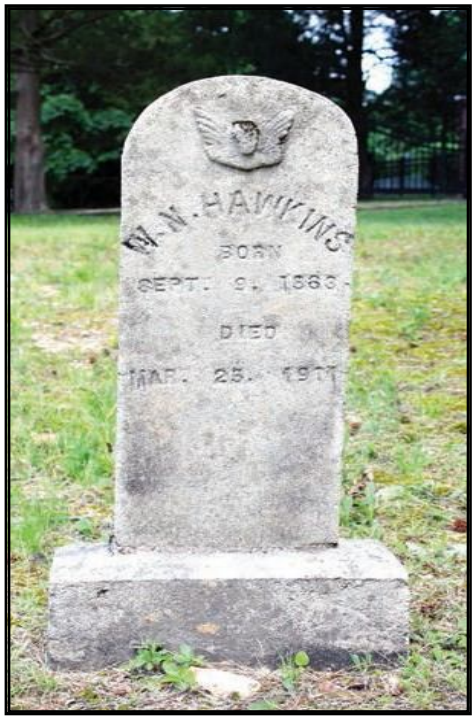

Cary Historic Design Guidelines

Cary Historic Preservation Commission

Adopted March 11, 2015

Cary Town Council
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Cary Historic Preservation Commission
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Acknowledgements
These design guidelines are adapted from the Wake County Historic Preservation Commission guidelines, which in turn borrowed text and diagrams of a technical nature from the Raleigh Historic Development Commission (RHDC) guidelines. The Architectural Terms Appendix is also based on the RHDC Architectural Terms Appendix.

Cary Historic Design Guidelines

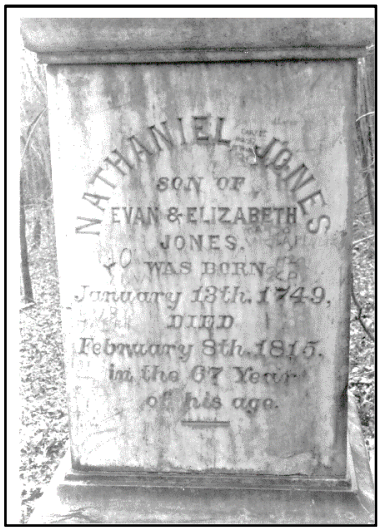
I. Introduction

Introduction

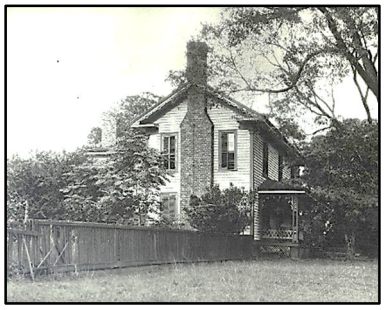
Historic landmarks are an invaluable legacy, linking present and future generations with the heritage bound up in buildings, objects, landscapes, and archaeological artifacts. A historic landmark is a distinctive individual property singled out and recognized for its historic and architectural significance. Landmarks may be monumental or simple, residential or commercial, and rural or urban in character.

The Town of Cary encourages development that supports and enhances the character of its landmarks. Local landmarks are designated under a code which provides for the design review of proposed exterior and, in rare cases, interior changes to a landmark property. Landmark designation does not impact the land uses permitted by existing local zoning.

These design guidelines are intended to assist owners of local historic landmark properties to plan changes that are appropriate to the special character of those properties and to assist the Cary Historic Preservation Commission (CHPC) and its staff in reviewing the appropriateness of such changes.



Cemetery marker for Nathaniel Jones of White Plains



Page Homeplace

1.1 Cary's Historic Resources

The community now known as Cary began with land grants in the mid-1700s that were offered to entice people to settle here when North Carolina was a British colony. The area had the advantage of being well-situated on the main road between New Bern and Hillsborough, two of North Carolina's largest colonial towns, so settlers began arriving soon thereafter. Cary evolved into a small farming community. By the mid-1800s, settlers in the area also found themselves on the road between the University of North Carolina at Chapel Hill and the new state capital at Raleigh. In 1854, the area's fairly flat and dry topography made it the chosen route for the North Carolina Railroad which linked Goldsboro and Charlotte. In 1868, a second railroad, the Chatham, met the North Carolina Railroad at a junction in Cary. By 1871, the town was incorporated with boundaries set at one square mile. Around this time town leaders established Cary Academy at the southern terminus of what is now Academy Street. The Academy's excellent reputation drew boarding students from around the state, thus beginning Cary's long and continuing association with academic excellence, and fueling Cary's growth into the 20th century. Cary remained a small, geographically compact community until the 1950s when the population was around 1,500 people, but with the creation of the Research Triangle Park in 1959, Cary's growth took off. By 1975 Cary's population was over 15,000 and it continued to double every decade until the year 2000. In 2014 Cary's population was approximately 150,000 people within approximately 55 square miles.

Cary's historic resources fall into four categories which mirror the town's overall growth and development. All of these play an important role in defining Cary's history and heritage.

1) Farmsteads, rural dwellings, and associated rural cemeteries of the 19th and 20th centuries. These are scattered properties that reflect the rural and agricultural heritage of southwest Wake County. Properties included farmhouses and associated outbuildings such as barns, smokehouses, and dairies. Due to suburban development in past decades, many of these resources have been lost;

2) Cary town resources, including cemeteries, of the 19th to mid-20th centuries. The area that would become Cary began to be settled in the late 1700s, but Cary wasn't incorporated until 1871. By the late 19th century, Cary had

Cary High School, c. 1923

W. Chatham Street c. 1928

become an active commercial and rail center. The presence of the Cary Academy also led to the construction of numerous dwellings along Academy and other nearby streets. Many of these resources are located within the Cary National Register Historic District;

3) Buildings and cemeteries associated with the villages of Carpenter and Green Level. As Cary has grown, its boundaries have expanded to include the rural villages of Carpenter and Green Level. Both Carpenter and Green Level contain significant resources reflective of their 19th and early 20th century development as commercial centers serving the adjacent farmers and residents. Both of these villages are listed on the National Register of Historic Places; and

4) Buildings associated with Cary's suburban expansion ca. 1945-1960. The years after World War II witnessed dramatic growth and development in Cary resulting from suburban expansion from Raleigh and the establishment of the Research Triangle northwest of the town. Although some platting of subdivisions occurred in the 1920s and 1930s, extensive development outside of the historic core of Cary did not get underway until the late 1940s. Subdivisions such as Forest Park and Russell Hills led the way for the construction of hundreds of dwellings in the 1950s.

Survey and Inventory

In the early 1990s, Wake County completed a county-wide survey (outside the city limits of Raleigh) of historic properties, which was then updated in 2005 - 2006. Of the approximately 2000 properties surveyed, about 245 properties were in Cary, but about 70 of these were documented only as part of "block groups." The survey was constrained by time and finances, and a review of the Cary portion of the Wake County survey revealed that Cary would benefit from a more comprehensive survey of its historic resources. As a result, Cary hired consultants to survey Cary's entire planning and zoning area (town limits + extra-territorial jurisdiction). Between Fall 2011 and Fall 2014, architectural historians re-visited and updated 245 previously recorded resources (including photographing and creating a separate record for the 70 previously included in block groups), and added 188 new properties to the inventory for a total of 433 property records, though many are no longer extant.

As with all inventories, the inventory includes historic properties in various levels of repair and with various levels of significance, but a subset of the inventoried properties has achieved some level of special designation – whether as a Cary Landmark, as an individually-listed property on the National Register of Historic Places, as a contributing property within a designated National Register Historic District, or as a property potentially eligible for listing on the National Register as a result of survey and analysis efforts. The National Register is a federal program that recognizes properties of cultural significance. Listing is primarily an honor for properties determined to be worthy of preservation. But, in cases involving federal funding; such as highway construction, transmission lines, reservoirs, and housing developments; a measure of protection is provided to the historic asset. In addition, private property owners are eligible for a 20% federal investment tax credit claimed against the cost of the rehabilitation of income-producing historic properties.

Although the National Register program is separate from Cary's historic landmark designation program, a National Register nomination is often the basis for the local landmark designation report. Local landmark designation honors properties the community believes are deserving of recognition and protection. Historic landmarks are designated by Town Council upon the recommendation of the Cary Historic Preservation Commission. Unlike properties listed in the National Register, local historic landmarks are subject to design review by the Cary HPC and also qualify for an annual 50% local property tax deferral.

Cary Town Hall 1953

1.2 Cary's Historic Preservation Commission

Under an inter-local agreement created in 1992, the Wake County Historic Preservation Commission (Wake County HPC), served as Cary's preservation commission from 1992 to 2014. Acting on Cary's behalf, the Wake County HPC reviewed and nominated potential Cary historic landmark properties, and then forwarded the nomination and a recommendation to the Cary Town Council for its review and approval. During this time, Wake County nominated and recommended six landmark properties to Cary, and the Cary Town Council approved them all. Cary landmark owners were required to apply for a COA from the Wake County HPC if they desired to change or alter the exterior appearance of their landmarked property. The Wake County HPC used the Wake County Design Guidelines to review proposed changes or alterations to the exteriors of these landmark properties. Cary had one representative on the 11-member Wake County HPC.

Page Walker Arts and History Center

In 2010, the Cary Town Council adopted the Cary Historic Preservation Master Plan. The Plan recommended developing "an ordinance for Town Council review and adoption establishing a Cary historic preservation commission." Following the Plan's recommendation, in December 2013 Council directed staff to move ahead with the steps necessary to create a Cary historic preservation commission. On June 26, 2014, Town Council approved a Cary Historic Preservation Ordinance and a series of other amendments to the Cary Town Code and the Land Development Ordinance that established and outlined the duties of a Cary Historic Preservation Commission. In January 2015, Cary formally ended its inter-local agreement with the Wake County HPC, and at that time the newly established Cary HPC assumed oversight and regulation of Cary's local landmarks using the Cary Historic Design Guidelines. These design guidelines are adapted from the Wake County Design Guidelines.

127 W. Chatham Street

As outlined in the Cary historic preservation ordinance, the purpose of the Cary HPC is to safeguard the heritage of the town by preserving and regulating historic landmarks and districts that embody important elements of its culture, history, architectural history, or prehistory; to preserve the character and quality of residential neighborhoods; to conserve the value of buildings and land; and promote the conservation of districts and landmarks for the education, pleasure, and enrichment of the residents of Cary's residents. The Cary HPC's primary responsibilities are to fulfill this charge by initiating and recommending historic landmarks and districts; reviewing Certificates of Appropriateness;

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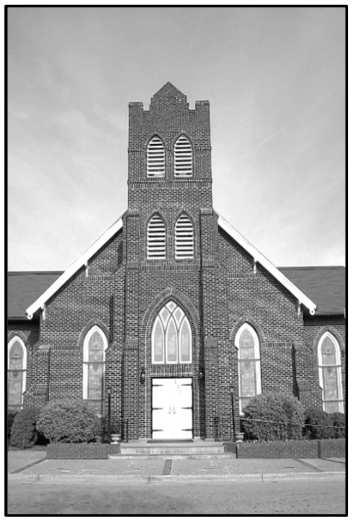
keeping the historic architecture survey up-to-date and maintaining the historic resources database; assuring that historic resources are recognized in town plans; and providing information and education to the public about the town's preservation program and historic resources.

1.3 The Design Review Process

Generally, the Cary HPC's responsibility is to review only changes to the exterior of a designated building or site. Typically, routine maintenance and interior alterations are not reviewed by the commission unless they affect the exterior appearance of the historic asset including exterior alterations, additions, new construction, significant landscaping changes and site modifications, demolition, or relocation of designated properties. The Cary HPC encourages compatible changes that do not compromise those characteristics that made the landmarks or historic districts worthy of designation. Its primary objective is to ensure that changes to local landmarks are not incongruous or inconsistent with the special character of a designated landmark or historic district and its period of significance. The unique architectural and historic character of each landmark and its related period of significance is described in its designation report. Through a special design review process, the Cary HPC applies its design guidelines to determine if a proposed change is in keeping with that special character and period of significance. If the commission finds the proposed change compatible, it issues a Certificate of Appropriateness for the work.



First United Methodist Church

The formal review process begins with an application for a Certificate of Appropriateness (COA). A completed application form will also include photographs of existing conditions and drawings that illustrate the proposed changes. Staff can usually advise property owners as to what information and drawings are needed for specific changes. The COA form can be downloaded from the Town's website. To request assistance or support, contact Town staff at 919.469.4084. Unless staff determines that the overall impact of the proposed change warrants full commission review, changes designated by ordinance as 'Minor Works' will be reviewed at the staff level, expediting the review process. Applications for changes classified as 'Major Works' are reviewed by the Cary HPC at its regular monthly meeting and a Certificate of Appropriateness issued for approved work. For more information on which changes are typically classified as Minor Works or Major Works, please see the Appendix.

318 W. Chatham Street

Appeals and Compliance

In any action granting or denying a certificate of appropriateness, an appeal may be made to the Cary Board of Adjustment except for an action involving the State of North Carolina, in which case the appeal is heard by the North Carolina Historical Commission. Written notice of intent to appeal must be filed with the Cary Town Clerk within thirty days of the HPC's decision. Appeals may challenge only whether the Cary HPC followed its rules of procedure or based its decision on the design guidelines. The Board of Adjustment's decision may be appealed to the Superior Court of Wake County.

1.4 The Secretary of the Interior's Standards for Rehabilitation

Jones House

Mayton House

A national set of standards for the preservation of historic buildings was developed by the United States Department of the Interior in 1976. The ten standards address the rehabilitation of historic buildings and provide guidance to preservation commissions across the country, including the Cary HPC. The Secretary's Standards, as they are often referred to, are listed below in their most current version (1992). Cary's Historic Design Guidelines are modeled after these standards, including the hierarchy of appropriate preservation treatments they describe. That hierarchy values ongoing maintenance and protection of historic properties to minimize the need for more substantial repairs and, in turn, values repair over replacement of historic features.

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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

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

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

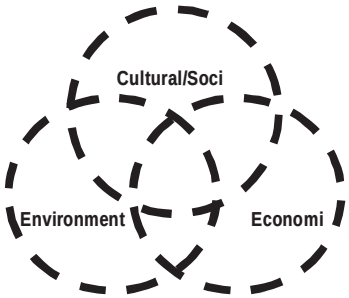
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

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

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

1.5 Historic Preservation and Sustainability



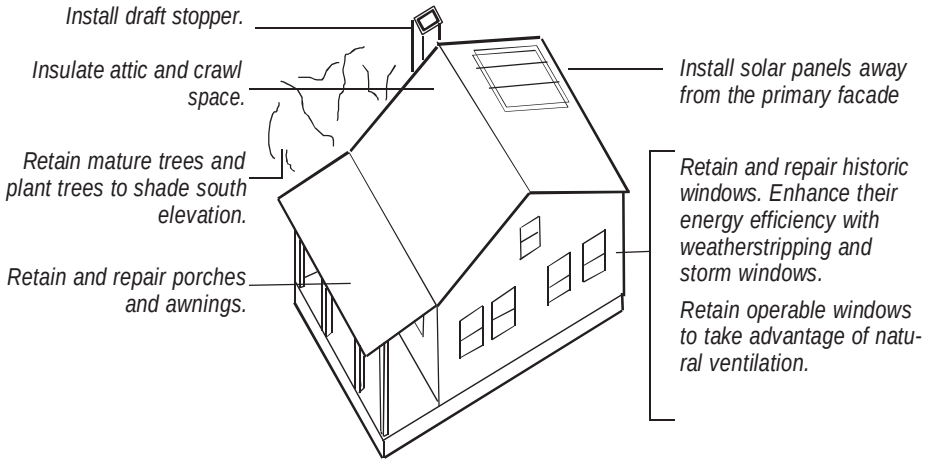
Sustainability Diagram

Sustainability is often described as having three inter-related spheres: cultural/ social, environmental, and economic. Each of these aspects of sustainability is also an integral component of historic preservation.

The guiding principles of historic preservation and sustainability are closely intertwined. Both advocate the wise use of resources through good stewardship and promote a culture of reuse, community reinvestment, and ongoing use of the built environment. The four R's of the sustainability movement—reduce, reuse, recycle, and repair—advocate a parallel approach to the Secretary of the Interior's Standards for Rehabilitation which explicitly promote retaining and repairing architectural features and materials over replacement. In fact, in 2011, the National Park Service developed guidelines on sustainability for rehabilitating historic buildings to more fully expand on incorporating sustainable practices into building rehabilitation. The illustrated guidelines address best practices for a full range of building features and systems through the lens of sustainability. (Refer to appendix).

Throughout these design guidelines, the overlap between historic preservation and sustainability is acknowledged and appropriate practices are encouraged. Specific attention is given to optimizing traditional and contemporary energy conservation strategies, proactive maintenance, careful consideration of the life span of building materials and their inherent embodied energy, and sustainable landscape design decisions. In a pragmatic three-step approach, the guidelines advocate the following:

- Optimize existing sustainable features of historic buildings and neighborhoods.
- Enhance sustainability through energy conservation strategies, lifecycle of materials considerations, and landscape design decisions.
- Promote the sensitive introduction of new sustainable technology.



The diagram on the right illustrates Appropriate energy conservation strategies for a historic residence.

II. Setting & Site Features

2.1 Setting

The site context of a landmark building or structure is the tangible product of a number of visual and associative site characteristics that, combined, define its unique setting. The larger land use pattern within which the landmark is set—rural, urban, suburban, or small town—exerts a substantial influence as does the site's specific use—residential, commercial, institutional, industrial, agricultural, or recreational.

The in-town setting of the Dr. John P. Hunter house is evident from the concrete walkway and grass lawn.

The original spatial and visual organization of landmark sites were often influenced by natural site features. A sense of enclosure or openness may be created by site features, such as terracing, hedges, and fencing, that either enhance the natural topography or alter it. In some cases a setting is more defined by the architecture than the natural site features. For other landmarks, like the Carpenter Farm Supply Company, the orientation is visually related to a transportation feature. The settings of some landmarks such as the Dr. John P. Hunter house reflect the consistency of siting inherent within a platted neighborhood or an urban street grid. For rural farming complexes, the visual and spatial relationship of the buildings to adjacent yards, fields, and farmlands and the relationship of outbuildings to the main house are both significant setting characteristics.

The Carpenter Farm Supply is located at Carpenter Crossroads, where Morrisville-Carpenter Road and Carpenter-Upchurch Road meet.

Things to Consider

Whatever the primary site and setting factors that shaped the original siting of each landmark, its visual context may have been amplified and enhanced over the years by subsequent decisions. The thoughtful planting of trees and hedges, the incorporation of walkways and drives, the addition of secondary structures, and the introduction of small site amenities, such as lighting and signage, all may have contributed to the current landmark setting. Many times over the years, boundaries are embellished, views and vistas are framed, paths of circulation are established, and plantings mature. Preserving that context is essential to preserving the landmark it surrounds. With a clear understanding of how significant each site element is to the whole ensemble, property owners can begin to make informed decisions regarding how best to preserve the historic setting of each landmark and to incorporate appropriate changes.

While property owners cannot directly control the changes that may occur beyond the boundaries of their landmark, understanding the larger land use context within which the site developed will help them weigh this factor as well in making appropriate decisions.

The topics found within this section of the guidelines address the various aspects of the landmark setting in more specific ways.

2.1 Setting: GUIDELINES

Apply these guidelines when considering proposed changes to a landmark or district setting, including any changes that will impact the site's visual or spatial character.

2.1.1. Retain and preserve the historic setting of the landmark, including the visual and associative characteristics of the site that contribute to the overall historic character of the landmark building, structure, or site.

2.1.2. Maintain and protect the visual and associative characteristics of the landmark setting established by the relationship of the landmark to its site, including site topography, significant views and vistas, accessory structures, roads, walkways, fences, walls, and plantings.

2.1.3. Introduce new site features, building additions, and independent structures in ways that are compatible with the visual and associative characteristics of the landmark's setting.

2.1.4. It is not appropriate to introduce or remove a site feature or element if it will substantially diminish or radically alter the visual and associative characteristics of the landmark setting.

2.2 Site Features & Plantings

Distinctive site features contribute in significant ways to the visual and spatial character of many historic properties. From treelines, hedgerows, and cultivated fields to terraces, statues, and fountains, manmade and natural site features combine to articulate the landmark setting.

The wood frame well house at the Alious and Daisey Mills Farm is a distinctive site feature.

The landscapes of Cary's historic properties typically reflect an understanding of the mild southern climate and employ indigenous plantings. The prevalence of mature deciduous trees on rural and suburban properties not only provides a visually appealing context, they also provide much needed cooling during the hot summer months. In particular, the traditional tactic of shading the south facing walls of buildings reduces solar gain and lowers cooling costs, minimizing a property's energy needs.

Things to Consider

While the maintenance and repair of constructed site features parallels the guidelines for architectural materials, the maintenance of natural site features—including plantings (whether cultivated or wild), topographic variations, and water features—is not as easily prescribed. Historic plantings and site features reinforce the design intent; however the preservation of every planting on a landmark site may not be an appropriate or realistic goal. Attention should be given to those trees, hedges, plantings and gardens that contribute in significant ways to the landmark or district setting. Certainly, significant plantings can be pruned, fertilized, and treated for disease; and dead or seriously diseased trees and shrubs can be replaced with new healthy specimens. As new plantings are introduced, their species and locations should be consistent and compatible with the historic character of the landmark site.

The stacked stone wall, plantings, and gravel drive found at the Utley-Pierce House are common features in rural settings.

When new site features are proposed for the landmark setting, they too should be evaluated in terms of their compatibility with that setting, and sited so historic site features are enhanced, not diminished or removed. Plantings should be planned to evolve over time, to maintain the sense of openness or enclosure of the site.

It may be difficult to accommodate large contemporary site features such as swimming pools within the historic setting unless an unobtrusive location can be identified that minimizes their impact on the overall setting. Smaller intrusions such as mechanical equipment can usually be discreetly located and screened from view by plantings, fences, or walls.

2.2 Site Features & Plantings: GUIDELINES

Apply these guidelines to existing site features and plantings that are significant in defining the overall historic character of a landmark or district building, structure, or site and to proposed new site features and plantings.

2.2.1. Retain and preserve the site features and plantings that are significant in defining the overall historic character of a landmark building, structure, or site.

2.2.2. Retain and preserve the historic relationship between the landmark building or structure, yards, and fields, and the site features and plantings. It is not appropriate to substantially alter site topography by grading, excavating, or filling.

2.2.3. Maintain and protect historic site features and plantings through appropriate methods. Seek the advice of a professional to protect site features and plantings from damage during or as a result of construction activities.

2.2.4. Repair deteriorated historic site features such as terraces, benches, fountains, and trellises through traditional methods of repair and pruning of plantings.

2.2.5. Replace deteriorated or missing site features with new features that are compatible with the overall historic character of the landmark building, structure, or site.

2.2.6. Replace significant plantings such as mature trees, hedges, and foundation plantings that are diseased or severely damaged with new plantings that are identical or similar in habit or species if possible. It is not appropriate to remove a healthy planting that is significant to the overall historic character of the landmark site. Plan site plantings that will evolve over time and maintain the sense of openness or enclosure of the site.

2.2.7. Introduce new site features and plantings, if needed, which are compatible with the overall historic character of the landmark building, structure, or site.

2.2.8. Locate new site features and plantings, if needed, in ways that maintain or enhance the overall historic character of the landmark and its historic context. It is not appropriate to introduce incompatible site features or equipment, including mechanical units, solar collectors, storage units, swimming pools, decks, playground equipment, and large satellite dishes, in locations that diminish or compromise the overall historic character of the landmark building, structure, or site.

2.2.9. Illuminate site features and plantings, if desired, in a manner consistent with the historic character of the landmark building and site. See exterior lighting guidelines.

2.3 Fences & Walls

Often stylistic and decorative, most fences and walls are also quite functional. They delineate front yards, confine pets or livestock, protect fields and gardens, provide privacy and security, or accommodate changes in site grade. Site plantings often embellish the site boundaries or divisions articulated by fences and walls. The stone enclosure wall that contains the Jones family graves at Hillcrest Cemetery is a distinctive example of a Cary landmark wall.

A pierced brick wall screens mechanical equipment from view on the side of the Page-Walker Hotel.

Wood, cast iron, and wrought iron are traditional materials used in fence construction, while brick, stone, stucco, and concrete are common wall materials. Historically, the design and detailing of fences and walls were often stylistically related to the landmark building. Distinctive gates and corner posts often added further detail and ornamentation to many historic fences and walls.

Traditionally, utilitarian fencing solutions for residential rear or rear side yards were less decorative and more pragmatic, including woven wire rolled fencing nailed to wooden posts or simple wooden fences with vertical slats, boards, or pickets. Wooden posts supporting horizontal rails are characteristic of fencing bordering farm pastures and fields.

A picket fence separates the private realm from the public realm along busy Chapel Hill Road.

Things to Consider

The preservation of historic fences and walls requires routine maintenance and repair appropriate for their material and finish. Refer to the guidelines for various materials found in the Building Exterior section for additional maintenance information.

Replacement in kind of traditional fence and wall materials is not difficult due to their ongoing popularity. When replacing deteriorated wooden fences, property owners may wish to consider selecting a decay-resistant species or a wood that has been treated chemically with environmentally safe preservatives either during manufacture or in situ to enhance its resistance to moisture-related decay.

When adding a new fence or wall to a landmark site, the design and configuration must be given careful thought. Placement decisions should reflect an understanding of the visual and spatial character of the landmark site and reinforce previously established site divisions or property boundaries. Similarly, the design and material choices should be compatible with the historic and architectural character of the landmark building and site.

The use of contemporary vinyl or chain link fences is rarely appropriate on a landmark site due to the incompatibility of these materials with most landmark settings. A traditional wooden privacy fence is usually a more compatible choice.

2.3 Fences & Walls: GUIDELINES

Apply these guidelines to existing fences and walls that are significant in defining the overall historic character of a landmark or district building, structure, or site and to proposed new fences or walls.

2.3.1. Retain and preserve fences and walls that are significant in defining the overall historic character of a landmark building, structure, or site—including their decorative and functional detailing, configuration, and height.

2.3.2. Retain and preserve historic fence and wall materials that contribute to the overall historic character of a building or site—including cast iron, wrought iron, brick, stone, stucco, concrete and wood. It is not appropriate to cover a historic fence or wall material with contemporary substitute materials or coatings.

2.3.3. Maintain and protect the surfaces, features, and details of fences and walls through appropriate methods.

2.3.4. Repaint previously painted fences and walls in colors that are appropriate to the landmark building and site.

2.3.5. Repair deteriorated or damaged fences and walls and their distinctive surfaces and features through traditional methods of repair.

2.3.6. Replace in kind a deteriorated or damaged feature of a historic fence or wall to match the original in size, shape, material, dimension, pattern, texture, color, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider a compatible substitute material only if using the original material is not technically feasible. It is not appropriate to replace historic fencing with contemporary vinyl or metal chain link fencing.

2.3.7. Replace a missing historic fence or wall feature with a new feature based upon accurate documentation of the original or a new design compatible with the landmark building and site in configuration, scale, height, material, and detail.

2.3.8. Introduce new fences and walls only in locations and configurations that are consistent with the character of the landmark building and site. Construct new fences and walls of traditional materials in designs compatible with the landmark building and site in scale, material, height, and detail. Locate new fences and walls in ways that reinforce both the site's overall historic character and any historically- defined site divisions or boundaries.

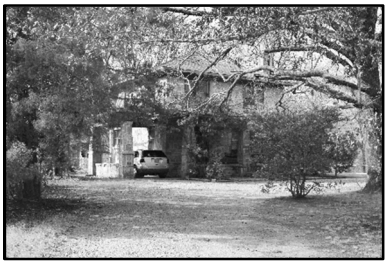
2.3.9. Introduce utilitarian fences and walls, if necessary, only in locations that will not diminish the overall historic character of the landmark building and site.

2.3.10. It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.

2.4 Walkways, Driveways & On-Site Parking

The long driveway leading to the Luther Barbee House is defined by planted trees.

The design and formality of walkways, driveways, and on-site parking areas tend to differ dramatically from urban to rural settings. These circulation features of landmarks found within an urban context tend to be more formally defined and constructed in contrast to their rural counterparts. Consequently, the gridded concrete sidewalks, front walks, curbed driveways, and paved parking areas may appropriately become gravel or grassy paths and lanes leading to less precisely defined parking areas for some rural sites. Regardless of the context, however, paths of circulation for landmark sites tend to be bordered by plantings and their configuration was designed to enhance the visual character of the site. On campus-like sites, the walkways and drives often explicitly reinforce the spatial order and visual pattern of the campus buildings. For some houses built after the advent of the automobile, driveways may terminate in a parking area adjacent to the house. The Dr. John Pullen Hunter House and the Richards House, both feature a side porte cochére to shelter automobiles.



A curvilinear gravel driveway leads to the porte cochére at the Richards House.

Things to Consider

Maintaining and repairing in kind the historic walkways, driveways, and parking areas of landmark sites is essential in preserving their historic setting. Retaining the scale of historic walks and drives as well as maintaining the character of their edge and any border plantings are also important.

New uses or increased occupancy may lead to needs for expanded parking areas. With landmark sites it is important to develop solutions to such needs without compromising the historic character. For example, locating new parking areas unobtrusively, in rear yards or away from principal facades, and subdividing any large expanses of paved surfaces with planting strips can limit their visual impact as will screening of parking perimeters with hedges, fences, or walls. Maintaining the general grade and topography of the site is also important in preserving its visual character. Materials, such as the native soil, soil stabilizers, or paving materials already used on site, including concrete c, can help to lessen the visual impact on the site; whereas pavers, including permeable pavers may draw more attention to a new feature. Where appropriate, selecting permeable surfaces for new parking areas instead of asphalt or concrete is a more sustainable treatment that will minimize water runoff issues and lessen their environmental impact.

Sometimes significant site features such as mature canopy trees are threatened by new parking. Incorporating canopy trees and other site features into the proposed design where appropriate may improve the parking design and save the threatened feature. Of course, protective measures must be taken to ensure trees and other site features, including archaeological resources, are not damaged during or as a result of the construction activity.

2.4 Walkways, Driveways & On-Site Parking: GUIDELINES

Apply these guidelines to existing walkways, driveways, and parking areas that are significant in defining the overall historic character of a landmark or district building, structure, or site and to proposed new walkways, driveways, and parking areas.

2.4.1. Retain and preserve walkways, driveways, and parking areas that are significant in defining the overall historic character of a landmark building, structure, or site, including their width, configuration, scale, materials, curbing, and related plantings in appropriate ways.

2.4.2. Maintain and protect historic walkways, driveways, and parking areas through appropriate methods.

2.4.3. Repair deteriorated or damaged walkways, driveways, and parking areas through traditional methods of repair.

2.4.4. Replace in kind a deteriorated or damaged feature of a walkway, driveway, or parking area with materials that are compatible in appearance, color, and texture. Replace only the deteriorated portion or detail of a feature rather than the entire feature, where possible.

2.4.5. If a walkway or driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.

2.4.6. Introduce new walkways, driveways, or parking areas, if necessary, which are compatible with the overall historic character of the landmark and site. Consider location, scale, materials, and configuration when determining compatibility. Retain the general site topography and any significant landscape or site features. It is not appropriate to diminish or substantially alter the overall historic character of the landmark site through the introduction of new walkways, driveways, or parking areas or through the introduction of inappropriate materials.

2.4.6. Locate new parking areas unobtrusively in locations that do not diminish or intrude upon character-defining elevations of the landmark or important site features. Incorporate existing mature vegetation, if possible, and introduce additional perimeter landscaping or screening to lessen the impact of new parking areas. Subdivide large parking areas with planting strips. It is not appropriate to radically reduce the overall ratio of green space to paved area on a landmark site.

2.4.7. Protect mature vegetation and significant site features from damage caused by the construction of new walkways, driveways, and parking areas.

2.4.8. Illuminate walkways, driveways, and parking areas, if desired, in a manner consistent with the historic character of the landmark building and site. Follow the guidelines for exterior lighting.

2.5 Outbuildings & Accessory Structures

Agricultural outbuildings like this barn on the A.M. Howard Farm are an important part of Cary's and Wake County's heritage.

A freestanding storage building accessed by a gravel drive is located to the rear of the Clarence and Syble Beddingfield House on Dry Avenue.

Historically, rural residential structures— even those of modest size—were complemented by specialized outbuildings for domestic or agricultural tasks. Separate kitchen structures, barns, storage sheds, dairies, smokehouses, and privies were all once common sights in the rural countryside. Fortunately, a handful of these secondary structures remain in less developed areas of town. The Howard Farm on Morrisville-Carpenter Road, for example, still retains six frame dependencies related to its past as a tobacco farm. In town, some residential landmarks still retain their accessory structures as well, including garages and carriage houses. In fact, the Dr. John Pullen Hunter House in Cary still has its chicken coop.

Secondary structures are always deferential to the principal building in siting, size, and scale. In some cases, a garage or accessory structure may echo the architectural style, materials, and details of the principal structure on the site. Others are more modest, vernacular structures. Early garages were sited in the rear yard but attached carports visible from the street were a common feature of postwar houses as the automobile became more integrated with housing.

In addition to the significance of outbuildings and accessory structures as historic structures individually warranting preservation, their siting, scale, massing, and physical relationship to the primary landmark structure often contribute to an overall spatial and visual organization of the site. Consequently, the landmark's context is diminished when they are lost. Preserving the dwindling legacy of historic outbuildings and accessory structures is also essential in understanding the lifestyle and activities historically associated with some landmark properties.

Things to Consider

Unfortunately, historic outbuildings that are no longer in use typically suffer from neglect that can ultimately lead to collapse or demolition. Routine maintenance, traditional repair, and selective replacement of deteriorated or missing features for outbuildings and accessory structures follow the same guidelines as those for other landmark structures. Refer to the Building Exterior Section for the pertinent guidelines.

The design and compatibility of proposed new outbuildings, garages, and other secondary structures is addressed in section 4.4, New Construction of Secondary Buildings.

2.5 Outbuildings & Accessory Structures: GUIDELINES

Apply these guidelines to existing outbuildings and accessory structures that are significant in defining the overall historic character of a landmark or district building, structure, or site and to proposed new outbuildings and accessory structures.

2.5.1. Retain and preserve outbuildings and accessory structures and their visual and associative characteristics that contribute to the overall historic context of a landmark site including their siting, orientation, spacing, scale, and materials.

2.5.2. Retain and preserve outbuildings and accessory structures such as garages, barns, dependencies, sheds, and well houses, that are significant in defining the overall historic character of a landmark building, structure, or site.

2.5.3. Retain and preserve the materials, features, and details of historic outbuildings and accessory structures including their foundations, walls, roofs, windows, doors, and architectural trim.

2.5.4. Maintain and protect historic outbuildings and accessory structures and their character-defining features, elements, and details through appropriate maintenance and repair.

2.5.5. Repair deteriorated or damaged outbuildings and accessory structures and their distinctive features and details through traditional methods of repair. It is not appropriate to remove distinctive architectural features rather than repair them.

2.5.6. Replace in kind a missing or deteriorated element of an outbuilding or accessory structure if necessary to match the original in design, material, dimension, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible, substitute materials only if using the original material is not technically feasible.

See 4.4 for guidelines on New Construction of Secondary Buildings.

2.6 Archaeological Sites & Resources

These projectile points were found on property surrounding the William Lewter House in Green Level.

Archaeological sites and associated artifacts, collectively known as archaeological resources, include all material evidence of past human activity usually found below the earth's surface but sometimes exposed above the ground as well. Archaeological features may include foundation stones or pier supports from previous building features, old wells, cisterns, privies, walkways, or refuse piles. Subtle changes in soil coloration mark some archaeological features. For example, a series of post molds, visible only through careful archaeological excavation, could indicate a former fence line. Analysis of archaeological features and artifacts found at historic sites can often yield information about the past inhabitants that is not obtainable from written records; insights into the former occupants' lifestyle, health, diet, and economic status can be gained through detailed archaeological analysis. Usually, such detailed studies are not conducted at landmark sites, but property owners should be aware of the potential of such studies.

Landmarks may be significant specifically as an archaeological site, but all historic landmark sites potentially contain archaeological resources. Many sites even contain evidence of prehistoric occupations. Native Americans had been living in North Carolina for over ten thousand years before the first Europeans came and the landscape is littered with arrowheads and other artifacts dating to the prehistoric period. Property owners are encouraged to contact the Office of State Archaeology (OSA) within the North Carolina Division of Historical Resources Office of Archives and History for professional assistance to record archaeological sites on their property. Archaeologists can often date the artifacts and provide advice on preserving prehistoric remains.

Things to Consider

Archaeological resources are best preserved by leaving them undisturbed for, in the process of revealing them, their future is threatened. Whenever site terrain on a landmark property is altered through grading, excavation, or new construction, archaeological resources are endangered. In a preliminary visual survey, a professional archaeologist can assist a property owner in determining whether a proposed site change will likely disturb significant archaeological resources and whether any further archaeological investigations are necessary. An alternative to the proposed site change may be recommended if it appears significant archaeological resources will be jeopardized. If the resources cannot be preserved in place, an archaeologist can monitor the site during construction to identify and record any archaeological evidence uncovered.

With landmark sites designated for their archaeological features it is essential to preserve their integrity to ensure their ongoing significance and the potential of future research and investigation. For subsurface archaeological remains on designated sites, adding a protective layer of soil, as well as introducing paths or walkways that direct activity around known vulnerable areas, may help prevent damage from compaction from pedestrians and cyclists.

If a landmark site is a designated archaeological site, property owners who are planning a site-disturbing project must prepare a report, with guidance from the OSA, describing what steps are necessary before any construction occurs. The report must be submitted to the Cary HPC staff and will be used to inform the COA review by the Commission.

2.6 Archaeological Sites & Resources: GUIDELINES

Apply these guidelines to known archaeological sites and resources that are important to the history of the site and to proposed site changes that may impact known or unknown archaeological resources on the landmark or historic district site.

2.6.1. Retain and preserve in place known archaeological resources that are important to the history of the landmark, site, or district.

2.6.2. Maintain and protect known archaeological resources from damage due to site work or new construction.

2.6.3. Reduce potential damage to known and unknown archaeological resources by minimizing site disturbances and changes that impact site terrain. It is not appropriate to use heavy machinery or equipment on sites if doing so may damage important archaeological resources.

2.6.4. Survey and record a landmark site in advance to determine the potential impact of site disturbances on important archaeological resources if major site changes are planned.

2.6.5. Work with the Office of State Archaeology to plan and conduct any necessary investigations if the preservation of important archaeological features in place is not possible. Use professional archaeologists and modern archaeological methods in planning and executing any necessary investigations prior to construction.

2.6.5. Follow professional standards to record archaeological evidence that is uncovered during site work if the resources cannot be preserved in place.

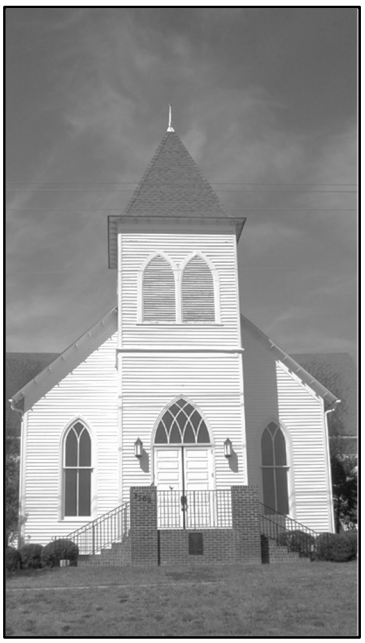
In addition, for designated archaeological sites apply the following guidelines.

2.6.6. If a designated archaeological site is to be altered, survey and document the terrain in advance to determine the potential impact on significant archaeological resources.

2.6.7. If construction or site changes are proposed for a designated archaeological site, submit to the Cary HPC for review a report prepared with guidance from the Office of State Archaeology outlining what steps are necessary before any work occurs.

2.7 Exterior Lighting

Few pre-twentieth-century buildings in Cary originally incorporated exterior lighting; if a building did, it was usually related to its use and the surrounding rural, urban, or small town context. The styles of the exterior and interior fixtures reflected the styles of the buildings as well as the economic status of the occupants. Early twentieth-century photographs reveal that porch lighting was minimal or nonexistent for residential properties. Typically, institutional, commercial, and recreational landmarks pro- vided more site lighting than residential landmarks. Urban sites incorporated gas or electrical lighting well in advance of rural properties and also benefited earlier from nearby streetlights.



The sconces flanking the double-leaf front door of the Green Level Baptist Church echo the building's Gothic Revival architectural style.

Things to Consider

It is always preferable to retain and maintain original lighting fixtures; however, if fixtures are missing or damaged, alternatives exist. Antique or reproduction lighting fixtures of a similar design and scale may be installed, or reproduction fixtures that reflect the design of the building may be selected. For example, it would be appropriate to select a small, decorative pendant fixture for a Victorian cottage. Bracketed fixtures for a bungalow from the era of the Craftsman movement or the Art Deco period could also reflect those design eras. Selecting an oversized fixture or a style in contrast to the building style is not recommended. Reproduction fixtures designed in colonial Williamsburg motifs that became popular in the 1950s are anachronistic and not compatible with early Cary buildings, but such fixtures may be appropriate for a postwar residence.

While original lighting fixtures should be preserved, their absence in most situations leads to decisions on how best to retroactively incorporate exterior lighting for many landmark sites. Today, issues of visibility for safety and security often result in a desire to introduce or increase illumination for building entrances, walkways, and parking areas. Introducing lighting in these areas is best accommodated by controlled, discreet lighting sources rather than general, indiscriminate site lighting. Likewise, while lighting of front entrances is desirable, bathing the entire facade in strong light can alter its visual context at night and is generally undesirable. Often, low-level lighting, such as residential-scale light posts, footlights, or directional lights, can provide the necessary lighting levels in the desired locations successfully without compromising the historic character of the site or building through over illumination or excessively harsh floodlights. The use of energy efficient lamps and timer or motion detector controls can reduce the energy consumption and associated costs of exterior lighting. LEDs are long-lasting, energy-efficient fixture choices. If supplemental site lighting is needed in urban settings, care should be taken to ensure the lighting does not intrude onto adjacent properties. Metal halide fixtures that produce a softer and less distorted light color than mercury vapor lamps streetlights.

A pendant light suspended from the second story illuminates the entrance of the Matthews House.

When selecting new lighting fixtures, simple, visually compatible designs that do not detract or distract from the landmark property are appropriate. Consider period fixtures only if they are consistent with the landmark's architectural character, never predating it. Understated modern lighting fixtures that do not detract from the property in discreet locations may also be appropriate choices. Considerations in reviewing any proposed lighting for compatibility should include location, design, material, size, color, scale, and brightness. For major lighting proposals, such as those for large parking areas or streetlights, installing a sample fixture may be warranted.

2.7 Exterior Lighting: GUIDELINES

Apply these guidelines to existing exterior lighting fixtures that contribute to the overall historic character of the landmark or district building, structure, or site and to proposed new exterior lighting.

2.7.1. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of the landmark building, structure, or site.

2.7.2. Maintain and protect historic exterior lighting fixtures through appropriate methods.

2.7.3. Repair historic exterior lighting fixtures and their distinctive surfaces and features through traditional methods of repair.

2.7.4. Replace an exterior lighting fixture that is missing or too damaged or deteriorated to repair with a new fixture that is either similar to the original in material, appearance, detail, and scale or compatible with the historic landmark and site in material, appearance, and scale. The use of simple modern lighting fixtures may also be appropriate in discreet locations.

2.7.5. Introduce new exterior lighting, if necessary, that is compatible with the historic landmark and site in character and scale. Consider compatibility of a proposed fixture in terms of location, appearance, material, scale, color, finish, and lighting brightness. It is not appropriate to introduce new lighting that diminishes the overall historic character of the landmark or site. For example, it is not appropriate to introduce period lighting fixtures predating the landmark in an attempt that serves to create a false historical appearance.

2.7.6. Locate new exterior lighting carefully to maintain the overall historic character of the landmark and site. In reviewing a proposed location consider the height, direction, brightness, and color of the light source. It is not appropriate to indiscriminately light a landmark site or to over illuminate a landmark facade.

2.7.7. Locate lighting for security and safety discreetly and in ways that are consistent with the historic character of the landmark and site. Consider low- level lighting sources to meet safety or security needs. If needed, locate footlights, recessed lighting, post lights or directional lights unobtrusively so they do not diminish the character of the landmark or site. For most landmarks, it is not appropriate to install security lights on standard height power poles.

2.8 Signage

Low freestanding signs like this one at the Esther Ivey House are appropriate choices for historic residences that have been adapted for a commercial use.

Wall-mounted signage at the Carpenter Farm Supply Company enhances the building's architectural character.

Early signage on commercial or institutional buildings was sometimes incorporated directly into the facade or applied to a signboard which was mounted onto the facade, often below the mid-cornice or within a decorative parapet. Sometimes, small signboards were suspended out from the building to catch the attention of pedestrians. Storefront awnings provided additional locations for signage as did street level display windows of commercial buildings. While detachable signs usually did not survive changes in use or ownership, those signs which were a part of the facade did and they may warrant preservation.

Things to Consider

Adding signage to commercial or institutional facades is appropriate if the original facade was intended to incorporate it; however, new signage should enhance the building's architectural character and should never be mounted on a facade so that it conceals or damages features of the historic facade. Graphics screened onto display windows or awning valances still remain popular alternatives to more permanent applications.

New signs and their posts or bases should be compatible with the landmark property in materials, scale, design, color, and location. Signs constructed of traditional materials in simple forms with straightforward, contemporary lettering styles as well as more elaborate designs that reflect the period and style of the property are both possible solutions. Contemporary plastic signs are generally incompatible with landmark properties although small, clear plexiglas panels with applied lettering can be attached to entrance glazing as a discreet, removable solution.

The location of new signs should take into account the visual character of the landmark property as well as visibility of the sign for the intended audience. For historically residential structures and some institutional sites, signage is more appropriately provided by freestanding signposts or signs supported on a low base. However, small identification signs or markers can often be discreetly surface-mounted on the facades of even residential properties without detracting from their historic character.

Small bronze plaques are used to recognize Cary Landmarks. Recommendations for mounting these plaques are included in the Appendix.

2.8 Signage: GUIDELINES

Apply these guidelines to existing signage that is significant in defining the overall historic character of a landmark building, structure, or site and to proposed new signage.

2.8.1. Retain and preserve signage that is significant in defining the overall historic character of a landmark building, structure, or site.

2.8.2. Retain and preserve historic signage, including its design and color, in appropriate ways.

2.8.3. Replace missing, deteriorated, or damaged signs with new signs that are compatible with the character of the landmark building, structure, or site in scale, material, design, and color.

2.8.4. Introduce new signage, if needed, which is compatible in scale, material, design, and color with the character of the landmark and site. It is not appropriate to construct new signs in materials that are incompatible with the character of the historic landmark.

2.8.5. Minimize the quantity of new signage and locate signage so it does not diminish the architectural or historic character of the landmark building, structure, or site. In reviewing location, consider compatibility in height, scale, and shape of the proposed signage. If mounted on the building, ensure that signage does not obscure or damage significant architectural features or details of the landmark.

2.8.6. Illuminate new signage, if desired, in a manner consistent with the historic character of the landmark building and site. See exterior lighting guidelines.

2.9 Cemeteries

Some sites include small family cemeteries. These cemeteries often contribute to the history of the landmark site through their visual character as well as their historic association with the landmark building. The layout of a cemetery, its pathways, roads, mature trees, and shrubs, boundary walls, fences, and gates combine to create a landscape composition. They are thoughtfully sited and often visually differentiated from the surrounding site by plantings and fences or walls. Traditionally, specific plantings were associated with cemeteries for symbolic reasons. For example cedar trees were often planted to represent strong faith and weeping willows were planted to express sorrow and mourning.

This gravestone crowned with a sculpted lamb marks the grave of an infant in the Batchelor family cemetery.

Surviving wooden gravestone markers like this one in the First Christian Church cemetery are extremely rare.

Things to Consider

While current state statutes protect cemeteries from desecration or abandonment, some have not been well maintained. The family connection was sometimes lost as property changed hands, and overgrown plantings often conceal the location of abandoned cemeteries and unmarked graves may also be present. Beyond normal weathering and environmental damage, vandalism and neglect are two concerns for cemeteries lacking security or routine inspection. Documenting a cemetery with photos and a site plan are two proactive measures that can provide an important record in the future. Since inscriptions can become illegible over time, it is also wise to record them. Re-inscription would create a false appearance so it is not advised; however, a new inscribed plaque can be located nearby to convey the information. The relocation of graves is strongly discouraged by the Cary HPC and the relocation process is a complex one carefully regulated by state statutes.

Like other distinctive site features of a landmark property, the visual character of the cemetery and its associative value to the landmark should be preserved. Overgrowth and dead or diseased trees can endanger gravestones and monuments. Their removal should be addressed from the ground up to avoid damage below grade from root removal. The use of power mowers and weed trimmers near fragile markers and stonework can lead to unintentional but irreversible damage as can the use of fertilizers, herbicides, and pesticides in close proximity to the gravestones. The protection, maintenance, and repair of cemeteries and their features follow the guidelines for the respective materials and features. While a competent mason can perform straightforward repointing of stone and brick, the repair of damaged, cracked, or broken gravestones or monuments requires the guidance and supervision of a qualified conservator. The cleaning of heavily soiled gravestones and markers should employ the gentlest means possible and care must be taken to ensure that a chemical cleaner is appropriate for the specific stone. For example, solutions with chlorine bleach or acidic solutions will damage stonework. Given the symbolism often associated with cemetery plantings, the replacement of damaged or diseased trees with the same or a similar species is recommended to maintain the cemetery's historic visual character. At the same time, consideration should be given to preventing future damage from new trees planted near fragile walls, fences, gravestones and monuments.

For cemeteries that are still active, the selection of new burial sites should be compatible with the overall layout of the historic cemetery. New gravestones and markers should reflect their era stylistically but be compatible in scale, materials and details with the historic gravestones and markers.

2.9 Cemeteries: GUIDELINES

Apply these guidelines to existing public and private cemeteries and related site features on landmark sites or in district locations.

2.9.1. Retain and preserve historic cemeteries on landmark sites including the visual and associative characteristics of the cemetery that contribute to the overall historic character of the landmark site.

2.9.2. Retain and preserve the historic relationship between the landmark building and the cemetery and its related site features and plantings. It is not appropriate to substantially alter the siting and topography of a historic cemetery by grading, excavating, or filling in adjacent areas.

2.9.3. Maintain and protect cemetery sites from damage due to site work or new construction. Reduce potential damage to cemeteries by minimizing site disturbances and changes that impact site terrain.

2.9.4. Maintain and protect cemetery features and plantings through appropriate methods. It is not appropriate to use power mowers and weed trimmers near fragile gravestones and monuments, nor is it appropriate to apply pesticides or fertilizers in close proximity to gravestones.

2.9.5. Repair deteriorated cemetery site features through traditional methods of repair and appropriate pruning of plantings.

2.9.6. Repair damaged, cracked, or broken gravestones and monuments only under the supervision of a qualified conservator.

2.9.7. Replace, if desired, deteriorated or missing cemetery site features such as benches, fences, walls, grave markers, pathways, and plantings with new features that are compatible with the historic character of the cemetery and the landmark site.

2.9.8. If desired, replace gravestones that are missing with new gravestones that are compatible in scale, materials, and details.

2.9.9. Introduce new site features, if desired, which are compatible with the historic character of the cemetery and the landmark site. Plan site plantings that will evolve over time and maintain the visual character of the cemetery site, including its sense of openness or enclosure.

2.9.10. Locate new site features and plantings, if desired, in ways that maintain or enhance the historic character of the cemetery and the landmark site.

2.9.11. In association with new burials, it is appropriate to install new gravestones and markers that are compatible in scale, materials and details.

2.9.12. It is not appropriate to re-inscribe an existing, eroded gravestone or monument or to attach a new plaque to an existing gravestone or memorial. If desired, place a new plaque nearby on a new base.

2.9.13. It is not appropriate to relocate, rearrange or remove historic gravestones or monuments.

III. Building Exterior

3.1 Wood

Patterned sawn wood shingles ornament the front gable of the William Henry Carpenter House.

The lower clapboards on this outbuilding have begun to split and crack over time due to weathering and moisture damage.

Historically, wood—both as a structural and a decorative element—is the most essential and pervasive building material found in pre-World War II buildings in Cary. Weather boards, shingles, turned porch posts, milled window sashes and paneled doors celebrate the variety of ways wood can be shaped and finished: planed, sawn, turned, carved, and split. Traditionally, the joinery of wood plane and elements often incorporated applied moldings, providing an opportunity to introduce stylistic ornamentation to the building exterior. Post-World War II buildings often used wood in more minimalist or simplified fashions, reflecting their era's exploration of modern materials.

Things to Consider

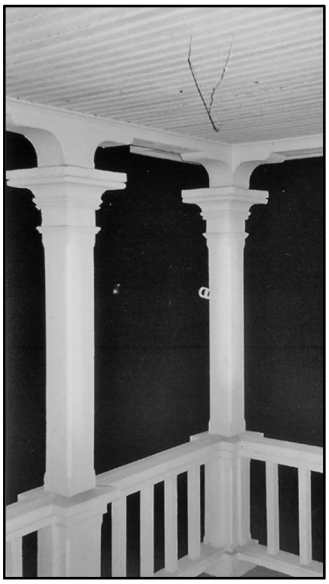
Recommended maintenance and protection procedures for wood features and surfaces include:

- Inspect routinely for evidence of moisture damage, mildew, and insect or fungal infestations.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
- Keep vertical and exposed wood joints properly sealed or caulked to prevent moisture infiltration. Do not seal horizontal, lap siding joints.
- Treat traditionally unpainted, exposed wood 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 when the paint film is damaged or deteriorated.

Providing adequate drainage and ventilation for historic wooden features is essential. Whenever wood remains damp for extended periods, it becomes susceptible to decay and exposed wood is particularly vulnerable to the effects of weathering. Wood ages dramatically unless protected by a sound paint or stain film. However, if kept painted and free of excessive moisture, wood surfaces can last indefinitely. Treating wood chemically with environmentally safe preservatives such as borates can also enhance its resistance to decay. Selective replacement in kind through splicing or piecing, specifying decay-resistant wood species (old growth), as well as priming backs and ends with oil-based paint prior to installation, can extend the lifetime of replacement pieces used to repair historic wood features. For deteriorated wood elements particularly vulnerable to ongoing deterioration—window sills, column bases and capitals—replacement with painted synthetic elements replicating the original shape, texture, dimensions, and details, may be a viable and cost-effective solution.

Cladding a deteriorated wood-clad building with synthetic siding materials such as aluminum or vinyl changes the shadow lines of the historic asset. These finishes themselves require periodic re-painting and are usually short-sighted solutions to on-going maintenance requirements. Further, synthetic finishes differ from wood in their coefficients of expansion and may restrict airflow, impacting the breathability of the historic wall. In addition, synthetic cladding materials may hide signs of on-going deterioration, preventing early detection and timely repair/replacement. Exposed to sunlight, substitute materials are not as durable or environmentally friendly as wood. Vinyl, for example, is a petroleum-based product that produces hazardous fumes when burned and degrades in the presence of UV light. See 3.6 Exterior Walls & Trim for more information on substitute materials.

3.1 Wood: GUIDELINES



Apply these guidelines to wood features and surfaces that are significant in defining the overall historic character of a landmark building, structure, or site.

3.1.1. Retain and preserve wood features that are significant in defining the overall historic character of a landmark building, structure, site, or district.

3.1.2. Retain and preserve historic wood fabric such as siding, trim and details, as well as their paint colors and finishes.

3.1.3. Maintain and protect wood features and surfaces with appropriate methods as described on the preceding page.

3.1.4. Prepare previously painted wood for repainting using the gentlest effective method. It is not appropriate to strip paint from or clean wood features and surfaces with destructive methods such as sandblasting, power washing, and using propane or butane torches. Use chemical strippers only if gentler methods such as low-pressure washing with detergents and natural bristle brushes are ineffective and they should be pretested on a sample area first.

3.1.5. Repaint wood surfaces and features as needed in colors appropriate to the historic landmark.

3.1.6. Repair deteriorated or damaged wood features through traditional patching, consolidating, piecing, or reinforcing by other accepted preservation methods.

3.1.7. Replace in kind a deteriorated or damaged wood feature if necessary to match the original in design, material, dimension, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible. It is not appropriate to replace or cover historic wooden features such as siding, trim, or window sash with contemporary substitute materials such as vinyl, masonite, or aluminum.

3.1.8. Replace a missing historic wood feature with a new feature based upon accurate documentation of the original or a new design compatible with the scale, size, material, and color of the historic landmark.

3.1.9. It is not appropriate to introduce wood features or details to a historic landmark that serves to create a false historic appearance; such as the addition of Victorian brackets to a twentieth century bungalow.

3.1.10. It is not appropriate to strip historically painted surfaces down to bare wood and apply clear stains or finishes to create a natural wood appearance.

3.1.11. It is not appropriate to replace painted historic wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.

3.1.12. It is not appropriate to replace or cover historic wooden siding, trim, or window sashes with contemporary substitute materials.

3.2 Masonry

Masonry figures prominently in the architectural character of many historic buildings in Cary. Beyond the common brick so prevalent in the area, a variety of other masonry materials such as terra cotta, stone, stucco, and concrete were utilized. Typical masonry features include foundations, walls, chimneys, lintels, sills, parapets, roofs, steps, and walkways, all introducing texture, pattern, scale, and color as significant character defining elements in the overall design.

The stone surrounding the front door of the Henry and Ethel Adams house contrasts with the brick and creates a distinctive entryway.

The wide, raised mortar joints and stone construction of the Richards House is often seen in Craftsman-style architecture, but is rare in Cary.

Things to Consider

Recommended maintenance and protection procedures for masonry features and surfaces include:

- Inspect routinely for evidence of moisture damage, structural cracks or settlement, vegetation, deteriorated mortar, and loose masonry units.
- Provide proper drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements or along foundation walls, piers, steps, or chimneys, and rising through capillary action.
- Clean masonry surfaces only as necessary to stop deterioration or remove heavy soiling, using the gentlest effective method.
- Eliminate vegetation that may cause structural damage or impede ventilation and surface drainage of a masonry element.
- Repaint previously painted masonry surfaces as needed.

Given the durability, high insulating value, minimal maintenance requirements, and extended lifetimes of masonry elements - given, as well, the embodied energy they represent - the preservation of historic masonry elements contributes to broader goals for sustainability of the built environment and of the natural environment. Cleaning is necessary only if heavy surface soiling or staining has allowed moisture to collect and expedite deterioration. Vegetation can also accelerate deterioration by preventing the normal rinsing of the surface through exposure to rain. In most cases, scrubbing with a natural bristle brush, using a mild detergent, and rinsing with low-pressure water is sufficient. In tougher cases, a chemical cleaner may be warranted. All chemicals should be pretested on an unobtrusive area sample area well in advance to determine if they will discolor or damage the masonry. After cleaning, all surfaces must be thoroughly neutralized and rinsed to prevent continued chemical reaction. While a few masonry surfaces, such as concrete, can withstand high pressure washing or sandblasting, these harsh techniques are never appropriate on most historic masonry surfaces.

Typical masonry repair involves the repointing of deteriorated mortar joints with new mortar to keep moisture from penetrating the masonry surface and causing substantial damage. Prior to repointing, loose or crumbling mortar must be carefully removed using hand tools to prevent damage to the units themselves. New mortar should match both the visual and physical characteristics of the original mortar to maintain the appearance and structural integrity of the masonry feature. It is especially important not to replace softer lime mortars with harder Portland cement mortars that may, in turn, damage historic bricks as they contract and expand in response to temperature changes. Replacements of missing or damaged masonry units themselves should match the original as closely as possible. Also any bond pattern or detailing should be duplicated. Given the selection of brick and stone units available today, replacement in kind is generally not an issue. Consequently, substitutions of materials or masonry systems, such as concrete units for brick or exterior insulation systems for traditional stucco, are not appropriate.

3.2 Masonry: GUIDELINES

Apply these guidelines to masonry features and surfaces that are significant in defining the overall historic character of a landmark building, structure, site, or district.

3.2.1. Retain and preserve masonry features that are significant in defining the overall historic character of a landmark building, structure, or site.

3.2.2. Retain and preserve the historic masonry fabric of landmarks such as brick, stone, concrete, terra cotta, and stucco, as well as their form, pattern, detail, color, and texture.

3.2.3. Maintain and protect masonry features and surfaces by appropriate methods as described on the preceding page.

3.2.4. Test any proposed cleaning or paint-removing technique well in advance on an inconspicuous sample area. It is not appropriate to use destructive cleaning techniques such as sandblasting, power washing, or high-pressure water blasting on historic masonry surfaces. Use chemical cleaners only if gentler methods like low-pressure washing are ineffective.

3.2.5. Repaint previously painted masonry surfaces in colors that are appropriate to the historic landmark. It is not appropriate to paint or coat an unpainted masonry surface if it was not painted or coated historically.

3.2.6. Repair deteriorated or damaged masonry surfaces and features through traditional methods for consolidating, piecing-in, or patching.

3.2.7. Repoint masonry mortar joints if the mortar is cracked, deteriorated, or missing or if moisture penetration of the masonry surface is evident. Prior to repointing, use hand tools to carefully remove loose and deteriorated mortar. Replace mortar with new mortar to match the original in composition, strength, color, and texture. Duplicate the width and profile of the original mortar joints. It is not appropriate to substitute non-historic coatings such as water repellents for repointing or repairing historic masonry. Consider such coatings only if traditional repair techniques fail to eliminate moisture problems.

3.2.8. Replace in kind a deteriorated or damaged masonry feature if necessary to match the original in design, material, dimension, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

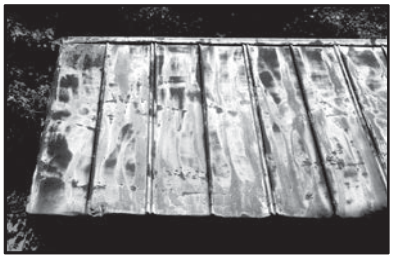
3.2.9. Replace a missing masonry feature with a new feature based upon accurate documentation of the original or a new design compatible with the scale, size, material, and color of the historic landmark.

3.2.10. It is not appropriate to introduce masonry features or details to a historic landmark that serves to create a false historic appearance.

3.3 Architectural Metals

From pressed metal roofs to simple tin roofs, architectural metals provide rich pattern and details. Fences, gates, gutters, building hardware, and handrails fabricated of architectural metals contribute as well to the character of landmark buildings and sites. Architectural metals were sometimes used to imitate materials like wood or stone for cornices, columns, rails, or storefronts. Architectural metals may be wrought, cast, pressed, rolled, or extruded. Each fabrication technique provides the product with distinctive physical properties and visual characteristics. Likewise, the range of architectural metals including copper, bronze, brass, tin, steel, cast iron, wrought iron, aluminum, and stainless steel are equally diverse in their properties.

Gurkan's Downtown Auto Repair is sheathed in large enameled metal panels.



This standing seam metal roof is beginning to corrode from exposure to moisture because it has not been protected with a sound coat of paint.

Things to Consider

Recommended maintenance and protection procedures for architectural metal features and surfaces include:

- Inspect routinely for evidence of moisture damage, corrosion, galvanic action, structural failure or fatigue, and paint film failure.
- Provide proper drainage to prevent water from standing on flat, horizontal surfaces or collecting on decorative elements.
- Keep metal roofs and gutters free of debris and leaves.
- Retain protective coatings such as lacquers or paints to prevent corrosion.
- Clean surface to remove corrosion or in preparation for recoating, using the gentlest effective method.
- Recoat previously painted metal surfaces as needed to maintain a sound paint film.

The distinctive patina of copper, the resistance of stainless steel and aluminum to atmospheric corrosion, and the sheen of polished brass make their inherent finish desirable. However, ferrous metals such as iron and steel corrode, or rust, when exposed to the atmosphere; consequently, keeping them coated with a sound paint film is critical. When repainting ferrous metals, immediate priming with a zinc-based primer or other rust-inhibiting coating is essential after rust and loose paint are removed. For fragile corroded metals, coating with a rust converter may be the best solution to halt further corrosion. While painting unpainted brass or bronze is not appropriate, it may be desirable to coat them with a clear lacquer or other protective film to prevent discoloration and corrosion in high use situations, such as door knobs or kick plates. The appropriate methods of cleaning architectural metals varies according to the malleability, or softness, of the specific metal. While non-abrasive chemical cleaners are most appropriate for soft metals—including copper, tin, brass, zinc, template, aluminum, and lead—cleaning hard metals—like cast or wrought iron and steel—generally requires such abrasive approaches as wire brushing or hand scraping. Harsher techniques like low-pressure grit blasting may be applied to steel or cast iron if gentler techniques fail. Pretest such techniques on an unobtrusive area to determine if they damage the surface.

Given the distinctive characteristics of each metal, it is best to replace missing or damaged portions in kind. In fact, contact between incompatible metals can lead to corrosive galvanic action. For example, compatible metal nails or fasteners must be used to reattach metal roofing panels. Occasionally, substitute materials such as wood or fiberglass may be the most feasible replacement of a detail or missing portion of a painted architectural metal feature. Asphalt products such as roofing tar corrode metals and should never be used to patch flashing or other metal surfaces.

3.3 Architectural Metals: GUIDELINES

Apply these guidelines to architectural metal features and surfaces that are significant in defining the overall historic character of a landmark building, structure, site, or district.

3.3.1. Retain and preserve architectural metal features that are significant in defining the overall historic character of a landmark building, structure, site, or district.

3.3.2. Retain and preserve the architectural metals of historic landmarks—such as copper, bronze, tin, cast iron, wrought iron, steel, lead, terneplate, and aluminum—as well as their form, pattern, detail, color, and texture.

3.3.3. Maintain and protect architectural metal features and surfaces by appropriate methods as described on the preceding page.

3.3.4. Clean soft metals with chemical cleaning solutions. Pretest solutions to verify they do not damage the surface texture, color, or finish. It is not appropriate to clean soft metal surfaces with harsh abrasive methods such as grit blasting.

3.3.5. Clean hard metals of corrosion and paint buildup using the gentlest effective method. Use low-pressure grit blasting only if hand scraping and wire brushing are not effective.

3.3.6. Repaint previously painted architectural metal surfaces in colors that are appropriate to the historic landmark.

3.3.7. Repair deteriorated or damaged architectural surfaces and features through traditional methods for reinforcing, splicing, patching, and rust inhibiters.

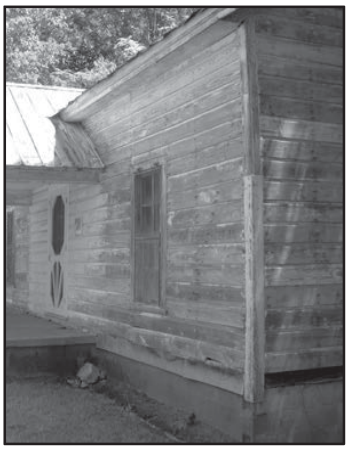
3.3.8. Replace in kind a deteriorated or damaged architectural metal feature if necessary to match the original in design, material, dimension, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

3.3.9. Replace a missing architectural metal feature with a new feature based upon accurate documentation of the original or a new design compatible with the scale, size, material, and color of the historic landmark or district.

3.3.10. It is not appropriate to introduce architectural features or details to a historic landmark that serve to create a false historic appearance.

3.3.11. It is not appropriate to patch metal roofs or flashing with tar or asphalt products.

3.4 Paint & Paint Colors



Little paint remains on the siding of this house except where protected from the elements under the front porch. Further weathering can be minimized by a sound protective paint film.

Contrasting paint colors on the Pasmore House differentiate the cornice, window sash, shutters, door and porch trim from the main body color of the exterior walls.

Lead-based oil paints were used well into the twentieth century. Building

Paint is a sacrificial component that gives its life protecting the historic building materials it shields. From the white facades of the Greek Revival Era to the playful exuberance of the multi-colored Victorian Period, the range of paint colors found on local landmarks and in historic districts varies as widely as do architectural styles and period construction techniques. Changing times, evolving technologies, and personal preferences of the occupants are most often expressed in paint. Given the immediacy of a fresh coat of paint, owners were more likely to change their building's appearance via paint color than in more costly and substantive ways. Beyond its decorative aspect, paint plays an important functional role as a protective film, extending the life of both wood and ferrous metals by minimizing deterioration of these surfaces due to ultraviolet light and moisture.

Things to Consider

Recommended maintenance and protection procedures for painted or stained features and surfaces include:

- Inspect routinely for evidence of moisture damage, mildew, discoloration, and dirt film.
- Clean painted or stained surfaces regularly to extend the life of the finish and avoid unnecessary recoating. Use the gentlest effective cleaning method.
- Remove deteriorated layers of paint down to a sound surface film prior to recoating, using the gentlest effective method. Use electric heat guns or plates selectively and only if hand sanding and scraping are not effective.
- Prime any exposed metal or wood surfaces and verify that all surfaces are clean and dry prior to repainting.
- Recoat previously painted or stained surfaces as needed with compatible coating systems.

Thorough surface cleaning is essential for proper bonding of a new paint film. Scrubbing the surface with a natural bristle brush and a mild detergent, possibly incorporating an anti-mildew additive, is often sufficient. In general, high-pressure washing is unnecessary and can be harmful to any intact paint film and the substrate. Repainting preparation requires removal of peeling paint layers down to a sound paint film. It is unnecessary and uneconomical to strip through sound paint layers to the bare substrate prior to repainting. Gentler removal techniques, like hand scraping and sanding, are preferable to chemical strippers, electric heat plates, and hot air guns. Alkaline-based strippers, sandblasting, water blasting, and heat torches are all too damaging for historic wood surfaces. Electric heating devices should only be used with caution. Once wood surfaces have been cleaned, scraped, and sanded, any exposed surfaces should be primed with a high-quality exterior primer, and all open joints should be recaulked (but not the horizontal lap seam of clapboard siding) before repainting with a compatible paint. 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.

Those interested in reproducing a building's original paint color scheme can work with preservation professionals, like those in the SHPO office, to determine the actual paint history through examination of intact paint layers. Or, owners may choose a color palette from those identified as historically appropriate to an architectural style and era. While contemporary latex or alkyd-based paints do not precisely replicate the appearance of historic lead-based oil paints, they provide a safe and visually similar finish. Because early historic buildings were designed with air permeability in mind, careful evaluation of the breathability of any new paint product is needed to ensure it does not seal in moisture.

3.4 Paint & Paint Colors: GUIDELINES

Apply these guidelines to painted or stained features and surfaces that are significant in defining the overall historic character of a landmark building, structure, site, or district.

3.4.1. Retain and preserve painted exterior features that are significant in defining the overall historic character of a landmark building, structure, site, or district by maintaining a sound paint film.

3.4.2. Retain and preserve intact historic exterior finishes, including stains, paints, lacquers and decorative finishes such as graining that are significant in defining the overall historic character of a landmark building.

3.4.3. Maintain and protect historic painted or stained features and surfaces by appropriate methods as described on the preceding page.

3.4.4. It is not appropriate to remove paint film with techniques that are destructive to the material substrate, including the use of butane or propane torches, sand-blasting, water blasting, and power washing.

3.4.5. When repainting, follow best practices for removing or mitigating lead-based paint.

3.4.6. Recoat previously painted or stained surfaces in colors that are appropriate to the historic landmark or district. It is not appropriate to paint an unpainted historic brick, stone, concrete, cement block, copper, or bronze surface if it was not painted or coated historically.

3.4.7. Enhance the exterior architectural features and materials of the historic landmark with the appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.

3.4.8. It is not appropriate to strip wooden surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.

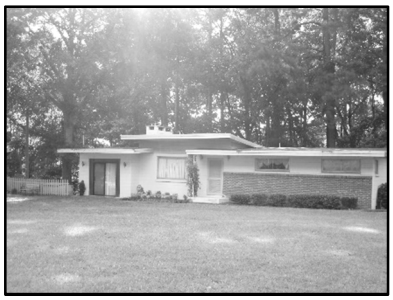
3.4.9. It is not appropriate to replace painted wooden siding that is sound with new siding to achieve a uniformly smooth wooden surface.

3.5 Roofs

Roof shape, material, line, pitch, and overhang all contribute in highly visible ways to the overall architectural character of a building. The distinctive mansard roof of the Page-Walker Arts and History Center and the complex, quintessential Queen Anne roof of the Guess-White-Ogle House both contrast with the simple gable and hip roofs of many of Cary's historic buildings. Some historic roofs combine simple forms to create more complex shapes, embellished by features such as turrets, dormers, cupolas, and chimneys. Roofs of mid-century modern homes have low profiles and deep overhangs while many large commercial and institutional structures conceal their flat roofs behind prominent parapets or balustrades. Slate, clay tile, wood shake, temeplate, and tin are all found in the area, but asphalt and asbestos shingles are the most common roofing materials in the twentieth century for new construction and reroofing.

On the Johnson House located on NC Hwy 55 near Carpenter, a hip-roofed porte cochere mimics the hip roof of the house.

Leaves and other debris that collect in roof valleys will hold moisture and prevent drainage if not removed on a regular basis.



This very-low-pitched gable roof with a central raised-shed portion is a distinctively mid-century modern design.

Things to Consider

Recommended maintenance and protection procedures for roof surfaces, features, and details include:

- Inspect routinely for evidence of deterioration or moisture penetration.
- Confirm that roofing materials are properly anchored to resist wind and water.
- Ensure adequate ventilation of roof sheathing to avoid moisture damage.
- Confirm that coping is watertight on any masonry surfaces.
- Remove debris from gutters and downspouts regularly to maintain proper roof drainage.
- Replace deteriorated roof flashing with new first-quality flashing.
- Recoat previously painted metal roof surfaces as needed with protective coatings.

Beyond their role in defining the architectural character of a building, roofs play a critical role in shedding water and protecting the structure from the elements. Leaky roofs must be addressed promptly and seasonal maintenance of roofs and gutters cannot be neglected. It is particularly important to maintain concealed gutters—often incorporated into decorative cornices or soffits—to prevent undetected damage. Also, attention must be paid to the detailing, and connections of roof features that interrupt the slope or penetrate the roof surface. Replacement or resetting of roofing materials as necessary is critical as well. Slate and clay tiles are extremely durable and can last more than a century, but their fasteners, flashing, and sheathing may not. But, if carefully reset, they may last another lifetime. Metal roofs (another sustainable choice if kept painted) can also last 100 years. By contrast, a good-quality asphalt shingle roof will last 20 to 30 years.

The large ridge and hip caps of prefab metal roofs are not appropriate substitutes for historic standing seam metal roofs. Adding an elastomeric coating to a deteriorated metal roof can greatly extend its lifespan. Roof valleys created with terne-coated metal, copper, or rolled aluminum with a factory-applied finish are more authentic and longer lasting than those created by weaving asphalt shingles. For character-defining roofing like polychromatic slates or glazed clay tiles, every effort should be made to maintain the distinctive material, to reset loose units, and to replace only damaged or missing units in kind. For less distinctive deteriorated roof materials, the entire surface may be replaced in kind. If replacement in kind is not feasible, the selection of a compatible, contemporary roofing material may be warranted. Consider compatibility in terms of size, shape, material, color, pattern, and texture.

Adding solar collectors that optimize panel angle and sun orientation yet are sensitively placed on historic roofs can be a challenge. It is best to look for roof planes not visible from the street and areas where historic roof features will not be damaged or the historic character of the building diminished. The same guidelines apply to the placement of skylights, vents, and other mechanical or communication equipment.

3.5 Roofs: GUIDELINES

Apply these guidelines to roofs and roof features, materials, surfaces, and details that are significant in defining the overall historic character of a landmark building, structure or district.

3.5.1. Retain and preserve roofs that are significant in defining the overall historic character of a landmark building or structure, including their shape, pitch, line, overhang, and distinctive architectural elements.

3.5.2. Retain and preserve historic roofing materials as well as their size, shape, patterns, textures, and color.

3.5.3. Maintain and protect roof surfaces, features, and details by appropriate methods.

3.5.4. Repaint previously painted metal roof features and surfaces in colors that are appropriate to the historic landmark.

3.5.5. Repair deteriorated or damaged roofs and their distinctive surfaces and features through traditional methods of repair including resetting or reinforcing. It is not appropriate to remove a significant roof feature, such as a dormer, chimney, or concealed gutter, rather than repair and maintain it. It is not appropriate to patch slate and metal roofs with asphalt products rather than repair or replace in kind.

3.5.6. Replace in kind a deteriorated or damaged roofing material or feature to match the original in size, shape, material, dimension, pattern, texture, color, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

3.5.7. Replace a missing roof feature with a new feature based upon accurate documentation of the original or a new design compatible with the scale, size, material, and color of the historic landmark. It is not appropriate to introduce roof features or details in an effort to create a false historic appearance.

3.5.8. If the replacement or addition of gutters and downspouts is warranted, install them with care so no architectural features are lost or compromised. Unless they are copper, select new gutters and downspouts painted or finished in an appropriate color. If replacing traditional half-round gutters and circular down spouts, retain their traditional shape.

3.5.9. It is not appropriate to replace concealed, built-in gutters with exposed gutters.

3.5.10. Introduce new, non-historic roof features, such as solar collectors, skylights, dormers, vents and antennae, cautiously and only on non-character-defining roofs, roofs slopes not visible from the street, or roofs of non-contributing structures. Locate such features so that they do not diminish the original character of the historic landmark or damage historic roofing materials. It is not appropriate to introduce new roof features if they will compromise the historic roof design, or damage character-defining roof materials or the character of the historic district or landmark.

3.5.11. It is not appropriate to install exposed tarpaper rolls as a finished roofing material or to use roofing tar or asphalt products as a replacement for valley flashing or roof patching.

3.6 Exterior Walls & Trim

Projecting bays, changes in wall materials, trimwork, and paint color emphasize the Queen Anne features of the Ogle House (above and on the right).

Large roof brackets, exposed rafters, and shingled gables all contribute to the Craftsman style of the J. Glenn and Jean Hobby bungalow.

Beyond the overall form and mass they define, exterior walls contribute to the distinctive character of historic building through their materials, features, and details. While stucco, stone, concrete, wood shingles, and plywood can all be found, weatherboard and brick are the most prevalent wall materials in Cary. Each material contributes distinctive joinery details and ornamental features—like foundations, cornerboards, water tables, quoins, cornices, brackets, bays, towers, turrets, mid-cornices, parapets, and chimneys. While pre-World War II residential properties generally sit on raised brick foundations with lapped wood siding and trimwork, most post-1945 houses sit on low foundations or slabs on grade and aluminum siding and asphalt shingles emerge as alternative claddings as do bricks in new textures and sizes.

Things to Consider

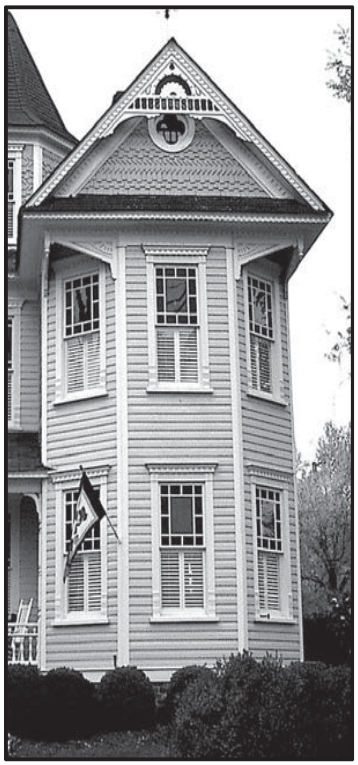
Recommended maintenance and protection procedures for exterior walls, surfaces, and features include:

- Inspect routinely for evidence of deterioration, moisture damage, insect or fungal infestation, vegetation, structural damage, and corrosion.
- Confirm that wall materials are properly secured and joinery adequately sealed to resist wind and water.
- Ensure adequate drainage along wall surfaces, details, and foundations to prevent moisture damage.
- Maintain gutters, downspouts, and foundation drain lines to prevent moisture damage.
- Eliminate vegetation that may cause structural damage or impede ventilation and surface drainage.
- Clean wall surfaces as necessary to remove soiling or prepare for repainting. Use the gentlest effective method.
- Retain protective paint or stain coatings and recoat as necessary to maintain a protective film.

If a wall area has deteriorated to the point that the material must be replaced, careful attention must be given to matching the original in design, material, dimension, detail, pattern, texture, color, and surface finish. The three-dimensionality of wood moldings and trim, the texture of weatherboards, and the bonding pattern of masonry walls are all important to duplicate if replacement is necessary. Generally, replacement or concealment of exterior wall materials with substitute materials is not appropriate as the application of synthetic sidings or stucco-like coatings in place of original materials results in a loss of original fabric, texture, and detail. These surfaces may also conceal moisture damage or other causes of structural deterioration. New architectural products are constantly being introduced and sorting out their appropriateness for historic buildings can be complex. Beyond visual compatibility, the evaluation of alternative materials should take into account their effect on the underlying historic material, durability, sustainability in terms of material product and associated manufacturing, short term and long term costs, and changes in technology or availability.

The elimination or alteration of distinctive exterior wall features, such as chimneys and bays, can significantly compromise overall historic character—as can the addition of a door or window opening. Whenever new openings, fire stairs, or other additions to exterior walls are required, limit them to non-character defining elevations. An understanding of the significant characteristics of the exterior wall and its role in the building's significance is needed to design a compatible change that will not diminish the building's architectural character may be developed.

3.6 Exterior Walls & Trim: GUIDELINES



Apply these guidelines to exterior walls and trim including their forms, features, materials, surfaces, and details that are significant in defining the overall historic character of a landmark building or structure.

3.6.1. Retain and preserve exterior walls that are significant in defining the overall historic character of a landmark building or structure including their shape, form, height, materials, and distinctive architectural elements.

3.6.2. Retain and preserve historic wall materials as well as their size, shape, profile, patterns, textures, and color.

3.6.3. Maintain and protect historic exterior walls, surfaces, and features by appropriate methods as described on the preceding page.

3.6.4. Recoat previously painted or stained exterior walls in colors that are appropriate to the historic landmark or district. It is not appropriate to coat an unpainted wall surface if it was not painted or coated historically.

3.6.5. Repair deteriorated or damaged exterior walls and their distinctive surfaces and features through traditional methods of repair. It is not appropriate to remove a significant wall feature, such as a storefront, projecting bay, chimney, or cornice, rather than repair and maintain it.

3.6.6. Replace in kind a deteriorated or damaged exterior wall material or feature to match the original in size, shape, material, dimension, pattern, texture, color, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

3.6.7. It is not appropriate to cover historic wall materials such as wood siding, brick, shingles, stonework, or stucco with contemporary substitute materials or coatings.

3.6.8. It is not appropriate to cover or remove an exterior wall material detail, including decorative shingles, brackets or trim boards, unless required for an accurate restoration.

3.6.9. Replace a missing wall feature with a new feature based upon accurate documentation of the original or a new design compatible with the scale, size, material, and color of the historic landmark.

3.6.10. Introduce new wall features, including doors, windows, ventilators, and mechanical connections, cautiously and only on non-character-defining elevations. Locate such features so that they do not diminish the original character of the historic landmark or damage historic wall materials.

3.6.11. It is not appropriate to introduce wall features or details to a historic landmark if it serves to create a false historic appearance.

3.7 Windows & Doors

Windows and doors contribute significantly to the architectural character of district and landmark buildings through their size, proportion, shape, location, rhythm, and pattern. For example, the five dormers of the Dr. John Pullen Hunter and the pointed-arch windows of the Ivey-Ellington House are distinctive features of these properties. As they puncture the exterior skin of the building, openings offer opportunities for ventilation, natural light, and visual connections between interior and exterior. Fanlights, sidelights, window bays, and French doors expand the architectural vocabulary of windows and doors, as does the use of beveled or stained glass. While double-hung wooden sash with overall proportions and sash subdivisions are typical of many Cary historic residences, the windows of commercial buildings often vary in size, configuration, and pattern to create a hierarchical facade. Similarly, the panel configuration of historic doors and the incorporation of glazing within the door usually reinforced the prominence of the front entrance and reflect the architectural style of the building. Sometimes an effort to appear more up-to-date led to the wholesale replacement of windows or doors. In the post-war era, mass-produced metal windows and doors brought new configurations, like picture windows.

The dormers of the Dr. John Pullen Hunter house are identifying features of the bungalow style.

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The strong Craftsman design of the Richard's House is enhanced by its glazed panel door with matching sidelights and timber arch.

Things to Consider

Recommended maintenance and protection procedures for the surfaces and features of windows and doors include:

- Inspect routinely for evidence of deterioration, moisture damage, insect or fungal infestation, paint film failure, corrosion, and air infiltration.
- Reglaze sash and recaulk joinery as needed to ensure units are weather-tight to resist wind and water.
- Clean units as necessary to remove soiling or prepare for repainting. Use the gentlest effective method.
- Retain protective paint or stain coatings and recoat as necessary to maintain a protective film.
- Increase energy efficiency by weather-stripping windows and doors.

Historic windows and doors require routine maintenance but, if they are consistently maintained and promptly repaired, they will continue to function well. Repairing historic windows is more appropriate, sustainable, and cost-effective than replacing them with new ones. Life-cycle cost analyses indicate replacement windows do not pay for themselves with energy savings. Replacement windows have a finite life and, once historic sash are replaced, the owner will need to replace them cyclically. When replacement of a historic door or window is necessary, careful attention must be paid to matching its configuration, material, subdivision, proportion, and detail. Because the replacement unit must fill the original opening, it may have to be custom-made if dimensions of open-stock units do not match the opening. Fortunately, custom-made sashes and doors can be ordered at most lumber yards. Although steel windows and doors can often be repaired, some metal windows and doors are not repairable and identical units are no longer available. Replacement units, similar in configuration and size, can generally be found but elimination of or change in the location or appearance of a door or window, particularly on a principal elevation, can significantly compromise the building's historic integrity. If a new door or window opening is necessary, it is preferable to accommodate it discreetly on a non-character-defining elevation.

Whether for decorative or functional needs, shutters, awnings, louvered blinds or doors, and screen doors are traditional energy conservation features that can make a landmark building significantly more efficient.

3.7 Windows & Doors: GUIDELINES

Apply these guidelines to windows and doors, including their placement, configuration, materials, patterns, and details that are significant in defining the overall historic character of a landmark building, structure, or district.

3.7.1. Retain and preserve windows and doors that are significant in defining the overall historic character of a landmark building or structure, including both their functional and decorative features and details.

3.7.2. Retain and preserve the historic materials and finishes of windows and doors.

3.7.3. Maintain and protect the surfaces and features of windows and doors by appropriate methods as described on the preceding page.

3.7.4. Recoat previously painted or stained windows and doors in colors that are appropriate to the historic landmark.

3.7.5. Repair deteriorated or damaged windows and doors, their distinctive features, and their details through traditional methods of repair.

3.7.6. It is not appropriate to remove distinctive window or door features such as shutters, tracery, or stained glass rather than repair them.

3.7.7. Replace in kind a deteriorated or damaged window or door feature or detail to match the original in design, material, dimension, and detail. Replace only the deteriorated portion or detail of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

3.7.8. It is not appropriate to introduce window or door features or details to a historic landmark serving to create a false historic appearance.

3.7.9. It is not appropriate to replace true divided light glazing with snap-in muntins nor clear glazing with opaque or tinted glass.

3.7.10. Replace a missing window or door with a new unit based upon accurate documentation of the original, or a new design compatible with the existing opening and the architectural character of the historic landmark.

3.7.11. It is not appropriate to add, cover over, or remove a window or door opening on a landmark's character-defining elevations unless required for an accurate restoration.

3.7.12. If necessary, introduce new windows and doors cautiously and only on non-character-defining elevations. Locate such units so that they do not diminish the character of the historic landmark or damage historic materials.

3.7.13. If desired and historically appropriate, install fabric awnings over windows, entrances, or porch openings. Use care during installation to ensure that historic features are not damaged or obscured.

For guidelines on storm windows and doors, see 3.10 Sustainability and Energy Retrofit.

3.8 Porches & Entrances

Wood sawnwork embellishes the front porch of the Jones House.

The double front portico supported by slender square posts and topped by a broken pediment gable distinguish the entrance of the Federal-style Nancy Jones House.

Porches, porticos, balconies, verandas, and other entrances to historic landmarks incorporate a number of functional elements that also provide an opportunity to embellish the landmark stylistically, adding detail and scale. These character-enhancing features include piers, columns, pilasters, balustrades, brackets, rails, steps, soffits, and trim. The prominent, character-defining role of front entrances, porches, and balconies for most historic buildings makes their preservation of primary importance. Entrances themselves draw attention to a front doorway with such features as sidelights, transoms, pilasters, architraves, and pediments. Entrances to post-WWII buildings are often less embellished and visually prominent than earlier entrances.

Things to Consider

Recommended maintenance and protection procedures for the surfaces and features of porches and entrances include:

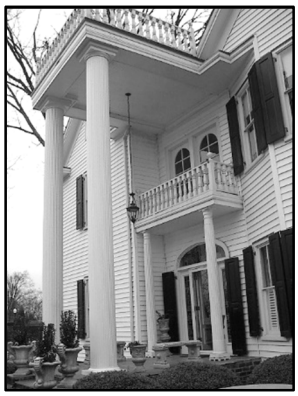
- Inspect routinely for evidence of deterioration, moisture damage, insect or fungal infestation, structural settlement or cracking, paint film failure, and corrosion.
- Provide proper drainage to prevent water from standing on flat, horizontal surfaces, collecting on decorative elements and along foundation walls, piers, or steps, and rising through capillary action.
- Recaulk wood joinery as needed to ensure units are weather tight to resist wind and water penetration.
- Clean units as necessary to remove soiling or prepare for repainting. Use the gentlest effective method.
- Retain protective paint or stain coatings and recoat as necessary to maintain a protective film.

Given the exposed nature of porches and entrances, consistent maintenance is critical to prevent deterioration due to weathering and moisture penetration. It is particularly important to check exposed entrances routinely to confirm that all flooring slopes away from the building and that the joints of all exposed porch elements, such as columns, balustrades, and soffits, are properly sealed and caulked to prevent moisture from penetrating their surface.

Most historic porches in Cary are constructed and detailed in wood, with brick foundations or piers. A few porches and entrances, however, incorporate metal or stone elements. The Building Exterior guidelines contain pertinent information on the maintenance and repair of each of these materials. Usually it is best to limit replacement to only the damaged or deteriorated section rather than the entire feature. For decorative wood features, the application of consolidants to conserve the feature in place may be more appropriate than replacement in kind, particularly if the feature or detail is difficult to replicate. If an entrance or porch element or detail is missing or deteriorated beyond repair, its replacement should be carefully matched to the original in design, material, dimension, detail, pattern, texture, and color to ensure the landmark's historic integrity is not compromised.

While it is not appropriate to alter or remove a prominent front porch or entrance without significantly compromising the landmark's overall character, it is sometimes possible to modify side or rear porches and entrances in compatible ways, if necessary Similarly, if a new entrance or porch is needed, it should be accommodated discreetly on a non-character-defining elevation.

3.8 Porches & Entrances: GUIDELINES



Apply these guidelines to porches, doorways, entrances, porticos, and balconies that are significant in defining the overall historic character of a district or landmark building or structure.

3.8.1. Retain and preserve porches and entrances that are significant in defining the overall historic character of a landmark building or structure, including both their functional and decorative features and details.

3.8.2. Retain and preserve the historic materials and finishes of porches and entrances.

3.8.3. Maintain and protect the surfaces and features of porches and entrances by appropriate methods as described on the preceding page.

3.8.4. Recoat previously painted porches or entrances in colors that are appropriate to the historic landmark.

3.8.5. Repair deteriorated or damaged porches or entrances and their distinctive features and details through traditional methods of repair. It is not appropriate to remove distinctive architectural features such as columns, railings, brackets, or decorative trim rather than repair them.

3.8.6. Replace in kind a deteriorated or damaged porch or entrance feature or detail to match the original in design, material, dimension, and detail. Replace only the deteriorated portion of a feature rather than the entire feature where possible. Consider compatible substitute materials only if use of the original material is not technically feasible.

3.8.7. It is not appropriate to introduce porch or entrance features or details to a historic landmark in an effort if it serves to create a false historic appearance.

3.8.8. Replace a missing porch or entrance, or a missing element of it, with a new unit based upon accurate documentation of the original or a new design compatible with the architectural character, height, proportion, roof form, scale, materials, and detail of the historic landmark.

3.8.9. Introduce new porches or entrances cautiously and only on non-character defining elevations. Locate such units so that they do not diminish the original character of the historic landmark or damage historic wall materials.

3.8.10. It is not appropriate to add a new porch or entrance to a landmark's character-defining elevations unless required for an accurate restoration.

3.8.11. Consider the enclosure of a historic side or rear porch only if the architectural character of the porch can be preserved.

3.8.12. It is not appropriate to enclose a front porch or primary entrance.

3.8.13. Install fabric awnings on porches or over entrances if historically appropriate and desired. Use care during installation to ensure that historic features are not damaged or obscured.

3.9 Storefronts

For many historic commercial buildings the storefront is the most prominent architectural feature. Although a storefront is often stylistically and visually tied to the street facade, it is usually differentiated from the upper facade by large display windows flanking the main entry and by a change in materials. Typical functional and decorative features of a storefront include display windows, doors, glazed transoms, signs, shade providing awnings, columns, pilasters, entablatures, and bulkhead panels. Storefronts with recessed entrances also incorporate an exterior ceiling area and an extension of the sidewalk often surfaced by decorative floor tiles. Most historic commercial buildings in Cary are two to three stories in height, and their street facades are vertical in proportion. Typically, storefront display windows rest on low wooden recessed panels or on bulkheads constructed of masonry or faced in ceramic tile. Some storefronts use recessed entries to draw the pedestrian into the store and maximize the display window area. Post-1945 storefronts embraced more modern materials and streamlined styles but usually retained the large display street level windows of earlier storefronts.

Recessed entrances, large display windows, and sheltering roofs or awnings are traditional storefront features on historic commercial buildings such as the Ferrell Store in Carpenter.

The spacing of these storefronts on E. Chatham Street is reinforced by the change in brick pattern and the style of the upper story windows.

Things to Consider

Recommended maintenance and protection procedures for the surfaces and features of historic storefronts include:

- Inspect regularly for signs of moisture damage, rust, fungal or insect infestation, cracked glass, and structural damage or settlement.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements.
- Clean painted surfaces regularly using the gentlest means possible, and repaint only when the paint film is damaged or deteriorated.
- Retain protective surface coatings, such as paint or stain, to prevent damage to storefront materials from moisture or ultraviolet light.

Storefronts require the same sort of regular inspections and routine maintenance that other window and door components do. If repairing or replacing of deteriorated storefront features and materials, it is important to retain or match the original design in detail, dimension, material, and color. The loss of distinctive features can seriously compromise the architectural integrity of the entire historic building. Similarly, the substitution of inappropriate contemporary materials, such as vinyl or aluminum panels, for traditional storefront materials, such as wood or tile, diminishes the storefront's contribution to the building's architectural character.

Because the storefront is such a prominent feature for most commercial buildings, it was frequently modified or altered by business owners in an effort to make a new or more modern visual statement. When modifications conceal original storefront features, such as transoms, bulkheads, or display windows, their removal should be considered. For example, the removal of later signage may reveal the original textured glass transom still intact. Any changes that have reduced the size of an original storefront opening in the building facade or filled in the opening completely are inappropriate, and their removal should also be considered. If an inappropriate storefront has completely replaced the original storefront, a new storefront based on accurate documentation of the original is preferred. If accurate documentation is not available, then a new design compatible with the building in scale, size, material, and color is appropriate. Compatible, contemporary signage can often be successfully incorporated on a new or existing storefront, in traditional signage locations, including the mid-cornice, the awning, the display windows, or recessed entry tiles.

3.9 Storefronts: GUIDELINES

Apply these guidelines to commercial storefronts, including their placement, configuration, features, materials, patterns, and details that are significant in defining the overall historic character of a landmark or district building.

3.9.1. Retain and preserve storefronts that contribute to the overall historic character of a building, including such functional and decorative features as transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs.

3.9.2. Protect and maintain historic storefront features and materials through appropriate methods as described on the preceding page.

3.9.3. Repair historic storefront features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.

3.9.4. If replacement of a deteriorated detail or element of a historic storefront feature is necessary, replace only the deteriorated detail or element in kind rather than the entire feature. Match the original detail or element in design, dimension, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

3.9.5. If replacement of an entire historic storefront feature is necessary, replace it in kind, matching the original feature in design, dimension, detail, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

3.9.6. If a historic storefront feature or an entire storefront is missing, replace it with a new feature or storefront based on accurate documentation. If accurate documentation is not available, then utilize a new design compatible with the building in scale, size, material, and color.

3.9.7. Repaint storefront features in colors that are appropriate to the building and the district. See also 3.4 Paint & Paint Color.

3.9.8. If desired, introduce new signage that is compatible with the storefront in material, scale, and color. It is not appropriate to install signage that damages, obscures, or diminishes the character-defining features of the storefront.

3.9.9. If desired and historically appropriate, introduce fabric awnings that are compatible with the storefront in scale, form, and color. It is not appropriate to install awnings that damage or compromise the storefront's character-defining features.

3.9.10. It is not appropriate to strip wooden storefront surfaces that were historically painted down to bare wood and apply clear stains or sealers to create a natural wood appearance.

3.9.11. It is not appropriate to replace or cover wooden storefront and entry elements with contemporary substitute materials such as aluminum or vinyl.

3.9.12. It is not appropriate to introduce storefront features or details to a historic building in an attempt to create a false historical appearance.

3.10 Accessibility & Life Safety Considerations

Screened by shrubbery, a simply detailed ramp provides handicap access to this business on S. Academy Street.

A change in use or a substantial rehabilitation of a historic landmark usually triggers a fresh look at the building's compliance with applicable life safety requirements and accessibility. However, the North Carolina Rehabilitation Code, both the North Carolina State Building Code, Volume IX-Existing Buildings, and the federal Americans with Disabilities Act (ADA) of 1990 as amended provide some flexibility in how historic buildings accommodate access and meet pertinent life safety requirements. The challenge comes in finding ways to meet or exceed current standards without compromising the overall historic and architectural character of the landmark and site. Often solutions that are sensitive to the character of the landmark can be developed if code officials, preservationists, and disability groups collaborate in exploring the possibilities.

As outlined in the Americans with Disabilities Act, a property owner seeking to alter a historic property that is subject to ADA should consult with the State Historic Preservation Officer, in addition to the local preservation commission, to determine if the planned alteration would threaten or destroy the historic significance of the property.

Wooden stairs provide access to the second-story of this bungalow on Chapel Hill Road. .

Things to Consider

Typically, access from parking areas to the primary entrance presents a challenge in accommodating the height differential created by the raised foundation of many landmarks. Incorporating ramps or mechanical lifts to mitigate the height of a front porch or raised entrance in unobtrusive ways requires thoughtful study of all alternatives. Frequently, site-appropriate landscaping can be incorporated into the proposed solution to help minimize the impact of a discreet alteration. Commercial or institutional buildings without raised foundations may present challenges as well. Recessed entries may be deep enough to provide needed access; however, key features, such as entries with historic ceramic tiles should be retained and preserved.

A need for additional fire exits or exterior fire stairs can present other challenges in maintaining the character of a landmark. Often such features can be successfully located on non-character defining elevations, such as a rear wall, with minimal impact. It is often easier to resolve less major alterations discreetly. For example, the addition of a handrail or the introduction of an accessible parking space can usually be accommodated without diminishing the overall character of the site or structure. Regardless of the scale of the modification, solutions that employ temporary or reversible changes are always preferable to those that alter the landmark in irreversible ways.

3.10 Accessibility & Life Safety Considerations: GUIDELINES

Apply these guidelines when considering proposed changes to a historic landmark or district building related to accessibility and life safety considerations.

3.10.1. In considering proposed new uses for historic landmarks, determine if the accessibility and life safety requirements related to the use change are compatible with preserving the landmark's historic character and setting.

3.10.2. Explore with code officials alternative methods of code compliance with equal or superior effectiveness that preserve the landmark's historic character.

3.10.3. Seek input from local disability groups and preservation specialists in developing appropriate solutions to accessibility.

3.10.4. Accommodate accessibility and life safety requirements in ways that do not compromise features that are significant in defining the character of a landmark building, structure, or site.

3.10.5. Meet accessibility and life safety requirements in ways that do not diminish the landmark's character-defining elevations, features, finishes, or details.

3.10.6. Locate life safety changes such as fire doors, exterior stairs, or elevator additions on the rear elevation or a non-character-defining elevation of the historic landmark.

3.10.7. Design any new or additional means of access or egress so that the change is reversible and the original design of a historic entrance or porch is not compromised.

3.11 Sustainability & Energy Retrofit

Mature shade trees, a wraparound front porch, a raised foundation, operable windows, and gable vents are all energy-conserving features of the Mayton House.

Minimally visible, narrow profile exterior storm windows contribute to energy efficiency.

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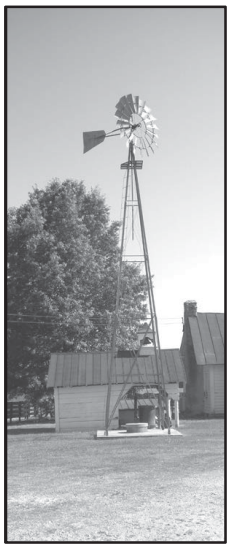
Sustainability, energy conservation, replacement of inadequate utility service, and introduction or upgrading of mechanical systems are all concerns of property owners today. It is important to ensure that such concerns are addressed in ways that do not damage or diminish the historic character of the building or site. These guidelines advocate maintaining and maximizing existing sustainable features of historic buildings. They also advise enhancing sustainability through landscape decisions and energy conservation strategies and promote the sensitive introduction of sustainable technology. Many historic buildings reflect a clear understanding of climatic factors and energy efficiency. For example, elevated first floors, expansive projecting porches, foyers, double vestibules, sleeping porches, operable windows and transoms, operable shutters and blinds, awnings, foundation plantings, and well-placed shade trees are all traditional energy-conserving features. Rural sites, especially, often capitalized on the micro-climate by locating buildings to maximize natural topographic site factors and creating other mitigating site features, such as wind breaks with treelines. Commercial buildings often capture daylight through storefront transoms, lightwells, and skylights.

Things to Consider

In considering energy retrofit options, property owners should first be sure that inherent energy-conserving features of the building are being used and maintained. Consideration should also be given to replacing lost shade trees or introducing other carefully located new shade trees. All retrofit measures must be reviewed with their impact on the historic character of the building and district in mind. For example, adding insulation in the attic and basement or crawl space reduces energy costs far more than adding it to exterior walls and is far less intrusive. Recaulking and reglazing double-hung, wood windows will regain their original energy efficiency. Likewise, adding weatherstripping to existing doorways may substantially eliminate air infiltration. While caulking window and door units as well as all exterior, vertical wood joints will increase energy efficiency and decrease moisture penetration, it is not wise to seal the horizontal joints of lap siding. These joints allow the exterior wall to "breathe" and prevent moisture build up within exterior walls. Energy efficiency comparable to the introduction of double-glazed windows can be achieved with the addition of storm windows—without the loss of historic features and for far less investment. Narrow-profile exterior storm windows that do not obscure the window itself, carefully installed to prevent damage to the sill or the frame, and finished in a color compatible with the sash color are appropriate. To retain the opportunity to open windows, select operable storm units that align with the window meeting rails. Follow the same logic in selecting storm or screen doors. Tension-mounted interior storm windows and non-reflective energy films applied to the interior window face are other options. Storm window ventilating holes must be kept open to prevent condensation from damaging the window or sill. Using exterior storm windows can damage the fragile joinery of stained glass by concentrating heat buildup on the glass surface, if not properly vented.

If a new heating and/or cooling system is needed, consider systems that will cause the least alteration and loss of historic fabric. New mechanical systems, ventilators, light tubes, skylights, and solar collectors should be located and installed so that they do not damage or diminish the historic character of the building or site. Units can be further screened by plants or fences. Orienting renewable energy components that optimize roof angle and sun orientation, yet are sensitive to the appearance of historic structures can be a challenge. A secondary roof structure may offer an alternative. Where orientation and tree cover permit, mount panels and components on roof planes not visible from the street, where historic roof features will not be damaged and the character of the structure will not be diminished. If new power or utility lines are needed, consolidate them where possible to avoid overpowering the landscape with additional overhead wires; or, consider underground cables.



3.11 3.11 Sustainability & Energy Retrofit: GUIDELINES

Apply these guidelines when considering proposed changes to a historic landmark and site related to utilities or energy conservation.

3.11.1. Retain and preserve traditional or inherent energy-conserving features of a historic landmark and site.

3.11.2. Maintain and increase the thermal efficiency of historic buildings by observing appropriate traditional practices, such as weatherstripping and caulking, and by introducing energy-efficient features, such as awnings, operable shutters, and storm windows and doors, where appropriate.

3.11.3. Install narrow profile exterior or interior storm windows so that they do not damage or obscure existing sash and frame if desired for energy efficiency. Choose storm windows that are painted or finished with a color compatible with the existing sash color. Bare aluminum storm windows may be appropriate for post-1945 buildings. If covering double-hung windows, select operable storm windows with dividers that align with existing sash division.

3.11.4. Install full-light storm doors constructed of wood or aluminum, painted or finished with a color that is compatible with the color of the existing door if desired for energy efficiency. Bare aluminum storm doors may be appropriate for post-1945 buildings. Install storm doors so that the original doors and frames are not obscured or damaged.

3.11.5. If desired and historically appropriate, install fabric awnings over windows, entrances, or porch openings. Use care during installation to ensure that historic features are not damaged or obscured.

3.11.6. Install new mechanical systems, if needed, with care, so alterations to the landmark are minimized and its character-defining elevations and features are not compromised.

3.11.7. Locate new transformers, meters, pipes, and mechanical or communication-related equipment as inconspicuously as possible, usually in rear yard locations or along non-character-defining elevations. Screen such features from view.

3.11.8. It is not appropriate to locate new mechanical or communication-related equipment, such as solar panels, ventilators, satellite dishes, antennas, mechanical units on character-defining roofs or roof planes, that are visible from character-defining elevations of a historic landmark.

3.11.9. Protect significant site features, including archaeological resources and mature vegetation, from damage if underground utility and communication lines are installed.

3.11.10. Locate portable air-conditioning units, if needed, on rear or non-character defining elevations of historic landmarks.

3.11.11. Install low-profile ridge vents, if desired, only if they will not destroy historic roofing materials and details.

3.11.12. Minimize the visual impact of electric vehicle charging stations.

IV. New Construction & Additions

4.1 Decks

Similar in function to the more traditional patio or terrace, the contemporary exterior deck differs from those precedents in material and detail. Typically framed and finished in wood, exterior decks often are raised above grade to align with the first floor level of a residence—usually extending out into the backyard with a series of steps. Adding a compatible deck to a landmark building requires sensitivity in determining its appropriate location, size, detailing, and finish.

Things to Consider

A small rear deck at the Dr. Frank Yarborough House on Dry Avenue provides access to the back yard.

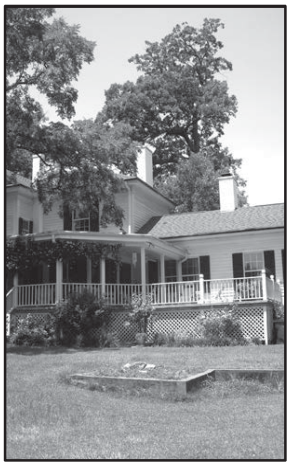
Given the contemporary nature of decks, their compatibility is generally contingent upon keeping their presence modest and discreet. Typically, the least intrusive location for a deck is on the rear elevation of a building, screened from public view. It is important to avoid locations that require the removal of or damage to a significant landmark element or site feature, such as a back porch, archaeological feature, or mature tree. Keeping the size of a new deck modest in relation to the landmark building is critical as well so that it never overwhelms the landmark building or significantly alters the relationship of the landmark to its setting. Also, aligning the deck with the landmark's first floor level retains the original relationship of a traditional raised foundation to the site. Insetting a deck at least six inches from a building corner also helps to diminish its impact and differentiate it from the existing building.

The rear deck at the Matthews House creates an outdoor living space and a transition to the backyard.

To minimize any loss or damage to the landmark building itself, a deck should be structurally self-supporting and attached to the landmark at points that limit the loss of historic fabric. This approach also allows for the removal of a deck addition if so desired in the future with minimal impact on the landmark building and its site.

Rather than trying to imitate period detailing of the landmark in the design of railings and posts for new decks, it is usually best to utilize simple details that relate to the proportion and scale of the landmark. Screening the posts and bracing beneath the deck is often desirable and can be accomplished using traditional foundation screening treatments such as skirtboards, lattice work, and dense shrubbery.

Although many contemporary decks are left unpainted to weather over time, such a stark finish is usually incompatible with landmark buildings and their exterior finishes. Typically, a painted or stained finish that relates to the existing finish colors of the landmark is a more compatible treatment.



4.1 Decks: GUIDELINES

Apply these guidelines when considering the addition of an exterior deck to a landmark building.

4.1.1. Introduce decks, when needed, in ways that are compatible with the character of the landmark's historic setting. It is not appropriate to introduce a deck which detracts from the overall landmark setting or which requires the loss of a significant site feature such as a mature tree.

4.1.2. Introduce decks cautiously and only on non-character-defining elevations, typically the rear elevation. Locate decks so that they do not diminish, conceal, or detract from the character of the historic landmark.

4.1.3. Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

4.1.4. Design new decks, rails, and related steps to be compatible with the landmark structure in materials, scale, color, and detail.

4.1.5. Construct new decks so that they may be removed in the future with minimal damage to the landmark building. Attach new decks to landmark structures in ways that minimize the loss of historic fabric.

4.1.6. Limit the size and scale of decks so that they do not visually overpower the landmark structure or significantly alter the proportion of built to unbuilt area of the landmark site.

4.1.7. In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.

4.1.8. Minimize damage to significant site features, including archaeological resources and mature trees, by limiting excavation or grading related to the construction of a deck. Protect such site features from damage due to the use of heavy equipment or other construction-related activities as well.

4.2 Additions

The garage addition to this house on Park Street doesn't detract from the historic façade of the house because it is slightly separated from the house and set farther back from the street.

The turn-of-the-century one-story rear wing of the Batchelor House pre-dates the c. 1918 two-story main block of the house.

As with all older buildings, landmark structures have usually been modified or expanded over the years reflecting changes in ownership, use, and economy. These physical changes often are significant in understanding the ongoing history of the landmark. Consequently, it may be inappropriate to remove such alterations and additions without compelling cause. Traditionally, additions were built onto the rear of a building and stepped in from the sidewalls as they extended the depth of the building to gain additional living area. Other times, side or rear porches were enclosed to become conditioned space. Such additions are easy to discern because they extend beyond the original building footprint with changes in wall planes and, often, rooflines. Similarly, the continued use of a building also may require future modifications or additions to accommodate change as well. For a landmark building, the challenge in addressing such needs comes in designing compatible modifications that do not diminish, conceal, or detract from the historic character of the landmark or its setting in the process.

Things to Consider

If it is determined that an exterior addition is essential to the ongoing use of a landmark structure, a number of issues must be addressed to ensure the addition's compatibility and appropriateness. Keeping an addition as unobtrusive as possible is contingent on both its location and its design. Locating an addition on a non-character-defining elevation will minimize its visual impact. For example, a landmark's rear elevation is typically the least significant elevation and is also the least visible to the public so additions designed for this location will be less intrusive. The specific connection to the landmark warrants careful consideration as well to minimize any damage to the historic fabric and features of the landmark. In fact, it is best to construct the addition to be structurally independent of the historic building both to minimize the loss of historic fabric and to allow for the possibility that the addition might be removed at some point in the future without further damage to the landmark.

Beyond location, the compatibility of the addition design must be considered in terms of overall form, height, scale, relationship of openings, materials, color, and detail. Central to keeping an addition as unobtrusive as possible is ensuring that its size and mass do not overwhelm the landmark building. After decisions of size, form, and massing are resolved, selecting materials, finishes, and details that relate the addition to the landmark will further assure its compatibility. While compatibility of design characteristics is critical, it is also important not to try to make an addition look as if it is original to the building. Differentiating the addition by a shift in wall plane or a break in roofline are but two ways in which an addition might remain discernible. More subtle changes such as a simplification in trim detailing, siding profile, or sash configuration can also distinguish the addition from the landmark.

An addition must be reviewed in terms of its impact upon the landmark site or district as well. It would not be appropriate to propose an addition that required the loss of a significant site feature or otherwise detracted from the visual and spatial character of the landmark setting. An addition should never overpower the setting or significantly alter the setting's ratio of built area to unbuilt site. Guidelines found in the Setting & Site Features section address the additional site changes usually related to new construction and the pertinent guidelines will be applied in reviewing those changes. Attention must be paid to the potential damage the construction of an addition may cause through grading, excavation, and the use of heavy equipment. Every effort should be made to protect mature trees, known and unknown archaeological resources, and other vulnerable site features during construction.

4.2 Additions: GUIDELINES

Apply these guidelines when considering proposed additions to landmark or district buildings or the proposed removal of earlier additions.

4.2.1. Retain existing additions that contribute to the overall historic character of a landmark or district building or structure.

4.2.2. Introduce new additions, when necessary, in ways that are compatible with the character of the landmark's historic setting. It is not appropriate to introduce an addition which detracts from the overall landmark setting or which requires the loss of a significant site feature, such as a mature tree.

4.2.3. Introduce new additions cautiously and only on non-character-defining elevations. Locate additions so that they do not diminish, conceal or detract from the character of the historic landmark.

4.2.4. Design new additions to be compatible with the landmark building in massing, height, form, scale, proportion, roof shape, and relationship of solids to voids in exterior walls.

4.2.5. Design new additions to be compatible with the landmark building in terms of the placement, spacing, proportion, orientation, scale, and size of window and door openings.

4.2.6. Select windows and doors for new additions that are compatible in configuration, material, proportion, and detail with the windows and doors of the landmark building.

4.2.7. Design new additions to be compatible in materials and finishes with the historic materials and finishes characteristic of the landmark building with regard to scale, composition, module, texture, pattern, detail, color, and surface finish.

4.2.8. Design new additions to be compatible with but differentiated from the landmark or district building. It is not appropriate to attempt to make new additions appear original to the landmark, serving to give a false historic appearance.

4.2.9. Construct new additions, where possible, to be structurally self-supporting so that they may be removed in the future with minimal damage to the landmark. Attach new additions to landmark structures in ways that minimize the loss of historic fabric.

4.2.10. Limit the size and scale of new additions so that they do not visually overpower the landmark structure or significantly alter the proportion of built to unbuilt area of the landmark site.

4.2.11. Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

4.3 New Construction of Primary Buildings

The massing, roof gables and porch form all contribute to the compatibility of this infill bungalow on S. West Street.

This modest infill house is compatible with the size, form, materials, detail and scale of nearby houses. It is also compatibly sited in terms of setback from the street.

Sometimes there is an opportunity for the introduction of new buildings in a historic setting. Such opportunities may even enhance the context—especially if the setting has been diminished by the loss of earlier structures. Other times, it may be a matter of attempting to meet a contemporary need through a new building without diminishing or detracting from the overall historic setting. Given the diversity of historic settings, each site must be considered individually to determine if and how new construction can be accommodated appropriately at that site. The challenge remains the same: to introduce a new building that is compatible with the visual character of the landmark or historic district. The success of new construction does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding the distinctive architectural character of the district. Infill buildings must be compatible with that character. The historic designation reports are excellent references for understanding the relevant character and context. Contemporary design generated from such understanding can enrich the architectural continuity of a historic district.

Things to Consider

Specific compatibility considerations for new construction fall into two general categories: site issues and building design. The central concern with siting of a new building is the impact it will have upon that site. For example, can the building be sited in such a way that it follows the historic pattern of building setback, spacing, and orientation characteristic of the setting or district? Also, will its proposed location diminish, conceal, or detract from the site or district's buildings or significant site features? For relatively small sites, a large, new building could diminish the setting by significantly altering the proportion of built area to unbuilt area. For larger sites or districts, especially those in rural areas, it may be possible to locate a new building so that it has no significant impact on the historic buildings or related site features. Other, times it may be more appropriate to relate a new building to the character of existing accessory structures than to a historic primary building. In all cases, the siting of a new building must reflect a clear understanding of the visual characteristics of the landmark or district. The incorporation of contemporary sustainability principles in new construction and related landscaping is encouraged, including retaining and protecting the critical root zone of mature trees on sites and the minimizing of ground disturbance.

In considering the overall compatibility of a proposed structure, its height, form, massing, proportion, size, scale, and roof shape should be reviewed. A careful analysis of historic buildings surrounding the proposed site can be valuable in determining how consistent and, consequently, how significant each of these criteria is. The overall proportion of the building's front elevation is especially important to consider because it will have the most impact on the streetscape. A similar study of materials, building features, and details typical of existing buildings along the streetscape, block, or square will provide a vocabulary to draw on in designing a compatible building. Beyond the obvious study of prominent building elements such as porches and storefronts, particular attention should be given to the spacing, placement, scale, orientation, and size of window and door openings as well as the design of the doors and the windows themselves. Compatibility at the building skin level is also critical. Certainly the selection of appropriate exterior materials and finishes depends on an understanding of the compatibility of proposed materials and finishes in composition, scale, module, pattern, texture, color, and sheen.

4.3 New Construction of Primary Buildings: GUIDELINES

Apply these guidelines when considering proposed new construction within a historic district. Note that guidelines found in 2.0 Setting and Site Features address the additional site changes usually related to new construction and the pertinent guidelines will be applied in reviewing those changes.

4.3.1. Introduce new construction of primary buildings on district sites, if necessary, in ways that are compatible with the visual and spatial character of the district setting. It is not appropriate to introduce new construction which detracts from the overall setting or which requires the loss of a significant site feature, planting, or building element.

4.3.2. Limit new construction on a district streetscape so it does not visually overpower nearby historic buildings or significantly alter the proportion of built area to unbuilt area of the site and district.

4.3.3. Introduce new construction of primary buildings on district sites cautiously and only in locations that do not diminish, conceal, or detract from the character of the historic district.

4.3.4. Site new construction of primary buildings on district sites in ways that conform to the patterns of primary building setback, spacing, and orientation characteristic of the specific site, similar district settings.

4.3.5. Design new construction of primary buildings to be compatible with well-related historic district buildings in massing, height, form, scale, proportion, and roof shape.

4.3.6. The height of new buildings should generally fall within 10% of well-related nearby buildings.

4.3.7. Design new construction of primary buildings to be compatible with the district buildings in terms of the placement, spacing, proportion, orientation, scale, and size of window and door openings.

4.3.8. Select windows and doors for new construction of primary buildings that are compatible in configuration, materials, and proportion with the windows and doors of well-related district buildings.

4.3.9. Design new construction of primary buildings to be compatible in materials and finishes with the historic materials and finishes characteristic of well-related district buildings with regard to scale, composition, module, texture, pattern, detail, and color.

4.3.10. Design new construction to be compatible with, but differentiated from, the historic buildings. It is not appropriate to attempt to make new construction duplicate district buildings, serving to create a false historic appearance, unless an accurate reconstruction is undertaken.

4.3.11. Avoid damage to significant site features, including archaeological resources and mature trees, by limiting excavation and grading related to the new construction work. Protect such site features from damage due to the use of heavy equipment or other construction-related activities as well.

4.4 New Construction of Secondary Buildings

The construction of garages, barns, outbuildings, and other secondary buildings on some landmark and district properties may be warranted to accommodate new functions or replace historic accessory buildings that have been lost.

A garage for the Annie Lee Yates House on Williams Street is compatibly sited to the side and back of the house. The garage is compatible with the primary building in height, scale, roof form, materials, and detail.

Things to Consider

If a new secondary building or accessory structure is proposed for a landmark site or historic district, careful attention should be given to both the design and siting of the structure. The siting of new accessory structures should reinforce the visual and associative character of the historic landmark or district setting. If there is a visible pattern to the placement of historic accessory structures on the site or in the district, that pattern can further inform the siting decision. The incorporation of contemporary sustainability principles in new construction and related landscaping is encouraged, including retaining and protecting the critical root zone of mature trees on sites and the minimizing of ground disturbance.

The design of secondary buildings or structures should be compatible in form, height, size, scale, materials, detail, and finish with any existing historic accessory structures and the primary landmark or district building. In considering the overall compatibility of a proposed secondary building or structure, its height, form, massing, proportion, size, scale, and roof shape should first be reviewed. A careful analysis of historic buildings surrounding the site can be valuable in determining how consistent and, consequently, how significant each of these criteria is. The scale, height, and massing of secondary buildings and accessory structures should never overwhelm or compromise the primary historic building and its setting.

The siting, scale, design, and details of this secondary building are appropriate and compatible with the residence it sits behind.

4.4 New Construction of Secondary Buildings: GUIDELINES

Apply these guidelines when considering proposed new construction of secondary buildings and structures on landmark or district sites. Note that guidelines found in 2.0 Setting and Site Features address the additional site changes usually related to new construction and the pertinent guidelines will be applied in reviewing those changes.

4.4.1. Replace an outbuilding or accessory structure that is missing or deteriorated beyond repair with a new design based upon accurate documentation of the original or a new design compatible in form, roof shape, height, size, scale, materials, detail, and finish with other secondary structures on the site and the primary historic building.

4.4.2. Introduce new outbuildings and accessory buildings, if necessary, that are compatible with the historic character of the primary historic building, any contributing secondary buildings, and the site. Consider compatibility of a proposed structure in terms of location, form, roof shape, height, size, scale, materials, detail, and finish. Introduce simple, utilitarian structures, if needed, only in locations that will not diminish the overall historic character of the landmark building and site.

4.4.3. Locate new outbuildings and accessory buildings carefully to maintain the overall visual and spatial character of the landmark site. Consider the relationship to the primary landmark building and any accessory structures in terms of setback, spacing, and orientation. It is not appropriate to introduce a new outbuilding or accessory structure in a location that will require the removal of a significant site feature, planting, or building element.

4.4.4. Avoid damage to significant site features, including archaeological resources and mature trees, by limiting excavation and grading related to the new construction work. Protect such site features from damage due to the use of heavy equipment or other construction-related activities as well.

4.4.5. Design new secondary buildings to be compatible with but differentiated from the primary historic building and any historic secondary buildings on the site. It is not appropriate to attempt to make a new secondary building duplicate a historic secondary building unless an accurate reconstruction is undertaken.

V. Relocation & Demolition

5.1 Relocation of Historic Buildings

The moving of a landmark structure is a relatively rare event generally undertaken to avoid the demolition of a threatened landmark or historic district building. This activity can result in multiple benefits: saving the building and the embodied energy it represents, enhancing the environment, and increasing the real estate value of the building. Since the significance of most historic buildings is strongly tied to the original setting, relocation may substantially compromise its overall integrity and, consequently, may result in the property losing its landmark or district status. Nevertheless, relocation warrants full consideration if it is the only viable alternative to demolition or serves a greater purpose for the larger community.

The R. Merrimon Upchurch House was successfully moved to its new location on Jenks Carpenter Road with its chimneys and front porch still attached.

Things to Consider

Prior to a relocation, the landmark and its setting should be recorded through such means as photographs, video tapes, drawings, and site plans. Recording a landmark's setting in this way provides future generations with a clearer understanding of its lost context.

Given the cost and complexity of moving a landmark structure, it is best to involve a contractor experienced in moving comparable structures early in the planning stages. Assessing the structural condition of the building in advance is critical in anticipating difficulties and preventing unnecessary damage during the move. Since a building is often quite vulnerable during the moving process, a plan for securing and weatherproofing it both during and after the move is also important to prevent damage due to the elements or vandalism.

The Maynard-Stone House was relocated to a compatible setting on Harmony Hill Lane about a mile due south of its original location at the corner of High House Road and Davis Drive.

The selection and preparation of an appropriate and compatible new site introduces additional issues and considerations. Ideally, the new site should provide a context that is extremely similar in character to the original setting. For example, assess the compatibility of the new site's topography, landscape character, and larger land use context as well as the relocated building's new setback, orientation, and distance from other buildings. Every effort should be made to ensure the integrity of the landmark is retained in its new context and its landmark designation is retained.

5.1 Relocation of Historic Buildings: GUIDELINES

Apply these guidelines when considering the proposed relocation of a landmark structure.

5.1.1. Document the existing landmark setting and site conditions prior to relocation of any landmark structure through photographs and other written or graphic means such as site plans.

5.1.2. Minimize damage to the landmark structure during and after the move by:

- assessing its structural condition prior to the move,
- taking all necessary precautions to prevent damage during the move,
- working with contractors experienced in moving historic structures, and
- securing and protecting the structure from weather damage and vandalism.

5.1.3. Select a new site for the landmark structure that is compatible in character with its original setting. Consider compatibility of the proposed site in terms of the larger context of surrounding properties as well as the relocated building's setback, orientation, and distance from other buildings.

5.1.4. Review proposed site changes and landscaping for the new site according to all pertinent guidelines.

5.1.5. Protect significant site features of the original site and the new site from damage during and after the move.

5.1.6. Relocate a structure within a historic district or landmark only if it is determined to be architecturally compatible with the adjacent buildings according to the guidelines for new construction.

5.1.7. Relocate a structure on a site within a historic district or landmark site according to new construction guidelines for siting, orientation, plantings, and other pertinent aspects of site and setting.

5.1.8. Ensure that the relocation of a structure within a historic district or landmark site will not diminish or damage existing historic district buildings or the overall character of the district. Pay particular attention to the tree canopy along the route of the move.

5.2 Demolition of Historic Buildings

The demolition of a landmark structure is an irreversible act of destruction that is strongly discouraged by the Cary Historic Preservation Commission. Such action warrants full deliberation and careful consideration of all alternatives prior to demolition. Property owners are encouraged to explore all possibilities including adapting, selling, or even relocating a landmark to avoid its demolition. Statewide enabling legislation provides the Commission with the right to delay demolition of a landmark for up to 365 days to give the Commission an opportunity to work with a property owner and other interested parties in developing viable alternatives to the proposed demolition.

Occasionally, a landmark property may have deteriorated beyond the point where repair is feasible. Such demolition by neglect is discouraged by the Cary HPC as it guarantees the loss of a valuable historic resource without any opportunity for consideration of alternatives. Within the city of Raleigh's planning jurisdiction, the demolition by neglect of historic landmarks (or properties found to have significance within a local historic district) may be prevented under an ordinance requiring the owners of historic properties to repair them if deteriorated.

In addition to the loss to Cary of a historic resource, demolition is an inherently environmentally unfriendly act considering the loss of embodied energy contained in the building and the enormous amount of materials to be added to the local landfill. Such unsustainable actions are in conflict with the goals of the Cary HPC.

Things to Consider

When reviewing a request to demolish a landmark building, the Cary HPC may want to consider the proposed plans for the site and any related landmark structures following the demolition. Proposed site plans will be needed if the site is to remain designated after demolition. If site development is to be staged over several months, an interim site treatment such as seeding or introducing ground cover is recommended once the site has been cleared of debris and any below-grade openings filled. It is also important to ensure the protection of any significant site features or adjacent structures during demolition. For example, known archaeological resources and mature trees should be protected from damage.

Prior to the demolition of a landmark structure, the property owner is responsible for recording the landmark through photographs and a site plan. The Cary HPC will retain all such documentation in its files.

If demolition of a landmark is certain, the property owner is encouraged to salvage reusable architectural materials and features. The Cary HPC can assist a property owner in identifying salvageable elements and may be able to locate potential buyers or willing recipients of such materials.

5.2 Demolition of Historic Buildings: GUIDELINES

Apply these guidelines when considering the proposed demolition of a landmark or district building or structure.

5.2.1. Seek alternatives to demolition by working with the Cary Historic Preservation Commission, Capital Area Preservation, Preservation North Carolina, and other interested parties.

5.2.2. Document the existing landmark and its setting through photographs and other written or graphic means such as site plans and drawings prior to demolition.

5.2.3. Salvage, or provide an opportunity for others to salvage, reusable architectural materials and features prior to demolition.

5.2.4. Submit to the Cary Historic Preservation Commission a plan illustrating the proposed post-demolition site treatment prior to demolition.

5.2.5. Protect significant site features including landscaping and archaeological resources from damage during demolition.

5.2.6. Clear the site promptly and thoroughly following demolition.

5.2.7. Implement approved site plan for designated sites promptly following demolition.

VI. Appendixes

Resources

Local Resources

Town of Cary Historic Preservation Commission

Cary Planning Department
www.townofcary.org
Tel: 919.469.4046

The Town of Cary Planning Department manages and funds the Cary Historic Preservation Commission program.

Capital Area Preservation, Inc.

PO Box 28072
Raleigh, NC 27611-8072
Website: http://www.cappresinc.org
Tel: 919.833.6464
Email: info@cappresinc.org

CAP is Wake County's only countywide historic preservation non-profit. Contact CAP to obtain information about historic properties available for restoration, historic preservation easements, educational programs, and volunteer opportunities.

Wake County Historic Preservation Commission Collection

Olivia Rainey Local History Library, 4016 Carya Drive, Raleigh, NC 27610
Tel: 919.250.1196

State Resources

State Historic Preservation Office

North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center, Raleigh, NC 27699-4617
Website: http://www.hpo.ncdcr.gov

For information on historic structures and the National Register of Historic Places, contact the Survey and National Register Branch, 919.807.6576.
For information on preservation tax credits and technical restoration assistance, contact the Restoration Services Branch, 919.807.6590.

Office of State Archaeology

North Carolina Office of Archives and History
4619 Mail Service Center, Raleigh, NC 27699-4619
Website: http://www.archaeology.ncdcr.gov

For information on archaeological sites, resource protection, and volunteer opportunities, contact the Office of State Archaeology, 919.807.6552.

Preservation North Carolina

PO Box 27644, Raleigh, NC 27611-7644
Website: http://www.presnc.org
Tel: 919.832.3652

Preservation North Carolina is the state's only private nonprofit statewide historic preservation organization. Its mission is to protect and promote buildings, landscapes and sites important to the diverse heritage of North Carolina.

National Resources

U.S. Department of the Interior, National Park Service

1849 C Street, NW Washington, DC 20240
Office of the Director: 202/208-3818
Website: http://www.nps.gov/index.htm
Office of Communications: 202/208-6843
Preservation Services: http://www.nps.gov/history/preservation.htm

Southeast Regional Office of the National Park Service
100 Alabama St., SW NPS/1924 Building Atlanta, GA 30303

National Trust for Historic Preservation

1785 Massachusetts Avenue, N.W., Washington, DC 20036
Website: http://preservationnation.org
Tel: 202.588.6000

Online Resources

International Society of Arboriculture: http://www.treesaregood.com
For information on tree care and protection.

Lead-based paint link:
http://www.epa.gov/lead/pubs/renovaterightbrochure.pdf
The Lead-Safe Certified Guide to Renovate Right, by the EPA.

NPS Preservation Briefs:
http://www.cr.nps.gov/tps/how-to-preserve/briefs.htm
For downloadable preservation briefs on topics that provide guidance on preserving, rehabilitating, and restoring historic buildings.

NPS Strategies for Protecting Archaeological Sites on Private Lands:
http://tps.cr.nps.gov/pad/index.html
For "nuts and bolts" guidance on archaeological site protection.

Preservation Tax Credits: http://www.hpo.ncdcr.gov/tchome.htm
For information on federal historic preservation tax credit programs.

Raleigh Solar Collector Angle Charts:
http://www.solarray.com/Images/PDFs/SitingActive.pdf
For information on the effectiveness of specific solar collector angles in Raleigh.

Secretary of the Interior's Standards for Rehabilitation:
http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm
For illustrated federal guidelines for rehabilitating historic buildings.

Architectural Terms

Nancy Jones House
Period Federal

R. Merrimon Upchurch House
Transitional Queen Anne-Colonial Revival Style

ALKYD RESIN PAINT—A common modem paint using alkyd (one group of thermoplastic synthetic resins) as the vehicle for the pigment; often confused with oil paint.

ALUMINUM SIDING—Sheets of exterior architectural covering, usually with a colored finish, fabricated of aluminum to approximate the appearance of wooden siding. Aluminum siding was developed in the early 1940s and became increasingly common in the 1950s and the 1960s.

ARCH—A structure formed of wedge-shaped stones, bricks, or other objects laid so as to maintain one another firmly in position. A rounded arch generally represents classical or Romanesque influence whereas a pointed arch denotes Gothic influence.

ARCHITRAVE—The lowest part of a classical entablature, symbolizing a beam laid across capitals of columns, or as more commonly used in connection with houses, the molded trim around a door or window opening.

ASBESTOS SIDING—Dense, rigid board containing a high proportion of asbestos fibers bonded with portland cement; resistant to fire, flame, or weathering and having a low resistance to heat flow. It is usually applied as large overlapping shingles. Asbestos siding was applied to many buildings in the 1950s.

ASHLAR—A squared building stone.

ASPHALT SHINGLE—A shingle manufactured from saturated roofing felts (rag, asbestos, or fiberglass) coated with asphalt and finished with mineral granules on the side exposed to weather.

ASPHALT SIDING—Siding manufactured from saturated construction felts(rag, asbestos, or fiberglass) coated with asphalt and finished with mineral (granules on the side exposed to weather. It sometimes displays designs seeking to imitate brick or stone. Asphalt siding was applied to many buildings in the 1950s.

ATTIC VENTILATOR—In houses, a screened or louvered opening, sometimes in decorative shapes, located on gables or soffits. Victorian styles sometimes feature sheet soffits or metal ventilators mounted on the roof ridge above the attic.

AWNING—A rooflike covering of canvas, often adjustable, over a window, a door, etc., to provide protection against sun, rain, and wind. Aluminum awnings were developed in the 1950s.

BALUSTRADE—A low barrier formed of balusters, or uprights, supporting a railing

BAND, BAND COURSE, BANDMOLD, BELT—Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.

BARGEBOARD (ALSO VERGEBOARD)—A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.

C.F. Ferrell House
Triple A Roofed Farmhouse

Annie Lee Yates House
Victorian Cottage

BAY—Within a structure a regularly repeated spatial element usually defined in plan by beams and their supports, or in elevation by repetition of windows and doors in the building facade.

BEVELED GLASS—Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.

BLINDS—External or internal louvered wooden shutters on windows or doors that exclude direcsunlight but admit light when the louvers are raised.

BOARD-AND-BATTEN—Closely applied vertical boards, the joints of which are covered by vertical narrow wooden strips; usually found on Gothic Revival-style buildings.

BOND—The laying of bricks or stones regularly in a wall according to a recognized pattern for strength. Masonry bond is essential to brickwork when wire reinforcement is not used.

BRACKET—A symbolic cantilever, usually of a fanciful form, used under the cornice in place of the usual muffle or modillion. Brackets were used extensively in Victorian architecture and gave rise to a style known as Bracketed Victorian.

BULKHEAD—The area below the display windows on the front facade of a commercial storefront.

CAPITAL—The top or head of a column. In classical architecture there exist orders of columns: Doric, Ionic, Corinthian, Tuscan, and Composite.

CASEMENT WINDOW—A window that swings open 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 a window; may be either flat or molded.

CAST IRON—Iron that has been shaped by being melted and cast in a mold.

CAULKING—A resilient mastic compound, often having a silicone, bituminous, or rubber base; used to seal cracks, fill joints, prevent leakage, and/or provide waterproofing.

CHALKING—The formation of a powder surface condition from the disintegration of a binder or an elastomer in a paint coating; caused by weathering or an otherwise destructive environment.

CHAMFER—A beveled edge or corner.

CHECKING—Small cracks in a film of paint or varnish that do not completely penetrate to the previous coat; the cracks are patterned similar to a checkerboard.

CLAPBOARD—Horizontal wooden boards, tapered at the upper end and laid so

Dr. John Pullen Hunter House
Craftsman Bungalow

Ivey-Ellington House
Gothic Revival

as to cover a portion of a similar board underneath and to be covered by a similar one above. The exposed face of clapboard is usually less than 6 inches wide. This was a common outer face of nineteenth and early twentieth century buildings.

CLASSICAL—A loose term to describe the architecture of ancient Greece and Rome and later European offshoots, the Renaissance, Baroque, and Rococo styles. In the United States, classical embraced Georgian, Federal, Greek Revival, and Renaissance Revival (or Neoclassical).

CLERESTORY—Windows located relatively high up in a wall that often tend to form a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many of the Revival styles found here.

COLONIAL ARCHITECTURE—Architecture transplanted from the mother-lands to overseas colonies, such as Portuguese Colonial architecture in Brazil, Dutch Colonial architecture in New York, and above all, English Georgian architecture of the eighteenth century in the North American colonies.

COLUMN—A vertical shaft or pillar that supports or appears to support a load.

FLASHING—A thin impervious material placed in construction to prevent water penetration, to provide water drainage, or both, especially between a roof and a wall.

FLUSH SIDING—Wooden siding that lies on a single plane; commonly applied horizontally except when applied vertically to accent an architectural feature.

FLUTING—A system of vertical grooves (flutes) in the shaft of an Ionic, Corinthian, or Composite column. Doric columns have portions of the cylindrical surface of the columns separating the flutes.

FOUNDATION—The supporting portion of a structure below the first-floor construction, or below grade, including footings.

FRENCH WINDOW—A long window reaching to floor level and opening in two leaves like a pair of doors.

FRETWORK—A geometrically meandering strap pattern; a type of ornament consisting of a narrow fillet or band that is folded, crossed, and interlaced.

FRIEZE—The intermediate member of a classical entablature, usually ornamented; also a horizontal decorative panel. A frieze is a feature of the Greek Revival style, but may be found in other types of architecture.

GABLE—The vertical triangular piece of a wall at the end of a ridged roof, from the level of the eaves to the summit.

GALVANIZE—To coat steel or iron with zinc, as, for example, by immersing it in a bath of molten zinc.

Holleman-Woodlief House
Craftsman Four-Square

Marcom House
Greek Revival

GAMBREL ROOF—A gable roof more or less symmetrical, having four inclined surfaces, the pair meeting at the ridge having a shallower pitch.

GERMAN SIDING—Wooden siding with a concave upper edge that fits into a corresponding rabbet in the siding above.

GINGERBREAD—Thin, curvilinear ornamentation produced with machine-powered saws.

GLUE-CHIP GLASS—A patterned glass with a surface resembling frost crystals; common in turn-of-the-century houses and bungalows.

GUTTER—A shallow channel of metal or wood set immediately below or built in along the eaves of a building to catch and carry off rainwater.

HEADER—A brick laid across the thickness of a wall to bond together different wythes of a wall; the exposed end of a brick.

HIPPED ROOF—A roof without gables, each of whose sides, generally four, lies in a single plane and joins the others at an apex or ridge.

JAMB—The vertical sides of an opening, usually for a door or a window.

JERKIN HEAD ROOF—A roof whose end has been formed into a shape mid-way between a gable and a hip, resulting in a truncated or "clipped" appearance; sometimes called clipped gable.

LATEX PAINT—A paint having a latex binder (an emulsion of finely dispersed particles of natural or synthetic rubber or plastic materials in water).

LATTICE—A network, often diagonal, of interlocking lath or other thin strips used as screening, especially in the base of a porch.

LIGHT—A pane of glass.

LINTEL—A horizontal member spanning an opening and supporting construction above; a beam.

LUNETTE—A semicircular opening.

MANSARD ROOF—A modification of the hipped roof in which each side has two planes, the upper being more shallow. This roof is characteristic of the Second Empire style.

MILDEW—A fungus that grows and feeds on paint, cotton and linen fabrics, etc., that are exposed to moisture; causes discoloration and decomposition of the surface.

MOLDING—A decorative band having a constant profile or having a pattern in low relief, generally used in cornices or as trim around openings.

J. Glenn and Jean Hobby House-Craftsman Bungalow

Mitchell Dairy House Colonial Revival

MORTAR—A mixture of portland cement, lime, putty, and sand in various proportions, used for laying bricks or stones. Until the use of hard portland cement became general, the softer lime-clay or lime-sand mortars and masonry cement were common.

MULLION—A vertical member dividing a window area and forming part of the window frame.

MUNT1N—A molding forming part of the frame of a window sash and holding one side of a pane.

NEWEL POST—A vertical member or post, usually at the start of a stair or at any place a stair changes direction. Usually large and ornate, it is the principal support for the handrail.

OGEE—A double curve formed by the combination of a convex and concave line, similar to an s-shape.

OIL PAINT—A paint in which a drying oil, usually linseed oil, is the vehicle for the pigment; rarely used as a house paint since the mid-twentieth century when it was commonly replaced by alkyd resin paints.

PANEL—A thin, flat piece of wood framed by stiles and rails as in a door or fitted into grooves of thicker material with molded edges for decorative wall treatment.

PANTILE—A roofing idle that has the shape of an S laid on its side.

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 and at ground level.

PEDIMENT—A triangular gable bounded on all sides by a continuous cornice. This form is characteristic of classical architecture.

PILASTER—A flat or half-round decorative member applied at a wall suggesting a column; sometimes called engaged column.

PORTE COCHERE—A roofed passageway large enough for wheeled vehicles to pass through.

PORTICO—A small entrance porch or covered walk consisting of a roof supported by open columns.

PORTLAND CEMENT—A very hard and strong hydraulic cement (one that hardens under water) made by heating a slurry of clay and limestone in a kiln.

PRIMER—A paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.

Henry and Ethel Adams House
Tudor Revival

Dr. Frank Yarborough House
Cape Cod Style

QUARTER ROUND—A small molding that has the cross-section of a quarter circle.

QUO1N—In masonry, a hard stone or brick used, with similar ones, to reinforce an external corner or edge of a wall or the like; often distinguished decoratively from adjacent masonry.

RAKE—Trim members that run parallel to a roof slope and form the finish between the wall and a gable roof extension.

RECESSED LIGHT—A light that has been placed into a surface so that its face is flush with the surface of a ceiling or a wall.

REHABILITATION—The act or the process of making possible a compatible use for a property through repair, alterations, and additions while preserving the portions or the features that convey the property's historical, cultural, or architectural values.

REPOINTING—Raking out deteriorated mortar joints and filling into them a surface mortar to repair the joint.

RESTORATION—The act or the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

RISER—The vertical portion of a stair, connecting two steps.

ROOFING TILE—A tile for roofing, usually of burnt clay; available in many configurations and types, such as plain tiles, single-lap tiles, and interlocking tiles.

RUSTICATED STONE—Masonry or wood in which each principal face is rough or highly patterned with a tooled margin.

SANDBLASTING—An extremely abrasive method of cleaning brick, masonry, or wood that involves directing high-powered jets of sand against a surface.

SANDING, FLATTENING DOWN, RUBBING—Smoothing a surface with abrasive paper or cloth, either by hand or by machine.

SASH—The moving part of a window.

SAWNWORK—Ornamentation in cutout planking, formed with a bandsaw. Popular in the 1880s and the 1890s, this decorative detailing is flat.

SHEET METAL—A flat, rolled-metal product, rectangular in cross-section and form; when used as roofing material, usually terne- or zinc-plated.

SHINGLE—A roofing unit of wood, asphalt, slate, tile, or other material cut to stock lengths, widths, and thicknesses; used as an exterior covering on roofs and applied in an overlapping fashion.

Oak Grove Primitive Baptist Church
Traditional Form

SHUTTERS—Small wooden louvered or solid panels hinged on the exterior of windows, and sometimes doors, to be operable.

SIDELIGHTS—A narrow window area beside an outside door, generally seen in Greek Revival style.

SILL—The lowest horizontal member in a wall opening.

SOFFIT—The exposed undersurface of any overhead component of a building, such as an arch, balcony, beam, cornice, lintel, or vault.

STEPPED GABLE—A gable concealing the end of a roof with a stepped parapet.

STRETCHER—A brick or a stone laid with its length parallel to the length of the wall.

Franklin-Jones House
Pyramidal Cottage

STUCCO—An exterior finish, usually textured, composed of portland cement, lime, and sand mixed with water. Older-type stucco may be mixed from softer masonry cement rather than portland cement.

SURROUND—The molded trim around a door or window opening.

TARPAPER—A roofing material manufactured by saturating a dry felt with asphalt and then coating it with a harder asphalt mixed with a fine material.

TERNEPLATE—Sheet metal coated with terne metal, which is an alloy of lead containing up to 20 percent tin.

TERRA-COTTA—Hard unglazed fired clay, used for ornamental work and roof and floor tile; also fabricated with a decorative glaze and used as a surface finish for buildings in the Art Deco style.

TEXTURED SIDING—Wood cut in various flat patterns, such as half-rounds or scallops, and applied to portions of facades to create a picturesque or romantic look. This treatment was generally used in Queen Anne–style buildings. Surface textures are often found in diamond, scallop, staggered butt, or composite patterns.

TONGUE AND GROOVE—A joinery system in which boards are milled with a tongue on one side and a groove on the other so that they can be tightly joined with a flush surface alignment.

TRABEATED ENTRANCE—A standard classical entrance featuring an overdoor light and sidelights.

TRACERY—An ornamental division of an opening, especially a large window, usually made with wood. Tracery is found in buildings of Gothic influence.

TRANSOM, OR OVERDOOR LIGHT—A glazed panel above a door or storefront, sometimes hinged to be opened for ventilation at ceiling level.

Cary Professional Center Building
Spanish Mission Style

TREAD—The horizontal surface of a step.

TRIM—The finish material on a building, such as moldings applied around openings or at the floors and the ceilings of rooms.

TURRET—A small tower, usually corbelled from a corner.

VERANDA, VERANDAH—A covered porch or balcony extending along the outside of a building, planned for summer leisure.

VINYL SIDING—Sheets of thermal plastic compound made from chloride or vinyl acetates, as well as some plastics made from styrene and other chemicals, usually fabricated to resemble clapboard.

WATERBLASTING—A cleaning method similar to sandblasting except that water is used as the abrasive. As in sandblasting, high-pressure water jets can damage wood and masonry surfaces.

WATER TABLE—A belt course differentiating the foundation of a masonry building from its exterior walls.

WEATHERBOARDING—Wooden clapboard siding.

WROUGHT IRON—Iron that is rolled or hammered into shape, never melted.

Major and Minor Works

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 the structure or grounds. A Certificate of Appropriateness is required for all other projects. Any repair or replacement where there is a change in the design, materials, or general appearance is defined as an alteration and requires a Certificate of Appropriateness.

Minor works projects require design review by Cary Planning Department staff. Minor works may be referred to the Cary HPC if the staff determines that the change involves substantial alterations, additions, or removals that could impair the integrity of the landmark or district.

Major works projects require design review by the Cary HPC. In general, major works projects involve a change in the appearance of a structure, and are more substantial in nature than routine maintenance or minor works projects.

Examples of Major Works

- New Construction or building additions
- Demolition of any structure
- Demolition of any part of a structure
- Relocation of buildings
- Removal/alteration of archaeologically significant features
- Removal/alteration of contributing historical features
- New accessory buildings or outbuildings
- Removal of existing accessory buildings and outbuildings which are architecturally or historically significant
- Removal of carports
- Construction of new decks
- Construction of new parking lots
- Alteration of roof form
- Construction of swimming pools

Examples of Minor Works

- Alteration/additions to existing accessory buildings and outbuildings
- Removal of existing accessory buildings and outbuildings which are not architecturally or historically significant
- Alteration/addition of architectural details
- Removal of architectural details
- Alteration of existing awnings, canopies, or shutters
- Addition of awnings, canopies, or shutters
- Removal of awnings, canopies, or shutters
- Alteration/addition to existing decks
- Removal of existing decks
- Alteration/addition of doors
- Installation of new doors
- Installation of storm doors
- Removal of doors
- Alteration/addition to existing driveways
- Construction of new driveways
- Removal of driveways
- Addition/alteration of fences or walls

Examples of Minor Work (continued)

- Construction of new fences and walls
- Removal of existing fences and walls
- Alteration of exposed foundations
- Installation of gutters and downspouts
- Removal of gutters and downspouts
- Removal of trees 8 inches and greater in diameter, measured 4 1/2 feet above ground level
- Significant pruning of trees 8 inches and greater in diameter, measured 4 1/2 feet above ground level
- Removal of dead, diseased, or dangerous trees
- Installation/alteration of exterior lighting fixtures
- Removal of exterior lighting
- Installation of window air conditioners
- Exterior painting when there is a change in color
- Alteration/addition to existing parking lots
- Removal of parking lots
- Alteration/addition to existing patios
- Construction of new patios
- Removal of existing patios
- Change in roofing materials
- Installation of satellite dishes and/or television antennas
- Alteration/addition of exterior surfaces
- Installation of signs
- Removal of existing signs
- Alteration to or construction of exterior stairs and steps
- Removal of exterior stairs and steps
- Alteration/construction/removal temporary features that are necessary to ease difficulties associated with a medical condition
- Alteration/installation of vents and ventilators
- Removal of vents and ventilators
- Alteration/addition to existing walks
- Construction of new walks
- Removal of walks
- Alteration of existing windows
- Addition/installation of new windows
- Installation of storm windows
- Removal of windows
- Addition/alteration/removal of other appurtenant features and accessory site features not specifically listed.

Cary HPC Bronze Plaque Mounting Guidelines

The Cary Historic Preservation Commission presents landmark owners with an official bronze plaque that recognizes designated Cary Landmarks. In order to provide consistency across the town, the Cary Historic Preservation Commission requests that you mount the plaque according to the guidelines that follow.

- The bronze landmark plaque should be mounted on the right side of the front main entrance of the house or building.
- The plaque should be mounted fifty inches (50") from the surface of the porch floor or front entry elevation to the bottom center of the oval plaque.
- The plaque should be positioned eight inches (8") to the right of the front entry door casing or brick mold.
- In some cases where the front main entry door does not permit mounting the plaque on the right side, it is permissible to mount the plaque on the left side of the front main entry. The mounting dimensions would remain the same.

An example of a Cary Landmark bronze plaque is seen above. Each plaque is personalized to the specific landmark property.