

DOWNTOWN STATESVILLE DESIGN GUIDELINES

A HANDBOOK FOR OWNERS AND TENANTS

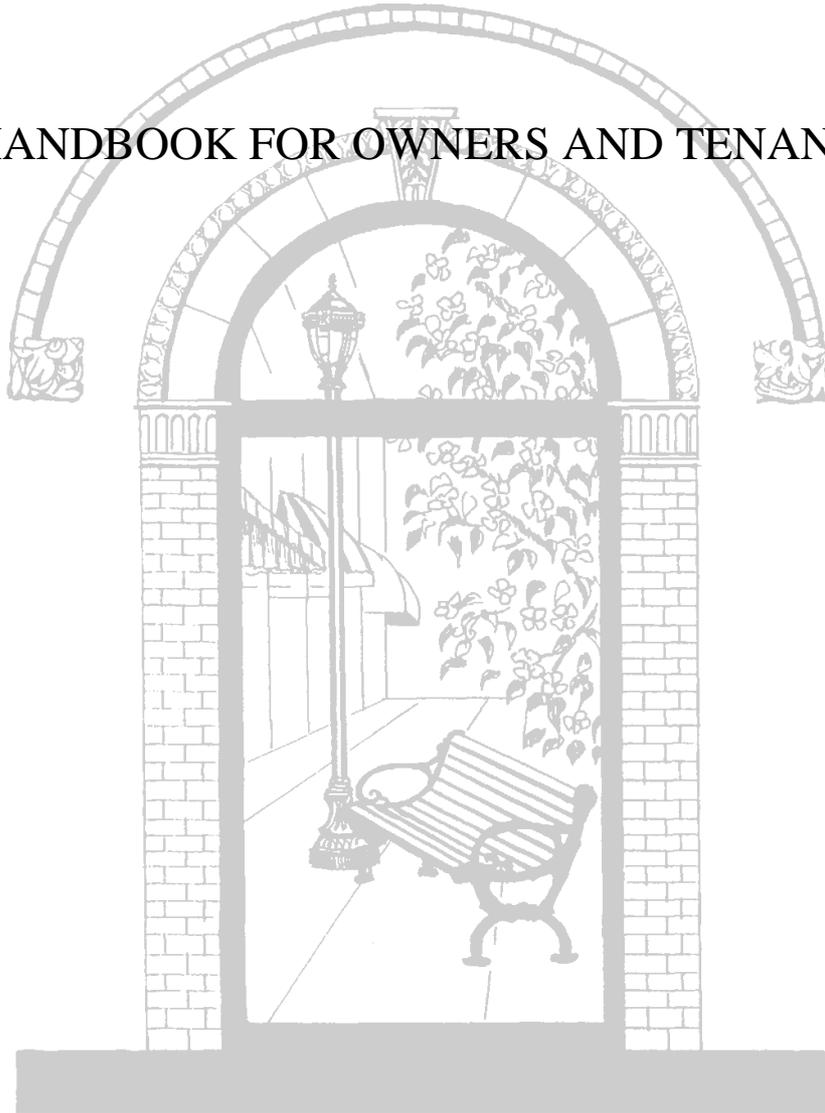


Table of Contents

CC: 10/03/2011

Chapter 1: Introduction

1. A.	Introduction	1
1. B.	Application of these Guidelines	1
1. C.	Description of the Design Review Process	2
	Design Review Committee	2
	Permit/Approval Process	2
	Minor Works vs. Major Works	3-5
1. D.	Downtown District Map (Appendix B: Downtown District Map)	5

Chapter 2: Changes to Buildings

2. A.	Storefronts	6-8
2. B.	Façade Treatment	8-10
2. C.	Materials/Details	10-13
2. D.	Paint	13-14
2. E.	Live Safety/Accessibility	15
2. F.	Utilities/Energy Retrofit	16

Chapter 3: New Construction

3. A.	New Construction	17-20
3. B.	Additions	20-21
3. C.	Rear/Rooftop Decks and Terraces	21

Chapter 4: Site Features

4. A.	Signs & Awnings	22-24
4. B.	Parking & Paving	25
4. C.	Landscaping	26
4. D.	Illumination	26

Chapter 5: Outdoor Dining

5. A.	Outdoor Seating Area	27
5. B.	Furniture and Fixtures	33

Chapter 6: Demolition

6. A.	Demolition	39
6. B.	Relocation	40

Appendices

A.	Design Review Application	42-43
B.	Map of Downtown District	44
C.	Glossary	45-51

Chapter 1: Introduction

1. A. Introduction

The City of Statesville was created by legislative enactment in a bill which passed its final reading in the North Carolina General Assembly, December 19, 1789, just about a month after the constitutional convention voted to take North Carolina into the newly formed United States.

The city became the “Crossroads to the Future”, due to the construction of the two railroads (one from Salisbury, and the other from Charlotte) in 1858 making Statesville a trading center. This made Statesville a leader of economics and politics. Its lawyers became the representatives to Congress, and its merchants exchanged goods shipped in for all kinds of produce, especially for cotton, tobacco, herbs and liquor.

In the 1880's tobacco manufacturing was tried, and the growing city boasted it was the wholesale liquor capital of the world. The city was growing with a population of more than two thousand (2,000) in 1890 and three thousand (3,000) in 1900. In 1903 due to local opposition prohibition occurred and the wholesale liquor industry was destroyed. The tobacco industry was fading and a city of diversified industry took its place (roller mills and furniture factories, and some heavy metal industry).

Even before the Civil War the corporate limits had been enlarged, and since then they have been extended time after time. The original fifty (50) acres has been extended to cover 5,910.27 acres, as of July 1, 1959. Since 1900, each census has shown a growth in population with the city passing the ten thousand (10,000) marks by 1930 and reaching nearly seventeen thousand (17,000) by the census of 1950.

In 1947, a civil service commission was set up, a recreation commission created and a zoning ordinance adopted. At the same time, provision was made for an election in 1948 for the approval of a city manager form of government. In 1949, C. L. Lineback was appointed as the first city manager. Statesville has become a thriving city with a rich history and beautiful architecture. Many of the historic structure still stand in the downtown area. To keep these prominent structures safe from losing their historic character or from demolition occurring the City Council adopted the Downtown Design Review Committee. The Committee is responsible for protecting the history through the Design Guidelines adopted by City Council.

1. B. Application of These Guidelines

The intent of the Design Review Committee guidelines is to be reviewed on a case by case basis. Often within our downtown districts, a structure may have been converted into a use different from that of the original building type. There may be instances where a vacant lot in the downtown district is to be developed. The guidelines call for new construction to be compatible with its neighbors and surrounding district in terms of the overall scale and proportion of the proposed building. In fact, there is no mention in the New Construction guidelines of specific building types, only the relationship of the new building to its surroundings.

1. C. Description of the Design Review Process

Design Review Committee

The City of Statesville Downtown Design Review Committee was created in 2008. The committee was put in place by the City Council due to changes occurring on exterior facades of historic structures located in downtown. The Design Review Committee (DRC) reviews changes made in the CB: Community Business, CBP: Community Business Perimeter and the Downtown Municipal Service District.

The Commission is currently made up of five members appointed by City Council. The Downtown Design Review Committee has several responsibilities including protecting the architectural integrity of Statesville's Downtown Structures. To meet that responsibility, the committee reviews applications from property owners for permits to make certain kinds of exterior changes within the CB, CBP or Downtown Tax District Area. Applications are reviewed to determine if the proposed changes are consistent with the Committee's criteria and design guidelines. Other committee responsibilities include recommending to City Council any Demolition request of a structure located in the CB, CBP or Downtown Tax District.

The DRC meets on the second Thursday of each month at 8:30 AM in the City Council Conference Room, located on the second floor of the Statesville City Hall, 225 South Center Street. The public is invited to attend these meetings.

Permit/Approval Process

Within the local downtown district, property owners are required to obtain a permit from the City Planning Department before beginning any type of exterior construction, alteration, or demolition. The permit is a preliminary step in obtaining a building permit from the Iredell County Building Codes Department, if a permit is required for the proposed work. A permit certifies that the proposed changes are consistent with the downtown design guidelines. Neither interior alterations nor most normal maintenance work requires a permit.

A permit is approved either through minor works (approved by staff; section 1.3.3) or by the applicant appearing before the Design Review Committee. Most projects fall under minor works and, if they meet the Design Guidelines, can be approved in just a few days. If the project is more extensive it is considered a major work and requires going before the Committee. The applicant can get approval within 10 to 45 days, depending on the date the application was submitted. Applications to obtain a permit are processed through the City of Statesville Planning Department. Once approval is given by the City of Statesville an applicant maybe required to obtain a permit from the Iredell County Building Codes office before beginning work.

The City of Statesville Downtown Design Review Committee Application is available in the Planning Department, located at 301 South Center Street. A sample application is included in Appendix A. Applications are required to be submitted at least ten business days before a regularly scheduled Downtown Design Review Committee meeting.

If an applicant cannot appear in person at the Committee meeting, he or she may appoint representative(s) to take their place. For an application to be considered complete it must include all the facts necessary for a full understanding of the applicant's intentions. The application must provide specific information regarding the work so the committee can determine if there will be any damage or detrimental change to the historic character of the district. The committee does not consider interior arrangement, nor does it take action except for the purpose of preventing demolition, construction, reconstruction, alterations, restorations, or moving of a building, structure, appurtenant fixtures, or outdoor advertising signs in the downtown district, that would be incongruous with the historic aspects of the district.

Applicants doing new construction or significant additions are required to meet with the Historic Preservation Planner before visiting the Committee. Applications should include any relevant supplemental materials, such as accurate drawings, site or plot plans, and samples of materials, color chips, and photographs. Once issued, a permit is valid for six months. It may be renewed by the Planning Department upon request, if original request has not been modified.

Routine Maintenance, Minor Works vs. Major Works

Routine Maintenance is the work that is needed to be completed on a regular schedule in order to maintain a structures physical appearance.

Routine Maintenance: Does not require approval

1. Repair and replacement of existing awnings, shutters, canopies, decks, architectural details, exposed foundations, gutters, downspouts, lighting fixtures, masonry (repointing), patios, sloped or flat roof coverings, shingles (including architectural signs, stairs and steps, wall and trim, vents and ventilators, windows, appurtenant features and accessory site features not specifically listed when there is no change in design, materials, or general appearance on the primary structure.
2. Refresh exterior paint when the color is staying the same on trim or building (note: it is not appropriate to paint on non-painted brick or stone).
3. Caulking and weather stripping windows and doors when there is no change in design, materials or general appearance
4. Repair of existing accessory structure or buildings and features when there is no change in design, materials or general appearance.
5. Repair and replacement of driveways, walks, fences, walls, hedges or other screen plantings
6. Planting of new trees size 8" and greater in diameter, measured 4' above ground level, Removal of trees less than 8" in diameter, measured 4' above ground level and Minor plantings of flowers and shrubbery in existing beds

Minor works are defined as those exterior changes that do not involve substantial alterations, additions or removals that could impair the integrity of the structure or property in the CB, CBP or MSD. There may be applications filed that are considered urgent to be reviewed due to a safety hazard, requirement of code, or another valid reason. Such cases shall be reviewed by the staff liaison. A permit application, when determined to involve a minor work, may be reviewed and approved according to review criteria listed below. Items 1 through 20 are reviewed by staff.

If the staff does not issue a permit, the applicant has the ability to make a formal application to the Downtown Design Review Committee. No application may be denied without formal action by the Downtown Design Review Committee. An application may receive a permit from the Planning Department if it falls under one of the following categories of minor works:

Minor Work Projects Approved by Staff:

1. Replacement of missing or deteriorating features such as trim, ceilings, columns, balustrades, shutters, or architectural details, with new materials that are identical to the original in dimension, material, and configuration.
2. Removing non-original materials (less than 50 years old).
3. Remove, replace or add storm doors with full-view glass with baked enamel finish matching the trim of the structure or screen doors which are wooden and which are stained in natural wood color or painted in a color to match the trim on entrances not facing a public right-of-way.
4. Storm windows which have painted or baked enamel finish (providing color matches window trim or is appropriate to the building).
5. Installation of window air conditioning units, or roof-mounted mechanical equipment, including central air units and generators, when located on the side, rear or roof of a structure not facing a public street, and which cannot easily be seen from the street or are screened from view with the building parapet or appropriate fencing and shrubbery.
6. Installing gutters and downspouts painted to match the structure or trim, as long as no significant architectural features are removed.
7. Patios constructed of common stone, concrete or brick, and bricked-in areas on the side or rear of the structure at ground level and not abutting a right-of-way, when the height does not exceed 6" above the adjacent ground level.
8. Sidewalks constructed on private property.
9. Signage proposed for a single tenant building that is consistent with these design guidelines, and is ~~in~~ compliant with the Zoning Ordinance Section 30.2.20 Sign Standards for the CB, CBP and the Municipal Service District.
10. Replacing awnings with a different color material provided there is no change to the original placement or configuration of the frame on a single tenant building.

11. Painting previously painted surfaces in a color and paint scheme that is appropriate to the era and style in which the building was built (Reference the Building Materials and Planning Manual).
12. Chimney caps not visible from the street.
13. Re-roofing a non-residential building with similar materials or replacing with new materials where the re-roofing is not visible. New flashing, coping, and similar roofing details that are compatible, provided that they do not damage existing historic materials and do not significantly change the appearance of the roof.
14. Roof and basement vents provided that they do not diminish the original design of the roof or structure, or destroy historic building materials and details, and provided that they are located on back slopes or inconspicuous areas.
15. Low-profile shingled ridge vents, provided that they match the existing roof color, and they do not diminish the original design of the roof or destroy historic roofing materials and details.
16. Roof-mounted solar panels provided they are located on back slopes or inconspicuous areas.
17. Communication facilities and Satellite dishes provided that they are a maximum of 18” in diameter, and they are placed in an inconspicuous area or are effectively screened and not visible from a public street.
18. Erection, alteration or removal of temporary features that are necessary to ease difficulties associated with a medical condition, or temporary features associated with construction or repairs, but which do not permanently alter exterior features.
19. Projects that have documented approval from the North Carolina State Historic Preservation Office for Historic Preservation Tax Credits.
20. Renewal for an additional six-month period of an expired permit where no change to approved plans and there has been no change to circumstances under which the certificate was approved initially.

Major Works are described as works that do not fall under the routine maintenance category or the minor works category in which staff can approve. All Major Works have to have a formal request (use the Application in Appendix B) made to the Design Review Committee. Once the application is complete and present to the Design Review Committee a determination will be made. If there is a request for demolition of a structure the Design Review Committee will make a recommendation to the City Council. City Council will make the final determination.

Design Review Applications (Please see Appendix A)

1. D. Downtown District Map (Please see Appendix B)

The district map covers all of the downtown design review area, more specifically the CB and CBP zoning districts. The map indicates the boundaries and which zoning district parcels within.

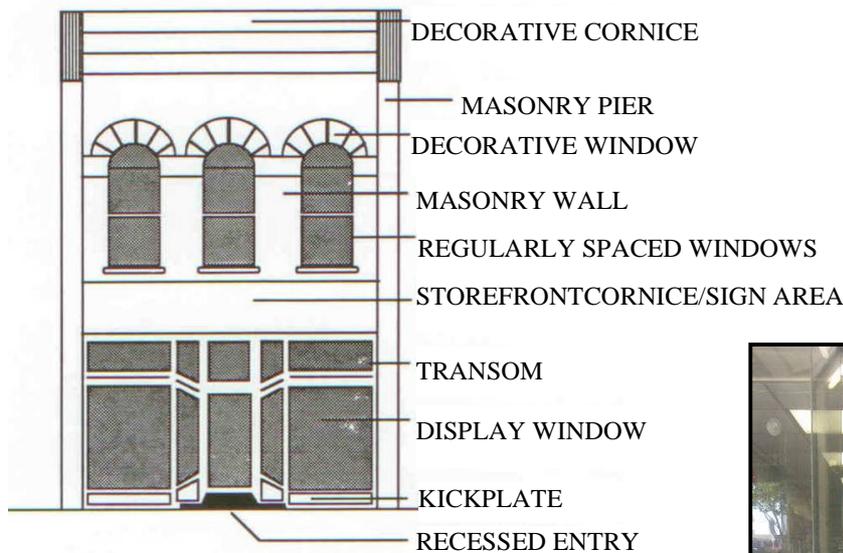
Chapter 2: Changes to Existing Buildings

There are three main sections of a Building: the lower façade: where the display windows and recessed entry-way are located, the upper façade: where the second story windows are located sometimes utilized as residential dwellings, and the roofline: where the cornice is found and much of the decorative detail if found.

2. A.: Storefronts

Many of the storefronts consist of the commercial area on the first-floor with large display windows, transoms and/or recessed entry ways. The combination of these elements make for an attractive look yet are functional due to the creation of an area for display of goods as well as allowing light into the store. Many storefronts consist of decorative tile, glass, or marble to complement the display area.

Entries/Doorways: Historically, door design and appearance revealed a business' commercial importance. Storefront entries are typically recessed to provide a larger area for display, give shelter from the elements and emphasize entrances.



TYPICAL STOREFRONT

APPROPRIATE DOOR
Typical Entry/Door
110 North Center Street (1938)



Display Windows: The display window is the most visible part of the building to pedestrians, and therefore should be pleasing and inviting.

Kickplates or Bulkheads: The kick-plate protects display windows by raising the glass to a safer and more easily viewed height. Kickplates also help establish horizontal rhythms.

**Typical Display Windows and
Typical Kickplates**

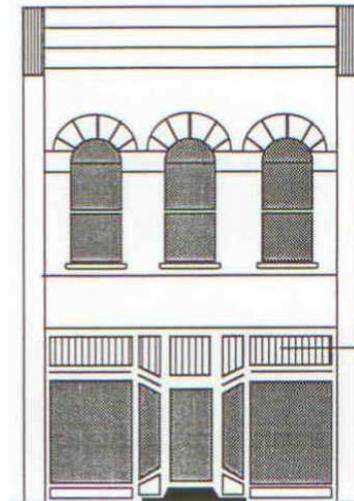
114 East Broad Street, (1890)

Transom Windows: Transom windows are the smaller windows above the display windows. Used as early energy savers, transoms allow light farther back into the store and in the winter help heat the room. Transoms are also important to a building's proportion because they complement the display windows.



**APPROPRIATE TRANSOM
Typical Transom**

107 1/2 East Broad Street, (1880)



**INAPPROPRIATE:
INFILLED TRANSOM**
Solid Transom Shown Above

Store Front Guidelines:

1. Preserve, maintain or restore storefronts (repair rather than replace) based on the design and features (transoms, display windows, doors, entablatures, pilasters, recessed entries, and signs) found on photos or in physical evidence of the original structure. If original storefront design and features cannot be determined, use a traditional storefront arrangement with features, materials, and proportions typical of similar structures of the same (not earlier or later) architectural style or period. There should be a shared look between the upper and lower façade.
2. Do not enclose, cover, or alter the entrance.

3. Do not use solid doors or residential-type doors with small areas of glass or no glass on front facades, decorative doors, or any doors with lots of molding and designs that give a false historic look. If replacing doors, use glazing proportionate to display window glass (large glass panels with vertical proportions) and kickplate panels proportionate to bulkhead panels. Wood is preferable but metal with a dark or bronze anodized finish and with a wide stile may be used. Raw (silver-colored) metal is never appropriate.
4. Preserve, maintain or restore original size, division, and shape of display windows within total storefront frame. To remove, reduce, cover, or alter original display windows is discouraged.
5. Preserve, maintain or restore kickplates where they exist(ed), matching the original design, size and material. For renovations with no documentary evidence, appropriate kickplate materials are: painted wood, glazed tile, or painted metal in muted colors. Align kickplates with those of other buildings in the block.
6. Preserve, maintain, or restore transoms where they exist(ed), keeping the original configuration / dimensions (whether a band of transoms or transoms individually located above windows and doors) retaining historic transom materials such as prism or leaded glass, if possible. Check for a transom hidden above display window. If found, uncover and restore it. If original transom glass is removed, use clear glass in its place if original cannot be feasibly duplicated. Stain or leaded glass will be considered.
7. For glass areas use clear, not tinted glass.

2. B. Façade Treatment

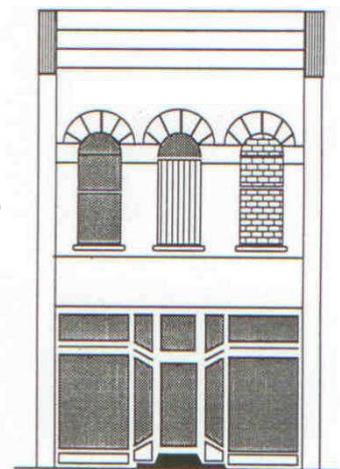
Facade treatment and windows of Statesville’s downtown commercial buildings create a repeated pattern that helps give block uniformity. On the upper story façade is where architectural detail can be found.



110 and 106 South Center Street,
(1895, 1895)

Appropriate upper floor windows and façade treatment (left)

Inappropriate upper floor windows (below)



Typical upper floor

1st window on left is the original

**2nd and 3rd windows from left
show improper replacements
(Board and Brick)**

Many of Statesville's downtown commercial buildings have side façades that can be seen from public streets, parking lots, sidewalks, and alleyways. As with the primary front façade, these side elevations are important character-defining elements of the downtown history. Usually, these façades exist on corner buildings fronting on two streets, but can also occur mid-block where the adjacent property is vacant or is an alleyway. The side façade generally carries the same design elements and details as the main elevation including fenestrations, brickwork, etc.

The rear elevation provides access for merchants, their workers, and in some cases, customers. It also continues the same general material treatments as front and side façades. More often than not, rear entrances on Statesville's downtown commercial structures serve as a service entry and, as a result, are the location of any necessary mechanical equipment and garbage receptacles.

Façade Guidelines:

1. Preserve, maintain, or restore original windows (including proportions and openings, dimensions, sash and details) and façade features, if replacement is necessary.
2. Do not replace, enclose, cover, or alter windows.
3. Open boarded or bricked windows to reestablish original façade and block symmetry. If reopening windows is not feasible, consider faux windows to reestablish original proportions and horizontal rhythms.
4. If adding storm windows use full view or sash proportionate, blind-stop type of wood or aluminum with anodized or baked-on enamel finishes.
5. Avoid trying to create false or earlier architectural styles.
6. Do not add shutters unless based on physical or photographic evidence that shutters existed. If replacing missing shutters, use shutters to fit the window opening so that if closed, the opening would be covered.
7. If needed or desirable, enhance rear and side entrances through simple signage, awnings, and lighting that is related to those of the front facade. (Reference Chapter 4: Site Features)
8. Exception: new windows and doors may be added when needed if in keeping with size, proportions and location of the originals.
9. If the solid doors are necessary on the sides and rear of the structure, do not use six-panel Colonial style doors.
10. Smaller versions of main awning may be used at rear entrances. (Reference Chapter 4: Site Features)
11. Keep rear and side entrances clean and uncluttered.
12. Screen HVAC units and dumpsters per section 30.05 of the Zoning Ordinance.
13. Coordinate with neighboring structures and businesses where possible for a unified look (parking, paving, landscaping and centrally located trash collection).

14. Locate any necessary exterior staircases, balconies, elevator shafts, and additions on rear facades.
15. Historic painted advertisements represent an important historic element in downtown Statesville. While not required, it is recommended that they be preserved or recreated whenever possible.
16. When reconstructing a historic façade or feature, base the design on historical research and evidence. Maintain the original proportions, dimensions and architectural elements.
17. If there is historic evidence of a public entrance on a rear façade, rehabilitate the façade to provide for an attractive access from rear parking areas.
18. If new construction of a side or rear façade is necessary, make sure that the design is compatible with the existing structures in the district including size & spacing of windows or other fenestrations, proportion, scale, and detailing.

2. C.: Materials/Details

Materials and details are classified as Architectural ornamentation, windows, doors, masonry, wood and architectural metals use to construct a building.

Architectural Detail/Ornamentation: Includes everything from simple masonry treatments such as corbelled brick and string courses to very detailed ornamentation like cornices, window caps, pilasters, columns, and roof pediments. Variations in material (stone and brick, cast iron, pressed tin, wood, terra cotta, and decorative glass), fenestration, and paint color all contribute to the level of ornamentation on the individual structure.



102 West Broad Street, (1885)



114 North Center Street, (1925)



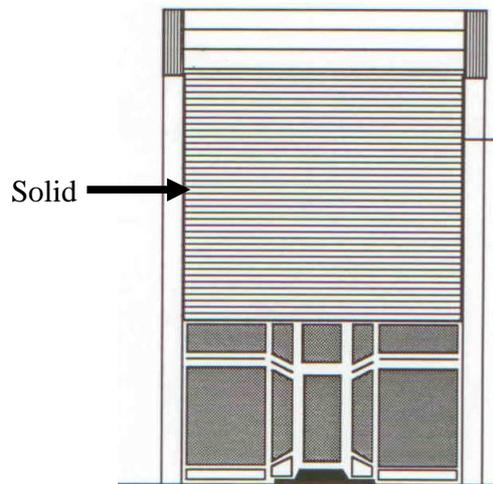
117 South Center Street. (1919)



101 South Center Street, (1890)

Windows and Doors: Windows and doors by their proportion, shape, positioning, location, pattern, and size can contribute significantly to a building's historic character and are particularly indicative of stylistic periods. These openings in a building's exterior also provide opportunities for natural light, ventilation, and visual connections to the interior.

Inappropriate Building Materials
(Solid Material over Windows)



Masonry: Brick, stone, terra-cotta, concrete, stucco, and mortar are all typical masonry materials found on the exterior of buildings. The texture, the scale, the color, the bonding pattern, the joints, and the detail of masonry surfaces can all contribute significantly to the overall character of the building. Masonry features such as chimneys, arches, quoins, lintels, sills, cornices, and pediments further define a building's historic character. The repair of masonry surfaces are relatively long-lasting and require little maintenance.

Wood: Window sashes, doors, bulkheads below display windows, and cornices are the most common wooden design elements found in downtown. Wood is a traditional building material with good insulating qualities.

Architectural Metals: Cast iron, wrought iron, copper, tin, sheet metal, aluminum, steel, and bronze are all traditional architectural metals that contribute to the architectural character of historic buildings through their distinctive forms, finishes, and details.

Materials and Detail Guidelines:

1. Retain and preserve any architectural features and details that are character defining elements of downtown structures, such as cornices, columns, pilasters, piers, window and door surrounds, brick corbelling or pattern work, string courses and quoins; keeping original design, placement, materials and proportions.
2. Consider substitute materials only if the original materials are not feasible.
3. It is not appropriate to remove or cover any original detail or ornamentation. If original features are currently covered, it is encouraged that these features be uncovered, exposed, and repaired.
4. If the architectural detail is missing, design the replacement feature based on historic documentation. If there is no documentation, but evidence that the element was originally on the building, any new design should be compatible with the architectural style or period of the building and district.
5. Do not add decorative architectural features where none existed originally.
6. Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
7. It is appropriate to replace windows or doors with stock items that reasonably fills the original openings.
8. The use of reflective or highly tinted glass is prohibited (Section 20.15 (c), City of Statesville Zoning Ordinance)
9. For double-hung windows, operable storm window dividers should align with the existing meeting rails.
10. Bare aluminum storm doors and storm windows are not appropriate.
11. Do not replace, cover or alter or enclose existing window or door openings. If original materials have been covered by a false front, uncover them.
12. It is not appropriate to introduce new windows or doors if they would diminish the original design of the building.
13. If a new window or door is required to meet building and safety codes, it should be done in a way that is the least intrusive to the façade and without destroying historic materials and features.

14. If exterior storm windows are desired, they should have little visual impact. Storm windows should be painted to match the building and the color of the window sash. Storm windows should match the existing in size and proportion. Install them so that existing windows and frames are not damaged or obscured.
15. Retain and preserve original masonry walls, foundations roofs and features that are character defining elements of historic buildings.
16. It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
17. It is not appropriate to apply nontraditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for re-pointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
18. Removal of paint from masonry surfaces is encouraged when the brick is of high quality and was intended to be exposed.
19. Retain and preserve all wooden features that are character-defining elements of a historic building, such as siding, shingles, brackets, cornices, balustrades, columns, pediments, and architraves.
20. If replacement of an architectural metal element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion and detail.

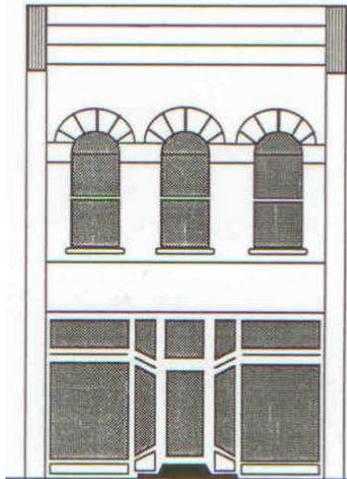
2. D. Paint

Masonry, the primary building material in downtown Statesville, was historically not painted. Therefore, most of the brick or stone structures in downtown are unpainted and take on the natural color of the brick, granite or other masonry material of which it is constructed. There are instances, however, where a brick wall has been painted - sometimes in order to provide a protective coating to deteriorated brick. Painting an unpainted masonry surfaces is not allowed, repainting of previously painted masonry and stucco using compatible paint coatings after proper cleaning and preparation is recommended. Some painted brick structures have been restored to their original, natural brick finish.

Generally, the painted surfaces in Statesville's downtown structures tend to be window trim, ornamentation, metal details, or any other architectural feature that provides a visual accent to the masonry façade an opportunity to reinforce a historic building's architectural style and accentuate its significant features through the appropriate selection of paint color. Color palettes have been selected and are located in the Building Materials and Planning Reference Manual. Most paint stores/companies have a library of historical palettes that can be utilized in the design process. The diagram below clearly labels the areas which are considered Base Areas, Major Trim Areas, and Minor Trim Areas. Please reference the Glossary located in Appendix C for a description of the features below.

MINOR TRIM

- Window Sash
- Doors
- Storefront Frame
- Small details on cornices, window hoods and bulkheads

**MAJOR TRIM**

- Cornice
- Window Caps
- Window Frames
- Storefront Cornice
- Storefront Columns
- Bulkheads

BASE COLOR

- Wall Surfaces
- Storefront Piers

Paint Guidelines:

1. It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze unless it is extremely mismatched or so deteriorated that it cannot withstand the weather.
2. Preserve, maintain, or restore original stone or brick foundation materials and design.
3. Protect original building material that was painted by maintaining a sound paint film.
4. Keep color scheme simple using no more than four colors on entire building. Please reference the Building Materials and Planning Reference Manual for appropriate color schemes. If there is not a color scheme suitable to the applicant, it will be up to the applicant to create a color scheme that is keeping within the historic period in which the structure was built. Supporting documentation will need to be provided. Note: Usually soft muted earth tones or pastels for the base or body of the building. Actual colors of, or complimentary to, the dominant neutral building material of the structure or others in the area (such as the dark red-brown brick or buff, taupe, or gray hints of stone) are recommended. Do not use loud, harsh, or garish colors.
5. Accent colors should be used sparingly and only on architectural details. Enhance the architectural character of a historic building through appropriate placement of exterior paint colors.
6. Spray-on vinyl coatings are not an appropriate substitute for paint.

2. E. Live Safety/Accessibility

A new use or a substantial rehabilitation of a building can result in requirements to meet contemporary standards for both life safety and accessibility to people with disabilities. The North Carolina State Building Code and the federal guidelines for adhering to the Americans with Disabilities Act of 1990 both provide some flexibility in compliance when dealing with historic buildings.

Review of proposed exterior alterations to meet life safety and accessibility standards is based on whether the alteration will compromise the architectural and historic character of the building and the site. Introducing a large feature on the exterior of a historic building without destroying or diminishing significant architectural features is clearly a challenge. Likewise, adding an exterior fire stair or fire exit requires careful study of all alternatives. Regardless of the magnitude of an alteration to a historic building, temporary and reversible changes are preferred over permanent and irreversible ones.

Live Safety/Accessibility Guidelines:

1. In considering changes to a historic building, review accessibility and life safety code implications to determine if the proposed change is compatible with the building's historic character and setting or will compromise them.
2. Meet health and safety code and accessibility requirements in ways that do not diminish the historic character, features, materials, and details of the building.
3. Determine appropriate solutions to accessibility with input from historic preservation specialists.
4. Work with code officials in exploring alternative methods of equal or superior effectiveness in meeting safety code requirements while preserving significant historic features.
5. Locate fire doors, exterior fire stairs, landings, decks or elevator additions on rear or non-character defining facades such elements to be compatible in character, materials, scale, proportion, and finish with the historic building.
6. When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.

2. F. Utilities/Energy Retrofit

Retrofit includes introduction of storm windows, storm doors, additional weather-stripping, insulation, and more energy-efficient mechanical systems. All retrofit measures must be reviewed with their impact on the historic character of the building and the district in mind.

Utilities and Energy Retrofit Guidelines:

1. Retain and preserve the inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, and operable windows, transoms, blinds operable shutters, storm windows and doors, where appropriate.
2. If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.
3. Replace deteriorated or missing wooden blinds and shutters with matching new units sized to fit the opening and mounted so that they can be operated.
4. If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
5. Locate new mechanical equipment and utilities, including heating and air-conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear facade. Screen them from view.
6. In general, the introduction of underground utility lines to reduce the intrusion of additional overhead lines and poles is encouraged. However, in trenching, take care to avoid archaeological resources and the roots of trees.
7. Locate portable window air-conditioning units on rear facades or inconspicuous side facades.
8. It is not appropriate to install ventilators, solar collectors, antennas, satellite dishes, or mechanical equipment in locations that compromise character defining roofs, or on roof slopes that are prominently visible from the street.

Chapter 3: New Construction/Additions

3. A. New Construction

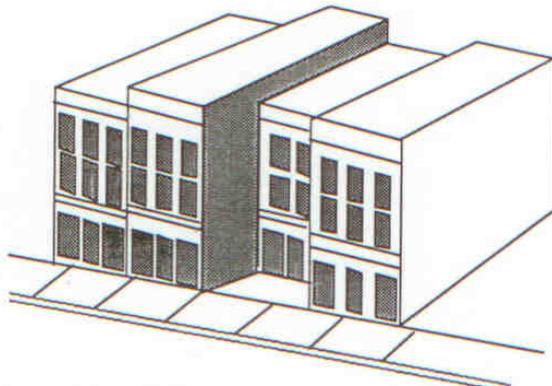
There are potential infill sites in downtown Statesville. The development of these sites is encouraged if the design of the new structure and site is compatible with the surrounding buildings and the overall character and history.

The height, the proportion, the roof shape, the materials, the texture, the scale, the details, and the color of the proposed building must be compatible with existing historic buildings in the district. However, compatible contemporary designs rather than historic duplications are encouraged. New construction projects may be subject to review and approval of the Technical Review Committee.

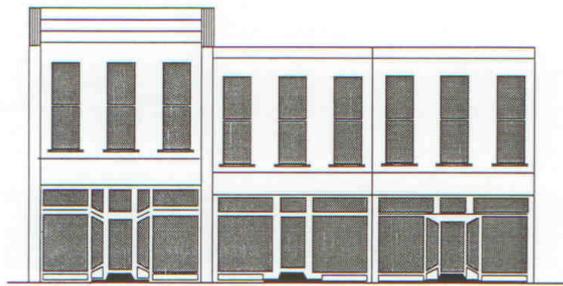
Building Proportions: A new building in the downtown should respect the size and scale of existing historic structures. The commercial buildings from 102 West Broad to 216 West Broad are good examples of buildings built with similar proportions.

Setback: Perhaps one of the most important considerations of a new design is that it continues the building line of the existing streetscape by using similar setbacks as adjacent structures. Most of downtown Statesville is zoned with a zero-setback line. Therefore, structures can not only be built directly to the right-of-way, but also can abut adjacent structures.

Inappropriate Setback

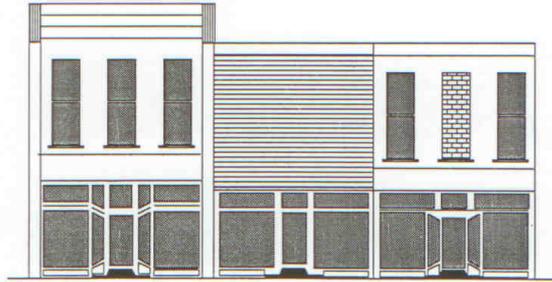


Horizontal Rhythm: Upper story windows of Statesville's downtown commercial buildings create a repeated pattern that should help give block uniformity. Window size and placement should be consistent for new construction as well as rehabilitation. Also storefront and upper facade openings should be in alignment.



**Appropriate
Horizontal Rhythm
(Left)**

**Inappropriate
Horizontal Rhythm
(Right)**

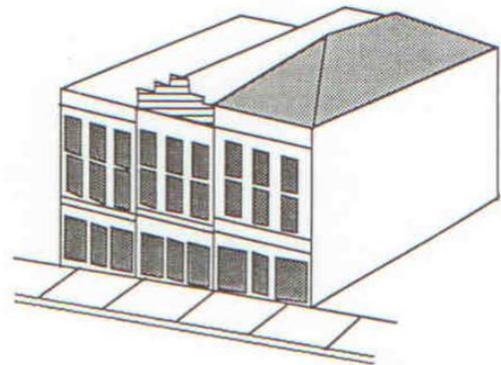


Façade Rhythms: Multi-storied new buildings or additions should distinguish their lower and upper facades. The new building should not mimic neighboring buildings, but should maintain storefront designs that have display windows, recessed entries, bulkheads, awnings, upper story windows and cornices, produced in a contemporary manner.

Roof Style: The shapes of roofs help form a horizontal rhythm needed.

Architectural Details: Please reference Chapter 4: Site Features; all site features apply to new construction.

Building Materials: Materials, architectural features, and the scale and rhythm of façade elements should be similar to that of existing historic structures.



Inappropriate Roof Design

New Construction Guidelines:

1. Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings that have their fronts on the same street. Buildings should be built close to the property line to continue the overall building line of the streetscape (Reference the zoning ordinance for correct setbacks for the zoning associated with the parcel in which you plan to construct a new/infill building).

2. Make the distance between the proposed building and adjacent buildings compatible with the spacing between existing district buildings. Most buildings in downtown share interior walls. If a new downtown building or addition spans several lots, separate the facade into smaller bays to maintain horizontal rhythm.
3. In downtown, buildings should be oriented toward the street with the main pedestrian access in the front.
4. If parking is to be included in the design of a new construction project, it should be located in the rear of the building or in an interior portion of the block. Access to parking can be from alleyways, side streets, or other parking areas. If possible, allow for pedestrian access from the parking areas at the rear of the building.
5. If parking abuts a street, it should be screened from view by landscaping and/ or a low brick wall.
6. Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street. There is a variety of heights of downtown buildings, so flexibility in height is appropriate as long as the overall scale of the new building and adjacent buildings are compatible.
7. Buildings on the interior of a continuous block-face should be no more than one story taller than the adjacent structures. Buildings on corners can be larger in scale than adjacent structures.
8. Variations in the scale of buildings may be appropriate only on larger lots on the fringes of the district. Buildings of different scale should be separated by an appropriate distance as to minimize the relative impact.
9. Buildings of larger scale should provide for various landscaping and pedestrian amenities. Pedestrian access should be provided in and through the site.
10. Contemporary substitute materials that are appropriate to size and scale may be used. In order to qualify for use in new construction, substitute materials must have a demonstrated record of overall quality and durability. The physical properties of substitute materials must be similar to those of the historic materials they mimic. When considering substitute materials, the closer an element is to the viewer, the more closely the material and craftsmanship should match the original. The appropriateness of substitute materials shall be reviewed on an individual basis.
11. Use exterior façade materials that are similar to those commonly found in the district such as brick, stone, and metal.
12. Architectural details such as windows, arches, and cornices shall complement that of existing historic structures.
13. Aluminum, vinyl and plastic siding are not appropriate.
14. Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

15. Relocate a historic building only under these circumstances: if the only alternative is demolition; when it does not involve loss of a historic building to create space for it; when it will be architecturally compatible with adjacent buildings in style, height, scale, materials, shape, design, setback, and setting.

3. B. Additions

Garages and Accessory Structures: A number of original garages, carriage houses, storage buildings, and sheds have survived in Statesville Historic Districts as well as in some parts of the Downtown area. In some cases the garage or the accessory building echoes the architectural style, materials, and details of the principal structure. Others are more modest, vernacular structures.

The introduction of additions compatible with buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

Garage and Accessory Structures Guidelines:

1. Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site.
2. Construct additions so there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
3. Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.
4. Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.
5. If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary. Match the original element or detail in design, dimension, texture and color.
6. If a historic garage or accessory building is missing or deteriorated beyond repair, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district.
7. Locate and orient new garages and accessory buildings in locations compatible with the traditional relationship of garages and accessory buildings to the main structure and the site in the district.

8. It is not appropriate to introduce a prefabricated accessory building.
9. It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.
10. It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.
11. It is not appropriate to construct an addition that is taller than the original building.

3. C. Rear/Roof top decks and terraces:

With multifamily residential on the upper-floor of commercial buildings occur there will be additions made such as construct rear/rooftop decks and terraces. This type of residential amenity is certainly encouraged and is an important element to the success of the downtown community and livability. Decks and terraces are appropriate provided that they do not damage or alter any historic architectural features of the existing building.

Rear/Roof top decks and terraces guidelines:

The materials used should complement the building materials of the primary structure or if the structure is new then use materials that are similar to neighboring buildings. Do not use materials that cause glare/reflection.

Chapter 4: Site Features

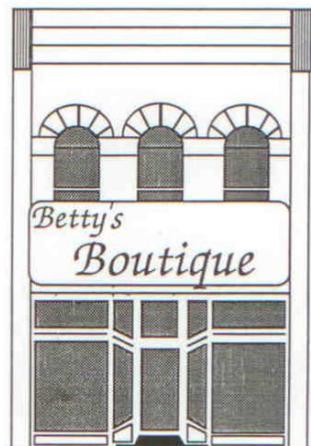
4. A. Signs & Awnings

The purpose of design review of awnings and signs is to ensure design, location, materials and colors are consistent with the character and scale of the building and are in keeping with the historic nature of downtown while also promoting and accommodating retail and street activity. Signs in downtown can come in many different forms. Wall, projecting, awnings, windows and sandwich board are the most common found in the district.

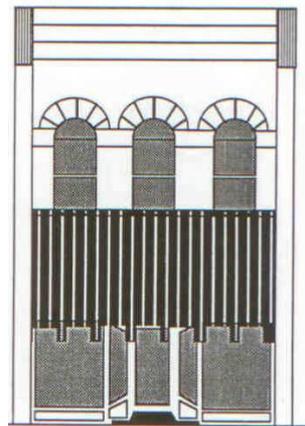
**Appropriate awning (below) Typical Awning
100 South Center Street, (1895)**



**Inappropriate Signage
(Oversized and covers windows)**



**Inappropriate sized awning
(below)**



Signage & Awning Examples



Building Name



Wall/Painted



Window



Projecting



Sandwich Board

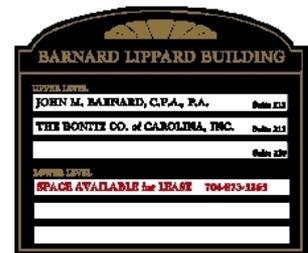


Awning Signage



Wall/ Flush Mounted

**Uniform Sign Plan:
Monument Sign (left)
Building Name (middle)
Wall Sign (right)**



Signs and Awnings Guidelines:

1. If building is a multi-tenant building a uniform sign plan must go to the Design Review committee for review specifying the colors, materials, size, types, placement and lighting details before the first tenant will be issued a sign permit.
2. Preserve, maintain, or restore historic awnings and wall signs on masonry walls where they exist(ed), keeping the original awning dimensions.
3. Preserve, maintain, or restore historic signs where appropriate.
4. Place signs in historically traditional locations: on store front cornice or on flat surfaces of building (attached or painted on walls) or painted on glass elements; hanging or mounted inside windows or door; projecting with wood or finished metal brackets mounted into mortar, not brick, no higher than second story window sill level.
5. Do not use plastic, wooden shingle or back-lit awnings. Use canvas to cover an existing metal if its retention is necessary.
6. Signs should be geared to pedestrian use, Flush visual signs should allow ornamentation and architectural features to remain visible, Signs should be compatible with overall building material, color and design Large plastic hanging signs and oversized signs placed on top of buildings or over upper facades are inappropriate.
7. Hang awnings between transom and display window. Awnings should fit building dimensions and should not cover architectural details.
8. Do not use canopies unless functionally required, such as valet parking use.
9. Align bottom of awnings with awnings of adjacent buildings.
10. Awning color shall coordinate with the building.

4. B. Parking & Paving, Non-Public:

Primary purpose of a parking area is to serve as a utility function. They facilitate commercial deliveries, vehicular access to consumers and contribute to other services functions. Most of Statesville's parking lots consist of asphalt, and concrete. There are other modern paving treatments such as stamped concrete that may be appropriate providing the design complements the downtown area. It is important to develop parking areas/lots away from Main Streets and behind buildings. The parking lots should be well landscaped and maintain horizontal rhythms with walls and plantings where deemed appropriate.

Walkways, driveways, and off-street parking guidelines for non-public entities:

1. Retain and preserve the topography, patterns, configurations, features, dimensions, materials, and color of existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of individual building sites, the streetscape, and the historic district.
2. If replacement of a deteriorated section or element of an existing walkway, driveway, or off-street parking area is necessary. Match the original section or element in design, dimension, texture, color, and material.
3. Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
4. It is not appropriate to locate a new off-street parking area in a district with residential character where it is visible from the street, where it will significantly alter the proportion of built area to yard area on the individual site, or where it will directly abut the principal structure.
5. Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
6. 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 drip line of trees.
7. All off-street parking shall be constructed in non-conspicuous locations and Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large paved area.
8. In lighting walkways, driveways, and off-street parking areas, follow the guidelines for lighting (Reference 4.D. Lighting).
9. Parking requirements set forth in the City of Statesville Zoning Ordinance shall apply and shall meet the Engineering specs set forth by the City of Statesville Engineering department.

4. C. Landscaping

Landscaping is a useful tool to soften the effects of downtown concrete. With the use of landscaping tools such as planters, window boxes (2nd story), street trees, parks, and fountains the city can become a place of gathering while still respecting the historic landscape (please refer to the City of Statesville's Landscape Ordinance).

Landscaping Guidelines:

1. Historic landscaped areas shall not be removed.
2. The use of the following are permitted: planters, window boxes, parks, fountains, roof top gardens, and street trees.
3. Regulations and requirements set forth in the City of Statesville's zoning ordinance shall be met.

4. D. Illumination

Lights are one of the main characteristic of a downtown. It is encouraged that illumination is used to get pedestrians and automobile traffic intrigued. Lighting encourages nighttime window shopping and brings customers back. It also aids to security.

Illumination Guidelines:

1. Lighting should not be installed so that the lighting glares on to neighboring buildings and into traffic.
2. Light fixtures should be appropriate to building style and be unobtrusive.
3. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a building, site, or streetscape. Lighting fixtures with historical significance shall not be removed if working properly. Maintain and repair historic exterior lighting fixtures through appropriate methods.
4. If replacement of a missing or deteriorated historic exterior lighting fixture is necessary, replace it with a fixture that is similar in appearance, and scale to the original, or with a fixture that is compatible in scale, design, color, finish, and historic character with the building and the streetscape.
5. Introduce new site and street lighting that is compatible with the human scale and the historic character of the district. Consider the location, design, material, size, color, finish, scale, and brightness of a proposed fixture in determining its compatibility.
6. It is not appropriate to introduce period lighting fixtures from an era that predates the structure in the historic district in an attempt to create a false historical appearance, or that are stylistically inappropriate.

Chapter 5: Outdoor Dining

These recommendations provide standards for the use of outdoor dining areas in the City of Statesville's Central Business District, Central Business Perimeter District and the Municipal Service District. While the city encourages the use of outdoor dining arrangements, restaurant operators must be mindful of two important considerations: the safety and flow of pedestrian traffic, and the visual appropriateness within the Historic Downtown Area.

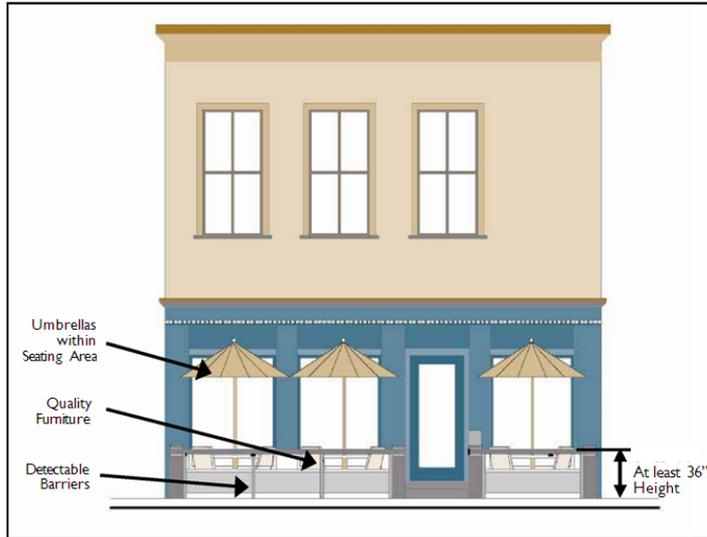


Figure 1: Elements of a Quality Outdoor Seating Area

5. A. Outdoor Seating Area:

1. Barriers

Dining area barriers (fences, ropes etc.) are visually appealing and help to separate the dining area from the sidewalk. There are three types of outdoor dining, one: with seating located closest the storefront and pedestrian flow close to the street, two: split dining where the pedestrian flow is through the middle of the dining area and the third: with seating closest the street with pedestrian traffic closest the buildings. All barrier material must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint. Barriers are required in the following instances:

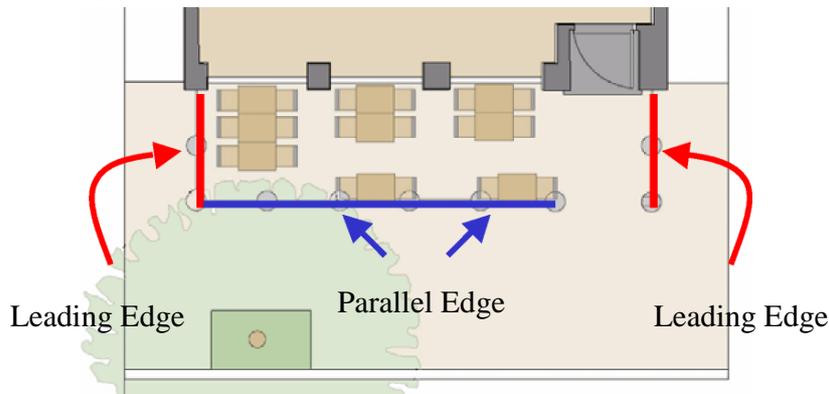


Figure 2: Illustration of leading edge and parallel edge of barrier, example of seating closest the storefront.

Figure 3: Different types of pedestrian flow and outdoor dining arrangements



- a) **Required for Leading Edge of All Dining Areas:** A detectable barrier is required for the leading edge of all outdoor dining areas to ensure that visually impaired pedestrians using canes can detect the dining area safely. The *leading edge*, illustrated at left, is defined as the section of a dining area that is at or near a perpendicular angle to the building wall and/or curb line.
- b) **Required for Full Perimeter of Some Dining Areas:** A detectable barrier is required for the full perimeter (with the exception of access openings) when the outdoor seating area extends more than 3 feet into the public right-of-way. The perimeter includes both the leading edge and parallel edge.
Restaurants which do not serve alcohol and whose outdoor seating area extends *less* than 3 feet into the public right-of-way are not required to enclose the full perimeter of the seating area, but may do so on an optional basis.
- c) **Required for Full Perimeter of All Outdoor Dining Areas Serving Alcohol:** State law requires that outdoor dining areas (where alcohol is served or consumed) must be enclosed, with only one opening for sidewalk access. The opening shall be located on the parallel edge only.

2. Barrier Designs

A wide variety of styles and designs are permissible for outdoor dining area barriers:



Figure 4: Acceptable barrier designs

- a) **Sectional Fencing:** Sectional fencing (generally defined as rigid fence segments that can be placed together to create a unified fencing appearance) is a desirable solution for outdoor seating areas using barriers. Such fencing is portable, but cannot be easily shifted by patrons or pedestrians, as can less rigid forms of enclosures. Sectional fencing must be of metal (aluminum, steel, iron, or similar) or of wood construction and must be of a dark color (either painted or stained).
- b) **Rope or Chain Rails:** Rope or chain-type barriers (generally defined as enclosures composed of a rope or chain suspended by vertical elements such as stanchions) are permitted if they meet the following guidelines:
 - i. **Rope/Chain Diameter:** The rope or chain must have a minimum diameter of 1 inch.
 - ii. **Posts:** Vertical support posts (stanchions, bollards, etc.) must be constructed of wood or metal (aluminum, steel, iron, or similar).



Figure 5: Rope or chain barrier must have a minimum diameter of 1 inch

- c) **Freestanding:** Any barrier (whether sectional fencing or rail-type) can be freestanding, without any permanent or temporary attachments to buildings, sidewalks or other infrastructure. If permanently affixed, anchoring must be approved by the Engineering Department.

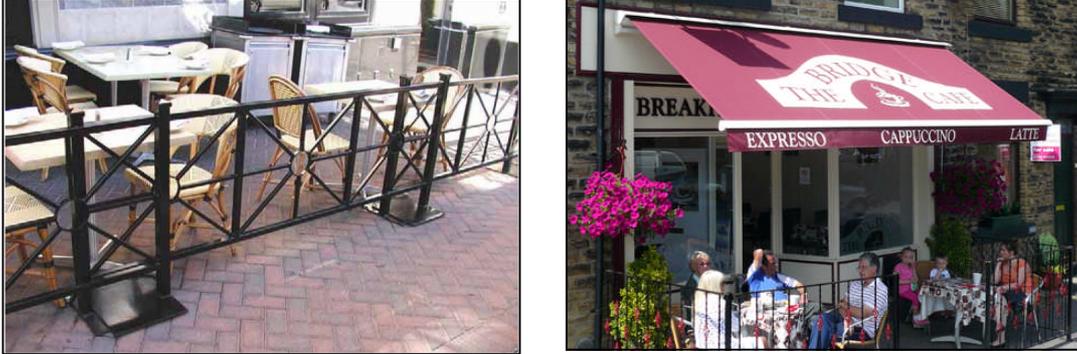


Figure 6: Acceptable sectional fencing design: freestanding

d). Prohibited Barrier Styles:

- i. **Fabric Inserts:** Fabric inserts (whether natural or synthetic fabric) of any size are not permitted to be used as part of a barrier.
- ii. **Chain-link and Other Fencing:** The use of chain-link, cyclone fencing, chicken wire or similar appurtenances is prohibited. Materials not specifically manufactured for fencing or pedestrian control (including but not limited to buckets, food containers, tires, tree stumps, vehicle parts, pallets, etc.) and not expressly permitted elsewhere in these guidelines may not be used as components of a barrier.

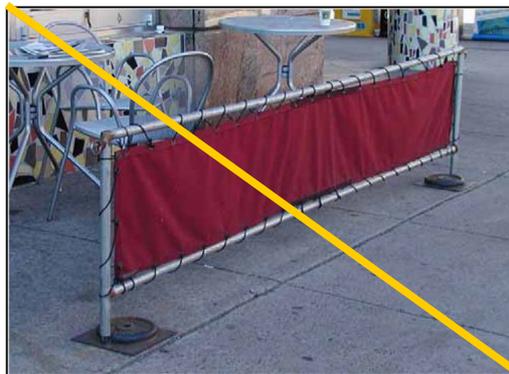


Figure 7: Fabric inserts are not permitted to be used as part of a barrier

3. Barrier Measurements

To ensure their effectiveness as pedestrian control devices and to be detected by persons with visual impairments; barriers must meet the following measurement guidelines:

- a) **Height:** The recommended fence height should measure at least 36 inches in height and no more than 48 inches in height, with the exception of planters.
- b) **“Open” Appearance:** Fences or other perimeter enclosures shall have an opacity 50% or greater (see-through) in order to maintain visibility of street level activity.

- c) **Maximum Distance from Ground:** All barriers must be detectable to visually impaired pedestrians who employ a cane for guidance.



Figure 8: Example of Planter Barrier

4. Access Openings

- a) **Minimum Access Width:** Any access opening within the barrier must measure no less than 36 inches and no more than 48 inches in width.
- b) **Location:** Access openings should be placed in a location that will not create confusion for visually impaired pedestrians.
- c) **Gates:** No gates will be allowed due to fire safety and accessibility.

Figure 9: Recommended minimum height 36 inches

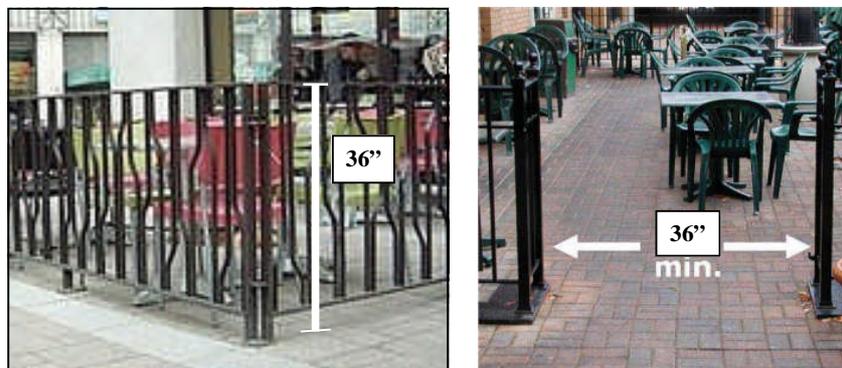


Figure 10: Minimum access width is 36 inches

5. Planters

Planters may be used in addition to or in place of other barrier designs. In addition, planters may be used in situations where no barrier is required (for example, where the outdoor dining area does not extend more than three feet into the sidewalk) in order to provide added visual interest and create a more attractive and welcoming atmosphere.

Figure 11: Acceptable planter design and material



Figure 12: Height of plants may not exceed 8'

Planters and the plants contained within them must meet the following requirements:

- a) **Maximum Height of Planters:** Planters may not exceed a height of 36 inches above the level of the sidewalk. (This pertains only to planters, not the plants contained therein.)
- b) **Maximum Height of Plants:** Plants may not exceed a height of 96 inches (8 feet) above the level of the sidewalk.
- c) **Planted Material:** All planters must have plants contained within them. If the plants within a planter die, the plants must be replaced or the planter removed from the public right-of-way. Artificial plants; empty planters; or planters with only bare dirt, mulch, straw, woodchips or similar material are not permitted. Seasonal, thematic planter displays are encouraged.



Figures: 13: Acceptable planter design and material

5. B. Furniture and Fixtures

Statesville's retail liveliness depends on maintaining an attractive and high-quality atmosphere. Outdoor dining furniture becomes a prominent part of the streetscape when used in the front of buildings, and such furniture needs to uphold the high standards applied to buildings and other improvements in downtown.

A wide range of furniture styles, colors and materials are permitted. All furniture and fixtures must be maintained in good visual appearance, without visible fading, dents, tears, rust, corrosion, or chipped or peeling paint. All furniture and fixtures must be maintained in a clean condition at all times. All furniture and fixtures must be durable and of sufficiently sturdy construction as not to blow over with normal winds. To ensure a quality visual appearance in keeping with the historic context of Statesville's downtown architecture, the conditions on the following pages apply to furniture (tables and chairs).



Figure 14: Example of outdoor furniture

1. Types of Furniture

- a) **Prohibited Furniture:** All furniture other than tables, chairs and umbrellas is prohibited. This includes but is not limited to serving stations, bar counters, shelves, racks, sofas, televisions, trash receptacles, and torches.
- b) **Freestanding:** Furniture and fixtures must not be secured to trees, lampposts, street signs, hydrants, or any other street infrastructure by means of ropes, chains or any other such devices, whether during restaurant operating hours or at times when the restaurant is closed.



Figure 15: Furniture shall not be chained together. If permanently affixed, anchoring must be approved by the Engineering Department.

2. Tables

Tables need to be functional, not only for patrons, but also for pedestrians, given the limited space available for outdoor dining on some of Statesville's sidewalks. Outdoor dining furniture must also contribute to the overall atmosphere of Statesville's commercial district and be complementary in both appearance and quality.

Figure 16: Furniture may be of a darker color or natural unpainted material



- a) **Color:** Tables may be colored or of a natural unpainted material (i.e., wood, metal resin, etc.). Tables are not permitted to be neon or florescent in color. Table colors shall be appropriate with restaurant theme and/or color scheme.
- b) **Size and Shape:** The size and shape of tables strongly affects the functionality of an outdoor dining area. Restaurants should strive for space-efficient seating layouts and furniture configuration.

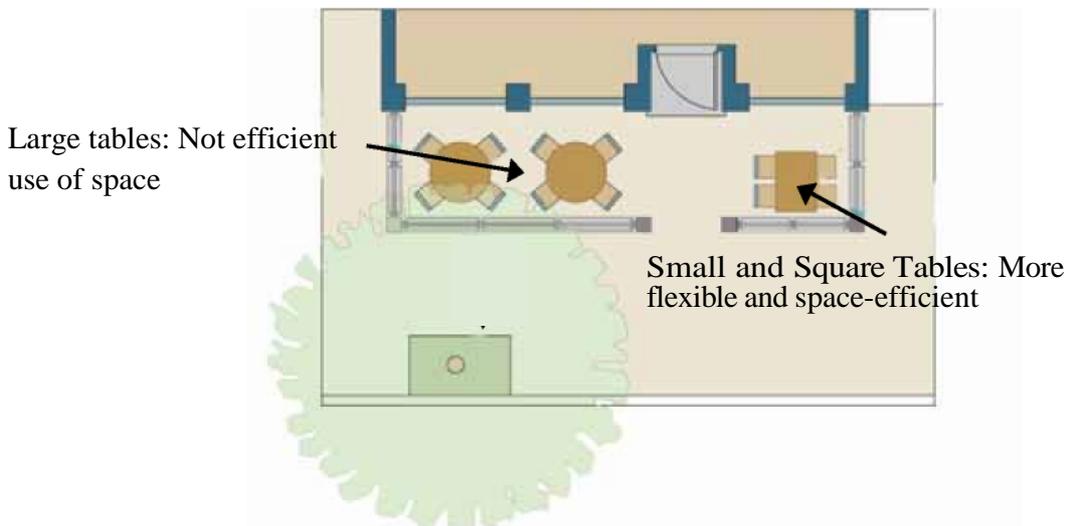


Figure 17: Efficient furniture layout - smaller furniture works better in downtown



Figures 18: Smaller bistro-style tables are more efficient for use along the Street

- c) **Tables Preferred:** Square, rectangular or round tables are strongly recommended for use in Statesville's outdoor dining areas.

Note: Square or rectangular tables may fit flush against a building's wall and can permit more usable surface area for patrons while at the same time leaving more space available for pedestrians. They also can be combined to seat larger parties much more effectively than can round tables.

- d) **Smaller Tables Preferred:** Smaller tables work better than larger tables and are more efficient and flexible. Although optimal table size varies by each restaurant's specific outdoor dining layout, smaller tables are preferred.

3. Chairs

Chairs, like other outdoor dining elements, must contribute to the overall atmosphere of Statesville's commercial district and must be complementary in both appearance and quality.

- a) **Color:** Chairs may be colored or of a natural unpainted material (i.e., wood, metal, resin, etc.). Chairs are not permitted to be neon or florescent in color. Chair colors shall be appropriate with restaurant theme and/or color scheme.
- b) **Upholstery:** Upholstered chairs are permitted; however the fabric shall be made of an all weather material.
- c) **Matching:** All chairs used within a particular establishment's outdoor seating area must match each other by being of visually similar design, construction and color.



Figure 19: Chairs used in an outdoor dining area must match and no plastic shall be used.

4. Umbrellas

Umbrellas can add a welcoming feel to outdoor dining areas and provide shelter from the elements, making their use desirable for outdoor dining applications. Appropriately designed and sized umbrellas are permitted for use under this outdoor dining program. Umbrellas must be free of advertisements and contained within the outdoor dining area, and the lowest dimension of an extended umbrella must be at least 7 feet above the sidewalk surface. All umbrellas must comply with the following conditions.



Figure 20: Acceptable umbrella design

- a) **Contained Within the Outdoor Seating Area:** To ensure effective pedestrian flow, umbrellas (including the fabric and supporting ribs) should be contained within the outdoor seating area.
- b) **Minimum Height for Sidewalk Clearance:** When extended, the umbrella must measure at least 7 feet above the surface of the outdoor dining area in order to provide adequate circulation space below.
- c) **Maximum Height:** Any part of an umbrella used in an outdoor seating area may not exceed a height of 120" (10 feet) above the level of the sidewalk.
- d) **Colors:** Umbrellas must blend appropriately with the surrounding built environment. Therefore, umbrella fabric shall coordinate with the Restaurant theme and/or color scheme of the building.



Figure 21: Acceptable umbrella design: space efficiency and acceptable color schemes.

- e) **Size and Shape:** The size and shape of an umbrella strongly affects its functionality within a constrained space such as an outdoor dining area. Due to the narrow measurements of most restaurants' outdoor dining areas, restaurants using umbrellas should strive for space-efficient umbrella designs.
- f) **Market-Style Umbrellas Preferred:** Market style umbrellas are designed specifically for patio or outdoor restaurant use. These types are preferred for outdoor dining purposes in the downtown area.
- g) **Material:** Umbrella fabric must be of a material suitable for outdoor use, and must be canvas-type. No plastic fabrics, plastic/vinyl-laminated fabrics, or any type of rigid materials are permitted for use as umbrellas within an outdoor seating area.
- h) **Signage or Wording Prohibited:** Umbrellas must not contain signage for the restaurant or for any other entity in the form of wording, logos, drawings, pictorial or photographic representations, or any other likewise identifying characteristic



Figure 22: Signs on Umbrellas are not permitted

5. Sidewalk Coverings

The floor of outdoor seating areas should be uncovered sidewalk material as to provide continuity with the adjacent public right-of-way. Floor coverings or raised platforms may not be used within outdoor dining areas.

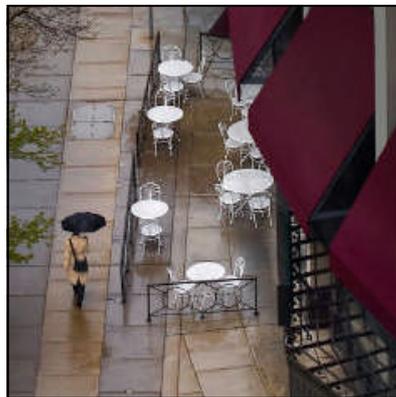


Figure 23: No sidewalk coverings.

Prohibited Sidewalk Coverings:

- a) **Carpet:** Prohibited sidewalk coverings include paint, carpet or other flooring material constructed of fabric, canvas, wool, tile, linoleum, nylon, vinyl, or any covering that is intended to resemble turf.
- b) **Platforms:** Raised decks, platforms, or other such surfaces are not permitted within outdoor dining areas.

6. Circulation Room

As established in the Outdoor Dining Ordinance, all outdoor dining areas must leave at least 5 feet of designated pedestrian space. The pedestrian space must be clear of obstructions caused by tree wells, posts, hydrants, or any other infrastructure. In addition, no part of an outdoor dining area (including plants) may extend into the designated pedestrian zone.

If a perimeter enclosure is used, adequate space must be provided within the enclosed outdoor dining area to permit movement of patrons and wait staff. Wait staff may not serve patrons from beyond the perimeter enclosure.



Figure 24: Outdoor dining areas must leave at least 5 feet of unobstructed pedestrian space.

7. Signage

Signage is permitted within outside dining areas only with a valid City permit. No extra or additional signage is permitted solely as a result of an establishment's participation in this outdoor dining program.

8. Setback from other businesses

Restaurants need to be mindful of adjoining businesses when using outdoor dining areas, making sure that neighboring businesses remain visible to pedestrians and motorists.

Chapter 6: Demolition and Relocation

Avoid demolition of any building, or part thereof, which contributes to the historic or architectural character of Statesville, unless it is so seriously structurally unsound or deteriorated (as determined by a structural engineer, historic architect, or other historic preservation expert) that its retention absolutely is not feasible.

6. A. Demolition

In considering demolition, the property owner and the Committee should give careful thought to the following questions. Could another site serve the purpose equally well? Could the existing building be adapted to meet the owner's needs? Could the property be sold to someone willing to use the existing building? Could the existing building be moved to another site?

In reviewing a request to demolish a building in the downtown, the Design Review Committee also considers whether the proposed demolition will adversely affect other historic buildings in the downtown area or the overall character of the downtown district. The Committee discourages demolition when no subsequent use has been proposed for the site.

When considering demolition of a historic building, the property owner is encouraged to work closely with the Committee in reviewing all alternatives. The Design Review Committee will make a recommendation to City Council. City Council will make the final decision whether or not a structure is to be demolished. The City Council and the Design Review Committee will review a reuse plan supplied by the applicant to help determine approval or denial.

Demolition Guidelines:

1. Demolition should be the last resort for any building. Many times it is more economical to renovate a historic building than demolishing it and build a new one.
2. If all alternatives have been exhausted, follow these guidelines for demolition:
 - a. Make a permanent record of a significant structure before demolition. The record shall consist of black-and-white photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The Committee determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the Committee before the demolition. The record is retained by the City of Statesville.
 - b. Work with the Committee to identify salvageable materials and potential buyers or recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
 - c. Clear the structure quickly and thoroughly.
 - d. Submit a site plan illustrating proposed landscaping and any other site development to be completed after demolition.
 - e. Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

6. B. Relocation

Relocation of a structure within the downtown district should be carefully deliberated. A building should be moved only if all other preservation options have been exhausted.

Relocation often results in a loss of integrity of setting and environment that compromises the significance of the relocated building. Consequently, relocation of a property on the National Register of Historic Places may result in its removal from the register. However, relocation of a building or a portion of a building to the extent that it is practical may be a desirable alternative to demolition.

In reviewing a request to move a building within the district, the Committee considers whether the proposed relocation will adversely affect other historic buildings in the district or the overall character of the district.

Moving buildings into the district or relocating them within it should be based on thorough planning and meet the guidelines for new construction with regard to architectural compatibility, site, orientation, and landscaping.

Relocation of Buildings Guidelines:

1. Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
2. Assess the structural condition of the building before moving it, to minimize damage during the move.
3. Work with contractors experienced in successfully moving historic structures.
4. Protect the building from weather damage and vandalism during the relocation.
5. If a structure is moved to a site within the historic district:
 - a. Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - b. Review the proposed site, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - c. Ensure that the relocation will not damage existing historic buildings or the character of the district.

APPENDICES

Application Submittal Requirements

The following checklist is to aid the applicant in providing the necessary material for submittal to the Design Review Board. As each requirement is submitted, the project manager will initial below that the necessary materials from the applicant have been received. The applicant will sign and date that the application has been completed in its entirety.

FILE NUMBER _____

PLANS RECEIVED _____

Project Manager Initials	Application Submittal Requirements
_____	<input type="checkbox"/> Design Review Application Form
_____	<input type="checkbox"/> 9 sets of plans or electronic submission
_____	<input type="checkbox"/> Description of Work (bulleted or paragraph)
_____	<input type="checkbox"/> Building Design Requirements, if applicable as determined at pre-submittal meeting. (Must include façade overlays and associated calculations)
_____	<input type="checkbox"/> Site plan, if applicable
_____	<input type="checkbox"/> Building Elevations, if applicable
_____	<input type="checkbox"/> Lighting Plan, if applicable
_____	<input type="checkbox"/> Material/Color Samples (can be submitted electronically)
_____	<input type="checkbox"/> Color Photographs of the existing site and building(s) all sides, If applicable
_____	<input type="checkbox"/> Compliance with Section 20.15 and the Design Guidelines
_____	<input type="checkbox"/> Approval from Owner of Property (Letter or Signature)
Additional Comments:	
As the applicant, I hereby confirm that all the required materials for application to the Design Review Board are authentic and have been submitted to the City of Statesville Planning Department.	

Applicant's Signature

Date

Owner's Signature

Date

Appendix C: Glossary

Alkyd Resin Paint: A common modern 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 lay 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 casing or the molding surrounding a door or window frame; also, in classical architecture, the lowest part of an entablature.

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 Masonry: Masonry having a face of square or rectangular stones. Random ashlar has neither vertical nor horizontal joints continuous.

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 roof like 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.

Baluster: A miniature column or other form of upright that in series supports a handrail.

Balustrade: A series of balusters, or pickets, connected on top by a handrail and usually a bottom rail, used on porches, stairs, and balconies.

Band, Band Course, Band-mold, Belt: Flat trim running horizontally in the wall to denote a division in the wall plane or a change in level.

Bargeboard (Also Verge-board): A wooden member, usually decorative, suspended from and following the slope of a gable roof. Bargeboards are used on buildings inspired by Gothic forms.

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 direct sunlight 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 arrangement of bricks or other masonry units to provide strength and stability, sometimes in a decorative pattern.

Brackets: Projecting support members found under roof eaves or other overhangs.

Built-in Gutters: Gutters which are sunken below the roofline, and usually concealed behind a decorative cornice.

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 finished visible framework around a window or door.

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 does not completely penetrate to the previous coat; the cracks are in a pattern roughly similar to a checkerboard.

Clapboard Siding: Horizontal wooden boards tapered at the upper end and lay so 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).

Character-defining: A feature or element of a structure that is essential to its architectural or historic significance.

Clerestory: Windows located relatively high up in a wall that often tends 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 motherlands 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 supporting pillar consisting of a base, a cylindrical shaft, and a capital.

Composition Board: A building board, usually intended to resemble clapboard, fabricated from wood or paper fabric under pressure and at an elevated temperature, usually with a binder.

Coping: The cap of the top course of a masonry wall.

Corbel: A bracket of stone, wood, brick, or other building material, projecting from the face of a wall and generally used to support a cornice or an arch.

Corner Block: A block placed at a corner of the casing around a wooden door or window frame, usually treated ornamentally.

Corner Board: A board that is used as a trim piece on an external corner of a wood frame structure against which the ends of the siding are fitted.

Cornice: Any molded projection that crowns or finishes the part to which it is affixed; an ornamental molding, usually of wood or plaster, running around the walls of a room just below the ceiling; the molding forming the top member of a door or window frame; the exterior trim of a structure at the meeting of the roof and the wall.

Cresting: Decorative iron tracery or jigsaw work placed at the ridge of a roof.

Crown Molding: Finish molding located at the top edge of an exterior wall, or at the area of transition between wall and ceiling of an interior wall.

Cupola: A small vault on top of a roof; sometimes spherical in shape, sometimes square with a mansard or conical roof.

Deck: An uncovered porch, usually at the rear of a building; popular in modern residential design.

Dentil: A repetitive cubical element at the base of a classical cornice. Dentils resemble teeth.

Dentil Molding: A series of small square blocks found on cornices.

Diameter at Breast Height (dbh): The standard measurement in all tree related fields. The “breast” height is by definition 4.5 feet above the ground.

Dormer: A window placed vertically in a sloping roof, with a roof of its own.

Double-hung Window: A type of window with an upper and lower sash in vertical grooves, one in front of the other, which are moveable by means of sash cords and weights.

Downspout: A vertical pipe, often of sheet metal, used to conduct water from a roof drain or gutter to the ground or a cistern.

Dressed: Descriptive of stone, brick, or lumber that has been prepared, shaped, or finished by cutting, planning, rubbing, or sanding one or more of its faces.

Escutcheon: A protective plate, sometimes decorated, surrounding the keyhole of a door, a light switch, or a similar device.

Etched Glass: A glass surface that has been cut away using a strong acid or by abrasive action into a decorative pattern.

Eaves: The portion of the roof that extends beyond the walls.

Elevation: Scaled drawing of the front, rear, or side of a building. Elevation is usually required for new construction, addition and other major alterations to the building façade.

Entablature: In classical architecture, the horizontal members immediately above the column capitals; divided into three major parts, the architrave, the frieze, and the cornice.

Façade: The front or side of a building.

Fanlight: A semicircular window with radiating muntins, located above a door or window.

Fascia: The flat board that covers the ends of roof rafters.

Fenestration: The windows and doors and their openings in a building.

Finial: A formal ornament at the top of a canopy, gable, pinnacle, streetlight, etc.

Flashing: Overlapping pieces of non-corrosive metal installed to make watertight joints at junctions between roof and walls, around chimneys, vent pipes, and other protrusions through the roof.

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: A plain or decorated horizontal part of an entablature between the architrave and cornice. 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 triangular upper portion of a wall at the end of a pitched roof.

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

Gambrel: A roof that has two pitches on each side.

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 that slopes upward from all four sides of a building.

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 midway 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 structural member (such as a beam) over an opening that carries the weight of the wall above it; usually made of steel, stone, or wood

Lunette: A semicircular opening.

Macadam: Gravel or small stones spread over a binder such as tar or asphalt

Mansard Roof: A modification of the hipped roof in which each side has two planes, the upper being shallower. This roof is characteristic of the Second Empire style.

Molding: A continuous decorative band, which often serves the function of obscuring the joint formed when two surfaces meet.

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

Mission Tile: Semi cylindrical clay roofing tiles laid in courses with the convex side alternately up and down.

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

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.

Multi-tenant: A structure containing more than one commercial entity with ingress and egress through one main door.

Mullion: A vertical member dividing a window area and forming part of the window frame.

Muntin: A thin strip of wood or steel used for holding panes of glass within a window sash.

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. Oil paint is rarely used as 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 tile that has the shape of an S laid on its side.

Parapet: A low protective wall or railing along the edge of a raised structure such as a roof or balcony.

Patio: An open, outdoor living space adjacent to a building, usually surfaced with stone, tiles, or concrete and at ground level.

Pediment: In classical architecture, the triangular gable end of the roof above the horizontal cornice often filled with sculpture. In later work, a surface used ornamentally over doors or windows; usually triangular, but may be curved.

Pergola: A garden walk usually formed by a double row of posts, or with beams above and covered with climbing plants.

Pilaster: An engaged pier or pillar of shallow depth, often with capital and base.

Pitch: The degree of slope of a roof.

Porte Cochere: A roofed passageway large enough for wheeled vehicles to pass through.

Portland Cement: very hard and strong hydraulic cement (one that hardens under water) made by heating slurry of clay and limestone in a kiln.

Portico: An entrance porch, sometimes pediment, and usually supported by columns.

Primer: Paint applied as a first coat that serves the function of sealing and filling on wood, plaster, and masonry.

Quarter Round: A small molding that has the cross-section of a quarter circle.

Quoin: One of the cornerstones of a wall, emphasized by size, by more formal cutting, by more conspicuous jointing, or by difference in texture.

Rafter: The sloping member of a roof that supports its covering.

Rafter Tail: The part of a rafter that projects beyond a house wall, often used decoratively.

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

Recessed Light: 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 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: Any framework of a window; may be moveable or fixed; may slide in a vertical plane (as in a double-hung window) or may pivot (as in a casement 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.

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

Sidelight: Long fixed sash located on either side of a door.

Sill: The horizontal water-shedding member at the bottom of a door or window.

Sill Plate: The horizontal member at the bottom of the frame of a wood structure, which rests on the foundation.

Soffit: The exposed underside of overhanging roof eaves.

Stepped Gable: Gable concealing the end of a roof with a stepped parapet.

Stretcher: A brick or a stone lay with its length parallel to the length of the wall.

Stringcourse: A horizontal band or molding set in the face of a building as a design element.

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: Roofing material manufactured by saturating a dry felt with asphalt and then coating it with 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.

Terrace: A level promenade in front of a building, usually paved.

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 over door 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: A glazed panel above a door or a storefront sometimes hinged to be opened for ventilation at ceiling level.

Tread: The horizontal surface of a step.

Trellis: An outdoor structure of latticework.

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.

Uniform Sign: A sign relating to existing signs or signs that is similar in scale, color, shape and material.

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.

Water-blasting: 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 plain or molded projection that protects the foundation from water running down the wall of a building. A belt course differentiating the foundation of a masonry building from its exterior walls

Weatherboarding: Wooden clapboard siding.

Widow's Walk: A flat area at the top of a roof surrounded by a railing.

Wood Shingles: Thin rectangular pieces of wood installed in overlapping rows to cover walls or roofs. The butt of the shingles can be cut in a variety of shapes to give a distinctive pattern to a wall surface.

Wrought Iron: Iron that is rolled or hammered into shape, never melted.