BILTMORE VILLAGE HISTORIC DISTRICT DESIGN GUIDELINES

BOOK 2
DESIGN GUIDELINES FOR REHABILITATION OF EXISTING BUILDINGS IN BILTMORE VILLAGE

Historic Resources Commission
Asheville, North Carolina

October 1, 1988

CREDITS

The development of these guidelines has been a project of the Historic Resources Commission of Asheville and Buncombe County, Doug Swaim, Director.

Steering Committee:

Bill Bell
M. G. Bitter
John Cram
Bob Gray
Dick and Susan Gray
Robert Griffin
Richard King
Frank and Marjory Martin
Dr. William Mynatt
Duffy Reints
Arch Wood
Robert York

Support for Publication of the Guidelines:

The HRC gratefully acknowledges the generous contributions of the following individuals and businesses, which have made possible the publication of these guidelines:
The Baggie Goose
Bell's Traditionals, Ltd.
Biltmore Village Historic Museum Commission
B. Taylor
Mr. & Mrs. William A. V. Cecil
Mr. & Mrs. George Cecil
Fireside Antiques and Interiors
R. S. Griffin, Architect
Mudpies
New Morning Gallery
The Shop of John Simmons
Dr. William A. Mynatt

Other Support:

Funding for the development of the guidelines was provided by the Asheville City Council and by the NC Division of Archives and History, through a grant from the National Park Service, U. S. Department of the Interior.

Consultant:

Noré V. Winter
Urban Design and Historic Preservation
475 Poplar Avenue
Boulder, Colorado 80302

303-442-5822

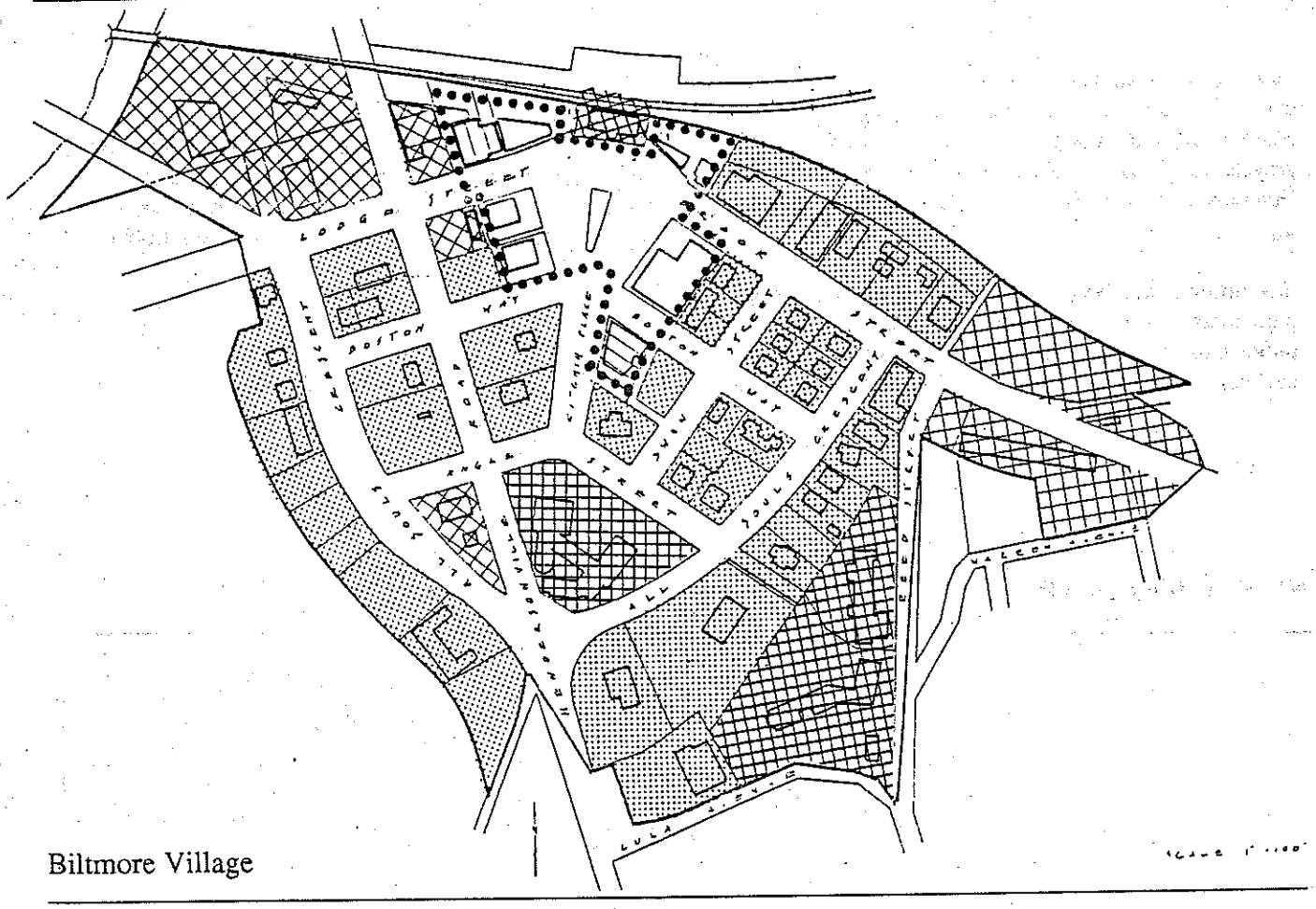
Illustrations:

Special appreciation is expressed to the Biltmore Estate for assistance in researching historic photographs and architectural drawings. Historic drawings published in these books are by Richard Sharp Smith, except where noted, courtsey of the Historic Resources Commission. Historic post cards are courtesy of Robert Griffin, Architect.

Map Orientation:

It is normal convention to orient all maps with North placed at the top of the page. However, several early maps of Biltmore Village were drawn in the opposite orientation. To preserve original wording on these maps, they are presented in their original configuration.

THE SUB-AREAS OF BILTMORE VILLAGE



Biltmore Village

INSTITUTIONAL AREAS

MIXED USE AREAS

COMMERCIAL CORE

COTTAGE AREAS

PREFACE

This booklet contains specific guidelines for **rehabilitation** of existing buildings in the Biltmore Village Historic District, and should be used as a guide in all rehabilitation projects that involve work that will be visible to the public. Guidelines apply to both historic and non-historic buildings.

In addition to this booklet, there are two other guidelines publications: Book 1 provides a **general introduction and policies** for the district as well guidelines for **site design and signs**. That book should be consulted in conjunction with this one on rehabilitation .

The third booklet, Book 3, provides principles for **new construction**, including major additions to existing buildings. If your project includes an addition, you should also refer to the appropriate chapter in the third booklet.

WHICH BOOKS APPLY:

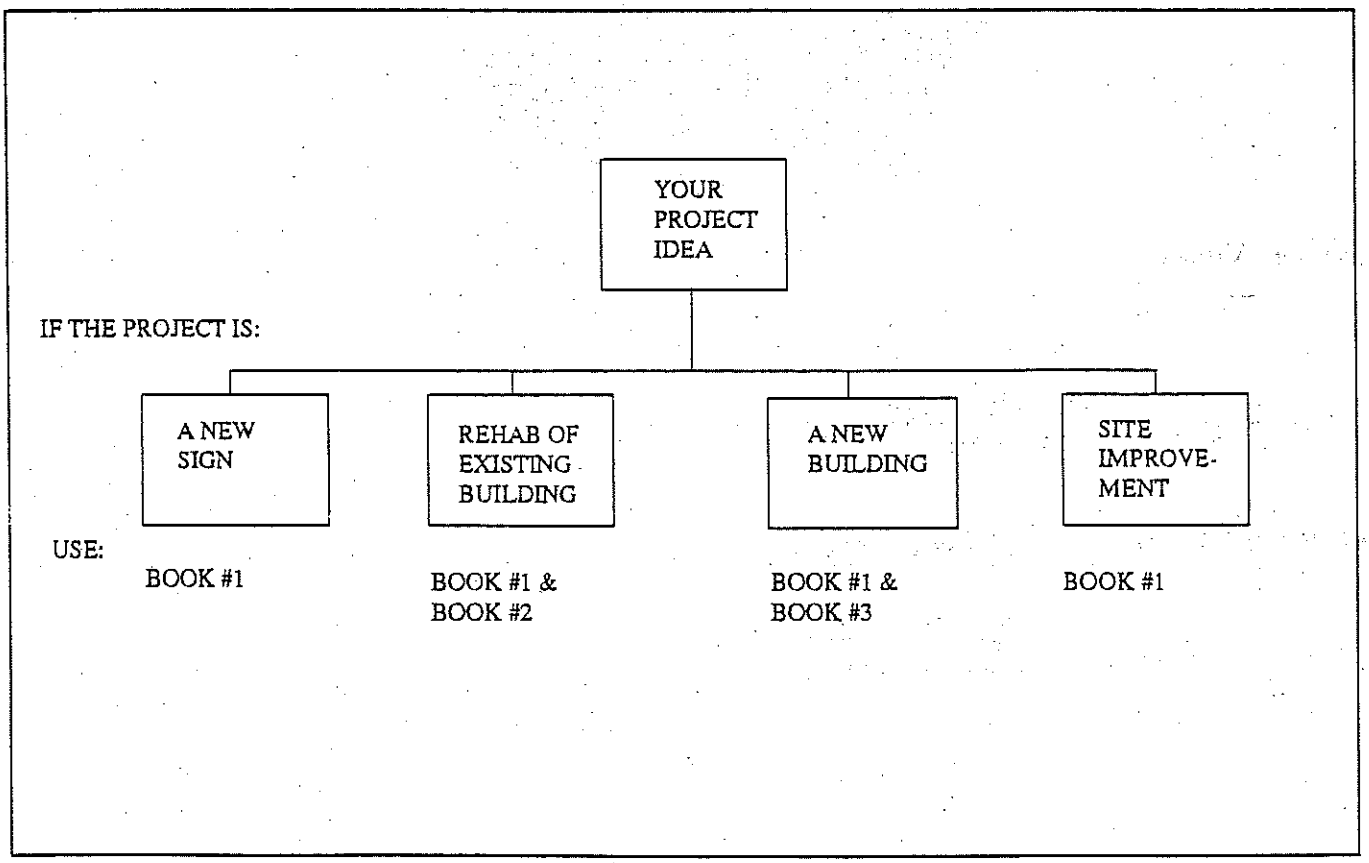


TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION TO DESIGN REVIEW IN BILTMORE VILLAGE

CHAPTER 1: INTRODUCTION TO DESIGN REVIEW IN BILTMORE VILLAGE

SCOPE OF THE GUIDELINES

All exterior changes, including renovation and new construction, are subject to design review in the Biltmore Village Historic District. This includes any work requiring a building permit as well as any exterior painting, sign alteration, landscape work, building illumination, or any minor maintenance and repair items that may change the physical character of the exterior of a building or portions of its site that are visible from a public way.

The guidelines for rehabilitation provide design principles for historic structures and also for buildings that are not designated as having historic value. (These are called "non-contributing buildings"). Professional surveyors determined the historic significance for each building in a building-by-building analysis, and the results of this evaluation are on file with the Historic Resources Commission. You should refer to this information in determining which of the guidelines apply to your project.

HOW THE GUIDELINES ARE ORGANIZED

The design guidelines are organized in 3 booklets:

BOOK ONE contains Overview materials that apply to all construction in the district. This book includes a general explanation of the historic design concept for the village as it was envisioned by Olmsted, Hunt, Smith, and Vanderbilt as well as an explanation of the goals for preservation and development in the Village.

Some specific design guidelines found in Book One are:

- Site design
- Signs
- Color
- Illumination

BOOK TWO contains Guidelines for Rehabilitation of existing buildings. It is divided into sections that address specific design issues for a range of building types and styles that exist in the Village. The building types include:

- Individual Landmark Structures (most were designed by R. M. Hunt).
- Commercial-type buildings (found in the Village Core).

- Historic Cottages (most were designed by R. S. Smith).
- Auto-oriented commercial buildings (later additions to the village).

BOOK THREE contains Guidelines for New Construction and Additions. Compatibility with the surrounding context is a basic principle underlying these guidelines, and they include concepts that correspond to different sub-areas within the District that have distinct characteristics. Separate chapters address:

- Reconstructing an historic building.
- Designing a new building in the historic style.
- Developing a "contemporary" design.

ESTABLISH A GENERAL APPROACH

Will the project be a major overhaul of the exterior? Or do you plan to execute minor repairs and improvements? Here are some basic steps to follow in determining your general approach:

1. Identify the building type. Special guidelines apply to each building type, so you must know which classification is appropriate for your building. See Chapter 4, Book 1.
2. Determine its historic significance. Many buildings are of historic importance and this will mean that additional guidelines apply. To determine historic significance, inquire at the Historic Resources Commission.
3. Determine its state of "intactness." If most original elements remain intact, a more pure preservation approach will be appropriate.
4. Evaluate its context. When sited between two historically significant buildings, it wil be especially important to strengthen the visual harmony of the block with your design.

The primary objectives of a rehabilitation plan for your historic structure should be:

- The preservation of all important or "character-defining" architectural materials and features of the building.

AND

- Provision for a safe and an efficient contemporary use.

DETERMINE THE CONTENTS OF YOUR REHABILITATION PLAN

Your plan should contain strategies for each of these three types of work:

- Protection and maintenance of historic features that survive in generally good condition.
- Repair of historic materials and features that are deteriorated.
- Replacement of historic materials and features with new materials where deterioration is so extensive that repair is not possible.

Your plan MAY also include strategies for:

- Alterations to the exterior of the historic building.
- Additions of new rooms or spaces to the exterior of the historic building.

AFTER YOU HAVE DETERMINED YOUR REHABILITATION PLAN:

REVIEW CHAPTER 2, GENERAL GUIDELINES FOR REHABILITATION.

THEN PROCEED TO OTHER SPECIAL CHAPTERS THAT MAY APPLY TO YOUR PROJECT.

USE THESE CHAPTERS

FOR THESE REHAB PROJECTS	BOOK ONE				BOOK TWO					
	Site Design	Signs	Color	Illumination	General Rehab	Commercial Rehab	Cottage Rehab	Auto-oriented Rehab	Landmarks	Technical Rehab
COMMERCIAL TYPE BUILDING	●	●	●	●	●	●				●
COTTAGE TYPE BUILDING	●	●	●	●	●		●			●
AUTO-ORIENTED BUILDING	●	●	●	●	●			●		
LANDMARK BUILDING	●	●	●	●	●				●	●
GENERAL MAINTENANCE	●				●					●

CHAPTER 2:
GENERAL GUIDELINES FOR REHABILITATION

CHAPTER 2: GENERAL REHABILITATION GUIDELINES

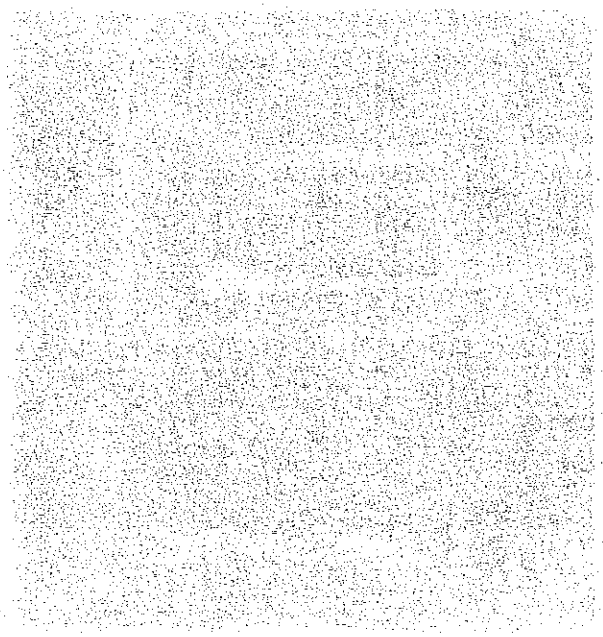
General Preservation Policy:
Preservation of character-defining elements of historic buildings is a top priority, and alterations and repairs should accurately represent the historic qualities of the buildings. Original documentation therefore should be used for restoration work whenever possible. Where 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.

These Guidelines apply to all rehabilitation projects in Biltmore Village, including "historic" and "non-historic" structures:

DESIGN CHARACTER

1. RESPECT THE ORIGINAL DESIGN CHARACTER OF THE BUILDING.

- Analyze the building to determine which elements are essential to its character.
- Don't try to make it appear older (or younger) in style than it really is. The genuine heritage of Biltmore Village should be expressed. For example, "Colonial" styles are inappropriate.
- Avoid theme designs that do not reflect the original character of the building. For example, a "Wild West" theme is inappropriate.
- Also respect the characteristics established within the block.



WHEN CONSIDERING A CHANGE IN USE, FOLLOW THESE GUIDELINES:

CHANGE IN USE

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.

- The 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. It may find that to adapt the building to the proposed new use may require such radical alteration to its significant elements that the entire concept is inappropriate. Experience has shown, however, that in most cases designs can be developed that respect the historic integrity of the building while also accommodating new functions.

WHEN PRESERVING OR REPAIRING SIGNIFICANT ORIGINAL QUALITIES, USE THESE GUIDELINES:

REPAIRING ORIGINAL QUALITIES

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.

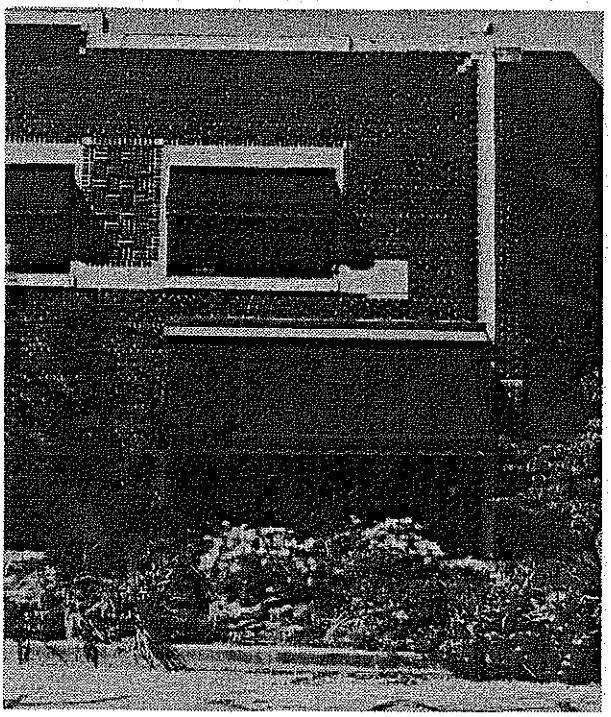
3. AVOID REMOVING OR ALTERING ANY HISTORIC MATERIAL OR SIGNIFICANT ARCHITECTURAL FEATURES.

- Examples of historically significant architectural features are porches, window trim and chimneys. Other significant elements may be the overall building form, its roof shape or pebbledash finish..

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

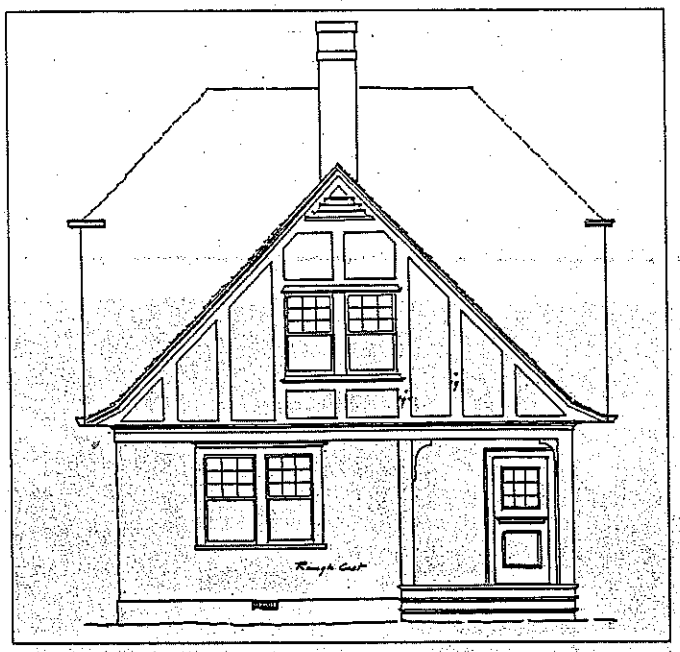
4. PROTECT AND MAINTAIN EXISTING SIGNIFICANT STYLISTIC ELEMENTS.

- Protection includes the maintenance of historic material through treatments such as rust removal, caulking, and re-painting.



Guideline 3: Significant details, such as this window trim, should be protected.

Guideline 7. When planning the replacement of missing features, refer to historic photographs and drawings. (Compare with the drawing below).



The original design for Cottage 23 "F" shows an inset porch. Such documents should be used when replacing missing elements.

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-in, splice, consolidate, or otherwise upgrade the existing material, using recognized preservation methods, whenever possible.

7. THE REPLACEMENT OF MISSING PORTIONS OF AN ELEMENT MAY BE INCLUDED IN REPAIR ACTIVITIES.

- Match the original material when feasible. A substitute material is acceptable if the form and design of the substitute conveys the visual appearance of the original.

8. WHEN DISASSEMBLY OF AN HISTORIC ELEMENT IS NECESSARY FOR ITS REHAB, USE METHODS THAT MINIMIZE DAMAGE TO THE ORIGINAL MATERIALS.

- Always devise methods of replacing the disassembled materials in their original configuration.

WHEN REPLACING ORIGINAL FEATURES, USE THESE GUIDELINES:

REPLACING ORIGINAL FEATURES

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

9. REPLACEMENT OF MISSING ARCHITECTURAL ELEMENTS SHOULD BE BASED ON ACCURATE DUPLICATIONS OF ORIGINAL FEATURES.

- The design should be substantiated by physical or pictorial evidence.

10. USE MATERIALS SIMILAR TO THOSE EMPLOYED HISTORICALLY WHERE FEASIBLE.

- If alternate materials must be used, they should match the original in appearance as closely as is possible.

11. WHERE RECONSTRUCTION OF AN ELEMENT IS IMPOSSIBLE BECAUSE OF A LACK OF HISTORICAL EVIDENCE, THEN A NEW DESIGN THAT RELATES TO THE BUILDING IN GENERAL SIZE, SCALE AND MATERIAL MAY BE CONSIDERED.

- Use design elements that reflect the building's style.

WHEN CONSIDERING WORK ON ALTERATIONS THAT ALREADY EXIST, USE THESE GUIDELINES:

EXISTING ALTERATIONS

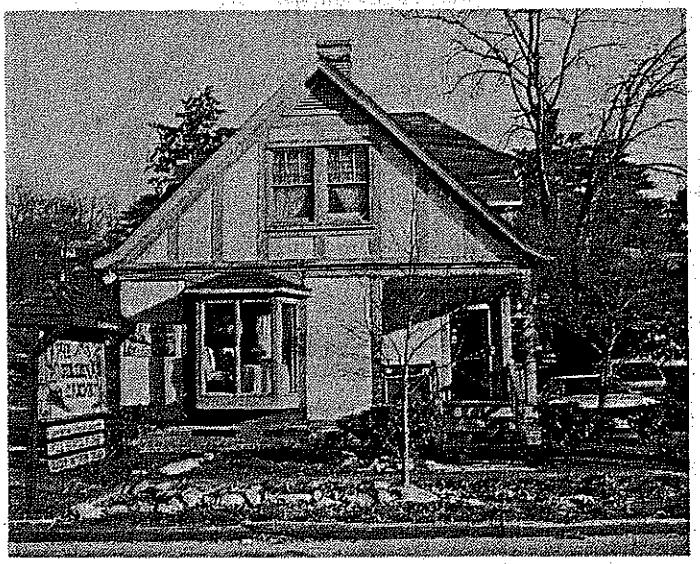
Policy:
Many changes to buildings that have occurred in the course of time are themselves evidence of the history of the building and its neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.

12. PRESERVE OLDER ALTERATIONS THAT HAVE ACHIEVED HISTORIC SIGNIFICANCE IN THEMSELVES.

- An example of such an alteration may be a porch or a kitchen wing that was added to the original building early in its history.

13. MORE RECENT ALTERATIONS THAT ARE NOT HISTORICALLY SIGNIFICANT MAY BE REMOVED.

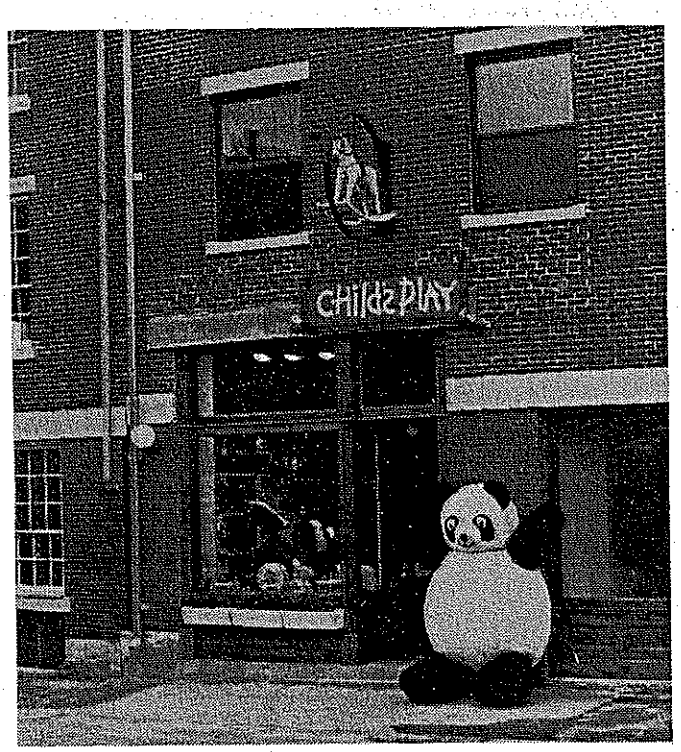
- In general alterations after 1940 do not contribute to the historic character of the district.



Guideline 13. More recent alterations, such as the bay window pictured above, may be removed.

IN ALL REHAB PROJECTS, USE THESE GUIDELINES:

REAR ENTRANCES



Guideline 14. Use materials, colors and signs that coordinate with the main facade, so customers will learn to recognize both entrances as related to the same business.

Back entrances have become more important for public use as off-street parking lots are developed behind buildings. Also consider how your building's image can be improved here as well.

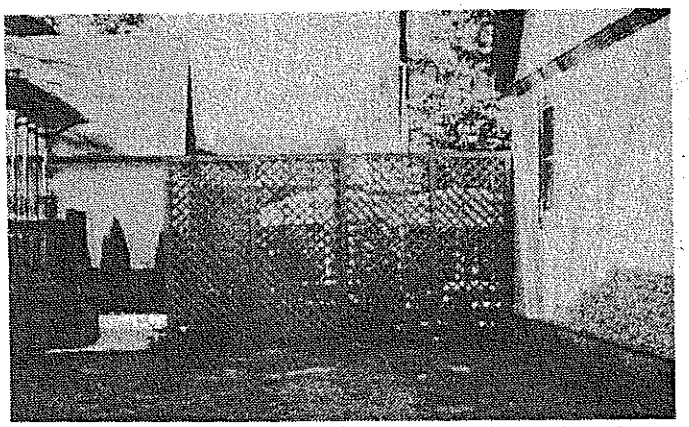
14. DEVELOP THE REAR ENTRANCE FOR SHARED PUBLIC AND SERVICE ACCESS WHERE THEY FACE PARKING LOTS.

- Use materials and colors that coordinate with the main facade, 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 WHEN IMPROVING REAR ENTRANCES.

- Brick and stucco are the dominant materials here, and these are encouraged.

SERVICE AREAS AND EQUIPMENT



Guideline 16. Screen service equipment and trash containers from public view. (Wood or metal screens should be painted.)

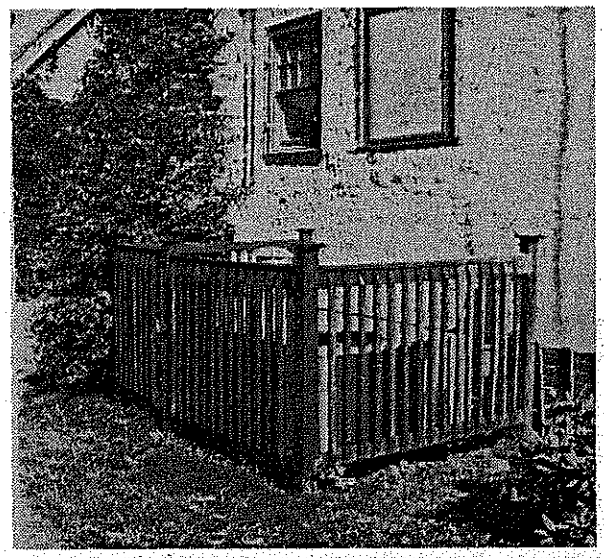
Policy:
The visual impact of mechanical and electrical equipment should be minimized.

16. SCREEN SERVICE EQUIPMENT AND TRASH CONTAINERS FROM PUBLIC VIEW.

- Use solid partitions, lattice-work screens, or a hedge.

17. MINIMIZE THE VISUAL IMPACT OF MECHANICAL AND ELECTRICAL EQUIPMENT.

- Screen the equipment with fences or hedges.
- Locate equipment in the rear of the building.
- No window mounted air conditioning units should be visible from the street.



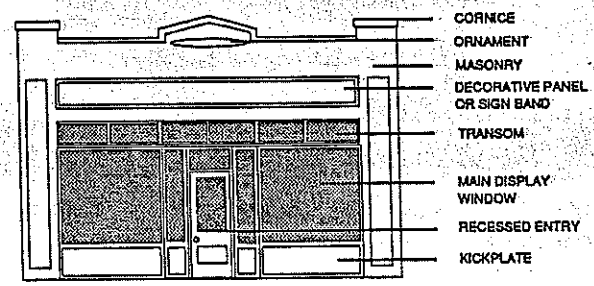
Guideline 17. Screens such as this are appropriate if they have a painted finish that is coordinated with the overall color scheme of the building.

IF YOUR PROJECT IS A REHAB OF A "COMMERCIAL TYPE" BUILDING, PROCEED TO CHAPTER 3.

IF YOUR PROJECT IS FOR A "COTTAGE TYPE" BUILDING, PROCEED TO CHAPTER 4.

CHAPTER 3:
GUIDELINES FOR REHABILITATION OF "COMMERCIAL TYPE" BUILDINGS

CHAPTER 3: GUIDELINES FOR REHAB OF "COMMERCIAL TYPE" BUILDINGS



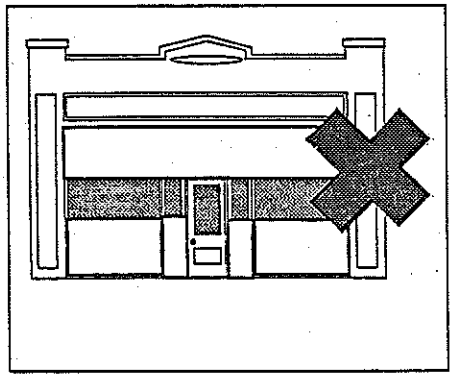
TYPICAL ELEMENTS OF "COMMERCIAL TYPE" BUILDINGS

Most of the "Commercial Type" buildings are historic structures located in the core area, centered around the Plaza. THESE GENERAL CHARACTERISTICS OF A "MAIN STREET" BUILDING ARE TO BE RESPECTED IN ALL REHABILITATION PROJECTS:

1. The facade has ornament and detail that provides interest to pedestrians.
2. The first floor level has a large glass area that allows pedestrians to see goods and activities inside.
3. A kickplate supports the window.
4. The front of the store is placed immediately at the sidewalk edge, helping enclose the pedestrian zone.
5. Signs are sized and positioned to be read by pedestrians.
6. The second story, where it exists, is more solid than the first, with smaller windows.
7. Brick is the dominant building material.
8. The entrance is recessed.

IN ADDITION TO THE GENERAL REHABILITATION GUIDELINES, IN CHAPTER 2, THE FOLLOWING GUIDELINES APPLY:

DISPLAY WINDOWS



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.

- When replacing glass or restoring windows, maintain 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.

• Opaque materials are not appropriate in the place of glass, because they diminish pedestrian interest as well as alter the historic character. Reflective mirror glass is also inappropriate.

19. MAINTAIN THE LINE OF THE STOREFRONT AT THE SIDEWALK EDGE.

• Preserve the glass at this line, to define the pedestrian zone.

• If the original storefront is missing, replace it at this alignment.

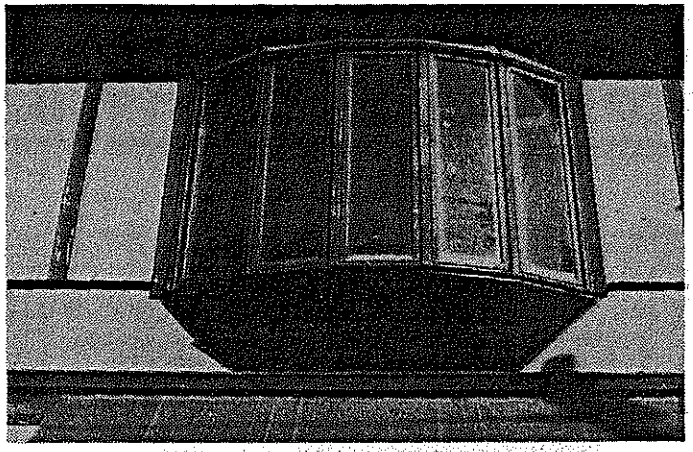
20. USE BAY WINDOWS WITH CAUTION.

• Bay windows are not typical of most buildings in the Core Area.

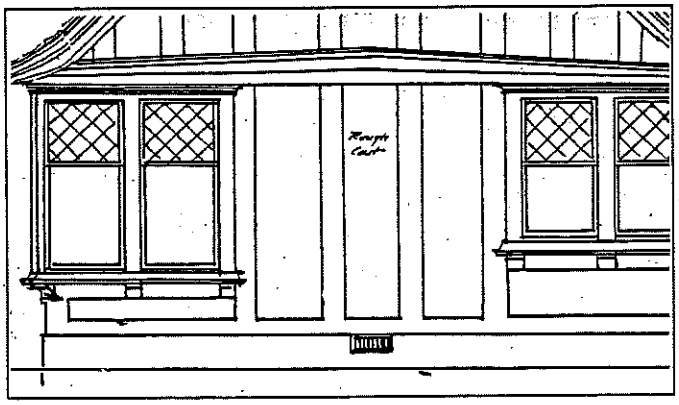
• Use only the type of bay windows found historically in the Village.

21. WINDOW FRAMES SHOULD HAVE A PAINTED OR BRONZED FINISH.

• Unpainted wood and unfinished metal are inappropriate.

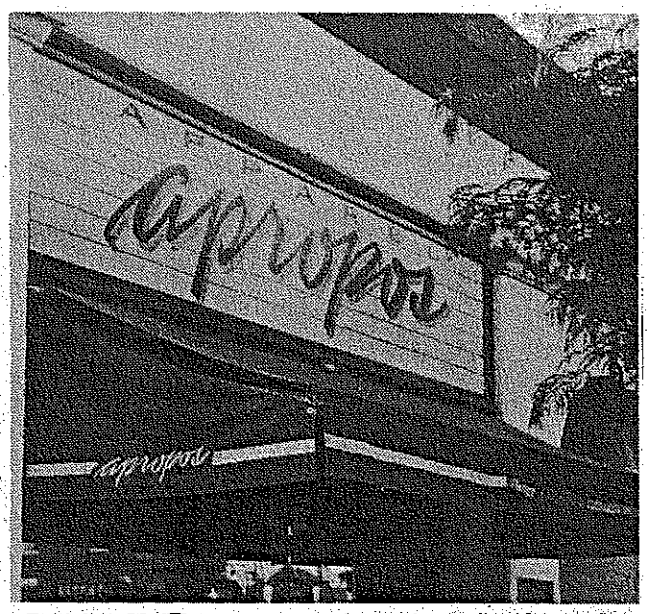


Guideline 20. Bay windows on traditional "Main Street" commercial buildings are inappropriate.



Guideline 20. This bay window design by Smith is appropriate only on cottage-type structures in the Core.

TRANSOMS

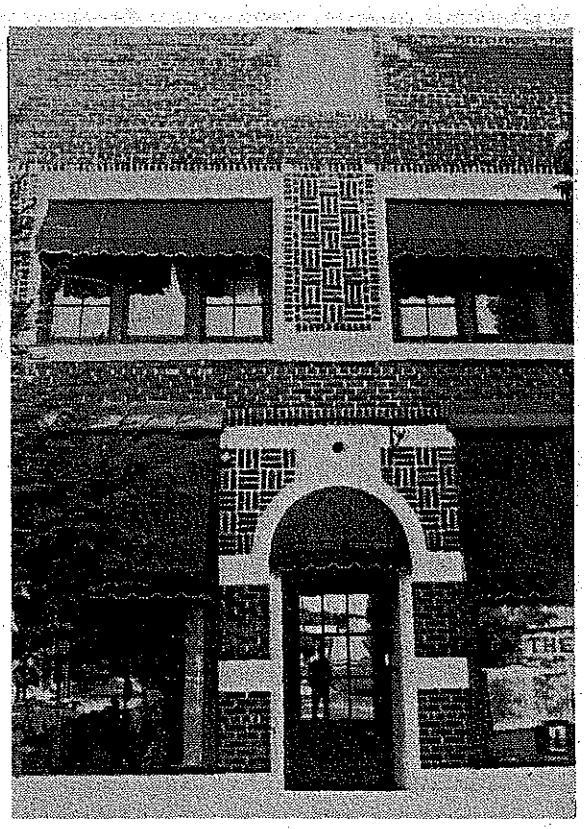


Guideline 22. The transom may be used as a sign if the original glass has already been removed.

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. Glass is preferred, because it is a good source of light into the interior of your store.
- Or use the space as a sign or decorative panel. Keep the background a dark color, similar to the way glass is perceived.
- Retain the shape and proportions of the original opening.

SECOND STORY WINDOWS



Guideline 23. Preserve the original size and shape of upper story windows.

23. PRESERVE THE ORIGINAL SIZE AND SHAPE OF UPPER STORY WINDOWS.

- Second floor windows are smaller, and vertically proportioned. Preserve 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.

BUILDING ENTRANCES

24. MAINTAIN RECESSED ENTRIES WHERE THEY EXIST.

- Use doors with large areas of glass where feasible, as these will enhance the visibility of your business to customers.
- Recessed entries also help shelter pedestrians, and they help to clearly define your entrance.
- Hint: Provide a good quality door handle as a finishing touch to the entrance. It's the customer's first impression of the quality of your business.

Guideline 24: Maintain recessed entries where they exist.

ROOFS

Policy:
Roof lines should reinforce the original character of the Village Core.

Guidelines:

25. PRESERVE ORIGINAL ROOF FORMS WHERE THEY CONTRIBUTE TO THE HISTORIC CHARACTER OF THE BUILDING.

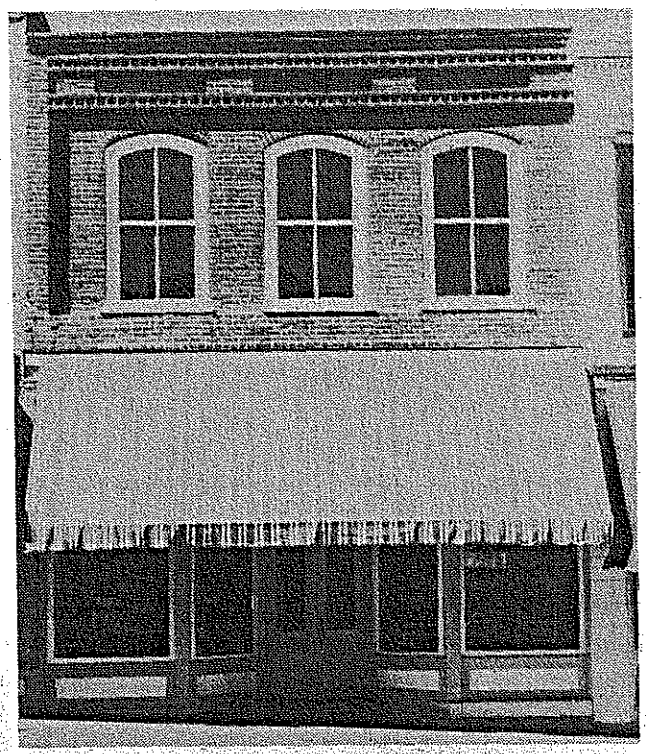
- Most commercial type buildings present a flat parapet to the street. This form is encouraged, because the repetition of these horizontal lines contributes to the visual continuity of the area.
- Some roofs are hipped or gabled. Where sloping roofs are original, they should be preserved.
- Fake mansard and shed roofs are inappropriate, because they are out of character with the original facade designs.
- Preserve dormers where they exist.

Guideline 25. Preserve original parapet details found on most "flat-roofed" buildings.

26. MAINTAIN ORIGINAL ROOF MATERIALS WHERE THEY ARE VISIBLE TO THE STREET.

- Roof tiles are typical of the buildings designed by R.M. Hunt
- Wood shingles were typical of buildings designed by Smith. However, asphalt shingles are appropriate substitutes if used in colors that resemble the original material.
- All roofs shall be a muted red color, in compliance with the intent of early deed restrictions.

AWNINGS



Guideline 27. Consider using fabric awings to provide weather protection and create interest.

Guideline 27. On some buildings, flat-roofed canopies may be appropriate, where there is historic precedence for their being used on similar buildings.

27. CONSIDER USING FABRIC AWNINGS TO PROVIDE WEATHER PROTECTION AND CREATE INTEREST.

- The awning should fit the dimensions of the storefront opening, to emphasize these proportions. It should not obscure ornamental details.
- Mount the top edge to align with the top of the transom, or to align with the framing that separates the transom from the main display window. This will help strengthen the visual continuity of storefronts.
- Coordinate the color of the awning with the color scheme for the entire building. Fabric awnings are encouraged.
- They may be fixed or operable. (Fixed awnings will wear longer, but operable ones have the flexibility of being changed with weather and light conditions. Awnings will wear, and this should be acknowledged as an operating cost of doing business. Awnings can be changed every few years for a fresh look.)
- Use matte finishes on awning materials.
- Internal illumination of an awning is inappropriate.
- Refer to the HRC color palette for trim and accent colors.
- On some buildings, flat-roofed canopies may be appropriate, where there is historic precedence for their being used on similar buildings. Consider painting the edge of the canopy with a color that matches other trim on your building. This will help tie it into the overall composition.
- Other sloped awnings, such as metal slats and wood shingle, are inappropriate.

WHEN REHABILITATING PLAIN FRONT BUILDINGS, USE THESE GUIDELINES:

(In addition to the others in this Chapter)

Some buildings in the Village are later commercial-type structures that lack historic features or even modern ornamentation. Many were built as simple fronts, others are actually cover-ups on older buildings. If your building seems "plain," consider these options:

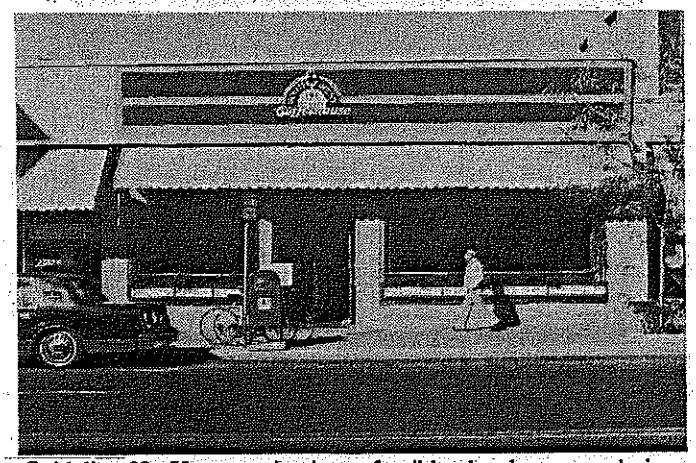
PLAIN FRONTS

28. WHENEVER FEASIBLE, UNCOVER ORIGINAL FACADE MATERIALS.

- In some cases, original building fabric of historic significance will be hidden.
- These original materials are often more durable, and more interesting than later coverings.
- They may also provide an overall design idea for more extensive rehab.

29. IF UNCOVERING IS NOT FEASIBLE, DEVELOP A NEW DESIGN THAT WILL REINFORCE THE GENERIC CHARACTERISTICS OF OTHER BUILDINGS IN THE BLOCK.

- Develop a new contemporary facade, using the traditional storefront elements described above, or:
- Develop a simple design using these three basic elements: a unified paint scheme, an 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 facade, refer also to design ideas for new construction in Book 3.



Guideline 29. If uncovering is not feasible, develop a new design that will reinforce the generic characteristics of other buildings in the block.

CHAPTER 4: GUIDELINES FOR THE REHABILITATION OF "COTTAGE TYPE" STRUCTURES

CHAPTER 4: GUIDELINES FOR REHABILITATION OF "COTTAGE TYPE" STRUCTURES

Most of the residential type buildings in the Village were designed by Smith. Typical characteristics are half-timbering, recessed porches, multiple gables, steeply pitched roofs, simple molded trim, dormers, brick chimneys and brick foundations.

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

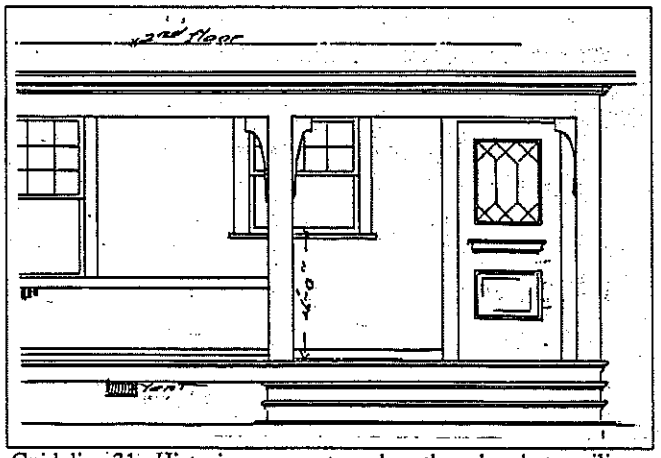
MATERIALS

Guideline 30. Repair pebbledash finishes to blend with the original.

30. MAINTAIN THE ORIGINAL PEBBLEDASH OR ROUGH CAST FINISH.
Where repairs are necessary:

- Maintain the typical texture.
- For technical assistance, see the Historic Resources Commission.
- Alternate materials may be used if they are visually similar in texture and finish to the original.
- Patching original Rough Cast with substitute materials is inappropriate where differences in expansion and contraction will result in cracking.

TRIM AND ORNAMENT



Guideline 31. Historic ornament, such as these brackets, railings, and leaded glass window, should be preserved.

31. MAINTAIN HISTORIC TRIM AND ORNAMENT

- Preserve existing trim in place where it survives.
- Where original trim is missing, replace missing elements with designs to match the original.
- Use original proportions for trim designs.
- See copies of the original historic drawings for designs of missing details. A catalog of these drawings is available for reference at the Historic Resources Commission.

ROOFS

Policy:
Roof forms should reinforce the original village character.

Guidelines:

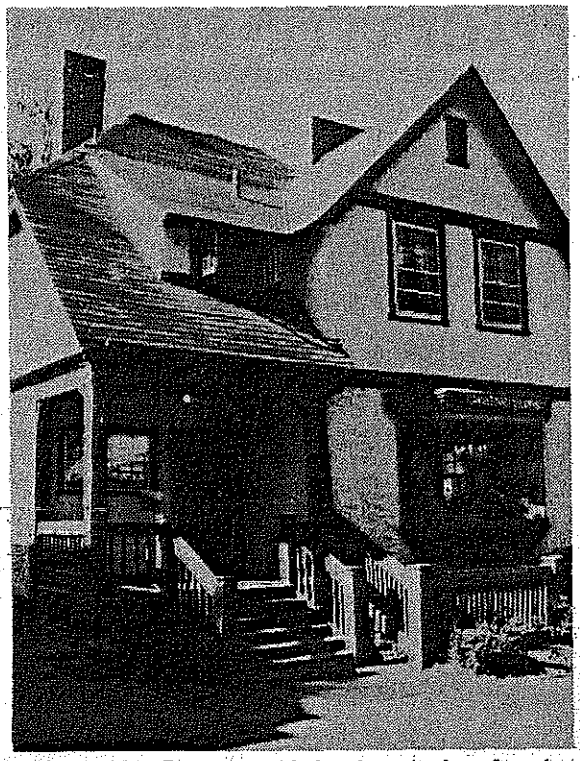
32. PRESERVE GABLED AND GAMBREL ROOFS AT THE ORIGINAL PITCH.

33. PRESERVE THE CHARACTER OF ORIGINAL ROOFING MATERIALS

- Maintain historic roofing materials where they survive.
- When replacement of roofing is necessary, use wood or asphalt, in thin profile, to resemble the original. Rough shake shingles are not appropriate.
- All roofs shall have a muted red color.

34. WHERE THEY ARE USED, GUTTERS SHOULD COMPLEMENT TRIM AND MOLDING.

- Simple, half-round gutters are recommended in locations where decorative molding exists.
- More ornamental gutters may be considered where other facia trim is plain.
- Paint gutters to blend with other trim on the building.



Guideline 32. Preserve gabled and gambrel roofs at the original pitch.

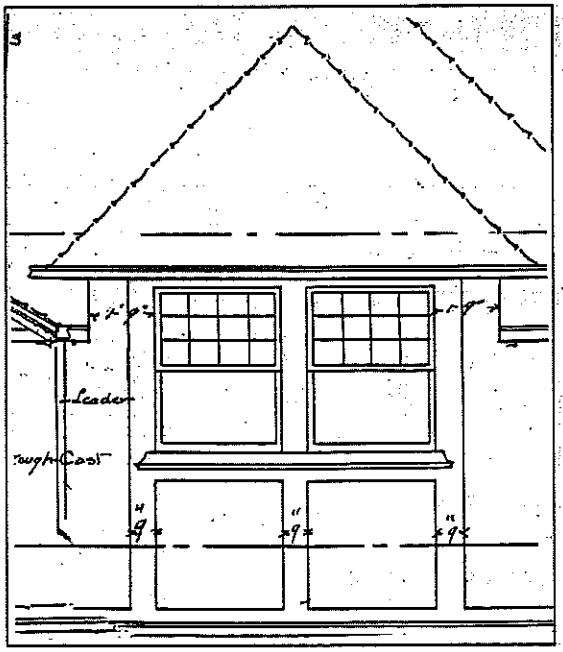
WINDOWS

35. MAINTAIN THE HISTORIC WINDOW PROPORTIONS.

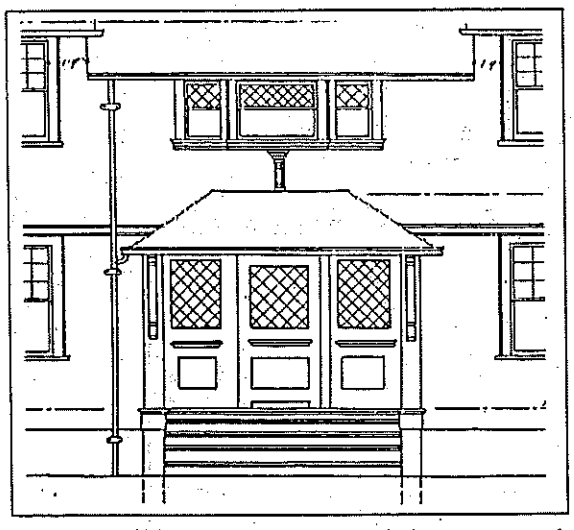
- Most windows had a vertical emphasis.
- Avoid enlarging window openings.
- Reflective glass is inappropriate.

36. IF STORM WINDOWS ARE USED, THEY SHOULD NOT OBSCURE ORIGINAL WINDOW PROPORTIONS.

- Consider mounting storm windows on the interior.
- If mounted on the exterior, storm frames should match original windows in dimensions and painted finish.



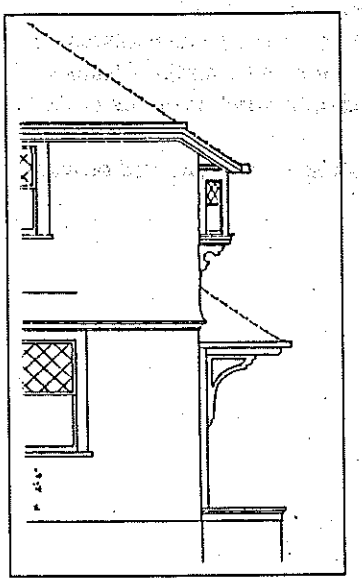
Guideline 35. Maintain the original proportions of glass and sash when making repairs or replacing window frames. (Cottage "A")



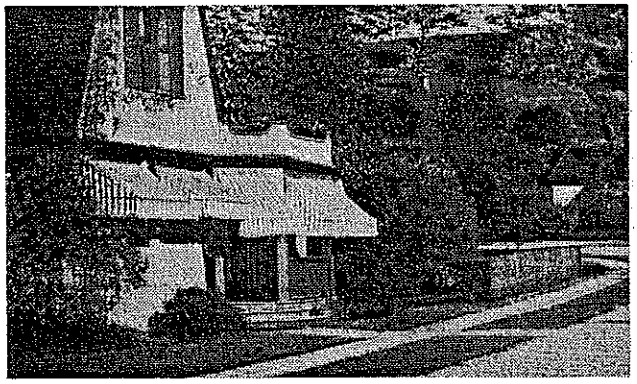
Guideline 37. If bay windows are used, they must match the original Smith window design. See the front view above and the side view below. Note the bracket support.

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 window design.



AWNINGS



Guideline 38. This historic photo illustrates the use of awnings on a cottage type building. (Photo courtesy Robert Griffin).

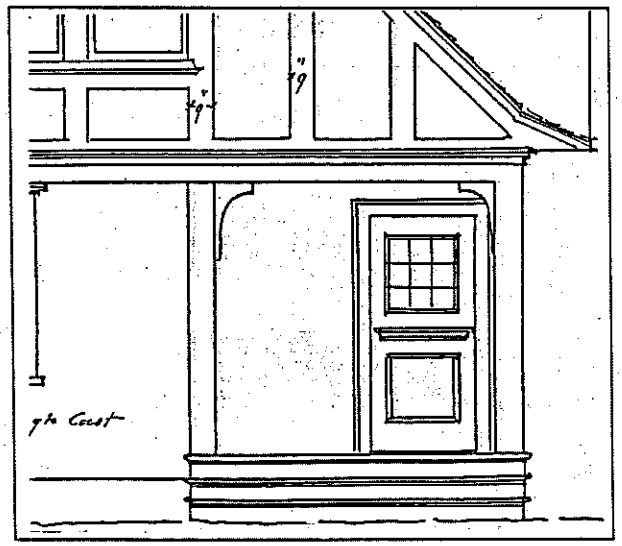
38. CONSIDER USING AWNINGS TO SHADE WINDOWS AND CREATE INTEREST.

- The width of the awning should match the window opening.
- Fabric awnings only are appropriate.
- Coordinate the awning color with the overall scheme.

ENTRANCES

39. MAINTAIN THE RESIDENTIAL CHARACTER OF THE BUILDING ENTRANCES.

- Preserve stair railings.
- Maintain open porches to define entrances.
- Maintain walkways to define entrances as well.
- If storm doors are used, they should be as unobtrusive as possible. Large plate glass doors with minimal frames are appropriate. The frames should match the color of the primary door.
- Stairs to front entrances should be constructed of wood or brick.



Guideline 39. Original doors are also important entrance features to be preserved. (Cottage No. 23 "F").

CHAPTER 5:
GUIDELINES FOR REHABILITATION OF EXISTING AUTO-ORIENTED BUILDINGS

CHAPTER 5: GUIDELINES FOR REHABILITATION OF EXISTING AUTO-ORIENTED COMMERCIAL BUILDINGS

LANDSCAPING

40. ESTABLISH OR MAINTAIN A YARD IMAGE IN FRONT OF SET-BACK BUILDINGS WHERE FEASIBLE.

- Provide landscaping in the "interior" of parking lots.

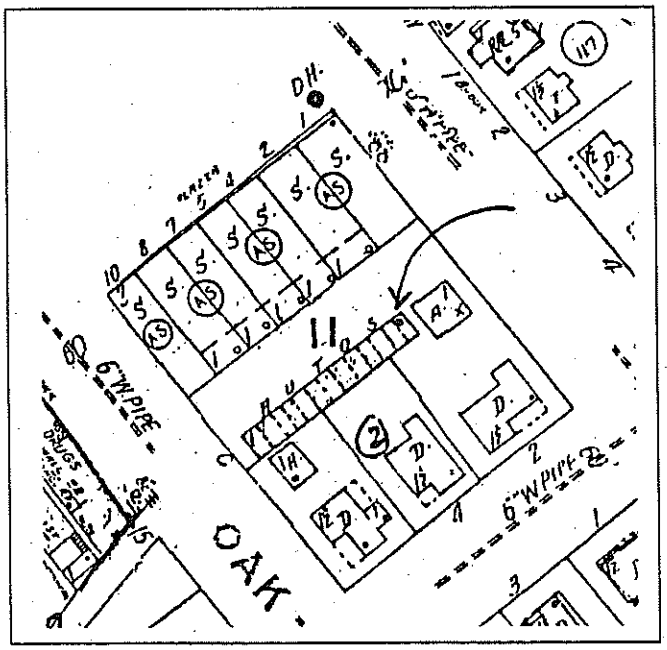
BUILDING MATERIALS

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

Guideline:
41. USE BRICK OR STUCCO AS THE PREDOMINANT FACADE MATERIALS IN RENOVATIONS.

- Red brick is encouraged.
- Rough-textured stucco similar to "Pebbledash" is also appropriate. See Appendix A in Book 3.

PARKING LOCATION



Guideline 42. Covered parking was included behind the Village stores building that was located at the Plaza and Brook Street.

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.

Guidelines:
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 of curb cuts and pedestrian crossing conflicts.
- Buffer edges with landscaping.
- See also Guidelines for Site Design Guidelines in Book 1.

ROOFS

44. ROOFS MAY BE FLAT OR SLOPING

- Sloping roofs should be in the proportions/ slopes of those used historically.
- Gabled roofs are strongly encouraged.
- Roofs should be a muted red color.

WINDOWS

45. WINDOW PROPORTIONS SHOULD MATCH THOSE USED HISTORICALLY.

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

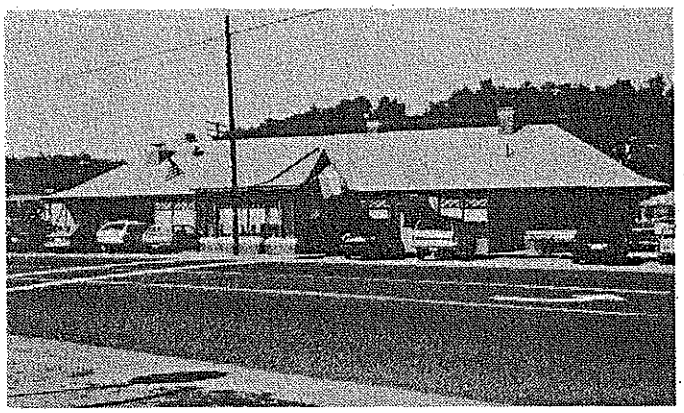
46. ADAPTATIONS OF HISTORIC DETAILS ARE ENCOURAGED IN THE REHABILITATION OF AUTO-ORIENTED COMMERCIAL BUILDINGS.

- Consider brick quoins at building corners.
- Consider using wood "strap-work" to trim windows and delineate horizontal elements.
- See Appendix A, Book 3, for historic design elements.

Guideline 45. Window proportions should match those used historically. (Design for Apartments and Reading Room at Lodge Street and Biltmore Road.)

CHAPTER 6:
GUIDELINES FOR THE REHABILITATION OF LANDMARK BUILDINGS

CHAPTER 6: GUIDELINES FOR THE REHABILITATION OF LANDMARK BUILDINGS



The Depot in Biltmore Village is an individual landmark. (The original entrance porch is now enclosed.)

These guidelines apply to the individual landmark buildings listed on page 22 in Book 1.

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 OCCURED TO A LANDMARK BUILDING, EVERY ATTEMPT SHOULD BE MADE TO RESTORE THE BUILDING TO ITS ORIGINAL STATE.

- Consult the original drawings available at the HRC office, and remove the later alterations.
- Use historic evidence for reconstruction information.
- Following approved technical maintenance procedures is especially important for Landmark structures. See the Historic Resources Commission for information.

48. THE GENERAL GUIDELINES FOR REHABILITATION, SITE DESIGN, AND SIGNS APPLY TO LANDMARK BUILDINGS, WITH THESE SPECIAL NOTES OF EMPHASIS:

- It is especially important that site furniture, such as tables, benches and lights, be in keeping with the historic style.
- Original materials should be preserved. This is especially true for pebbledash wall finishes, brick trim, and tile roofs.
- The visual impact of parking should be minimized for primary facades.
- Locate utility cabinets and service areas away from the view of primary facades.
- When painting is necessary, discovering and reapplying paint colors based on evidence of an original scheme is especially encouraged.
- Place signs in positions used historically, or locate them in free-standing configurations, detached from primary facades.

SEE ALSO GUIDELINES
FOR SIGNS, ILLUMINATION
AND SITE DESIGN
IN BOOK 1.

CHAPTER 7:
GENERAL TECHNICAL REHABILITATION GUIDELINES

CHAPTER 7: GENERAL TECHNICAL REHABILITATION GUIDELINES

NOTE:

CONSULTATION WITH HRC STAFF IS REQUIRED FOR CLEANING AND PAINTING OF HISTORIC BUILDING MATERIALS. SEE APPENDIX A, BOOK 1.

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

WOOD TRIM

48. PROTECT WOOD TRIM WITH A CONTINUOUS COAT OF PAINT.

- Use approved colors. A catalogue of approved colors is on file at the Historic Resources Commission.
- Always establish a good substrate to assure bonding of the new paint.

49. PRESERVE WOOD FEATURES THAT ARE IMPORTANT IN DEFINING THE OVERALL HISTORIC CHARACTER OF THE BUILDING. EXAMPLES ARE SIDING CORNICES, BRACKETS, WINDOW AND DOOR FRAMES.

- Repair original wood wherever feasible.
- Replace deteriorated wood only; patch when feasible.

50. PROTECT WOOD FEATURES FROM DETERIORATION.

- Provide proper drainage where feasible to minimize rot.

51. 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. See the HRC for details.

MASONRY

52. LEAVE BRICK UNPAINTED WHERE FEASIBLE.

- This is especially true for historic buildings.
- If the brick is already painted, avoid paint removal schemes that damage the finish with abrasive methods. (Sandblasting, for example, will damage the finish and accelerate erosion).
- Consider repainting the brick rather than stripping down to bare brick. Recognize that this will require repainting periodically. A muted background color will work best, allowing you to use brighter colors for accents.

53. PRESERVE MASONRY FEATURES THAT DEFINE THE OVERALL HISTORIC CHARACTER OF THE BUILDING.

- Examples are: walls, foundatons, quions, and steps.
- Avoid rebuilding a major portion of exterior masonry walls that could be repaired, so that the building is no longer historic and is essentially new construction.

54. PRESERVE THE ORIGINAL MORTAR JOINT AND BRICK UNIT SIZE, THE TOOLING AND BONDING PATTERNS, COATINGS AND COLOR WERE FEASIBLE.

- Avoid applying paint to masonry that has been historically unpainted.

55. REPOINT MORTAR JOINTS WHERE THERE IS EVIDENCE OF DETERIORATION.

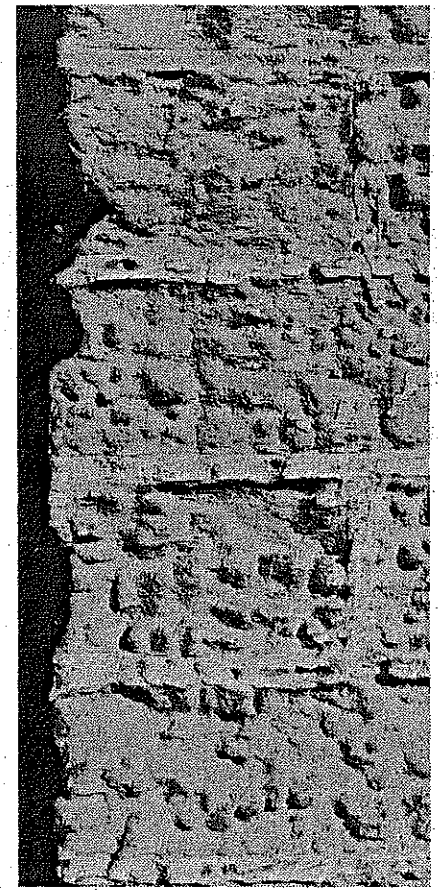
- Duplicate the old mortar in strength, composition, color and texture.
- Avoid using mortar with a high portland cement content, which will be substantially harder than the original.
- Duplicate the mortar joints in width and profile.

56. PROTECT MASONRY FROM WATER DETERIORATION.

- Provide proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in decorative features.
- Provide positive drainage away from foundations to minimize rising moisture.

57. CLEAN MASONRY WITH THE GENTLEST METHODS POSSIBLE.

- Clean masonry only when necessary to remove heavy soiling.



Guideline 49. Sandblasting or other abrasive cleaning of historic materials is prohibited.

- Test cleaning procedures in sample patches first.
- Low pressure water and detergent cleaning, using bristle brushes, is encouraged.
- No abrasive cleaning methods, such as sand blasting, are allowed. These may remove the water-protective outer layer of the brick and thereby accelerate deterioration.

STUCCO

58. PRESERVE THE ORIGINAL STUCCO FINISHES.

- Note that "Pebbledash" (used on Hunt buildings) and "Roughcast" (used on Smith Buildings) are slightly different compositions.

59. AVOID ABRASIVE CLEANING METHODS.

- Sandblasting is inappropriate.

PAINT

60. ALWAYS PREPARE A GOOD SUBSTRATE.

- Remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible, prior to painting.

61. USE COMPATIBLE PAINTS.

- Some latex paints will not bond well to earlier oil-based paints without a primer coat.

METALS

62. PRESERVE ARCHITECTURAL METAL FEATURES THAT CONTRIBUTE TO THE OVERALL HISTORIC CHARACTER OF THE BUILDING.

- Examples are columns, storefronts, and some decorative trim.

63. PROTECT METALS FROM CORROSION.

- Provide proper drainage to minimize water retention.
- Maintain protective coatings, such as paint, on exposed metals.

64. USE THE GENTLEST CLEANING METHOD POSSIBLE WHEN REMOVING DETERIORATED PAINT OR RUST FROM METAL SURFACES.

- Harsh abrasive cleaning methods should be avoided.

65. REPAIR METAL FEATURES BY PATCHING, SPLICING, OR OTHERWISE REINFORCE THE ORIGINAL METAL WHENEVER POSSIBLE.

66. AVOID COMBINING DISSIMILAR METALS THAT MAY REACT ELECTROLYTICALLY AND THEREBY DETERIORATE.

GENERAL MAINTENANCE TASKS

67. IN ADDITION TO THE REHABILITATION IMPROVEMENTS THAT YOU PLAN, YOU ARE ENCOURAGED TO INCLUDE THESE BASIC MAINTENANCE TASKS:

STREETS AND ALLEYS
- Clear debris from sidewalks and alleys.

UPPER STORY WINDOWS
- Wash upper story windows.
- Clear debris from upper story windows.
- Repair shades or curtains in upper story windows.
- Reglaze loose glass.
- Install weatherstripping.

STOREFRONTS
- Wash display windows.
- Repair damaged kickplates.
- Re-caulk display windows.
- Install weatherstripping around doors.

ROOFS
- Clear debris from gutters and downspouts, to prevent backing up.
- Patch leaks in the roof.
- Repoint eroded mortar in the parapet wall. Use an appropriate mortar mix. (See the HRC staff for advice.)
- Re-solder downspout connections, to prevent water leaking out onto the wall.
- Connect downspounts into underground sewers. Don't allow water to run out at the base of the building.

AWNINGS AND CANOPIES
- Repair leaking downspouts for metal canopies.
- Replace worn fabric awnings.
- Resecure loose awning hardware.

SIGNS
- Resecure sign mounts to building front.
- Repaint faded graphics.
- Replace burned out bulbs.
- Repair worn wiring.

Guideline 67. Maintain and repair metal canopies to avoid conditions like the one pictured above.

ENERGY CONSERVATION

68. 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 WINDOWS. 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.

These techniques will generally yield more effective results than installing storm windows.