are encouraged.
- Policy: Roof lines should reinforce the original character of the Village Core.
25. Preserve the original roof forms (parapet, hipped, gabled, dormers) where they contribute to the historic character of the building.
- Fake mansard and shed roofs are inappropriate.
 - Preserve dormers where they exist.
26. Maintain original roof materials (tiles are typical of Hunt's design, shingles are typical for Smith's designs) where they are visible to the street.
- Asphalt shingles are appropriate substitutes if a muted red color is used (in compliance with the intent of early deed restrictions).
27. Consider using fabric awnings to provide weather protection and create interest.
- The awning should fit the dimensions of the storefront opening and should not obscure ornamental details.
 - Mount the top edge of awning to top of transom or between the transom and display window. This will strengthen the visual continuity of storefronts.
 - Should be color coordinated with building colors, using matte finishes.
 - They may be fixed or operable.
 - Internal illumination is inappropriate.
 - Flat-roofed canopies may be appropriate, where there is historic precedence.
 - Metal slats or wood shingle are inappropriate.
28. Whenever feasible, uncover original façade materials. Plain front commercial buildings might be simple fronts or cover-ups on older buildings. Where there is a

simple front, reinforce a simple design by using three basic elements: a unified paint scheme, an awning, and a sign. Also see Book 3: New Construction.

29. If uncovering is not feasible, develop a new design that will reinforce the generic characteristics of the other buildings in the block.
 - Develop a simple design using these three basic elements: a unified paint scheme, and awning and a sign.
 - In either case, align design elements with neighboring structures, and seek to repeat patterns of window shapes, trim and roof forms where feasible.
 - If the project is so extensive as to be almost entirely a new façade, refer to the New Construction Guidelines in Book 3.

Rehabilitation of “Cottage Type” Buildings

Policy: Smith buildings should be respected, with regard to original character, but some (limited) flexibility should be considered to accommodate new uses.

30. Maintain the original pebbledash or roughcast finish.
 - When repairs are necessary, maintain the typical texture. For technical assistance, see the HRC.
 - Alternate materials may be used if they are visually similar in texture and finish, and have the same composition and strength to the original.
 - Patching original roughcast finish with substitute materials is inappropriate where differences in expansion and contraction will result in cracking.
31. Maintain historic trim and ornament.
 - Where original trim or ornament is missing, replace to match original material, proportion, and design.
 - Original historic drawings are available for viewing at the HRC offices.

Policy: Roof forms should reinforce the original village character.

32. Preserve gabled and gambrel roofs at the original pitch.
33. Preserve the character of original roofing materials.
 - Maintain historic roofing materials where they survive.
 - When replacement of roofing is necessary, use smooth wood or asphalt shingles of a muted red color.
34. Where they are used, gutters should complement trim and molding.
 - Simple, half-round gutters are recommended where decorative molding exists.
 - Ornamental gutters are considered where fascia trim is plain.
 - Paint gutters the same as trim color.
35. Maintain the historic window proportions.
 - Most windows have a vertical emphasis.
 - Avoid enlarging window openings.
 - Reflective glass is inappropriate.
36. If used, storm windows should not obscure original window proportions.
 - Consider mounting on the interior.
 - Exterior-mounted storm windows should match window dimensions and have a painted finish.
37. Bay windows may be considered only if their installation does not require removal of original windows or trim.

- If used, bay windows must match the original Smith design.
38. Consider using fabric awnings with a coordinated color to shade windows and create interest.
- Only fabric awnings are appropriate.
 - The width of the awning should match the window opening.
39. Maintain the residential character of the building entrances.
- Preserve stair railings, open porches, walkways, and stairs.
 - If storm doors are used, they should be large plate glass doors with minimal frames to match primary door color.
 - Stairs to front entrances should be constructed of wood or brick.

Rehabilitation of Existing Auto-oriented Commercial Buildings

40. Establish or maintain a yard image in front of buildings where feasible by providing landscaping in the interior of parking lots.

Policy: Building materials of auto-oriented businesses should relate to the historic Village materials.

41. Use red brick or stucco/pebbledash as the predominant façade materials in renovations.

Policy: Historically, parking was planned to be placed behind buildings and was therefore visually subordinate to the Village/lawn character. Therefore the visual impact of cars today should be minimized.

42. Locate parking lots to the side or rear of buildings where feasible.

43. Develop shared lots and driveways among lots where feasible

- This will help to minimize the number curb cuts and pedestrian crossing conflicts.
- Buffer edges with landscaping.
- See also Book 1: Site Design Guidelines.

44. Roofs may be flat or gabled, and should be of the same color, proportions/slopes of those used historically.

45. Window proportions should match those used historically.

- Vertically proportioned windows should be used. These may be grouped in sets.
- See also Guidelines for Signs, Book 1.

46. Adaptations of historic details are encouraged in the rehabilitation of auto-oriented commercial buildings.

- Consider brick quoins at building corners.
- Consider using wood “strap-work” to trim windows and delineate horizontal elements.

Rehabilitation of Landmark Buildings

Policy: Buildings on special landmark sites should have special review.

Policy: These buildings should be restored to their original character, and treated as “landmarks.”

47. If alterations have occurred to a landmark building, every attempt should be made to restore the building to its original state.

- Consult original drawings available for viewing from the HRC.

- Use historic evidence for reconstruction information.
 - Following approved technical maintenance procedures is especially important for Landmark structures. See HRC.
48. Emphasis is placed on site furniture be in keeping with the historic style; preserving original materials; parking should be reserved for secondary facades; locating utility cabinets and service areas away from the view of primary facades; painting using colors evident from an original color scheme; locating signs in historic position or free-standing.

General Technical Rehabilitation Guidelines

Policy: Technical maintenance procedures should be employed for all historic building materials that will extend their life.

1. Protect wood trim with a continuous coat of paint with approved colors.
2. Preserve wood features that are important in defining the overall historic character of the building. Examples are siding cornices, brackets, windows and door frames.
3. Protect wood features from deterioration by using proper drainage, where feasible, to minimize rot.
4. Repair wood features by patching, piecing-in, consolidating or otherwise reinforcing the wood. Avoid removal of damaged wood that can be repaired. Synthetic consolidating agents may be used.
5. Leave masonry unpainted where feasible. If masonry is painted, avoid paint removal with harsh methods, instead re-painting is recommended.
6. Preserve masonry features that define the overall historic character of the building, i.e. walls, foundations, quoins and steps. Avoid rebuilding large portions of the exterior masonry walls that could be repaired.
7. Preserve the original mortar joint and brick unit size, the tooling and bonding patterns, coatings and color where feasible.
8. Repoint mortar joints where there is evidence of deterioration. Duplicate the old mortar in strength, composition, color, texture, width and profile.
9. Protect masonry from water deterioration by providing proper drainage.
10. Clean masonry with the gentlest methods possible, and only when necessary to remove heavy soiling.
11. Preserve the original stucco finishes and avoid abrasive cleaning methods.
12. Always prepare a good substrate and use compatible paints.
13. Preserve architectural metal features that contribute to the overall historic character of the building, i.e. columns, storefronts, and some decorative trim.
14. Preserve architectural metal features that contribute to the overall historic character of the building by protecting metals from corrosion, using gentlest cleaning methods, and repairing by patching, splicing, or otherwise reinforce the original metal whenever possible.
15. Avoid combining dissimilar metals that may react electrolytically and thereby deteriorate.
16. It is a myth that installing thermal glass should be a priority. Generally, the problem is that older glass has dried and shrunken glazing compound around it, which allows air to leak through. The best strategy is to reglaze existing glass. You may also consider installing storm windows. Be certain that the frame styles of the storm

windows match those of the original window. Follow these steps first: Reglaze all loose glass; weatherstrip doors and windows; install destratification fans to circulate air; install insulation in the attic; consider installing insulation in the crawl space or basement.