

## Appendix: The Secretary of the Interior's Standards

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The National Park Service has assembled a series of standards to guide renovation and restoration of historic structures. Listed here are the standards for Rehabilitation, which would probably be the most common criteria for consideration by the Historic District Commission. However, there are other standards that might be more appropriate for an individual buildings, and these are listed for reference. Only one set of standards would apply to a particular building. The other standards that might apply include Preservation, Restoration, and Reconstruction. The standards apply to historic buildings of all periods, styles, types, materials, and sizes. The Secretary of the Interior roughly defines a historic building as being in excess of fifty years old and meeting certain criteria for significance.

### The Standards for Rehabilitation

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and

spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

## Standards for Preservation

The Standards for Preservation emphasizes conservation, maintenance and repair rather than . It reflects a building's continuum over time, through successive occupancies, and the appropriate changes and alterations that are made over time.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

## Standards for Restoration

The Standards for Restoration are focused on the retention of materials from a particular time in a property's history, while permitting the removal of materials from other periods.

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of the deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemically or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

## Standards for Reconstruction

The Standards for Reconstruction guide the recreation of a non-surviving site, landscape, building, structure, or object in all new materials.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be pre-ceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.



# Sidewalk & Outdoor Dining and Outdoor Display

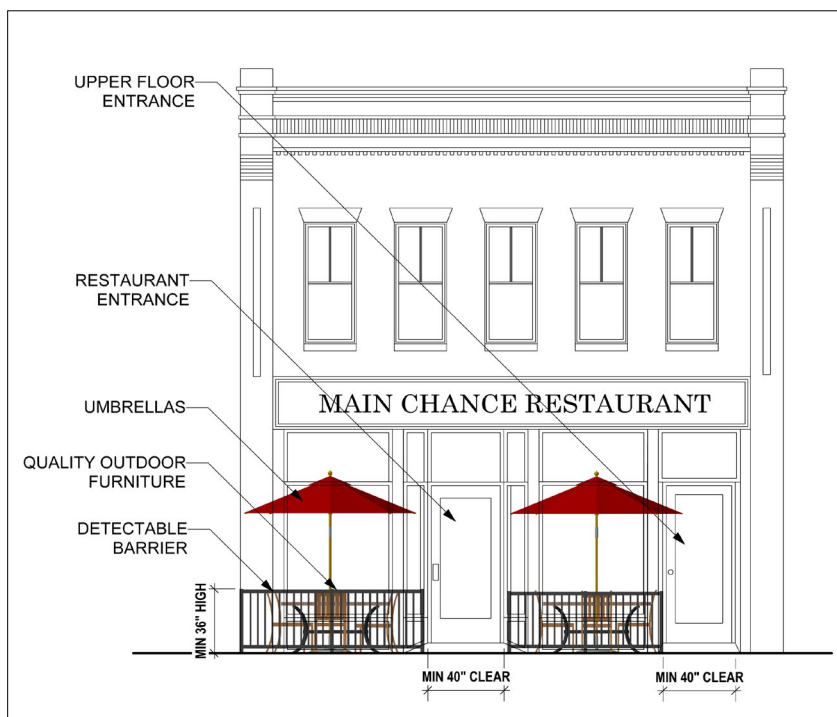
## 8.1. Purpose

The purpose of these guidelines is to provide guidance for Restaurant owners or owners of Places of Entertainment (bars, etc.) who wish to offer sidewalk or outdoor dining or seating on public sidewalks. Sidewalk dining and/or seating (Section 8.2) is defined as dining or seating allowed on public sidewalks and alleys, while outdoor dining (Section 8.3) is defined as dining or seating allowed on private land including on setbacks from the street, sideyards, alleys and rear yards. Also included in this section are rules for store owners who wish to display merchandise on the street (see Section 8.4).

## 8.2. Sidewalk Dining-Outdoor Seating

Store owners must obtain a yearly permit, must be mindful that they are using the public right of way, and must ensure that:

- Pedestrian traffic flow and safety are not impeded and ADA (Americans with Disabilities) standards are met;
- The historic architectural context is honored and enhanced; and
- Outdoor areas are maintained to the highest standards at all times.



*This drawing illustrates a possible configuration of sidewalk dining. See other drawings for allowable dimensions. Note that all doorways must remain clear, with minimum 40" opening.*

## 1. Space Requirements

The space allowed for outdoor seating and/or sidewalk dining will vary with the width of the sidewalk. There are two sets of requirements: for sidewalks 10' or narrower, and for sidewalks wider than 10'. See typical plans on the next two pages for graphic representations of these requirements.

### For streets 10' wide or narrower:

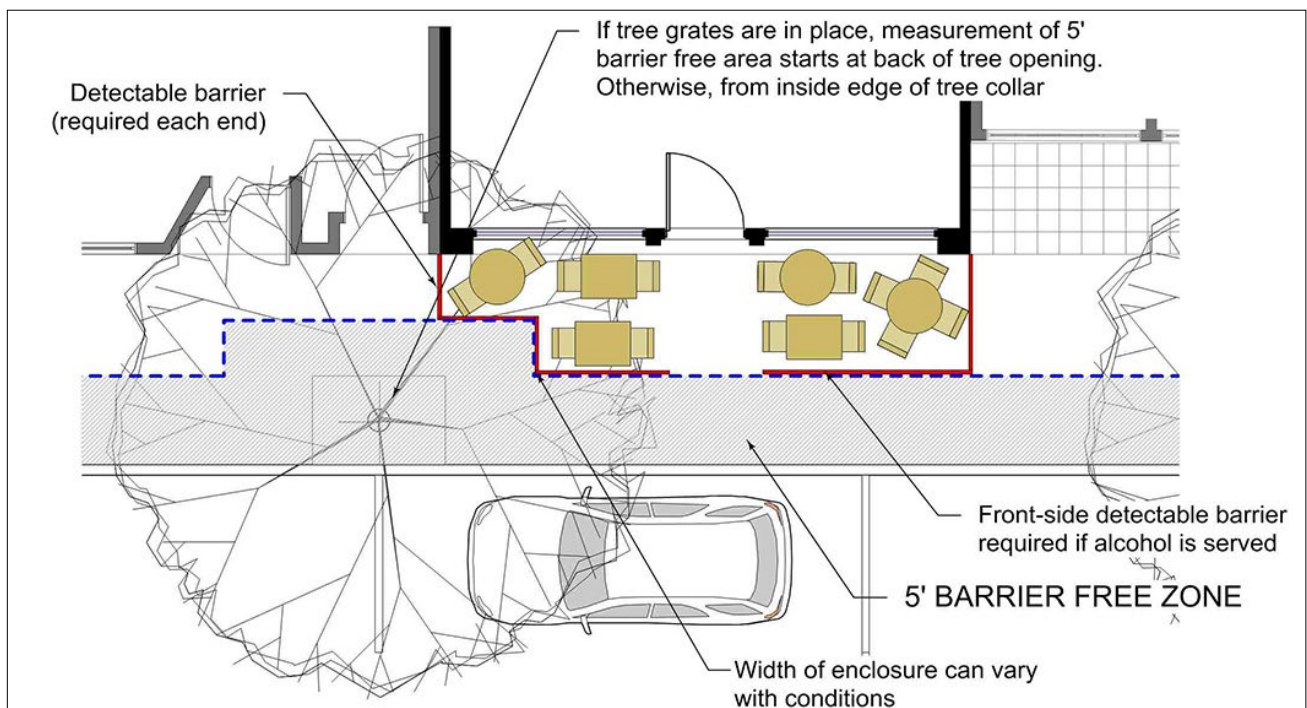
- A 5'-wide zone from the back of the curb or from any fixtures (trees, lights, bike racks, etc.) must remain clear of obstructions at all times. If tree pits are not covered with tree grates, the measurement for pedestrian traffic flow starts from the inside edge of the tree curb closest to the buildings. Although a minimum 5'-wide corridor must remain clear for pedestrian traffic flow, the space available for outdoor dining or seating may move in and out around street fixtures. The remaining public right of way, plus whatever setbacks that the building offers, may be used for sidewalk dining.

### For sidewalks 10' or narrower



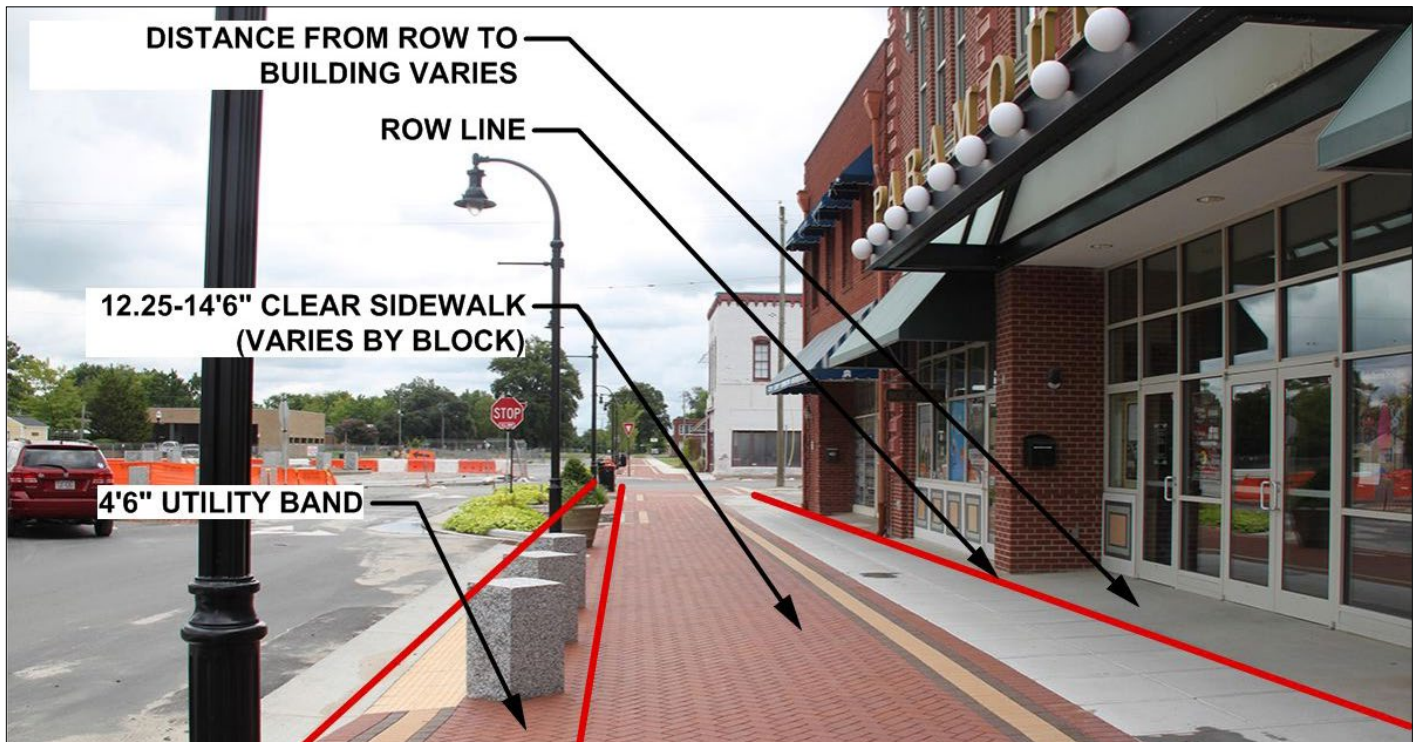
*This photograph shows how the dining enclosure moves around a light pole in order to maintain a minimum 5' clearance on the sidewalk.*

### For sidewalks 10' or narrower



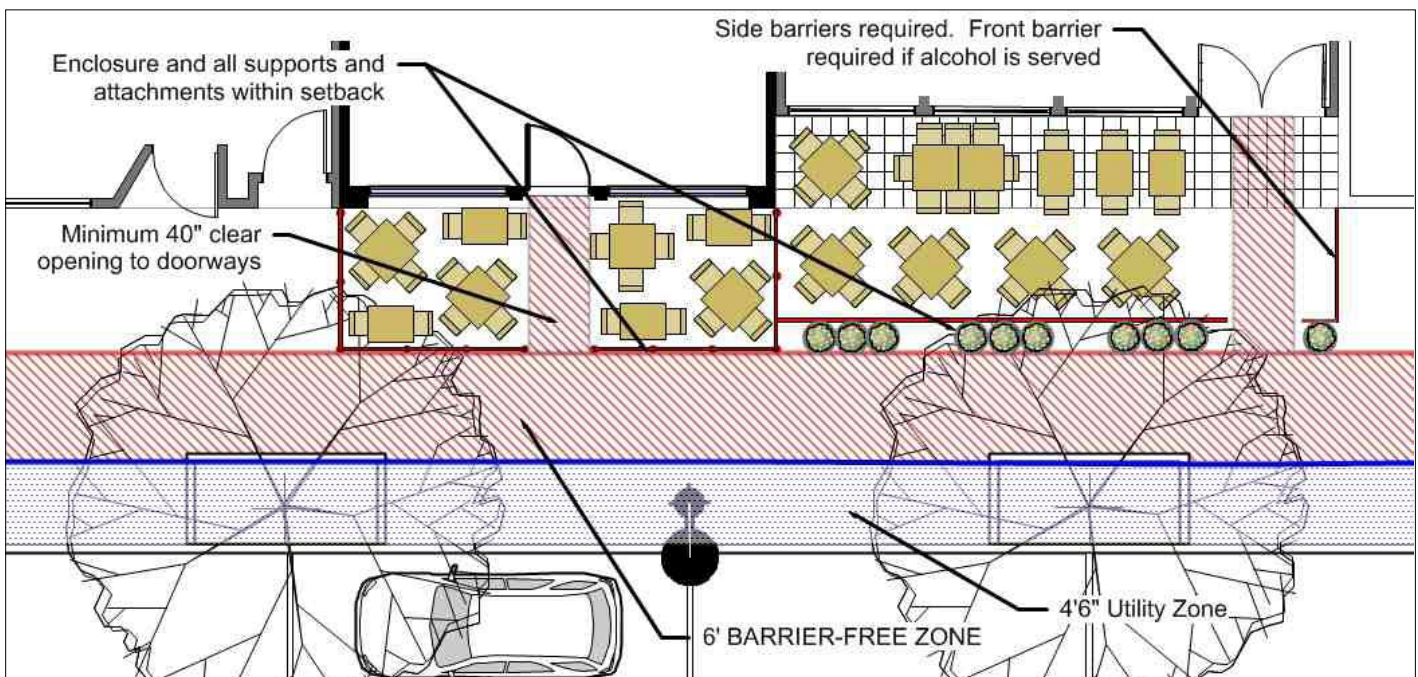


**For sidewalks wider than 10'**



*This photograph of Center Street near the Paramount illustrates the areas allocated for utilities, shows the space between utilities and the right of way (ROW) line, and also illustrates that some buildings have space behind the ROW line that can be used for sidewalk dining, but is not included in space calculations (i.e. additional space).*

**For sidewalks wider than 10'**







*Even on narrow sidewalks it is possible to fit a limited amount of sidewalk dining. Side barriers are always required. If alcohol is served there must also be front barriers.*

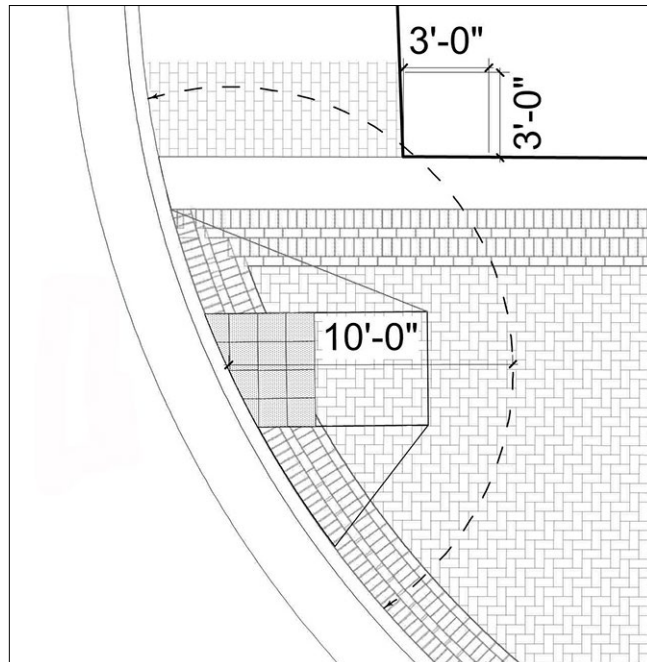


*This metal dining enclosure in Washington, D.C. is enhanced with colorful hanging planters. The planters and plants must still fit within the allowable dimensions.*

In most cases, streets this narrow will only accommodate a single table and two, or perhaps three chairs within this space. The photo at left shows an example of sidewalk tables on narrow sidewalks.

### **For streets wider than 10' (and especially Center Street with widened sidewalks):**

- A 4'6"-wide utility zone next to the curb is reserved for any fixtures or street furniture. No tables and chairs for outdoor dining may be located in this zone.
- A minimum 6'-wide corridor inside the utility zone must remain clear for pedestrian traffic flow at all times. The remaining public right of way, plus whatever setbacks that the building offers, remains for sidewalk dining. On Center Street, this will be approximately 8'-9'.
- Depending on utilities and street furniture adjacent to the business, additional space may be allowed by exception with review and approval.
- Likewise, if there are any obstructions or elements in the sidewalk that require it, this 6' allowance for pedestrians may be increased.
- Any projections from the enclosure (signs, planting materials, lights, etc. must be included in calculating the 6' barrier-free areas.
- For buildings adjacent to handicap ramps, at least 10' from all handicap ramps (measured from the inside edge of the curb) must remain clear of obstructions. In addition, 3' from the corner of buildings located on corners must be free of all obstructions. See diagram below.



*This diagram shows the area around handicap ramps that must remain clear of obstructions. In addition, no obstructions should be placed closer than 3' to buildings on corners.*



*The attractive wrought iron enclosure shown above looks as if it might be custom-made. The width of these sidewalks in Austin, TX allows enough room for planters in addition to the railings. Also note the small lights on the enclosure.*



*This photo shows a wood fence with angled slats to allow less wind resistance. Tropical woods should be used to prevent warping and splintering.*



*This private courtyard dining area has been fitted with small overhead lights for nighttime dining.*

## 2. Barriers

Fencing or other enclosures for sidewalk dining areas is important both to provide control for the store owner, and also to alert pedestrians and those with sight impairments that an obstruction exists on the sidewalk.

### Dimensions and placement requirements:

- Enclosures must be a minimum of 36" high;
- Leading edge barriers are required (perpendicular to the sidewalk)
- Front edge barriers are optional unless alcohol is served at the establishment; then they are required by North Carolina state law;
- Generally, only one entry to an enclosure is recommended, especially where alcohol will be served;
- Openings for access to all doorways must be a minimum of 40" wide, and must remain clear from the opening to the doorway. If there is an additional door in the facade allowing access to upper floors, that door can only be included in the enclosure by exception.

### Allowable materials and dimensions for enclosures are as follows:

- Enclosures should be at least 50% open (except canvas or fabric, see below) to allow visibility to and from the street, and between 36-48" tall.
- Metal railings (wrought iron, aluminum or steel) on bases of circular or rectangular flat metal, or **mounted by attachment to the building and to the concrete slab under the brick of the sidewalks with review and approval.** No fencing may be permanently attached to the concrete portion of the sidewalk.
- Painted or stained wood on bases of flat circular or rectangular metal (wood bases are not permitted); tropical woods are required for wood enclosures to ensure stability and longevity.
- Rectangular, square or round planters made from architectural concrete, commercial grade resin or terra-cotta must be no more than 2'6" tall without planting. Planters must have plants in them or be removed from the sidewalk.
- Round or square planters or urns used as barriers and connected by ropes with review and approval may be up to 3' high without plantings;
- Canvas or other fabric securely fastened appropriately to metal frames are allowed, with the understanding that the canvas or fabric must be designed not to blow over in windy conditions and be maintained in good condition at all times.
- Other attachments and materials will be considered by exception with review.





*Metal furniture such as this aluminum furniture is approved for use, although it may be warm in the summer months if shade is not provided.*



*Natural materials such as commercial grade wicker and rattan are allowed.*



*These square, compact umbrellas create a sense of order and allow efficient table layout. Stone topped tables and metal-framed resin-wicker furniture are durable and weather resistant. All photos this page courtesy of American Trading Company.*

**Not permitted are:**

- Plastic used as a material for any portion of any enclosure;
- Domed or raised metal bases over 6" in diameter (these are a tripping hazard) or concrete or wood bases, except planters;
- Rope enclosures less than 1' in diameter;
- Planters with narrow bases which can be easily tipped or that would be difficult to detect by the visually impaired.

### 3. Furniture

Furniture for outdoor dining should be built for outdoor use and should be sufficiently sturdy to withstand reasonable variations of weather and wind. Stacking-type chairs are recommended for storage. Both chairs and tables should be compact to allow the greatest flexibility in seating options (square or round tables of no more than 30" are often used).

**Furniture allowed for sidewalk dining:**

- Chairs of metal (aluminum, steel, or wrought iron), wood, natural materials (e.g. wicker or rattan over metal for weight), or metal frames with natural, wood or plastic parts (e.g. resin woven wicker). Although chairs do not need to all be the same, when seen together they must appear unified in style. Colors should be natural or dark colors. White or fluorescent colors are not allowed.
- Tables of natural materials (wicker, rattan), metal (aluminum, steel, architectural concrete or wrought iron), with metal, stone, wood, architectural concrete or resin tops. Plastic woven (resin) wicker over metal of sufficient weight is also allowed. Tables should be natural or dark colors.

Although more than one size and shape of tables may be used, all elements should form a harmonious collection.

- Market-type umbrellas made of outdoor fabric with metal stands. Umbrellas should be compact in size and square is preferred over round. Plain colors rather than stripes are preferred. Umbrellas colors and shapes should harmonize with or provide an accent to the colors of the facade and any trim or awnings.
- Outdoor lighting may be desirable. Since many configurations are possible, all must be approved. Lighting affixed to the building or overhead lighting is preferred. See examples of lighting attached to a barrier and overhead on page 61 in this section.
- Open flames (e.g. candles) are not allowed.





- New materials are often introduced to the trade. These will be considered by exception with review.

**Furniture/fitings not allowed for sidewalk dining:**

- Any furniture or accessories other than chairs and tables and a hostess stand (e.g. no warming tables, bus tables, etc.);
- No covering or decking allowed to cover the sidewalk;
- All-plastic molded chairs or tables ;
- White or fluorescent colors (except as accents);
- Picnic tables of any material or size;
- Commercial Logos (e.g. beer logos) or other writing on umbrellas. Logo for store is allowed, but will be deducted from allowable square feet of signs allowed for the building.



## 8.3. Outdoor Dining on Private Property

Outdoor dining on private property offers many opportunities to create unique and diverse dining experiences: walled garden settings with pergolas, sophisticated courtyards with couches and firepits, decks overlooking a downtown view. Because the possibilities will be shaped by the space available, these guidelines are fairly general and plans will be reviewed individually. While guidelines for outdoor dining on private property adjacent to and visible from the street are similar to those for sidewalk dining, there are more possibilities for outdoor dining located elsewhere such as on rooftops or upper floor terraces.



*Some possible configurations of outdoor dining in areas not adjacent to the public sidewalk.*

### 1. Location, materials and fencing.

- Railings, decks, outdoor lighting, ramps, and safety items must conform to all City and State building, safety, accessibility and zoning requirements.
- Outdoor dining areas can be located on decks, sideyards, rooftops, or frontages of buildings that are set back from the public right of way.
- Clearance from public rights of way to all doorways must be a minimum of 40".
- Outdoor dining areas located in sideyards or rear yards may be fenced for security and screened for privacy. Fencing similar to that specified in the sidewalk dining guidelines may be used, but it may be permanently anchored. Height may be up to 6', and may be solid (e.g. masonry wall) or be open in construction (e.g. metal pickets or grilles or lattice), or may be a combination (e.g. solid up to 30-36" and open above). If a solid wall is used and there is a outdoor entry, the gate should be constructed of open materials such as metal pickets or wrought iron.
- Outdoor dining located in the frontages of buildings set back from the sidewalk must have perimeter fencing that meet the requirements for sidewalk dining. Paving should complement the adjacent sidewalk.





*The attractive planters and plants maintained by this store owner add richness to the streetscape.*



*This outdoor display relates to the services offered, provides seasonal color, and invites pedestrians to “set a spell.”*

- Outdoor dining located on decks or rooftops must have railings required by code as to height (42”), but may utilize materials that allow views through (e.g. horizontal or vertical steel cables or Plexiglas panels).
- Access may be through the building, from the street, or both.

## 2. Furniture

- For private dining areas located in setbacks from the front of buildings next to the public right of way, the standards for furniture and umbrellas are the same as for sidewalk dining.
- For furniture in side and rear yards and on decks and rooftops, the requirements are more flexible, with picnic tables, umbrellas with logos, service areas, hostess stations and bars allowed as reviewed and approved by the Historic District Commission (HDC) and the City.
- Garden structures, sculpture, fountains, fireplaces and other outdoor elements may be appropriate in outdoor dining areas.

## 8.4. Outdoor Display Guidelines

Businesses may wish to use the public sidewalk for display, for signs alerting pedestrians to sales inside, for menus or events, for landscaping or perhaps to provide a bench to invite pedestrians to linger a while. The following guidelines are given to suggest appropriate use of outdoor space. The goal of these guidelines is to avoid a cluttered appearance on the sidewalks. Items for outdoor display are in two categories: **permanent** items such as benches and planters, and **temporary** items such as store goods and sandwich signs (see also Section 9: Sign Guidelines).

### 1. Space Requirements

#### For sidewalks 10' wide or narrower:

- 3' from the face of the building (right of way line) will be allowed for display, temporary signage, landscaping, or benches.
- Display items and temporary signage (sandwich boards) placed in the street are allowed, but must be removed from the street at the close of business each day.
- Items such as benches and plants in planters are allowed, and may remain in place, but must meet quality standards for the city, and must be maintained (e.g. if plants in planters have died, the planter must be replanted or removed).
- Dried and artificial plant materials of good quality are allowed.



**For streets wider than 10':**

- 5' from the face of the building (right of way line) will be allowed for display, sandwich boards, landscaping, or benches.
- On Center Street, 5' from the ROW line will be allowed for display, enclosure, sandwich boards, landscaping, or benches.
- Other requirements are as above for narrower sidewalks.

## 2. Display Items

**Allowed materials, permanent items:**

- All permanent items to be placed in the public right of way must be approved in advance. Planters must be architectural concrete, concrete, wood, commercial grade resin, metal, or terra-cotta.
- Benches must be iron and wood, all wood, architectural concrete, or all metal. Wood should be pressure treated or tropical for ease of maintenance.
- Plant materials do not require approval, but must be kept in good condition or removed, along with the planters. Dried or artificial plant materials of good quality are allowed.
- Other materials with review and approval.

**Materials not allowed, permanent items:**

- Plastic or consumer-grade wood or resin planters or benches.
- Fluorescent colors.

**A note about temporary display:** Common sense must be used when displaying goods in the public right of way. This space must be neat and clean at all times. Temporary displays should be tasteful and understated. Examples might be a piece of sculpture or artwork to publicize an art show or a display of plants in the spring outside a flower shop or hardware store. This space is NOT intended to be extra floor space for the business, space regularly used for outlet and marked down items, and so on. The Merchants Association may be the best agent for setting up rules for this type of display to avoid abuse. Such a group could also arrange dates when "sidewalk" sales rules would be in place for all retailers at the same time.

Temporary signs ("sandwich" signs, etc.) are discussed in Section 9: Sign Guidelines.

## 8.5. Existing Conditions

Please note that all existing barriers, furniture, sandwich boards and other items placed on the public right of way are ***grandfathered for 90 days, by which time the existing conforming materials must be permitted, or if non-conforming, must be removed.***

## 8.6. Routine Maintenance

(COA not required)

- Repair/replacement of previously approved outdoor/sidewalk dining and outdoor display items
- Change of message of previously approved sandwich boards.
- Change of outdoor display upon approval of space configuration.
- Maintenance of permanent items (benches, planters) or replacement with same once approved.
- Replacement of plant materials in approved planters.

## 8.7. Certificate of Appropriateness Required

To obtain a COA, a completed application form (available from the designated City staff person in Planning) must be submitted to the HDC staff liaison with information about the type of establishment, hours, and (if a restaurant) the number of seats proposed.

- A measured plan of the sidewalk dining or display area must be prepared to ensure compliance with these guidelines, and should include relevant information (e.g. table and chair layout and pictures or drawings of all barriers, chairs, tables, umbrellas, benches, planters and so on) and submitted to the HDC staff liaison.
- Examples (photographs, drawings, samples) of permanent display items must be presented and approved by the HDC or by the staff liaison prior to placement.
- Upon approval by the staff liaison or by the HDC, a permit must be acquired and a fee paid from the City of Goldsboro. Contact the Planning Department for more information. Permits must be renewed yearly at no charge for both outdoor dining and temporary display. Permits may be pulled if proper maintenance and materials are not observed, at which time outdoor dining or display must be removed pending additional review and approval, permitting and payment of permit fees.
- Failure to obtain appropriate permission will be considered a zoning violation.

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## 9: Sign, Awning & Canopy Guidelines



*The businesses on this very narrow street in Asheville use hanging and blade signs below awnings and a sandwich board sign. The more traditional signboard between the first and second floors might not be visible to pedestrians in this condition. A banner sign is also shown attached to the lamp post.*

### 9.1. Purpose

Signs fall into a variety of categories as they relate to a downtown. There are signs that announce a business, wayfinding signs, regulatory signs, painted mural signs, billboards, and gateway signs. This chapter will also deal with public and private banners.

The City has a sign ordinance in place (Section 6.4 of the UDO). These guidelines are meant to supplement and modify these guidelines as they relate specifically to the Historic District. Where questions arise, the Historic District Commission (HDC) is directed to decide based on the knowledge of the code modified by appropriateness to the context, especially the historic architectural context.

Because the Historic District encompasses several types of uses in addition to the commercial core, these guidelines will apply to these other uses, and the Historic District Commission will review signage within the entire district, including areas within the District that might otherwise be classified as Commercial, Office, Neighborhood Business, Shopping Center and Residential.

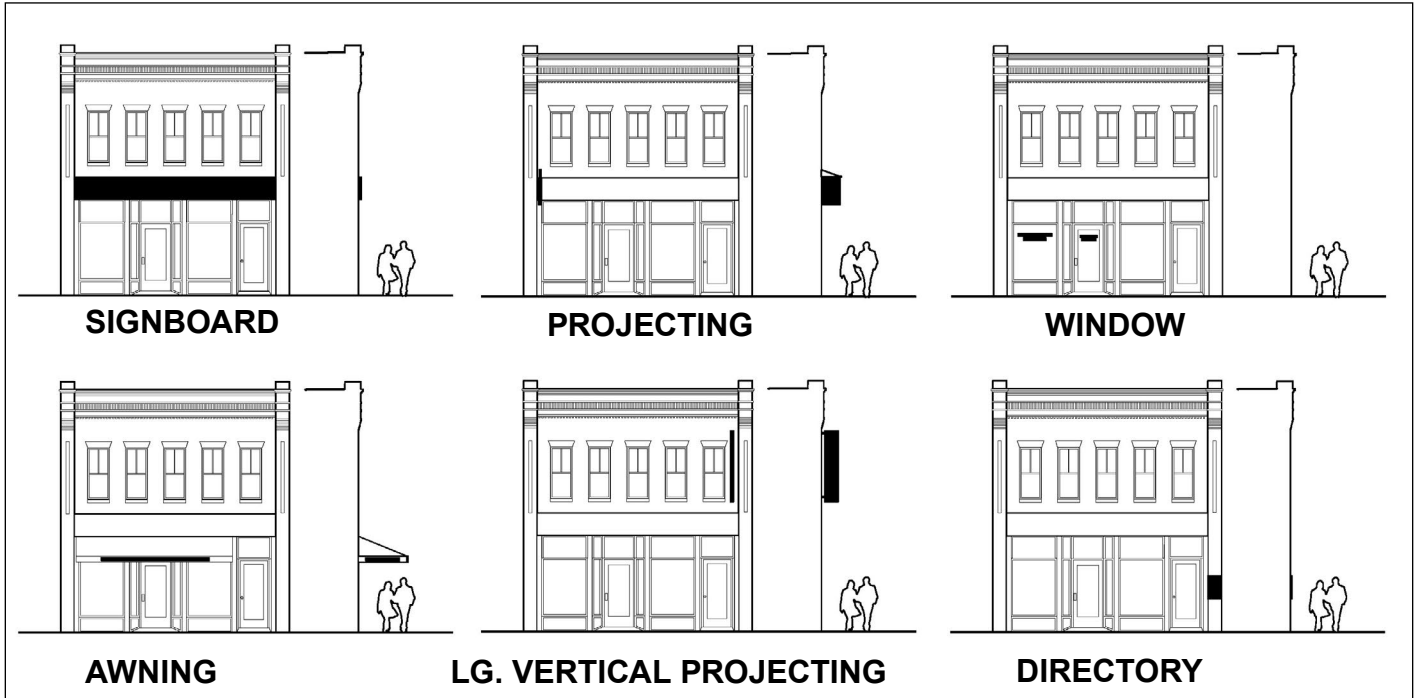
If attractively designed and well ordered, signs help us to find our way to the destinations we seek almost effortlessly. If signage, especially wayfinding signage, is inadequate or missing, it can lead to wrong turns, wasted time, and a bad impression of an area. If commercial signage is without standards, signs can become annoying and distracting. The purpose of these guidelines is to define each of these categories of signs and provide desirable and undesirable examples, and approved and prohibited materials. This document will not define regulatory signs because these are defined by Federal and State statutes, most particularly by the USDOT Manual of Uniform Traffic Control Devices.

### 9.2. Commercial Signs

#### 1. Purpose

Commercial and business signs should call attention to the individual business without detracting from the overall character of the district. Further, they should fit the age and architectural style of the building on which they appear. Here are some of the types and locations for commercial/business signs:

- Business name sign on the signboard between the first and second floors,
- Business name on the glass of the windows and/or doors of the storefront,
- Hanging/projecting signs more readily visible to the pedestrian,



*These drawings illustrate in elevation and section the possible placement of signs on commercial and industrial buildings. Shown elsewhere are examples of painted signs, banner signs, sandwich signs, marquee signs, and murals.*

- Signs on building piers on the first floor (might include a directory if there are several uses within the building),
- Larger vertical projecting signs above the first floor. Historic examples of these types of signs can be seen at the Family Shoe Store (photo at left) and the former furniture store building at the corner of John and Walnut Streets,
- Smaller freestanding signs are usually used for buildings (often residential) where the building is set back from the street,
- Large freestanding signs provide business identity along a road,
- Awning and canopy signs,
- Signs were often painted directly on the brick of industrial buildings, and occasionally on the side or rear walls of commercial buildings,
- Existing historic signs,
- Temporary window signs, or small free-standing signs advertising sales or other temporary uses,
- “Sandwich” or A-frame type signs with changing messages (menus, sales, etc.).

## 2. Sign Type, Placement and Size

- Place signs so they do not interfere with or obscure the architecture of the building on which they are mounted or adjacent buildings and signs.





*This is an appropriate building mounted sign from Asheville, NC. The incorporation of the lettering into the facing of the storefront unifies the image of the business.*



*The sign above is pin mounted and back-lit. The one at right is pin-mounted (New Bern, NC).*

- b. All signs for an individual business may not exceed limits as defined in the Unified Development Ordinance Section 6.4.14.3: "The total allowable area for all signs, excluding incidental signage, in this [Central Business] district shall be one and a half square feet of sign area per one linear feet of building frontage on the street. Party walls or property lines shall define individual buildings."
- c. **Existing Historic Signs** of any type: Existing signs should be preserved and/or restored whenever possible. Even if these signs do not conform to the existing guidelines and/or ordinances, they should remain if possible.
- d. **Building Mounted Flat signs:** Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e. two businesses on a longer storefront would each have a sign). Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size. Signs can be mounted to the sign frieze, to a flat surface of the building above the first floor and below any second floor windows or cornice, or to a covered transom (although covering transoms is discouraged). Signs should be illuminated by overhead and shielded LED or incandescent lights mounted above the sign, with neon, or with pin-mounted backlit letters as shown at left.
- e. **Pin Mounted Signs.** Pin-mounted letters and/or logos are allowed in the sign board area in place of and in the general area of the sign frieze. Pin-mounting allows the letter to stand out from the surface on which they are mounted. Letters are often gilded on historic buildings as shown below (from New Bern) or could be backlit as shown at left. Neon signs are also pin-mounted and are historically appropriate for the commercial area.





*Below and Right: Three examples of projecting signs/blade signs. Note the spotlights mounted on top of the sign on the left and middle, and at the bottom on the right.*



*Below and Right: Two examples of hanging signs. The bottom of the sign must be at least 7' above the sidewalk.*



- f. **Projecting signs between the first and second floors (Blade Signs):** These signs can add great visual interest to the streetscape. Their size is limited to 4 square feet per side, or 8 square feet total for a two-sided sign. This does not include the bracket. They should project no more than

4.5 feet from the building, and the bottom of the sign may be no lower than 10' above the sidewalk. Only one such sign is permitted per business.

- g. **Hanging Signs.** Hanging signs are different from projecting signs in that they are mounted under an awning or canopy where a projecting sign mounted higher would be obscured by the awning or canopy. These must be mounted high enough to ensure headroom beneath the sign. A minimum clearance of 7' is suggested, but this will be evaluated individually. Examples of hanging signs are shown below and at left.







*The former Heilig-Myers Building (left) has a projecting upper story neon sign, as does the shoe store (right). These signs should be preserved if possible.*



*This building in Texas (above) has pin letter signs and the logo on the fall of the awning. This California awning sign (below) works well in a pedestrian area.*



- h. **Projecting Vertical Signs on upper stories:** Because of the prominence of such signs, which traditionally used neon as an integral design element, their usage will be limited. Larger buildings are more appropriate for this treatment. Upper story projecting signs will be evaluated on a case by case basis, and there is no implicit right to an upper story sign of this type without review and approval.
- i. **Awning or Canopy Signs:** lettering on awnings should be printed on the fall of a canvas awning or canopy. Other locations for logos or lettering may be permitted by exception after review. Lettering height is limited to 4"; logos may be larger.
- j. **Permanent Window Signs and Lettering:** Lettering on the outside of store windows or doors of commercial buildings should be either at or slightly above eye level, or near the bottom of display windows (this may be more effective for stores with permanent awnings or canopies). Lettering can also be applied to the doors of shops, and to upper floor windows. Store window lettering should be an appropriate scale for the building and percentage of glass. All must be reviewed and approved. An example is shown below. Signs of any type mounted to the inside of the window may have lit messages to indicate the store is open, but may not include flashing, rolling, or moving elements or product advertisements.



*An example of a window sign. Because this jewelry store invites proximity to the window, the small size of this sign works well.*





*This building in Brevard has a beautifully rendered period mural on the side of one of the repurposed Lumberyard buildings, now an arts center.*



*Artistic murals can be a great addition to downtown.*

- k. **Changeable Message Signs.** Message signs that indicate hours or provide temporary messages (e.g. changing hours or “Be Right Back” or “call [phone number] for more information”). These must fit within the allowable square feet for signs. Materials could include chalk board or chalk paint. A sandwich board might be an alternative to this type of sign. Digital, flashing, rolling or product logo signs are not permitted.

- l. **Temporary Window Signs.** Temporary window signs include signs alerting the public to sales, clearances or special events, and are placed on the inside or outside of store windows or doors. These may remain in place for no more than two weeks, and may take up no more than 10% of the glass area of display windows only. Hand lettering for sales or special events is not allowed. Temporary window signs are not encouraged. Digital, flashing, rolling or product logo signs are not allowed. In lieu of such signs, sandwich boards are encouraged.

- m. **“Sandwich Board” Signs:** A-frame or sandwich board signs are allowed in front of stores, but materials and con-



*Examples of acceptable sandwich board signs. Plastic signs or signs with track letters are not appropriate. See next page.*







Plastic Sandwich board signs and signs with track letters are NOT acceptable.



A good example of a monument sign (middle) and a directory monument sign for multiple businesses.

struction for the sign itself must be approved in advance. Once approved, the message on the sign can change as needed. See photos on previous page and at left. Each face of the sign must be no more than 10 square feet, and the sign may be no more than 4 feet high. **This amount is not counted as part of the total square feet of signage allowed.**

- n. **Murals and Mural Signs:** Murals can be an attractive and artistic addition to the downtown if well planned and executed. Murals should be placed on blank (or mostly blank) side or back walls of commercial or industrial buildings, not on primary facades. Size will depend on placement. If artistic murals are to be created by private entities, the design must be approved in advance by the HDC. Murals that advertise the business of the building are considered to be signs. They must meet the overall limits on sign square footage and applicable codes. If the mural sign includes more than simply advertising copy, the HDC may allow additional total square feet of signage on the primary facade of the building.
- o. **Marquees:** At one time there were several buildings in Goldsboro such as the original Paramount that had elaborate marquees. Although many of these are no longer in existence, those that still exist (such as the Variety on Center Street) should be saved if possible. In the future if a theater or cinema-related-use is added to the downtown, a marquee might be appropriate with review and approval.



Building-Mounted Directory Sign example.

- p. **Directory Signs:** The rules for directory signs are 8 square feet for most commercial buildings. Larger buildings (particularly large industrial buildings) may be allowed up to 16 square feet by review and approval of the RDDC.
- q. **Monument or Freestanding Signs:** Small freestanding signs of 16 square feet or less and standing no more than 8 feet high are allowed for buildings set back from the right of



Neon is an historic material and is allowed in the commercial portion of the Historic District. Flashing or rolling signs are not allowed.



Store sign with cor-ten steel, backlit letters, and neon. This would be acceptable. (Denver, CO.)



This stainless steel sign with cut-out letters is unusual and attractive. It would be allowed. (Asheville, NC)

way. Additional square feet are allowed for sign supports. Examples might be for residential conversion to a Bed & Breakfast, permitted home-based professional services, and so on. Freestanding signs greater than 12 square feet (not including supports) are only allowed where buildings are set back from the right of way, and in general are not encouraged within the Historic District. In such cases, monument signs and pylon signs are preferred over signs on poles. Flashing, rotating, or internally illuminated signs (except illuminated letters only) are not allowed. All freestanding signs must be reviewed and approved by the HDC.

- r. **Banner Signs and Flags on Buildings:** In some cases banner signs may be an appropriate addition to or replacements for building signs. They may also be used for special events or to identify the building or separate tenants within a larger building. When using banner signs, such signs must be affixed at both top and bottom, and should be designed to deal with reasonable wind conditions, or be removed in such conditions. It should also be kept in mind that fabric banners will require more frequent replacement than traditional signs or other types of banners, such as vinyl. If the use of banner signs and/or special event signs is anticipated in advance (such as a semi-permanent business banner or an annual event), their use can be approved initially by the HDC and can be subsequently changed without the need for further approval. American flags may also be mounted on building facades for special occasions or permanently if they meet the requirements for displaying the flag. Decorative flags are also allowed but must be reviewed and approved. Any logos or writing of flags will be considered part of the allowable square footage of signs.
- s. "Feather" banners/signs are not allowed. These are defined as free-standing signs on flexible poles with curved tops, intended to flutter constantly.

### 3. Design and Allowed Materials

- Signs should be produced by a skilled **sign professional** to ensure legibility and attractive design.
- **Traditional materials** are appropriate for signs in the Historic District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching, or may be neon on the inside of shop windows.
- **New materials** such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.
- **Colors** for signs should generally be limited to three and should harmonize with or complement the colors of the building.
- **Illumination** for signs should be from shielded incandescent, or LED lights. Halo-lit pin letters are allowed.





*These historic facades in Saunton, VA can be seen as a whole without the interruption of awnings.*



*This is the traditional style closed-end fabric awning used with commercial buildings.*



*These open-ended awnings are more contemporary but would still be appropriate with historic commercial buildings.*

Ground-mounted spotlights are allowed for illuminating monument or freestanding signs. All lights must avoid producing glare.

- **Neon Signs** are allowed with approval but care should be taken that the neon does not overwhelm the sign or the building. Neon signs inside windows are allowed (see sections j, k and l above for more information).
- **Fabric awnings and sign banners** are allowed, as are canvas and other fabrics that have been treated for waterproofing and fireproofing. All materials must meet fire code.
- **Banners** for light poles are allowed, and must meet the same requirements for waterproofing and fireproofing as awnings.
- **Vinyl signs** are allowed only by exception.
- **Wood signs** may be constructed with attached raised lettering, painted or silk-screened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel, cor-ten steel or painted cast iron.
- Creativity is encouraged in signs, and other materials will be considered on a case by case basis with review and approval.

#### 4. Not Recommended/Allowed

- **Plastic sign components** (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not allowed.
- **Backlit awnings** are not allowed.
- **White dry-erase, all plastic, and track letter signs** are not allowed.
- **Plywood** is not recommended as a material for signs.
- **Backlit plastic panel signs** are not allowed.
- **Digital signs** are not allowed in the Historic District.
- No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.
- "Feather" banners/signs are not allowed.
- Highly reflective metallic signs or sign parts are not recommended.

### 9.3. Existing Signs

Existing signs are grandfathered, but any changes to existing signs and any replacement signs must meet the guidelines.



## 9.4. Awnings & Canopies

### 1. Purpose

Awnings and canopies are often seen on historic residential, commercial, and industrial buildings. They not only provide shade and cover from the weather, but they can also add character and color to an urban area.

While acknowledging that awnings and canopies can be an important part of a buildings, it is also worth considering that it should not be assumed they are essential. In some cases in our downtown, especially where sidewalks are narrower, large canopies and awnings hinder appreciation of the rich architecture on the street. By contrast, the photograph at top left shows the main street of Staunton, Virginia, where few canopies or awnings are used. This makes the architecture itself the center of attention, highlighting the interesting upper floor and cornice details of these buildings.

Awnings are also discussed in Section 4.4.



*If canopies are used, the materials should match the building as in this historic hotel in Austin, TX. Note the pressed tin ceiling (left) and use of the upper level for dining. This is more a balcony than a canopy, see Section \*\*\*.*

### 2. Space Requirements

Awnings will extend no more than 6' into the street from the facade, unless by exception with review.

Canopies will vary in width depending on use. Canopies may extend further than awnings, but in most cases would be required to be supported/suspended from the building to keep the sidewalk clear of impediments.

In some cases canopies for larger building may extend further into the sidewalk and even to the curb. If this is desired, such canopies must not interfere with street lights or the normal or anticipated spread of nearby street trees. An example of a larger canopy over the street can be seen at the Waynesborough House, which is supported by metal brackets on the facade. Another example is shown in the photo from Denver at bottom left, which spans the sidewalk and is supported with metal columns near the curb. On the next page is an example of an historic metal canopy on a building in Danville, VA, and a simpler metal canopy on a building in Baltimore.



*This modern canopy on an historic building in Denver is appropriate for a large building entry.*





*Above: The new flat metal canopies over the entry to the Fresh Fields grocery in Baltimore announce the entry and provide space for outdoor display. This type of simple canopy might be appropriate for new buildings or existing masonry buildings with less articulated facades. The canopy below is much more ornate and clearly original to this building in Danville, VA.*



### 3.Design and Allowed Materials

#### **Awnings and Canopies for Historic Commercial Buildings:**

- Fabric awnings are appropriate. These may be vinyl coated or otherwise treated to extend the life of the fabric as long as they meet district fire codes. Keep in mind that darker colors tend to fade more quickly than medium and light tones .
- Metal canopies may be appropriate, however, see comment above about obstruction of views to the upper portion of the facade. If existing canopies are to remain, the materials and craftsmanship of the visible ("ceiling") portions of the canopy should be evaluated, and if need be, improved.
- All awnings and canopies within the fire district must meet fire code.

#### **New Buildings in the Historic District:**

A variety of awnings and canopies may be appropriate for new buildings in the Historic District, including:

- Fabric and metal awnings and canopies as defined above.
- Modern shade structures affixed to the side of buildings.
- Clear canopies supported by metal structures (see photos at left).
- Other options as reviewed and approved.

### 4. Allowed Materials

- Canvas or "Sunbrella" fabric awnings. Sunbrella is preferred over canvas because of longer life, resistance to mold, and resistance to fading.
- Metal canopies are allowed with review and approval.
- New hybrid materials are being introduced to the market. These will be considered on a case by case basis and must first meet all district fire codes in order to be considered.

### 5. Materials Not Recommended

- Backlit awnings
- Any plastic supporting or canopy materials, except for new buildings with clear or white translucent acrylic "skylights" with review and approval.

## 9.5. Existing Canopies and Awnings

Existing canopies and awnings are grandfathered, but any changes to existing canopies and awnings, and any replacement canopies and awnings must meet the guidelines.

## 9.6. Routine Maintenance

(COA not required)

- Repainting or repair of previously approved signs, canopies, awnings or illumination.
- Replacement of awnings and awning signs with like colors and messages (if any), once approved.
- Changing of sandwich board messages once the board itself is approved.
- Repair or replacement of damaged banners, or re-use of banners previously approved.

## 9.7. Certificate of Appropriateness Required

- All signs of any type must be approved in advance of installation. A measured and rendered drawing is required, including materials and colors to be used, method of attachment, method of illumination, and location on the building.
- Canopy and awning materials and colors must be approved in advance of installation. Drawings and fabric samples showing proposed colors must be submitted for awnings.
- Measured drawings prepared and stamped by an architect and/or engineer must be submitted for all canopies.
- A COA must be issued before any historic sign, marquee or canopy can be removed.
- Failure to obtain appropriate permission will be considered a zoning violation.

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## 10: Balcony, Deck, Roof Deck & Pergola Guidelines



*This “Juliet” balcony on a building in Staunton, VA would fit on some masonry buildings in the downtown. The brackets are attractive and take up no room on the (in this case) narrow sidewalks.*

### 10.1. Purpose

As the commercial area becomes more successful, there will be a desire to use outdoor space as an extension of the buildings and an amenity for tenants, owners, and the public.

This is a complex subject that involves historic district guidelines, use of the public right of way (in some cases), public safety, and economic development, all within a compact urban environment. The City desires to support economic development in the downtown while maintaining standards for health and safety, and maintaining a high standard of quality and aesthetics for this important historic asset.

While it may not be possible to anticipate every possible permutation of these elements, this section is intended to establish some guidelines for design and a process for approvals. Creativity is encouraged within the context of the historic architecture and public safety.

Generally, changes to the sides and back of historic buildings are more flexible (such as adding a deck on the back of an historic building converted to upper floor apartments). If the building owner wishes to take advantage of historic tax credits, it should be kept in mind that if changes are made to the front facades of historic buildings that are not in keeping with the building's history, past or future tax credits and historic designations might be at risk. This will also be a consideration for the HDC when reviewing any proposed alterations.

On the other hand, as stated in the section on historic commercial facades, the treatment of commercial facades has changed with trends in retail sales and architectural styles over the many decades most of these buildings have been standing, and few commercial buildings now have the same storefronts that they had when built. This also is a consideration when reviewing proposed changes that may aid the business in achieving success.

These guidelines apply only to the commercial district within the larger historic district, and to any commercial buildings that may exist outside the downtown commercial core. Other sections of these guidelines deal with historic and new architecture and site guidelines in the historic district, and all city-wide zoning and building codes apply in addition to these guidelines.

***Existing balconies, roof decks, decks and other elements covered in this section are grandfathered until changes, upgrades, or repairs are considered, at which time these elements must meet the guidelines.***





## 10.2. Balconies

### 1. Purpose

With the revitalization of the downtown, the upper stories of many commercial buildings are being renovated for apartments and private residences. Although many people live in apartments because they don't have time or inclination to take care of a yard, there is still often a desire for a small green space, a seating area, or an outdoor view. Any of the elements in this chapter can provide these amenities, but balconies are more suitable for the front facade of buildings, as they are generally more ornate than decks so more in keeping with the commercial architecture of the downtown.



*Top and above: Examples of Juliet balconies.*

### 2. Balcony Types, Placement & Size

- a. Balconies include decorative or "Juliet" types, defined as shallow balconies or railings outside a window or doors. Examples are shown at left. Such structures should match the style of the building and each balcony would generally cover one set of windows or doors. More than one may be suitable if the size of the openings is uniform, or one may be suitable for a feature window or set of doors.
- b. Deeper balconies will require significant bracket support or column support that will extend into the sidewalk. Deeper balconies often extend under a set of windows and/or doors for the full width of the building, or under a similar set of windows within a larger facade. Examples of second floor balconies can be seen at bottom left and on the next page. Such balconies will generally be wide enough to accommodate outdoor dining and living areas.



*Above: This balcony on the Waynesborough House in the downtown was until recently used primarily as a canopy. Since the second floor has become a catering facility it is now being used once again as a balcony.*

- c. Balconies are not decks, although sometimes their definitions overlap. For purposes of this document, balconies are defined as projections narrower than decks, usually constructed of metal and/or masonry, usually on primary facades of buildings, and meant to complement the architecture of the building. Balconies seldom have overhead coverings, unless it is from a balcony above. See section 10.3 for the definition of a deck.
- d. Balconies are not porches, although again, sometimes their definitions overlap. Porches in residential architecture are usually covered extensions of the house extending from the main portion of the building. Sometimes such structures on the upper floors are referred





to as overhanging porches. Examples of multi-level porches would include the formal side porches seen in Charleston. An historic example of a covered porch/balcony structure on a commercial building in Oxford, Mississippi can be seen at left.

- e. Sometimes a covered entry feature is expanded to include a balcony or covered porch, either decorative or functional. Examples of this can be seen on the next page.

### 3. Design and Allowed Materials

It may be possible to add balconies to historic commercial buildings in downtown Goldsboro, but there are few local precedents to follow. Because of this, it is recommended that anyone wishing to add such a structure work with an architect well-versed in historic commercial architecture to design it. Any submission for consideration by the HDC will require structural and architectural drawings along with pictures of projects that may be considered precedents. All submissions must meet fire district codes.

It will be easier to incorporate such features into new/infill commercial and mixed-use buildings, and the incorporation of such elements is encouraged.

- All designs must be prepared by a NC licensed architect and/or engineer and reviewed by the HDC before a building permit can be issued;
- Designs must meet all the relevant requirements of State and City building, zoning, and fire codes.
- Materials selection should be guided by historic precedent and architectural compatibility, and may include:
  - Masonry;
  - Architectural concrete;
  - Wood or high-quality synthetic equivalents;
  - Appropriate/complementary roofing materials if the structure is covered.



*Depending on definition, these are either balconies or covered porches.*



*This new mixed-use commercial/residential building in Morganton, NC has covered porches/balconies incorporated into the architecture. It will be easier to include such details on new buildings than to retrofit them on historic buildings.*





*Above left: Covered entries with balconies/porches above (Montreal); Above middle and right: Upper story balconies in Charleston. Supports are from the building. Many of these balconies are too ornate for the more basic architecture of many (but not all) of Goldsboro's historic commercial buildings.*

#### 4. Not Recommended/Allowed

- Design and materials, construction methods and elements that would be more suitable for a deck;
- Architectural styles and materials not in keeping with or complementary to the architecture of the building;
- Structural supports that impede pedestrian movement along the sidewalk;



*Balconies can provide views and/or space for a small garden. Note the plexiglass panels at left to enhance views.*





*Two recently constructed decks (above) near the corner of Walnut and John Streets.*



*Decks could be more ornate to fit the style and period of the historic buildings.*

## 10.3. Decks

### 1. Purpose

Decks are generally wood (or synthetic wood) structures intended to provide outdoor living space. In commercial areas, decks should be placed at the side or back of buildings not visible from the street.

### 2. Placement & Size

- Decks must be placed on side or rear elevations of buildings within the property line, and not plainly visible from the adjacent sidewalks. They are never allowed on the main facade or immediately adjacent to the sidewalk;
- Limits on size are determined by property lines and any required setbacks;
- Supports for decks must not interfere with access by delivery trucks, fire equipment, vehicles if on an alley, or emergency access/equipment;
- Consult with City and Utilities to ensure decks are sufficiently clear of overhead lines.
- Decks may be built over mechanical equipment, storage areas, or lower story entries and windows;
- Decks may not be built over loading docks.

### 3. Design and Allowed materials

- The design for a deck must be prepared and sealed by a licensed architect and/or engineer and approved by the HDC before a building permit will be issued.
- The design must meet all the requirements of State and City building, zoning and fire codes.
- Materials allowed for supports and decking include wood, synthetic wood, and other materials with review and approval.
- Materials for railings may include wood, synthetic wood, or metal. Plexiglass panels to enhance views may be allowed with review and approval. Railing heights must conform to all local and state requirements.



*This roof deck on Mulberry Street is the only roof deck in downtown Goldsboro at present.*



*Building blocks for a roof deck include a floating roof deck system such as this that allows minimal contact with the roof and leveling for uneven roof surfaces.*

## 10.4. Roof Decks

### 1. Purpose

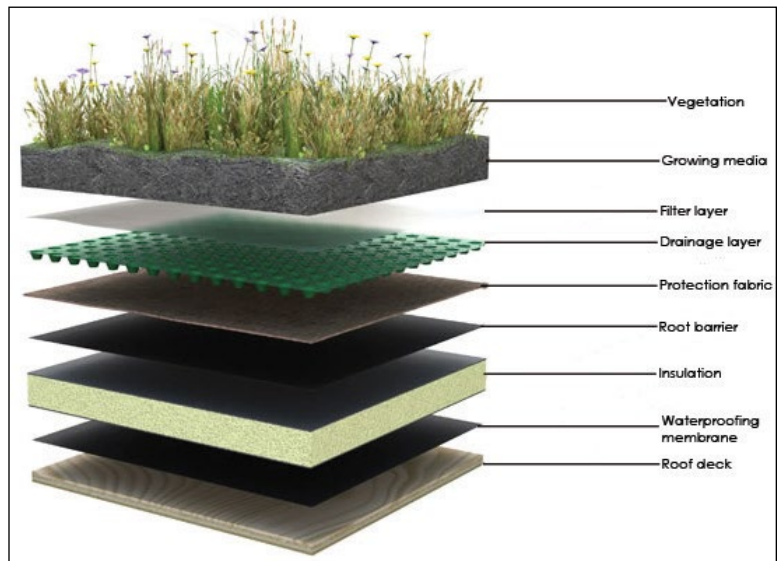
Roof decks are an untapped resource for private outdoor space in the downtown. The “real estate” already exists for these spaces, and as upper-story rentals and owner-occupied buildings increase, these will probably increase in number.

Roof decks offer more opportunities for configurations and uses. Provided the roof is sufficiently strong to support it, such uses as outdoor seating and dining areas, food preparation areas, hot tubs, water features, and planting areas (green roofs) are all possible.

Because there are few examples of such uses in Goldsboro, close cooperation between City departments, the HDC and property owners will be required to ensure attractive, functional, and appropriate design and implementation of roof deck uses.

### 2. Placement and Size

- Roof decks may be placed on any roof structure above the first floor that is configured appropriately and strong enough to support it.
- Where a roof deck adjoins a side of the building visible



*Planting areas are possible on rooftops through the use of a variety of systems that prevent water from penetrating the roof, create a root barrier, and provide a lightweight growing medium for grass or planting beds. Such systems can also greatly reduce runoff. Of course, many people elect to simply use plants and small trees in containers instead. Similar waterproofing would be used for a small water feature.*



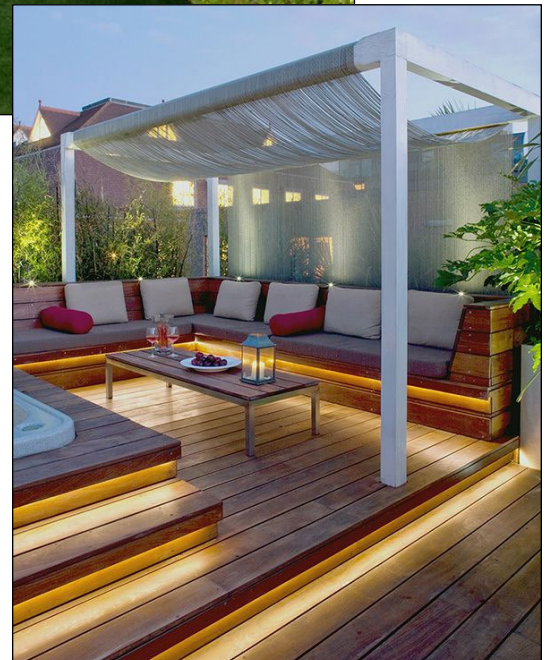
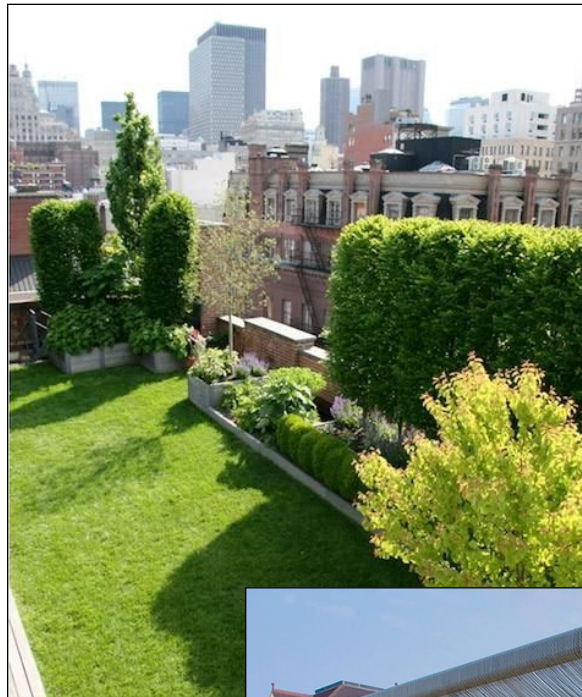


from the street, care should be taken in the design of the fences to ensure compatibility with the architecture of the facade.

- In many cases, a roof deck will be hidden part by the parapet on an historic building. If none exists at present, it may either be restored from historic photos if it existed in the past, or the visible portions of the roof deck should be designed to complement the facade(s) of the building, and must be 1' behind the roof edge. The roof deck may be as large as the structure can support and the roof allows.

### 3. Design and Materials Allowed

Photographs showing various examples of roof decks are shown on this page and the next.







*The combination shown above of lattice fencing and a pergola would be appropriate for a roof deck where screening views from adjacent buildings was desired.*



*It is not hard to imagine a private alley or courtyard transformed with plants and a pergola into a green refuge.*

- All materials and designs must meet building and fire codes.
- All designs must be prepared and stamped by appropriate professionals (architects, engineers, landscape architects).
- Materials for roof deck surfaces may be wood, synthetic wood, stone, or lightweight concrete pavers designed for such use.
- Materials and fittings must be appropriate for outdoor use. In particular, any furniture must be sufficiently heavy or fixed in place to ensure that it will not be moved or become airborne during bad weather.
- Structures, shelters, and barriers may be wood, synthetic wood, metal or other materials with review and approval.
- Fences/barriers must meet the height and maximum opening requirements of any applicable City and State guidelines and ordinances. Fences may include vertical or horizontal steel cable railings or clear plexiglass or acrylic panels to allow views out from the roof deck (see example of plexiglass panels on the bottom left of page 80). Materials must be of sufficient weight and strength to act as an effective and safe barrier.
- A wide range of materials may be appropriate for fittings for roof decks. Wood, metals, synthetic wood, plant material, built-in or sufficiently heavy moveable furniture and other amenities, water features, outdoor lighting, irrigation, and other materials and accessories as reviewed and approved.
- Design of the decking materials and supports is critical to the success of the roof deck and the integrity of the roof. A professional with experience in this type of work is highly recommended.
- Outdoor lighting on roof decks should not cause glare for any surrounding buildings or properties.

## 10.5. Pergolas

### 1. Purpose

Garden structures attached to buildings are more often used in California and the Southwest than in the South, but if designed appropriately they may be an interesting and unique addition to buildings here to add interest and mitigate the hot sun in the summer. It may be that they will prove more appropriate for side yards, rear yards, and courtyards in the commercial downtown, or more suitable for new buildings rather than historic buildings, but designed properly they will also be considered for the front facades of historic commercial buildings. They would serve the same purpose as canopies and awnings, or may extend into the sidewalk as far as sidewalk enclosures in some cases with review and approval. Because there are few precedents, each proposal will be considered carefully, especially at first.



## 2. Placement and Size

Pergolas either as attachments to a building or, if space permits, as free-standing structures, will be permitted on any available side of the privately-owned portion of commercial buildings, much as they would be on a private residence. They could also be incorporated into second-floor decks or into roof decks.



*The courtyard with a pergola shown above is next the sidewalk and near restaurants and a hotel. The metal pergola above a deck shown below would work well for a restaurant or living space above a store.*



*A building-supported pergola (right) could take the place of an awning or canopy. A more rustic pergola such as the one below might be suitable for courtyard dining where screening views of the backs of nearby buildings would be desirable.*





*A pergola/fence such as this might be appropriate for an alley, side- or rear-yard living or dining area.*

Pergolas that are incorporated into the front or visible sides of commercial buildings, on the public right of way, are not prohibited, but will require careful review before approval by exception. The pergola's most likely to be acceptable are those self-supported from the facade of the building, serving as an alternative to a canopy or awning. They may or may not have plants growing on them as part of the design.

### 3. Design and Materials Allowed

At least initially, all plans for pergolas will need to be reviewed and approved. Drawings should be prepared by an appropriate professional, especially if the structure will be attached to an existing building, and should include images or sample of materials to be used.

- Wood, preferably pressure treated, tropical or hardwoods for ease of maintenance and longevity
- Synthetic wood with review and approval
- Metal
- Stone (columns, paving etc.)
- Fiberglass column post covers
- Plant materials
- Containers for plant materials of terra-cotta, architectural concrete, commercial grade resin, or wood (see above bullet item for approved types of wood)
- Brick or concrete for paving materials.

### 10.6. Routine Maintenance

(COA not required)

- Repainting, repair or replacement with like materials of previously approved balcony, deck, roof deck or pergola elements.

### 10.7. Certificate of Appropriateness Required

- Because there are few existing examples of commercial buildings with the elements presented in this section, all balconies, decks, roof decks and pergolas must be reviewed and approved by the HDC before obtaining building permits to ensure compatibility with the historic context.

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