

Biltmore Village Historic District Design Guidelines
Book 3 – New Construction and Additions

Reconstructing an Historic Building

Designing in the Historic Style of Biltmore Village

New Construction in “Contemporary Styles”

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Special Note: Applicants for Certificates of Appropriateness for new construction and their architects are strongly urged to meet with staff of the Historic Resources Commission (HRC) in the earliest stage of the design process. Inappropriate designs or development decisions can waste time and money.

Reconstructing an Historic Building

1. Where adequate documentation exists, exterior designs of original Hunt/Smith buildings may be reconstructed.
 - Interior designs need not to be reproduced in order to accommodate new functional requirements.
 - Photographs and drawings must provide a sufficient level of detail to accurately determine materials, their scale and quality of finish as well as overall design character.
 - Reconstruction of a cottage not designed by Hunt or Smith, or otherwise designated as a historic structure is not appropriate.
2. Identify the building as a reconstruction with a marker attached to the exterior; this will aid visitors in interpreting the history and development of the Village.
3. Follow original documentation (photographs and/or drawings) in establishing the historic characteristics for detail of materials, dimensions, scale, quality of finish and overall design character.
 - Minor deviations from original drawings are allowed if the design change is in keeping with the original character of the building.
 - A "magnified" version of the original cottage is inappropriate.
4. When reconstructing a building, follow the original site plan as much as is feasible.
 - Locating a new cottage on the original site is not required, but must be sited in a similar sub-area, i.e., a commercial type structure may not be located in a cottage area, and vice versa.
5. Align the building with the historic set-backs of the sub-area.
 - Maintain the historic orientation of the main entrance to the street.
 - See also Guidelines for Site Design, Book 1
6. Re-establish the historic character by using historic building materials; new materials may be used if the appearance is similar to historic materials.
 - Paint all wood trim using colors from the Biltmore Village Color Palette. Rough sawn or unpainted wood is inappropriate.
7. When reconstructing wood trim and frames, match the historic dimensions.

Designing in the Historic Style of Biltmore Village

Policy: Building in the style or manner of Hunt and Smith within the historic core is encouraged. A range of flexibility within the vocabulary of these styles is appropriate so long as the result is similar in character to those designed historically. Although the overall character for the entire Village was established early in its history and many buildings were designed and a number were built, vacant sites remained where later development was anticipated. The style for development was, however, clearly established by the earlier constructions. Even though specific designs for many sites were not developed or do not survive, it is clear that the intent was to build out the Village in a consistent style. As a result, development of new buildings in the historic styles can help to complete the original master plan for the Village.

8. When developing designs in the historic styles, refer to historic documentation of other buildings in the Village to identify elements that may be used.
9. Identify the construction date of the new building with a marker attached to the exterior.
10. Align the building with the historic setback of the appropriate sub-area:
 - Cottage area is 10 feet.
 - Commercial core is 0 feet.
 - Multi-use area is 10 feet (from the inside sidewalk line).
11. Orient the building with the main entrance facing the street.
12. Define the entrance with an appropriate feature of the sub-area, such as a porch or inset door.
13. Match the form, mass and scale of historic buildings in appropriate sub-areas, height should not exceed 30 feet on the primary facades.
14. Use the basic rectangular form for all buildings, but cottages should be modulated with extensions, wings, and porches.
15. Use roof forms that match those used historically in the sub-area.
 - Cottages have gabled, hipped and/or gambrel roof forms, modulated with dormers.
 - Flat roofs should not exceed 25% of the primary facade, and should be screened with a parapet.
16. Use building materials that are similar to those used historically for all major surfaces.
 - Exterior walls should be pebbledash or roughcast stucco.
 - Roof materials should be red asphalt or clay tile shingles.
 - New materials may be used if the appearance is similar to that of the historic materials.
17. Ornament and trim should be applied in a manner similar to that used originally.
 - Cottages use flat wood strap-work.
 - Commercial structures use contrasting masonry.
18. When constructing wood trim and frames, match the historic dimensions.
 - Wood trim and frames should match historic dimensions.
 - Unpainted wood or shiny metal is inappropriate.
19. In the cottage and multi-use areas, define major entrances with porches.
20. In the Village core, define entrances by recessing them from the primary façade.
 - Provide awnings or canopies.
21. Door frames shall have a painted or anodized finish.
22. Use window sizes, scale and proportions identical to historic designs.
 - Standard window dimensions were 2 feet-9-inches x 5 feet-0 inches.
 - Create large surfaces of glass by combining several standard windows in a row.
 - Wood sashes are encouraged.

New Construction in “Contemporary Styles”

Policy: In general, contemporary styles should be harmonious in form, material and scale with the Village character. Design of ornament and trim and other details is more flexible in this category of design.

23. Align the façade of the building with the historic set-backs of the sub-area:
 - Cottage area is 10 feet.
 - Commercial core is 0 feet.
 - Multi-use area is 10 feet (from the inside sidewalk line).
24. Develop primary facades to pedestrian-friendly at the sidewalk level by providing display windows, decorative wall surfaces and plantings.
25. Match the form, mass and scale of historic buildings in appropriate sub-areas.
 - Height should not exceed 30 feet on the primary facades.
 - Where new facades will be wider than those found traditionally, subdivide the surface into portions by varying set-backs, roof forms and materials.
26. Use building forms that match those used historically.
 - Use the basic rectangular form for all buildings but cottages should be modulated with extensions, wings, and porches.
 - Sloped roofs are encouraged in all areas, except the Commercial Core.
 - Flat parapets are encouraged for primary facades in the Commercial Core.
27. Use roof forms that match those used historically in the sub-area.
 - Cottages have gabled, hipped and/or gambrel roof forms, modulated with dormers.
 - Flat roofs should not exceed 25% of the primary facade, and should be screened with a parapet.
28. Use building materials that are similar to those used historically for all major surfaces.
 - Exterior walls should be pebbledash or roughcast stucco, or brick.
 - Roof materials should be red asphalt or clay tile shingles.
 - New materials may be used if the appearance is similar to that of the historic materials.
 - All wood and metal should have a painted or anodized finish.
29. Orient the building with the main entrance facing the street.
30. In the cottage and multi-use areas, define major entrances with porches.
31. In the core, define by recessing the entrance from the primary façade.
32. Door frames should have a painted or anodized finish.
33. Use of window sizes and proportions similar to historic design is encouraged.
 - Use window sizes, scale and proportions identical to historic designs.
 - Standard window dimensions were 2 feet-9-inches x 5 feet-0 inches.
 - Create large surfaces of glass by combining several standard windows in a row.
 - Wood sashes are encouraged.

Relocation of Historic Buildings

Buildings have been relocated in the Village in the past, even early in its history as well as more recently. Although preservation of a structure on its original site is preferred, relocation is a part of the Village’s heritage, and the Commission recognizes this as an option for preservation. The HRC may consider approving the relocation of an historic structure, provided the following criteria are met:

34. Adequate assurance for the preservation of the original building must be provided.
35. Designs for the development of the original site will be reviewed at the appropriate time.

36. Evidence is needed that an approved project will be executed on the original site by provided.
 - Adequate evidence may include completed construction documents and financial assurance.
37. Relocate the structure in a context similar to its historic location.
 - The site must be within Biltmore Village.
 - The site must be in a sub-area that is similar to the original context.
38. Align the building with the historic side yard setbacks characteristic of the sub-area:
 - Cottage area is 10 feet.
 - Commercial core is 0 feet.
 - Multi-use area is 10 feet (from the inside sidewalk line).
39. Orient the building entrance with the main entrance facing the street.

Additions to Existing Buildings

Policy: For additions to historic buildings, the design should match the historic style of the original building where feasible.

Policy: Additions to existing buildings should be compatible with the size, scale, color, material, and character of the building, and its environment. Additions include porches and bay windows, as well as entire wings or rooms.

Policy: Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building.

40. Avoid new additions or alterations that would hinder the ability to interpret the design character of the historic period of Biltmore Village.
 - Alterations that imply an earlier period than that of the buildings are inappropriate
 - Alterations that imply an inaccurate variation on the historic style is inappropriate.
- Policy: Additions should be positioned so they do not negatively impact significant facades or features.
41. When locating additions to historic buildings, maintain the pattern created by the repetition of similar building fronts.
 - Additions should be setback from the front façade so not to alter the historic rhythm of building fronts.
 42. Locate additions so not to obscure or damage significant ornament or detail.
 - Place the addition to the side or rear.
 - Avoid impacts to special moldings, decorative windows or dormers.
 43. Use materials that are compatible with the original building.
 - Roof materials with a muted red color.
 - Stucco-like finishes are appropriate for most additions outside the Commercial Core.