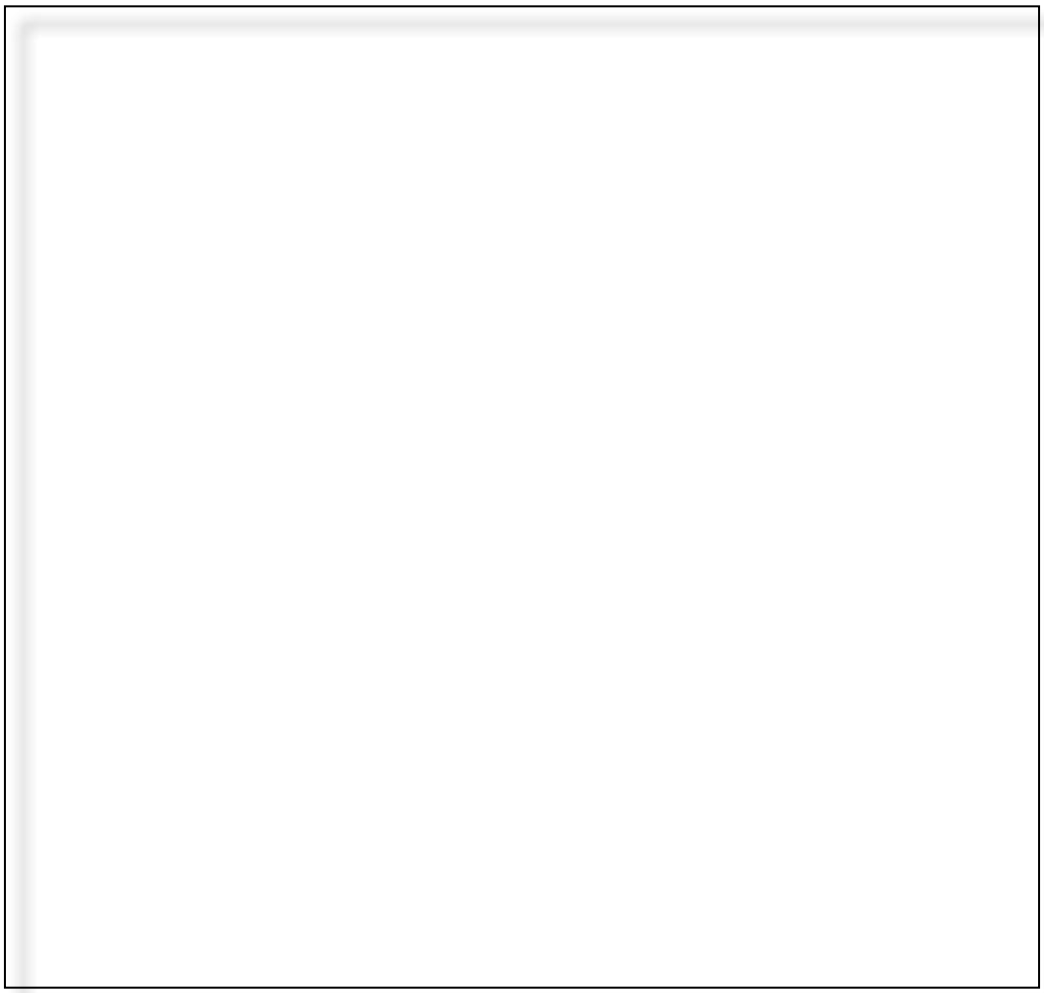
St. Dunstan's Historic District
Design Review Guidelines



Adopted XXXXXXX, 2012
Asheville, NC

FORWARD

The Historic Resources Commission (HRC) of Asheville and Buncombe County and the St. Dunstan's neighborhood are happy to present the finalized guidelines for the St. Dunstan's Historic District, These guidelines represent the culmination of a joint effort by the HRC and the St. Dunstan's neighborhood to provide property owners with the information necessary to manage their property in a way that conforms to the standards endorsed by the Historic Resources Commission, while balancing the changing needs of the community.

ACKNOWLEDGEMENTS & CREDITS

Ashley Black, HRC
Joseph Carney, HRC
Nan Chase, HRC
Hillary Cole, HRC Chair
Brian Cook, HRC
James Ray Elingburg, HRC
Peggy Gardner, HRC staff
Bruce Ikelheimer, St. Dunstan's Resident
Sharon Tabor, St. Dunstan's Resident
Stacy Merten, HRC Director
Brendan Ross, HRC
Capi Wampler, HRC
Aaron Wilson, HRC

Format with permission from Jo Ramsey Leimenstoll, Architect

Adopted by the Asheville-Buncombe Historic Resources Commission
XXXXXXX, 2012

TABLE OF CONTENTS

INTRODUCTION

Welcome to the St. Dunstan's Historic District

The St. Dunstan's neighborhood was designated as a local historic district in November of 2006 as the City's 4th local historic district. Designation as a Local Historic area gives the Historic Resources Commission of Asheville and Buncombe County the binding legal authority to review and regulate proposed changes to buildings, landscaping and archaeological resources within the district boundaries. By such regulation, the Historic Resources Commission and the Saint Dunstan's Community hope to achieve the following goals:

- Preservation of the integrity of the Saint Dunstan's Historic District
- Retention of the historic character of the building stock by the regulation of alterations
- Regulation of the design of new structures to assure their compatibility with the existing housing stock
- Enhancement of the neighborhood's residential character by regulation of landscaping
- Protection of the homeowner's investments
- Maintenance of the historic development patterns including density and setbacks.

St. Dunstan's is recognized as a unique place which should be protected as a community resource. It represents a significant part of Asheville's heritage and its historic character is enjoyed by residents and visitors alike. Unlike Asheville's three other local historic districts, St. Dunstan's is not listed on the National Register of Historic Places.

See map on page xxx.

Purpose and Applicability of the Guidelines

The guidelines are intended to provide guidance to property owners within the St. Dunstan's Area Local Historic District in planning exterior changes to their properties and to assist the Historic Resources Commission in reviewing the appropriateness of all proposed changes throughout the historic district. The guidelines attempt to balance the need to alter or add to a historic property in order to meet continuing and changing uses while retaining the property's historic character.

The Historic Resources Commission will use these Guidelines in its review process to evaluate all proposed changes. The HRC's comments and final decisions will be based on the guideline contained herein. However, HRC has the latitude to authorize a proposed change which does not specifically meet the guidelines if the reasons are documented and do not compromise the historic character of the neighborhood.

Property owners should use the guidelines to determine their basic approach to the rehabilitation and renovation of their property and when developing design concepts for additions, new construction and site alterations. Design professionals and contractors should use the guidelines when performing work for their clients.

Amending Guidelines

It is recognized that the guidelines are not static, and may need to be amended or updated periodically. A property owner or Historic Resources Commissioner may make a request in writing to the Chair of the HRC for a hearing before the Commission at its general monthly meeting to consider amendments to the Guidelines. Changes to the guidelines shall be approved by a majority vote of the Commissioners in attendance at the hearing.

The mission of the Historic Resources Commission is to preserve and protect the cultural and architectural resources of Asheville & Buncombe County. The HRC is responsible for the evaluation of historically significant neighborhoods and individual sites for both national and local historic designation. The HRC also adopts or modifies preservation design guidelines as necessary for local districts and evaluates new construction and alterations to existing structures and landscapes for congruence with the adopted guidelines Additionally, the HRC serves as an educational resource providing technical assistance and general information on the process and benefits of historic preservation to area residents and property owners.

Role of the Historic Resources Commission

The Asheville Buncombe Historic Resources Commission was created in 1979 through a local ordinance adopted by both the City of Asheville & Buncombe County pursuant to the North Carolina General Statutes. The Commission is jointly appointed by the Asheville City Council and the Buncombe County Board of Commissioners. All members have equal voting rights and serve 3-year terms. The HRC has also been certified by the State Historic Preservation Office with the concurrence of the National Park Service to carry out the purpose of the National Historic Preservation Act at the local government level.

The Commission serves the community in a number of ways. The HRC is responsible for the evaluation of historically significant neighborhoods and individual sites and recommends their designation as local historic districts or local landmarks to the City Council or County Board of Commissioners. The HRC also serves as a community resource, providing information on architectural history and preservation methods and practices through educational events, involvement with the St. Dunstan's Neighborhood Association, contributing articles to the St. Dunstan's newsletter and dissemination of the design review guidelines.

The HRC serves as an advisory body to the governing boards of both the City of Asheville and Buncombe County and as a quasi-judicial body when undertaking design review on properties located within the designated local historic districts. The HRC is also charged with the responsibility to adopt and amend guidelines under which to review proposed projects within the historic districts.

Historical Overview

The development of the Saint Dunstan's neighborhood began in the early 1900's when John A. Roebling, II, began procuring land from N.R. Perry on the south side of Asheville, just north of the Swannanoa River and Biltmore Village. Originally from New Jersey, John A. Roebling, II, was a civil engineer of the famed Roebling family of New York. John A. Roebling, Sr., and his son Washington Augustus Roebling (John II's father) designed and completed the Cincinnati and Brooklyn Bridges, and founded a wire rope factory, among other notable achievements.

In February, 1902, while residing at 134 Cumberland Ave, John A. Roebling, II purchased over 15 acres of land for $26,000. The parcel was located along the western boundary of Hendersonville Road on a hill overlooking the Swannanoa River, opposite the north boundary of George W. Vanderbilt's Biltmore Estate. In combination with land acquired during 1899-1901, John A. Roebling had assembled nearly 25 acres of land south of the city of Asheville. With progressive foresight in infrastructure planning, typical of Asheville at the time, Roebling purchased sewer rights from G.W. Vanderbilt in 1903 for $1 in anticipation of development.

The 1904 Asheville City Directory first refers to the neighborhood as St. Dunstan's. It is believed that John A. Roebling christened the neighborhood, Saint Dunstan's, in honor of the patron saint of metal workers.

In the fall of 1907, Asheville voted in Prohibition, and an incensed John A. Roebling returned to Barnardsville, New Jersey, ending his plans to build a home on the 25 acre estate. Roebling offered to give the land to the Presbyterian Church, but they refused the gift. Instead, Roebling transferred the land to the Protestant Episcopal Church for $5, with the condition that the land be used only for erecting and maintaining schools, colleges, churches and other building devoted to educational, charitable, or religious purposes. The area is shown on one early map as the "Mission District". The Protestant Episcopal church found it did not need the land for the designated usage, so in January, 1910, for the sum of $1, Roebling and the Trustees for the Episcopal Church recorded a new deed for the land, releasing the church from previous restrictions with the "full right and power to freely use, or sell, or discharge...as to them may seem best".

Although Saint Dunstan's Road was documented in city maps and listed in the 1904 Asheville Directory, the first house was not constructed until 1912. It was a Queen Anne structure built for W.E. Johnson and is currently located at 15 Grindstaff Place. Within 10 years of its construction it became a boarding house and was known alternately as "Blithewood", "Intervale", and "Saint Dunstan's Lodge".

In October 1919, the Protestant Episcopal Church in the Mission

District of Asheville conveyed to Haw Creek Realty Company, the land transferred to them by John A. Roebling in the original deed for the sum of $15,000. At that time only a handful of homes had been built.

It is believed that the rock wall, which is a signature landmark feature of the neighborhood, was constructed by Haw Creek Realty as it was first referenced as a contingency in the 1920 deed to James Hobart Allport. Early maps of the area indicate that Saint Dunstan's Circle was originally planned to be a terraced section with Saint Dunstan's Circle at the top of the hill, and a second street, Roebling Circle, planned to encompass the middle section of the hill. Roebling Circle was never completed due to the onset of the Great Depression, with only one (1) house being built on the west end of the street, which intersects with Biltmore Ave.

Initially, development was slow, but a direct correlation can be found in the advent of the automobile as a means of transportation and the growth of the neighborhood. There were only 3 listings for automobile related businesses in the 1907 Asheville Directory. By 1912 there were 8 listings, in 1917, 1 full page, and by 1920 over 3 pages of repair, sales, etc. exhibiting the popularity of the automobile. By 1925 the businesses in Asheville supporting the needs of the auto owner nearly doubled to include over 5 pages within the directory. In direct correlation, only 8 houses are shown on the Sanborn Insurance Map along Saint Dunstan's Circle and Saint Dunstan's Road in 1925. But, by 1930 the families recorded on Saint Dunstan's Road and Saint Dunstan's Circle had tripled to 24. (Census & Asheville City Directory)

The Saint Dunstan's district is an excellent example of middle class housing trends of the era in Asheville. With the exception of 87 and 89 Saint Dunstan's Road, and 46 Saint Dunstan's Circle, the residential buildings are of moderate size, at approximately 2000 square feet. Most of the early property owners from 1906-1940 were surgeons or physicians (Dr. David Kramer, Dr. Bernard Smith, Dr. Lynch, Dr. Silas Filkins, Dr. Ralph Little) due to the close proximity to Mission Hospital. There were also a number of employees of the Southern Railroad System (Lester Buckner, Thomas Siler, George Sigmon, E. Frank Leonard, L. Vernon Shroat, Otis Sherrill, E. Layton Meares), due to the nearness of the Southern Railroad Freight Depot. In the early years St. Dunstan's was also home to a number of government officials, including Charles Bartlett, who was a City Commissioner of Public Safety, W.E. Johnson (first resident) the 1925 County Commissioner of Highways; George A. Digges, Registrar of Deeds, and A.G. White, Captain of Asheville Fire Department Station #5, (Asheville City Directory's 1904-1948).

One of the exceptions to the modest homes in the Saint Dunstan's district is 46 Saint Dunstan's Circle, built by James Hobart Allport who arrived in Asheville in the 1890's from Pennsylvania with his mother.

J. Hobart Allport began his career in Asheville as manager of the Southern Dray Company. By 1930 Allport was owner or part owner of Allport Construction Co. (specializing in road construction), Allport Poultry, Allport Motor Sales/Blue Ridge Motor Sales, Bonnie View Kennels, Allport Storage Warehouse, and the Southern Dray Company. Allport was involved to some degree in the construction of the Grove Park Inn, McCormick Field Ball Park, Beaucatcher Tunnel, Sweeten Creek Roadd, and the dam creating Beaver Lake.

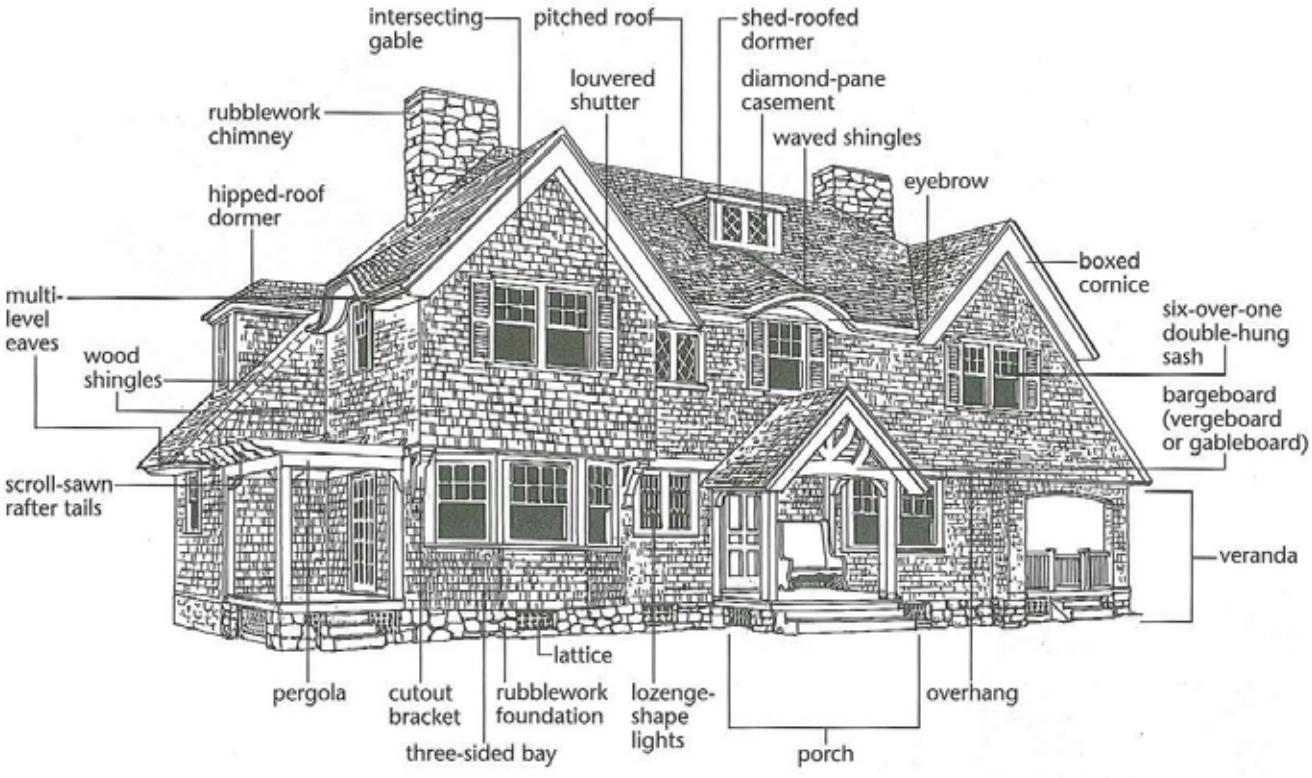
On October 1920, J. Hobart Allport purchased 3 lots on Saint Dunstan's Circle, with one condition of the deed being that he "agrees to leave standing forever the stone wall supporting Saint Dunstan's Circle opposite lots 11 and 12, and hereby bonds itself never to tear down or destroy any part of said wall." The origin of the wall is unknown, but obviously existed prior to 1920, and may possibly have been built by John A. Roebling, II, in preparation of planning his home (Deed BK 240 PG 349-350). Although the land was purchased in 1920, the Allport family is not shown in the Saint Dunstan's residence until 1923. The house located at 46 Saint Dunstan's Circle originally hosted a swimming pool (evident below the rock wall), and the first paved tennis court in Buncombe County. (Interview with Elise Allport Bennett, 3/3/1992, vertical files, Buncombe Co. Pack Library).

J. Hobart Allport's success in Asheville was directly related to Asheville's economic health. As Asheville's prosperity disappeared, so did that of the Allport family. In 1932 they are living in rented apartments on Avondale Rd. and the properties at 46 & 25 Saint Dunstan's Circle were sold separately for taxes. Francis Dufour Allport, originally of LA, died in 1976 (Buncombe Co Cemeteries, Riverside) but nothing is known of J. Hobart Allport after 1937.
One of the most unusual residences in the Saint Dunstan's District is 16 Saint Dunstan's Circle, a highly developed example of the Mission Revival Style. With its basically symmetrical form, stucco finish, elaborately curved Mission-shaped parapets on dormers and the top porch balcony, this property is unique to the district and to Asheville. This home is most probably a copy of the Sears, Roebuck, Co., house The Alhambra. Although it is not known whether any other houses in the district are mail order designs, several designs are similar to houses shown in Houses by Mail and 500 Small Houses of the Twenties.

Per a survey conducted by the NCDOT, the Saint Dunstan's Historic District is considered to be potentially eligible for the National Register under Criterion C. The district comprises a largely intact collection of domestic architecture varying in size and style. As a group, the residences in the district represent most of the types of homes being constructed for middle - to upper-middle-class residents in Asheville in the 1920s. The Saint Dunstan's District includes portions of Saint Dunstan's Road, Saint Dunstan's Circle, Grindstaff Road, and Roebling Circle. The boundary includes the greatest concentration of contributing properties while excluding adjacent noncontributing properties. The Saint Dunstan's residential area is

essentially an enclave unto itself with few buildings intruding on its early twentieth century residential nature.

Visual Dictionary of American Shingle Style House



Design Review Process

Certificates of Appropriateness

Contact HRC staff at 259-5836 to arrange a pre-application meeting for Major Works.

A certificate of appropriateness (CA) is a document issued by the Historic Resources Commission indicating that in the opinion of the Commission the proposed alterations and improvements are consistent with the St. Dunstan's guidelines, reflecting the historic character of the St. Dunstan's Historic District. A CA is required for any changes to the exterior of a structure, streetscape, landscape, archeological resource, or the construction of additions or new buildings in the St. Dunstan's Historic District.

Go to www.ashevillenc.gov/planning and click on Historic Resources Commission for application forms and checklists.

A St. Dunstan's property owner who is considering changes to the exterior of his property should contact the Historic Resources Commission by calling (828) 259-5836, or 259-5638. Staff will be able to guide you through the application process. You may also visit the City's website at ashevillenc.gov/planning and follow the links to the Historic Resources Commission for access to an application and checklists for application submittal. Contact staff for current application fees.

A certificate of appropriateness is not required for routine maintenance, which includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds. Any repair or replacement that involves a change in design, materials, or general appearance is defined as an alteration and requires a CA. A certificate of appropriateness is required for some projects, such as for a new roof, a fence, or storm windows, whether a building permit is required or not.

Routine Maintenance

Routine maintenance or repair does not require a certificate of appropriateness where no change is made to the appearance of a building or grounds. The property owner may make changes, which fall into the following categories without application to the Historic Resources Commission.

Example of Routine Maintenance

1. Painting (except masonry)
2. Replacement of window glass only
3. Caulking and weather-stripping
4. Minor landscaping, including planting vegetable and flower gardens, shrubbery, and trees
5. Pruning trees and shrubbery limbs less than 4" in diameter, and removal of trees less than 6" in diameter at breast height
6. Repairs to walks, patios, fences and driveways as long as replacement materials match the original or existing materials in detail and color
7. Replacement of small amounts of missing or deteriorated original or existing siding, trim, roof coverings, porch flooring, steps, etc., as long as replacement materials match the original or existing materials in detail and color

8. Installation of gutters and downspouts as long as the color matches the house trim color; roof ventilators on rear slopes and chimney caps
9. Temporary signs such as real estate, political, etc.
10. Installation of house numbers and mailboxes which are compatible with the original in style, size and material

Example of a Minor Work project underway

Minor Work

Minor work projects are reviewed by the staff. Staff will refer minor work projects to the HRC if, in staff's judgment, the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature. There is no fee for a minor work application. Minor works include various projects in which the visual character of the structure or ground is not substantially changed. They include, but are not limited to the following specific items:

1. Construction or repair of fences or retaining walls, except construction of wooden fences in front yards, and retaining walls higher than 6'
2. New roof coverings where there is no change in materials
3. Installation of mechanical and utility equipment, inconspicuously located
4. Foundation repairs, installation of foundation vents and replacement of wood access doors on non primary façades
5. Re-pointing and other masonry repairs
6. Lighting fixtures
7. Signs
8. Removal of artificial siding
9. Replacement of exterior stairs, landings and steps, when there is no change to the original design
10. Replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrade or other architectural details, with new materials that are identical to the original
11. Shutters and awnings with appropriate documentation
12. Removal of deteriorated accessory buildings, which are not original to the site or otherwise historically significant
13. Landscaping projects: Removal of trees 6" DBH and larger, construction of walkways, driveways or other landscape structures such as but not limited to arbors, pergolas, etc. visible from the primary public right of way
14. Construction of small utility buildings that are inconspicuously located in the rear yard
15. Other minor construction not easily visible from a primary public right-of-way
16. Installation of skylights or solar panels which are flush mounted and inconspicuously located on non-primary façades
17. Construction of decks not visible from a public right-of-way

Major Work

Major work projects are heard at a monthly meeting of the HRC. In general, major work projects involve a change in the appearance of a structure or site and are more substantial in nature than routine maintenance or minor work projects, such as new construction, expansion of a building footprint, or significant changes in landscape features. Fees for major works are listed on the Planning Department's Fee Schedule found on the Finance Department's webpage at ashevillenc.gov. You may also contact the HRC staff for the current fee schedule. Major works include the following:

1. New construction or additions to buildings
2. Removal or demolition of any structure or part of a structure except as authorized under minor works
3. Discovery of any archaeological resource on the site
4. Moving of buildings
5. New accessory buildings
6. Parking lots
7. Replacement of architectural details when there will be a change in design or materials from the original or existing
8. Changes to roof lines
9. Exterior fire exits
10. Replacement of original windows, except as authorized under minor works
11. Minor work items not approved by the staff of the Historic Resources Commission
12. Wooden fences in front yards and walls higher than 6'
13. Decks visible from the public right-of-way
14. Request to apply Flexible Development standards

Please see the chart on the next page for a quick reference list of major/minor work projects. This list is provided as a general outline of the level of review that may be expected for various types of projects. The list is not intended to be comprehensive and cannot cover every circumstance that will be encountered in a project.

Preparing for HRC Meetings

SPECIAL NOTE: Applicants for certificates of appropriateness for new construction and their architects are strongly encouraged to meet with staff of the Historic Resources Commission in the earliest stage of the design process.

It is ill advised to invest in an architect or builder or expend any significant capital on your project prior to consulting with the HRC staff. Failure to take the initial step of consultation can result in unnecessary expense and delays. Quality planning will increase the likelihood that your project will proceed smoothly.

The HRC meetings are held on the 2nd Wednesday of each month starting at 4:00pm in the North Conference Room on the 1st floor of the Asheville City Building. Because the HRC makes decisions that

Table of Frequent Projects Requiring a Certificate of Appropriateness

Project Type	Major	Minor
Accessibility and life safety modifications, located on the primary facade	x	
Additions	x	
Archaeological resource, discovery of	x	
Architectural details, repair of		x
Awnings and shutters	x	
Carriage houses, garages and accessory structures, construction of	x	
Chimneys and chimney caps, repairs		x
Decks visible from the public right of way	x	
Decks not visible from the public right of way		x
Demolition of historically significant structures	x	
Demolition of insignificant structures		x
Driveways		x
Entrances and balconies, alteration or construction	x	
Fences and walls, construction of (except wooden fences in front yards and walls greater than 6' in height)		x
Fences in front yards of wood	x	
Landscape structures visible from the primary right of way		x
Lighting		x
New construction, residential, commercial, etc.	x	
Parking areas	x	
Porches, alteration or construction of	x	
Relocation	x	
Removal of artificial siding		x
Re-pointing and masonry repairs		x
Roof material, replacement or change in material	x	
Roof material, replacement of with no change in material		x
Roofs, alterations	x	
Sidewalks, streets, and public infrastructure, replacement or installation	x	x
Signage, unless variance requested		x
Skylights and solar panels flush mounted on non-primary facades		x
Solar panels located on primary facades	x	
Storm windows and doors, installation of		x
Tree removal of trees <6" DBH		x
Utilities and mechanical systems, inconspicuously located		x
Vents, foundation and attic		x
Walkways		x
Walls greater than 6' feet in height	x	
Windows and doors, replacement of	x	

Note:
This list is not all inclusive. Refer to page 22 for normal maintenance items not requiring a CA or contact HRC staff if you are unsure how your work would be classified.

AVOID FINES - Contact HRC staff at 259-5836 or 259-5638 for assistance prior to starting any work to the exterior of your property or landscape.

affect individual citizens when issuing certificates of appropriateness, North Carolina State law requires that the meeting be conducted in a quasi-judicial manner. This means that the Commission will receive evidence at the hearing and make their decision based on the evidence presented. This procedure is designed to protect you as the property or business owner.

Consequently, it is very important that the Commissioners have accurate drawings, photographs and other documentation to provide sufficient information for them to make a decision. They may also ask questions at the hearing which are designed to establish a record upon which they will make their decision. Although there is a minimum amount of documentation that must be submitted to the HRC for them to consider your application, you may submit any additional information you feel is necessary as evidence in support of your proposal. (Please see the checklist for a list of submittal requirements.)

The applicant for a certificate of appropriateness is encouraged to be present during the meeting of the Historic Resources Commission at which his application is to be considered. If the applicant cannot attend, a representative who can speak for and legally bind the applicant should be present. The applicant and any affected property owners will be given an opportunity at the Commission meeting to make comments and to ask questions of the Commission members.

If your application does not meet the guidelines, the HRC will give you an opportunity to continue the hearing so that you can amend your application in order to meet the guidelines. They may form a design team to visit the site and assist you with minor design issues, at your request.

Everyone in St. Dunstan's must follow these guidelines and many have experience with the process. The St. Dunstan's Neighborhood Association (MNA) maintains a list of fellow neighbors who might be able to assist you with your application. Speak to the president or vice president of the MNA for more information. The MNA meetings are posted on St. Dunstan's.org and in the St. Dunstan's monthly newsletter.

Enforcement of Design Review Guidelines (Fines)

Any person undertaking any work for which a certificate of appropriateness is required without going through the proper application procedure may be fined $100 a day for each day the violation continues. There is an additional civil penalty for altering, damaging or destroying a historic landmark or structure in a historic district or for the removal of trees without a certificate of appropriateness.

Maximum monetary penalties are defined in Appendix B of the City of Asheville Code of Ordinances. These fines are substantial, so be sure to contact the HRC prior to doing any work in the district and the staff will be happy to help you through the process.

Relation to Other City Ordinances

A certificate of appropriateness must be obtained from the Historic Resources Commission before the Building Safety Department will issue a building permit or before any other permits needed for constructing or altering the site, structures or signs may be issued. When an application for a certificate of appropriateness has been approved by the Historic Resources Commission, notification of the action will be forwarded to the Asheville Building Safety Department and other appropriate City departments. A certificate of appropriateness does not exempt a property owner from obtaining all other necessary permits and approvals as required by law.

The St. Dunstan's Historic District is an overlay zoning district with guidelines adopted by the HRC to protect and enhance the historic character of the overlay district. However, The St. Dunstan's Historic District also contains several underlying zoning classifications, which specify land uses permitted in each zone. All uses permitted in each zoning district, whether by right or as a conditional use, are permitted in the historic district according to the procedures and standards established for such uses.

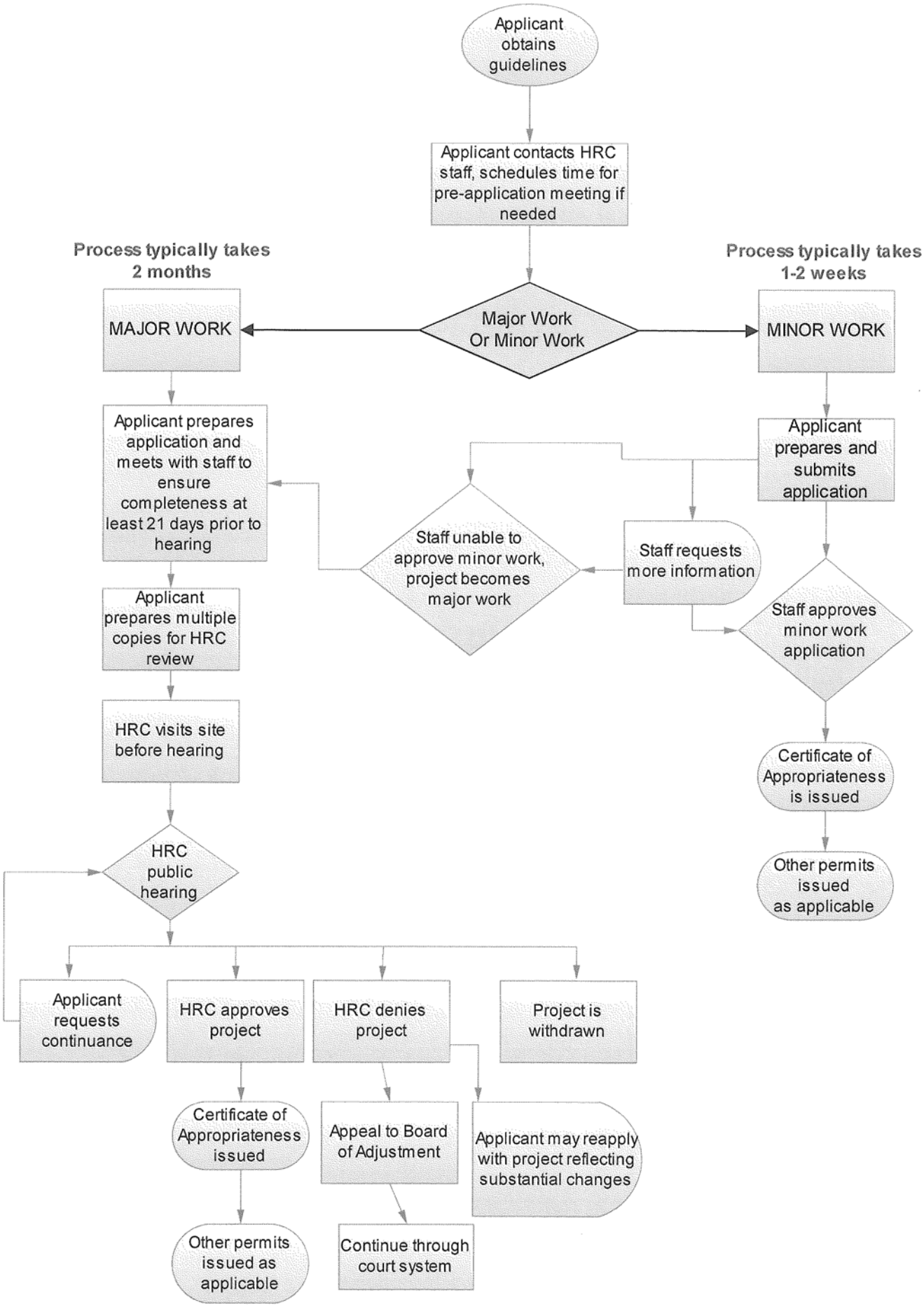
The guidelines may impose a higher standard than allowed in the underlying zoning district. The HRC may also vary the technical standards of the underlying zoning, such as setbacks, parking, etc. per the flexible development standards as specified in Section 7-11-7 of the Unified Development Ordinance, if they find that these standards conflict with the applicable guidelines. If your project requires a zoning or sign permit, you are encouraged to consult with the Planning Services Division to assess the technical standards in order to determine if there is a conflict with the design guidelines that would necessitate a request for flexible development from the HRC.

Appeals

Any property owner who is denied a certificate of appropriateness may appeal the Commission's decision to the Zoning Board of Adjustment. The appeal should be in writing and must be filed with the Zoning Board of Adjustment within thirty (30) days after written notification of the Commission's decision. Contact the Zoning Board of Adjustment for the fee schedule.

According to G.S. 160A-400.9 and the Commission's bylaws, an appeal from the Commission "shall be in the nature of certiorari". (Certiorari means a review of the record.) The applicant who is appealing the decision should file with the Board of Adjustment an Application for Writ of Certiorari containing a statement of the facts necessary to understand the issues presented by the appeal, a statement of the reasons why the Board of Adjustment should consider the appeal, and a copy of the minutes of the HRC meeting where the application was denied.

Historic Resources Commission
Certificate of Appropriateness Flow Chart



The Secretary of the Interior's Standards for Rehabilitation

The Secretary of Interior Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction and represent the current, accepted national standards for historic preservation projects. They are also the basic principles that guided the writing of these guidelines. In reviewing projects, the HRC may rely on these general principles when situations are encountered that are not specifically covered by the guidelines.

Please note that except for locally designated landmarks, the HRC's design review authority does not extend to any interior features. Additionally, although the HRC has purview over all changes to the exterior of the structure, including landscaping and new construction, these guidelines reflect the aim of the HRC to place greater restriction on areas visible to the public with greater flexibility allowed for alterations on non-primary façades.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

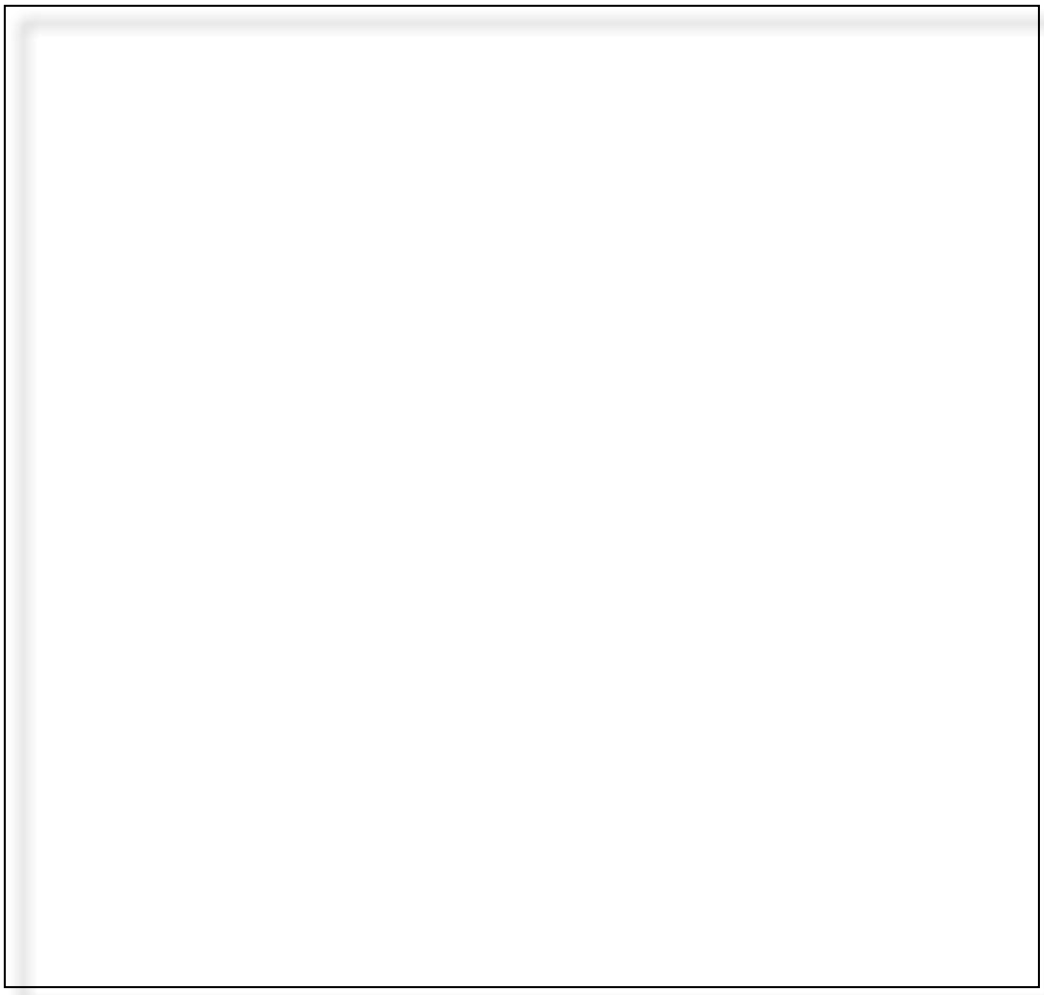
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NEIGHBORHOOD SETTING



An archeological excavation underway. (Photo courtesy of Bill Alexander.)

Archeology

An archaeological resource is defined as any material evidence of past human activity that is found below the surface of the ground or water, portions of which may be visible above the surface. The location of original foundations, porches, accessory buildings walkways and gardens can be determined through archeological investigation.

Planning and Other Considerations

Site grading, excavation for new construction or landscaping projects may uncover unknown archeological resources, consequently care must be taken to avoid destroying them when undertaking any type of substantial site work. Archaeological resource lying within the St. Dunstan's Historic District boundaries cannot be materially altered, restored, moved or demolished unless a certificate of appropriateness has been issued. The property owner should contact the offices of the Historic Resources Commission upon discovery of any archaeological resource.

Guidelines: Archeology

1. Retain and preserve known archeological resources that are significant to the site or the district.
2. Protect known archeological features from damage during construction.
3. Minimize grading, site disturbance and other changes in terrain within the district to reduce the potential of damage to known or unknown archeological resources.
4. If it is not feasible to preserve a significant archeological resource in place, work with a professional archeologist to plan and execute any necessary investigations. The Office of State Archeology with the North Carolina Division of Archives and History will provide assistance to property owners.
5. If archeological resources exposed during site work cannot be preserved in place, record the archeological evidence. The Office of State Archeology, a section of the Division of Historical Resources, in the North Carolina Office of Archives and History, will provide assistance to property owners.

Major Work

- *Discovery of any archaeological resource on the site*

Garages and Accessory Structures

A few original garages survive in the historic district and some smaller accessory structures have been added over the years. Many echo the materials, details, and the roof form of the main house on the site and contribute to the architectural character of the district. Through their siting and relationship to the houses, the streets, and the alleys, the accessory buildings contribute to the historic character of the district as well. Early garages were typically single-bay structures located in the rear yard at the end of the driveway. Early storage buildings and sheds were usually small frame structures located inconspicuously toward the back of the rear yard.

New accessory structures should be compatible with the historic character of the district.

Maintenance and Other Considerations

Protect and maintain garages and accessory structures in appropriate ways:

- Check the condition of all wooden elements regularly for signs of water damage or rot.
- Keep wooden joinery adequately sealed to avoid moisture damage.
- Maintain a sound paint film on all elements that were traditionally painted.
- Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
- Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.

Guidelines: Garages and Accessory Structures

1. Retain and preserve original carriage houses, garages and accessory structures in their original location.
2. Retain and preserve all architectural features that are character-defining elements of carriage houses, garages and accessory structures, including foundations, steps, roof form, windows, doors, architectural trim, and lattices. Original style and character of carriage houses and accessory structures, doors and openings shall be maintained.
3. Retain and preserve historic garages and outbuilding materials, such as siding, masonry, roofing materials, and wooden trim. If replacement is necessary, use new materials that match the historic materials in composition, dimension, shape, color, pattern, and texture.
4. If replacement of an element or a detail is necessary, replace only the deteriorated item to match the original in size, scale, proportion, material, texture, and detail.
5. If an original carriage house, garage or outbuilding is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the main building or historic accessory structures in the district.
6. Keep the proportion of new garages and accessory structures compatible with the proportion of the main house. Typically these buildings were smaller in scale than the main house.
7. New garages and accessory structures must use traditional roof forms, materials, and details compatible with the main building or historic accessory structures in the district.
8. Locate new garages and accessory structures in rear yards and in traditional relationship to the main buildings.
9. It is not appropriate to locate a garage or an outbuilding in front of the main building unless such a location is historically accurate for a specific site.
10. All accessory structures shall remain detached from the main building.
11. Metal utility sheds, metal carports, and metal garages are prohibited.

Minor Work

- *Repairs to existing structures*
- *Construction of small utility buildings inconspicuously located in rear yards*

Major Work

- *New construction of accessory structures*

Looped Wire Fence

Post and Wire Fence

Wrought Iron Fence

Stone Retaining Wall

Fences and Walls

Fences were not intrinsic elements in St. Dunstan's at its inception. As with many other older neighborhoods in Asheville the streetscape was considered a community asset, providing open views and vistas of the natural setting.

Over time various fences have been introduced for utilitarian and decorative purposes. Although chain link fences were later introduced in the neighborhood, they never existed historically and are therefore discouraged.

Maintenance and Other Considerations

Follow these basic principles in the maintenance and repair of fences and walls:

- Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
- Routinely clean and protect the wood and metal elements of fences and masonry elements of walls through appropriate surface treatments.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations. Avoid direct contact of wood or metal picket with ground moisture.
- Repoint stone or other masonry walls as necessary
- Ensure that retaining walls are structurally sound, adequately supported and draining properly.

The installation of fences in front yards where they did not exist historically is discouraged as it changes the historic character of the streetscape and introduces a distinct visual boundary where none previously exited. However, if a new fence is proposed for a specific property, it should be similar in height and design to other historic fences and be compatible with the architectural style of the house. Incompatible contemporary materials such as vinyl are not considered appropriate.

Guidelines: Fences and Walls

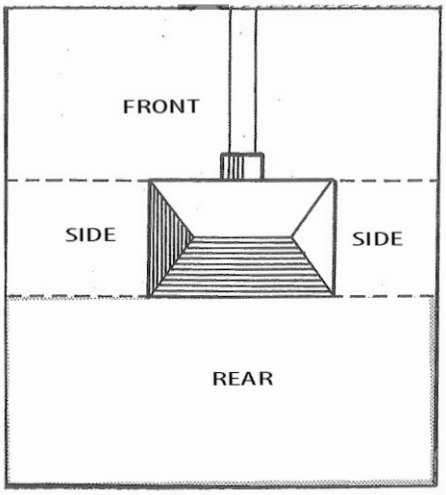
1. Retain and preserve historic fences and walls that contribute to the overall historic character of a building or a site.
2. Retain, preserve and maintain fence & wall materials that contribute to the character of the fence or wall. It is not appropriate to cover historic fences or walls with contemporary substitute coatings or materials.
3. Replace in kind any portion of a historic fence or wall that is damaged or deteriorated beyond repair. Match the original in design, configuration, texture, material and color as close as possible.
4. Site new fences or walls in locations that are compatible with the traditional historic relationship of fences and walls to historic properties in the district.
5. Acceptable materials for all fences include metal pickets, wood pickets, wrought or cast iron or loop wire. Walls may be stone, brick or concrete. All materials must be finished.
6. Fences in front yards should not exceed 4 feet in height (including posts and finials) and should be no more than 65% solid. Where fences higher than 48 inches are considered appropriate, the density shall be no greater than 50% solid. It is not appropriate to introduce vinyl, plastic, or chain link fencing in a front yard. Wooden fences in front yards were not traditional and may not be appropriate for prominent historic properties.
7. Corner lots are treated as having two front yards, and in these locations the guidelines for front yard fencing shall apply.
8. Fences shall not be allowed on top of retaining walls, but shall be set back a minimum of 4 feet.
9. Rear-yard fences may be up to 6 feet in height and up to 100% solid. Rear yard fences may sometimes extend into the side yard depending on the architectural style and features of the house. At minimum they must be set back at least 1 feet behind the front façade.
10. Chain link fencing is discouraged but allowed provided it is dark in color, setback five feet from the property line and screened with vegetation. Chain link fencing will not be permitted in a rear yard that faces a public alley or street or in the side yard.
11. Design new fences and walls in keeping with the historic character of the neighborhood and architectural style of the house.

Minor Work

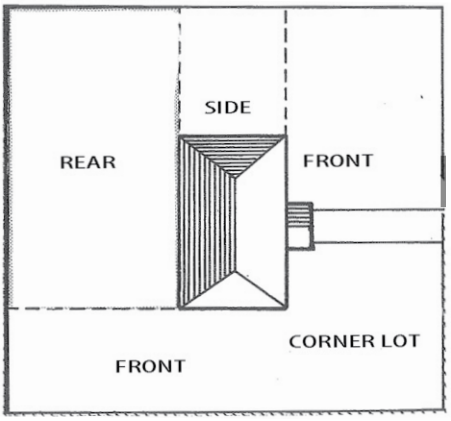
- *Repair of fences and retaining walls*
- *Construction of fencing and retaining walls, except wooden fences in front yards and retaining walls higher than 6'*

Major Work

- *Construction of wooden fences in front yards and retaining walls higher than 6'*



Typical Yard Configuration



Corner Lot with Two Front Yards

Locate decks on rear of structure and inset from rear corner.

Decks

Decks have become popular contemporary features serving as extensions of outdoor living areas, within the privacy of the rear yard. Although decks have been allowed in St. Dunstan's in recent years, they are not compatible with the style, fabric, and character of the neighborhood, thus special care must be taken in their location, design and construction.

Decks are usually built on posts as extensions of the first floor level of the house and in St. Dunstan's with the varied topography, will typically be several feet off the ground. They are usually simple wood structures connected to the backyard via wooden steps.

Planning and Other Considerations

Decks are essentially uncovered porches that can be compared functionally with a more traditional patio or terrace. While terraces and patios are typically more compatible with the historic character of the neighborhood because of their low profile, decks are acceptable when they are thoughtfully designed and hidden from public view. When easily visible to the public a more traditional covered porch is more compatible with the historic character of the district. (See Porches, Entrances & Balconies.)

Due to the contemporary nature of the deck, it is important to consider their impact on the historic integrity of the structure and the site. Locations easily visible to the public or that would diminish or damage significant architectural elements, mature trees or landscapes should not be considered. Decks should be simple in form and modest in size, so as not to overwhelm or compete with the existing house.

Because decks are exposed to the elements, it is appropriate to use locally available decay resistant wood. Decks should be painted or stained to protect the wood and to help them blend better with the existing homes. Some pressure treated wood will require six to twelve months of weathering before it can be painted.

Guidelines Decks

1. Locate decks in inconspicuous areas, on the rear unless the side is less conspicuous. They should be inset 12 inches from the rear corners, to diminish public visibility.
2. Decks should align with the first floor of the building or lower.
3. Design decks to be compatible in scale, proportion, materials and detail with the historic building, without directly duplicating details. New materials will be considered on a case by case basis.
4. Design deck railings, when required to be compatible in material, color, scale and detail with the historic building.
5. Ensure that character defining features of the historic building are not obscured, damaged, or destroyed, when designing and constructing a deck.
6. It is not appropriate to remove significant features or elements of a historic building such as a porch, to construct a deck.
7. It is not appropriate to construct a deck that will visually overpower the building or site or require the removal of significant mature trees.
8. Visually tie the deck to the building and screen the structural framing with plantings or other compatible materials, such as lattice.
9. Construct decks so that they are self supporting and can be removed in the future without damaging the historic structure.
10. It is not appropriate to use unfinished lumber or decking as the finished appearance of the deck. Stain or paint decks in colors compatible with the color of the historic building.

Minor Work

- *Construction of decks not visible from a public right-of-way*
- *Repairs to existing decks*

Major Work

- *Construction of decks visible from a public right-of -way*

Landscaping and Trees

The landscape is an integral part of the character of the St. Dunstan's Historic District. Mature deciduous trees not only add great aesthetic appeal to St. Dunstan's but also provide ecological benefits ranging from natural habitat and food for animals to shade and natural cooling for homes, thus reducing energy consumption and costs in the summer months. Evergreens, also common in the district, are ideal plants for hedges, screens, wind blocks, noise barriers and are great for added interest to the landscape during the winter months.

Maintenance and Other Considerations

Over time the landscape changes. It is important to understand that as the urban forest ages an effort must be made to balance prudent tree removal of diseased and dying trees with the planting of new healthy trees to maintain and perpetuate a healthy urban forest. The character, pattern, and rhythm of plantings within the District should be preserved through proper maintenance of existing plantings and the introduction of compatible new or replacement plantings when necessary or desired. When developing a landscape plan or considering new plantings, the property owner should consider the special characteristics of the specific site, the immediate neighbors and the overall characteristics of the historic district. Consultation with professionals is encouraged.

Street trees in St. Dunstan's

A number of invasive trees and shrubs (see list of invasive species) have either been introduced or have found their way into the St. Dunstan's neighborhood. The term "invasive plant" is used to describe plants that aggressively compete with, and displace, locally adapted native plant communities and have the potential to negatively impact the historic character and health of other more appropriate or desirable species.

Protection and maintenance of established plantings through appropriate treatments, including pruning, fertilization, and pest and disease management is an ongoing need. Professional arborists in the area may be consulted to assist with tree health and maintenance issues.

Mature trees and shrubs enhance the character of the district.

Green Tip - Properly located trees and shrubs can reduce heating and cooling costs.

Whenever construction or site work is undertaken, large trees and other significant site features must be protected from damage during construction or damage resulting from construction, including compaction of the soil by equipment, suffocation of tree roots by covering with soil, or loss of root area due to excavation. The critical root zone of a threatened tree must be surrounded by temporary fencing to prevent damage from construction activity.

Guidelines: Landscaping & Trees

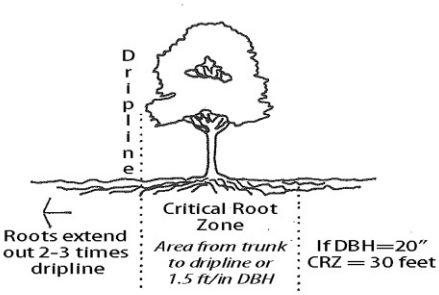
1. Retain and preserve mature historic trees and landscape features that contribute to the overall historic character of the St. Dunstan's Historic District, through proper maintenance and pruning. All pruning must be done according to American National Standards Institute A300 Standards. Tree topping is not appropriate.
2. Removal of trees larger than 6 inches diameter at breast height (DBH) will only be approved if the tree is diseased, dead, presents a danger to the public or structure, is damaged beyond repair, has outgrown its original space, no longer performs its intended function, or is an invasive species. Proposed removal of healthy mature trees may also be requested to accommodate new construction, an addition or in conjunction with an approved site or landscape plan.
3. Replacement trees or plantings may be required when a tree is removed. Replacement trees should be the same or similar to the species removed, but are not required to be planted in the same location.
4. Retain and preserve the historic relationship between buildings and historic landscape features. Hedges in front yards bordering the public right-of-way should be maintained at a height of 4 feet.
5. A minimum landscape plan for new construction shall incorporate foundation plantings, driveway and parking area buffers and yard trees of native or regionally adapted plant species which are non-invasive (see recommended species list). Ground cover must be established within 15 days of completion of construction and the remainder of the landscaping must be installed within three years. Minimum plant sizes at planting time shall be as follows:

    - Evergreen trees: 6 feet height
    - Large shade trees: 2.5 inch caliper
    - Small flowering trees: 1.5 inch caliper
    - Shrubs: 18-24 inches height

6. Protection is required for mature trees and other significant site features to prevent damage during construction. Install protective fencing around the critical root zone of trees.
7. If the roots of mature trees have compromised sidewalks or walkways, the path should be rerouted or reconstructed to bridge the tree roots to preserve the health of the tree.
8. It is not appropriate to alter the topography of a site substantially through grading, filling or excavating, including alteration of drainage features, except to correct drainage problems.
9. New landscape structures should be compatible with the historic neighborhood in material and scale.

Minor Work

- *Removal of trees 6" DBH and larger*
- *Construction of walkways, driveways or other landscape features in the front yard*



Critcal Root Zone of a Tree

Porch Lighting Examples

Lighting

Residential lighting in St. Dunstan's remains fairly minimal today as it was historically. A simple front porch or entry light would have been typical. Commercial and institutional properties would also have had minimal lighting.

Planning and Other Considerations

The residential character of the historic district can be reinforced and even enhanced by the selection of appropriate exterior lighting. Warm-spectrum light sources and unobtrusive lighting fixtures are recommended. The use of motion sensors and timers can also limit the impact of exterior lighting and conserve energy at the same time.

Lighting levels should provide adequate illumination for safety concerns, but not detract from or overly emphasize the building or the site. Security needs in the district can be met more appropriately with residential scale security lighting than with standard security lighting mounted on utility poles.

Guidelines: Lighting

1. Retain and preserve original historic lighting fixtures that contribute to the character of the building and the district.
2. Introduce exterior lighting that is understated and compatible with the historic character and residential scale of the structure, the property, or the historic district. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, mounting, material, use, size, scale, color, and brightness.
3. Rather than indiscriminately lighting areas, introduce subtle lighting qualities by carefully locating light sources.
4. Introduce lighting levels that provide adequate safety, yet do not detract from or overly emphasize the structure or the property.
5. Directional lighting must not spill light onto adjacent properties.
6. Pole mounted security lighting taller that 10 feet in height is not appropriate for the residential areas of St. Dunstan's. If needed in commercial areas pole mounted lighting should be located at the rear of the property.

Minor Work

- *New lighting fixtures*

Relocation of 117 Cherry Street
(Photo courtesy of Brian Hunter.)

Relocation

Relocation is typically considered as a last resort to prevent the demolition of a historic structure. Although relocation may result in a loss of integrity of the original context and setting, under certain circumstances a building may be successfully moved with a benefit to the community.

Relocating a building is a major undertaking and every aspect of the move should be considered. Typical questions would be:

- Is there a threat to demolition other than through neglect?
- Is relocation the only alternative?
- Does the structure have enough significance to warrant the move?
- Will the move adversely affect the character of the district?
- Will the move damage significant site features?
- If a historic structure is proposed for relocation in the district, does it fit into the era of the district in architectural style and scale?

Guidelines: Relocation

1. Choose relocation only as a last resort to prevent a demolition.
2. Document the building and site with drawings and photographs prior to the move.
3. Work with experienced contractors on the relocation.
4. Plan the relocation route thoroughly and coordinate with utility companies and City officials, obtaining all necessary permits.
5. Protect the structure from weather damage and vandalism before and after the move.
6. Relocate a structure within the historic district only if it is compatible with the adjacent buildings according to the guidelines for new construction.
7. Relocate a structure on a site within the historic district according to the new construction guidelines for siting orientation, landscaping and other site features.
8. Protect original site features of the original site, the new site and the route of the move during the relocation.
9. The new foundation shall be compatible with the existing structure and other houses in the district.

Major Work

- *Moving a structure*

Sidewalks, Streets and Public Infrastructure

Public areas and infrastructure, such as sidewalks, streets, streetlights, benches parks, cemeteries, and planting strips, which serve to connect individual building sites, contribute to the character of the individual site and to the entire historic district. The City of Asheville is responsible for the ongoing maintenance of the public spaces in the St. Dunstan's Historic District.

Maintenance and Other Consideration

Routine maintenance and repair of public sidewalks by the city should be undertaken with an understanding of the importance of preserving the historic district's distinctive features. For example, care should be taken to prune overhanging or intruding vegetation, retain granite curbing, and preserve original brick, concrete, and other paving materials. Likewise preservation and maintenance of existing street trees through proper pruning and replacement of dead or diseased trees is important for the protection the overall historical character of the district.

Green Tip - Well maintained sidewalks with street lined trees are pedestrian friendly and encourage walking over vehicular use.

Guidelines: Sidewalks, Streets & Public Infrastructure

1. Retain, preserve and protect all historic public right-of-way features and infrastructure such as sidewalks, roadways, sewer grates, man hole covers, curbs, alleys, parks, trees, and walls that contribute to the overall character of a property or district.
2. Replace in kind any damaged or deteriorated public feature. The new feature should be matched in design, material, configuration, texture, color and detail.
3. If replacing a deteriorated or missing section of an existing sidewalk, match the original section in design, dimension, texture, color, and material. When repairing or replacing sections of concrete sidewalks, match the concrete color, edging, and groove pattern.
4. If a sidewalk is being largely replaced or is completely missing; replace it with a new sidewalk of brick or other materials complimentary to the historic district. Concrete sidewalks should be hand-edged and grooved and tinted to match existing sidewalks. Asphalt and soil cement are not appropriate.
5. Locate new sidewalks so that the topography and significant site features, including mature trees, are retained.
6. Granite curbing used as edging should be maintained and preserved not removed or paved over. When damaged, granite curbing should be replaced with granite.
7. Trim or prune trees in the public right-of-way to preserve the existing mature tree canopy.
8. New public features such as signs, planting islands, crosswalks, traffic calming measures, street lights or benches should be located to minimize their impact to the historic district and should be compatible with the historic district in terms of design, material and scale.

Minor Work

- *Repair or replacement of sidewalk, curbs and other public infrastructure*
- *Installasion of crosswalks, benches, street lights, etc.*

Major Work

- *New construction of public infrastructure such as traffic calming measures*

Signage

In the residential area signs were not common, but with the adaptive reuse of many historic structures for use as bed & breakfasts signs have become more common in the residential areas.

Planning and Other Considerations

Signage, as with most other work within the historic district, must comply with local zoning/sign ordinances in addition to historic district guidelines.

New signage should be kept unobtrusive by carefully placing signs in locations that do not damage or conceal architectural features and details and sized to be consistent with the pedestrian scale of the district. Graphics should be kept simple and legible. Traditional materials such as wood, metal, or stone are appropriate for new signs in the district.

Guidelines Signage

1. Introduce new signs, when needed in traditional locations where they do not diminish or compromise the historic character of the district or the structure.
2. Signs in residential areas should be traditional in style and compatible with the structure.
3. Freestanding signs should not exceed 6 square feet and be no higher than 4 feet from the existing grade to the top of the sign, unless otherwise approved by the Historic Resources Commission in special circumstances.
4. For new signage use materials such as wood, stone, and metal. Other materials will be considered on a case by case basis.
5. Sign lighting should be understated to be compatible with the residential atmosphere and the historic character of the district.
6. Signs shall be externally illuminated only.
7. Internally illuminated signs, plastic signs, flashing signs, or portable signs shall not be permitted.
8. Signs on porch roofs shall not be permitted.
9. Signage for home occupations may not exceed 1 square foot and may be flush mounted on the main building or hung from the porch in a manner not to obscure architectural detail/elements.

Minor Work

- *Installation of new signs or changes to existing signs*

Walkways, Driveways and Off-street Parking

Walkways and driveways are important circulation features that contribute to the character of the historic district. Through the consistency and repetition of their spacing, dimensions and materials, they create a rhythm to the streetscape.

Because St. Dunstan's is predominately residential, large off-street parking areas were not typical. The introduction of additional off-street parking must be weighed carefully and should only be considered if the parking area can be located unobtrusively in the rear or rear side yard. No parking will be allowed in the front yard.

Planning and Other Considerations

The preservation of the configuration and materials of historic walkways and driveways through routine maintenance and repair is essential to preserving the overall character of the historic district.

New driveways should be introduced in locations that do not compromise historic site features, including landscaping, walkways, and retaining walls.

Water-pervious materials such as gravel, crushed stone or pervious paving blocks minimize runoff, increase infiltration, and are strongly encouraged for new or deteriorated driveways and off-street parking areas.

Green Tip - Minimize paved areas to reduce impervious surface and allow for better storm water infiltration.

Guidelines: Walkways, Driveways and Off-street Parking

1. Retain and preserve the location, configuration and materials of intact character defining historic walkways, driveways and off-street parking areas that contribute to the overall historic character of the site, streetscape and district.

2. New or replacement walkways, driveways and off-street parking will be compatible with the site and district in terms of dimension, configuration, materials, color and texture.

   a) Walkways may be brick, exposed or embedded aggregate, stone or hand-tooled and edged, tinted concrete.

   b) Driveways and parking areas may be concrete, dark colored gravel, crushed stone, brick, or chip & seal. Other materials will be considered on a case by case basis. Asphalt driveways and parking areas are prohibited. Gravel surfaces must be edged with brick, metal or other compatible material. It is strongly encouraged that brick or concrete drives be two-lane tracks divided by grass or other ground cover.

3. Locate walkways, driveways and off-street parking so that the, topography of the site and any significant site features, such as mature trees, existing steps, or historic walls are retained and incorporated.

   a) Driveways should respect the spacing and rhythm of the streetscape. Avoid damage to historic curb cuts and sidewalks. Shared driveways are encouraged to minimize curb cuts.

   b) Parking shall not be located in the front yard or in the side yard unless there is no access to the rear yard due to the slope of the land or there is no room in the rear yard, because the depth of the lot is too shallow. New off-street parking areas should never significantly alter the site topography nor destroy the residential character of the site by eliminating landscape features or a substantial portion of the rear yard.

   c) Parking areas must be screened from the public right-of-way and adjoining properties with landscaping per the recommended species list. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy. (See list of recommended species on page 104.)

4. Use lighting guidelines to design appropriate lighting for walkways, driveways and off-street parking.

Minor Work

- *Installation of new walkways or driveways or repairs that introduce new materials*

Major Work

- *Parking lots*

CHANGES TO EXISTING BUILDINGS

Accessibility Ramp

Metal Handrail

Accessibility and Life Safety Modifications

A need for public access to, a change in use of, or a substantial rehabilitation of a historic building may necessitate compliance with current standards for life safety and accessibility. Both the North Carolina State Building Code and the federal Americans with Disabilities Act of 1990 as amended include some flexibility in compliance when a historic building is involved.

Planning and Other Considerations

When changes to a building are necessary to address accessibility, and life safety modifications, careful consideration should be given to how the changes can be incorporated without compromising the integrity of the historic building, its character-defining features, or its site. The commission staff should be consulted early in the planning stages for assistance on such projects.

Because of the characteristic raised foundation of many early Asheville buildings, accessibility for persons with disabilities often requires the introduction of a ramp or a lift to the first-floor level. Safety codes may also dictate additional exits and/or a fire stair. The introduction of railings, handrails, or other safety features may be needed as well. Complying with such requirements in ways that are sensitive to the historic character of the building and the site demands creative design solutions developed with input from local code officials, the Historic Resources Commission and HRC staff. Whether the modifications are large or small, however, with respect to the long-term preservation of the historic building, temporary or reversible alternatives are preferable to permanent or irreversible ones.

Guidelines: Accessibility and Life Safety Modifications

1. When considering modifications to a historic building, review accessibility and life safety code implications to determine if the proposed changes are compatible with the building's historic character and setting or will compromise them.
2. Meet accessibility and life-safety building code requirements in such a way that the historic site and its character-defining features are preserved.
3. If possible, introduce new or additional means of access that are reversible and that do not compromise the original design of a historic entrance or porch.
4. Work with code officials and HRC staff to exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.
5. Locate fire doors, exterior fire stairs, or elevator additions on rear or non character defining elevations. Design such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.

Minor Work

- *Alterations inconspicuously located*

Major Work

- *Alterations with major impact on the front facade*

Awning style must be appropriate to the house style if located on the primary facade.

Awnings & Shutters

Although the introduction of air-conditioning has made awnings less common along the streetscape, they are a historically appropriate way to reduce energy consumption. According to the National Bureau of Standards, awnings can reduce the cost of running your air-conditioner up to 25%. They also can protect interior fabrics and paintings from fading. Awnings are readily available in traditional styles, colors and materials that would be appropriate for many house styles in the neighborhood.

Awnings are most appropriate for late and post Victorian house styles, especially Queen Anne, Colonial Revival, Bungalow, Spanish, and the many period revival styles. They were most commonly features on porches, but a house with all its windows and doors sheltered by awnings was certainly no rarity.

Although shutters were not popular on most houses in St. Dunstan's, they were found occasionally. It is not appropriate to introduce shutters in an effort to create a false historical appearance where none previously existed, while it is appropriate to preserve existing historic shutters or to replace missing shutters that existed historically.

Maintenance and Other Considerations

- Cleaning - Routine cleaning will keep extend the life of your awnings. Organic matter should not be allowed to accumulate on the awnings. They can easily be hosed down or gently scrubbed with a soft bristle brush and mild detergent if necessary.
- Repairs - Small rips or tears can be fixed by gluing or sewing small patches over both sides of the damaged area.

Green Tip - Traditional awnings can reduce A/C costs up to 25%.

Guidelines: Awnings & Shutters

Major Work

- *Installation of new shutters and awnings*

Awnings

1. All awnings must be canvas or woven fabric.
2. Color must be compatible with the house colors.
3. Awnings style must be appropriate to the house style if located on the primary façade.
4. Applicant must demonstrate with photographs or evidence of hardware that awnings were an historical feature of the style house for which the awnings are proposed when located on the primary façade.

Shutters

1. All applicants must demonstrate through photographs or evidence of hardware that shutters were an historic feature of that style of house before a certificate of appropriateness will be approved and issued.
2. Shutters must be louvered, wooden and appropriately mounted.
3. Shutters must fit the window opening.
4. Shutter color must be appropriate to the house.

Decorative Terra Cotta Chimney Cap

Chimneys & Chimney Caps

Chimneys are important components of historic buildings in the neighborhood and should be maintained and preserved. Decorative caps should not be removed. Chimney bases are often constructed of the same materials as foundations. Some bases have been stuccoed as a means of stabilizing weak masonry.

Historically, chimney caps have taken on a variety of shapes and forms that have been viewed as an attribute to the architectural style of the house. The more poplar Queen Anne, Stick, Italianate and Tudor Revival styles have typically utilized terra cotta chimney cap designs. Colonial Revival, shingle, and Mediterranean styles have utilized corbelling and extended flues with a natural stone cap to provide shelter for the flues. Most recently, formed sheet metal and cast iron have been used.

Planning and Other Considerations

With the advent of retrofit flue lining and the subsequent need for flue covers, the capping of chimneys has become an integral element to the exterior features of many historic structures. Treatment of chimney caps shall be made in context to the architecture and materials of existing chimneys.

Also see guidelines for Masonry on page 64.

Typical Terra Cotta Chimney Cap

Metal Chimney Cap

Guidelines: Chimneys & Chimney Caps

1. Terra cotta is a decorative capping device utilized in the Victorian and Revival styles. These caps can be singular or in pairs and are generally produced in a red clay terra cotta color. Terra cotta "chimney pots" should not be utilized on stone stacks.
2. Corbelling or extended flues with stone or concrete caps should be utilized in Colonial Revival and Mediterranean house styles. Height and spacing of openings will be determined on an individual basis and should be capped with stone or a stone substitute. On stone stacks, extended form shall be used on cut or rough cut stone chimneys only. Alternative treatments should be used for rounded river stone type stacks.
3. All mill finished aluminum caps shall be painted. Galvanized sheet metal will oxidize to a dull gray. In some cases copper flue caps have been used and will obtain a rich copper green patina. Conical chimney caps normally associated with six or eight inch vent caps shall not be utilized unless appropriate documentation can support their use.
4. In many instances, historic flues did not contain a damper mechanism. While retrofitting dampers at the hearth is preferable, a cast iron damper retrofit substituting as a chimney cap can also be utilized on non character defining chimneys with limited public visibility.
5. While the use of decorative flue caps to protect new or existing flues is growing, permanently sealed flues should not require such decorative elements. In this case, flat sheet metal caps will be allowed but may not extend beyond the horizontal surface and should be as inconspicuous as possible. Stone or substitute materials for this process should be treated similarly.
6. Character defining chimneys shall be repaired or rebuilt rather than removed. Special care should be taken to ensure that repairs blend in. New mortar shall match the original color and strength.
7. Chimney stacks shall not be stuccoed above the foundations as a means of stabilization. If chimneys are to be capped, the capping shall be as unobtrusive as possible.

Minor Work

- *Repairs to or removal of non-character defining chimneys*

Major Work

- *Removal of character defining chimneys*

Brick Chimney Cap

Concrete Chimney Cap

Dilapidated Structure

Demolition

Demolition of contributing historic structures in the St. Dunstan's creates an irreversible loss of integrity and character of the district and should only be considered where necessary to secure the public safety. Although the Historic Resources Commission can not deny a request for demolition unless the structure is of statewide significance, they may delay the demolition for up to 365 days. The delay period affords the Commission time to negotiate with the owners and other interested parties in an effort to preserve the building. They can determine if the building can be moved; if it contributes to the historic character of the neighborhood; if there are potential owners willing to restore the building; if the building can be adapted to serve its owner's needs; or if the building is structurally feasible for reuse.

Guidelines: Demolition

1. Work with the historic resources Commission to pursue all alternatives prior to demolition.
2. Evaluate the historic and architectural significance of the structure and the impact of the proposed demolition on the overall character of the district.
3. A delay in demolition is recommended for historically significant structures.
4. Prior to demolition document structure and significant site features.
5. Before demolition work with the Commission and other significant parties to salvage usable architectural materials and features.
6. Protect adjacent properties and significant site features during demolition.
7. After demolition clear the site promptly and plant or develop according to the proposed plan.

Minor Work

- *Removal of deteriorated non-significant accessory structures*

Major Work

- *Removal of a primary structure or original accessory structure*

Standing Seam Metal Roof

Materials: Architectural Metals

In the historic district a variety of architectural metals are commonly used for numerous roofing and guttering applications, including standing-seam roofs, flashing, gutters, downspouts, finials, cornices, copings, and crestings. Beyond those building features, other architectural elements often crafted or detailed in metal include storm doors and windows, vents and grates, casement windows and industrial sash, railings, storefronts, hardware, and trimwork. Architectural metals also appear throughout the districts in the form of fences, gates, streetlights, signs, signposts, and site lighting.

Traditional architectural metals, such as copper, tin, terne plate, cast iron, wrought iron, lead, and brass, and more contemporary metals, such as stainless steel and aluminum, are all found within the historic districts. The shapes, textures, and detailing of these metals reflect the nature of their manufacture, whether wrought, cast, pressed, rolled, or extruded.

Maintenance Other Considerations

The preservation of architectural metal surfaces, features, and details requires regular inspections and routine maintenance to prevent their deterioration due to corrosion, structural fatigue, or water damage. The subsequent removal of all rust and immediate priming with a zinc based primer or other rust inhibiting primer is critical to halt the deterioration and prevent future corrosion. Copper and bronze surfaces, however, develop a distinctive patina and should not be painted.

The cleaning of architectural metals varies, depending on how soft, or malleable, the metals are. Soft metals, such as lead, tin, terne plate, and copper, are best cleaned with chemical cleaners that will not abrade their soft surface texture. Chemical cleaners should first be tested on an inconspicuous area to determine if it will discolor or alter the metal itself. Cleaning hard metals, such as cast or wrought iron and steel, is best accomplished by hand scraping or wire brushing to remove any corrosion before repainting.

- Inspect regularly for signs of moisture damage, corrosion, structural failure or fatigue, galvanic action, and paint film failure.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
- Clear metal roofs and gutters of leaves and debris.
- Retain protective surface coatings, such as paint and lacquers, to prevent corrosion.
- Clean when necessary to remove corrosion or to prepare for recoating. Use the gentlest effective method.
- Repaint promptly when paint film deteriorates.

Guidelines: Architectural Metals

1. Retain and preserve architectural metal features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as roofing, flashing, storefronts, cornices, railings, hardware, casement windows, and fences.
2. Repair deteriorated architectural metal features and surfaces using recognized preservation methods for splicing, patching, and reinforcing.
3. If replacement of a deteriorated detail or element of an architectural metal feature is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original detail or element in design, dimension, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
4. If replacement of an entire architectural feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
5. If an architectural metal feature is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in scale, size, material, and color with the historic building and district.
6. Repaint architectural metal surfaces and features in colors that are appropriate to the historic building and district.
7. Clean soft metals, including lead, tin, terne plate, and copper, with chemical solutions after pretesting them to ensure that they do not damage the color and the texture of the metal surface. It is not appropriate to clean soft metal surfaces with destructive methods like grit blasting.
8. Clean hard metals such as cast iron, wrought iron, and steel using the gentlest means possible. Consider low pressure, dry grit blasting only if hand scraping and wire brushing have been ineffective.
9. It is not appropriate to introduce architectural metal features or details to a historic building in an attempt to create a false historical appearance.
10. It is not appropriate to patch metal roofs or flashing with tar or asphalt products.

Minor Work

- *Repair or replacement of missing or deteriorated metal features that are identical to the original*

Major Work

- *Introduction of new details*

Materials: Masonry & Stucco

The use of masonry materials contribute to the character of the historic district. Although pebbledash is the most common decorative finish found in the district, a variety of historic masonry materials, such as brick, terra cotta, limestone, granite, stucco, slate, concrete, and clay tile, are also employed for a range of district features, including sidewalks, driveways, steps, walls, roofs, foundations, parapets, and cornices.

Maintenance and Other Considerations

Masonry surfaces require minimal maintenance and are known for their durability. Appropriate routine maintenance methods for masonry surfaces include the following:

- Inspect surfaces and features regularly for signs of moisture damage, vegetation, structural cracks or settlement, deteriorated mortar, and loose or missing masonry units.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundations and piers, and rising through capillary action.
- Clean masonry only when necessary to remove heavy soiling or prevent deterioration. Use the gentlest means possible.
- Re-point deteriorated mortar joints to prevent damage caused by moisture penetration.
- Re-paint previously painted masonry surfaces as necessary.

Masonry surfaces develop a patina over time and should be cleaned only when heavy soiling or stains hold moisture and accelerate deterioration. Gently clean with a low pressure water wash and detergent or scrub with a natural bristle brush. If a chemical masonry cleaner is necessary, select one that is appropriate for the specific masonry material and be sure to test on an inconspicuous area in advance. Recommended application procedures should be followed and the surface neutralized and rinsed thoroughly to prevent any further chemical reaction. The use of abrasive methods such as sandblasting and power washing are destructive to historic masonry surfaces and are not appropriate. Repainting previously painted surfaces is recommended over the use of chemicals or abrasive cleaning methods.

Stone Foundation

Remove loose or deteriorated mortar with hand tools prior to repointing, taking care not to chip or damage the surrounding masonry. The new mortar should match the visual and physical properties of the original mortar. Mortar high in Portland cement exceeds the strength of historic brickwork and will deteriorate it. Moisture damage may also cause a stucco coating to separate from its masonry backing. To repair, remove loose or deteriorated stucco and patch area with new stucco to match the original in composition, texture, color, and strength.

Guidelines: Masonry & Stucco

1. Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.
2. Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry.
3. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it.
4. Repoint masonry mortar joints if the mortar is cracked, crumbling, or missing with new mortar that duplicates the original in strength, color, texture, and composition. Match the original mortar joints in width and profile.
5. If replacement of a deteriorated detail, module, or element of a masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature and match the original as closely as possible in design, material, dimension, color, texture, and detail. Consider compatible substitute materials only if the original material is not viable.
6. If replacement of a large masonry surface or entire feature is necessary, replace it in kind, matching the original in design, detail, dimension, color, pattern, texture, and material.
7. If a masonry feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible with the scale, size, material, and color of the historic building and district.
8. Test any cleaning technique, including chemical solutions, on an inconspicuous sample area well in advance of the proposed cleaning to evaluate its effects.
9. It is not appropriate to clean masonry features and surfaces with destructive methods such as sandblasting and power washing.
10. It is not appropriate to paint unpainted masonry surfaces that were not painted historically.
11. New pebbledash should match original in texture and application.
12. It is not appropriate to cover traditionally exposed brick or stone surfaces with materials like stucco, concrete, or wood.

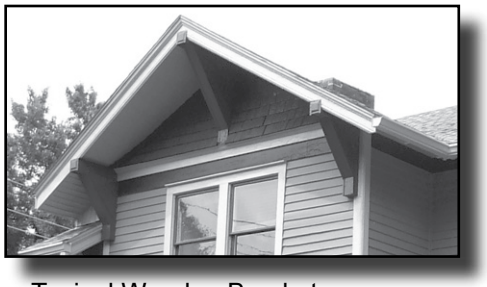
Minor Work

- *Foundation repairs, repointing and other masonry repairs, installation of foundation vents*

Major Work

- *Replacement involving a change of material*

Replacement Bricks



Typical Wooden Brackets

Materials: Wood

Wood was the most commonly used building material in early Asheville neighborhoods. The structural system of most homes is a wood framework referred to as balloon framing, a Victorian era building innovation that set up all exterior bearing walls and partitions with single vertical studs and nailed the floor joists to those studs. Clapboard, or other flush siding, was then applied to the exterior. Depending on the styles of the era and the taste and the financial resources of the owner decorative details were added, such as sawnwork, moldings, brackets, pediments, balustrades, and columns, which embellished early Asheville buildings.

Maintenance and Other Considerations

Wooden features and surfaces on a building should be maintained and repaired in a manner that enhances their inherent qualities and preserves their original character. Appropriate routine maintenance and repair methods for wood features include:

- Inspect surfaces routinely for signs of moisture damage , mildew, fungi, termites or other infestation.
- Provide adequate drainage to prevent water from standing on horizontal surfaces.
- Keep wooden joints property sealed or caulked to prevent moisture infiltration.
- Treat traditionally unpainted, exposed wooden features with chemical preservatives to prevent or slow their decay and deterioration.
- Retain protective surface coatings, such as paint, to prevent damage from ultraviolet light and moisture.
- Clean painted surfaces regularly by the gentlest means possible, and repaint them only when the paint film is damaged or deteriorated.

When repairing deteriorated wooden elements it is best to selectively replace portions in kind through splicing or piecing, or apply a wood consolidant to stabilize the deteriorated portion in place. Use decay resistant wood species for replacement of deteriorated wooden elements to prevent future deterioration. The application of wood preservatives or the use of pressure-treated wood can also extend the life of wooden elements and surfaces. However, most pressure-treated wood must weather for six to twelve months before it is primed and painted.

Resurfacing a wooden building with synthetic siding materials, such as vinyl or liquid vinyl is usually a short-sighted solution to a maintenance problem. These treatments may hide signs of damage or deterioration, preventing early detection and repair. Synthetic sidings not only conceal the historic fabric of a building, they also destroy, with nail holes, the materials and craftsmanship that reflect America's cultural heritage.

Green Tip - Proper maintenance will preserve architectural features and reduce the quantity of material entering the waste stream.

Guidelines: Wood

1. Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative features as siding, shingles, cornices, architraves, brackets, pediments, balustrades and architectural trim.
2. Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.
3. Replace in kind any portion of a wood feature that is damaged or deteriorated beyond repair. Match the original in design, dimension, material, pattern, detail, and texture. Limit replacement to damaged area if possible. Consider compatible substitute materials only if using the original material is not technically feasible.
4. If replacement of an entire wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture.
5. If a wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.
6. It is not appropriate to clean or strip wooden features and surfaces with destructive methods such as sandblasting, power washing, or propane and butane torches. Use chemical strippers only if gentler methods such as low pressure washing with detergents and natural bristle brushes are ineffective.
7. It is not appropriate to replace or cover any wooden features with contemporary substitute materials such as aluminum, masonite, vinyl or liquid vinyl.
8. It is not appropriate to introduce wooden features or details to a historic building in an attempt to create a false historical appearance.

Minor Work

- *Replacement of missing or deteriorated siding and trim, porch floors, ceilings, columns and balustrades or other architectural details with new materials identical to the original*

Major Work

- *Replacement of details involving a change of material*

Non-Contributing Structures

St. Dunstan's contains a number of structures that were built after the period of significance, which has been determined to be from While these structures are not considered "historic" they are still part of the fabric of the neighborhood. The St. Dunstan's Local District nomination indicates the contributing status of each structure, based on the criteria for and period of significance.

Guidelines: Non-Contributing Structures

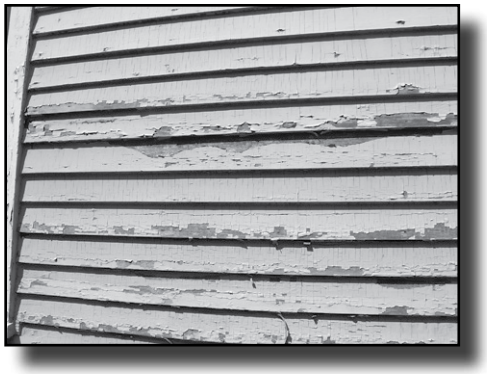
1. Every effort should be made to maintain the architectural integrity of non-contributing structures.
2. It is not appropriate to add historic ornamentation to create the illusion of a historic structure.
3. Alterations and additions to non-contributing buildings shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment.
4. Non-contributing buildings should follow the guidelines under Neighborhood Setting to preserve the character of the neighborhood.

Minor Work

- *Repairs or alteration of non-character defining features*

Major Work

- *Alterations to character defining features*



Inspect painted surfaces regularly for signs of deterioration.

Painting and Paint Colors

Historically, house colors were affected by technology, cultural attitudes, and social conditions. Although an exterior paint job is n irreversible, it is a highly visible and relatively expensive change, so a careful study of the style of the building, local traditions and historic color palettes is recommended. Historic color palettes and combinations which take into account the historic time period and style of the house are now available at most paint stores. See the Historical Overview section for information on appropriate colors for period styles.

Residents may also find the original color palettes of their dwellings by looking at old layers of paint already in place. Individuals interested in accurately reproducing a building's original color scheme can sometimes find written documentation or they can have paint scrapings analyzed to determine its color history. Architectural conservators and professional preservationists, such as those on the staff of the North Carolina State Historic Preservation Office, can assist in this process.

Maintenance and Other Considerations

- Inspect painted surfaces regularly for signs of discoloration, moisture damage, mildew, and dirt buildup.
- Preserve and protect original exterior building surfaces and site features that were painted, by maintaining a sound paint film on them.
- Clean painted surfaces regularly to avoid unnecessary repainting. Use the gentlest means possible.

Because mildew can ruin a new paint job, it should be removed with a water based, solution carefully applied using a soft scrub brush, and thoroughly rinsed off. Low pressure washing with a regular garden hose will help remove dirt and mildew. However, higher-pressure power washing can damage intact paint layers and force water into the wall itself.

Care should be taken when removing lead base paints. (See Preservation Brief #37.) Remove loose paint by manual scraping or with appropriate chemical removers. It is not necessary or recommended to remove intact paint from a practical and historical viewpoint. Removing paint with heat guns or heat plates should be done with great caution to avoid damage charring the wood. For this reason, blowtorches should not be used. Sandblasting or the use of blow torches is not recommended because of possible damage to historical details.

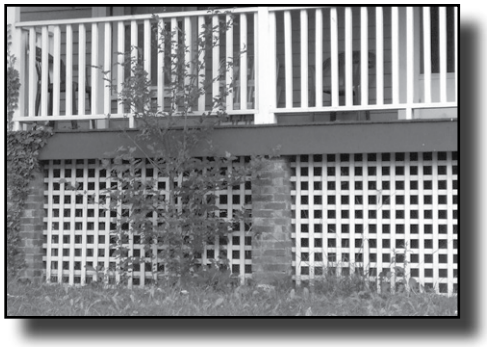
To ensure the longevity of a paint job, the cleaned and scraped surface should be adequately primed and paints should be applied according to manufacturers' instructions. Preparation for painting stucco and previously painted brick or stone is similar to that for painting wooden surfaces. The guidelines for architectural metals address the painting of metals.

Guidelines: Painting and Paint Colors

1. Removing paint films through destructive methods such as sandblasting, and waterblasting, is not allowed before repainting. High Pressure washing of pebbledash or wooden features is not allowed.
2. Repaint previously painted surfaces with compatible paint systems. Liquid vinyl is not appropriate.
3. Painting of brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted is not allowed.
4. Stripping wooden surfaces that were historically painted down to bare wood and applying clear stains or sealers to create a natural wood appearance is not allowed.
5. Replacement of painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface is not allowed.

Minor Work

- *Painting previously unpainted surfaces*



Porch Lattice Skirting

Porches, Entrances, and Balconies

Front porches are featured on some of the houses in the historic district. Entrances and porches are quite often the focus of historic buildings, particularly on primary elevations. Together with their functional and decorative features such as doors, steps, and balustrades they can be extremely important in defining the overall character of the structure.

Maintenance and Other Considerations

Because of the exposed nature of porches and entrances, maintenance is a continuing concern. Ensuring their water-shedding ability through proper sloping of all floors and steps and through maintenance of related roofing, gutters, and downspouts is essential. Keeping a sound paint film on all wooden porch and balcony surfaces to prevent moisture damage is critical as well.

Protect and maintain porches, entrances, and balconies in appropriate ways:

- Maintain the slope of the floor and the steps to ensure that water does not collect but runs off.
- Maintain a sound paint film on all elements that were traditionally painted.
- Check the condition of all wooden elements regularly for signs of water damage or rot.
- Keep wooden joinery adequately sealed to avoid moisture damage.
- Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.

The guidelines for wood, architectural metals and paint contain information for maintenance and repair of each material. Given the distinguishing character of historic porches and entrances, replacement of any element or detail should be carefully considered. When replacement is necessary, the new piece should match the original piece in material, shape, texture, detail, and dimension. It is not appropriate to substitute a contemporary stock item that does not match the original element, or to eliminate a detail rather than repair or replace it.

Green Tip - Porches are designed to take advantage of local climatic conditions to provide comfort while reducing energy use.

Guidelines: Porches, Entrances, and Balconies

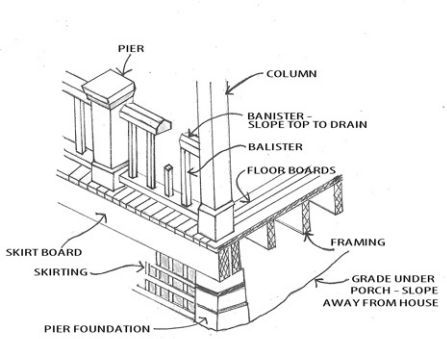
1. Retain and preserve historic porches, entrances, and balconies.
2. Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
3. Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
4. Repair wooden elements by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
5. If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
6. If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.
7. When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
8. Enclosing a front porch is not allowed.
9. Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is requested for a new use, design the enclosure so that the historic character and features of the porch are preserved.
10. It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.
11. It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
12. New porches, entrances and balconies may be introduced on side or rear elevations and must be compatible with the existing structure, in terms of roof form, scale, details, materials and color; however it is not appropriate to add new porches, entrances or balconies in areas that would obscure character defining features.

Minor Work

- *Repair or replacement of exterior stairs, landings, steps or porch details, when there is no change to the original design or materials*

Major Work

- *Enclosure or alteration of a porch*



Anatomy of a Porch

Roofs

As in most modern structures, the roofs of historic buildings were "the first line of defense" against the elements. St. Dunstan's architects and builders also used the roof as a key design component. The most common roof forms in the district are gable and hip, but other complex roof forms are also found. Lower pitched roofs typify the bungalow styles.

Hipped Roof

Overtime composition fiberglass/asphalt shingles have replaced traditional roofing materials such as pressed metal shingles, standing seam metal and wood shingles and are now the most common material found in the district.

Maintenance and Other Considerations

Vigilance and prompt attention to repair is essential to maintaining sound roof systems. Typical steps include:

- Inspect roof regularly for signs of deterioration, moisture damage, structural damage, missing shingles, corrosion or paint failure.
- Clean gutters and downspouts and to insure proper drainage.
- Replace deteriorated flashing as needed to ensure prevent water infiltration.
- Provide adequate attic ventilation to prevent condensation and increase energy efficiency.

Gable Roof

When repairing roofs, remember that the joints with chimneys, dormers, windows, vents, and façades are critical areas for water intrusion, and therefore should receive careful attention.

Clipped Gable Roof

Historically, valley flashing was the only means to treat the open valley where roofing materials are joined at different planes. As three tab asphalt shingle became more common, so did the process of weaving the asphalt shingle at roof valleys. The weaving of asphalt shingle has the disadvantage of deteriorating more rapidly than using a more appropriate valley flashing technique.

Gambrel Roof

Guidelines: Roofs

1. Retain and preserve roofs that contribute to the overall character and form of a building including the roof shape, pitch, line overhang and functional or decorative features.
2. Any changes to the configuration of any existing roof must be confined to the rear of the house and shall not be visible from any primary public right-of-way.
3. It is not appropriate to install ventilators, skylights, satellite dishes and mechanical or communication equipment on roof slopes that are visible from any primary public right of way or in locations that compromise the architectural character and integrity of the building. (See also Sustainability & Emerging Technology - Solar & Wind.)
4. All metal roofs excluding copper must be painted or have an opaque factory applied finish.
5. Valley flashing with copper, galvanized, or baked enamel rolled aluminum flashing shall be required on all newly installed asphalt shingle or shake roofs unless historic evidence indicates otherwise.
6. Roof color should be medium to dark in color.
7. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new shall match the old in design, color, texture, and materials, if possible. Modern materials that simulate original materials are acceptable.
8. Introduce attic ventilation as inconspicuously as possible. Ridge vents and soffit vents are encouraged.
9. New or replacement gutters must be compatible or match the existing style. The color must match the house trim color and they must be and be attached as inconspicuously at possible.

Minor Work

- *Repair or re-roof*

Major Work

- *Changes to roof lines*

Sustainability and Energy Retrofit

The Historic Resources Commission understands the importance of environmental sustainability and is dedicated to the utilization of historic preservation, which is inherently sustainable, as a sound planning tool. For example, historic structures can easily be adapted for new uses and retrofitted with modern efficient energy systems. This leads to maximization of existing infrastructure, retention of energy embodied in existing structures, reduction in the consumption of new materials, as well as a reduction in the material that would otherwise enter into the waste stream.

Additionally, historic neighborhoods are often pedestrian friendly and centrally located with respect to other amenities and transportation networks thus reducing the use of the automobile and associated energy consumption.

In Asheville's historic districts a variety of energy conserving site and building features illustrates the sensitivity of an earlier era to climate and energy efficiency. Studies by the Energy Research and Development Administration show that buildings constructed before 1940 use less energy than those constructed between 1940 and 1975, because older buildings maximized the natural sources of heating, lighting and ventilation. An understanding of how such historic features enhance energy efficiency is critical to maximizing the energy efficiency of historic buildings.

Simple solutions were often employed such as thoughtfully located shade trees to buffer residences and sidewalks from the hot summer sun. Architectural features such as projecting porches were also utilized to provide shade for outdoor space and lessen the impact of harsh sunlight on the building's interior; and operable windows, shutters, or awnings which allowed occupants to control the introduction of sunlight and breezes within the building. Commercial buildings often captured daylight through storefront transoms, light wells, and skylights.

Planning and Other Considerations

When considering energy retrofit options, the property owner should be sure that the inherent energy conserving features of the building are being used and maintained. All retrofit measures must be reviewed with their impact on the historic character of the building and the district in mind.

Green Tip - Properly functioning windows and doors provide natural ventilation and light and can be easily retrofitted with interior or exterior storm windows.

Consideration should also be given to the replacement of lost shade trees or the introduction of other carefully located new shade trees. Other typical retrofit measures include introduction of storm windows, storm doors, weather stripping, insulation, and more energy efficient mechanical systems.

Windows & Doors
During St. Dunstan's's early years, windows were constructed of old-growth woods and featured precise craftsmanship, and used joinery methods uncommon in modern windows. Properly maintained, these windows have lasted for a hundred years or more, and their usefulness can be extended indefinitely with proper care.

Contrary to popular opinion, there is not a compelling cost-benefit case for replacing well maintained original windows with modern versions when the payback period for the cost of installing replacement windows is taken into consideration. There is little if any support for the concept that modern windows will have the life span of St. Dunstan's's original windows. Modern woods, glues, and other components are no match for the old-growth woods and joinery of historic windows.

Of course historic windows will require maintenance and repair, but if they are given proper care, the cost-benefit analysis of repair versus replacement favors retaining original windows. Properly functioning windows and doors also provide natural ventilation and light.

Properly functioning windows and doors provide natural light and ventilation.

Make sure to caulk around the frame on both the exterior and interior to reduce air infiltration. Install weather stripping between window sash and frame to limit drafts. Also make sure the meeting rails fit and that the window can be locked. The glass itself is not a significant factor in heat loss, especially on multi-paned windows.

Exterior Storm Windows & Doors
First windows should be in proper working order to ensure their weather tightness (see above). Additional efficiency may then be realized with the introduction of exterior storm windows. Relatively unobtrusive, narrow profile exterior storm windows that do not obscure the window itself, that are carefully installed to prevent damage to the sill or the frame, and that are finished in a painted or a baked enamel color compatible with the sash color are fairly common in the historic district. To retain the opportunity to open the windows, the property owner should select operable storm units that align with the sash rails of the window.

Interior Storm Windows
If a property owner chooses interior storm windows, they should be tension-mounted with airtight gaskets. On both exterior and interior storm windows, the ventilating holes must be kept open to prevent condensation from damaging the window or the sill.

Proper Insulation
Heat rising through the attic is a major avenue for heat loss and should be one of the highest priorities in preservation retrofitting. Adding attic insulation is relatively easy and can be done at reasonable cost. The basement or crawl space should be properly insulated as well as ducts and pipes.

Existing Materials

You may have heard the expression “the greenest building is one that is already built.” This refers to the concept of embodied energy, which is the energy required to extract, process, manufacture, transport, and install building materials. Retention of existing materials conserves the energy embodied in them.

Historic Architectural Features

Features such as porches, awnings, shutters, transoms, etc. were designed to take advantage of and control to a certain extent local climatic conditions such as breezes and sunlight so to use less energy while making the home comfortable.

Porches take advantage of summer breezes for more effecient, comfortable living.

Older wood windows are more durable than new replacement units and can be repaired, thus extending their life. Replacement windows can not be repaired and typically must continue to be replaced.

Landscaping Benefits

Studies by the Lawrence Berkeley National Laboratory estimate a 25%–50% reduction in annual cooling energy consumption through well designed landscapes. Additional benefits of energy efficient landscaping include aesthetics, environmental quality, noise buffering, privacy, and spatial definition.

Additional environmental benefits may be gained through the reduction of impervious surfaces for better storm water infiltration.

Mechanical Systems

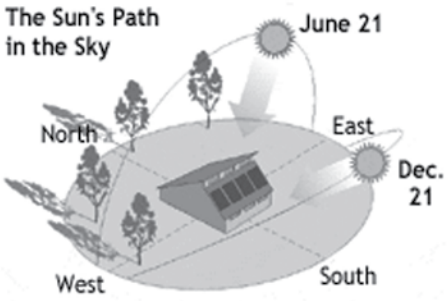
Energy efficient mechanical systems may easily be installed on your historic home. (See Section on Emerging Technology for more information on solar and wind powered systems.)

Guidelines: Sustainability and Energy Retrofit

1. Retain and preserve the inherent energy conserving features of historic buildings and their sites, including shade trees, porches, awnings, and operable windows, transoms, shutters, and blinds.
2. When installing a new mechanical system, install it so that it causes the least amount of alteration to the building's exterior elevations, historic building fabric, and site features.
3. When installing exterior or interior storm windows, use windows that are full length with a narrow profile that do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked enamel finish color that is compatible with the sash color. For double-hung windows, select operable storm windows with dividers that align with the existing sash.
4. When installing storm doors, use full light doors constructed of wood or aluminum with a baked enamel finish that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked enamel finish color that is compatible with the color of the existing door.
5. Replace deteriorated or missing wooden shutters with matching new units sized to fit the opening and mounted so that they can be opened.
6. When installing and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.

Minor Work

- *Installation of new mechanical systems*
- *Installation of storm windows*



Solar collectors must be mounted as flush as possible with the roof and not extend beyond any roof ridge.

Sustainability and Emerging Technology (Solar, Wind)

As alternative energy producing technology continues to improve and become more available and affordable, homeowners may be interested in retrofitting their historic homes with these new devices. In the spirit of sustainability and conservation of energy and the environment, the Historic Resources Commission welcomes the introduction of renewable energy systems while preserving the architectural integrity of the district. It is strongly recommended that solar collectors be sited, oriented, and installed by a licensed solar installer to prevent any damage to the structure.

Recognizing that renewable energy technologies are expanding and progressing rapidly, the Historic Resources Commission will also consider new technologies not specifically described in this document, as they emerge.

Planning and Other Considerations

In general, the optimum orientation for a solar collector in the northern hemisphere is true south. However, recent studies have shown that, depending on your location and collector tilt, your collector can face up to 90º east or west of true south without significantly decreasing its performance. Although at our local latitude this figure is closer to 45º.

The roof angle should be taken into account when sizing your system and consideration must also be given to compatibility among landscaping, shading, and solar access goals. Ultimately, optimum size and orientation should be determined by the solar installer.

Small residential wind turbines may be a viable option for some homes in this area, although there is very little energy available to be harvested at wind speeds less than 4 meters per second or 9 miles per hour. To help determine the suitability of your site for a small electric wind system, you need to estimate your site's wind resource. The wind resource can vary significantly over a small area because of local terrain influences on the wind flow. You can consult wind resource maps, observe vegetation flagging, use a measurement system, or obtain data from a local small wind system to estimate your wind resource.

Green Tip - With proper planning, solar technology can be adapted for use with your historic home.

Guidelines: Sustainability and Emerging Technology (Solar, Wind)

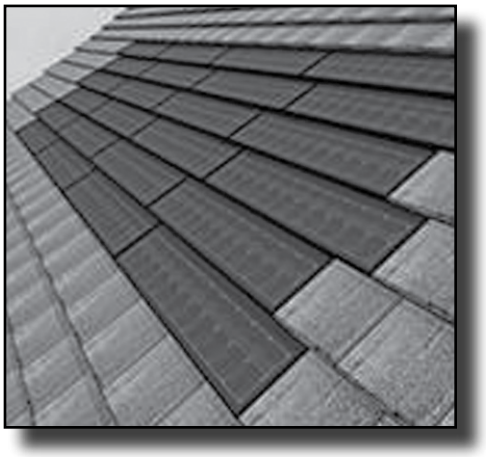
1. Solar energy collectors shall be located as inconspicuously as possible while still allowing for reasonable use. Every effort should be made to limit impact to historic character defining features.
2. Installation of solar devices on roof surfaces facing the primary public right-of-way shall be considered only when no other option is possible and there is no detrimental impact to the integrity of the historic structure and neighborhood. All work must be easily reversible.
3. Solar energy collectors shall not be located in the front yard.
4. Every effort shall be made to screen solar energy collectors from the public view, provided this restriction does not have the effect of preventing the reasonable use of a solar-energy collector
5. Solar collectors must be mounted as flush as possible with the roof and not extend beyond any roof ridge.
6. Trees or existing historic structures should not be removed to provide adequate solar exposure but should be taken into account when siting collector location and orientation to allow for reasonable efficiency.
7. Solar shingles shall be located as inconspicuously as possible and blend in with the color of the roof surface.
8. Thin-film photovoltaic material on standing seam metal roofs should be located as inconspicuously possible and shall blend with the roof surface color.
9. Wind turbines shall be located as inconspicuously as possible and shall not be located in the front yard.
10. The color or the external portions of any installed wind collector must be unobtrusive and blend with the surrounding environment.

Minor Work

- *Solar panels on non-primary facades*

Major Work

- *Solar panels on primary facades*
- *Wind turbines*



Photovoltaic Panel

Locate skylights and satellite dishes in inconspicuous locations on a rear facing roof.

Utilities & Mechanical Systems

Utilities and mechanical systems that include outside units or equipment, such as condensers, ventilators, dumpsters, satellite dishes, large antennas, or venting and ducting pipes shall be located and installed so that they do not damage or diminish the historic character of the building, site, or district. An inconspicuously located outdoor unit can often be further screened by plantings or fences.

Although utility lines and poles have long been a part of the district's streetscapes, attention should also be given to consolidating old and new utility and communication lines where possible to avoid overpowering the streetscape with an ever expanding wirescape. If a new or upgraded power supply will necessitate an additional pole and overhead wires, the use of underground cables may be preferable to prevent the visual intrusion.

Guidelines: Utilities and Mechanical Systems

1. Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear elevation. Screen them from view with plantings or other appropriate means.
2. In general, the introduction of underground utility lines to reduce the intrusion of additional overhead lines and poles is encouraged. However, when trenching the roots of large trees and archaeological resources must be protected.
3. Skylights, ventilators, antennas, satellite dishes, or mechanical equipment shall not be placed in locations that compromise character defining roofs, or on roof slopes that are visible from the primary public right-of-way.
4. Contemporary communication equipment that is inconsistent with the historic character of the districts, including large-scale antennas and satellite dishes, shall not be placed in locations visible from the primary public right-of-way.
5. Dumpsters shall be enclosed in solid structures of sufficient height to screen them from the public view and be located as inconspicuously as possible, preferably to the rear of the property. Enclosures shall be screened with vegetation.
6. Window A/C units should be located as inconspicuously as possible, preferably on rear elevations.

Minor Work

- *Skylights on non-primary facades*
- *Other utility structures or equipment*

Major Work

- *Skylights on primary facades*

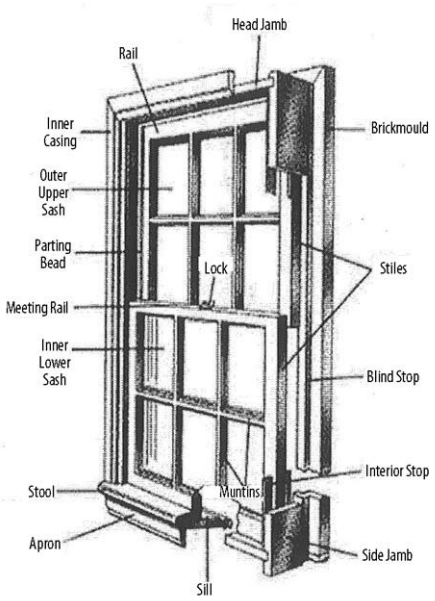
Windows and Doors

Windows and doors are major character defining features of any structure and often reflect the architectural style or period of building construction. The arrangement of windows & doors, their decorative elements, and the size and proportion of their openings are major elements of architectural style and contribute significantly to a building's historic character. Improper or insensitive treatment of the windows and doors of a historic building can seriously detract from its architectural character.

During St. Dunstan's early years, windows were constructed of old-growth woods, featured precise craftsmanship, and used joinery methods uncommon in modern windows. The inherent imperfections in historic glass give it a visual quality not replicated by contemporary glass manufacturing. Properly maintained, these windows have lasted for a hundred years or more, and their usefulness can be extended indefinitely with proper care.

Doors are major character defining features.

Maintenance Repair and Other Considerations



Anatomy of a Window

Routinely maintaining and repairing historic wood windows and doors to keep them operable and weather tight is desirable, sustainable and more cost effective over time then replacing them with new units having a shorter life span. (See Section on Sustainability and Energy Retrofit.)

- Inspect regularly for moisture damage, air infiltration, paint failure, and other signs of deterioration
- Reglaze sash as necessary to prevent moisture infiltration.
- Recaulk wood joints to prevent air infiltration and increase energy efficiency
- Weather strip windows to reduce air infiltration and increase energy efficiency.
- Determine whether the paint on windows is lead based so that necessary precautions can be taken.

Replacement of an entire window or door should be considered only if repair is not feasible. Replacement units should match the original in dimension, material, configuration, and detail. Fortunately, custom made wooden window sashes to match many original windows can be ordered at most lumber yards. Wooden framed screen or storm windows painted to match or complement the colors of the existing sash are appropriate choices.

Green Tip - Older wood windows can be repaired, rather than replaced.

Changing existing window openings or adding new openings should be undertaken only for compelling reasons. Greater restrictions will be placed upon the primary façade. The pattern of proposed openings should be characteristic of and complementary to the historic building and context of the historic district.

Guidelines: Windows and Doors

1. Retain and preserve original windows and doors that contribute to the overall character and form of historic buildings, including functional and decorative features.
2. Replace in kind any portion of a window or door that is damaged or deteriorated beyond repair. If possible, match the original in design, dimension, and material. Consider compatible substitute materials only if using the original material is not technically feasible.
3. If replacement of a deteriorated window or door is necessary, replace the unit in kind, when possible, matching the design and the dimension of the original sash or panels, pane configuration, architectural trim, detailing, and materials.
4. If a window or door is completely missing, replace it with a new unit based on available documentation of the original or a new design compatible with the original opening and the historic character of the building.
5. It is not appropriate to use snap-in muntins to create a false divided light appearance.
6. Adding or changing original window and door openings shall not be permitted on the primary façade. If additional windows or door openings are desired, they should be installed on a rear or non character defining façade of the building. Design such units to be compatible with the overall design of the building.
7. New or replacement windows and doors on existing historic homes should be wood.
8. Replace deteriorated or missing wooden shutters with matching new units sized to fit the opening and mounted so that they can be opened. It is not appropriate to introduce shutters on a historic building if no evidence of earlier shutters exists.
9. Storm windows should have a narrow profile so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked enamel finish color that is compatible with the sash color. For double-hung windows, operable storm window dividers should align with the existing meeting rail. Interior storm windows are encouraged where appropriate.
10. Storm doors shall have full view glass with meeting rails or mullions that align with the meeting rails and mullions of the door.

Minor Work

- *Window repair*

Major Work

- *Window replacement*

NEW CONSTRUCTION & ADDITIONS

Additions should be compatible with the existing building and located inconspicuously.

Additions

Over time buildings change to accommodate changing needs and lifestyles. When making an alteration to a historic building the challenge is to balance the individual property owner's need with the community's intent to maintain architectural integrity. Wherever possible, new additions to St. Dunstan's buildings shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired. New addition design for historic structures shall be compatible with the size, scale, color, material and character of the neighborhood, the building and its environment. Although designed to be compatible with the historic building, an addition should be discernable from the original building.

Guidelines: Additions

Major Work

- *All additions*

1. Site new additions as inconspicuously as possibly, preferably on rear elevations and where historic character defining features are not damaged, destroyed or obscured.
2. Additions on the front elevation will not be allowed.
3. Inset additions from rear building corners to differentiate them from the existing building and to reduce public visibility.
4. Design additions so they are compatible with the existing building in height, massing, roof form and pitch.
5. Reduce the visual impact of an addition on a historic building by limiting its scale and size. Do not overpower the site or substantially alter the site's proportion of built area to green space.
6. Windows in additions should be similar to those in the original buildings in their proportions, spacing, and materials. Select exterior surface siding and details that are compatible with the existing building in material, texture, color, and character.
7. Construct additions, if feasible, to be structurally self supporting to reduce damage to the historic building. Attach additions in such a way that loss of historic material or details is minimized.
8. Foundations and eaves or other major horizontal elements, should not generally align on buildings and their additions.
9. Protect significant site and landscape features from damage during or as a result of construction by minimizing ground disturbance.

New Construction - Primary Structures

New construction in the St. Dunstan's Historic District provides the opportunity for the continued evolution of excellent architecture adapted to contemporary conditions. While it is not necessary to mimic existing structures, new construction should be compatible so to blend comfortably with existing historic structures.

The overall setting and orientation of new construction on the site will also be evaluated. Because of the variability of site considerations within the district, siting decisions must relate to the immediate context of the proposed new structure.

New construction should be compatible with the historic character of the neighborhood.

The proposed setting of a new building within the historic district should respect the established historic patterns for setback and spacing. Residential buildings are typically oriented towards the street and are usually set back with grass lawns bordered by shrubbery and/or low walls.

Planning and Other Considerations

Site planning is a major consideration when designing a new structure. Careful consideration should be given to the design and placement of driveways, landscaping, lighting, signage and walkways and the retention of mature trees or other historic features of landscape. All related site changes must adhere to the relevant guidelines found in the Neighborhood Setting section.

Consideration must also be given to the compatibility of the proposed new construction with the adjacent historic buildings. Scale, massing, height and roof form are all very important when designing a structure that will blend into the streetscape. It is especially important to ensure that the overall proportion of the street façade and the roof form as viewed from the street are similar to those of neighboring historic buildings.

Building materials, features, fenestration, and texture are also important to consider when designing for compatibility. A wide range of features and materials presently used in the neighborhood provide a broad range of options from which to choose. Through the use of porches, chimneys, bays and other details new buildings can be designed to have texture compatible with the historic context. Particular attention should be given to the scale, placement, size and proportion of window and door openings and the style of the windows and doors themselves.

Green Tip - The use of locally available building materials reduced energy consumption for transport of the goods.

Guidelines: New Construction - Primary Structures

Major Work

- *New construction*

1. Site new primary structures so that they are similar to the historic pattern in terms of orientation, setback, retention of green space and spacing between structures.
2. Design new primary structures so that the overall character of the adjacent streetscape and building site is maintained.
3. Minimize grading and protect significant site features, including trees greater than 6 inches DBH and known archeological resources from damage during or as a result of construction.
4. Design new primary structures to be compatible in height, roof form, scale, massing, footprint, material, detail, fenestration and proportion with surrounding historic buildings.
5. Design new primary structures to be compatible but differentiated from historic buildings in the district.
6. New multi-family structures should draw inspiration from existing apartment buildings that are located throughout the district.
7. New and old on the same site: The only historic examples of this in the neighborhood are outbuildings such as garages, carriage houses and servants' quarters built to the rear of main buildings. It is appropriate for the newer outbuildings to be located behind and be smaller and similar is design.
8. Locate and size window and door openings so they are compatible in placement, orientation, spacing, proportion, size and scale with the surrounding historic buildings.
9. Introduce features such as porches, chimneys, bays and architectural details as appropriate so that the texture of new residential structures is compatible with surrounding historic structures. Detailing on new structures should be consistent with its overall scheme and design.
10. Select materials and finishes that are typically found in the neighborhood or that are compatible in composition, texture, pattern, detail, and color to historic materials found in the district. The use of modern materials will be evaluated on a case by case basis and may be considered in limited applications, if found to be appropriate.
11. Select doors and windows for new primary buildings that are compatible in material, proportion, subdivision, pattern, and detail with those of surrounding historic buildings.

Historic Apartment Building

APPENDICES

Additional Information

A Guide to Determining Character Defining Features – National Park Service
http://www.nps.gov/history/hps/tps/walkthrough/index.htm

Asheville Travel Itinerary
http://www.nps.gov/history/NR/travel/asheville/index.htm

Heritage of Western North Carolina – photographs, reports, pamphlets, etc.
http://www.heritagewnc.org/

St. Dunstan's Community
http://www.St. Dunstan's.org/

North Carolina State Historic Preservation Office (SHPO)
http://www.hpo.ncdcr.gov/

National Trust for Historic Preservation
http://www.preservationnation.org/

Historic Preservation Tax Incentives – National Park Service
http://www.nps.gov/history/hps/tps/tax/

Historic Tax Credit Information – NC SHPO
http://www.hpo.ncdcr.gov/tchome.htm

Preservation North Carolina
http://www.presnc.org/

The Preservation Society of Asheville and Buncombe County
http://www.psabc.org/

Sustainability and Historic Preservation
http://www.preservationnation.org/issues/sustainability/

Technical Preservation Services - National Park Service
http://www.nps.gov/hps/tps/

Forest Health Protection
http://www.fs.fed.us/r8/foresthealth/

The Secretary of Interior Standards for Rehabilitation
http://www.nps.gov/hps/TPS/tax/rhb/index.htm

Tree Care
http://www.treesaregood.com/treecare/avoiding_construction.aspx

Window Preservation
http://www.preservationnation.org/issues/weatherization/windows/

Glossary of Architectural Terms

Baluster – An upright support for a rail.
Balustrade – A series of balusters with a rail.
Bracket – A support element under eaves, shelves or other overhangs, often more decorative than functional.
Caliper – A horticultural method of measuring the diameter of nursery stock. For trees less than 4 inches in diameter, the measurement is taken 6 inches above the ground level.
Cantilever – A projecting beam or part of a structure supported at only one end.
Casement window – A window that swings along its entire length, usually on hinges fixed to the sides of the opening into which it is fitted.
Casing – The exposed trim molding, framing or lining around a door or window; may be either flat or molded.
Character defining feature – A character-defining feature is a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character.
Clapboard – Horizontal wooden boards tapered at the upper end and laid to cover a portion of a similar board underneath and to be covered by a similar board above. The exposed face of clapboard is usually less than 6 inches wide. Common outer face of nineteenth and early 20th century buildings.
Contributing property – Any property, structure or object which adds to the historical integrity or architectural qualities that make the historic district, listed locally or federally, significant.
Corbel – A projection from a masonry wall, sometimes for support and sometimes for decorative effect.
Corner board – One of the narrow vertical boards at the corner of a traditional wooden frame building, into which the clapboards butt.
Critical root zone – The minimum area beneath a tree which must be left undisturbed and protected during construction to give the tree a reasoble chance of survival. The radius of the CRZ equals 1.5 feet for everyone inch of tree diameter.
Diameter at breast height – The diameter of a tree mesured at 4.5 feet above the ground level.
Dormer – A structure container a window or windows that projects through a pitched roof.
Double hung window – A window with two sashes, one above the other, arranged to slide vertically past each other in a cased frame.
Eave – The part of a sloping roof that projects beyond the wall.
Elevation – A drawing showing the vertical elements of a building as a direct projection to a vertical plane.
Facade – The exterior wall of a structure exposed to public view.
Fascia – A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal or eave side of a pitched roof.
Flashing – A thin impervious material used in construction to prevent water infiltration, especially between a roof and a wall.
Fenestration – The arrangement of windows and doors in the wall of a building.
Finial – A formal ornament on the top of a fence, pinnacle or street light.
Foundation – The supporting portion of a structure below the first floor or below grade, including footings.
French window – A long window reaching to the floor and opening in two leaves like a pair of doors.
Front yard – The portion of the yard extending from a line running across the front façade of a structure and extending across to the property boundaries.
Gable – A triangular wall segment at the end of a pitched roof.
Gambrel – A ridged roof with two slopes on each side, the pair meeting at the ridge having the shallower pitch.
German siding – Wooden siding with a concave upper edge that fits into a corresponding rabbit in the piece above.
Historic landscape feature – A distinct, recognizable and consisten pattern of elements historically found in the landscape, which give it a unique character. For example, historic landscape features may include circulation patterns such as driveways or parking areas as well as topographic or vegetative features such as large mature trees, or group of plants such as a hedge or allee, in addition to objects such as benches, arbors, pergolas, gazebos, etc.

Hipped roof – A roof with four uniformly pitched sides.
Invasive species – a plant that aggessively competes with and displaces locally adapted native plant communities.
Jamb – The vertical sides of a window or door opening.
Landscape - For the purposes of this particular document, the definition of “landscape” refers to the area visible to the public, including the front yard, side yard and public right-of-way. In addition to vegetative features, this landscape area includes hardscapes such as walkways, driveways, sidewalks and other circulation features, historic landscape features (see definition) as well as fences, walls, and garden structures.
Lattice – A network of interlocking lathe or other thin strips used as screening, especially at the base of a porch.
Molding – A decortive band having a constant profile generally used as trim around openings.
Mortar – A mixture of Portland cement, lime, putty and sand in various proportions, used for laying bricks or stones.
Mullion – A vertical member dividing a set of windows and forming part of the window frame.
Muntin – A molding forming part of the frame of a window sash.
Non-contributing structure – A structure located within the boundaries of a historic district , but which is not of the character or time period for which the district is significant.
Parapet – A low wall along a roof, directly above an outer wall.
Patio – An open, outdoor living space adjacent to a building usually surfaced with stone, tiles or concrete at ground level.
Pebble-dash – A finish for outer walls in which small stones or pebbles are set into an outer coat of stucco or cement.
Primary facade – The side of a structure facing the public right-of-way. Structures located on corner lots will have two primary facades.
Porte-cochere – A large covered entrance porch through which vehicles can be driven.
Rake – Tri members that run paralell to a roof slope and form the finish between the wall and a gable roof extension.
Rehabilitation – The act or process of making possible a compatible use for a property throught repair, altertions, and addtions while preserving the portions or features that convey the property’s historical, cultural or architectural values.
Rear yard – The portion of the yard extending from a line running across the rear façade of a structure and extending across to the property boundaries.
Repointing – Removing deteriorated mortor joints and filling them with a surface mortor to repair the joint.
Restoration – The act or process of accurately depicting the form, features and character of a property as it appeared at a particular period of time.
Sash – The moving part of a window.
Sidelight – A narrow window area beside an outside door.
Side yard – The area between the front and rear yards.
Sill – The lowest horizontal member in a wall opening.
Soffit – The exposed under surface of any ovehead component of a building.
Surround – The molded trim around a door or window opening.
Stucco – A textured exterior finish composed of Portland cement, lime and sand mixed with water.
Terne-plate – Sheet iron or steel plated with an alloy of three or four parts of lead to one part of tin, used as a roofing material.
Tongue and groove – A joinery system in which boards are milled with a tongue on one side and a groove on the other so they can be tightly joined with a flush surface alignment.
Transom – A glazed panel above a door or storefront, sometimes hinged to be open for ventilation at the ceiling level.
Trim – The finish material on a building, such as moldings applied around opening or at the floor and ceiling of rooms.
Turret – A small slender tower usually at the corner of a building.
Weatherboard – Clapboard; wooden siding.
Wrought-iron – Iron that is rolled or hammered into shape.

Prepared by the City of Asheville Planning & Development Department

Invasive Species List

Submitted by the Asheville Tree Commission April 16, 2007

The following lists of invasive exotic plant species are to be strongly discouraged. Please make every effort to eliminate them from the development site prior to any new plantings. More species may be added to this list from time to time if they are shown to become serious problems in the urban and natural settings.

Autumn Clematis, Virgins Bower (Clematis terniflora)

Burning Bush (Euonymus alata)

Butterfly Bush (Buddleia davidii)

Chinese Elm (Ulmus parvifolia)

Chinese/European Privet (Ligustrum sinense/vulgare)

Chinese Silvergrass (Miscanthus sinensis) (i.e. Straight species; non-seeding cultivars excluded)

Cogongrass (Imperata cylindrical)

Crown Vetch (Coronilla varia)

English Ivy (Hedera helix L.)

Fragrant/Tartan Honeysuckle (Lonicera fragrantissima/tatarica)

Garlic Mustard (Alliaria petiolata)

Japanese Barberry (Berberis thunbergii)

Japanese Honeysuckle (Lonicera japonica)

Japanese Knotweed (Reynoutria japonica) [formerly Polygonum cuspidatum]

Japanese Spiraea (Spiraea japonica)

Japanese Stilt Grass (Microstegium vimineum)

Johnson Grass (Sorghum halapense)

Korean or Sericea Lespedeza (Lespedeza cuneata)

Kudzu (Pueraria Montana)

Mimosa (Albizia julibrissin)

Multiflora Rose (Rosa multiflora)

Oriental Bittersweet (Celastrus orbiculatus)

Princess Tree (Paulownia tomentosa)

Purple Loosestrife (Lythrum salicaria)

Russian/Autumn Olive (Elaeagnus angustifolia/umbellata)

Tree of Heaven (Ailanthus altissima)

Small Deciduous Trees: 15' - 40'

Botanical Name **Common Name**	**Native**	**Mature Height**	**Mature Spread**	**Light Requirements**	**Comments**
Aesculus **x** *carnea* Red Horsechestnut	**N**	30-40'	30-40'	sun or semi- shade	More resistant to blotch and mildew than *A. hippocastanum,* good for parks and other large use areas, good street tree, spectacular red flowers
Amelanchier arborea Serviceberry, Sarvis	**Y**	15-25'	10-15'	sun or semi- shade	Blooms in early spring before dogwoods with pink/white flowers, recommended for planting under power lines, can be multi-trunked
Carpinus caroliniana American Hornbeam	**Y**	20-30'	20-30'	sun or shade	Good street tree, great for naturalizing along woodland edges, in buffer areas or along streams
Cercis canadensis Eastern Redbud	**Y**	20-30'	25-35'	sun or semi- shade	Beautiful magenta flowers in spring, best for use in woodland/naturalized settings, use in buffer areas as understory or street tree under power lines, difficult to transplant
Chionanthus virginicus White Fringetree	**Y**	15-20'	12-15'	sun or semi-shade	Beautiful white fragrant flowers in spring, dark blue fruit in fall, makes a great understory tree in buffer areas, or street tree under power lines
Cornus alternifolia Pagoda Dogwood	**Y**	15-25'	10-20'	sun or semi- shade	Fibrous spreading roots, best for naturalizing in buffer areas, spreading habit with horizontal branches creates a layered look
Cornus florida Flowering Dogwood	**Y**	20-30'	20-30'	sun or semi- shade	Good for naturalizing on edge of buffer areas, needs good air circulation, not pollution tolerant, not recommended for street trees
Cornus kousa Kousa Dogwood	**N**	20-30'	20-30'	sun or semi- shade	Creamy white flowers more prolific in sun, exfoliating bark, more disease resistant than *Cornus florida*, good for use near buildings, low branching
Hamamelis virginiana Witchhazel	**Y**	20-30'	20-25'	sun or shade	Great for naturalizing in buffer areas or as street tree under power lines
Magnolia soulangiana Saucer Magnolia	**N**	20-30'	20-30'	sun	Pinkish purple flowers in early spring susceptible to spring frost
Magnolia stellata Star Magnolia	**N**	15-20'	10-15'	sun	Tree-like shrub with fragrant white flowers in early spring, avoid planting in a southern exposure, best used as a specimen
Magnolia virginiana Sweetbay Magnolia	**Y**	15-20'	10-20'	sun or semi- shade	Tolerates wet, swampy conditions, handsome foliage with sweetly fragrant white flowers in spring and red fruit in fall
Malus Flowering Crabapple	**N**	15-25'	15-25'	sun	Beautiful spring flowering tree in many colors, new cultivars are more resistant to fire blight, recommended varieties include:
Oxydendrum arboreum Sourwood	**Y**	25-30'	15-20'	sun or part shade	White flowers in summer, excellent fall color, hard to transplant, drought tolerant
Prunus sargentii Sargent Cherry	**N**	20-30'	20-30'	sun	Pink flowers in April/May, rich brown bark, good street tree under power lines
Prunus subhirtella Higan Cherry	**N**	20-40'	15-30'	sun	Long lived, cold heat and stress tolerant, 'Pendula' is a weeping variety
Viburnam prunifolium Blackhaw Viburnum	**Y**	15-20'	8-12'	sun or shade	Adaptable to many soil types, does well in dry soils, white flowers in May, good fall color, fine specimen tree

Large Deciduous Trees: > 40'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Acer rubrum Red Maple	Y	40-60'	varies	sun or shade	Fall leaf color varies, 'October Glory' and 'Red Sunset' cultivars are most popular for guaranteed bright orange/red fall color, very adaptable
Acer saccharum Sugar Maple	Y	50-70'	30-40'	sun or semi-shade	Tolerant of poor soils, vigorous large root systems, not ideal for planting along sidewalks, exceptional yellow/orange fall color
Celtis occidentalis Common Hackberry	Y	40-60'	40-60'	sun	Nice native tree, withstands adverse city conditions, yellow green fall foliage, fall fruit is a favorite for birds
Cladrastis lutea American Yellowwood	Y	30-50'	40-55'	sun	Spectacular cascading white flowers in spring, best as specimen or in groupings
Fagus grandifolia American Beech	Y	50-70'	50-60'	sun or shade	Beautiful native tree for large areas and natural settings, easy to establish, will not tolerate heavy pruning
Fagus sylvatica European Beech	N	50-60'	35-60'	sun or shade	Excellent specimen tree especially for public areas
Fraxinus americana White Ash	Y	50-80'	50-70'	sun	Good shade tree with fascinating fall color ranging from reddish purple to yellow
Fraxinus pennsylvanica Green Ash	Y	50-60'	varies	sun	Easy to grow, withstands city conditions, good shade tree for streets and parking lots, beautiful yellow fall color
Ginkgo biloba Ginkgo, Maidenhair	N	50-80'	varies	sun	Ancient tree with unique fan shaped leaf, beautiful shade tree, use male trees only as female fruit produces offensive odor, good urban tree
Gleditsia triacanthos Thornless Honeylocust	Y	30-70'	30-70'	sun	Very adaptable, good salt tolerance, select fruitless variety *rotua* for landscape use
Larix decidua European Larch	N	70-75'	25-30'	sun	Deciduous conifer with elegant spring growth, tolerant of moist and dry soils and windswept locations
Liquidambar styraciflua Sweetgum	Y	60-75'	40-50'	sun or semi-shade	Excellent fall color, good for planting in moist areas along streams, plant only *rotundilob*', a fruitless variety, for streets and parking lots
Liriodendron tuliperfera Tulip Poplar	Y	70-90'	35-50'	sun	Large, stately tree, susceptible to drought, best known for flowers in spring and beautiful yellow fall color, good for street trees next to sidewalks
Platanus occidentalis American Sycamore	Y	75-100'	75-100'	sun or semi-shade	Use for naturalized settings along streams, very large tree, needs lots of space, good downtown street tree
Quercus alba White Oak	Y	50-80'	50-80'	sun or semi-shade	Majestic large shade tree, slow growing but long lived, difficult to transplant, sensitive to root disturbance when grading
Quercus coccinea Scarlet Oak	Y	70-75'	40-50'	sun	Long lasting bright scarlet leaves in fall, good for street plantings
Quercus rubru Red Oak	Y	60-75'	60-75'	sun or semi-shade	Excellent shade tree and effective as a street tree, easy to transplant, rapid grower
Tilia cordata Littleleaf Linden	N	60-70'	30-45'	sun	This is one of the best city street or parking lot trees, yellowish fragrant flowers appear in June
Ulmus americana American Elm	N	50-80'	30-50'	sun or semi-shade	Tough and durable, good for streets and parking lots, new varieties resistant to Dutch elm disease include 'Valley Forge', 'Princeton' and 'New Harmony'

Evergreen Trees: > 15'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Cedrus atlantica Atlas Cedar	N	40-60'	30-40'	sun	Magnificent evergreen, frosty blue needles, drought tolerant, use as specimen tree
Cryptomeria japonica Japanese Cryptomeria	N	50-60'	20-30'	sun or semi-shade	Graceful and stately, useful alternative to leyland cypress for hedges and screening, protect from harsh winds
Ilex opaca American Holly	Y	40-50'	20-40'	sun or semi-shade	Slow growing, plant male and female for berries, protect from winter sun and desiccating winds
Juniperus virginiana Eastern Redcedar	Y	40-50'	10-20'	sun	Useful for windbreaks and shelter belts, sage green foliage becomes bronze in winter
Picea abies Norway Spruce	N	40-60'	25-30'	sun or semi-shade	Rapid growth when young, use for screening
Pinus strobus White Pine	Y	50-80'	20-40'	sun	Good temporary screen when young then lower branches fall, better for background use in mixed borders
Taxus baccata English Yew	N	30-60'	15-25'	sun or shade	Cultivated in England for centuries, with many cultivars available smaller than species, adapts well to varied conditions, easily pruned
Thuja orientalis Oriental Arborvitae	N	15-25'	10-15'	sun	Good for a wide range of landscape needs, very tolerant of heat, cold and poor soils

Groundcovers

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Juniperus horizontalis Creeping Juniper	N	1-4'	varies	sun	Lacy foliage, makes good groundcover for hot, dry sites, good for foundation plantings on slopes and in containers
Liriope muscarii Creeping Liliturf	N	1-2'	1-2'	sun or shade	Effective in mass as ground cover under trees, lavender flowers in fall followed by black fruit
Pachysandra procumbens Pachysandra	Y	1'	varies	shade	Low growing native ground cover with mottled foliage, leaves larger than *Pachysandra terminalis*
Pachysandra terminalis Pachysandra	N	1'	varies	shade	Great low growing groundcover of uniform height for shady areas where grass does not grow

Small Deciduous Shrubs: 2' - 4'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Callicarpa dichotema Purple Beautyberry	N	3-4'	4-5'	sun	Graceful and refined, purple fruit September through November, best used in mass
Deutzia gracilis Slender Deutzia	N	2-4'	3-4'	sun	Low, graceful shrub with pure white flowers in May, use in borders and for mass plantings
Fothergilla gardenii Dwarf Fothergilla	Y	2-3'	2-3'	sun or semi-shade	Fragrant white, bottlebrush like flowers appear in mid spring, beautiful fluorescent yellow, orange and red fall foliage

Small Evergreen Shrubs: 2' - 4'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Buxus microphylla Little Leaf Boxwood	N	3-4'	3-4'	sun	Compact rounded shrub, good for hedges, foundation plantings or edging
Leucothoe fontanesiana Doghobble	Y	3-4'	3-5'	shade	Great for naturalizing in shady locations, on banks, good companion with rhododendrons, white flowers in spring

Medium Deciduous Shrubs: 4' - 6'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Callicarpa americana American Beautyberry	Y	4-6'	4-6'	sun or semi-shade	Good background plant for perennials or as specimen, striking in groups under trees, showy purple fruit, fruit develops best in full sun
Hydrangea arborescens Smooth Hydrangea	Y	3-5'	3-5'	sun or semi-shade	Mounded habit, creamy white flowers in early summer, yellow foliage in fall, used in mixed shrub border
Hydrangea macrophylla Big Leaf Hydrangea	N	3-6'	4-6'	sun or semi-shade	Beautiful blue flowers in acidic soils, best planted in mass
Hydrangea quercifolia Oakleaf Hydrangea	Y	4-6'	4-6'	sun or semi-shade	Magnificent white flowers in June, exfoliating bark, excellent landscape plant for shady buffers
Itea virginica Virginia Sweetspire	Y	3-5'	4-6'	Sun or shade	Lustrous dark green foliage turns shades of purple, scarlet and crimson in fall, fragrant white flowers in summer, easy to grow in wet or dry soil
Kerria japonica Japanese Kerria	N	3-6'	4-6'	sun or semi-shade	Yellow flowers may fade in full sun, tough plant, good in parking areas and shady buffers
Rhododendron periclymenoides Pinxterbloom Azalea	Y	4-6'	4-6'	semi-shade	Fragrant deciduous azalea, with white, pink or violet bloom in May, use for naturalizing in buffer areas

Medium Evergreen Shrubs: 4' - 6'

Botanical Name Common Name	Native	Mature Height	Mature Spread	Light Requirements	Comments
Ilex crenata Japanese Holly	N	4-6'	3-8'	sun	Functional shrub for buffers and parking lot screening, easy to grow, many cultivars available to fit specific needs such as 'Hetzi'; 'Helleri'
Pieris floribunda Mountain Pieris	Y	4-6'	4-5'	semi-shade or shade	Fragrant white flowers, resistant to lacebug, underutilized native species, useful for foundation plantings
Pieris japonica Japanese Andromeda	N	4-6'	4-6'	semi-shade	Graceful early blooming shrub with white flowers, reddish tinge on new foliage, useful for foundation plantings
Rhododendron carolinianum Carolina Rhododendron	Y	4-6'	4-6'	sun or shade	Good for naturalizing in buffer areas or as foundation plant, needs good drainage, light pink to white flowers in late April

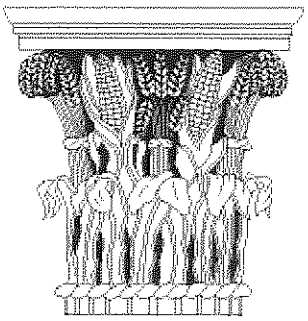
Large Deciduous Shrubs: 6' - 15'

Botanical Name **Common Name**	**Native**	**Mature Height**	**Mature Spread**	**Light Requirements**	**Comments**
Calycanthus floridus Carolina Allspice, Sweetshrub	**Y**	6-10'	6-10'	sun or shade	Dark red fragrant flowers in spring, nice for naturalizing in buffer areas or as a specimen
Clethra alnifolia Summersweet Clethra	**Y**	5-8'	5-6'	sun or shade	Fragrant white or pinkish flower in summer, very adaptable, good for naturalizing in buffer areas
Cotinus coggygria Smokebush	**N**	10-15'	10-15'	sun	Showy in late spring when smoke like panicles are at peak, purple leaved cultivars available, use in border or groupings
Forsythia **x** *intermedia* Forsythia	**N**	8-10'	7-10'	sun	Spectacular yellow flowers are harbinger of spring, very hardy and adaptable, useful in buffers and parking lots, best if left unpruned
Fothergilla major Large Fothergilla	**Y**	6-10'	6-10'	sun or semi-shade	White fragrant flowers in spring, fluorescent yellow-orange foliage in fall, use for buffers, foundation plantings
Hydrangea paniculata Peegee Hydrangea	**N**	10-20'	6-10'	sun or semi-shade	Showy white flowers in summer, tolerant of dry city conditions, can be pruned to form a small tree
Ilex verticulata Winterberry Holly	**Y**	6-12'	6-10'	sun or semi-shade	A deciduous holly with bright red fruit that persists throughout the winter, male and female required for fruit set
Lindera benzoin Spicebush	**Y**	6-12'	6-12'	sun or semi-shade	Multi-stemmed shrub, greenish yellow flowers in early spring, yellow fall foliage with bright red fruit on female plants in September and October
Syringa vulgaris Lilac	**N**	8-15'	6-12'	sun	Fragrant old fashioned shrub, useful as specimen or for massing in borders and buffer areas
Viburnum plicatum var. *tomentosum* Doublefile Viburnum	**N**	8-10'	9-12'	sun or semi-shade	Graceful shrub with horizontal branching, white flowers in spring, with wine red foliage and cherry red fruit in fall, use as understory shrub or specimen

Large Evergreen Shrubs: 6' - 15'

Botanical Name **Common Name**	**Native**	**Mature Height**	**Mature Spread**	**Light Requirements**	**Comments**
Buxus sempervirens Common Boxwood	**N**	15-20'	15-20'	sun or shade	Very functional plant for screening, hedges and foundation plantings, adapts well to pruning
Kalmia latifolia Mountain Laurel	**N**	6-8'	4-8'	sun or shade	Beautiful native shrub for foundation plantings and naturalizing in shady areas, spring flowers range in color from white to deep rose
Rhododendron catawbiense Catawba Rhododendron	**Y**	6-10'	6-10'	sun or shade	Lilac purple flowers late spring to early summer, use for foundation plantings or massing in buffers, requires good drainage
Taxus **x** *media* English-Japanese Yew	**N**	varies	varies	sun or shade	Size depends on cultivar, excellent shrub for hedges, screens or foundation plantings, tolerant of city conditions, cultivars include 'Densiformis' and '' Hatfieldi'

North Carolina
State Historic Preservation Office
Department of Cultural Resources
Office of Archives and History



Historic Preservation Tax Credits

Preservation tax credit programs for rehabilitation of historic buildings in North Carolina provide:

- A **20%** state tax credit for rehabilitation of **income-producing** historic properties that also qualify for the 20% federal investment tax credit. Combined federal-state credits reduce the cost of a certified rehabilitation of an income-producing historic structure by 40%.

- A state tax credit of **30%** for qualifying rehabilitations of **nonincome-producing** historic structures, including owner-occupied personal residences. There is no equivalent federal credit for such rehabilitations.

- **State Mill Rehabilitation Credits** may be applied to rehabilitation of qualifying historic structures historically used for manufacturing or purposes ancillary to manufacturing. Credits may be used in lieu of (not in addition to) state historic preservation tax credits. Incentives vary depending on the economic development tier for the county assigned by the N.C. Dept. of Commerce.

Some key points and cautionary reminders about the credits:

- Only certified historic structures will qualify for the credits. A "certified historic structure" is a building listed in the **National Register of Historic Places**, either individually or as a contributing building in a National Register historic district.

- A nonincome-producing building must be a "certified historic structure" at the time the state credit is taken -- that is, it must actually be listed in the National Register either individually or as part of a district or it will not qualify for the state credit. The federal tax credit for income-producing buildings provides for "preliminary certification" that enables an owner to take the credit for a qualifying rehabilitation before the structure is listed in the National Register.

- An owner may begin a rehabilitation project on a nonincome-producing property prior to the listing of the property in the National Register, with the intention of having it listed in the Register by the time is project is completed. However, because listing of a property by a desired deadline cannot be guaranteed, **owners are strongly advised to secure National Register listing of their nonincome-producing property *prior* to beginning a certified rehabilitation.**

▪ A property is listed in **National Register of Historic Places** by a nomination prepared according to state and federal guidelines and approved by the Keeper of the National Register in Washington, D.C. The State Historic Preservation Office provides direction to preparers but does not write nominations. Most nominations are prepared by **private consultants** hired by property owners, local governments, or private non-profit organizations. The nomination process typically takes a minimum of six months, and may take much longer.

▪ The rehabilitation of the historic structure must be substantial. For income-producing properties, the rehabilitation expense must exceed the greater of the "adjusted basis" of the building or $5,000 within a 24 month period or a 60 month period for phased projects. For nonincome-producing properties, the rehabilitation expense must exceed $25,000 within a 24 month period.

▪ All rehabilitation work must meet the ***Secretary of the Interior's Standards for Rehabilitation***. Applications for income-producing structures are subject to a joint review by the N.C. State Historic Preservation Office and the National Park Service, with final authority resting with the National Park Service. Applications for nonincome-producing historic structures are reviewed solely by the State Historic Preservation Office. Rules for the application and review are promulgated by the North Carolina Historical Commission.

▪ The credits cannot be claimed against the cost of acquisition, new additions, site work, or personal property. Only costs incurred in work upon or within a historic structure will qualify. Interior work such as HVAC work and kitchen and bathroom remodelings will qualify if the work meets *The Secretary of the Interior's Standards for Rehabilitation.*

▪ **Property owners are *strongly advised* to consult with the State Historic Preservation Office *before beginning a rehabilitation* to resolve potential design and rehabilitation problems that could result in denial of the credits.**

Examples of Rehabilitation Tax Credits in Use:

Owner-occupied residence

Rehabilitation cost*:	$87,000
30% state tax credit:	$26,100
Five installments**:	$5,220

* Rehabilitation cost must exceed $25,000 in 24-month period.

** Credits must be taken in five equal installments. Unused portion may be carried forward five years.

Income-producing building

Purchase price*:	$100,000
Land value*:	$40,000
Adjusted basis*:	$60,000
Rehabilitation cost**:	$300,000
20% federal tax credit:	$60,000
20% state tax credit	$60,000
Total tax credits***:	$120,000

* Hypothetical figures.

** Rehabilitation cost must exceed adjusted basis within 24 or 60-month period.

*** May be carried back one year and carried forward 20 years.

State Historic Preservation Office contacts for more information:

Rehabilitation tax credits:
Jennifer Cathey, Restoration Specialist
Archives & History Western Office
1 Village Lane Suite 3, Asheville, NC 28805
Telephone 828.274.6789 x. 27
Email jennifer.cathey@ncdcr.gov

National Register of Historic Places:
Becca Johnson, Preservation Specialist
Archives & History Western Office
1 Village Lane Suite 3, Asheville, NC 28805
Telephone 828.274.6789 x. 23
Email Rebecca.a.johnson@ncdcr.gov